



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_04_06_2020

Monday, April 06, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 06, 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>

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - March 2, 2020

Documents: [APC Minutes - March 2, 2020](#)

Review APC Rules & 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)

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

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)

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

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)

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

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)

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

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)

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

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-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
Minutes of the March 2, 2020 APC Meeting
Presented for approval: March 16, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 2, 2020 scheduled for 7:00 p.m. at Westfield City Hall.

ROLL CALL: Noted presence of a quorum.

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

Members Absent: Cindy Spoljaric.

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

APPROVAL OF MINUTES

Motion: McCarty motioned to approve the February 18, 2020 meeting minutes as written. Horkay seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the meeting rules and procedures.

CONSENT AGENDA

1911-DDP-29

Motor District

Gristmill Crossing, Lot 3 (Northwest of SR 32 and Ditch Road intersection)
Motor District, LLC by Kimley-Horn & Associates requests Detailed Development Plan review of 196, 540 Square Foot Car Condos on 12 acres +/- in the Gristmill PUD District.

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

Motion: Approve Consent Agenda as presented.

Motion: Maue; Second: Schmitz. Motion passed. Vote: 8-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2003-SPP-03

2003-ODP-03

[PUBLIC HEARING]

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 request for Primary Plat and Overall Development Plan review for a proposed active senior living community. He stated that the Department had not received any public comments.

Jon Dobosiewicz, with Nelson & Frankenberger, LLC, on behalf of Del Webb by Pulte Homes summarized this project. He referenced the concept plan to outline and describe the nearby real estate and said the proposed project would be accessed from primary entrances on Towne Road, 151st Street, and a future entrance north off 146th Street. He said that open space includes the west buffer area, the primary amenity center, and additional active and passive amenities connected by an extensive internal trail network. He referenced the Engineered Site Plan which showed the internal street network, open space layout, tree preservation areas, perimeter street landscaping, buffer standards, and pedestrian connectivity. He said that special design attention was given to the western area designated as the SW District Area. In this transitional area there would be enhanced open space and landscape buffers along with limited housing density. He said this development would have both active and passive amenities including three miles of internal and perimeter trails. These amenities are currently in process and would be delegated to staff along with the entry monumentation signage.

Public Hearing for 2003-PUD-03 opened at 7:12 p.m.

No public comments.

Public Hearing for 2003-PUD-03 closed at 7:13 p.m.

McCarty asked where the entry sign would be located.

- The Petitioner responded that the sign shown in the exhibit would be the primary sign on Towne Road, and there may be signage on other roads as well.

Schmitz asked if the curb cut was on 146th Street or the frontage road.

- The Petitioner responded that, after discussion with County Highway Department, the frontage road was determined to be a better option.

Kelleher said she appreciated the attention given to the western border of the development. She asked about how the wetland areas would be determined and handled.

- The Petitioner responded that if wetland areas are on home lots that they would be mitigated. The vast majority of wetland areas would be located in the tree preservation areas.

Burkman asked if the development's amenities had been finalized.

- The Petitioner responded no, that amenities would go to staff through permitting.
- Dorsey said that amenities are tied to the zoning.
- Todd clarified that amenities in a residential area will not appear on consent agenda per UDO as they are delegated to staff.

2003-PUD-02
[PUBLIC HEARING]

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)

Ernest overviewed this request for an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District. He said that Staff had received no public comments as of 5:00 P.M.

Nick Churchill, on behalf of Wheeler Landing PUD, addressed this request stating that they were seeking to modify a few of the Development Standards for Portillo's regarding the drive-through lane that would affect accessibility, pedestrian safety, the trash enclosure location, the project's three front yards, and foundation plantings.

Wendy Hunter, with the Hunter Development Group, on behalf of Portillo's stated that she is pleased with the location and site configuration in relation to pedestrian safety.

Public Hearing for 2003-PUD-02 opened at 7:25 p.m.

Linda Nass, 1122 East 161st Street; provided copy of an email she sent to the APC. She said she thought the City should uphold overlay standards as had been done with other buildings such as Titus, Birdies, and the Public Safety Building. She said that Portillo's has many building designs with some being a better fit with the Overlay. She said she does not think this design, with a long drive-through along State Road 32 and a dumpster along State Road 32 would be an improvement. She said she feels that there should be a negative response to the amendment, but not to Portillo's. She said she thinks this project could fit better in the Overlay if the building were flipped and other changes were made. She said she felt the State Road 32 Overlay needs to be enforced.

Jennifer James, 852 Cedar Grove Landing; said she was concerned that there will not be adequate space for cars traveling under the bridge. She said she was also concerned about auto-bicycle conflicts and safety.

Public Hearing for 2003-PUD-02 closed at 7:30 p.m.

Petitioner's responses:

- Nick Churchill said that the bridge goes over Tournament Trail and its alignment is adequate to allow for auto and truck traffic under the bridge.
- He said he had spoken with Cindy Spoljaric about how the State Road 32 Overlay Standards had been created to mainly allow for office type uses, but this is not how this area has developed.
- He said that, with staff feedback, they feel the placement of the building closer to the State Road 32 Right-of-way was preferable, especially in an area that serves as a gateway to the City. He said that using this placement would avoid creating a sea of parking along State Road 32 which would be undesirable as they want the building to be the focal point.
- He said this building design is a newer concept. He said perhaps it is the third location to use this design. He spoke to site specific design elements include a larger enhanced patio and bike parking.

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Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

Maue asked why they can't flip the building north-to-south to allow access from the west-front facing State Road 32.

- Churchill replied that doing so would force traffic to access the site closer to Tournament Trail, which Westfield Public Works did not support.

Kelleher said she was concerned about the proximity to the bridge and view of the building from the bridge. She said she preferred some of the other building designs that would fit in better with other buildings on State Road 32. She would like to see the Petitioner provide an image of dumpster enclosures with roofs. She stated she would prefer to see the front of the building facing State Road 32 and the bridge.

- Hunter responded that it is difficult to get roof high enough for pickup. She added that the trash compactor is not open on the top. She said Portillo's wants to add local "ghost images" to the building, along with additional landscaping. She said that the overall development is designed to be entered from Tournament Trail. She said that they have designed screening for rooftop units and that will be painted to match the roof material. She added that she thinks the all-brick buildings are too heavy for this type of area, and fit better in urban areas. She stated that this building has a lighter design.

Schmitz asked about the difference in building size to the Fishers' location.

- Hunter responded that the Fisher's location is larger at 10,000 square feet, including patio; the Westfield site is designed to be 8,000 square feet with a larger patio.

Johns said he is concerned about lack of compliance with 32 Overlay. He said he likes other building designs better and would like to see more masonry. He said he understood the three front yards issue and that Portillo's had accommodated it well.

Burkman shares concerns about 32 overlay and view from the bridge and south.

- Hunter said it was their intent to enhance landscaping on the State Road 32 side of the building. She added that it was a tough decision on which way to orient the building.

Kelleher asked if the building could be angled.

- Hunter responded that doing so would make it difficult to accommodate parking and would lose a significant amount of parking.

McCarty said he wished that this building was designed like the Fishers' location as far as its size. He asked if outdoor seating was for age 21 and over. He added that the outdoor seating for Westfield is a plus. He said he had not seen any Portillo's diner concepts around the country. He said that the diner design may fit better in other places. He asked if this building is modeled after something else such as an In N' Out Burger. He said that he feels a warehouse theme would fit the City's heritage better.

- Hunter responded that seating is not restricted to age 21 and over. She said this diner design is similar to the Portillo's in Arizona and the Westfield concept is a nostalgic theme and is homier than an In N' Out Burger. She said the interior of the building would have Portillo's warehouse theme.

Kelleher mentioned that the community prefers brick and, consequently, that is how the Overlay was designed.

Maue said he was more concerned about the front-to-back orientation of the building. He said he did not take issue with the diner concept. He asked if the Overlay addressed being eclectic and not monotonous. He mentioned grease exhaust fans location resulting in the exhaust being carried by wind.

Kelleher said the overlay does not mention being eclectic and not monotonous.

Horkay said he fully supports compliance with the Overlay as best as possible. He added that he was not as concerned about aesthetics as much as the orientation and location of building. He asked about the safety of cars backing out directly on to the proposed private street and if the access from the curb cut on State Road 32 will actually be there.

- Hunter responded that the area of parking Horkay asked about would be designated for employee parking only.
- Ernest stated that the Petitioner had worked with the city engineer on safety concerns and that the State Road 32 cut was approved by Council.
- Kaleb Sondgerath, with Kimley-Horn Engineering, said that the mirroring of the building would put the drive-through window on the wrong side of a car and would additionally cause traffic issues along the shared driveway. He stated that there would be signage and stop bars installed to prevent pull through traffic onto the private street.

ITEMS CONTINUED TO A FUTURE MEETING

No Continued Items

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

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

Meeting adjourned at 8:02 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 1910-DDP-21
Project Name: Meijer Westfield Subdivision
Subject Site Address: 17145 Spring Mill Road
Petitioner: Woolpert, Inc.
Representative: Meijer
Request: Detailed Development Plan review of a 159,264 square foot commercial building on 33.35 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
Current Zoning: Maple Knoll PUD
Current Land Use: Vacant
Approximate Acreage: 33.35 +/-
Property History: Maple Knoll PUD District (Ord. 04-02, March 2004)
Maple Knoll PUD Amend. IV (Ord. 19-50, December 2, 2019)
Overall Development Plan & Primary Plat (1910-ODP-14 & 1910-SPP-14, September 16, 2019)
Secondary Plat (1910-SFP-57, *pending*)
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.

a) State Highway 32 Overlay District (Article 5.3, Section J)

i) Architectural Design Requirements:

(1) Building Elevations:

(a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

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

(c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

(d) Openings:

(i) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

(ii) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

(iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

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

(f) Roofs:

(i) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

(ii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with

symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

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

(g) Main Entrances:

- (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- (ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- (iii) The location, orientation, proportion and style of doors shall complement the style of the building.

(h) Windows:

- (i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- (ii) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

(i) Awnings:

- (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
- (ii) Awnings shall be made of a non-reflective material.

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

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

(j) Building Materials:

(i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

(iii) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(iv) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

(k) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

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 Ordinance 04-02: Maple Knoll PUD.

- 28) SECTION 10 – Size and Dimensions of Districts: The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

- a) Within the Mixed Use Districts, the total number of residences may not exceed 733.
- b) The total number of residences within all of the Real Estate shall not exceed 1,800.

- 29) SECTION 11 – PERMITTED USES

- 30) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

- a) Employment District:

- i) Lots:

- (1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

- (2) Minimum Lot Width at building line: 20 Feet

- (3) Minimum Lot Width at Street: 20 Feet

- (4) Minimum Lot Depth: 100 Feet

- (5) Minimum Lot Area: 2,000 Square Feet

- (6) Front Setback: 0-80 Feet

- (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- (8) Minimum Rear Setback: 0 Feet
- (9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way.
- b) Mixed Use District:
- i) Lots:
- (1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- (2) Minimum Lot Width at building line: 20 Feet
- (3) Minimum Lot Width at Street: 20 Feet
- (4) Minimum Lot Depth: 60 Feet
- (5) Minimum Lot Area: 1,000 Square Feet
- (6) Front Setback: 0 – 80 Feet
- (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- (8) Minimum Rear Setback: 0 Feet
- (9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.
- 31) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning

Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

- a) Shrubs are not required to be planted within woodlands located within buffer yards.
- b) Trees which are in good condition and possessing a caliper of greater than 2” will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
- c) At the Developer’s discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
- d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

32) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the “Signage Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

Comment: Will be reviewed when Sign Permits are submitted.

33) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the “Lighting Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

34) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the “Parking Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

35) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the “Street Standards”) which supplement Street Standards contained in the Zoning Ordinance.

36) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District.

- a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersection with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

- a) Screening of Receptacles and Loading Areas:
 - i) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - ii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - iii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

38) Architectural Standards (Exhibit 13 of Ord. 04-02)

- a) Maximum Building Height: Thirty-five (35) feet
- b) Minimum Building Separation: 0 Feet (attached) and 12 (detached)
- c) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

- i) The exterior of all Buildings shall consist of a combination of masonry (e.g., brick, stone, cut-faced block, stucco), glass, composite (e.g., fiber cement, cultured stone, trim PVC), and wood products.
 - ii) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - iii) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.
- d) Facades:
- i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Façade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.
 - iii) Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Façade and extending at least 20% of the length of the Façade. No uninterrupted length of any Façade shall exceed seventy-five (75) horizontal feet.
 - iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projectiles, etc.).
- e) Roofs:
- i) Roof profiles shall be gabled, hip, or parapet.
 - ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
- g) General:

- i) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
- ii) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

39) Building Standards (Article 6.4)

40) Fence Standards (Article 6.5)

41) Height Standards (Article 6.6)

Comment: See District Standards.

42) Home Business Standards (Article 6.7)

43) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) Preservation of Trees

c) On-Site and Street Frontage Landscaping Requirements:

d) Buffer Yard Requirements:

e) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

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

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

- (2) Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- (b) 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) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
- (a) The parking lot is located within a required yard; or
- (b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- (2) 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.

f) Trail Corridor Requirement (UDO State Highway 32 Overlay District):

i) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(1) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one half (2.5) inches in Caliper at the time of planting.

(2) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

(3) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

44) 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.]

45) Lot Standards (Article 6.10)

Comment: Please see District Standards.

46) Outside Storage and Display (Article 6.12)

a) Business Districts:

i) Outside Storage: Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:

(1) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

(2) Location: Outside Storage areas:

- (a) Shall be located immediately adjacent to the Principal Building.
 - (b) Shall not encroach into any required Rear or Side Yard.
 - (c) Shall be prohibited in an Established Front Yard.
 - (d) Shall be delineated on an approved Development Plan.
- (3) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:
- (a) Outside Storage areas shall be completely screened from view from any adjacent property or right-of-way.
 - (b) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building.
 - (c) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.
- (4) Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.
- ii) Outside Sales Display:
- (1) Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:
- (a) Automobile dealerships, and other similar uses as determined by the Director or Plan Commission.
 - (b) Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.
 - (c) Merchandise associated with a temporary use or event conducted pursuant to Article 6.18 Temporary Uses and Events.

- (2) Approval: Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by Article 6.18 Temporary Uses and Events, and subject to the following:
- (a) The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.
 - (b) Pedestrian circulation areas shall not be obstructed and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.
 - (c) The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.
 - (d) In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed use with adjoining areas.
 - (e) Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval of an amendment to a Development Plan.
- 47) Outdoor Café and Eating Areas (Article 6.13)
- 48) Parking and Loading Standards (Article 6.14)
- a) Retail Shops:
 - i) One (1) space for each 250 SF of gross retail space; or
 - ii) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g., eatery, theater).
 - b) Handicapped Spaces: shall comply with State standards.
- 49) Performance Standards (Article 6.15)

50) Setback Standards (Article 6.16)

Comment: Please see District Standards.

51) Sign Standards (Article 6.17)

52) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

58) Storm Water Standards (Article 8.8)

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

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

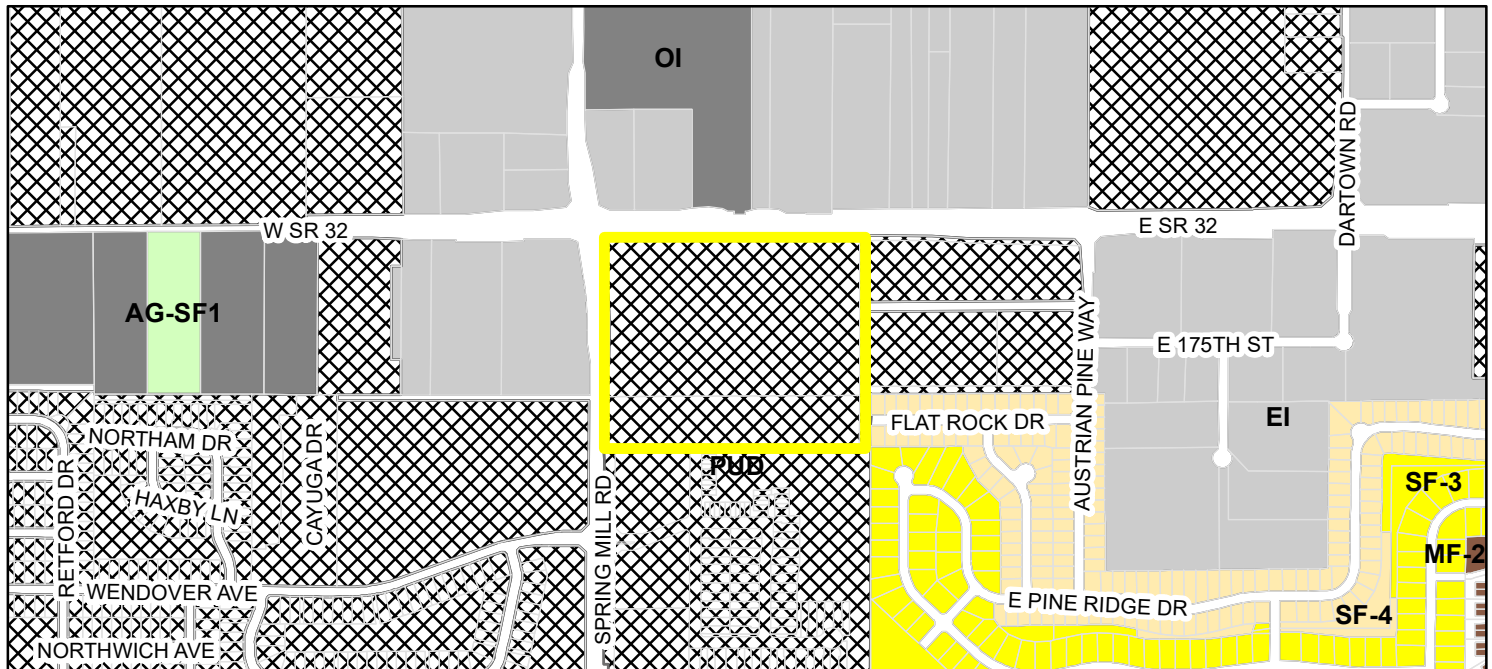
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION: Approve Detailed Development Plan (1910-DDP-21) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office 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 cerne@westfield.in.gov.

Aerial Location Map

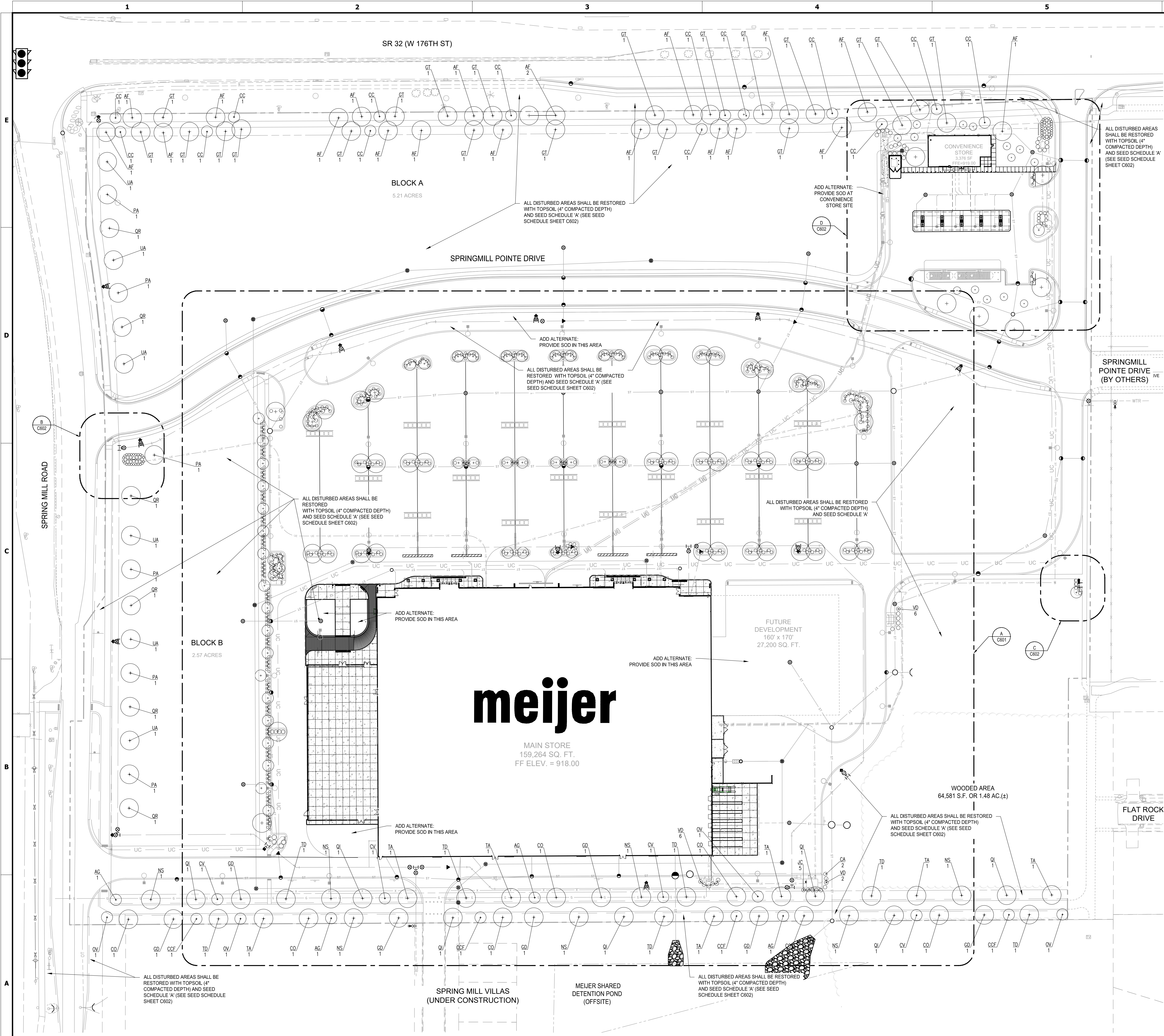
Site



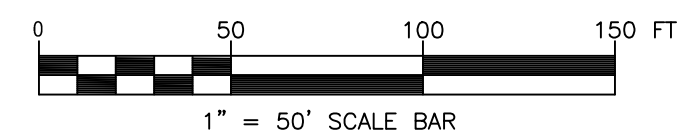
Zoning Map



Parcel	MF-2 (Multiple Family - 2)
Zoning - All	OI (Open Industrial)
Zoning	PUD (Planned Unit Development)
AG-SF1 (Agriculture - Single Family - 1)	SF-3 (Single Family - 3)
EI (Enclosed Industrial)	SF-4 (Single Family - 4)



- LANDSCAPE NOTES:
- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS AND SIGHT LINES TO BUILDING. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES AND/OR WITHIN SIGHT LINES TO ALL MEIJER BUILDING SIGNAGE.
 - THE CENTER OF LARGE ISLANDS IS TO BE SIX INCHES HIGHER THAN TOP OF CURB. ENSURE ALL ISLANDS ARE SLOPED FOR POSITIVE DRAINAGE.
 - ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MINIMUM TOPSOIL, UNLESS NOTED OTHERWISE.
 - SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN, THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEED AT NO ADDITIONAL COST TO THE OWNER.
 - APPLY STARTER FERTILIZER (16-32-4) AT 250 POUNDS/ACRE TO SEEDED AREAS.
 - ALL LANDSCAPE ISLANDS SHALL BE 3" DEEP SHREDDED HARDWOOD MULCH EXCEPT AS NOTED. PLACE MULCH OVER WEED BARRIER FABRIC AND TREAT WITH PRE-EMERGENT HERBICIDE.
 - ALL PLANTS MUST BE HARDY UNDER CLIMATE CONDITIONS THAT EXIST AT THE PROJECT SITE AND GROWN AT A NURSERY AT THE SAME HARDINESS ZONE AS THE PROJECT LOCATION.
 - ALL TREES MUST BE STRAIGHT TRUNKED, INJURY FREE, AND FULL HEADED.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - EXISTING ON-SITE TOPSOIL HAS AN ORGANIC CONTENT OF 5.1%. CONTRACTOR SHALL AMEND EXISTING ON-SITE TOPSOIL WITH COMPOST TO ACHIEVE AN ORGANIC CONTENT OF A MINIMUM OF 10%.
 - IF USED, ALL IMPORTED TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) AN ORGANIC CONTENT OF A MIN. 10%
 - b) SOIL ACIDITY RANGE OF pH 6.0 TO pH 6.8
 - c) SOLUBLE SALTS OF 1000 PPM OR LESS
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
 - a) pH FACTOR.
 - b) MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES.
 - c) PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
 - d) NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM.
 - COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
 - b) LOOSE AND FRIABLE WITH MOISTURE CONTENT OF 35-60% (WET WEIGHT BASIS)
 - c) PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
 - d) SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 MMHOS/CM (DS/M), MAXIMUM
 - e) pH RANGE OF 6.0-8.5
 - PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF (2) PARTS EXISTING ON-SITE OR IMPORTED SCREENED TOPSOIL AND (1) PART COMPOST.
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED BY INSTALLING A TEMPORARY FENCE AT THE OUTER LIMITS OF THE TREE CANOPY. SEE SHEET C110.
 - ALL STREET TREES ARE TO MATCH THE CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF PAVEMENT



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ARCHITECTS ENGINEERS PLANNERS

ROCKFORD
CONSTRUCTION

meijer

REV.	DATE	DESCRIPTION
1	02/14/20	BULLETIN 1
2	03/02/20	A&J RESUBMITTAL
3	03/13/20	BULLETIN 2

ISSUED FOR:
PERMIT 12/13/19
BID 01/06/20
CONSTRUCTION 02/07/20

PROJECT MANAGER	DESIGNER
PAF	AAN

JOB NO.
NS-21-000319

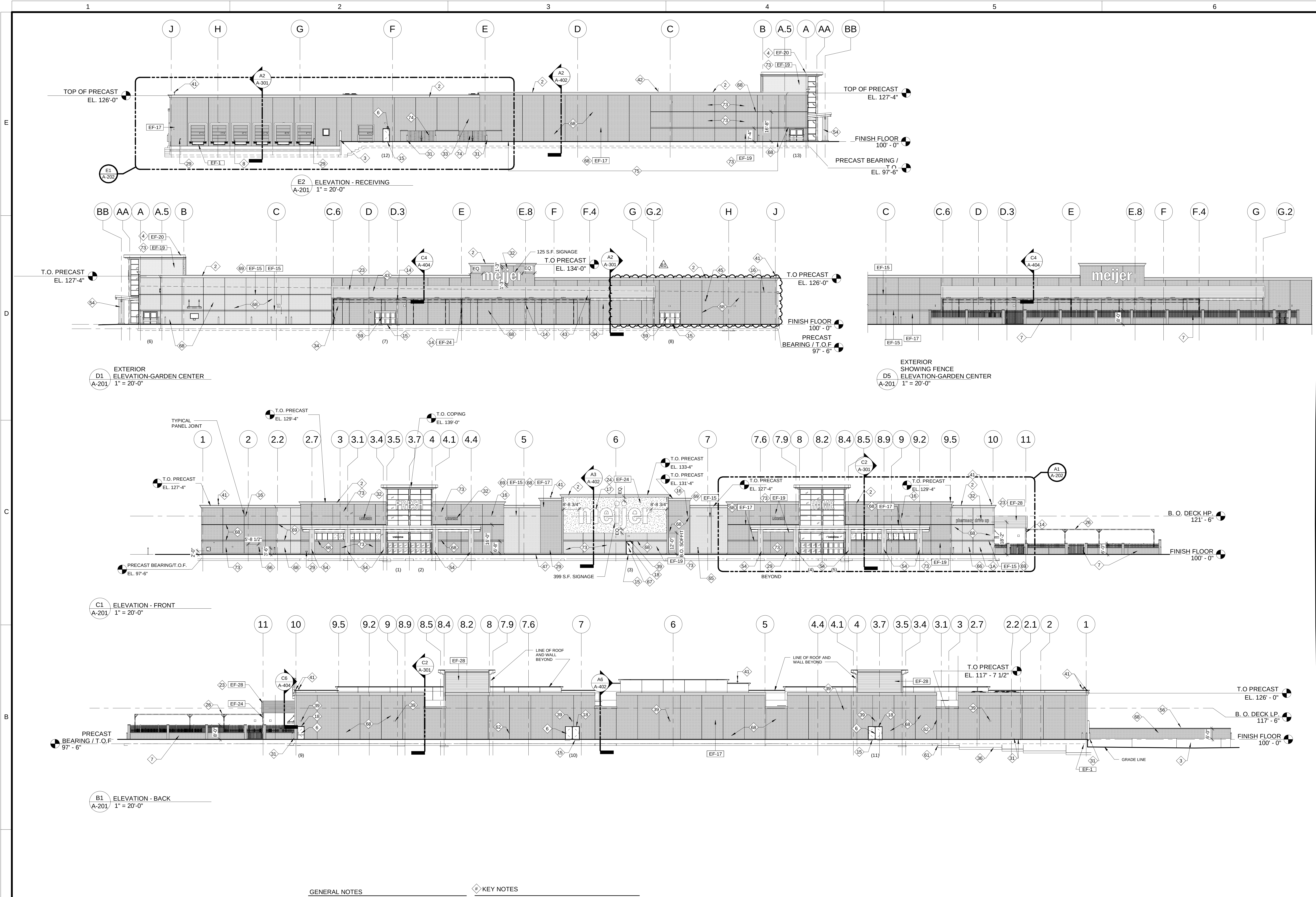
C600

MEIJER STORE #319
STATE ROAD 32 AND SPRING MILL ROAD
WESTFIELD, INDIANA

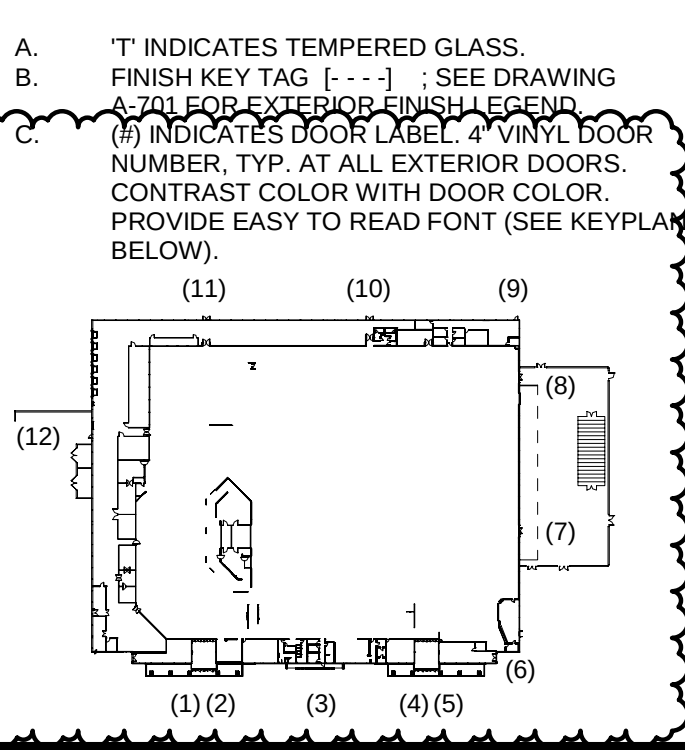
OVERALL LANDSCAPE PLAN

7650 W. Saguaw Highway Suite 200
Lansing, MI 48917

601 First Street NW
Grand Rapids, MI 49504
p616.285.6933
f616.285.8001



GENERAL NOTES



KEY NOTES

1. AUTOMATIC SLIDING DOOR
2. PREFINISHED DECORATIVE CORNICE [EF-22]
3. CONCRETE RETAINING WALL; SEE STRUCTURAL
4. PREFINISHED METAL FASCIA PANEL [EF-20]
5. ANODIZED ALUMINUM STOREFRONT OR ANODIZED ALUMINUM CURTAIN WALL SYSTEM [EF-5]
6. HOLLOW METAL DOOR & FRAME, PAINT [EF-25]
7. DECORATIVE FENCE, SEE DET. A6.85A-202
8. PREFINISHED INSULATED SECTIONAL DOOR [EF-8]
9. DOOR LEVLER
10. DOOR SEALS
11. HORN STROBE, COORDINATE WITH LOCAL AHJ FOR EXACT LOCATION AND MOUNTING HEIGHT
12. PREFINISHED METAL EDGE FLASHING AT CANOPIES [EF-21]
13. VISION WINDOW AND TRANSACTION DRAWER
14. GARDEN CENTER CANOPY COLUMNS [EF-24]
15. OPENING IN PRECAST CONCRETE WALL PANEL OR FOUNDATION RECESS TO EXTEND 8" BELOW FINISH FLOOR TO PERMIT SLAB TO POUR THROUGH, SEE STRUCTURAL
16. LINE OF ROOF BEYOND (DASHED)
17. INTERNALLY ILLUMINATED SIGNAGE, SEE SPECIFICATION. MOUNT SO UPPER SIGNAGE ELEC. RACEWAY ALIGNS WITH HORIZ. MULLIONS
18. PREFINISHED METAL DRIP, TYP. AT TOP OF DOORS
19. R.O. IN PRECAST WALL PANEL FOR TRANSACTION WINDOW AND DRAWER AT PHARMACY DRIVE UP
20. ALUMINUM CLAD INSULATED SPANDREL PANEL AT CANOPY [EF-60/38]
21. DOCK BUMPER
22. 2'x3' ALUMINUM TUBE MULLION BY STOREFRONT VENDOR TO SUPPORT LIGHTED SIGN LETTERS, COORDINATE LOAD AND ATTACHMENT REQUIREMENTS WITH SIGN VENDOR
23. PREFINISHED METAL PANELS [EF-28]
24. EXTERIOR INSULATED FINISH SYSTEM
25. 1" INSULATING GLASS IN ALUMINUM FRAME WITH THERMAL BREAK
26. PIPE FRAME STRUCTURE WITH SHADE CLOTH
27. PANEL JOINT
28. CANOPY HANGER RODS [EF-23]
29. WALL HYDRANT, SEE MECHANICAL
30. BENT STEEL PLATE FRAME AT SECTIONAL DOOR [EF-25]
31. BOLLARD, SEE CIVIL
32. GAS METER W/ 4" WALL MOUNTED PIPE, SEE MECHANICAL
33. WALL MOUNTED SPEAKER, SEE ELECTRICAL
34. PANEL PAINTED [EF-16]
35. FIRE DEPARTMENT DRY PIPE TEST LOCATION, SEE MECHANICAL
36. CAST-IN-PLACE CONCRETE FOUNDATION WALL AND FOOTING, SEE STRUCTURAL [EF-1]
37. TELEPHONE SYSTEM OUTLET, SEE ELECTRICAL
38. FIRE DEPARTMENT CONNECTION, SEE MECHANICAL
39. LIGHT FIXTURE, REFER TO ELECTRICAL
40. PREFINISHED METAL FLASHING W/CONT. CLEAT
41. CAMERA SUPPORT PEDESTAL MOUNTED TO SIDE OF PARAPET, SEE DET. B4/A-403
42. OUTDOOR HVAC WEATHER STATION MOUNTED TO SIDE OF PARAPET, SEE MECHANICAL
43. COORDINATE INSTALLATION OF SIDE WALL SPRINKLER HEADS THROUGH PRECAST WALL PANELS UNDER CANOPY
44. DRAIN FOR F.P. TEST AND IRRIGATION SYSTEM
45. CAMERA, SEE ELECTRICAL
46. WELCOME SIGN SURFACE APPLIED
47. CONCRETE CURB, SEE CIVIL
48. 1" INSULATING SPANDREL GLASS IN 2"x4 1/2" ALUM. FRAME W/ THERMAL BREAK, IN PRECAST CONCRETE WALL PANEL
49. COLUMN AND WALL SUPPORTED CANOPY
50. INVERTED "U" SHAPED, CLOSURE PLATE ON TOP OF BEAM, BETWEEN CANTILEVERED PURLINS [EF-23]
51. STEEL CANOPY FRAMING AND DECK [EF-23]
52. STEEL TUBEPIPPING ENTRANCE COLUMNS - GALVANIZED FINISH [EF-52]
53. 8" HIGH CONCRETE CURB BELOW ALUMINUM STOREFRONT SYSTEM AT ENTRANCES
54. UTILITY BRICK ON 4" CMU COLUMN WRAP, SEE DETAIL A1/A-402 - PAINTED [EF-68]
55. COLOR BAND CHANGE LINE
56. CAST STONE CAP
57. SURFACE APPLIED VINYL DIECUT BUILDING ADDRESS (AT SITES WHERE REQUIRED BY LOCAL AUTHORITIES)
58. PROVIDE SURFACE MOUNTED KNOXBOX, KNOX MODEL NO. 3205
59. AUTOMATIC BI-PARTING SLIDING DOORS
60. FLOOR LINE
61. STEP FOOTING, SEE STRUCTURAL
62. PANEL JOINTS, TYP.
63. PRE-FINISHED METAL CLOSURES, TYP. BETWEEN PURLINS
64. RADIANT HEATER VENT, SEE MECHANICAL
65. FILL LINE FOR CO2 SYSTEMS, 2" DIA. HOLE, 3'-6" AFF IN CONCRETE WALL PANEL, COORDINATE WITH MEIJER Q SHEETS
66. WALL MOUNTED DOOR ACTUATOR SEE HARDWARE SCHEDULE
67. HOLLOW METAL DOOR AND FRAME TO BE PAINTED [EF-26]
68. BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL PAINTED [EF-17]
69. BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL, PAINTED [EF-15]
70. PREFINISHED METAL PANEL [EF-5]
71. NOT USED
72. NOT USED
73. BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL, PAINTED [EF-19]
74. 1X6 WOOD GATE SLATS, STAINED CLEAR, ATTACHED TO GALVANIZED TUBE STEEL FRAME, HINGES WELDED TO TUBE STEEL GATE POST EMBEDDED IN CONCRETE FLOORING. SEE A1/A2/A-601 FOR DETAILS
75. PROVIDE FIRE-RATED SEALANT AT PRECAST WALL FOR FUTURE TENANT
76. SAFECONNECT ON/OFF PUSH BUTTON ENCLOSURE, REFER TO ELECTRICAL

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601 First Street NW
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f:616.285.8001

meijer

REV. DATE DESCRIPTION
B1 02-14-20 BULLETIN #1

MEIJER STORE #319
225 W. SPRING HILL POINTE DR.
HAMILTON COUNTY, WESTFIELD, IN 46074

EXTERIOR ELEVATIONS

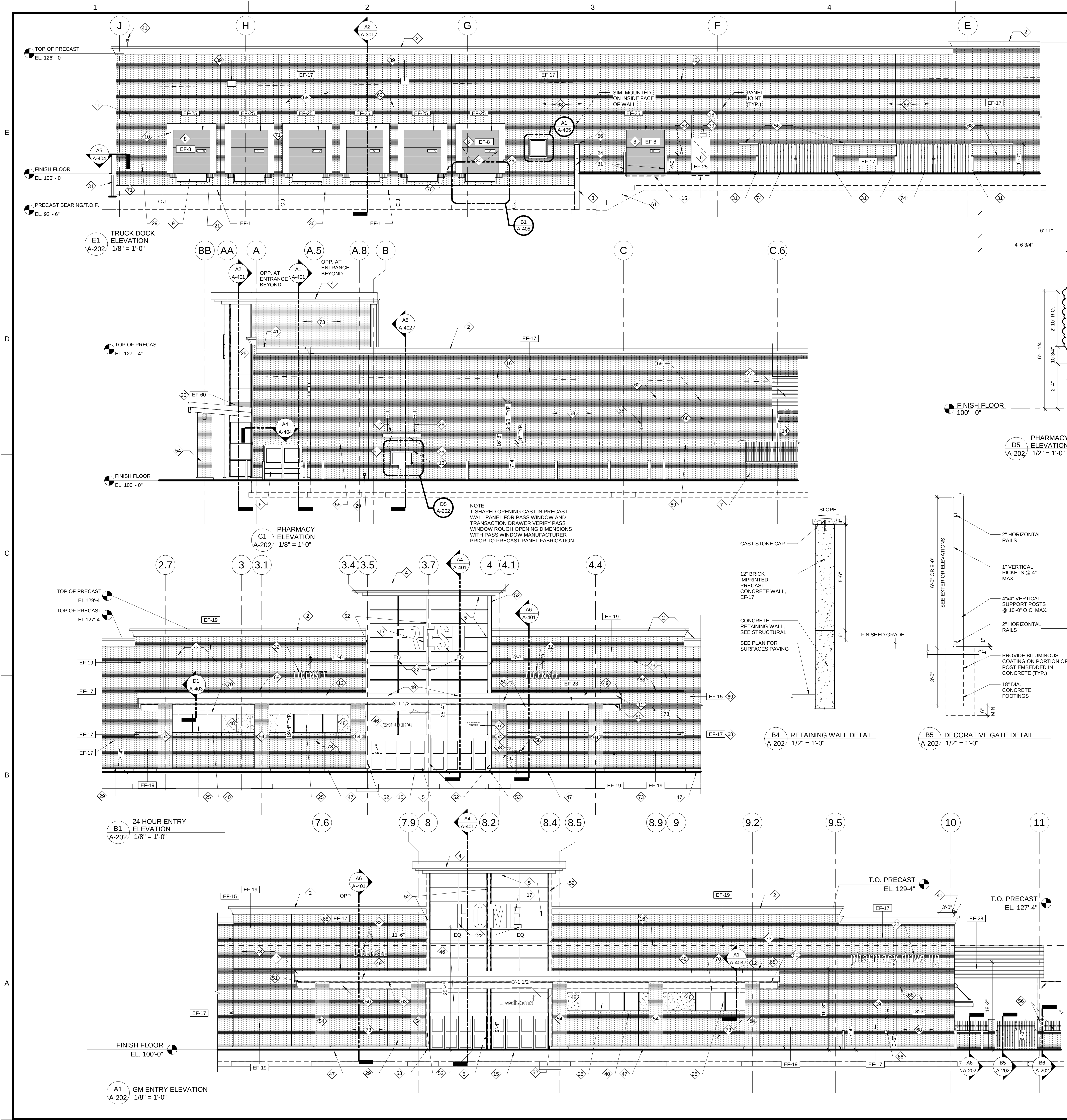
ISSUED FOR:

PERMIT	12/13/19
BID	01/20/20
CONSTRUCTION	02/07/20

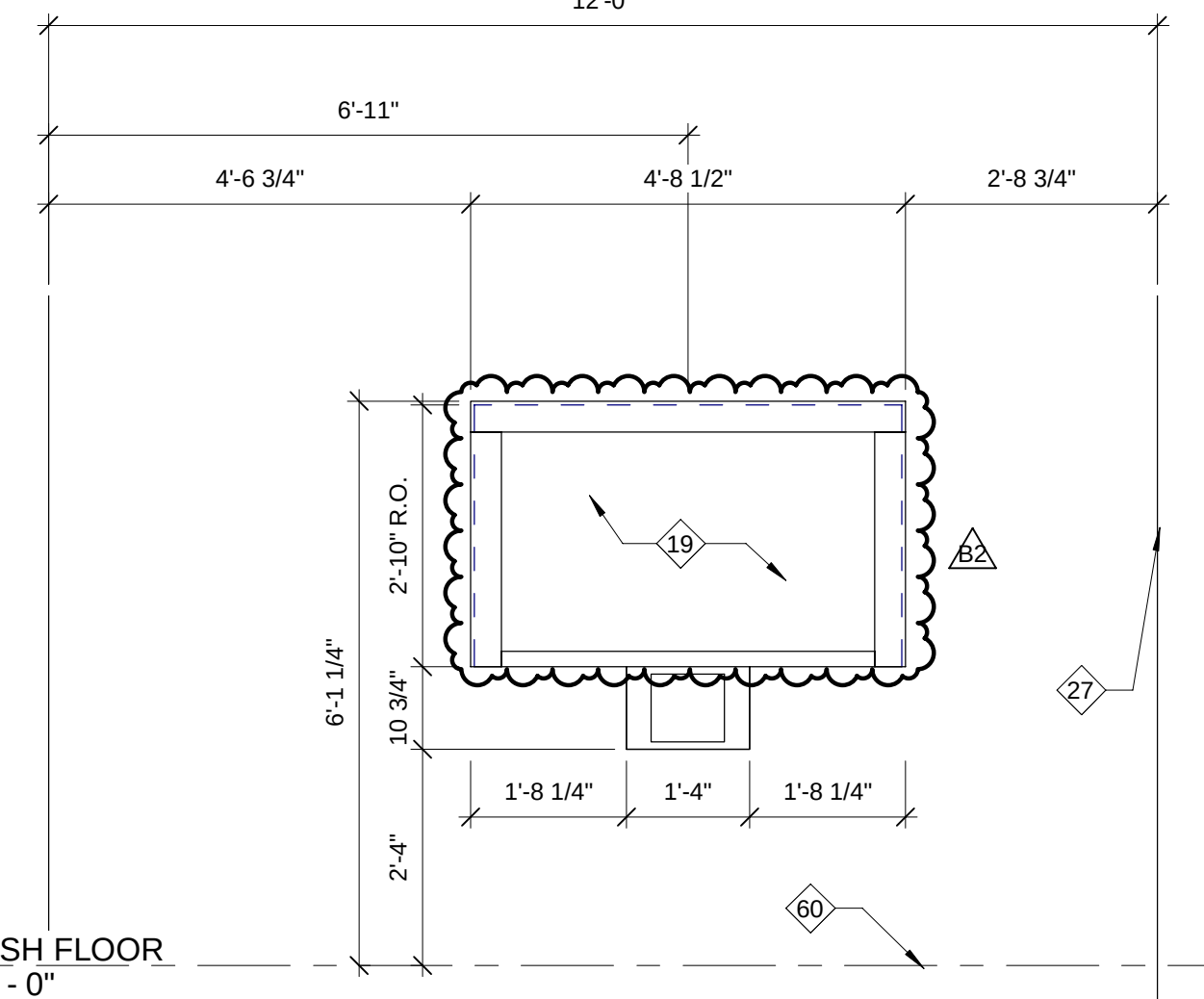
PROJECT MANAGER	DESIGNER
TRR	APR/DDM

JOB NO.
NS-21-00319

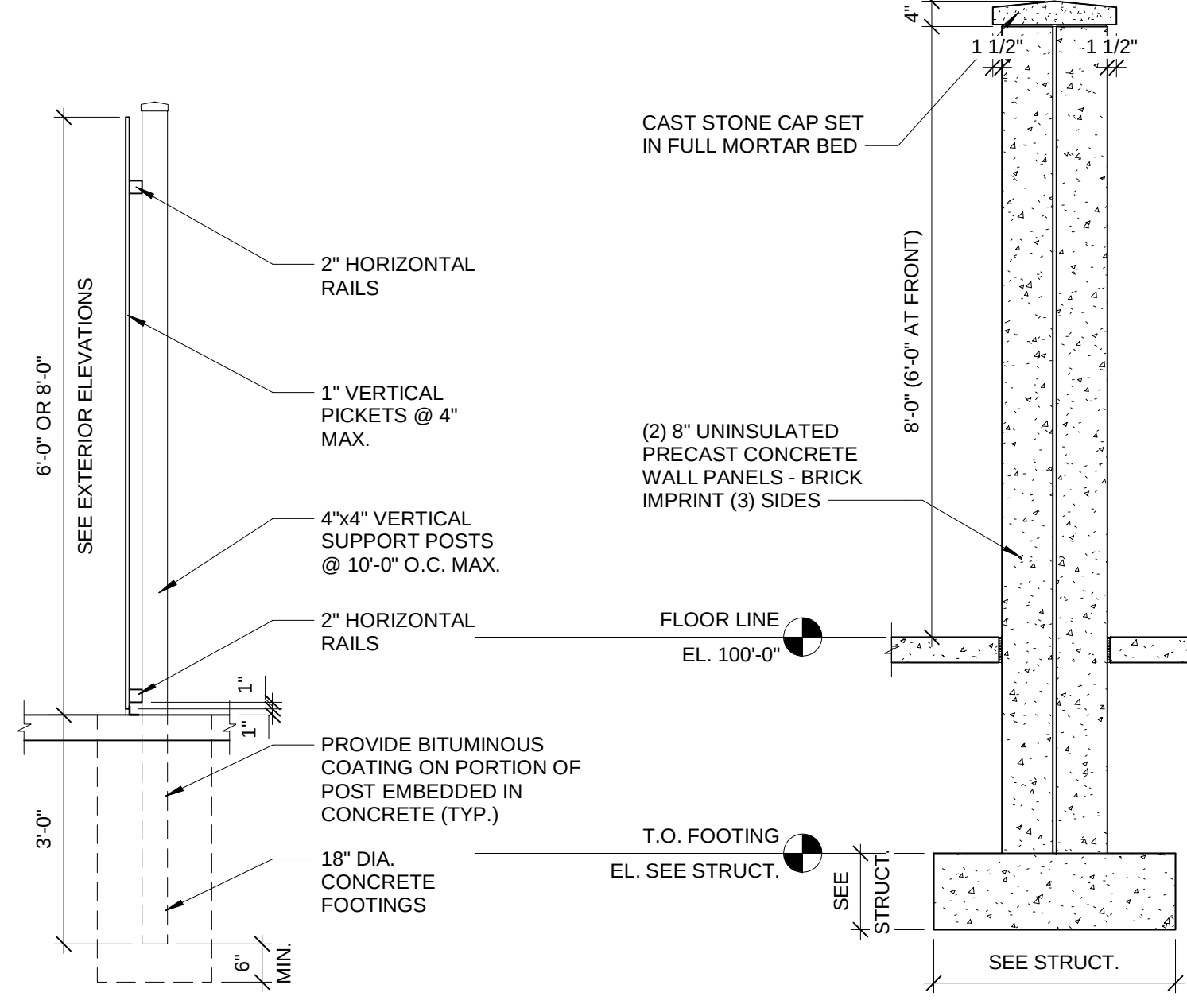
A-201



- KEY NOTES**
1. AUTOMATIC SLIDING DOOR.
 2. PREFINISHED DECORATIVE CORNICE [EF-22].
 3. CONCRETE RETAINING WALL. SEE STRUCTURAL.
 4. PREFINISHED METAL FASCIA PANEL [EF-20].
 5. ANODIZED ALUMINUM STOREFRONT OR ANODIZED ALUMINUM CURTAIN WALL SYSTEM [EF-5].
 6. HOLLOW METAL DOOR & FRAME. PAINT [EF-25].
 7. DECORATIVE FENCE. SEE DET. A6.85/A-202.
 8. PREFINISHED INSULATED SECTIONAL DOOR [EF-8].
 9. DOCK LEVELER.
 10. DOOR SEALS.
 11. HORN STROBE. COORDINATE WITH LOCAL AHJ FOR EXACT LOCATION AND MOUNTING HEIGHT.
 12. PREFINISHED METAL EDGE FLASHING AT CANOPIES [EF-21].
 13. VISION WINDOW AND TRANSACTION DRAWER.
 14. GARDEN CENTER CANOPY COLUMNS [EF-24].
 15. OPENING IN PRECAST CONCRETE WALL PANEL OR FOUNDATION RECESS TO EXTEND 8" BELOW FINISH FLOOR TO PERMIT SLAB TO POUR THROUGH. SEE STRUCTURAL.
 16. LINE OF ROOF BEYOND (DASHED).
 17. INTERNALLY ILLUMINATED SIGNAGE. SEE SPECIFICATION. MOUNT SO UPPER SIGNAGE ELEC. RACEWAY ALIGNS WITH HORIZ. MULLIONS.
 18. PREFINISHED METAL DRIP. TYP. AT TOP OF DOORS. R.O. IN PRECAST WALL PANEL FOR TRANSACTION WINDOW AND DRAWER AT PHARMACY DRIVE UP.
 19. ALUMINUM CLAD INSULATED SPANDREL PANEL AT CANOPY [EF-60].
 20. DOCK BUMPER.
 21. 2"x3" ALUMINUM TUBE MULLION BY STOREFRONT VENDOR TO SUPPORT LIGHTED SIGN LETTERS. COORDINATE LOAD AND ATTACHMENT REQUIREMENTS WITH SIGN VENDOR.
 22. PREFINISHED METAL PANELS [EF-28].
 23. EXTERIOR INSULATED FINISH SYSTEM.
 24. 1" INSULATING GLASS IN ALUMINUM FRAME WITH THERMAL BREAK.
 25. PIPE FRAME STRUCTURE WITH SHADE CLOTH. PANEL JOINT.
 26. CANOPY HANGER RODS [EF-23].
 27. WALL HYDRANT. SEE MECHANICAL.
 28. BENT STEEL PLATE FRAME AT SECTIONAL DOOR [EF-25].
 29. BOLLARD. SEE CIVIL.
 30. WALL AND CANOPY MOUNTED SIGNAGE. SEE SPECIFICATIONS.
 31. GAS METER W/ 4" WALL MOUNTED PIPE. SEE MECHANICAL.
 32. WALL MOUNTED SPEAKER. SEE ELECTRICAL. PANEL PAINTED [EF-16].
 33. FIRE DEPARTMENT DRY PIPE TEST LOCATION. SEE MECHANICAL.
 34. CAST-IN-PLACE CONCRETE FOUNDATION WALL AND FOOTING. SEE STRUCTURAL [EF-1].
 35. TELEPHONE SYSTEM OUTLET. SEE ELECTRICAL.
 36. FIRE DEPARTMENT CONNECTION. SEE MECHANICAL.
 37. LIGHT FIXTURE. REFER TO ELECTRICAL.
 38. PREFINISHED METAL FLASHING W/CONT. CLEAT.
 39. CAMERA SUPPORT PEDESTAL MOUNTED TO SIDE OF PARAPET. SEE DET. B4/A-403.
 40. OUTDOOR HVAC WEATHER STATION MOUNTED TO SIDE OF PARAPET. SEE MECHANICAL.
 41. COORDINATE INSTALLATION OF SIDE WALL SPRINKLER HEADS THROUGH PRECAST WALL PANELS UNDER CANOPY.
 42. DRAIN FOR F.P. TEST AND IRRIGATION SYSTEM.
 43. CAMERA. SEE ELECTRICAL.
 44. WELCOME SIGN SURFACE APPLIED.
 45. CONCRETE CURB. SEE CIVIL.
 46. 1" INSULATING SPANDREL GLASS IN 2"x4 1/2" ALUM. FRAME W/ THERMAL BREAK. IN PRECAST CONCRETE WALL PANEL.
 47. COLUMN AND WALL SUPPORTED CANOPY.
 48. INVERTED "U" SHAPED. CLOSURE PLATE ON TOP OF BEAM. BETWEEN CANTILEVERED PURLINS [EF-23].
 49. STEEL CANOPY FRAMING AND DECK [EF-23].
 50. STEEL TUBEPILING ENTRANCE COLUMNS - GALVANIZED FINISH [EF-52].
 51. 8" HIGH CONCRETE CURB BELOW ALUMINUM STOREFRONT SYSTEM AT ENTRANCES.
 52. UTILITY BRICK ON 4" CMU COLUMN WRAP. SEE DETAIL A1/A-402 - PAINTED [EF-68].
 53. COLOR BAND CHANGE LINE.
 54. CAST STONE CAP. SURFACE APPLIED VINYL DIECAST BUILDING ADDRESS (AT SITES WHERE REQUIRED BY LOCAL AUTHORITIES). PROVIDE SURFACE MOUNTED KNOWEX. KNOWEX MODEL NO. 3261.
 55. AUTOMATIC BI-PARTING SLIDING DOORS.
 56. FLOOR LINE.
 57. STEP FOOTING. SEE STRUCTURAL.
 58. PANEL JOINTS, TYP.
 59. PRE-FINISHED METAL CLOSURES, TYP. BETWEEN PURLINS.
 60. RADIANT HEATER VENT. SEE MECHANICAL.
 61. FILL LINE FOR COX SYSTEMS. 2" DIA. HOLE. 3'-6" AFF IN CONCRETE WALL PANEL. COORDINATE WITH MEIJER Q-SHEETS.
 62. WALL MOUNTED DOOR ACTUATOR SEE HARDWARE SCHEDULE.
 63. HOLLOW METAL DOOR AND FRAME TO BE PAINTED [EF-26].
 64. BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL. PAINTED [EF-17].
 65. BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL. PAINTED [EF-15].
 66. PREFINISHED METAL PANEL [EF-5].
 67. NOT USED.
 68. NOT USED.
 69. BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL. PAINTED [EF-19].
 70. 1X6 WOOD GATE SLATS. STAINED CLEAR. ATTACHED TO GALVANIZED TUBE STEEL FRAME. HINGES WELDED TO TUBE STEEL. GATE POST EMBEDDED IN CONCRETE FLOORING. SEE A1/A2/A-601 FOR DETAILS.
 71. PROVIDE FIRE-RATED SEALANT AT PRECAST WALL FOR FUTURE TENANT.
 72. SAFECONNECT ON/OFF PUSH BUTTON ENCLOSURE. REFER TO ELECTRICAL.



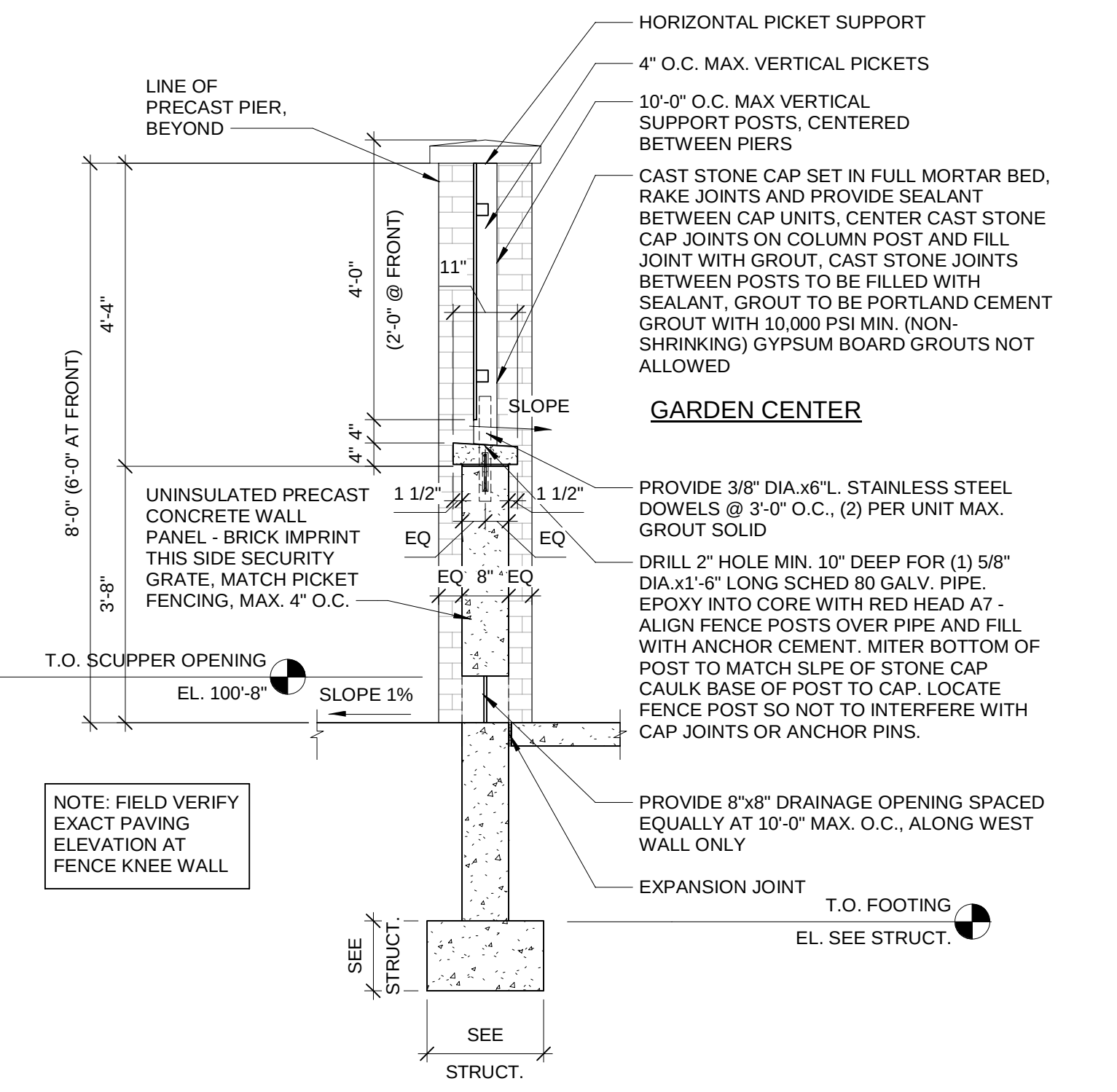
D5 PHARMACY DRIVE-UP ELEVATION
A-202 1/2" = 1'-0"



B4 RETAINING WALL DETAIL
A-202 1/2" = 1'-0"

B5 DECORATIVE GATE DETAIL
A-202 1/2" = 1'-0"

B6 DECORATIVE COLUMN DETAIL
A-202 1/2" = 1'-0"



A6 KNEE WALL AND DECORATIVE FENCE DETAIL
A-202 1/2" = 1'-0"

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

ROCKFORD
CONSTRUCTION

7050 W. Saginaw Highway Suite 200
Lansing, MI 48017

601 First Street NW
Grand Rapids, MI 49504
p:616.285.6933
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REV.	DATE	DESCRIPTION
B2	03-13-20	BULLETIN #2

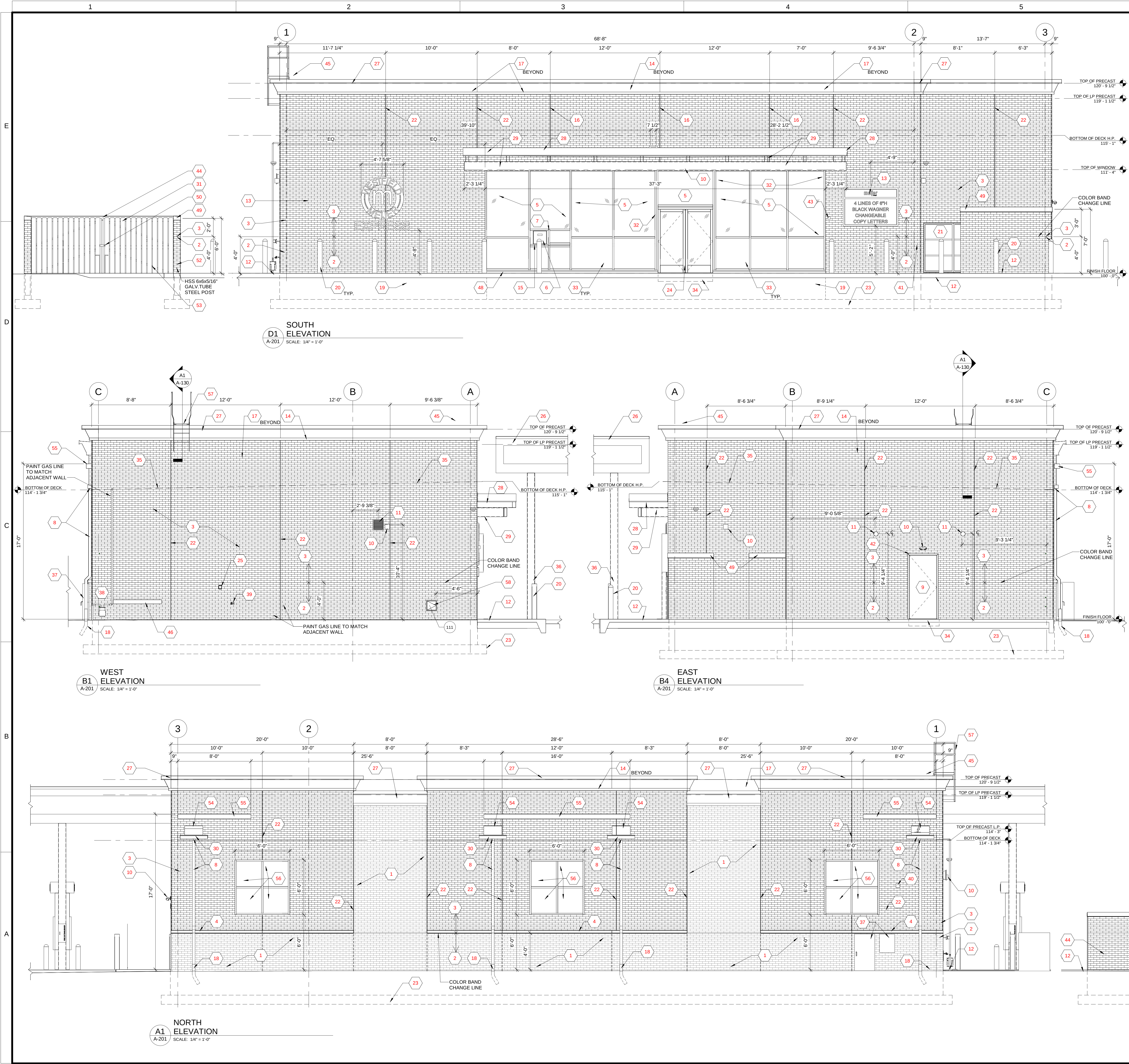
MEIJER STORE #319
225 W. SPRING MILL POINTE DR.
HAMILTON COUNTY, WESTFIELD, IN 46074

ENLARGED EXTERIOR ELEVATIONS

ISSUED FOR:	
PERMIT	12/13/19
BID	01/20/20
CONSTRUCTION	02/07/20
PROJECT MANAGER	DESIGNER
TRR	APR/DDM

JOB NO.
NS-21-00319

A-202



GENERAL NOTES

- A. 'T' INDICATES TEMPERED GLASS.
B. FINISH KEY TAG; SEE DRAWING A-102 FOR EXTERIOR FINISH LEGEND.

KEY NOTES

- UTILITY BRICK ANCHORED TO BRICK IMPRINT PRECAST PANELS. ALIGN BRICK JOINTS WITH BRICK IMPRINT PRECAST PANEL BRICK JOINTS. PAINTED (EF-68).
- BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL; PAINTED (EF-15).
- BRICK IMPRINTED INSULATED PRECAST CONCRETE WALL PANEL; PAINTED (EF-19).
- CAST STONE CAP.
- 1" INSULATING GLASS.
- REVOLVING PACKAGE EXCHANGE.
- SPEAKER/MICROPHONE, SURFACE MOUNTED TO ALUMINUM MULLION, SEE ELECTRICAL.
- 3-1/2" SQUARE PREFINISHED METAL GUTTER AND DOWNSPOUT (EF-32).
- INSULATED H.M. METAL DOOR AND FRAME.
- LIGHT FIXTURE, SEE ELECTRICAL.
- 6 1/2" DIA OPENING FOR EXHAUST VENT THROUGH WALL, SEE MECHANICAL, PAINT TO MATCH ADJACENT WALL.
- CONCRETE SIDEWALK, SEE STRUCTURAL AND CIVIL SHEETS.
- LIGHTED PRODUCT ADVERTISEMENT BOARD. VENDOR SHAPP PROVIDE HOLE OPEN HARDWARE AT SIGN FACE FOR OPERATIONS TO MODIFY LETTERING. (RTU), HEATING AND AIR CONDITIONING UNIT.
- STAINLESS STEEL TRANSACTION SHELF.
- FAUX PANEL JOINT.
- ROOFTOP MOUNTED CONDENSING UNITS.
- STORM DRAIN, SEE CIVIL.
- CONCRETE FOUNDATION WALL (EF-14).
- CONCRETE FILLED EXTERIOR PIPE BOLLARD, SEE CIVIL. YELLOW POLYETHYLENE THERMOPLASTIC BUMPER POST SLEEVE.
- EQUIPMENT, REFER TO MEIER Q-SHEETS.
- TYPICAL PANEL JOINT.
- FOOTING, SEE STRUCTURAL.
- ALUMINUM STOREFRONT SWINGING DOORS.
- FILL LINE FOR CIP SYSTEMS, 2" DIA. HOLE, 3'-6" A.F.F. IN CONCRETE WALL PANEL, COORDINATE WITH NEWCO DRAWINGS TO BE SUBMITTED SEPARATELY.
- FUEL SYSTEM CANOPY REFER TO FUEL ISLAND DRAWINGS..
- DECORATIVE CORNICE DETAIL, SEE DETAIL D5/A130.
- PREFINISHED EDGE FLASHING (EF-21).
- STEEL CANOPY (EF-23).
- PREFINISHED METAL GUTTER AND DRIP (EF-32).
- 1x6 WOOD GATE SLATES, STAINED CLEAR, ATTACHED TO GALVANIZED TUBE STEEL FRAME, HINGES WELDED TO TUBE STEEL GATE POST EMBEDDED IN CONCRETE FLOORING.
- CLEAR ANODIZED ALUMINUM STOREFRONT AND ENTRANCE SYSTEM.
- PREFINISHED INSULATED ALUMINUM PANELS (EF-62).
- OPENING IN PRECAST WALL AND CONCRETE FOUNDATION WALL TO EXTEND 8" BELOW FINISH FLOOR TO PERMIT SLAB TO POUR THROUGH, SEE STRUCTURAL.
- BOTTOM OF ROOF DECK (DASHED).
- FUEL SYSTEM CANOPY COLUMN AND FOOTINGS REFER TO FUEL ISLAND DRAWINGS.
- ELECTRICAL EQUIPMENT, SEE ELECTRICAL.
- GAS METER, SEE MECHANICAL.
- FREEZE-PROOF WATER HYDRANT, SEE MECHANICAL.
- PHOTOCELL, SEE ELECTRICAL.
- ELECTRICAL OUTLET, SEE ELECTRICAL.
- PREFINISHED METAL DRIP, TYPICAL AT TOP OF DOOR, FIELD PAINTED TO MATCH DOOR AND FRAME COLOR (EF-30).
- PROVIDE SURFACE MOUNTED KNOXBOX, KNOX MODEL NO. 3205.
- 17-1/2" x 16'-0" TRASH DUMPER ENCLOSURE.
- WIRELESS ACCESS, SEE ELECTRICAL.
- EXTERIOR WIREWAY REFER TO FUEL ISLAND DRAWINGS.
- NOT USED.
- CONCRETE SILL WITH SMOOTH FINISH. SEE DETAIL 6/A-601.
- PRE-FINISHED METAL COPING (EF-29).
- LOCKABLE GATE LATCH, EMBASSY 1" HEAVY DUTY SLIDE BOLT LATCH (BY MODERN FENCE TECHNOLOGIES) PART NUMBER KMS-HDMSL-B, FINISH: BLACK.
- (2) EMBASSY HEAVY DUTY DROP RODS, ONE EACH GATE, MODERN FENCE TECHNOLOGIES KMS-HDMSL-BRG.
- HSS 6x6x1/8" GALV. TUBE STEEL POST.
- TUBE STEEL FRAME SEE DETAIL C1/A-601.
- 12"x 2'-0" SCUPPER OPENING IN PRECAST PANEL WITH REQUIRED FLASHING, COUNTERFLASHING AND SEALANTS.
- DECORATIVE STEEL AWNING, PAINTED, SEE WALL SECTIONS AND DETAILS INCLUDING STRUCTURAL SHEETS. (EF-23).
- SPANDREL GLASS PANELS, SEE DETAILS.
- ROOF ACCESS LADDER WITH STEPS (RUNGS) ON INTERIOR SIDE OF PARAPET. PLATFORM AND RAILING INCLUDED, PAINTED.
- NYSTROM 12"x12" INSULATED ACCESS DOOR. SEE DOOR SCHEDULE/A601.

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ROCKFORD

CONSTRUCTION

meijer

601 First Street NW
Grand Rapids, MI 49504
p:616.285.6933
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REV.	DATE	DESCRIPTION
B1	02/14/20	BULLETIN #1

MEIJER C-STORE #319
20 W. SPRING MILL POINTE DR.
WESTFIELD, IN 46074

EXTERIOR ELEVATIONS

ISSUED FOR:	
PERMIT	12/13/19
BID	01/20/20
CONSTRUCTION	02/07/20
PROJECT MANAGER	DESIGNER
TRR	DDM/DLB
JOB NO.	
NS-21-000319	

A-201



Petition Number: 2003-SPP-03 & 2003-ODP-03

Subject Site Address: Generally West of and adjacent to Towne Road and North of and adjacent to 146th Street

Petitioner: Del Webb by Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 490 Single-Family Residential Lots on 257 acres +/- in the Claiborne Farms Planned Unit Development (PUD) District

Current Zoning: Claiborne Farms PUD (Ord. 19-46)

Current Land Use: Agricultural/Vacant

Approximate Acreage: 257 acres +/-

Exhibits:

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

Staff Reviewer: Jonathan Dorsey, Associate Planner

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District to the Claiborne Farms PUD was approved at the November 25, 2019, City Council meeting.

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

This petition was reviewed at the February 18, 2020, Technical Advisory Committee (TAC) meeting.

PROJECT OVERVIEW

The 257 acre +/- site is located starting at the northwest corner of 146th Street and Towne Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 490 Single-Family Residential Lots (see **Exhibit 3**).

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

The plans comply:



- 6) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
- a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.
 - iii) Title, scale, north point and date.
 - iv) 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.
 - v) Easements (locations, widths and purposes).
 - vi) Statement concerning the location and approximate size or capacity of utilities to be installed.
 - vii) Layout of Lots (showing dimensions, numbers and square footage).
 - viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - ix) 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%).
 - x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - xi) Building setback lines.



- xii) Legend and notes.
 - xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - xiv) Other features or conditions which would affect the subdivision favorable or adversely.
 - xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - xvi) 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.
 - xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - xviii) 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.
 - xix) 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.
- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

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

The plans comply, as applicable to an Overall Development Plan.

- 42) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots,



common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

43) Development Plan Review Criteria: 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:

- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- c. 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:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. 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.

44) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
- f. General Plan Requirements
 - i. Scale not more than 1"=100'



- ii. Title, scale, north arrow and date.
- iii. Proposed name of the development.
- iv. 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;
- v. Address and legal description of the property.
- vi. Boundary lines of the property including all dimensions.
- vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- viii. 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.
- ix. 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.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.



- xvii. 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.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. 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).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

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

The plans comply.

- 45) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 46) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 47) 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.
- 48) 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.

- 49) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-46):



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

Zoning Districts (Chapter 4 of UDO and Section 4 of Ord. 19-46)

50) Permitted Uses (Section 5 of Ord. 19-46):

- a) All uses permitted in the Underlying Zoning District, SF4: Single-Family High Density as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted. All Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

51) Standard Lot Regulations (Section 6 of Ord. 19-46 and UDO Article 4.6)

- | | |
|---|---------------|
| a) <u>Minimum Lot Area:</u> | 5,625 sq ft |
| b) <u>Minimum Lot Width:</u> | 45 ft |
| c) <u>Minimum Lot Frontage:</u> | 35 ft |
| d) <u>Minimum Building Setback Lines:</u> | |
| i) Front Yard: | 20 ft |
| ii) Side Yard: | 5 ft |
| iii) Rear Yard: | 20 ft |
| e) <u>Maximum Building Height:</u> | 1 1/2 Stories |

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

- | | |
|--|--------------|
| f) <u>Minimum Living Area (Total):</u> | 1,200 sq ft* |
|--|--------------|

*A minimum of 195 Dwellings shall have a Living Area greater than 1,500 square feet

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

Development Standards (Chapter 6 and Section 7 of Ord. 19-46)

52) Accessory Use and Building Standards (Article 6.1): Shall apply with following modifications.

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

53) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 19-46)

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

54) Building Standards (Article 6.4)

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

55) Height Standards (Article 6.6)



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

56) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 19-46): UDO shall apply, except as otherwise modified or enhanced below.

Minimum Lot Landscaping			
Residential	Required	Provided	Remaining
Shade (2 per lot)*	980	980	0
Ornamental or Evergreen (1 per lot)	490	490	0
Shrub (10 per lot)	4,900	4,900	0

*An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.

- a) Foundation Plantings (Article 6.8(L))
- b) External Street Frontage Landscaping Requirements (Article 6.8(M))

W 151 st Street (North) (2,383')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	71	72	0
Evergreen (4 per 100 linear feet)	95	96	0
Ornamental (3 per 100 linear feet)	71	73	0
Shrub (25 per 100 linear feet)	596	600	0

W 151st Street (South) (2,085')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	63	64	0
Evergreen (4 per 100 linear feet)	83	84	0
Ornamental (3 per 100 linear feet)	63	63	0
Shrub (25 per 100 linear feet)	521	526	0

Towne Road (East) (1,574')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	47	48	0
Evergreen (4 per 100 linear feet)	63	64	0
Ornamental (3 per 100 linear feet)	47	47	0
Shrub (25 per 100 linear feet)	394	394	0

146th Street (North) (1,630')			
In addition to 5' mound and fencing (65% on of total frontage)	Required	Provided	Remaining
Shade (3 per 100 linear feet)	49	50	0
Evergreen (4 per 100 linear feet)	65	65	0
Ornamental (3 per 100 linear feet)	49	49	0
Shrub (25 per 100 linear feet)	408	408	0

- c) Buffer Yard Article 6.8(N): Article (6.8(N)) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below.
- i) Buffer Yard and common area landscaping shall be as generally depicted on Exhibit B: Concept Plan (Ord. 19-46). If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan Approval:
 - ii) No mounds shall be required in a Buffer Yard.
 - iii) The minimum Buffer Yard width along the west perimeter of the Real Estate shall be two hundred (200) feet as generally depicted on the Concept Plan.
 - iv) A two hundred (200) foot buffer area shall also be required along the south side of 151st street (only along the perimeter of the District) as measured from the center line of 151st Street but shall be subject to the Landscaping Requirements of Section 7.2(C) of Ordinance 19-46.
 - v) Stormwater management ponds shall not occupy more than thirty (30) percent of Buffer Yard areas and the normal pool of a pond shall be no closer than thirty-five (35) feet from the perimeter of the Real Estate.
 - vi) The Reforestation / prairie planting standards of Exhibit J (Ord. 19-46) shall qualify as the required planting materials (per 100 linear feet) within a Buffer yard.

- vii) Reforestation / Prairie Planting areas shall be provided in the west perimeter buffer yard and installed as generally depicted in Exhibit G and Exhibit J (Ord. 19-46) and subject to the standards included in Exhibit J: Reforestation and Prairie Planting Standards. Additionally, all reforestation / prairie planting areas shall be located in subdivision common area and have signage to dictate preserved areas every one-hundred and fifty (150) feet.

Buffer Yard "A" Landscaping (611')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	24	24	0
Evergreen (4 per 100 linear feet)	24	24	0
Shrub (10 per 100 linear feet)	61	67	0
Buffer Yard "B" Landscaping (624')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	25	25	0
Evergreen (4 per 100 linear feet)	25	26	0
Shrub (10 per 100 linear feet)	62	70	0
Buffer Yard "C" Landscaping (1,085')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	43	44	0
Evergreen (4 per 100 linear feet)	43	43	0

Shrub (10 per 100 linear feet)	109	110	0
Buffer Yard "D" Landscaping (259')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	10	11	0
Evergreen (4 per 100 linear feet)	10	10	0
Shrub (10 per 100 linear feet)	26	26	0
Buffer Yard "G" Landscaping (1,034')			
	Required	Provided	Remaining
Shade (4 per 100 linear feet)	41	43	0
Evergreen (4 per 100 linear feet)	41	41	0
Shrub (10 per 100 linear feet)	103	103	0

*Buffer Yard "E" and "F" are within Tree Preservation Easement and compliant.

- d) Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required the City's 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 the Director of Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

- e) Sign Standards (Article 6.17)

Design Standards (Chapter 8 and Section 9 of Ord. 19-46)



24) Block Standards (Article 8.1)

- a) The maximum block length shall be twenty-five hundred (2,500) feet.
- b) The maximum cul-de-sac / loop length shall be two thousand (2,000) feet.

25) Easement Standards (Article 8.3)

26) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.

27) Open Space and Amenity Standards (Article 8.6)

28) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.



- g) 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 with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

29) Storm Water Standards (Article 8.8)

30) Streets and Right-of-Way Standards (Article 8.9)

31) Street Light Standards (Article 8.10)

32) Street Sign Standards (Article 8.11)

57) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

Action: 2003-ODP-03 (Overall Development Plan) & 2003-SPP-03 (Primary Plat) comply with 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 the Hamilton county Surveyor's Office prior to the issuance of an Improvement Location Permit.

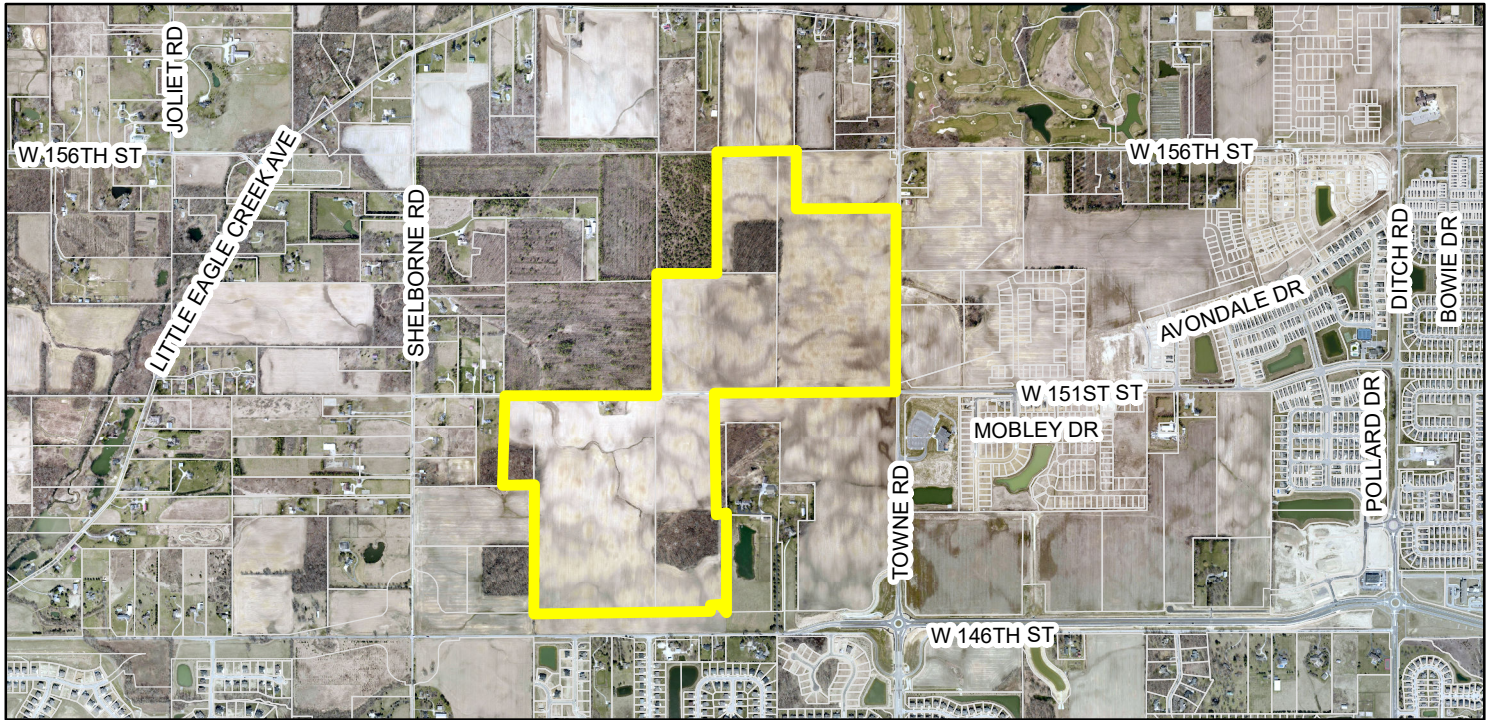
If any APC member has questions prior to the public hearing, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.



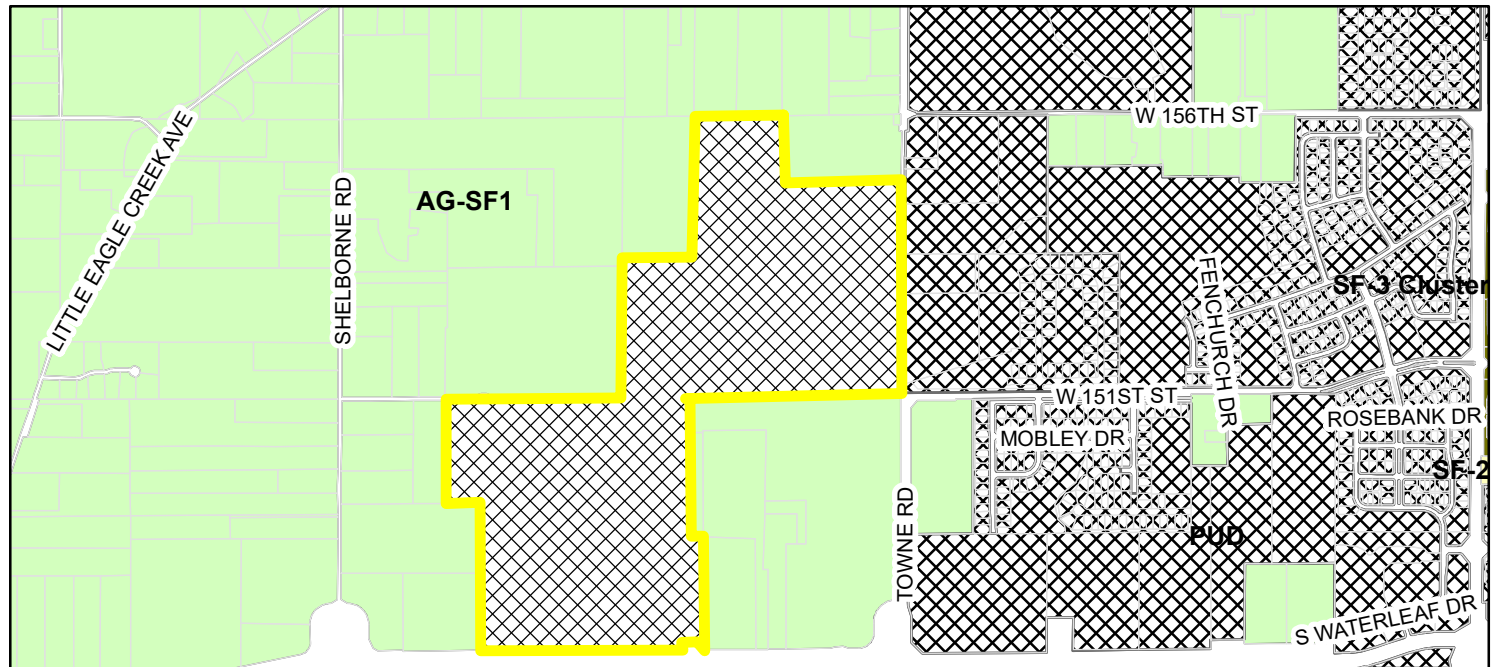
Property Location Map
Claiborne Farms by Del Webb
Primary Plat and Overall Development Plan
2003-SPP-03 & 2003-ODP-03



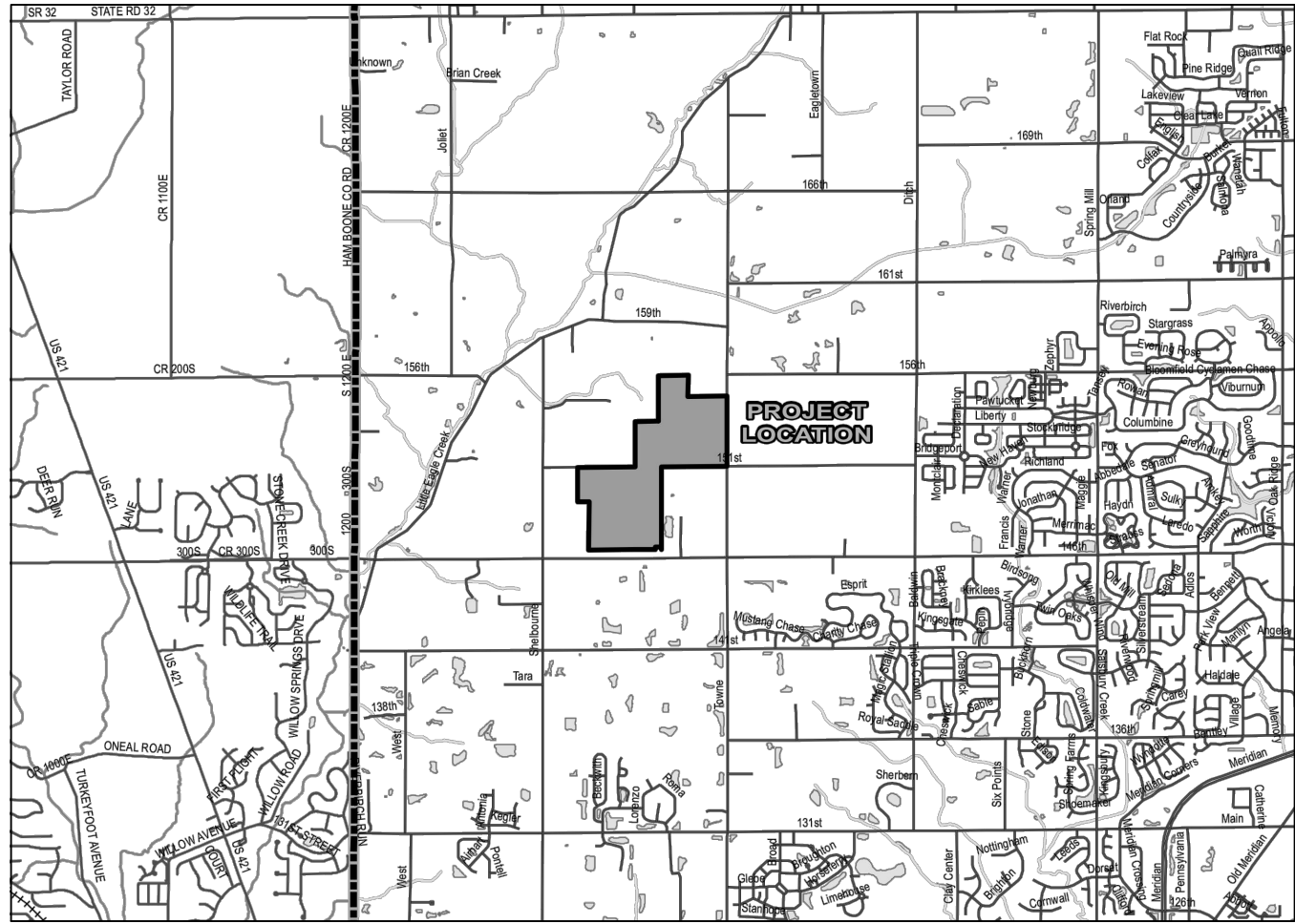
Aerial Location Map



Zoning Map



- Parcel
- SF-2 (Single Family - 2)
- SF-3 Cluster
- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- Zoning - All**
- Zoning**



LOCATION MAP
SCALE 1" = 1/2 MILE

LEGAL DESCRIPTION

A part of the Northeast, Southeast and Southwest Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD83, CORS 96) along the north line of said Southeast Quarter a distance of 1875.88 feet to the northerly extension of the west line of a tract of land described in Instrument Number 9709730812 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 15 seconds East along said northerly extension, along said west line, and along the west line of a tract of land described in Instrument Number 9809873905 in said Recorder's Office a distance of 2629.07 feet to the southeast corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office, the following two (2) courses being along the southerly lines of said tract; (1) thence North 89 degrees 30 minutes 48 seconds East a distance of 770.54 feet; (2) thence South 89 degrees 36 minutes 02 seconds West a distance of 1325.15 feet to the southwest corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office also being the west line of the East Half of said Southwest Quarter; thence North 00 degrees 02 minutes 10 seconds East along said west line a distance of 281.60 feet to an east line of a tract of land described in Instrument Number 200500074587; thence North 00 degrees 11 minutes 51 seconds East along said east line and along the east line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 seconds West along the north line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the northwest corner of a tract of land described in Instrument Number 19900955060 in said Recorder's Office, being also on the north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 237.57 feet to the northwest corner of a tract of land described in Instrument Number 2018010770 in said Recorder's Office, the following seven (7) courses being along the west, south, and east lines of said tract; (1) thence South 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; (2) thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; (3) thence South 78 degrees 47 minutes 19 seconds East a distance of 74.10 feet; (4) thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; (5) thence North 74 degrees 08 minutes 40 seconds East a distance of 56.53 feet; (6) thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; (7) thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to said north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 1166.43 feet to the southwest corner of said Northeast Quarter; thence North 00 degrees 25 minutes 05 seconds East along the west line of said Northeast Quarter a distance of 1310.34 feet to the northwest corner of the Southwest Quarter of said Northeast Quarter; thence North 89 degrees 15 minutes 25 seconds East along the north line of said Quarter-Quarter Section a distance of 660.10 feet to the southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the west line thereof a distance of 1312.48 feet to the northwest corner of said East Half of said Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the north line of said Northeast Quarter a distance of 851.39 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the northwest corner of a tract of land described in Instrument Number 2012070185 in said Recorder's Office; thence South 00 degrees 14 minutes 27 seconds West along the west line of said tract a distance of 623.92 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the south line of said tract a distance of 1126.00 feet to the east line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said east line a distance of 2013.90 feet to the POINT OF BEGINNING, containing 256.932 acres, more or less.

PHASING LOT SCHEDULE

SECTION 1A	23 LOTS
SECTION 1B	90 LOTS
SECTION 2	39 LOTS
SECTION 3	65 LOTS
SECTION 4	39 LOTS
SECTION 5	90 LOTS
SECTION 6	97 LOTS
SECTION 7	47 LOTS

TOTAL: 490 LOTS

DEVELOPMENT STANDARDS

CLAIBORNE FARMS BY DEL WEBB
ZONING: PUD ORDINANCE 19-46 ADOPTED NOVEMBER 25, 2019
LOTS: 490

MIN. LOT AREA	5,625 SF
MIN. LOT FRONTAGE	35'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	20'
MIN. LOT WIDTH	45'
MAX. BUILDING HEIGHT	1 1/2 STORIES
MIN. LIVING AREA (TOTAL)*	1,200 SF

* A MIN. OF 195 DWELLINGS SHALL HAVE A LIVING AREA GREATER THAN 1,500 SF.

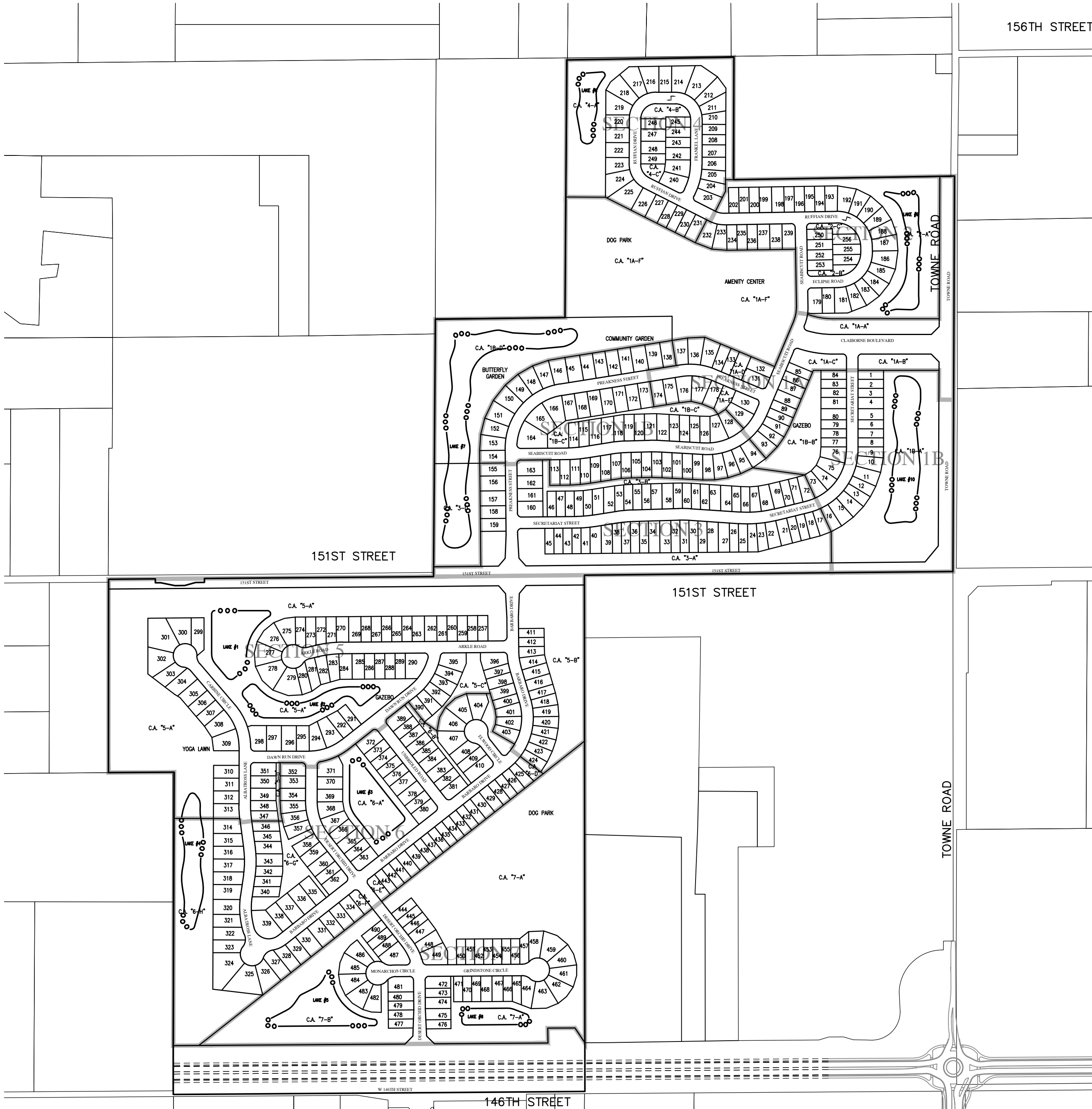


Call 811 or 800-382-5544 Before you Dig!

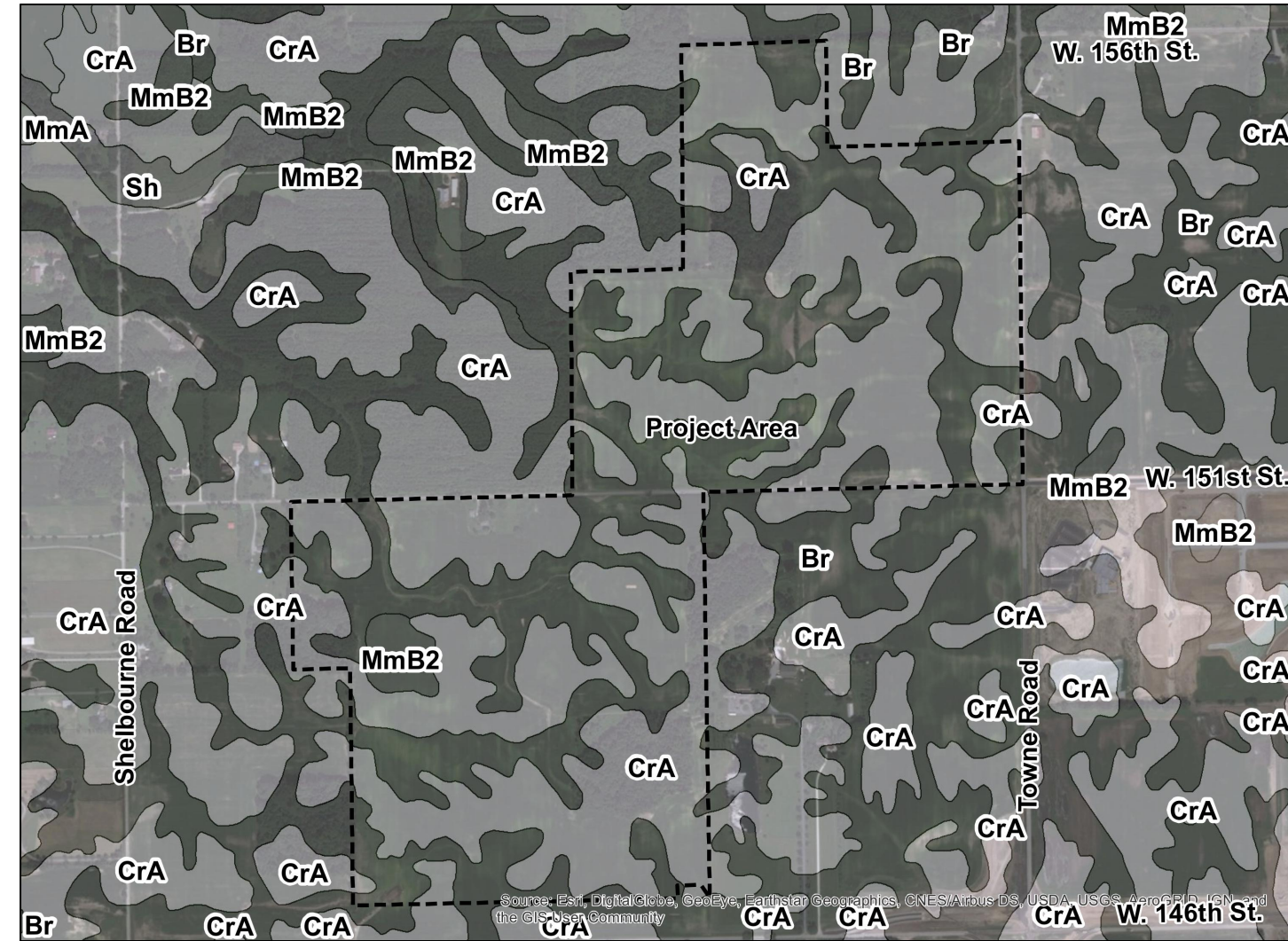
PREPARED BY:

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

CLAIBORNE FARMS BY DEL WEBB PRIMARY PLAT PLAN Pulte Homes of Indiana, L.L.C.



SITE MAP
SCALE: 1" = 400'



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br Brookstone silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2 Miami silt loam, 2 to 6 percent slopes, eroded

DEVELOPER:

Pulte Homes of Indiana, L.L.C.
11590 N. Meridian St, Suite 530
Carmel, Indiana 46032
Caitlin Dopher
(317) 575-2350
Caitlin.Dopher@PulteGroup.com

AGENT/ENGINEER:

HWC Engineering
135 N. Pennsylvania St, Suite 2800
Indianapolis, IN 46204
Brandon Burke
(317) 981-1256
bburke@hwcengineering.com

OWNERS:

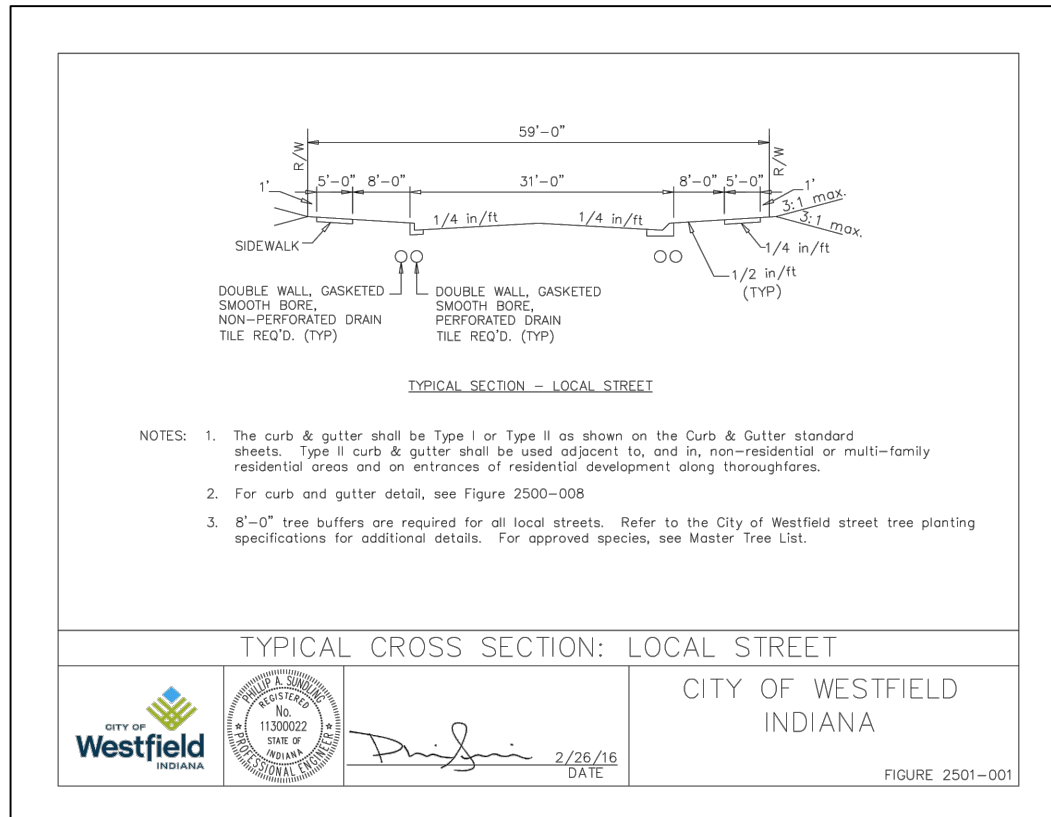
BCE Associates IV LLC
PO Box 280
Zionsville, IN 46077

Schreiber, Mary I Trustee
Timothy J Murphy Trust
PO Box 661
Frankfort, IN 46041

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.12	PRIMARY PLAT PLAN

OPEN SPACE REQUIRED = 15.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 116.1 AC.
TOTAL ACREAGE = 256.932 AC. = 45.19%



NOTES: 1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see Figure 2000-008.
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET
CITY OF WESTFIELD
INDIANA
FIGURE 2001-001

UTILITY CONTACT INFORMATION:

MARATHON PIPELINE LLC
AUSTIN GUYER
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, INDIANA 46234
P: (317) 291-9460 X1233
AGUYER@MARATHONPETROLEUM.COM

BUCKEYE PARTNERS, LP (PIPELINE)
JANA OLTROFF
5521 W LINCOLN HIGHWAY, SUITE 305
CROWN POINT, IN 46307
P: (219) 796-8226
JOLTHOFF@BUCKEYE.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 263-6456
BCARTER@CITIZENSSEWERGROUP.COM

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

DUKE ENERGY (ELECTRIC)
BILL OLDFAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-776-5331
WILLIAM.OLDHAM@DUKE-ENERGY.COM

VECTREN (GAS)
CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5590
CMILLER@VECTREN.COM

CITIZENS WESTFIELD (WATER)
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 263-6456
BCARTER@CITIZENSSEWERGROUP.COM

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

REVISIONS

DATE	REVISION DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

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

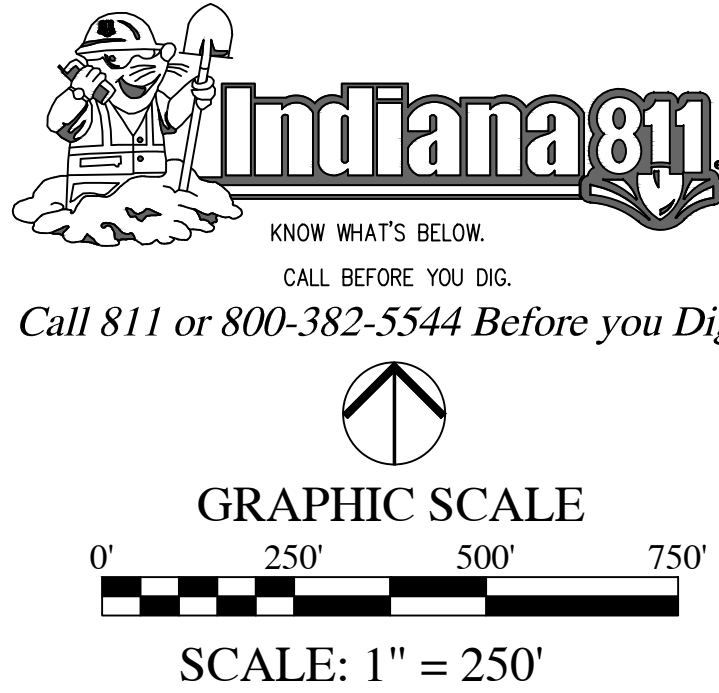
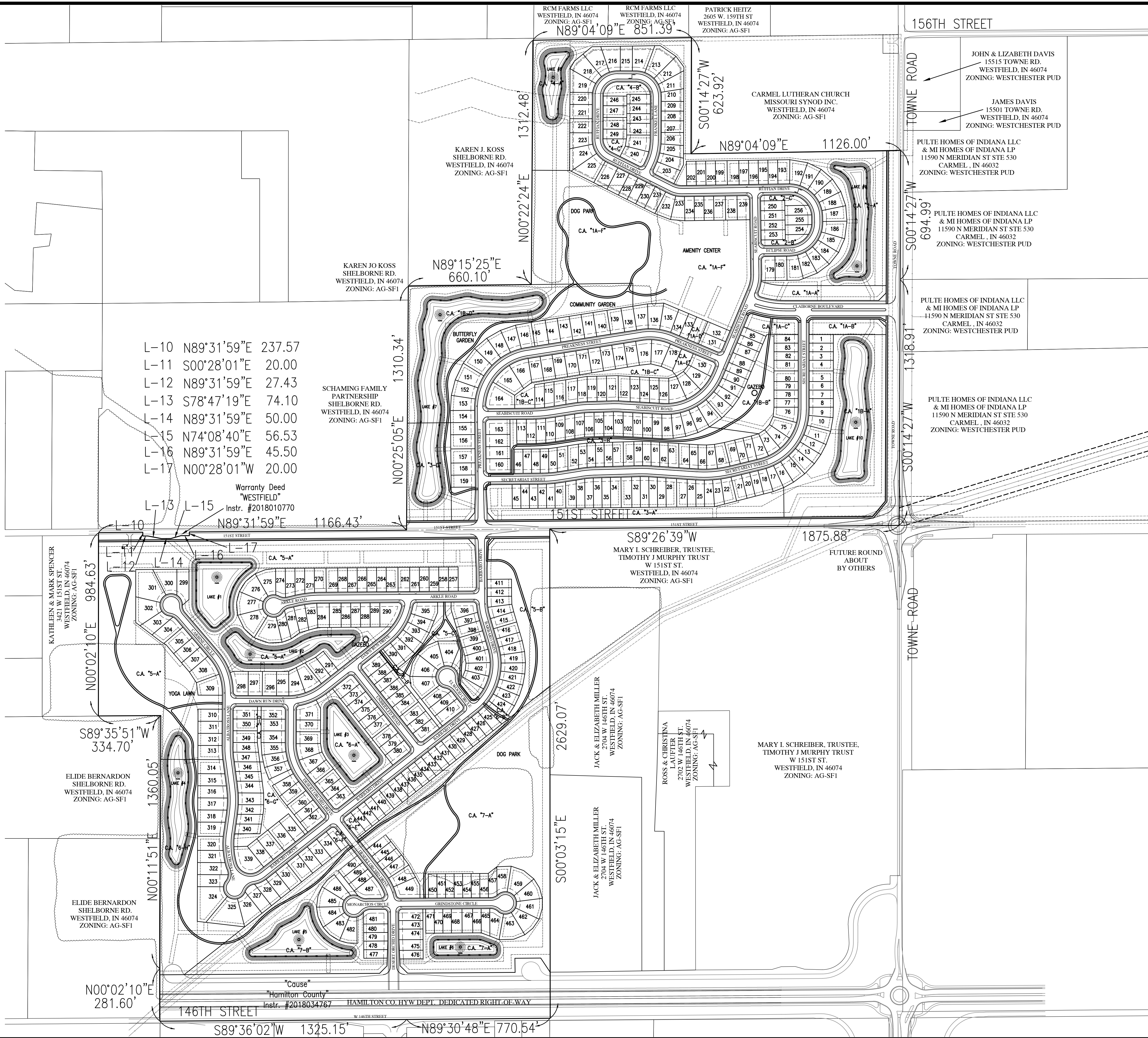
CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

COVER

PROFESSIONAL
No. 10000075
STATE OF INDIANA
NOT A PROFESSIONAL ENGINEER

DRAWN BY
DC
CHECKED BY
BB
DATE
JANUARY 31, 2020
SCALE
AS SHOWN
SHEET

C1.0
COVER



LEGEND:

EXISTING	PROPOSED
—	—
—	—
—	—
—	—

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

LEGAL DESCRIPTION

A part of the Northeast, Southeast and Southwest Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD83, CORRS 96) along the north line of said Southeast Quarter a distance of 1875.88 feet to the northerly extension of the west line of a tract of land described in Instrument Number 9709730812 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 15 seconds East along said northerly extension, along said west line, and along the west line of a tract of land described in Instrument Number 9809873905 in said Recorder's Office a distance of 2629.07 feet to the southeast corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office, the following two (2) courses being along the southerly lines of said tract; (1) thence North 89 degrees 30 minutes 48 seconds East a distance of 770.54 feet; (2) thence South 89 degrees 36 minutes 02 seconds West a distance of 1325.15 feet to the southwest corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office also being the west line of the East Half of said Southwest Quarter; thence North 00 degrees 02 minutes 10 seconds East along said west line a distance of 281.60 feet to an east line of a tract of land described in Instrument Number 200500074587; thence North 00 degrees 11 minutes 51 seconds East along said east line and along the east line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 seconds West along the north line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the northwest corner of a tract of land described in Instrument Number 19990955060 in said Recorder's Office, being also on the north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 237.57 feet to the northwest corner of a tract of land described in Instrument Number 2018010770 in said Recorder's Office, the following seven (7) courses being along the west, south, and east lines of said tract; (1) thence South 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; (2) thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; (3) thence South 78 degrees 47 minutes 19 seconds East a distance of 74.10 feet; (4) thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; (5) thence North 74 degrees 08 minutes 40 seconds East a distance of 56.53 feet; (6) thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; (7) thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to said north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 1166.43 feet to the southwest corner of said Northeast Quarter; thence North 00 degrees 25 minutes 05 seconds East along the west line of said Northeast Quarter a distance of 1310.34 feet to the northwest corner of the Southwest Quarter of said Northeast Quarter; thence North 89 degrees 15 minutes 25 seconds East along the north line of said Quarter-Quarter Section a distance of 660.10 feet to the southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the west line thereof a distance of 1312.48 feet to the northwest corner of said East Half of said Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the north line of said Northeast Quarter a distance of 851.39 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the northwest corner of a tract of land described in Instrument Number 2012070185 in said Recorder's Office; thence South 00 degrees 14 minutes 27 seconds West along the west line of said tract a distance of 623.92 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the south line of said tract a distance of 1126.00 feet to the east line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said east line a distance of 2013.90 feet to the POINT OF BEGINNING, containing 256.932 acres, more or less.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

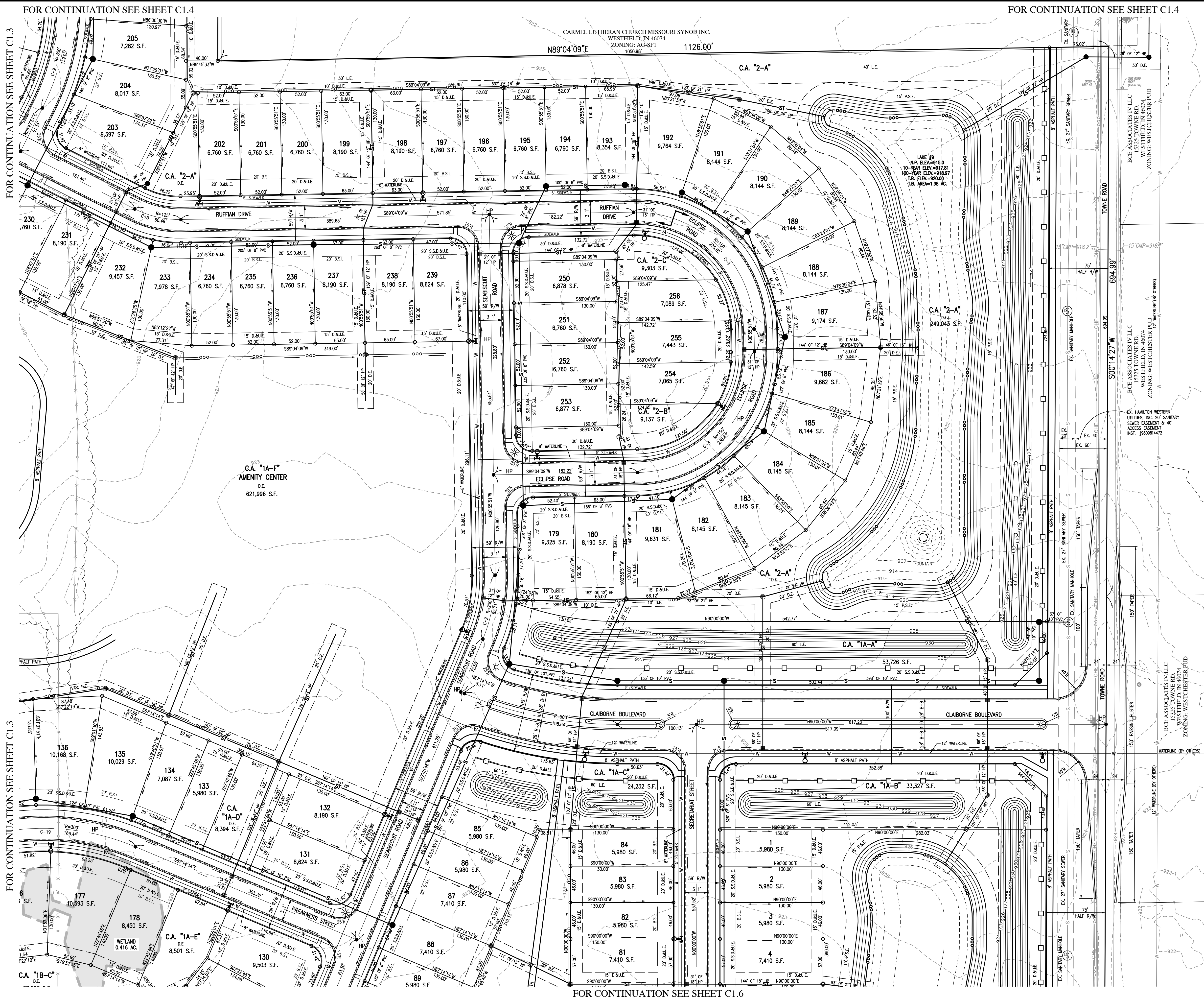
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ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PREPARED BY
BRANDON T. BURLIN
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.1
OVERALL SITE PLAN



FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

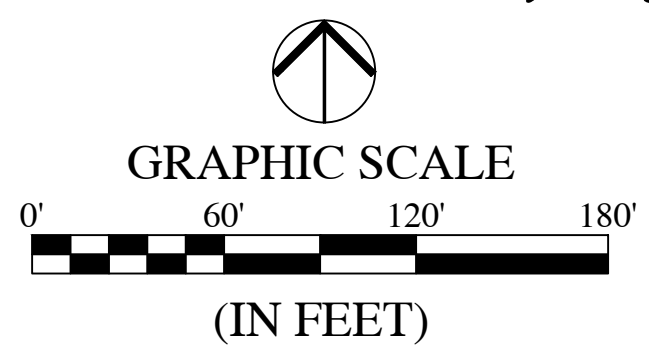
ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

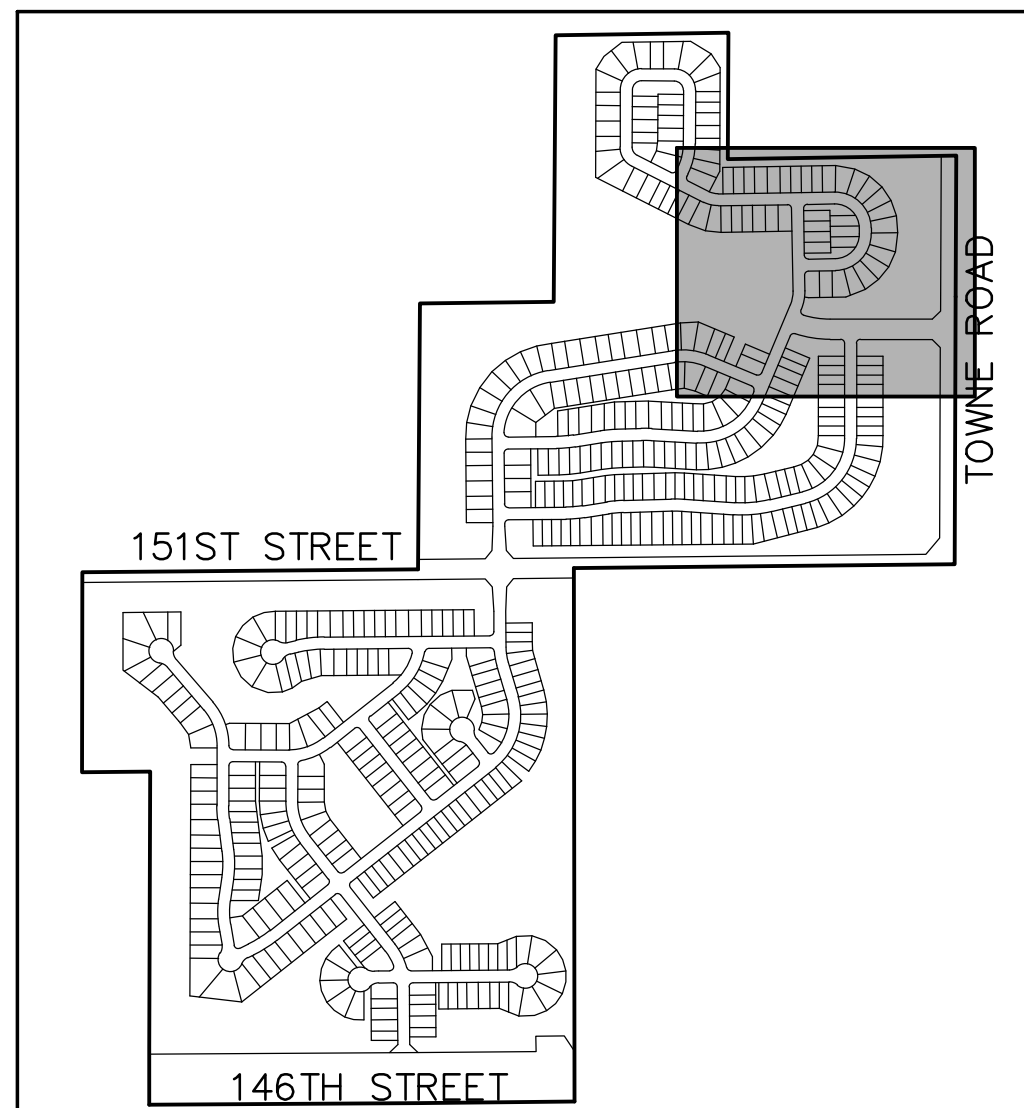


LEGEND:

EXISTING	PROPOSED
--- EASEMENT LINE	--- EASEMENT LINE
--- SETBACK LINE	--- SETBACK LINE
--- CENTERLINE	--- CENTERLINE
--- SUBSURFACE DRAIN	--- SUBSURFACE DRAIN
--- SANITARY SEWER	--- SANITARY SEWER
--- STORM SEWER	--- STORM SEWER
--- STORM CULVERT	--- STORM CULVERT
--- WATER MAIN	--- WATER MAIN
--- CONTOUR, MAJOR	--- CONTOUR, MAJOR
--- CONTOUR, MINOR	--- CONTOUR, MINOR
--- FENCE	--- FENCE
--- TREE LINE	--- TREE LINE
--- SANITARY MANHOLE	--- SANITARY MANHOLE
--- STORM MANHOLE	--- STORM MANHOLE
--- STORM INLET	--- STORM INLET
--- STORM END SECTION	--- STORM END SECTION
--- FIRE HYDRANT	--- FIRE HYDRANT
--- FLOW ARROW	--- FLOW ARROW
--- STREET LIGHT	--- STREET LIGHT
--- 6" X 6" VEHICLE BARRIER POST	--- 6" X 6" VEHICLE BARRIER POST
--- EXISTING WETLANDS	--- EXISTING WETLANDS
--- BLACK "4-BOARD" FENCE	--- BLACK "4-BOARD" FENCE
--- CURVE AHEAD WARNING SIGN	--- CURVE AHEAD WARNING SIGN

ABBREVIATIONS:

BC	- BACK OF CURB
CL	- CENTERLINE
FL	- FLOW LINE
NP	- NORMAL POOL (ELEVATION)
PVC	- POLYVINYL CHLORIDE PIPE
RCP	- REINFORCED CONCRETE PIPE
C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PERMANENT STORMWATER EASEMENT
P.A.E.	- PEDESTRIAN ACCESS EASEMENT
ESMT.	- EASEMENT
ZS	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

PRIMARY PLAT PLAN



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.2

PRIMARY PLAT PLAN

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	198.64'	500.00'	197.34'	S78°37'07"E	22°45'46"
C-2	82.71'	200.00'	82.12'	N10°54'57"E	23°41'38"
C-3	235.62'	150.00'	212.13'	N44°04'09"E	9°00'00"
C-4	235.62'	150.00'	212.13'	N45°55'51"W	9°00'00"
C-5	60.49'	125.00'	59.91'	S77°04'00"E	27°43'42"
C-6	118.48'	107.00'	112.52'	S31°28'51"E	63°26'36"
C-7	168.08'	107.00'	151.32'	S45°14'27"W	9°00'00"
C-8	168.08'	107.00'	151.32'	N44°45'13"E	9°00'00"
C-9	139.05'	300.00'	137.81'	N1°31'09"E	26°33'24"
C-10	399.63'	300.00'	370.73'	N38°09'42"E	76°19'24"
C-11	183.13'	600.00'	182.42'	N85°04'02"E	17°29'16"
C-12	57.47'	600.00'	57.45'	N88°55'58"W	5°29'18"
C-13	76.94'	600.00'	76.89'	S84°38'58"W	7°20'50"
C-14	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-15	369.00'	300.00'	346.18'	N58°00'00"E	70°28'27"
C-16	51.46'	600.00'	51.44'	N89°13'12"W	4°25'42"
C-17	76.94'	600.00'	76.89'	S84°38'58"W	7°20'50"
C-18	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-19	166.44'	300.00'	164.31'	N83°07'51"W	31°47'14"
C-20	426.90'	300.00'	391.78'	S40°12'36"W	81°31'53"
C-21	82.95'	300.00'	82.69'	S08°28'37"E	15°50'33"
C-22	356.63'	300.00'	336.00'	N17°39'27"E	68°06'41"
C-23	209.84'	107.00'	177.79'	S72°06'21"E	11°21'42"
C-24	123.93'	400.00'	123.43'	S00°39'12"E	17°45'04"
C-25	137.75'	500.00'	137.31'	N00°19'48"E	15°47°04"
C-26	67.72'	500.00'	67.67'	S03°40'57"E	7°45'35"
C-27	213.25'	300.00'	208.79'	N20°09'59"W	40°43'40"
C-28	201.50'	300.00'	197.74'	N70°57'19"E	38°29'03"
C-29	257.53'	300.00'	249.69'	N27°07'16"E	49°11'03"
C-30	134.99'	600.00'	134.71'	S83°05'15"W	12°53'28"
C-31	201.50'	300.00'	197.74'	S19°02'41"E	38°29'03"
C-32	157.92'	300.00'	156.10'	N23°12'24"W	30°09'36"
C-33	55.60'	300.00'	55.52'	S84°17'17"W	10°37'08"
C-34	40.44'	300.00'	40.41'	N04°15'53"W	7°43'27"



FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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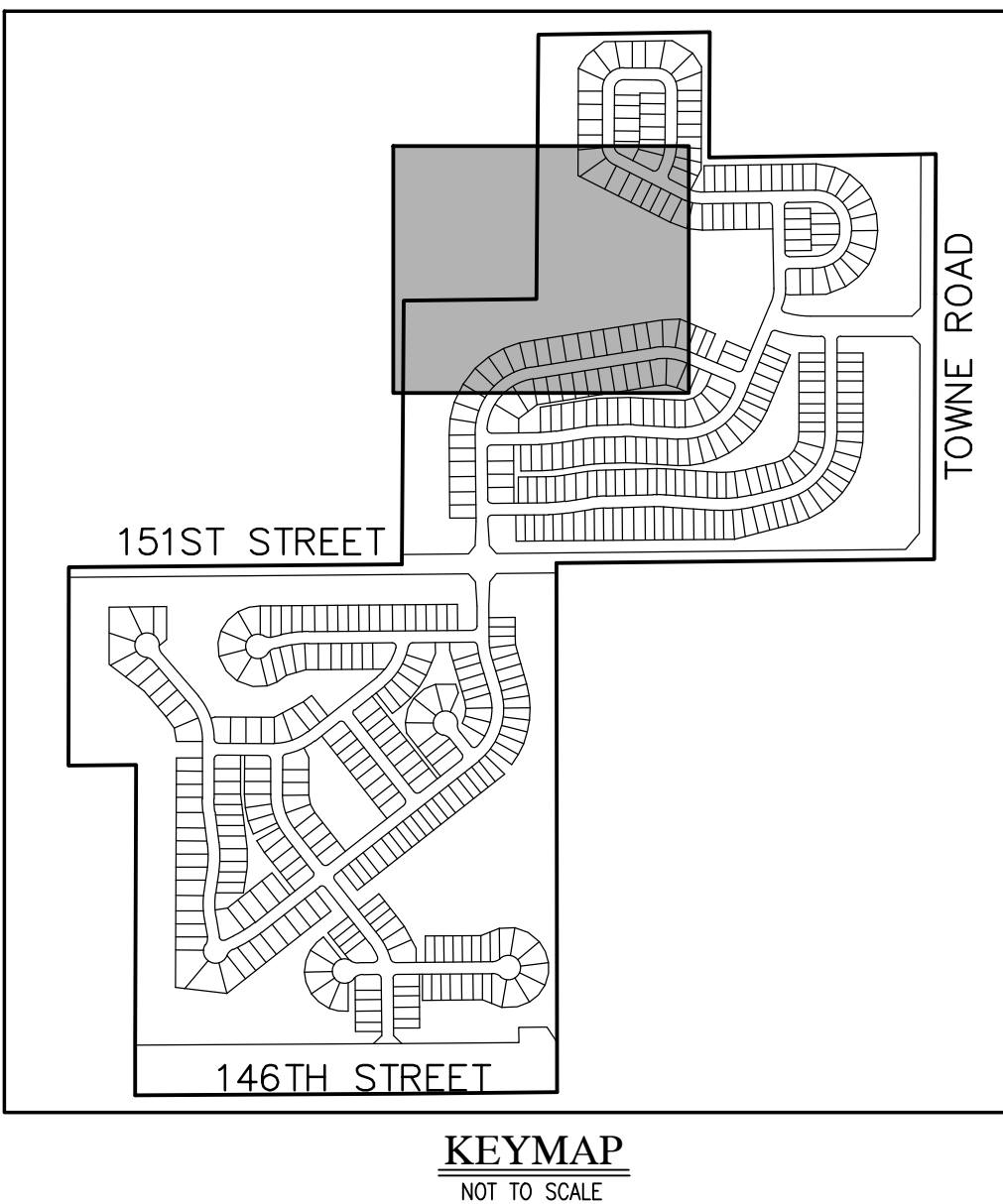


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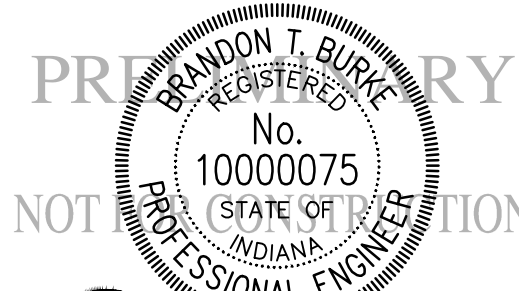
EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6' X 6' VEHICLE BARRIER POST	
	EXISTING WETLANDS	
	BLACK "4-BOARD" FENCE	
	CURVE AHEAD WARNING SIGN	

ABBREVIATIONS:

BC	- BACK OF CURB
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S.S.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PEDESTRIAN STORMWATER EASEMENT
P.A.E.	- PEDESTRIAN ACCESS EASEMENT
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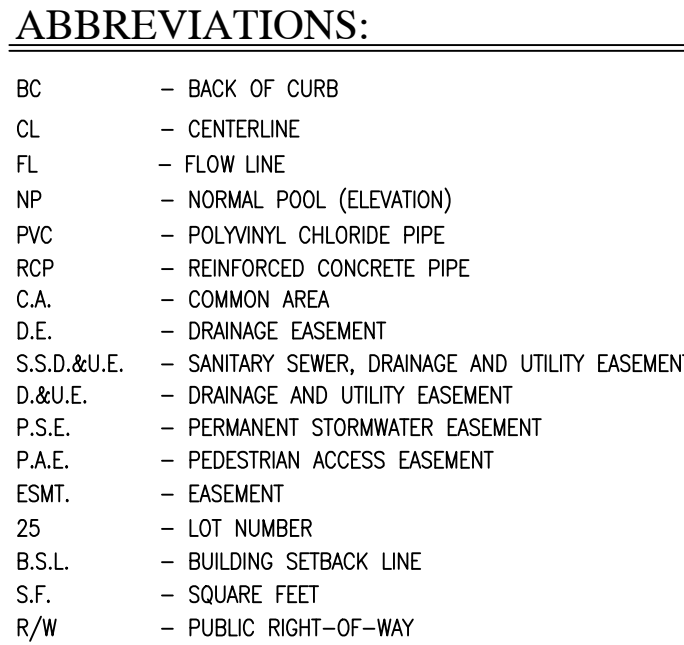
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CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN



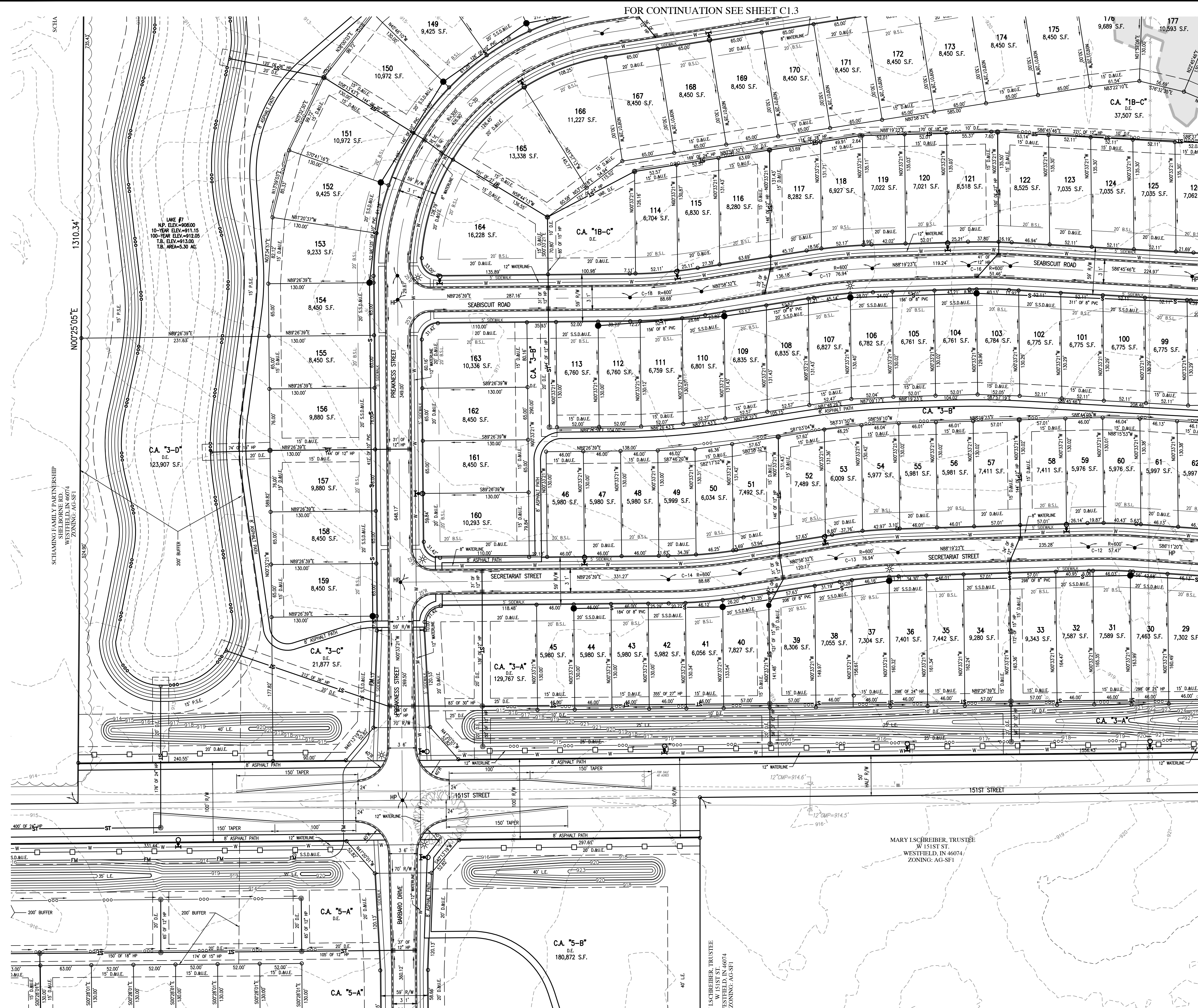
DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.3



PRIMARY PLAT PLAN





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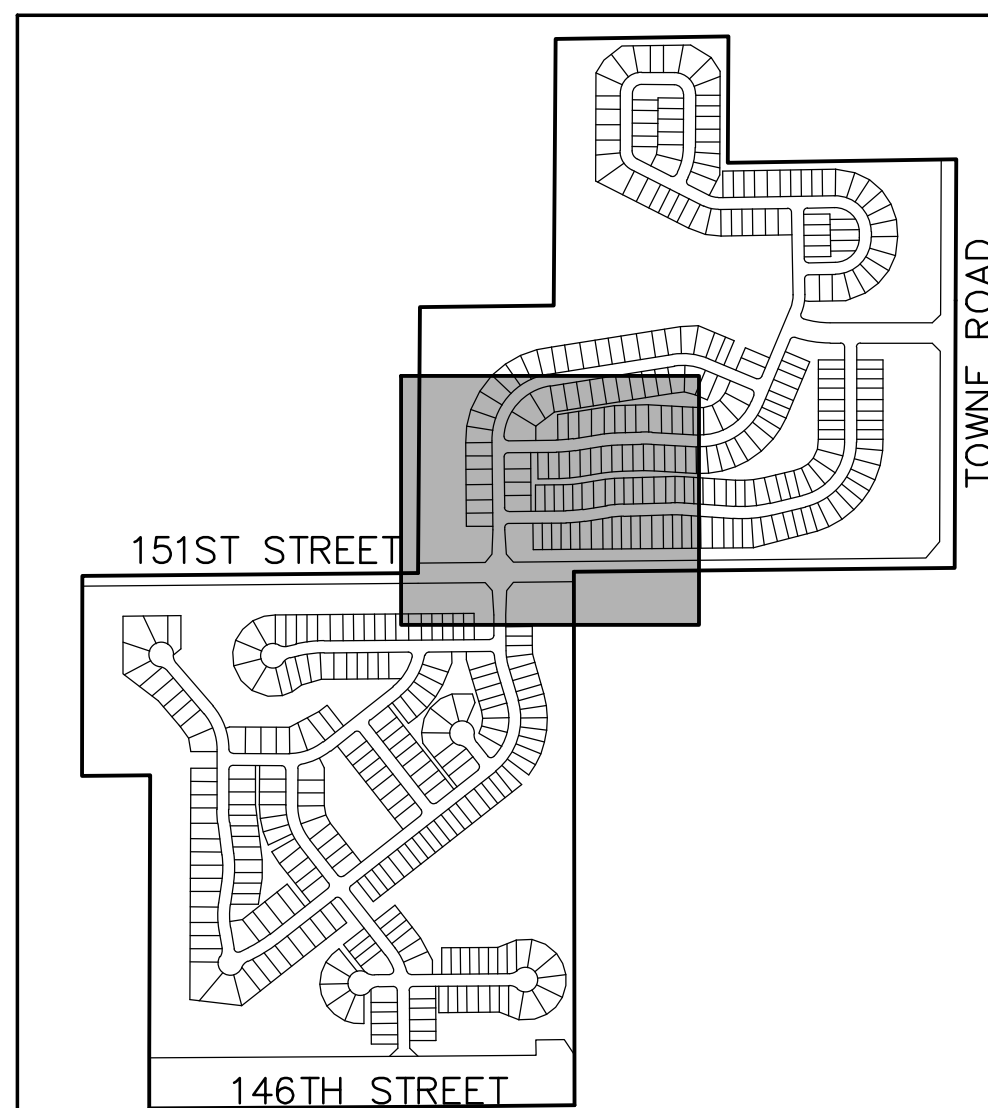


LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
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	STORM END SECTION	
	FIRE HYDRANT	
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KEYMAP
NOT TO SCALE

[illegible]

**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA**

PRIMARY PLAT PLAN



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CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

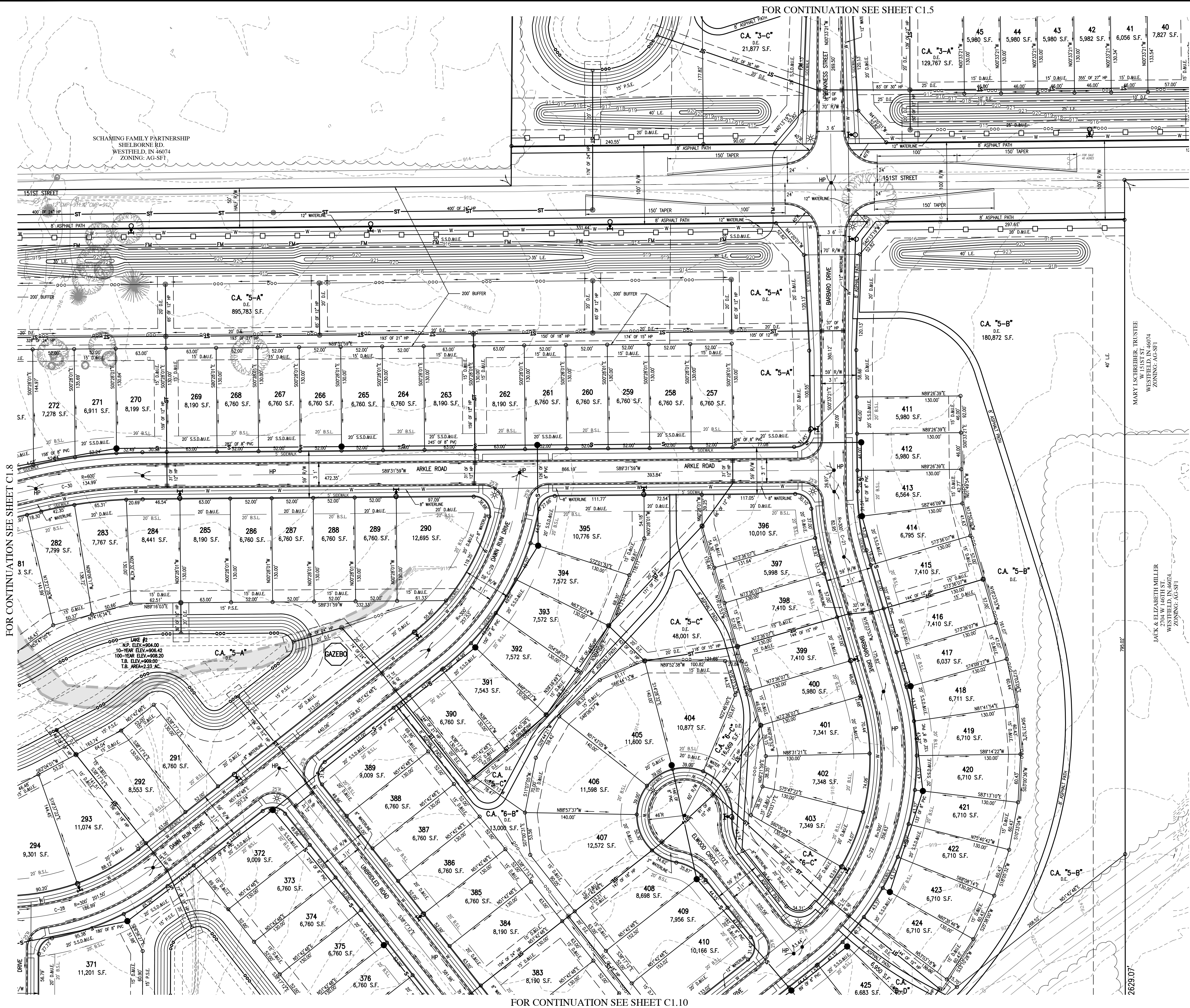
C1.5

PRIMARY PLAT PLAN



C1.6

PRIMARY PLAT PLAN



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KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

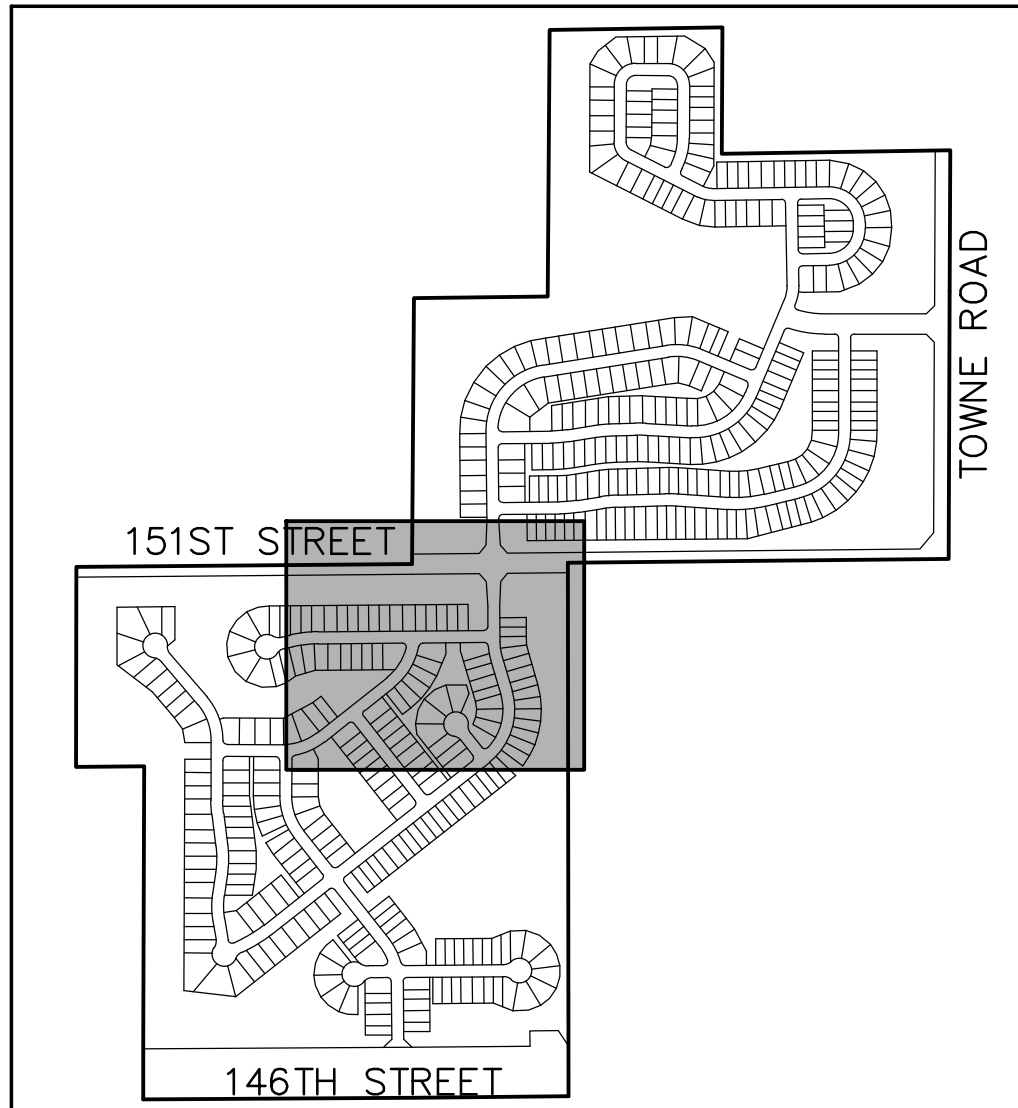
EXISTING

PROPOSED

- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- CENTERLINE
- SWALE / FLOWLINE
- SUBSURFACE DRAIN
- SANITARY SEWER
- STORM SEWER
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- FIRE HYDRANT
- FLOW ARROW
- STREET LIGHT
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- EXISTING WETLANDS
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- CURVE AHEAD WARNING SIGN

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REVISIONS

DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

HWC
ENGINEERING

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

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

PRIMARY PLAT PLAN

PREPARED BY
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

NOTED BY
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY
DC

CHECKED BY
BB

DATE
JANUARY 31, 2020

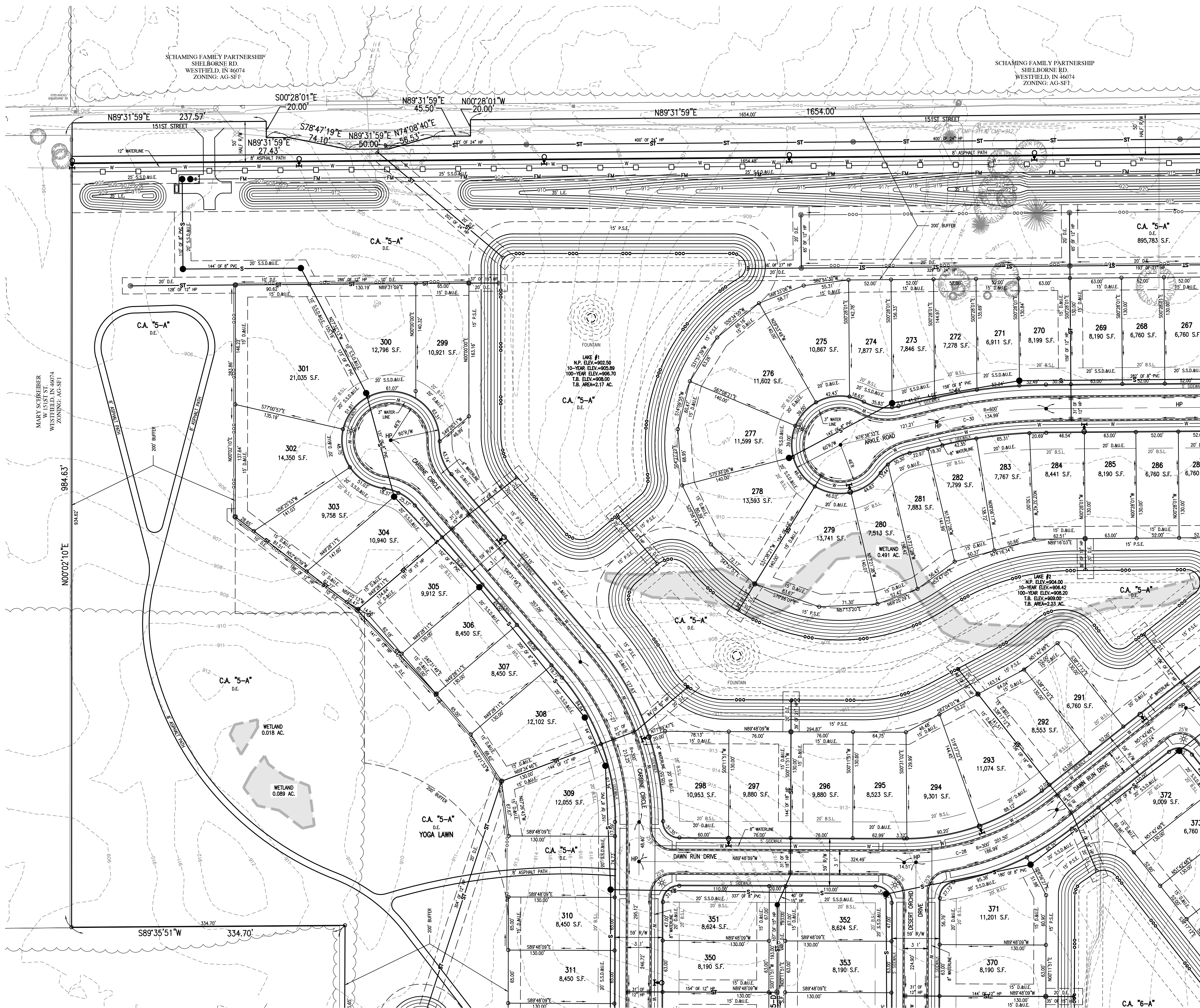
SCALE
AS SHOWN

SHEET

JOB NUMBER
2019-241

C1.7

PRIMARY PLAT PLAN



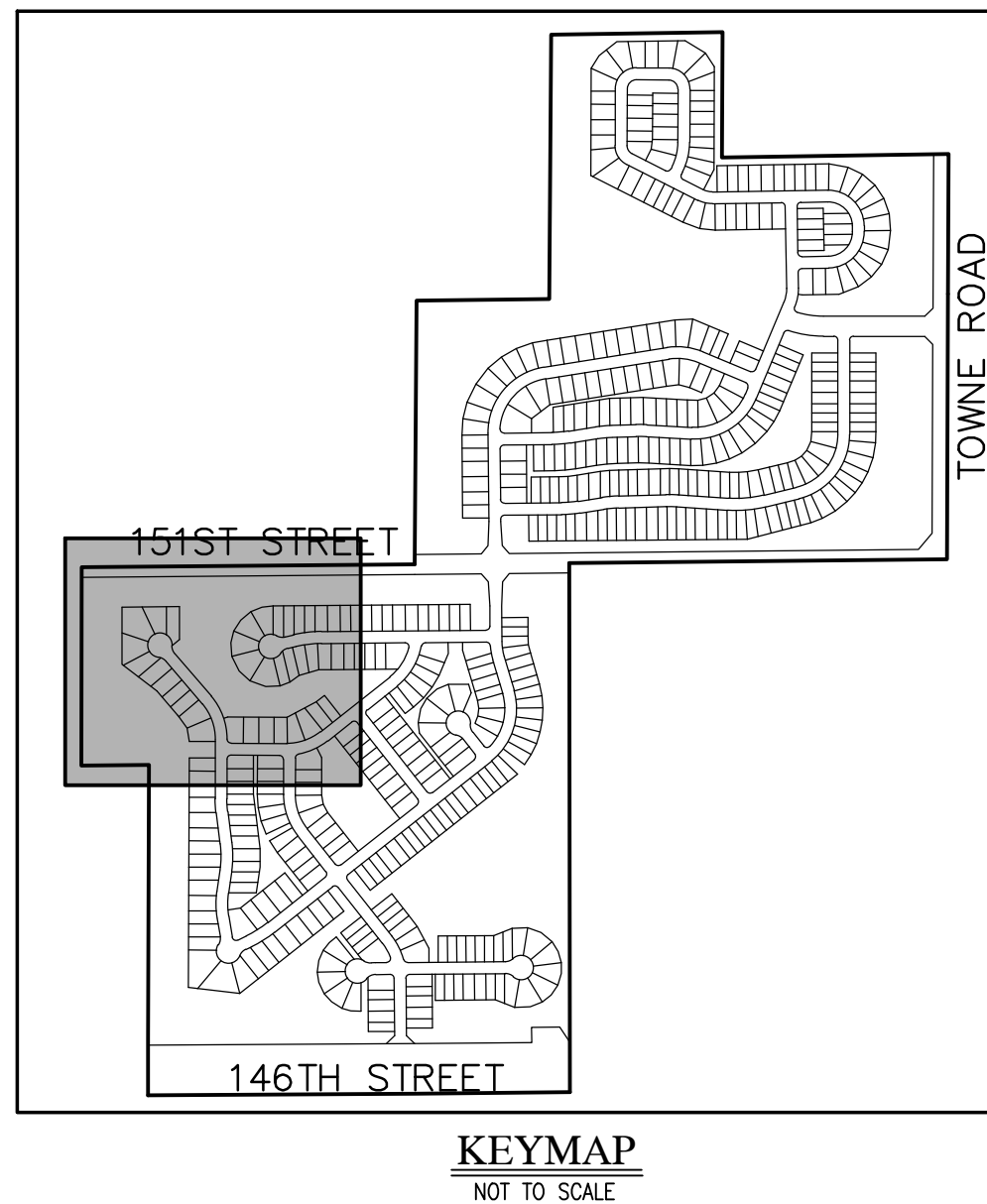
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LEGEND:	
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	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
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P.S.E.	— POTENTIAL STORMWATER EASEMENT
P.A.E.	— PEDESTRIAN ACCESS EASEMENT
ESMT.	— EASEMENT
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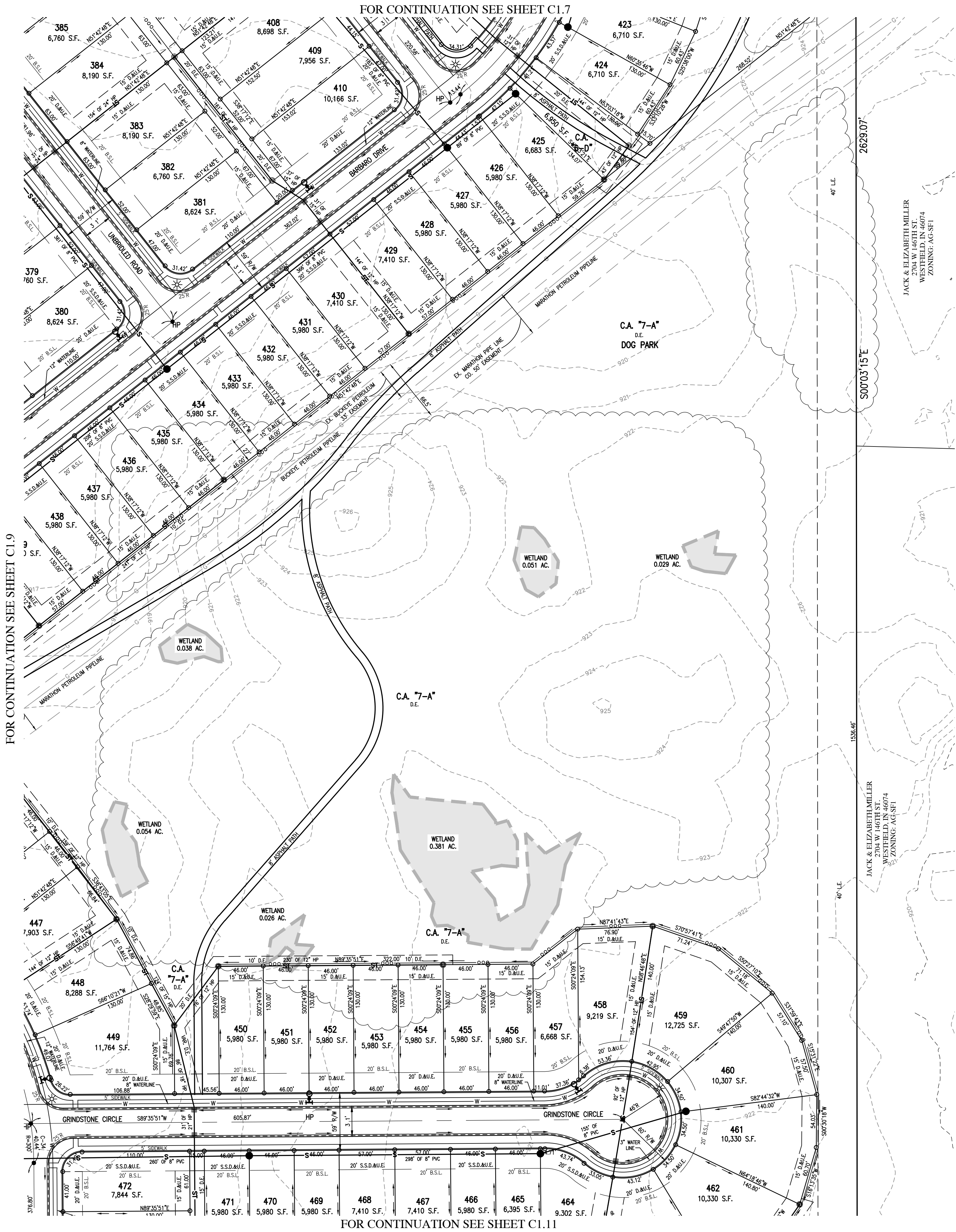
CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN



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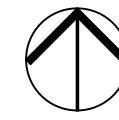
C1.8

PRIMARY PLAT PLAN





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GRAPHIC SCALE

0' 60' 120' 180'



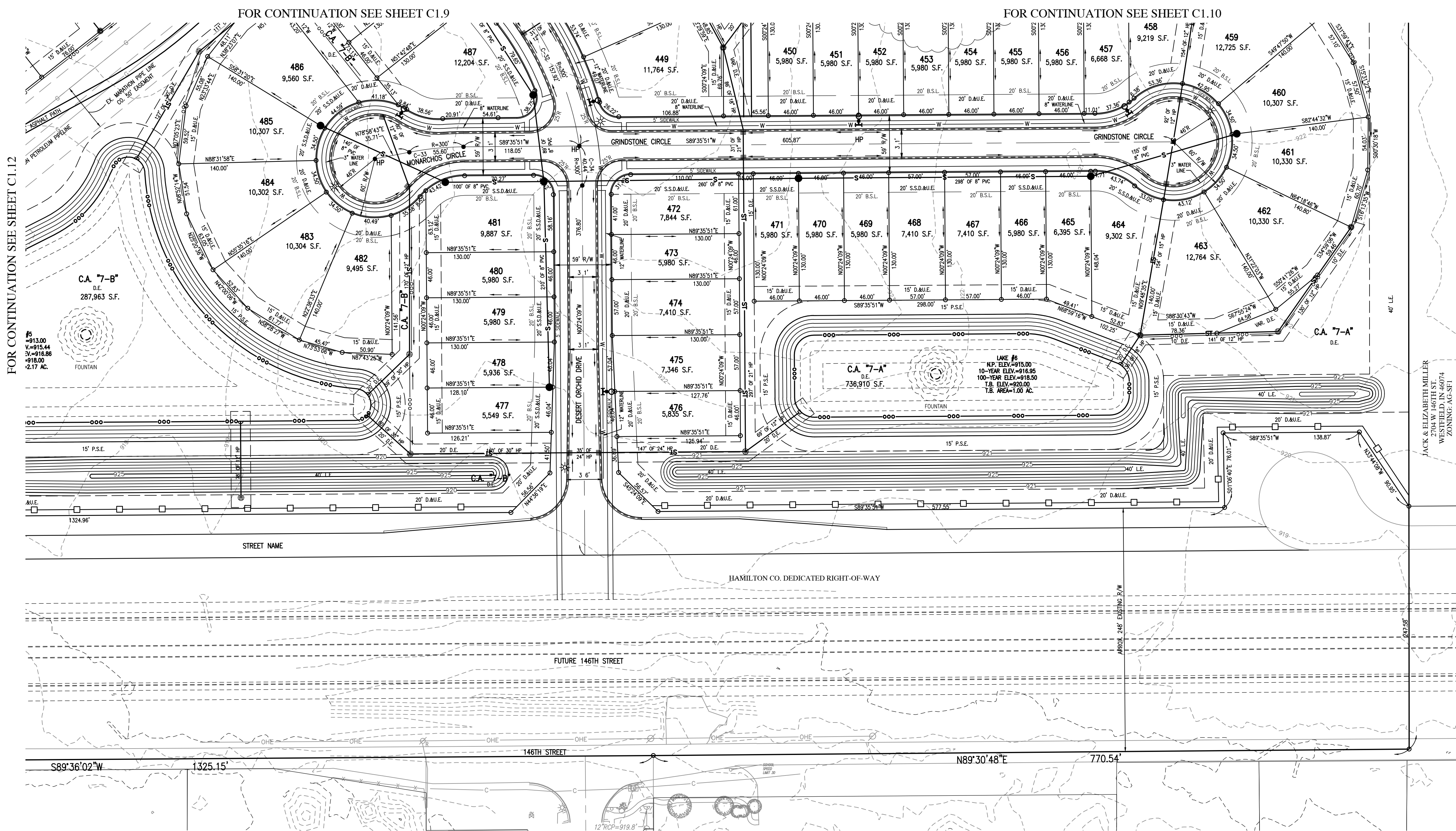
(IN FEET)

LEGEND

EXISTING		PROPOSED
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	EASEMENT LINE	
	SETBACK LINE	
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	SWALE / FLOWLINE	
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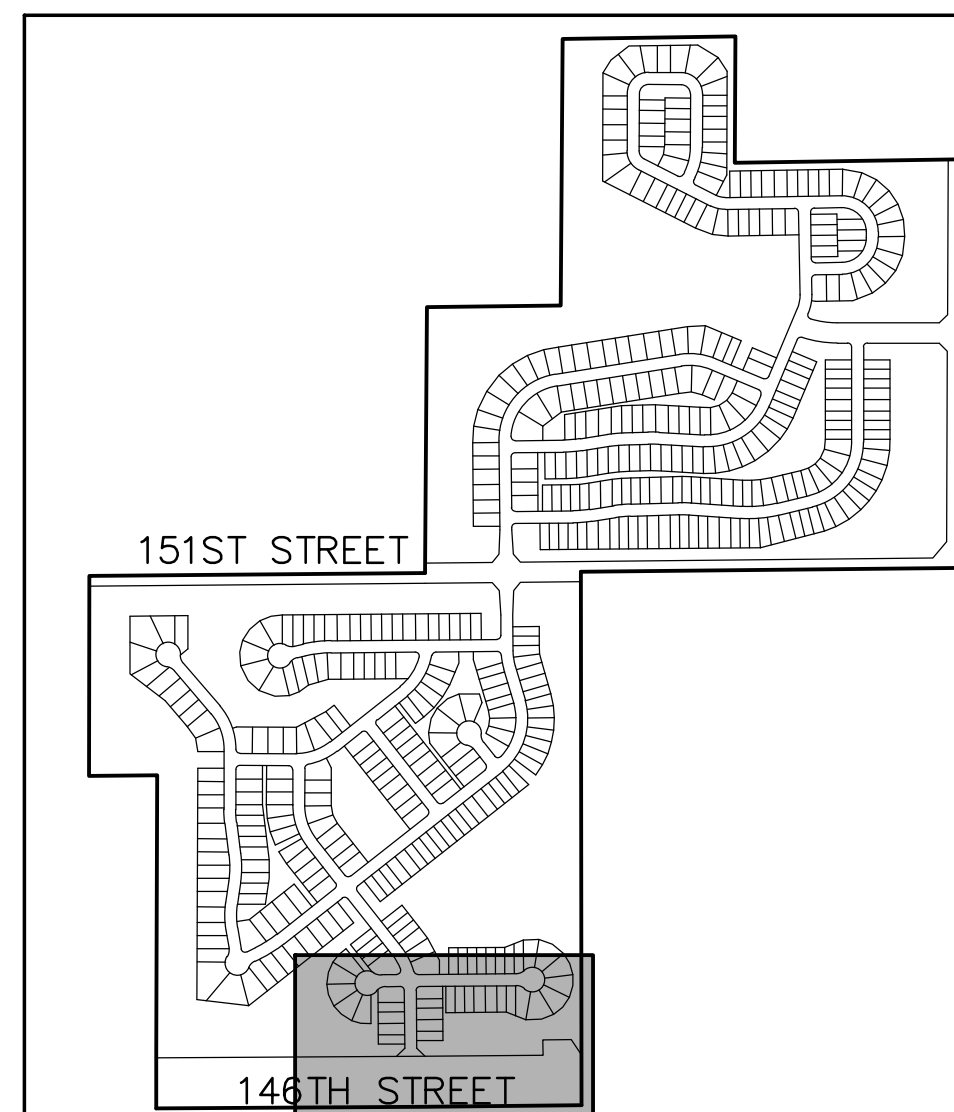
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KEYMA
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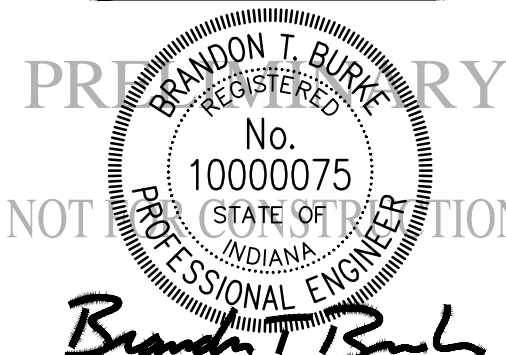
REVISIONS

DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA**

PRIMARY PLAT PLAN



DRAWN BY DC
CHECKED BY BB
DATE JANUARY 31, 202
SCALE AS SHOWN
SHEET

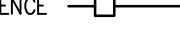
JOB NUMBER	

C1.11

PRIMARY PLAT PLAN



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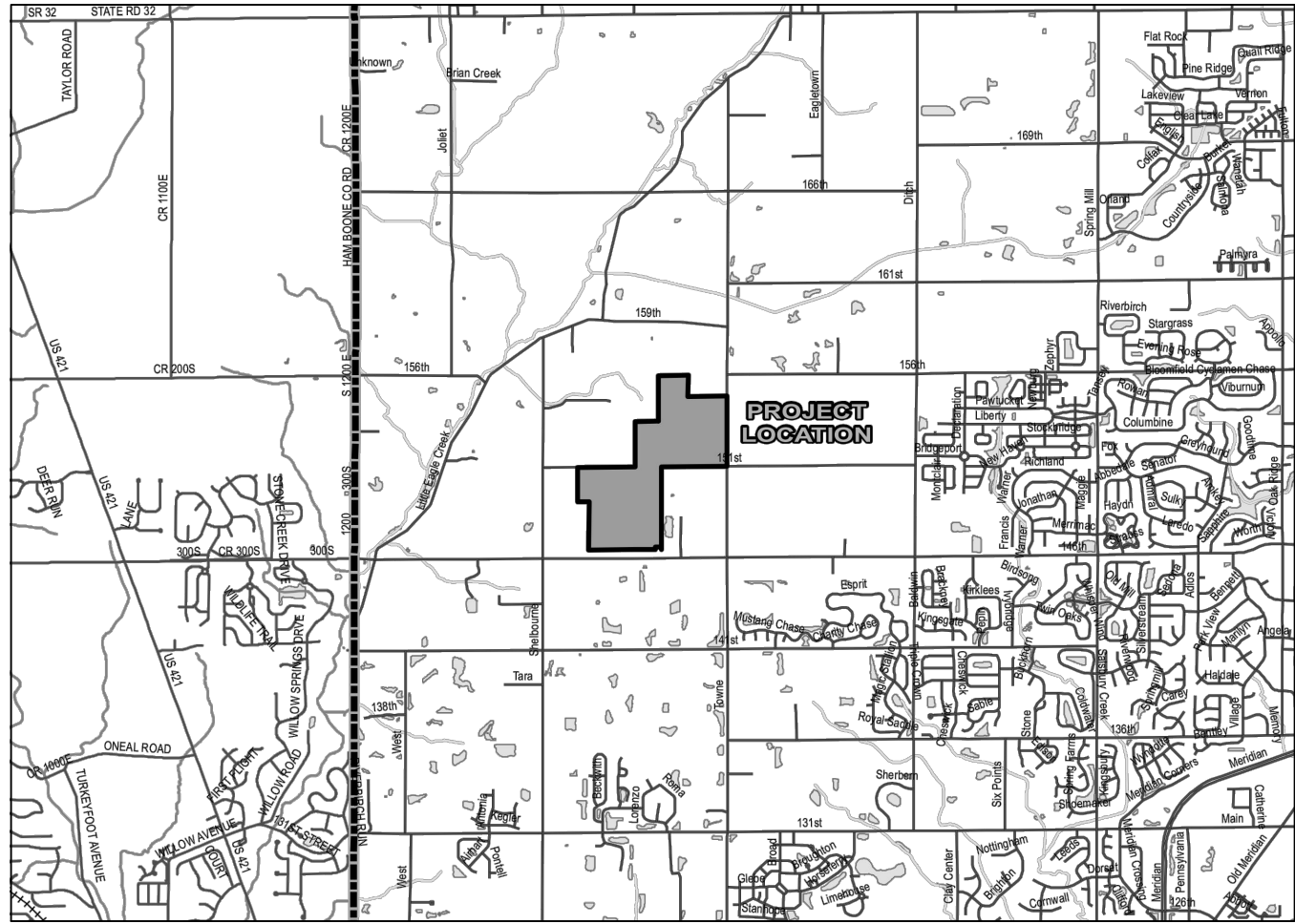


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P.A.E.	PEDESTRIAN ACCESS EASEMENT
EASCHT.	EASEMENT
28	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
B/W	PUBLIC, RIGHT-OF-WAY



PRIMARY PLAT PLAN

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LOCATION MAP
SCALE 1"= 1/2 MILE

LEGAL DESCRIPTION

A part of the Northeast, Southeast and Southwest Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD83, CORS 96) along the north line of said Southeast Quarter a distance of 1875.88 feet to the northerly extension of the west line of a tract of land described in Instrument Number 9709730812 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 15 seconds East along said northerly extension, along said west line, and along the west line of a tract of land described in Instrument Number 9809873905 in said Recorder's Office a distance of 2629.07 feet to the southeast corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office, the following two (2) courses being along the southerly lines of said tract; (1) thence North 89 degrees 30 minutes 48 seconds East a distance of 770.54 feet; (2) thence South 89 degrees 36 minutes 02 seconds West a distance of 1325.15 feet to the southwest corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office also being the west line of the East Half of said Southwest Quarter; thence North 00 degrees 02 minutes 10 seconds East along said west line a distance of 281.60 feet to an east line of a tract of land described in Instrument Number 200500074587; thence North 00 degrees 11 minutes 51 seconds East along said east line and along the east line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 seconds West along the north line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the northwest corner of a tract of land described in Instrument Number 19900955060 in said Recorder's Office, being also on the north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 237.57 feet to the northwest corner of a tract of land described in Instrument Number 2018010770 in said Recorder's Office, the following seven (7) courses being along the west, south, and east lines of said tract; (1) thence South 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; (2) thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; (3) thence South 78 degrees 47 minutes 19 seconds East a distance of 74.10 feet; (4) thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; (5) thence North 74 degrees 08 minutes 40 seconds East a distance of 56.53 feet; (6) thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; (7) thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to said north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 1166.43 feet to the southwest corner of said Northeast Quarter; thence North 00 degrees 25 minutes 05 seconds East along the west line of said Northeast Quarter a distance of 1310.34 feet to the northwest corner of the Southwest Quarter of said Northeast Quarter; thence North 89 degrees 15 minutes 25 seconds East along the north line of said Quarter-Quarter Section a distance of 660.10 feet to the southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the west line thereof a distance of 1312.48 feet to the northwest corner of said East Half of said Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the north line of said Northeast Quarter a distance of 851.39 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the northwest corner of a tract of land described in Instrument Number 2012070185 in said Recorder's Office; thence South 00 degrees 14 minutes 27 seconds West along the west line of said tract a distance of 623.92 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the south line of said tract a distance of 1126.00 feet to the east line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said east line a distance of 2013.90 feet to the POINT OF BEGINNING, containing 256.932 acres, more or less.

PHASING LOT SCHEDULE

SECTION 1A	23 LOTS
SECTION 1B	90 LOTS
SECTION 2	39 LOTS
SECTION 3	65 LOTS
SECTION 4	39 LOTS
SECTION 5	90 LOTS
SECTION 6	97 LOTS
SECTION 7	47 LOTS

TOTAL: 490 LOTS

DEVELOPMENT STANDARDS

CLAIBORNE FARMS BY DEL WEBB
ZONING: PUD ORDINANCE 19-46 ADOPTED NOVEMBER 25, 2019
LOTS: 490

MIN. LOT AREA	5,625 SF
MIN. LOT FRONTAGE	35'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	20'
MIN. LOT WIDTH	45'
MAX. BUILDING HEIGHT	1 1/2 STORIES
MIN. LIVING AREA (TOTAL)*	1,200 SF

* A MIN. OF 195 DWELLINGS SHALL HAVE A LIVING AREA GREATER THAN 1,500 SF.



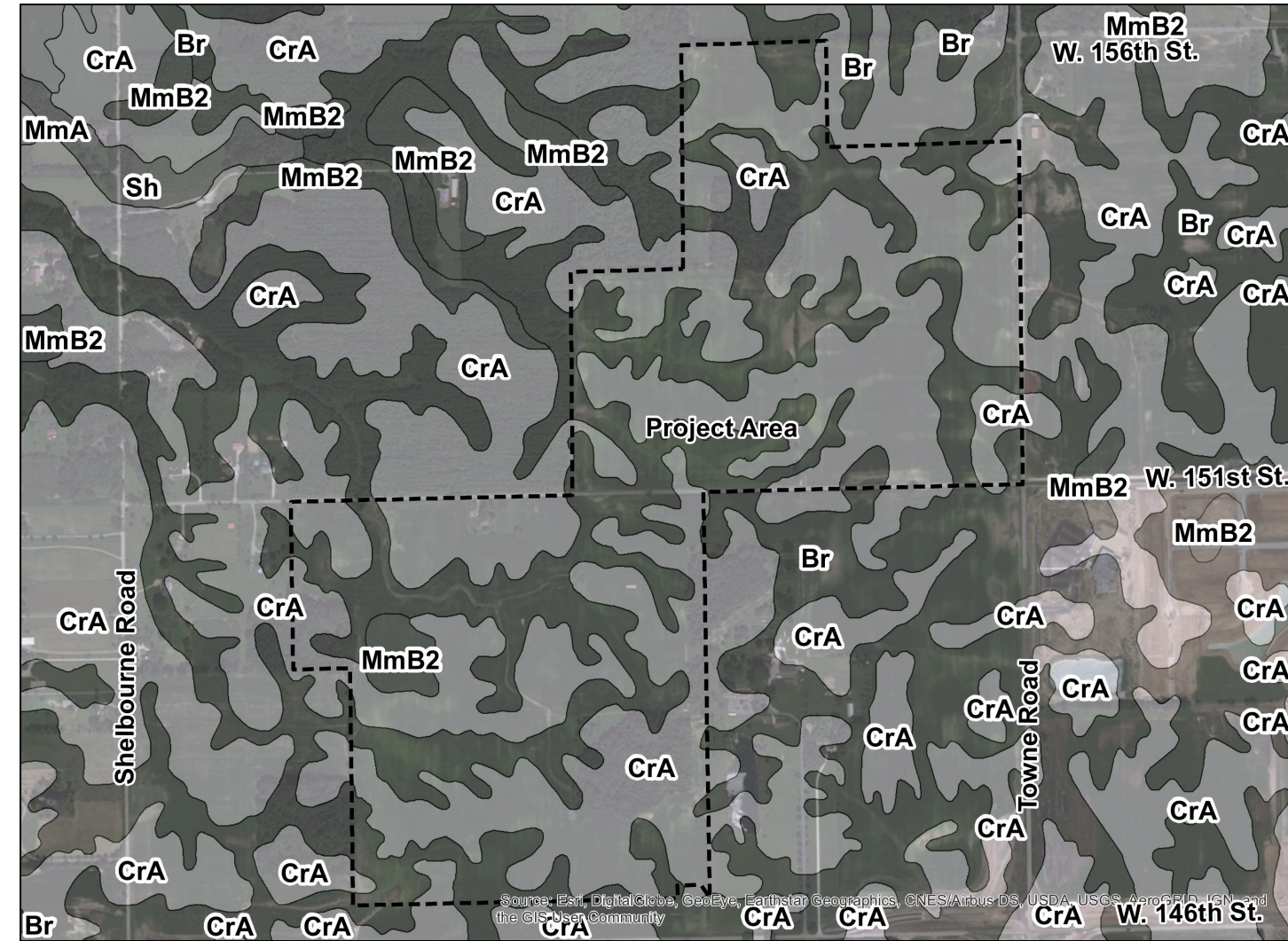
Call 811 or 800-382-5544 Before you Dig!

PREPARED BY:

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

CLAIBORNE FARMS BY DEL WEBB OVERALL DEVELOPMENT PLAN

Pulte Homes of Indiana, L.L.C.



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br Brookstone silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes
MmB2 Miami silt loam, 2 to 6 percent slopes, eroded

DEVELOPER:

Pulte Homes of Indiana, L.L.C.
11590 N. Meridian St, Suite 530
Carmel, Indiana 46032
Caitlin Dopher
(317) 575-2350
Caitlin.Dopher@PulteGroup.com

AGENT/ENGINEER:

HWC Engineering
135 N. Pennsylvania St, Suite 2800
Indianapolis, IN 46204
Brandon Burke
(317) 981-1256
bburke@hwcengineering.com

OWNERS:

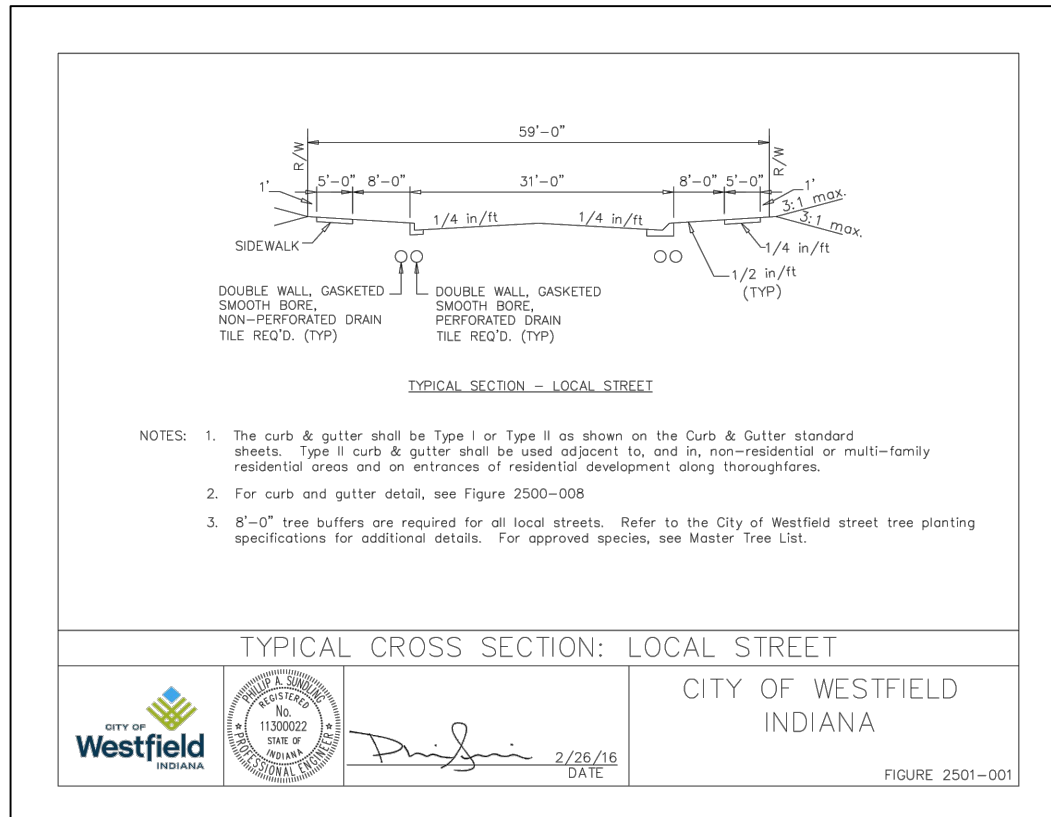
BCE Associates IV LLC
PO Box 280
Zionsville, IN 46077

Schreiber, Mary I Trustee
Timothy J Murphy Trust
PO Box 661
Frankfort, IN 46041

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.12	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C2.1	SOUTHWEST DISTRICT PLAN
C3.0-C3.3	EXISTING CONDITIONS & DEMOLITION PLAN
L1.0-L1.10	LANDSCAPE PLAN
L1.11-L1.12	LANDSCAPE DETAILS

OPEN SPACE REQUIRED = 15.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 116.1 AC.
TOTAL ACREAGE = 256.932 AC. = 45.19%



NOTES: 1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see Figure 2000-008.
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET
CITY OF WESTFIELD
INDIANA
FIGURE 2001-001

UTILITY CONTACT INFORMATION:

MARATHON PIPELINE LLC
AUSTIN GUYER
10722 EAST COUNTY ROAD 300 NORTH
INDIANAPOLIS, INDIANA 46234
P: (317) 291-9460 X1233
AGUYER@MARATHONPETROLEUM.COM

BUCKEYE PARTNERS, LP (PIPELINE)
JANA OLTHOFF
5521 W LINCOLN HIGHWAY, SUITE 305
CROWN POINT, IN 46307
P: (219) 796-8226
JOLTHOFF@BUCKEYE.COM

DUKE ENERGY (ELECTRIC)
BILL OLDHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-776-5331
WILLIAM.OLDHAM@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)
BRANDON CARTER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 263-6456
BCARTER@CITIZENSSEWERGROUP.COM

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

VECTREN (GAS)
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NOBLESVILLE, INDIANA 46061
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CMILLER@VECTREN.COM

CITIZENS WESTFIELD (WATER)
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2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
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BCARTER@CITIZENSSEWERGROUP.COM

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

REVISIONS

DATE	REVISION DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

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

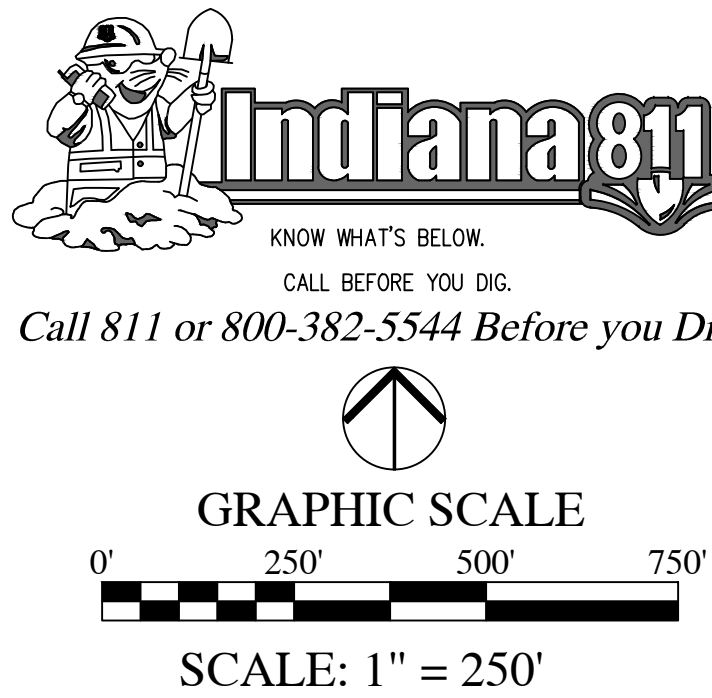
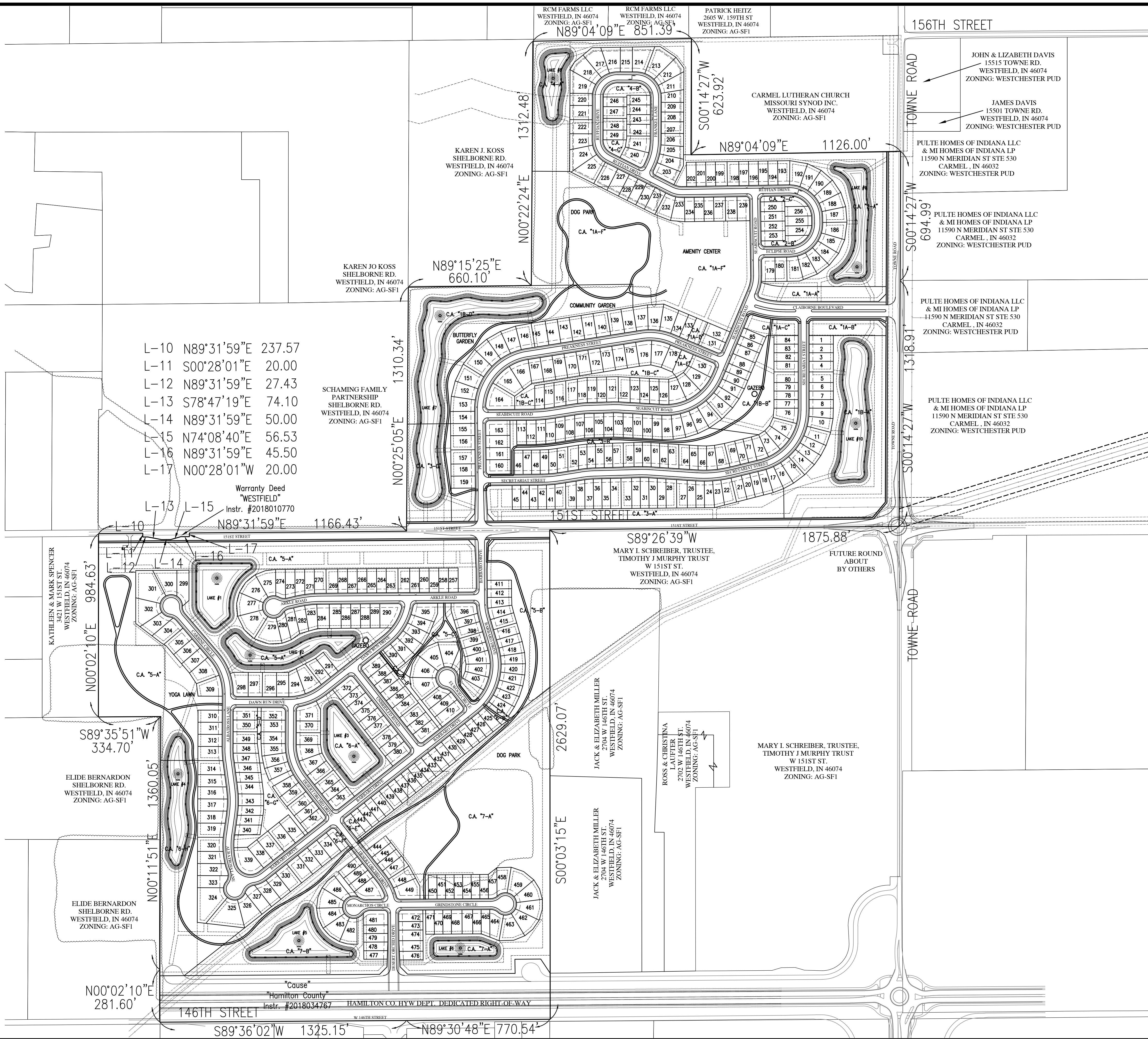
CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

COVER

PROFESSIONAL
No. 10000075
STATE OF INDIANA
NOT A PROFESSIONAL ENGINEER

BRANDON T. BURKE
DRAWN BY
DC
CHECKED BY
BB
DATE
JANUARY 31, 2020
SCALE
AS SHOWN
SHEET
JOB NUMBER
2019-241

C1.0
COVER



LEGEND:	
EXISTING	PROPOSED

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

LEGAL DESCRIPTION

A part of the Northeast, Southeast and Southwest Quarters of Section 17, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD83, CORs 96) along the north line of said Southeast Quarter a distance of 1875.88 feet to the northerly extension of the west line of a tract of land described in Instrument Number 9709730812 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 03 minutes 15 seconds East along said northerly extension, along said west line, and along the west line of a tract of land described in Instrument Number 9809873905 in said Recorder's Office a distance of 2629.07 feet to the southeast corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office, the following two (2) courses being along the southerly lines of said tract; (1) thence North 89 degrees 30 minutes 48 seconds East a distance of 770.54 feet; (2) thence South 89 degrees 36 minutes 02 seconds West a distance of 1325.15 feet to the southwest corner of a tract of land described in Instrument Number 2018034767 in said Recorder's Office also being the west line of the East Half of said Southwest Quarter; thence North 00 degrees 02 minutes 10 seconds East along said west line a distance of 281.60 feet to an east line of a tract of land described in Instrument Number 200500074587; thence North 00 degrees 11 minutes 51 seconds East along said east line and along the east line of a tract of land described in Instrument Number 200400083420 in said Recorder's Office a distance of 1360.05 feet to the northeast corner of said Instrument Number 200400083420; thence South 89 degrees 35 minutes 51 seconds West along the north line thereof a distance of 334.70 feet; thence North 00 degrees 02 minutes 10 seconds East a distance of 984.63 feet to the northwest corner of a tract of land described in Instrument Number 19990955060 in said Recorder's Office, being also on the north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 237.57 feet to the northwest corner of a tract of land described in Instrument Number 2018010770 in said Recorder's Office, the following seven (7) courses being along the west, south, and east lines of said tract; (1) thence South 00 degrees 28 minutes 01 seconds East a distance of 20.00 feet; (2) thence North 89 degrees 31 minutes 59 seconds East a distance of 27.43 feet; (3) thence South 78 degrees 47 minutes 19 seconds East a distance of 74.10 feet; (4) thence North 89 degrees 31 minutes 59 seconds East a distance of 50.00 feet; (5) thence North 74 degrees 08 minutes 40 seconds East a distance of 56.53 feet; (6) thence North 89 degrees 31 minutes 59 seconds East a distance of 45.50 feet; (7) thence North 00 degrees 28 minutes 01 seconds West a distance of 20.00 feet to said north line of said Southwest Quarter; thence North 89 degrees 31 minutes 59 seconds East along said north line a distance of 1166.43 feet to the southwest corner of said Northeast Quarter; thence North 00 degrees 25 minutes 05 seconds East along the west line of said Northeast Quarter a distance of 1310.34 feet to the northwest corner of the Southwest Quarter of said Northeast Quarter; thence North 89 degrees 15 minutes 25 seconds East along the north line of said Quarter-Quarter Section a distance of 660.10 feet to the southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the west line thereof a distance of 1312.48 feet to the northwest corner of said East Half of said Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the north line of said Northeast Quarter a distance of 851.39 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the northwest corner of a tract of land described in Instrument Number 2012070185 in said Recorder's Office; thence South 00 degrees 14 minutes 27 seconds West along the west line of said tract a distance of 623.92 feet to a 5/8-inch capped rebar stamped "C2LS FIRM #0035" marking the southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the south line of said tract a distance of 1126.00 feet to the east line of said Northeast Quarter; thence South 00 degrees 14 minutes 27 seconds West along said east line a distance of 2013.90 feet to the POINT OF BEGINNING, containing 256.932 acres, more or less.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

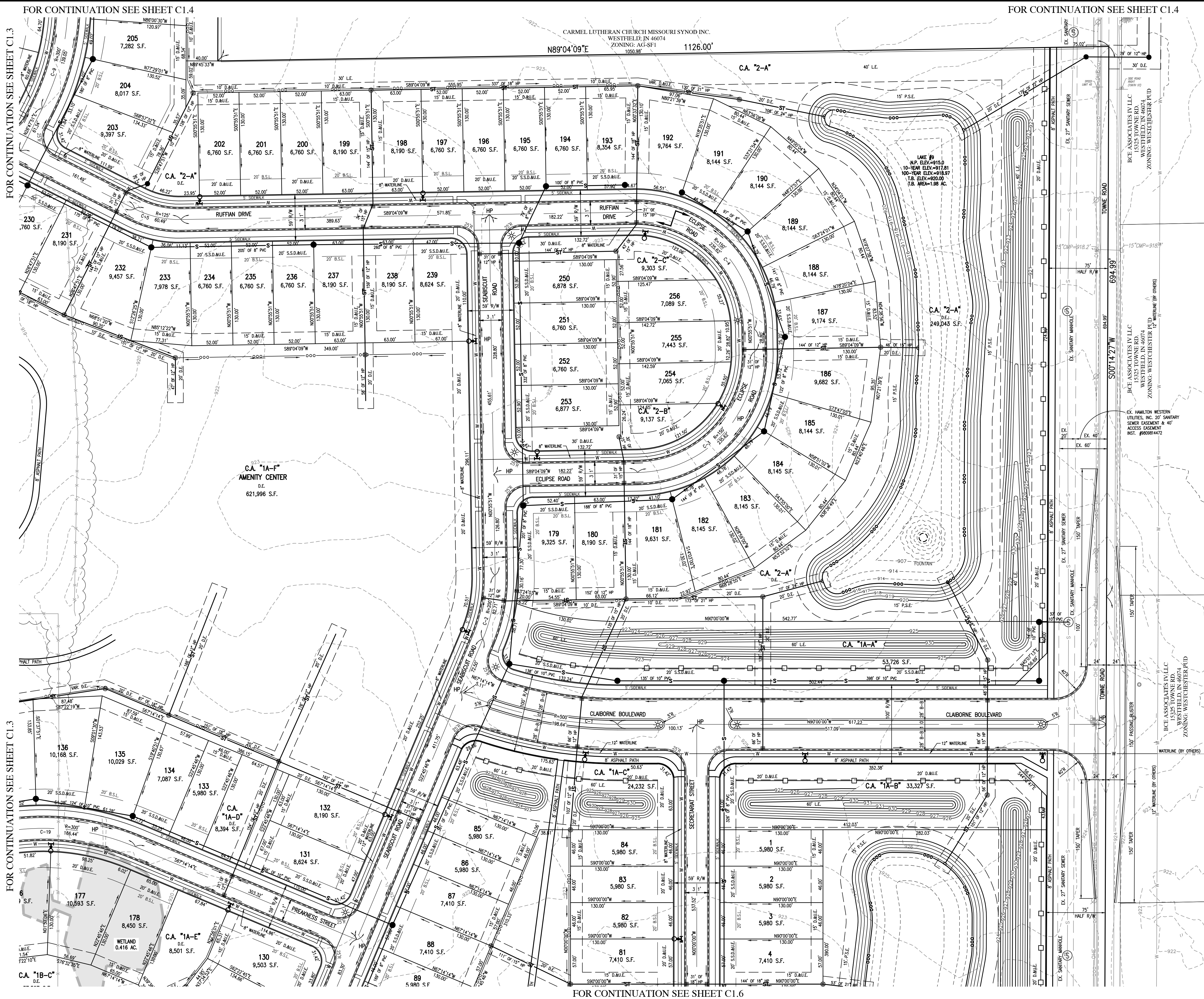
OVERALL SITE PLAN



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.1

OVERALL SITE PLAN



FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

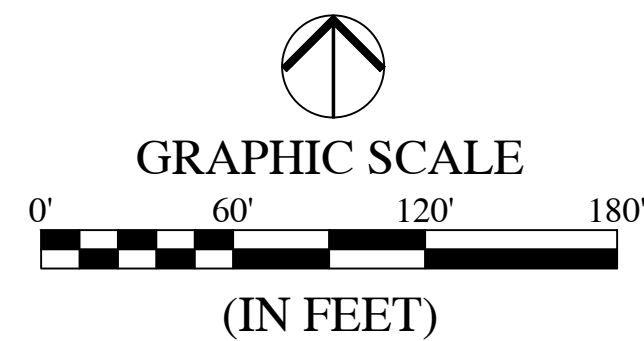
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



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

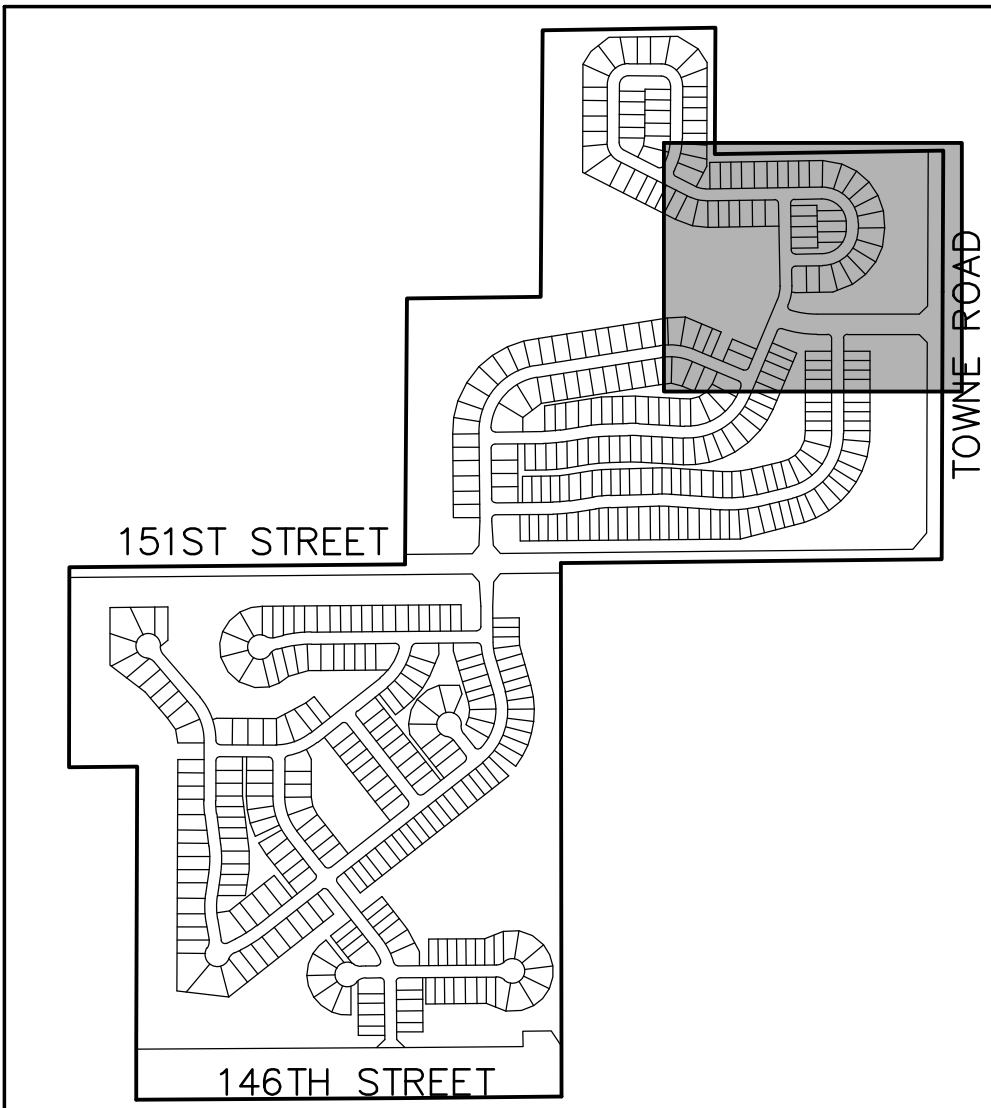


LEGEND:

EXISTING	PROPOSED
--- EASEMENT LINE	--- EASEMENT LINE
--- SETBACK LINE	--- SETBACK LINE
--- CENTERLINE	--- CENTERLINE
--- SWALE / FLOWLINE	--- SWALE / FLOWLINE
--- SUBSURFACE DRAIN	--- SUBSURFACE DRAIN
--- SANITARY SEWER	--- SANITARY SEWER
--- STORM SEWER	--- STORM SEWER
--- STORM CULVERT	--- STORM CULVERT
--- WATER MAIN	--- WATER MAIN
--- CONTOUR, MAJOR	--- CONTOUR, MAJOR
--- CONTOUR, MINOR	--- CONTOUR, MINOR
--- FENCE	--- FENCE
--- TREE LINE	--- TREE LINE
--- SANITARY MANHOLE	--- SANITARY MANHOLE
--- STORM MANHOLE	--- STORM MANHOLE
--- STORM INLET	--- STORM INLET
--- STORM END SECTION	--- STORM END SECTION
--- FIRE HYDRANT	--- FIRE HYDRANT
--- FLOW ARROW	--- FLOW ARROW
--- STREET LIGHT	--- STREET LIGHT
--- 6" X 6" VEHICLE BARRIER POST	--- 6" X 6" VEHICLE BARRIER POST
--- EXISTING WETLANDS	--- EXISTING WETLANDS
--- BLACK "4-B" BOARD FENCE	--- BLACK "4-B" BOARD FENCE
--- CURVE AHEAD WARNING SIGN	--- CURVE AHEAD WARNING SIGN

ABBREVIATIONS:

BC	- BACK OF CURB
CL	- CENTERLINE
FL	- FLOW LINE
NP	- NORMAL POOL (ELEVATION)
PVC	- POLYVINYL CHLORIDE PIPE
RCP	- REINFORCED CONCRETE PIPE
C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PERMANENT STORMWATER EASEMENT
P.A.E.	- PEDESTRIAN ACCESS EASEMENT
EASEMENT	- EASEMENT
25	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
R/W	- PUBLIC RIGHT-OF-WAY



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

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

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

PREPARED BY
NOT FOR CONSTRUCTION
BRANDON T. BUREY
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	

C1.2
OVERALL DEVELOPMENT PLAN

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	198.64'	500.00'	197.34'	S78°37'07"E	22°45'46"
C-2	82.71'	200.00'	82.12'	N10°54'57"E	23°41'38"
C-3	235.62'	150.00'	212.13'	N44°04'09"E	9°00'00"
C-4	235.62'	150.00'	212.13'	N45°55'51"W	9°00'00"
C-5	60.49'	125.00'	59.91'	S77°04'00"E	27°43'42"
C-6	118.48'	107.00'	112.52'	S31°28'51"E	63°26'36"
C-7	168.08'	107.00'	151.32'	S45°14'27"W	9°00'00"
C-8	168.08'	107.00'	151.32'	N44°45'13"E	9°00'00"
C-9	139.05'	300.00'	137.81'	N1°31'09"E	26°33'24"
C-10	399.63'	300.00'	370.73'	N38°09'42"E	76°19'24"
C-11	183.13'	600.00'	182.42'	N85°04'02"E	17°29'16"
C-12	57.47'	600.00'	57.45'	N88°55'58"W	5°29'18"
C-13	76.94'	600.00'	76.89'	S84°38'58"W	7°20'50"
C-14	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-15	369.00'	300.00'	346.18'	N58°00'00"E	70°28'27"
C-16	51.46'	600.00'	51.44'	N89°13'12"W	4°25'42"
C-17	76.94'	600.00'	76.89'	S84°38'58"W	7°20'50"
C-18	88.68'	600.00'	88.60'	N85°12'36"E	8°28'07"
C-19	166.44'	300.00'	164.31'	N83°07'51"W	31°47'14"
C-20	426.90'	300.00'	391.78'	S40°12'36"W	81°31'53"
C-21	82.95'	300.00'	82.69'	S08°28'37"E	15°50'33"
C-22	356.63'	300.00'	336.00'	N17°39'27"E	68°06'41"
C-23	209.84'	107.00'	177.79'	S72°06'21"E	11°21'42"
C-24	123.93'	400.00'	123.43'	S00°39'12"E	17°45'04"
C-25	137.75'	500.00'	137.31'	N00°19'48"E	15°47°04"
C-26	67.72'	500.00'	67.67'	S03°40'57"E	7°45'35"
C-27	213.25'	300.00'	208.79'	N20°09'59"W	40°43'40"
C-28	201.50'	300.00'	197.74'	N70°57'19"E	38°29'03"
C-29	257.53'	300.00'	249.69'	N27°07'16"E	49°11'03"
C-30	134.99'	600.00'	134.71'	S83°05'15"W	12°53'28"
C-31	201.50'	300.00'	197.74'	S19°02'41"E	38°29'03"
C-32	157.92'	300.00'	156.10'	N23°12'24"W	30°09'36"
C-33	55.60'	300.00'	55.52'	S84°17'17"W	10°37'08"
C-34	40.44'	300.00'	40.41'	N04°15'53"W	7°43'27"



FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN
FOUR (4) FEET OF ANY PAVEMENT.

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

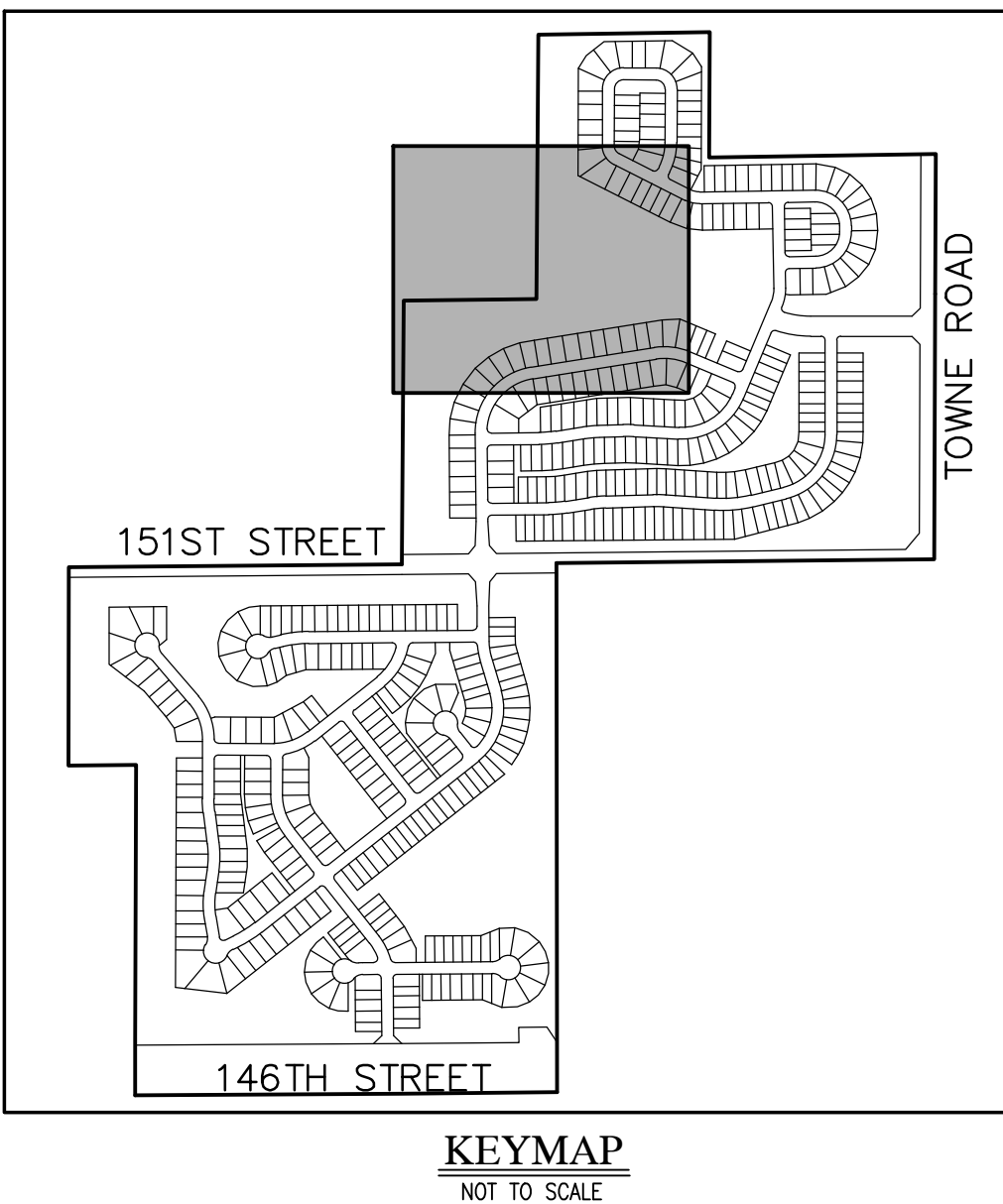
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



LEGEND:			
EXISTING		RIGHT-OF-WAY LINE	
		EASEMENT LINE	
		SETBACK LINE	
		CENTERLINE	
		SWALE / FLOWLINE	
		SUBSURFACE DRAIN	
		SANITARY SEWER	
		STORM SEWER	
		STORM CULVERT	
		WATER MAIN	
		CONTOUR, MAJOR	
		CONTOUR, MINOR	
		FENCE	
		TREE LINE	
		SANITARY MANHOLE	
		STORM MANHOLE	
		STORM INLET	
		STORM END SECTION	
		FIRE HYDRANT	
		FLOW ARROW	
		STREET LIGHT	
		6" X 6" VEHICLE BARRIER POST	
		EXISTING WETLANDS	
		BLACK "4-BOARD" FENCE	
		CURVE AHEAD WARNING SIGN	

ABBREVIATIONS:

BC	— BACK OF CURB
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P.S.E.	— PEDESTAL STORMWATER EASEMENT
P.A.E.	— PEDESTRIAN ACCESS EASEMENT
ESMT.	— EASEMENT
Z5	— LOT NUMBER
B.S.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY

[illegible]

**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN**



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.3

OVERALL DEVELOPMENT PLAN



BC	— BACK OF CURB
CL	— CENTERLINE
FL	— FLOW LINE
NP	— NORMAL POOL (ELEVATION)
PVC	— POLYVINYL CHLORIDE PIPE
RCP	— REINFORCED CONCRETE PIPE
C.A.	— COMMON AREA
D.E.	— DRAINAGE EASEMENT
S.S.D.&U.E.	— SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
P.A.U.E.	— PUBLIC UTILITY EASEMENT
P.S.E.	— PERMANENT STORMWATER EASEMENT
P.A.E.	— PEDESTRIAN ACCESS EASEMENT
ESMT.	— EASEMENT
25	— LOT NUMBER
B.S.L.	— BUILDING SETBACK LINE
S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY

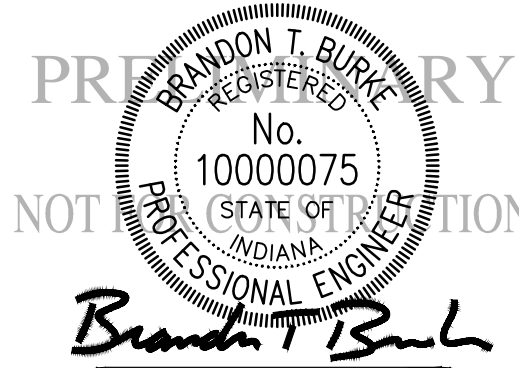


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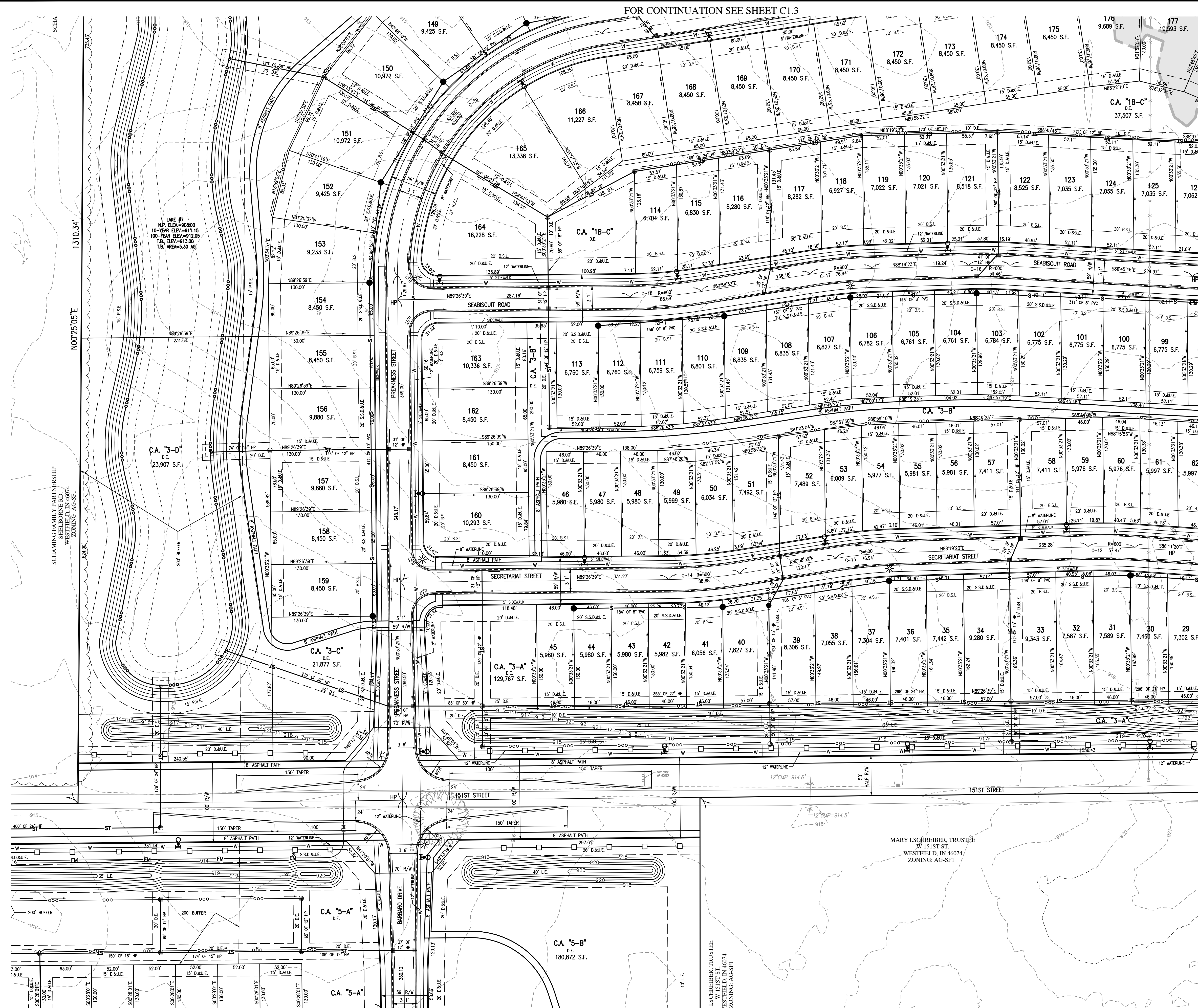
**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN**



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.4

OVERALL DEVELOPMENT PLAN



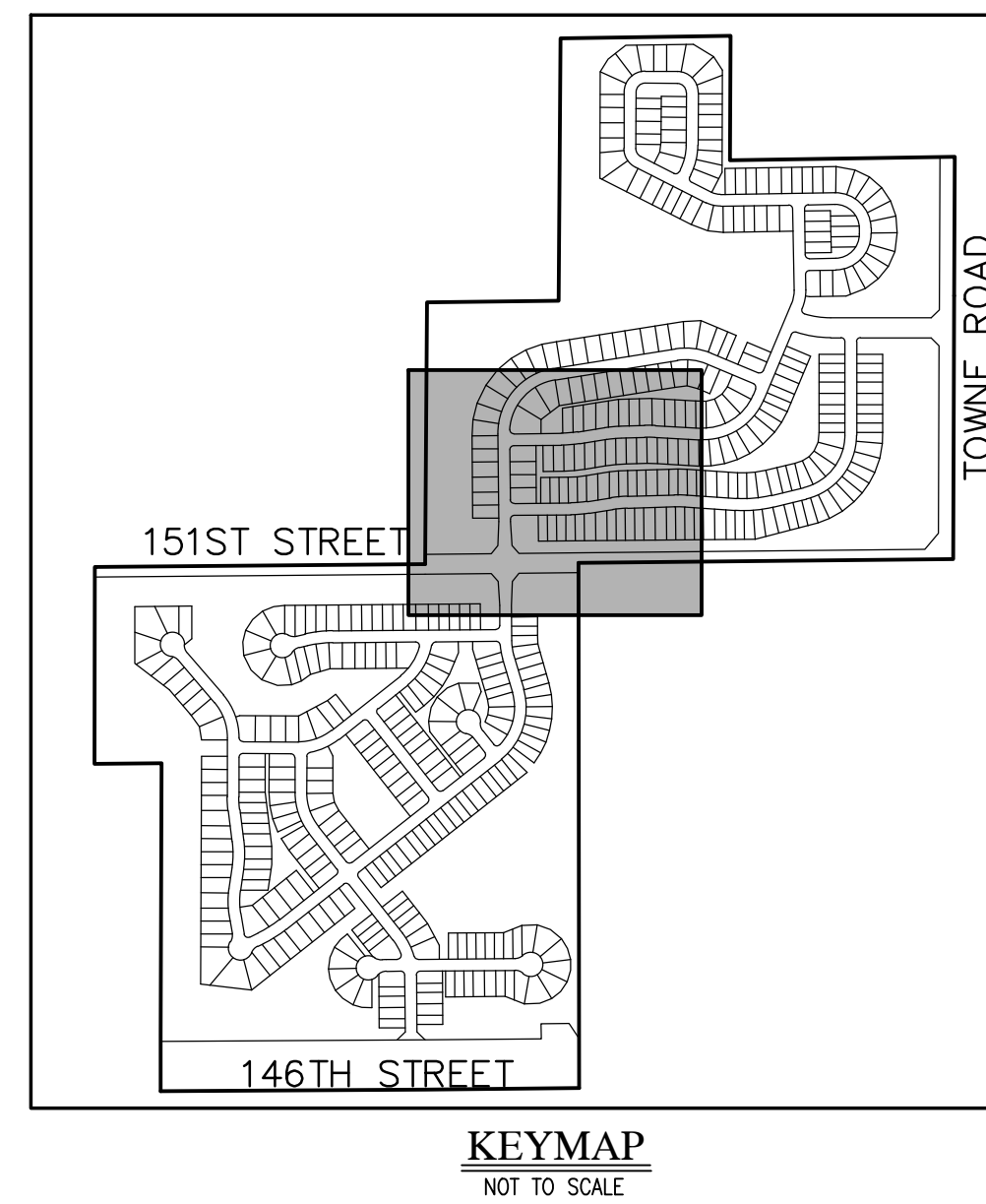
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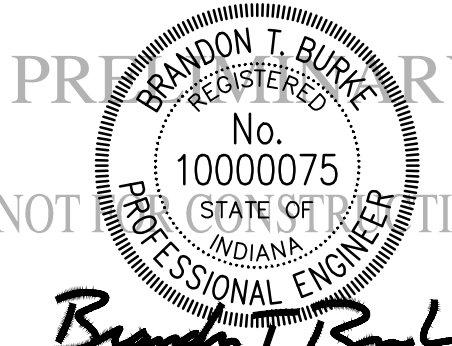
LEGEND:			
EXISTING			PROPOSED
		RIGHT-OF-WAY LINE	
		EASEMENT LINE	
		SETBACK LINE	
		CENTERLINE	
		SWALE / FLOWLINE	
		SUBSURFACE DRAIN	
		SANITARY SEWER	
		STORM SEWER	
		STORM CULVERT	
		WATER MAIN	
		CONTOUR, MAJOR	
		CONTOUR, MINOR	
		FENCE	
		TREE LINE	
		SANITARY MANHOLE	
		STORM MANHOLE	
		STORM INLET	
		STORM END SECTION	
		FIRE HYDRANT	
		FLOW ARROW	
		STREET LIGHT	
		6" X 6" VEHICLE BARRIER POST	
		EXISTING WETLANDS	
		BLACK "4-BOARD" FENCE	
		CLIQUE AHEAD WARNING SIGN	

ABBREVIATIONS:

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[illegible]

**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN**



DRAWN BY DC	JOB NUMBER 2019-241
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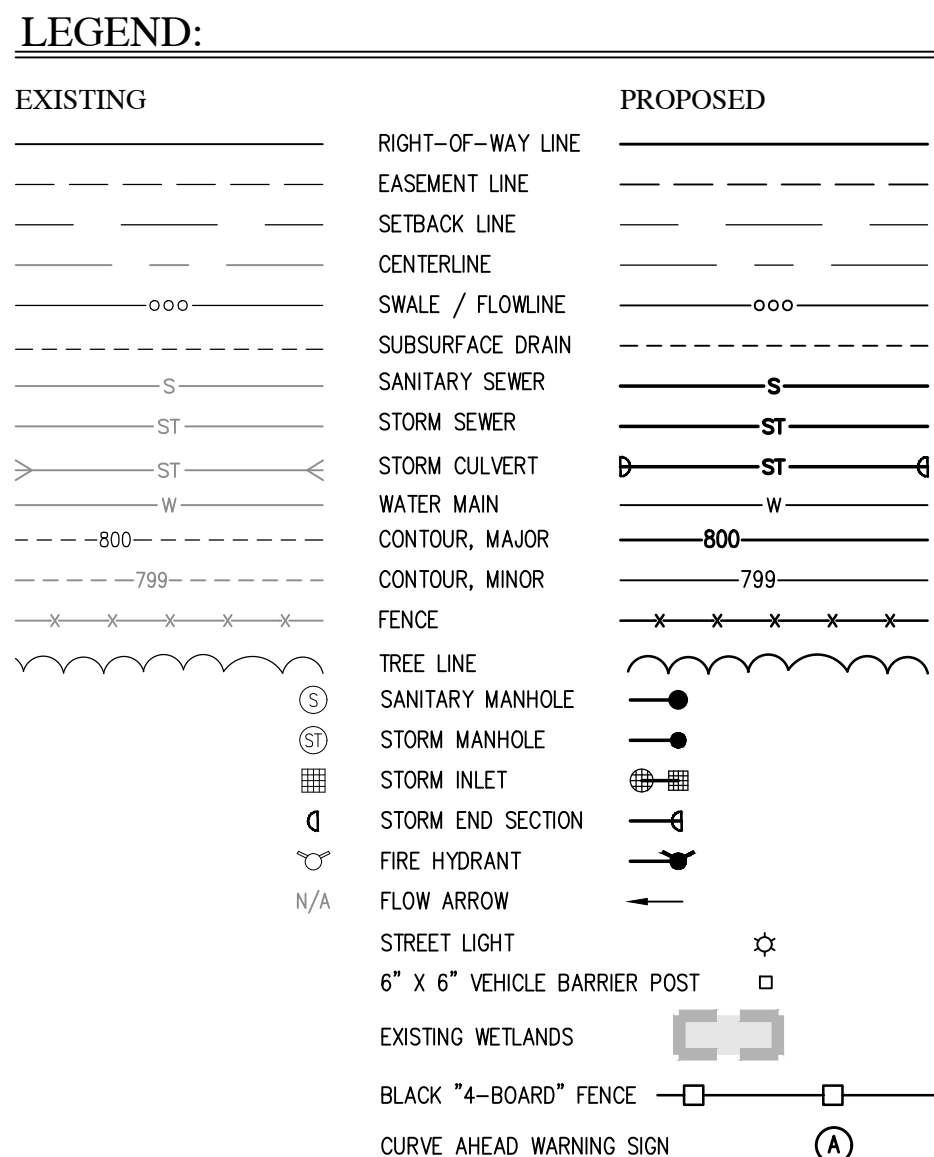
C1.5

OVERALL DEVELOPMENT
PLAN



FOR CONTINUATION SEE SHEET C1.1

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S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY



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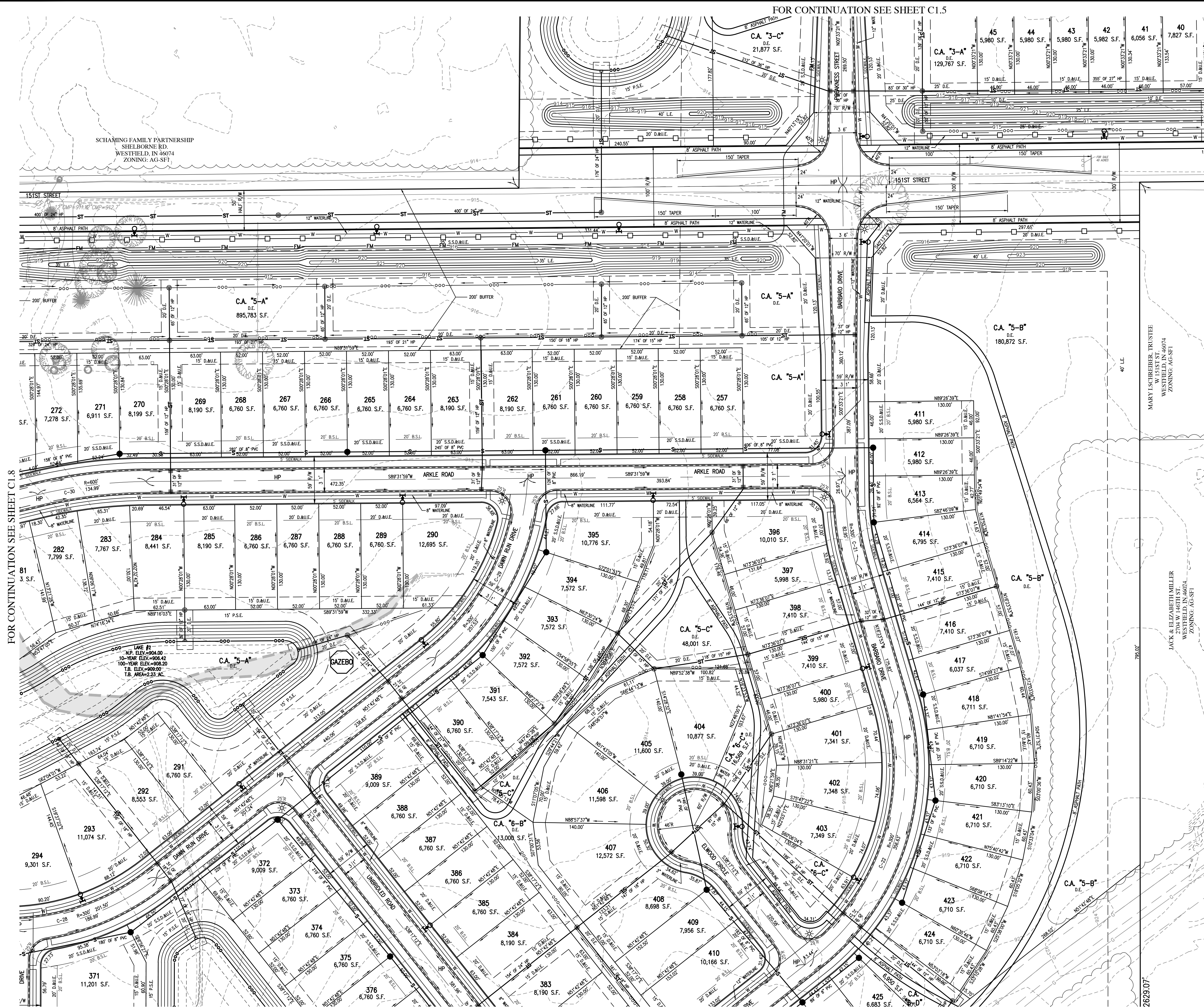
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**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN**

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CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C1.6

OVERALL DEVELOPMENT PLAN



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Indiana 811

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GRAPHIC SCALE

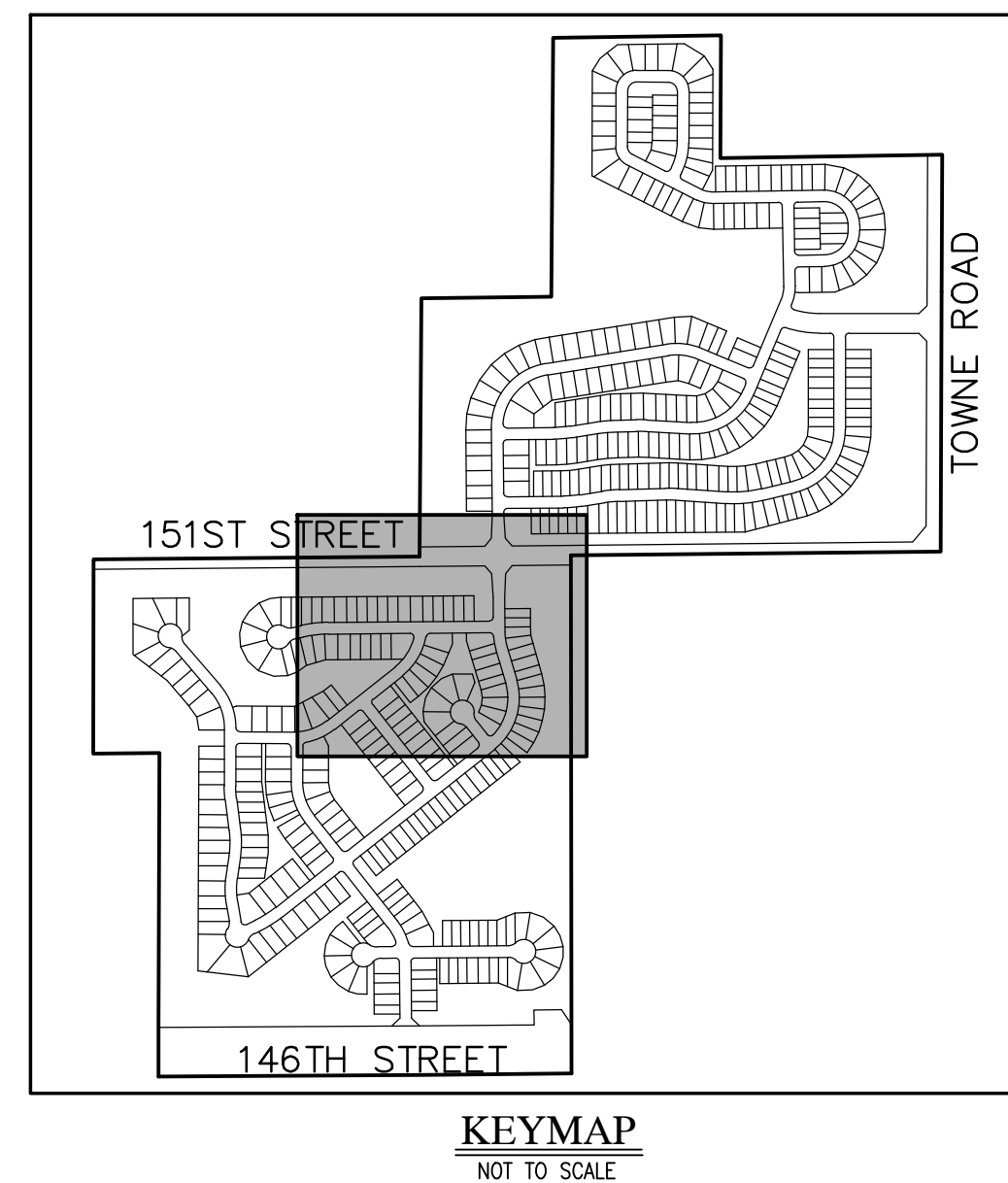
0' 60' 120' 180'

(IN FEET)

[illegible]

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[illegible]

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**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN**

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
PROFESSIONAL ENGINEER

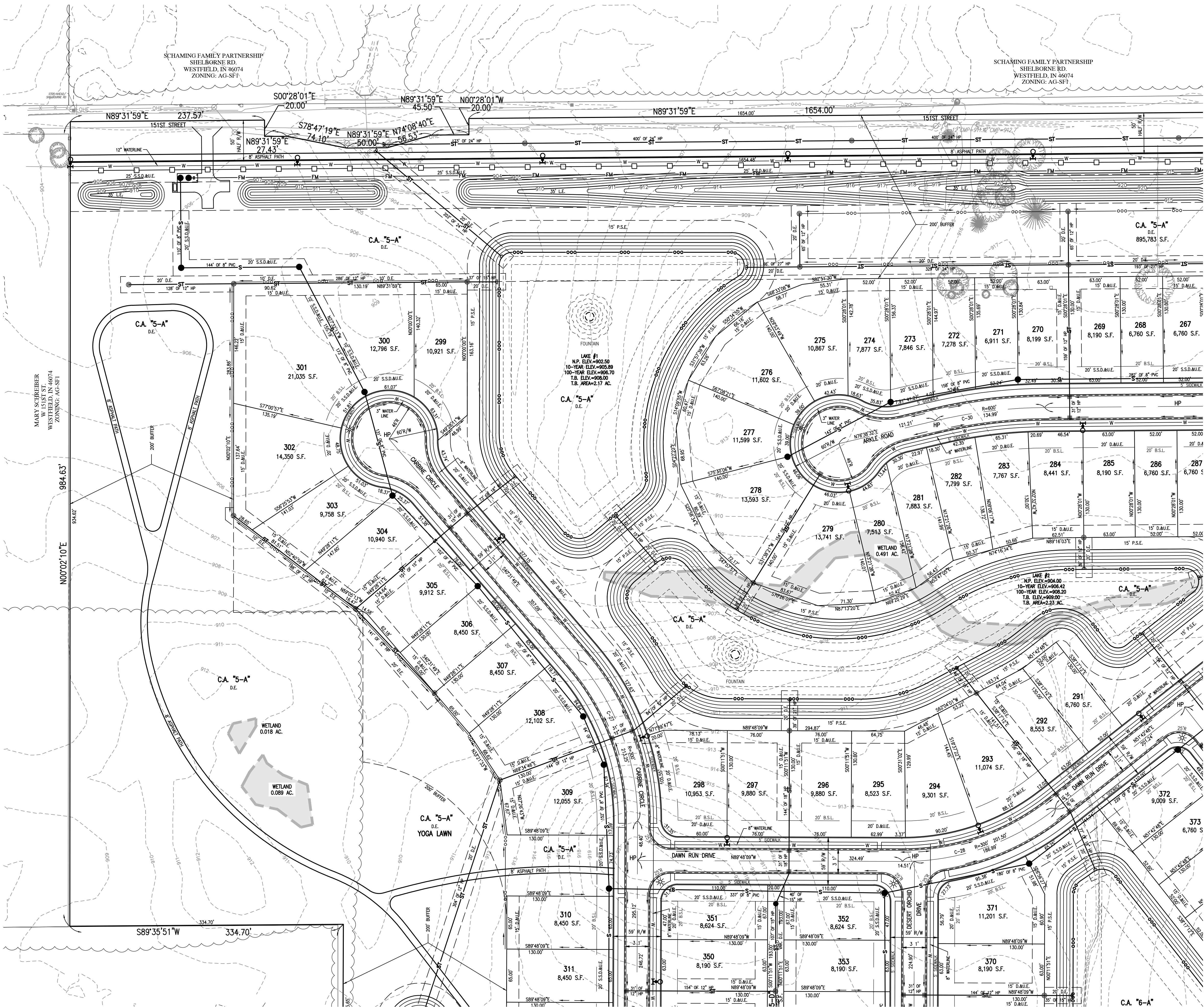
Brandon T Burke

DRAWN BY DC CHECKED BY BB DATE JANUARY 31, 2020 SCALE AS SHOWN	JOB NUMBER 2019-241
SHEET	

C1.7

OVERALL DEVELOPMENT PLAN

Plot Date: Mar 04, 2020 Plot Time: 7:58pm File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb Design CAD\PP - Development Plan.dwg, Layout: C1.8 By: dcheesterfield



FOR CONTINUATION SEE SHEET C1.9

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.3.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

EXISTING

PROPOSED

RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

CENTERLINE

SWALE / FLOWLINE

SUBSURFACE DRAIN

SANITARY SEWER

STORM SEWER

STORM CULVERT

WATER MAIN

CONTOUR, MAJOR

CONTOUR, MINOR

FENCE

TREE LINE

SANITARY MANHOLE

STORM MANHOLE

STORM INLET

STORM END SECTION

FIRE HYDRANT

FLOW ARROW

STREET LIGHT

6" X 6" VEHICLE BARRIER POST

EXISTING WETLANDS

BLACK "4-BOARD" FENCE

CURVE AHEAD WARNING SIGN

ABBREVIATIONS:

BC

CL

FL

NP

PVC

RCP

CA.

D.E.

S.S.D.&U.E.

D.&U.E.

P.S.E.

P.A.E.

ESMT.

ZS

B.S.L.

S.F.

R/W

- BACK OF CURB

- CENTERLINE

- FLOW LINE

- NORMAL POOL (ELEVATION)

- POLYVINYL CHLORIDE PIPE

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- COMMON AREA

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- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT

- DRAINAGE AND UTILITY EASEMENT

- PERMANENT STORMWATER EASEMENT

- PEDESTRIAN ACCESS EASEMENT

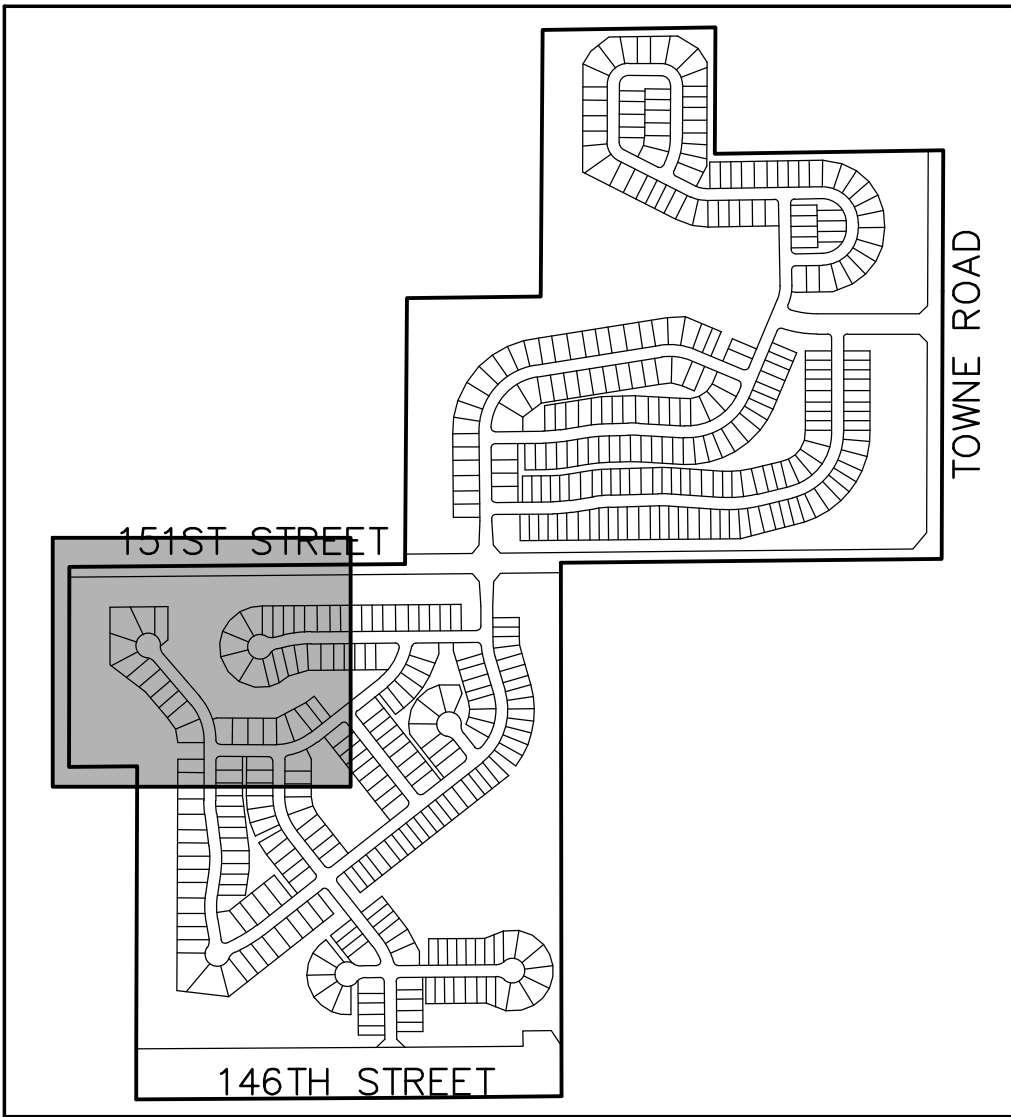
- EASEMENT

- LOT NUMBER

- BUILDING SETBACK LINE

- SQUARE FEET

- PUBLIC RIGHT-OF-WAY



REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

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CLAIBORNE FARMS BY DEL WEBB

CITY OF WESTFIELD, INDIANA

OVERALL DEVELOPMENT PLAN

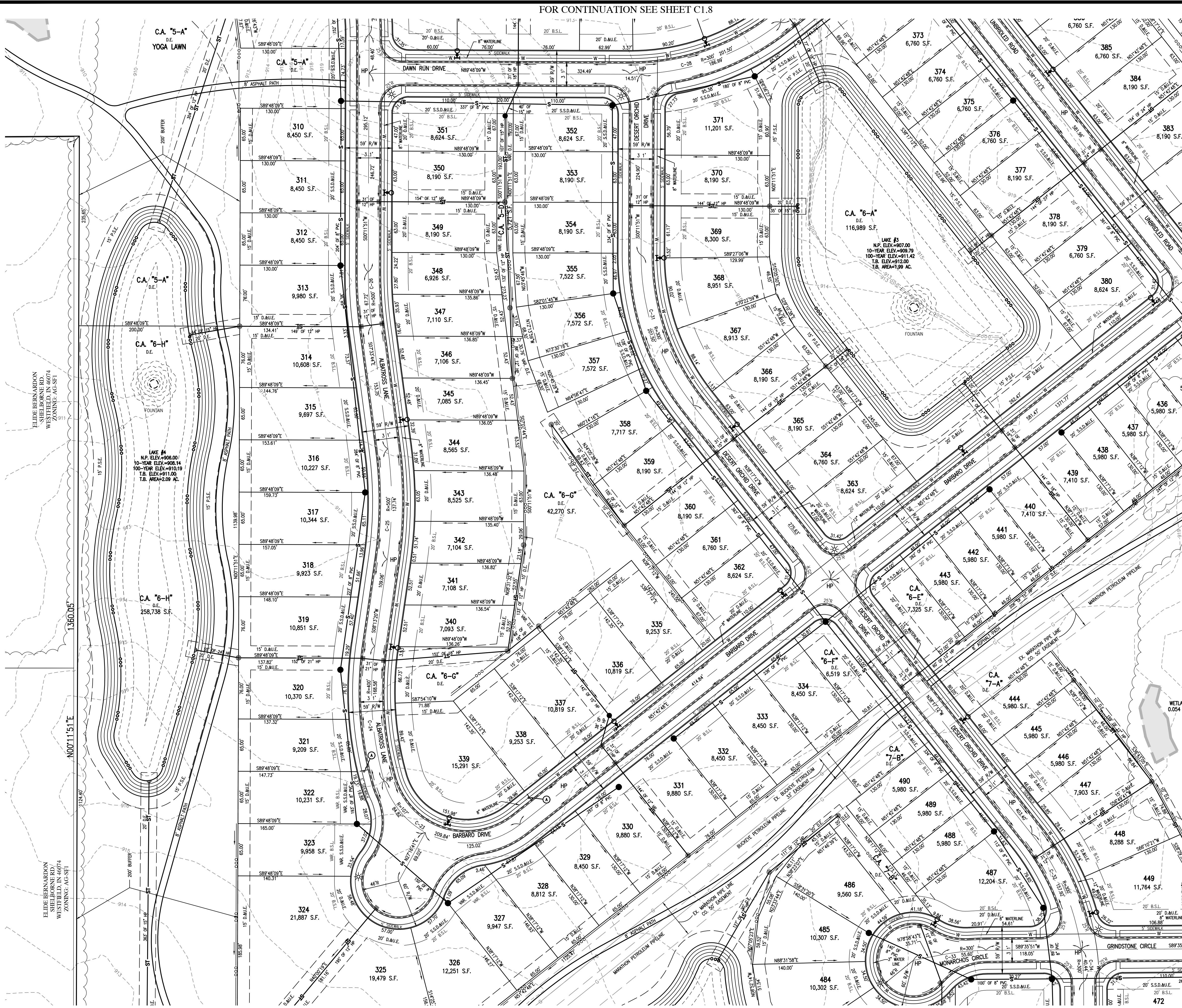
PREPARED BY
NOT FOR CONSTRUCTION

BRANDON T. BURCH
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY: DC
CHECKED BY: BB
DATE: JANUARY 31, 2020
SCALE: AS SHOWN
SHEET

JOB NUMBER: 2019-241

C1.8
OVERALL DEVELOPMENT PLAN



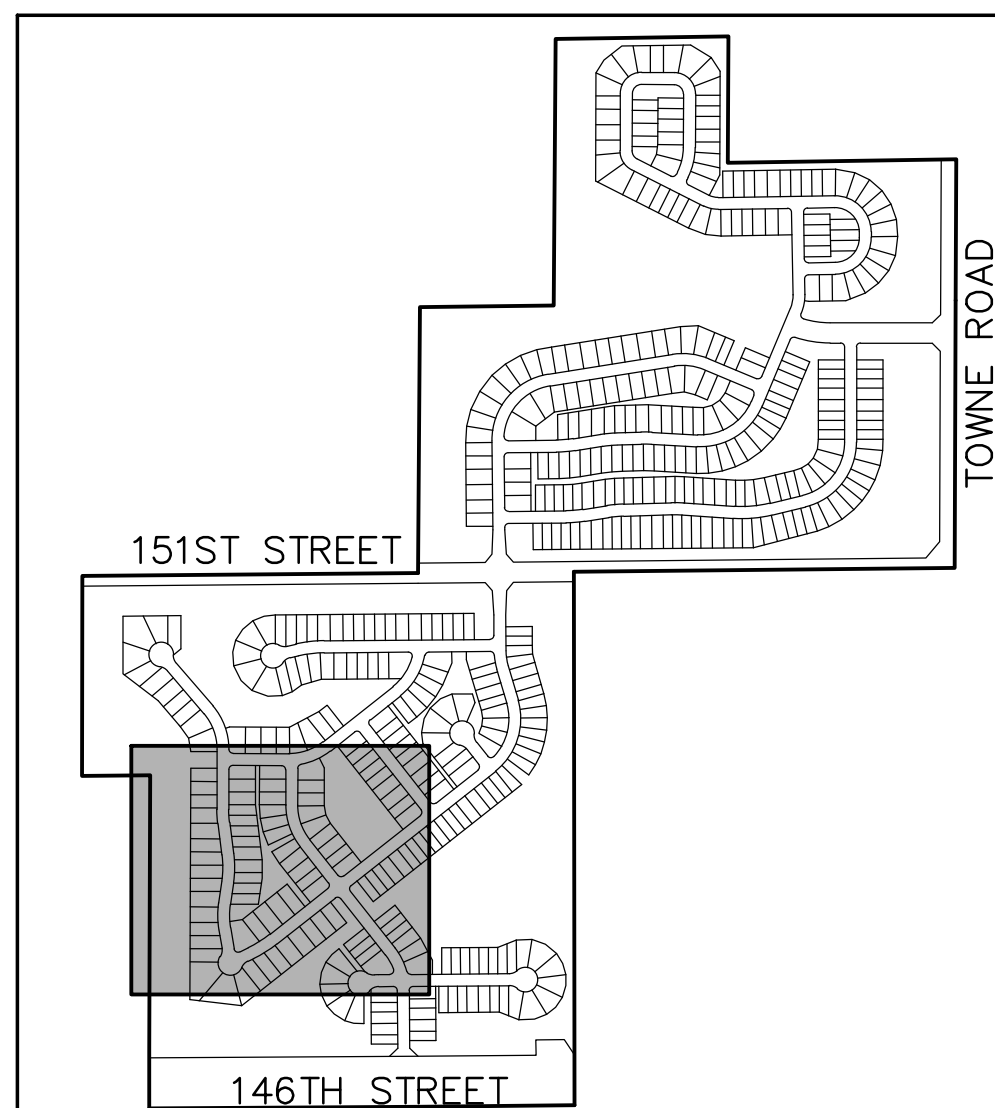
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LEGEND:			
EXISTING			PROPOSED
		RIGHT-OF-WAY LINE	_____
		EASEMENT LINE	_____
		SETBACK LINE	_____
		CENTERLINE	_____
_____	ooo	SWALE / FLOWLINE	_____ ooo
_____	—S	SUBSURFACE DRAIN	_____
_____	—ST	SANITARY SEWER	_____ S
_____	—ST	STORM SEWER	_____ ST
>_____ST<		STORM CULVERT	D _____ ST D
_____	—W	WATER MAIN	_____ W
--- -800-		CONTOUR, MAJOR	_____ -800-
--- -799-		CONTOUR, MINOR	_____ -799-
_____ x _____ x _____ x _____ x		FENCE	_____ x _____ x _____ x _____ x
_____		TREE LINE	_____
(S)		SANITARY MANHOLE	_____ ●
(ST)		STORM MANHOLE	_____ ●
■		STORM INLET	_____ (P) ■
D		STORM END SECTION	_____ D
⋈		FIRE HYDRANT	_____ ⋈
N/A		FLOW ARROW	_____ →
		STREET LIGHT	_____ ☆
		6" x 6" VEHICLE BARRIER POST	_____ □
		EXISTING WETLANDS	
		BLACK "4-BOARD" FENCE	_____ □
		CURVE AHEAD WARNING SIGN	(A)

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KEYMAP
NOT TO SCALE

[illegible]

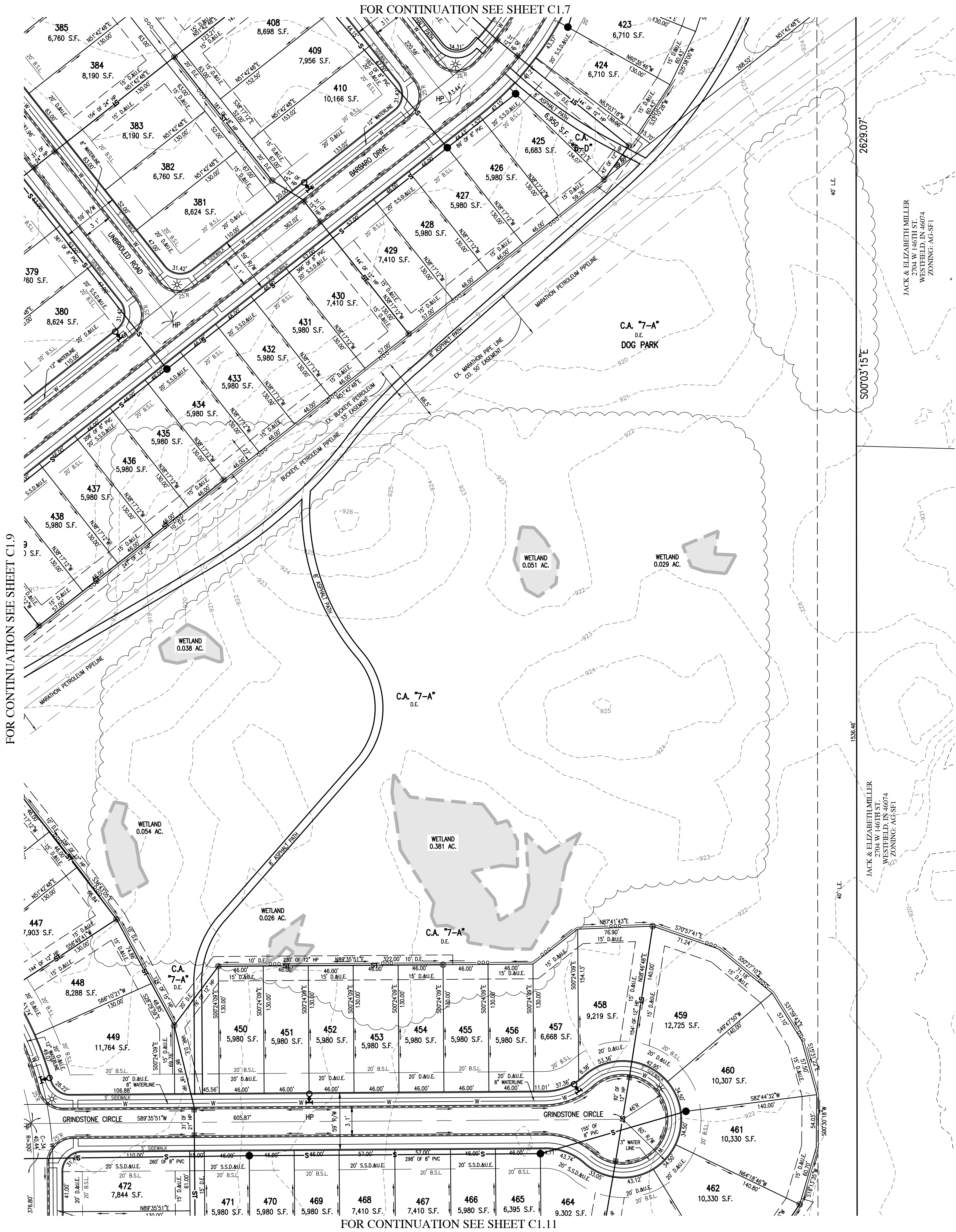
**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN**



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
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C1.9

OVERALL DEVELOPMENT
PLAN





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GRAPHIC SCALE
0' 60' 120' 180'

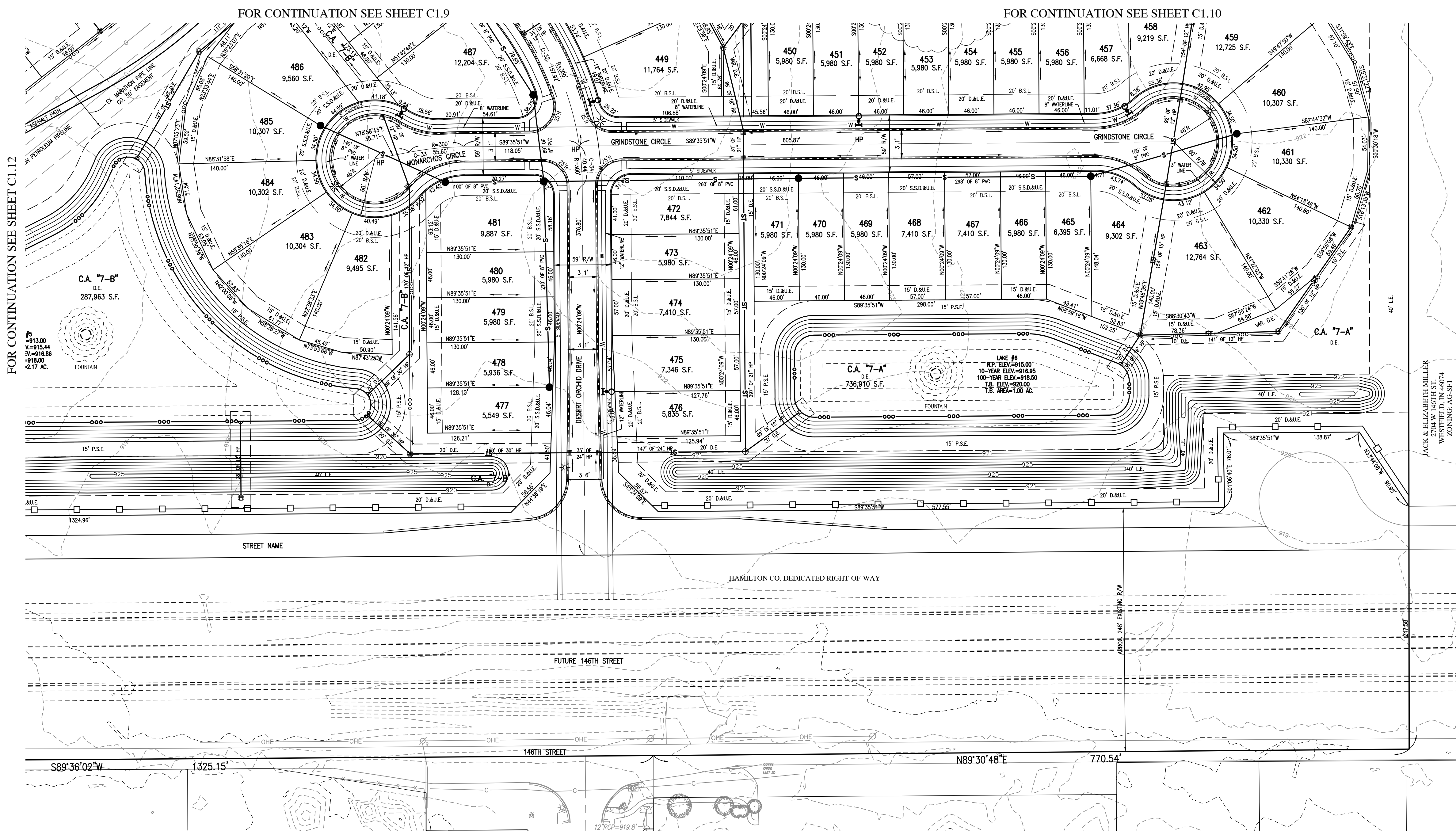
(IN FEET)

LEGEND

EXISTING		RIGHT-OF-WAY LINE		PROPOSED
		EASEMENT LINE		
		SETBACK LINE		
		CENTERLINE		
		SWALE / FLOWLINE		
		SUBSURFACE DRAIN		
		SANITARY SEWER		
		STORM SEWER		
		STORM CULVERT		
		WATER MAIN		
		CONTOUR, MAJOR		
		CONTOUR, MINOR		
		FENCE		
		TREE LINE		
		SANITARY MANHOLE		
		STORM MANHOLE		
		STORM INLET		
		STORM END SECTION		
		FIRE HYDRANT		
		FLOW ARROW		
N/A		STREET LIGHT		
		6" X 6" VEHICLE BARRIER POST		
		EXISTING WETLANDS		
		BLACK "4-BOARD" FENCE		
		CURVE AHEAD WARNING SIGN		

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FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.3.

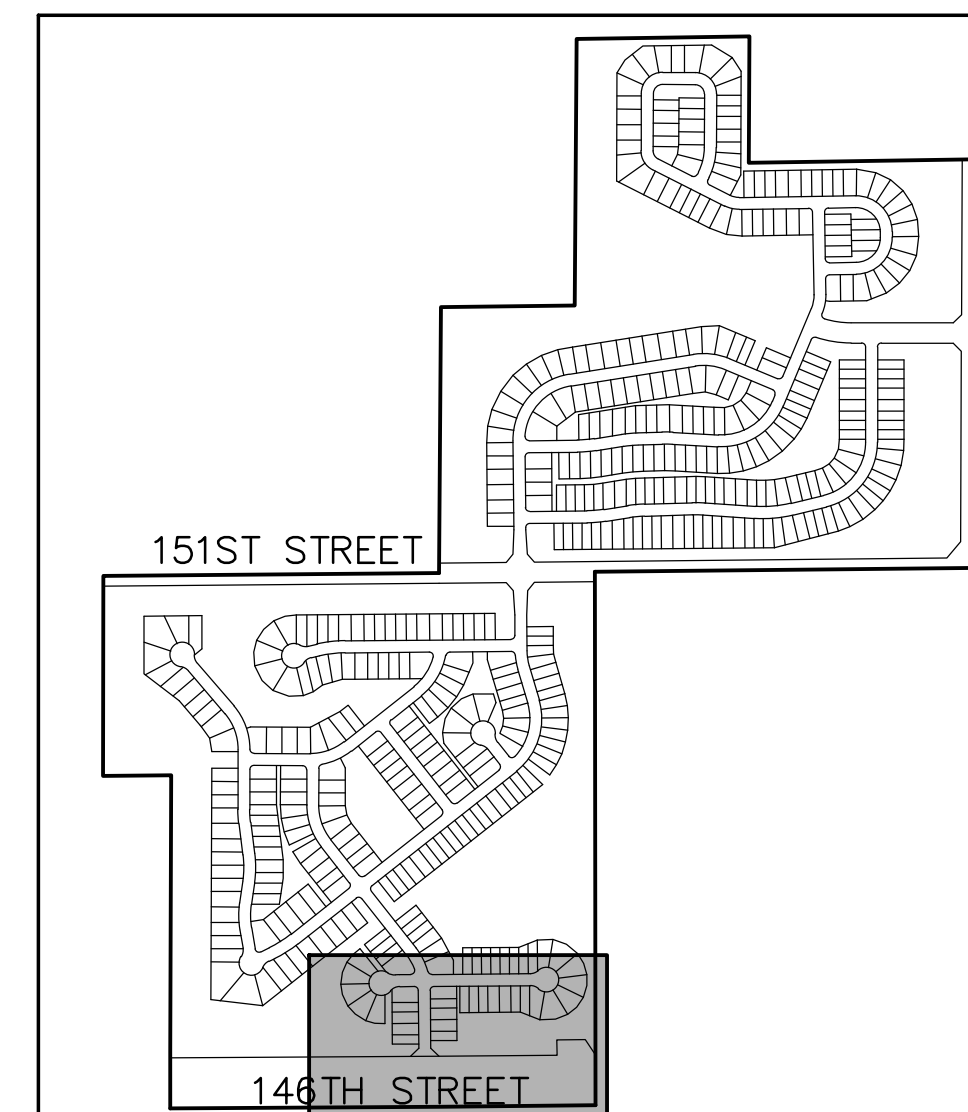
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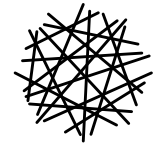
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KEYMAP
NOT TO SCALE

REVISIONS

[illegible]

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**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN**

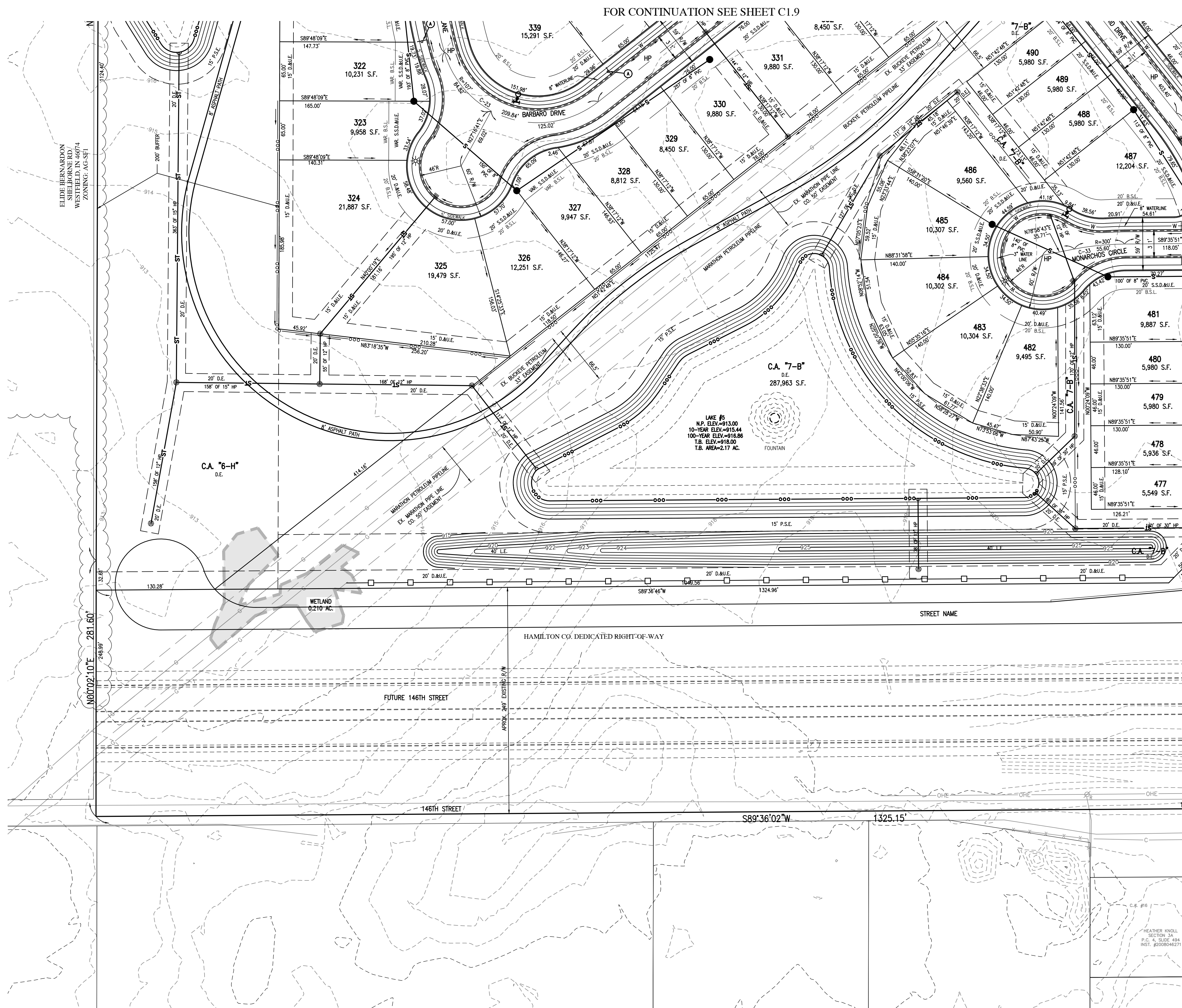


Brandon T. Ruhl

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SHEET	

C1.11

OVERALL DEVELOPMENT PLAN



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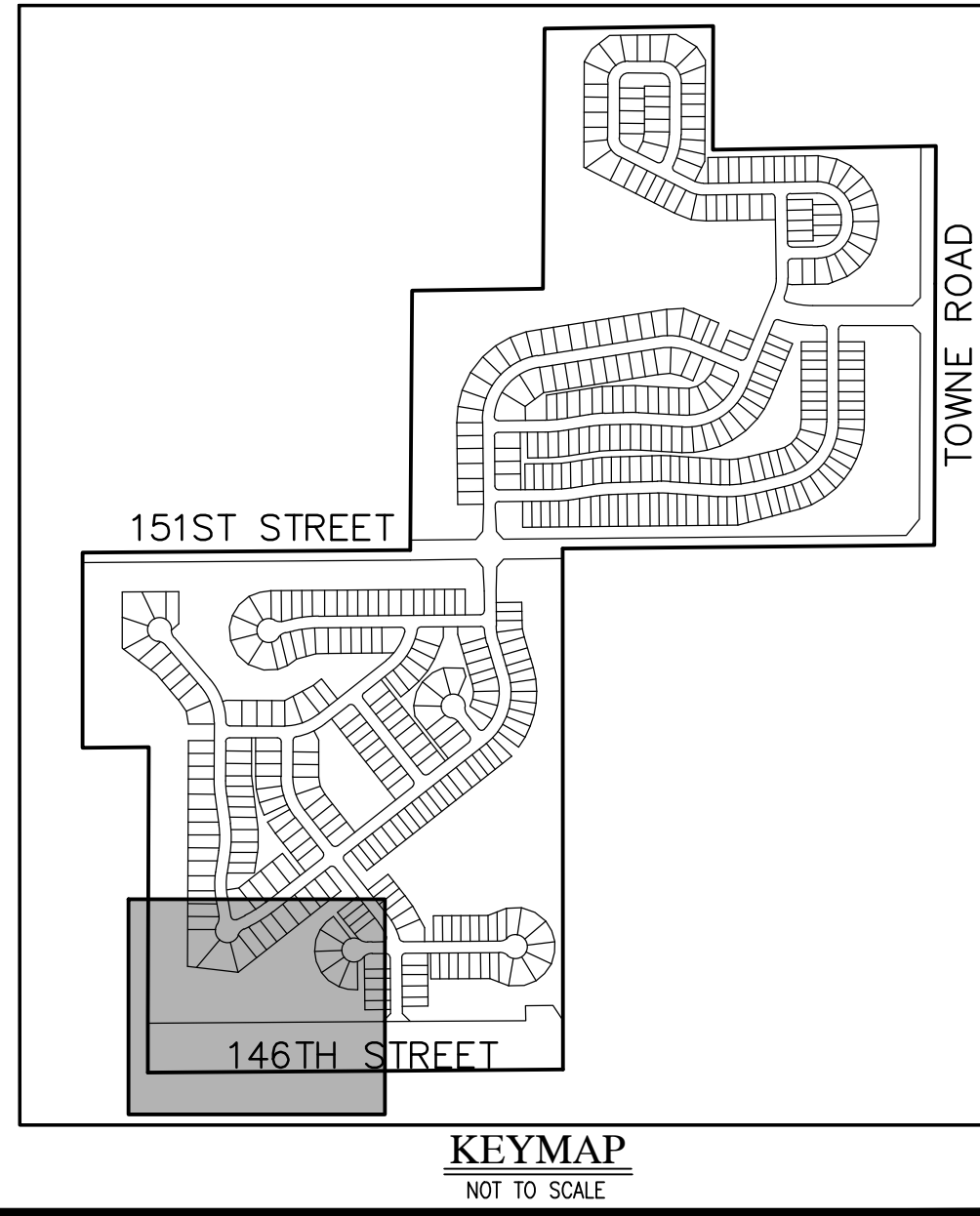
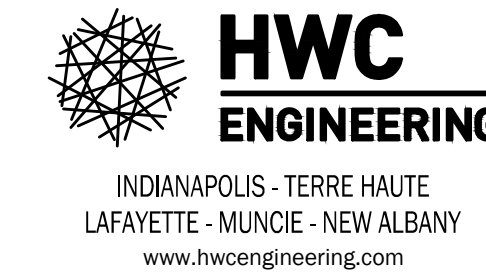


LEGEND:

EXISTING		PROPOSED
N/A		

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[illegible]

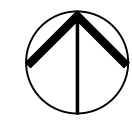
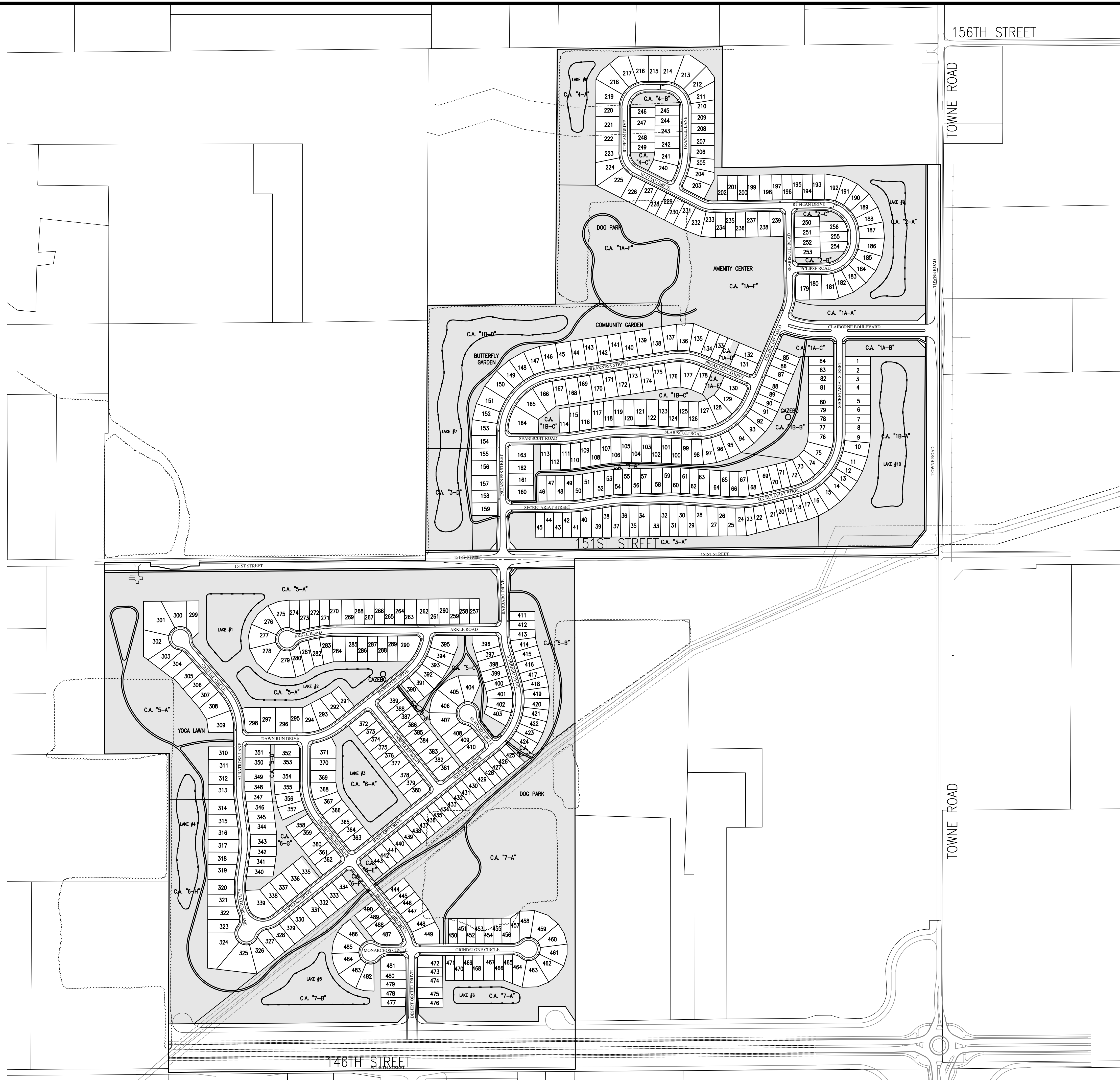
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SCALE AS SHOWN	
SHEET	

C1.12

OVERALL DEVELOPMENT
PLAN



GRAPHIC SCALE



SCALE: 1" = 250'

LEGEND:

EXISTING

RIGHT-OF-WAY LINE

PROPOSED

----- EASEMENT LINE

EASEMENT LINE

SETBACK LINE

TREE LINE

ABBI

REVIATIC

ABBREVIATIONS:

C.A. - COMMON AREA
25 - LOT NUMBER

COMMON AREA SUMMARY
(OPEN SPACE)

CA "1A-A" = 53,726 SF
CA "1A-B" = 33,327 SF
CA "1A-C" = 24,232 SF
CA "1A-D" = 8,394 SF
CA "1A-E" = 8,501 SF
CA "1A-F" = 621,996 SF
CA "1B-A" = 344,505 SF
CA "1B-B" = 82,147 SF
CA "1B-C" = 37,507 SF
CA "1B-D" = 390,555 SF
CA "2-A" = 249,043 SF
CA "2-B" = 9,137 SF
CA "2-C" = 9,303 SF
CA "3-A" = 129,767 SF
CA "3-B" = 57,448 SF
CA "3-C" = 21,877 SF
CA "3-D" = 123,907 SF
CA "4-A" = 202,272 SF
CA "4-B" = 15,436 SF
CA "4-C" = 8,415 SF
CA "5-A" = 895,783 SF
CA "5-B" = 180,872 SF
CA "5-C" = 48,001 SF
CA "5-D" = 5,721 SF
CA "6-A" = 116,989 SF
CA "6-B" = 13,000 SF
CA "6-C" = 16,569 SF
CA "6-D" = 6,950 SF
CA "6-E" = 7,325 SF
CA "6-F" = 6,519 SF
CA "6-G" = 42,270 SF
CA "6-H" = 258,738 SF
CA "7-A" = 736,910 SF
CA "7-B" = 287,963 SF
TOTAL COMMON AREA = 5,055,105 SF
TOTAL COMMON AREA = 116.049 ACRES

$$\frac{\text{OPEN SPACE AREA} = 116.1 \text{ AC.}}{\text{TOTAL ACREAGE} = 256.932 \text{ AC.}} = 45.19\%$$

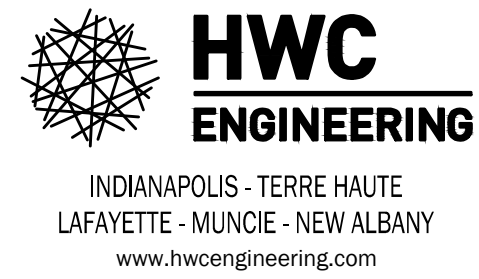
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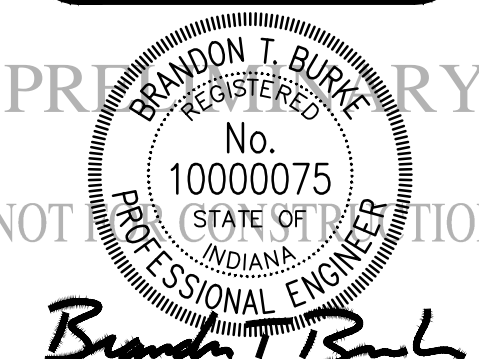
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

[illegible]

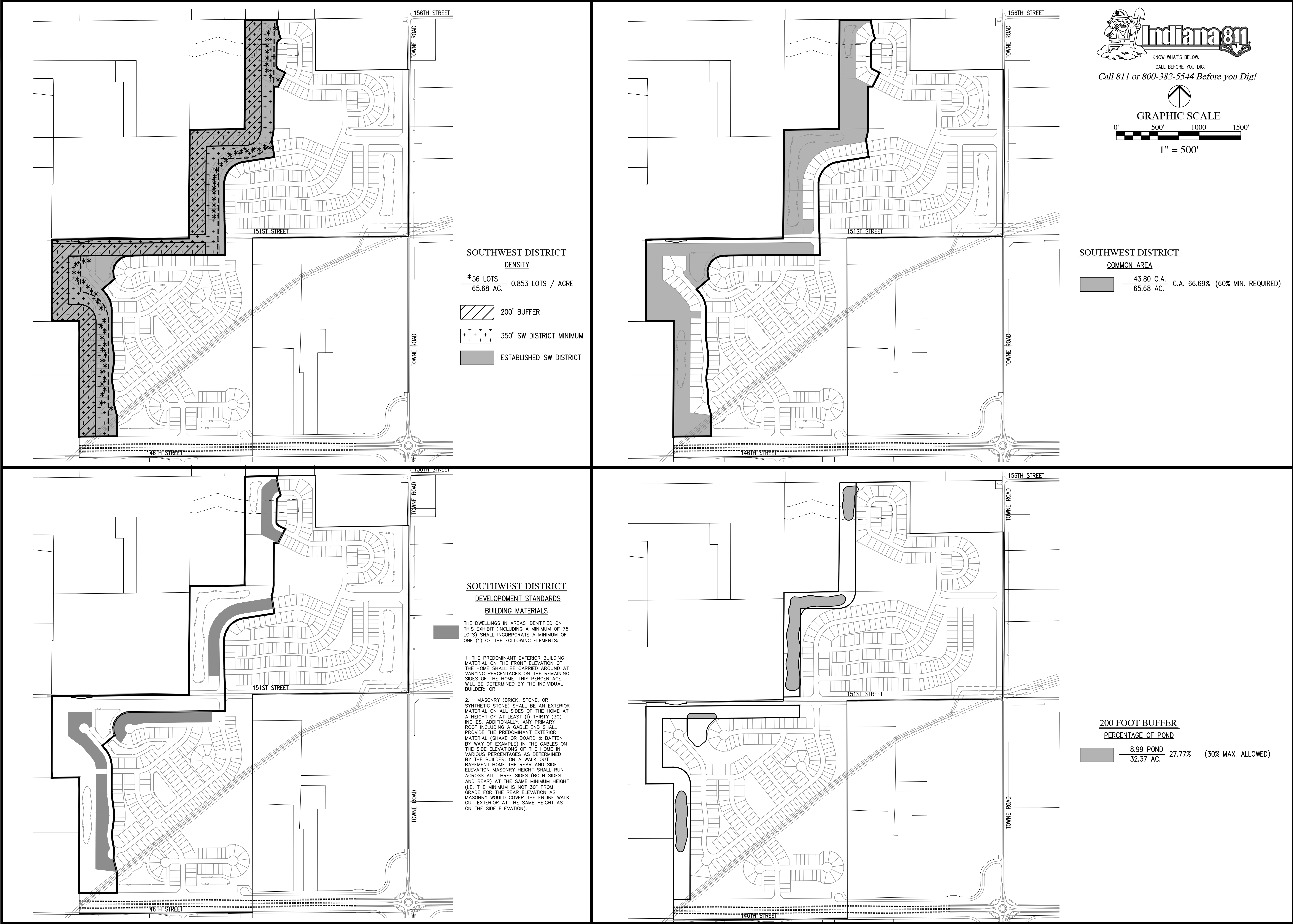
**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN**



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

C2.0

OVERALL OPEN SPACE PLAN



REVISIONS

DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

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

CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
SOUTHWEST DISTRICT PLAN

PREPARED BY
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY
DC

CHECKED BY
BB

DATE
JANUARY 31, 2020

SCALE
AS SHOWN

SHEET

C2.1
SOUTHWEST DISTRICT PLAN

© 2020

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
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3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER

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ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.

CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.

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B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.

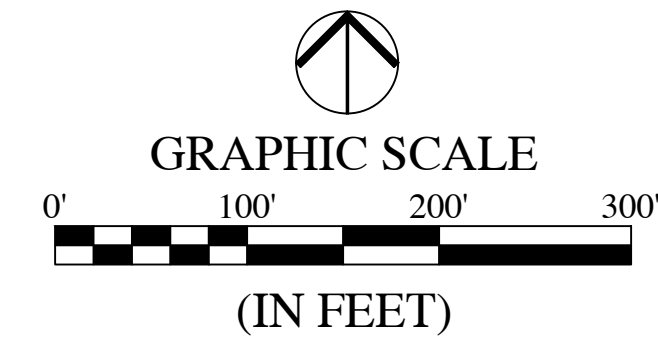
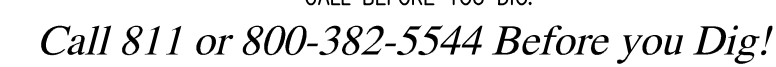
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D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.

E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.



EXISTING

RIGHT-OF-WAY LINE

SWALE / FLOWLINE

SANITARY SEWER

STORM CULVERT

WATER MAIN
CONCRETE MAINS

CONTOUR, MINOR

FENCE

SANITARY MANHOLE

STORM MANHOLE

STORM END SECTION

FIRE HYDRANT

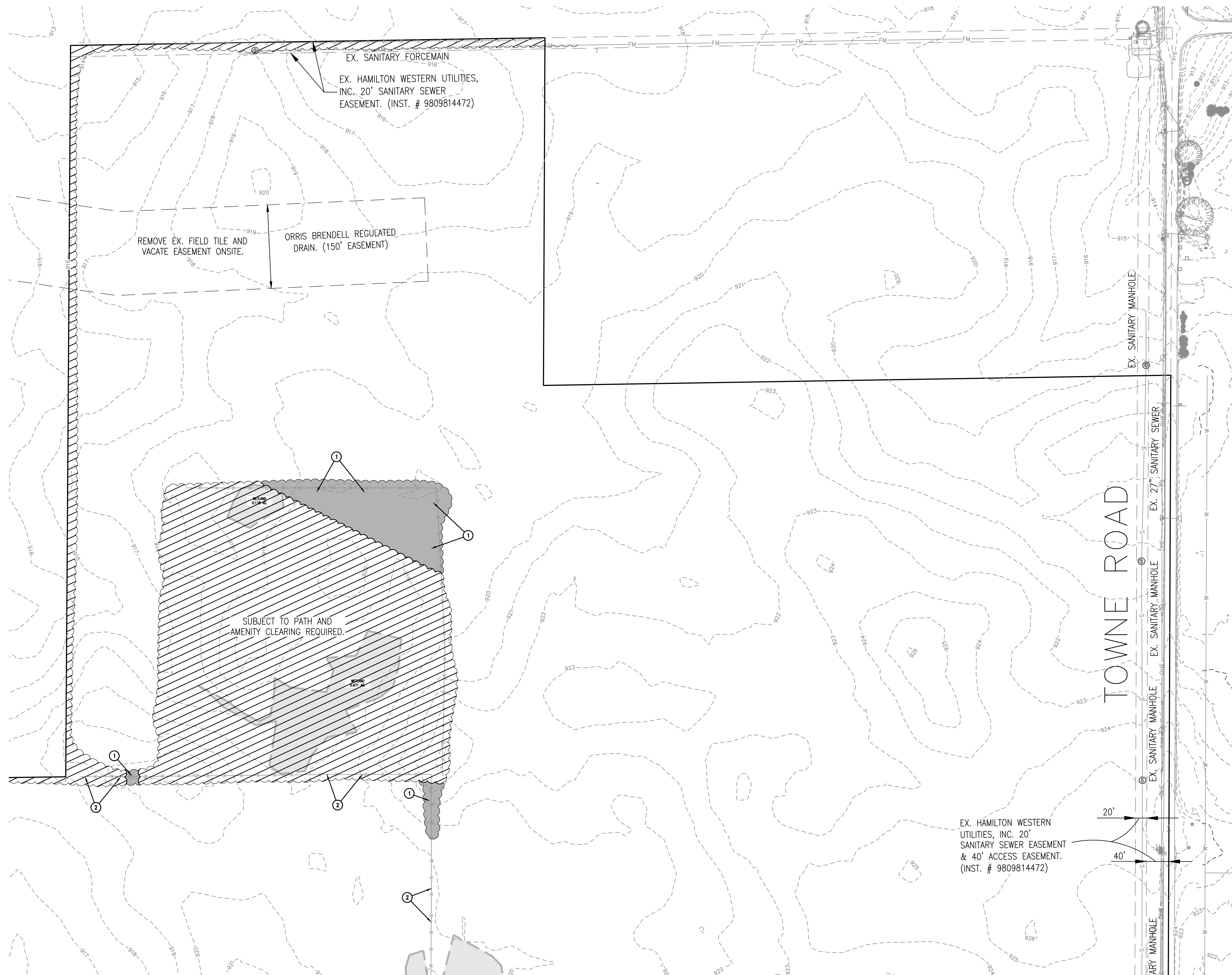
EXISTING TREES TO

EXISTING WETLANDS

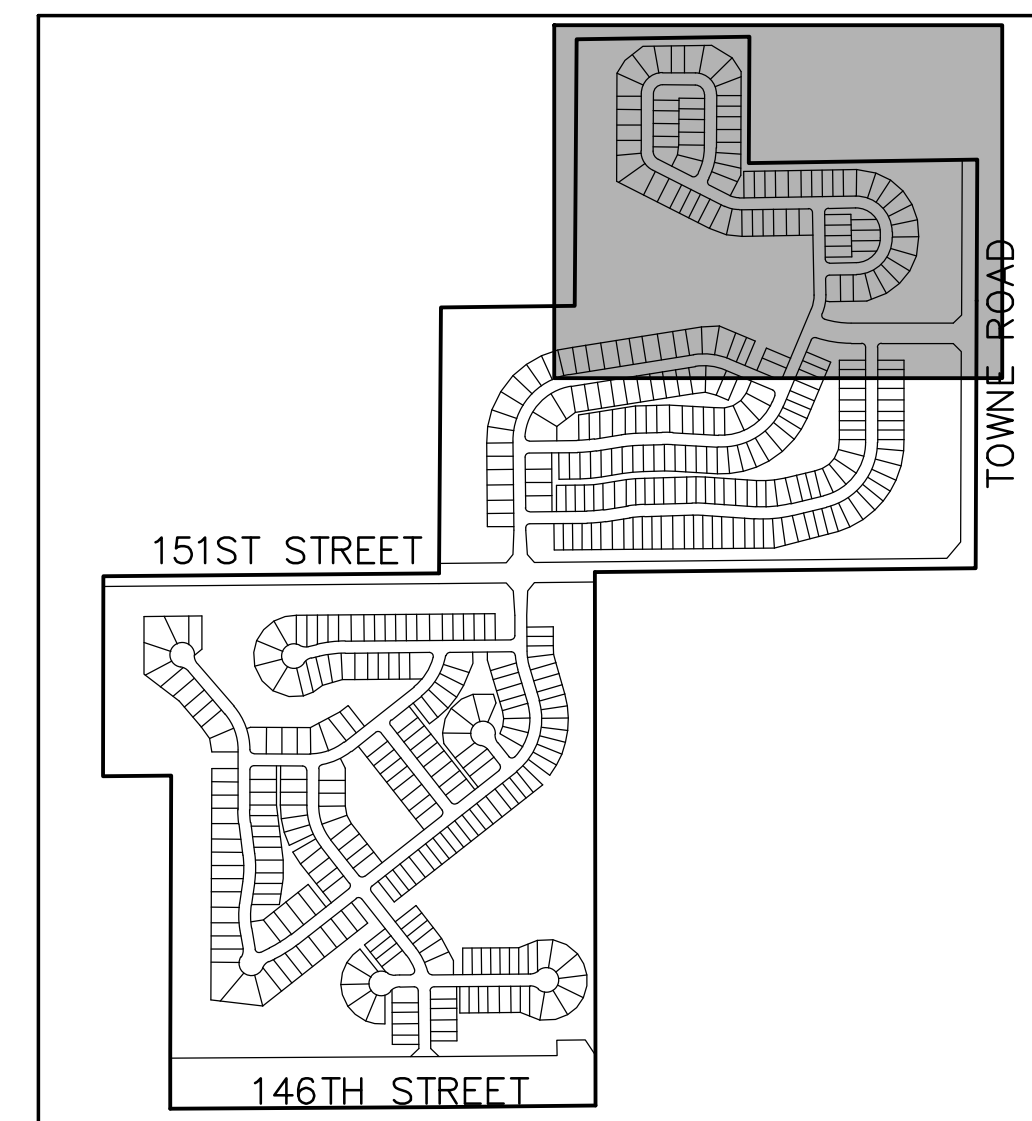
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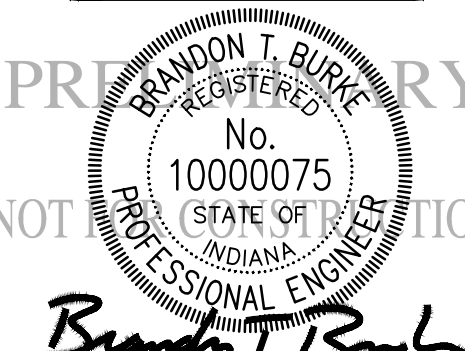
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KEYMAP
NOT TO SCALE

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**CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA**

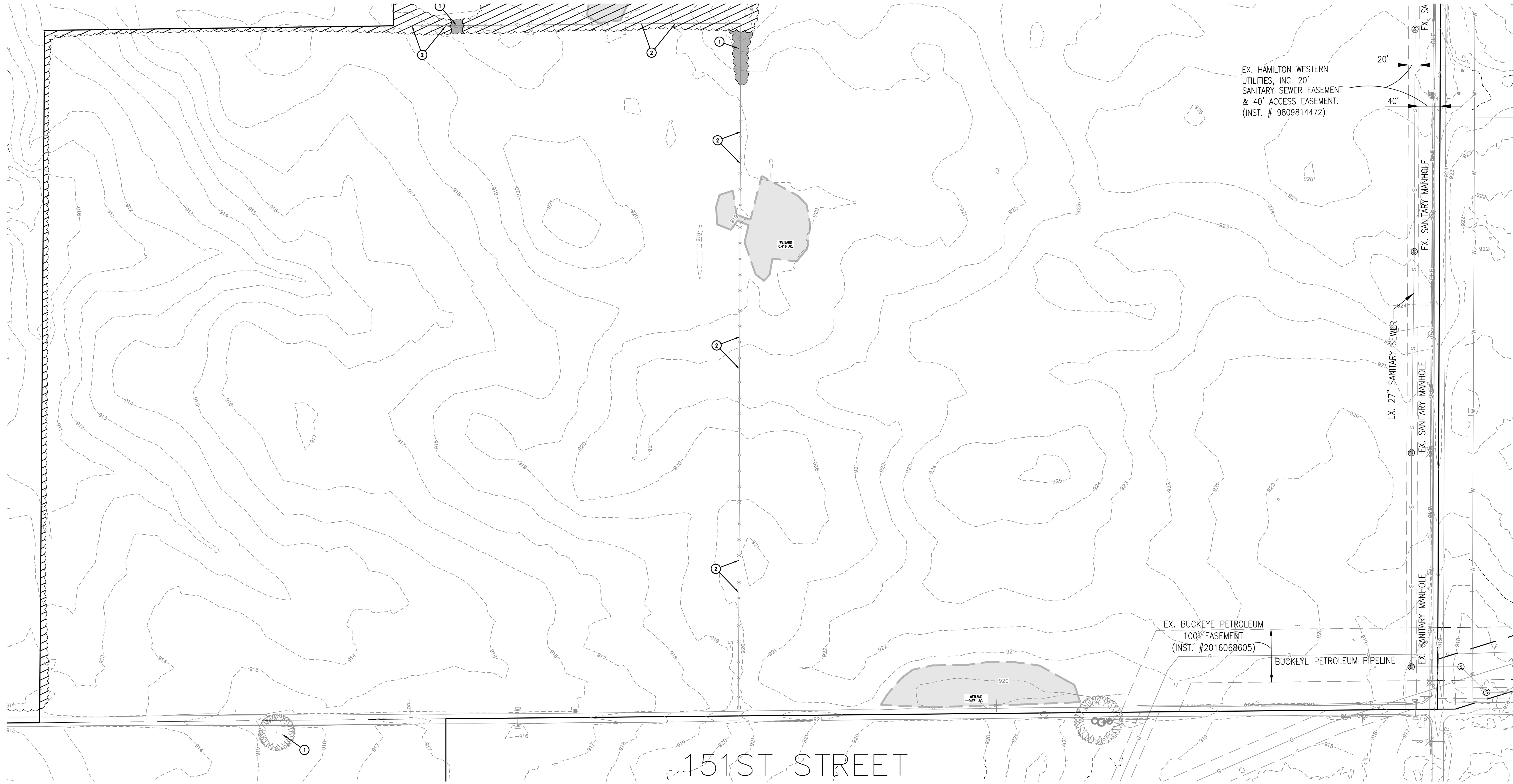


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C3.0

EXISTING CONDITIONS &
DEMOLITION PLAN

Plot Date: Mar 04, 2020 Plot Time: 8:01pm File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb\Design\CAD\PP - Development Plan Sheet Set\19241.DP - Existing Conditions & Demo Plan.dwg, Layout: C3.1 By: dchesterfield

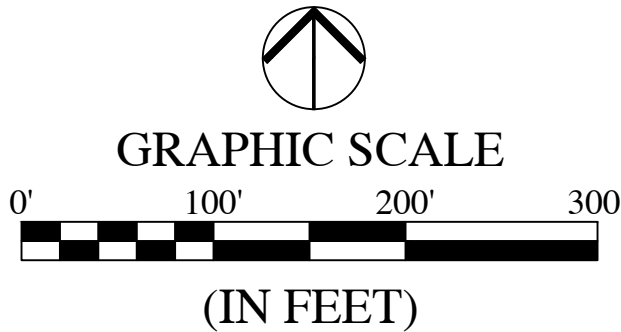


FOR CONTINUATION SEE SHEET C3.2

FOR CONTINUATION SEE SHEET C3.0



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



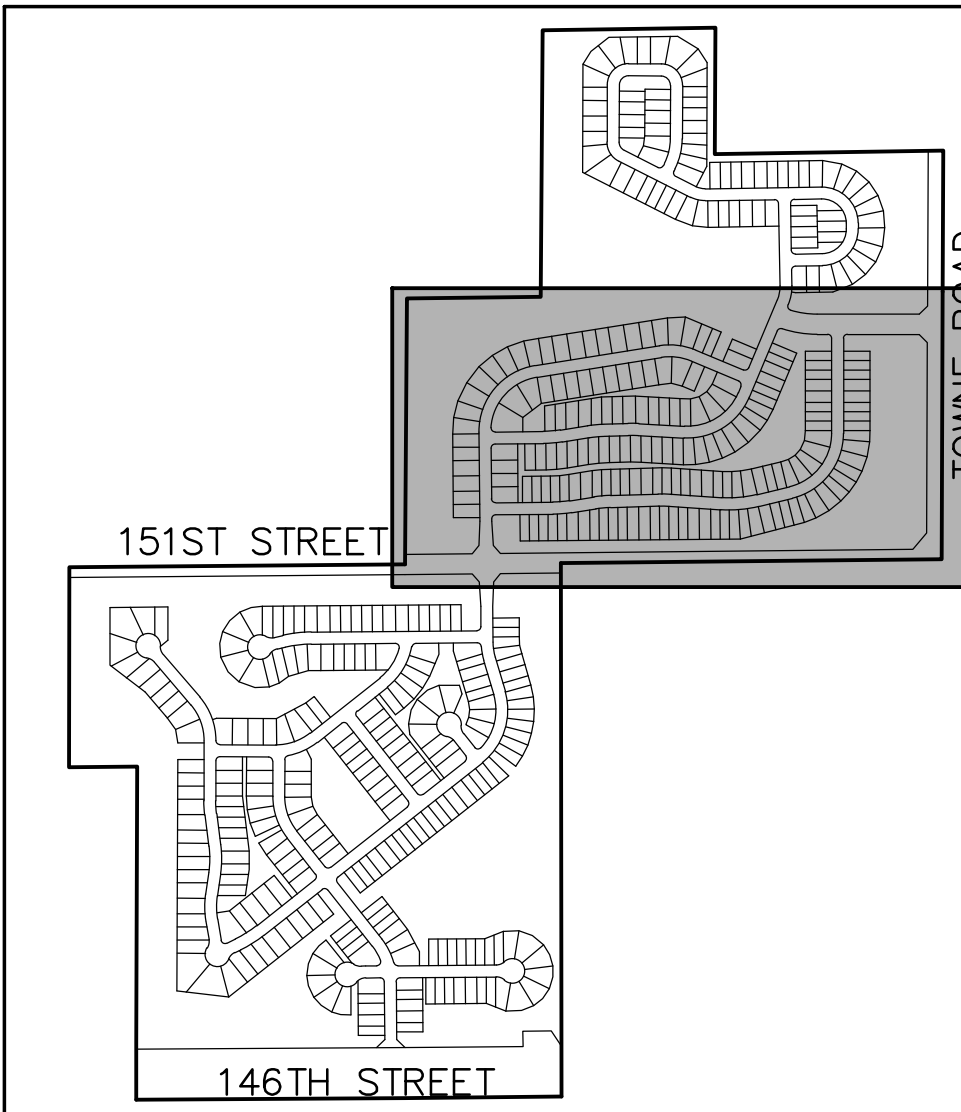
DEMOLITION KEYNOTES: (H)

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LEGEND:

- EXISTING
- RIGHT-OF-WAY LINE
 - CENTERLINE
 - SWALE / FLOWLINE
 - SANITARY SEWER
 - STORM SEWER
 - STORM CULVERT
 - WATER MAIN
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - FENCE
 - TREE LINE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET
 - STORM END SECTION
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 - EXISTING TREES, TO REMAIN
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KEYMAP
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REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
EXISTING CONDITIONS
& DEMOLITION PLAN

PREPARED BY
NOT FOR CONSTRUCTION

BRANDON T. BUCKLEY
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

Signature: Brandon T. Buckley

DRAWN BY DC	JOB NUMBER 2019-241
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C3.1
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 - CENTERLINE
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 - S SANITARY SEWER
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 - ST STORM CULVERT
 - W WATER MAIN
 - -800- CONTOUR, MAJOR
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 - FENCE
 - TREE LINE
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 - (S) STORM MANHOLE
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DEMOLITION KEYNOTES: (B)

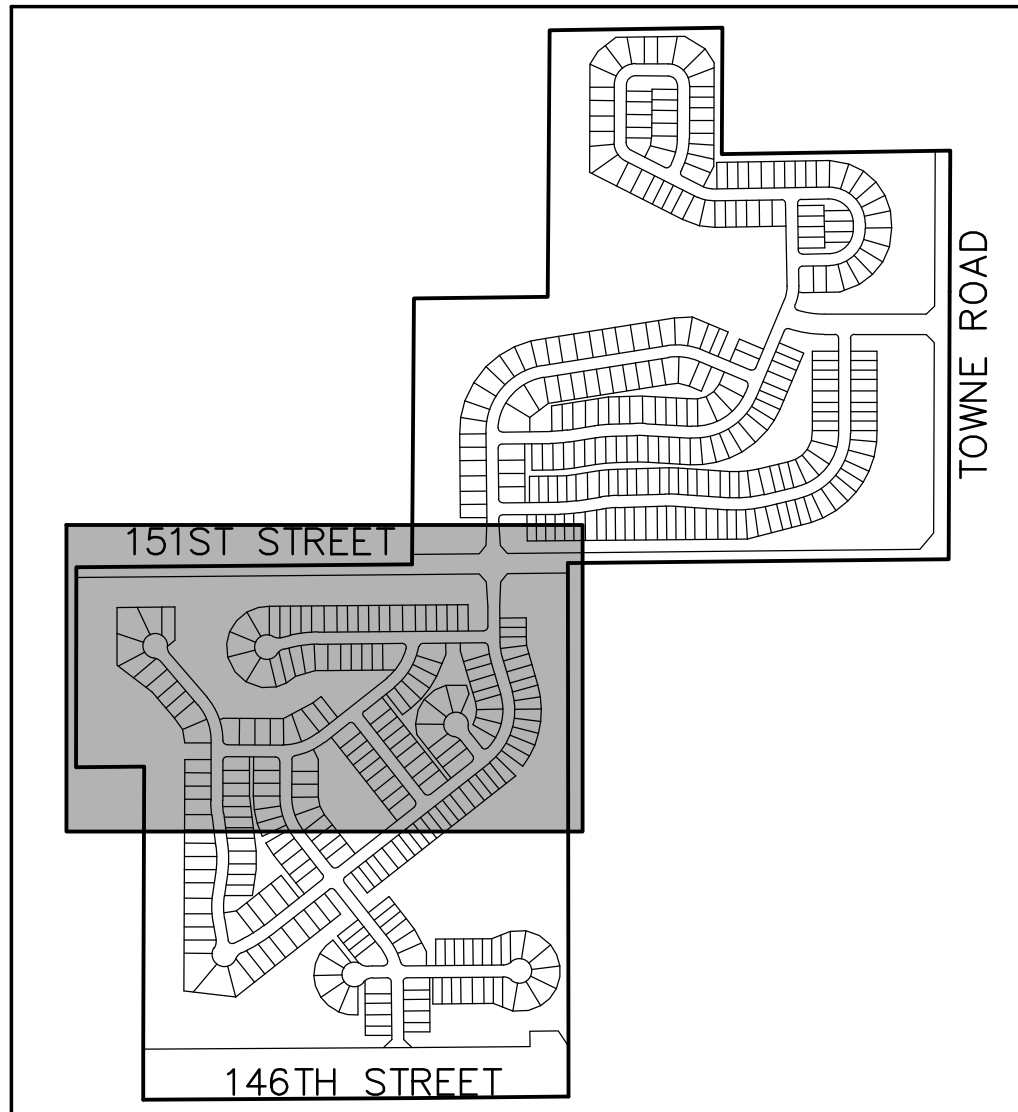
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FOR CONTINUATION SEE SHEET C3.3

FOR CONTINUATION SEE SHEET C3.1

RIGHT-OF-WAY EASEMENT TO
SOCONY-VACUUM OIL COMPANY, INC.
(50' WIDE RIGHT-OF-WAY)
M.R. 34, PG. 263
TRANSFERRED TO MARATHON PIPE
LINE COMPANY
D.R. 128, PG. 494; D.R. 97, PG. 11

DEED OF EASEMENT TO
BUCKEYE PIPE LINE COMPANY
(33' WIDE EASEMENT)
D.R. 176, PG. 231



REVISIONS

DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

EXISTING CONDITIONS
& DEMOLITION PLAN



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EXISTING CONDITIONS & DEMOLITION PLAN

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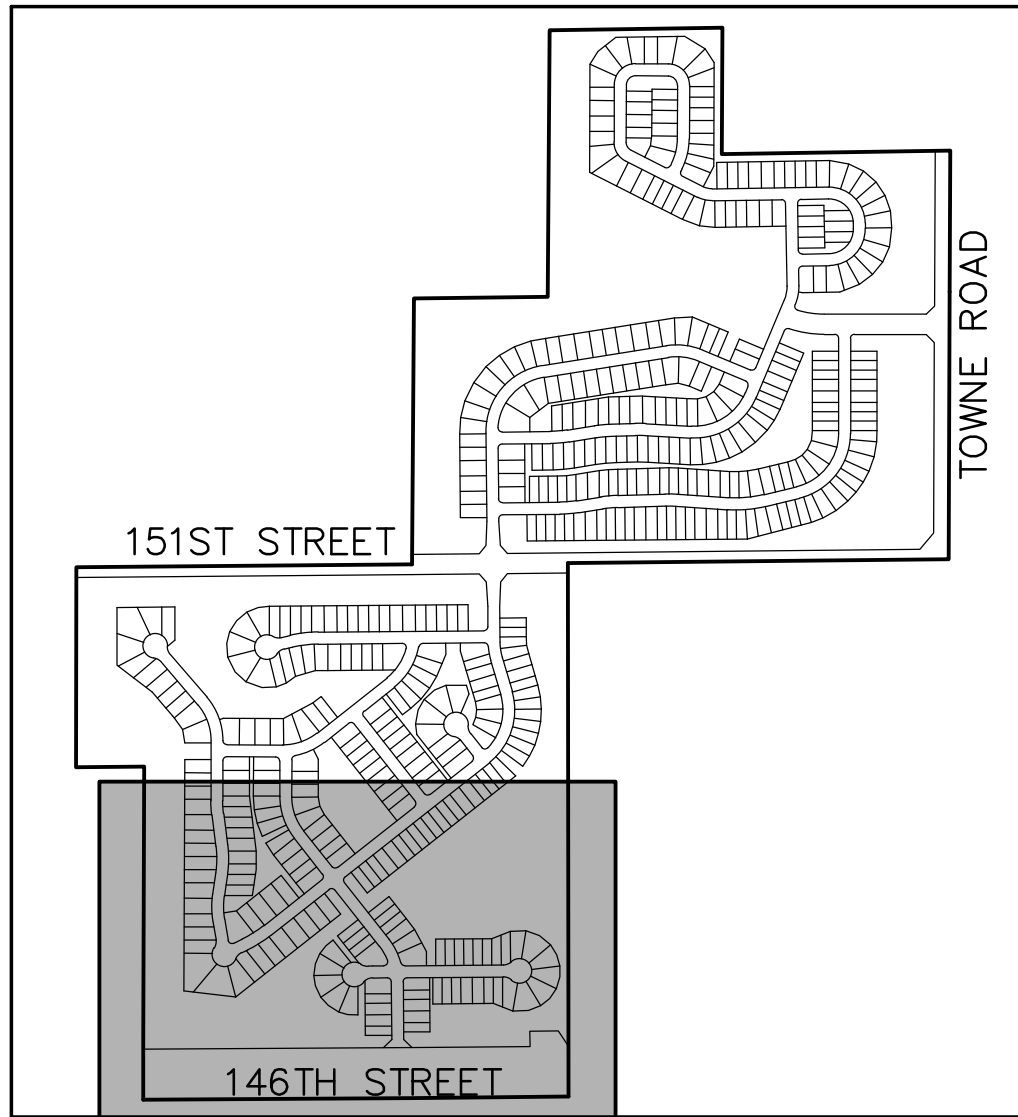
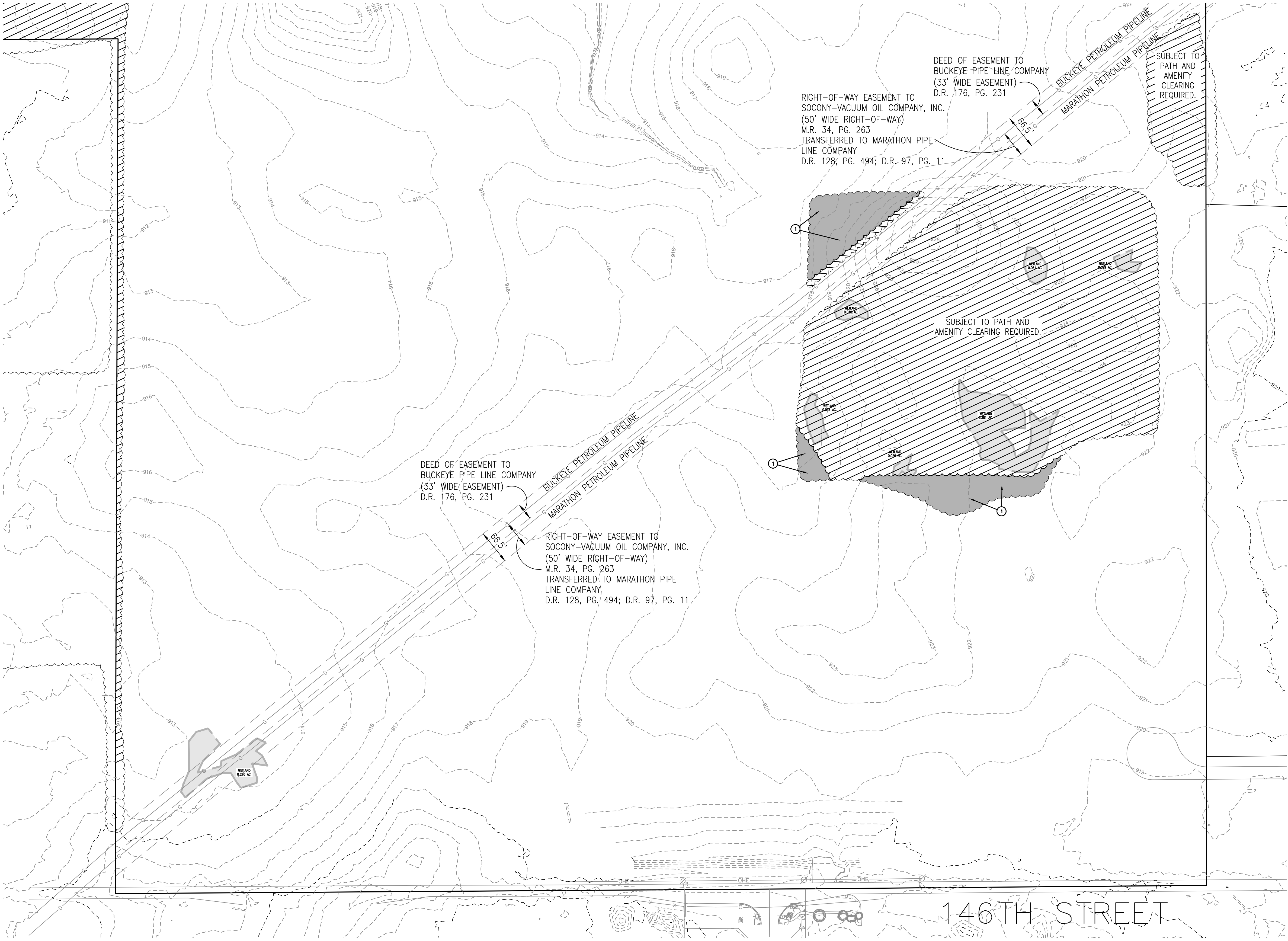
LEGEND:

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DEMOLITION KEYNOTES: #

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FOR CONTINUATION SEE SHEET C3.2



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CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

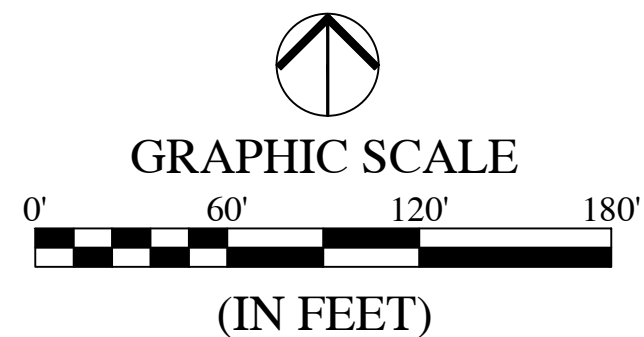
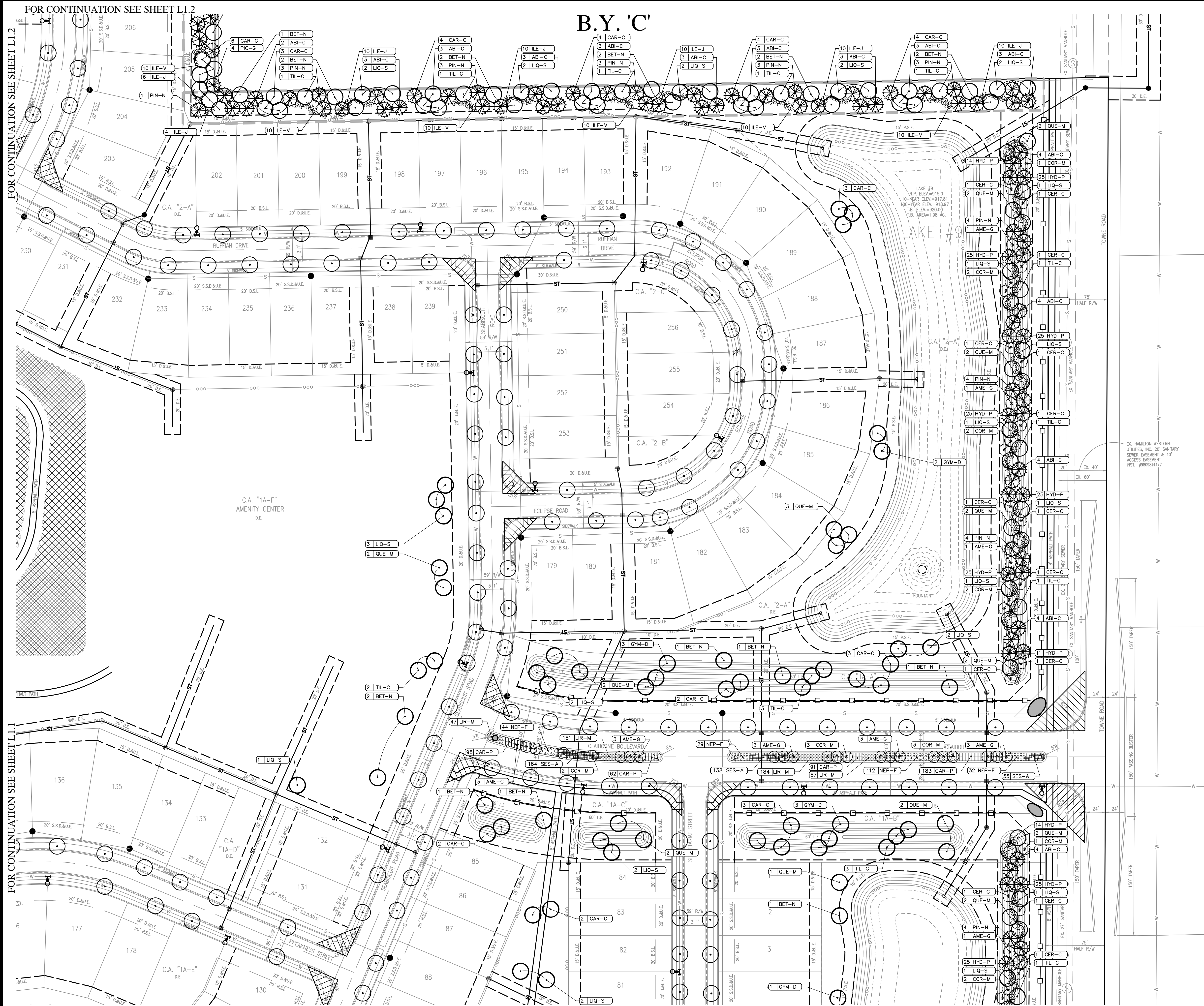
EXISTING CONDITIONS
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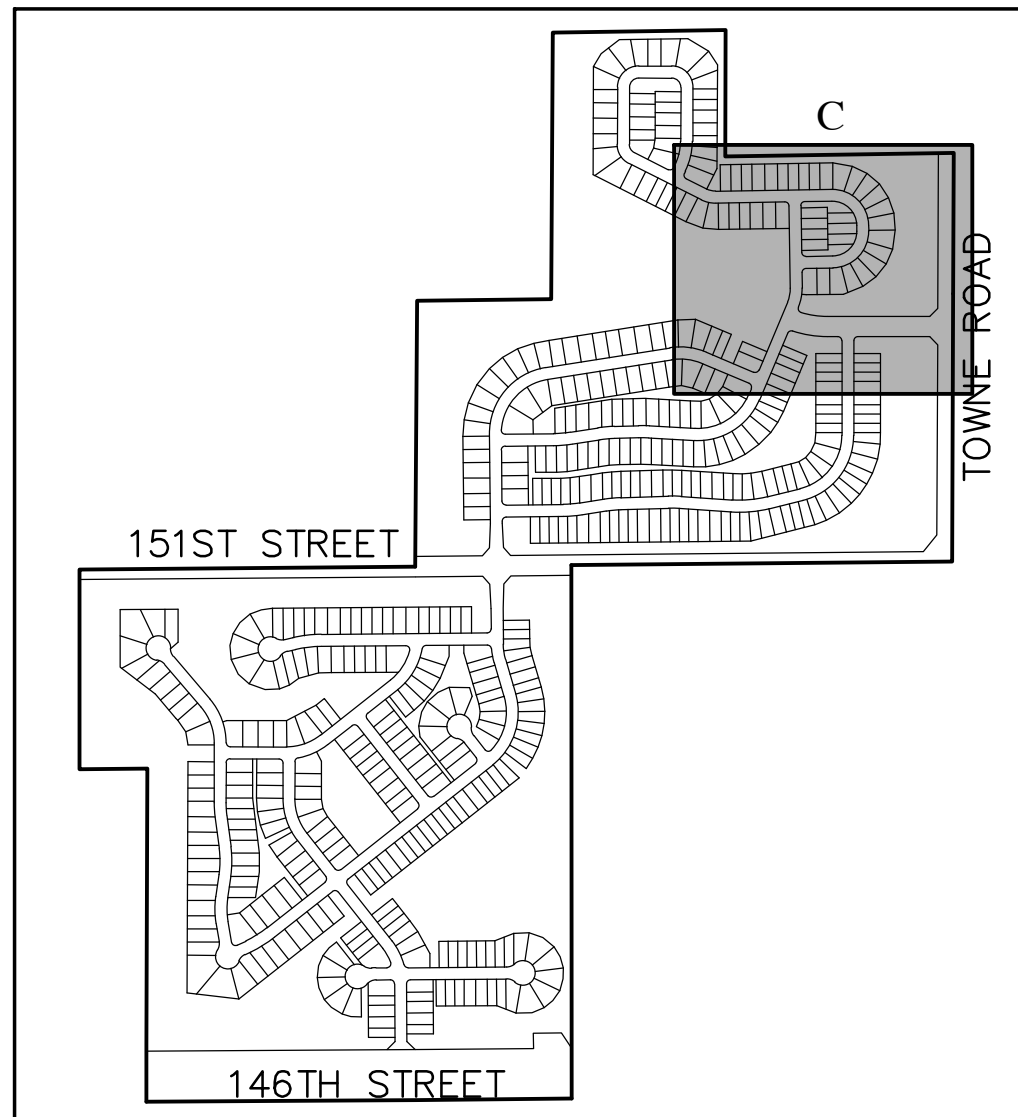
C3.3

EXISTING CONDITIONS & DEMOLITION PLAN



- LEGEND:**
- # | XXX QUANTITY KEY
 - SHADE TREE - 8' TALL, 2.5" CALIPER
 - EVERGREEN TREE - 7-8' TALL
 - ORNAMENTAL TREE - 2" CALIPER
 - SHRUB - 18" TALL (MIN)
 - STREET TREE (30' O.C. AVERAGE)
 - SPADE EDGE
 - INTERSECTION SIGHT TRIANGLE
 - TREE PRESERVATION AREA
** Subject to PUD Ordinance Section 8.1
 - TREE RESTORATION AREA (200' BUFFER)
SEE SHEET L1.11 FOR ADDITIONAL INFORMATION
** Subject to PUD Ordinance Section 7.2
 - PRAIRIE AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2
 - ENTRY SIGNS/ENTRY COLUMNS
- SEE SHEET L1.11 FOR PLANT SCHEDULE

- LEGEND:**
- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
| RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
| SWALE / FLOWLINE | SWALE / FLOWLINE |
| SUBSURFACE DRAIN | SUBSURFACE DRAIN |
| SANITARY SEWER | SANITARY SEWER |
| STORM SEWER | STORM SEWER |
| STORM CULVERT | STORM CULVERT |
| WATER MAIN | WATER MAIN |
| CONTOUR, MAJOR | CONTOUR, MAJOR |
| CONTOUR, MINOR | CONTOUR, MINOR |
| TREE LINE | TREE LINE |
| EXISTING WETLANDS | EXISTING WETLANDS |
| BLACK "4-BOARD" FENCE | BLACK "4-BOARD" FENCE |



REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

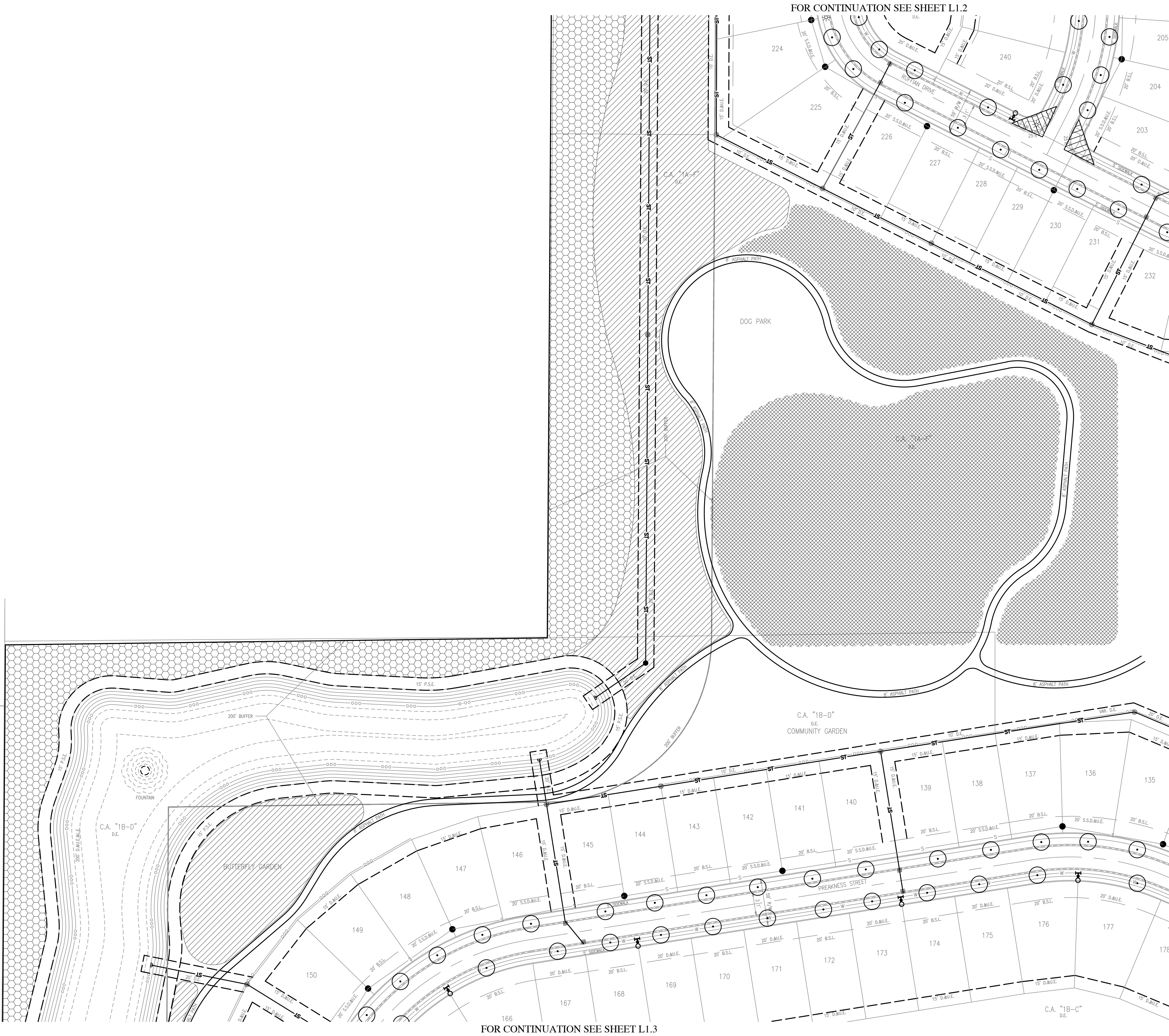


CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



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DATE JANUARY 31, 2020	SCALE AS SHOWN
SHEET	JOB NUMBER 2019-241

L1.0
LANDSCAPE PLAN



FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

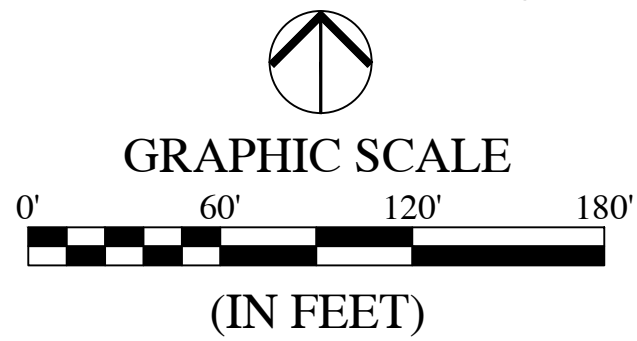
ALL STREET TREES ARE TO MATCH THE CURRENT
CITY OF WESTFIELD MASTER TREE LIST.

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FOUR (4) FEET OF ANY PAVEMENT.

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DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



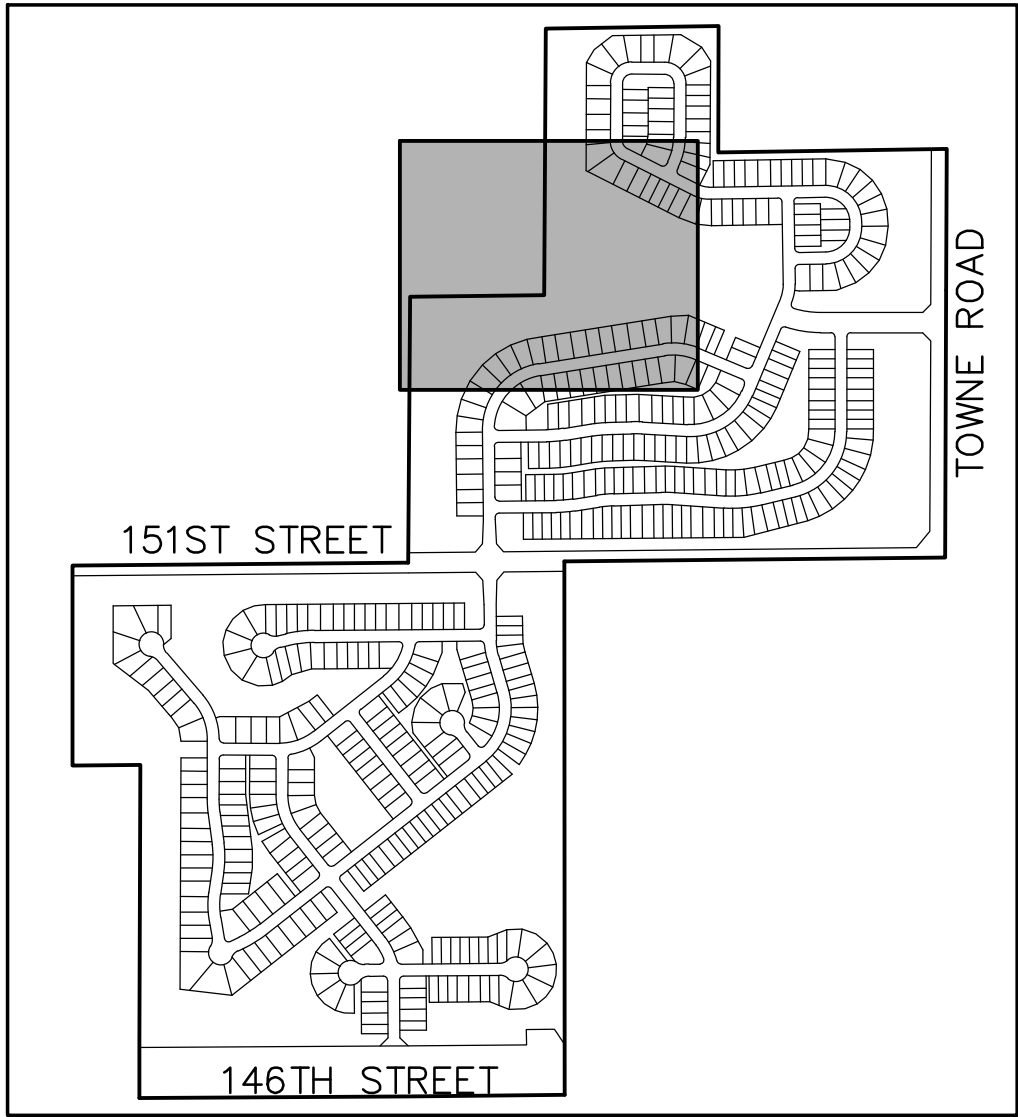
LEGEND:

- QUANTITY KEY
- SHADE TREE - 8' TALL, 2.5" CALIPER
- EVERGREEN TREE - 7-8' TALL
- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- STREET TREE (30' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- TREE PRESERVATION AREA
** Subject to PUD Ordinance Section 8.1
- TREE RESTORATION AREA (200' BUFFER)
SEE SHEET L1.11 FOR ADDITIONAL INFORMATION
** Subject to PUD Ordinance Section 7.2
- PRAIRIE AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2
- ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.11 FOR PLANT SCHEDULE

LEGEND:

- | EXISTING | | PROPOSED |
|-----------------------|--|----------|
| RIGHT-OF-WAY LINE | | |
| EASEMENT LINE | | |
| SETBACK LINE | | |
| CENTERLINE | | |
| SWALE / FLOWLINE | | |
| SUBSURFACE DRAIN | | |
| SANITARY SEWER | | |
| STORM SEWER | | |
| STORM CULVERT | | |
| WATER MAIN | | |
| CONTOUR, MAJOR | | |
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| TREE LINE | | |
| EXISTING WETLANDS | | |
| BLACK "4-BOARD" FENCE | | |



REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

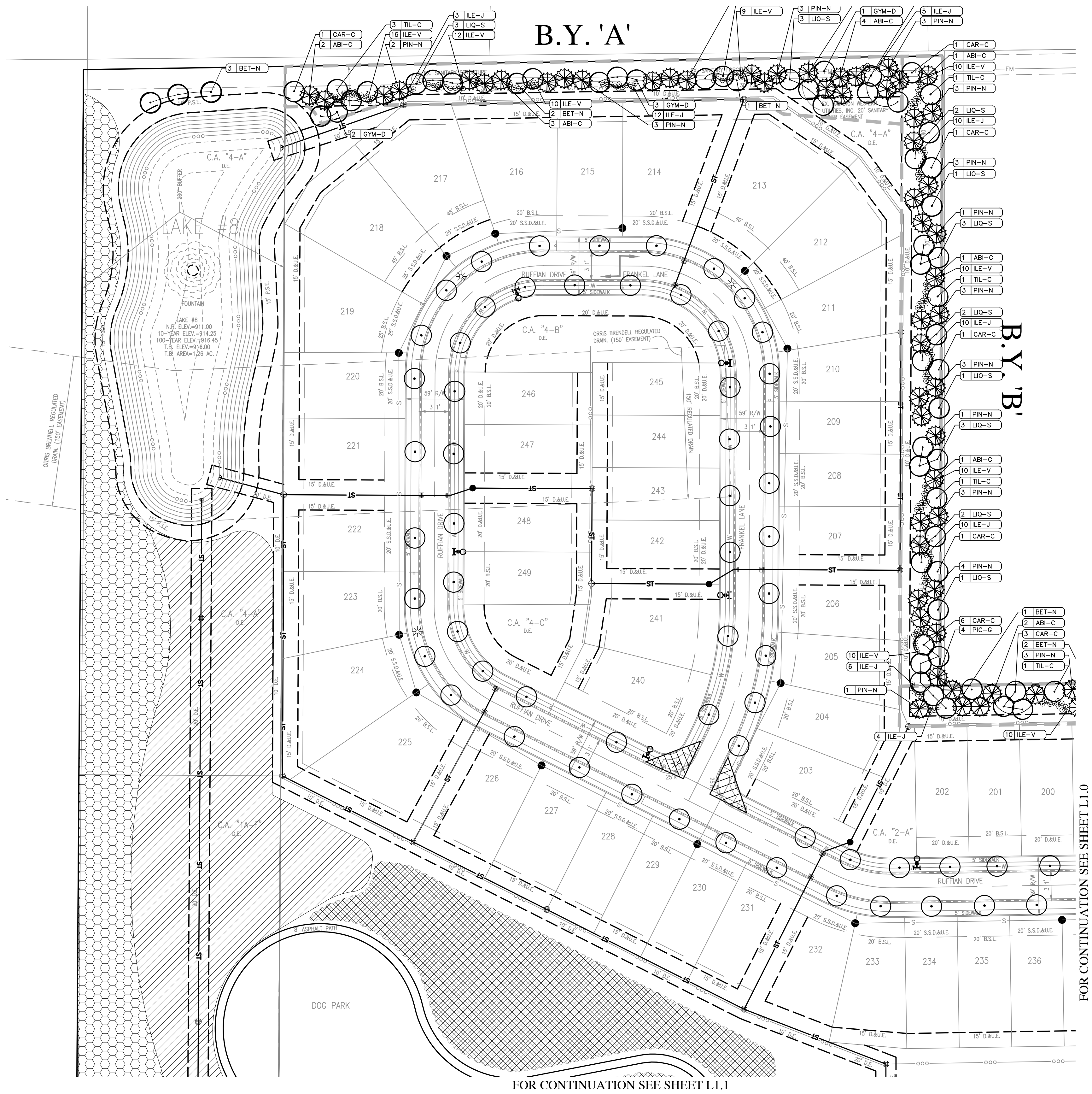


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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



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CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

L1.1
LANDSCAPE PLAN



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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

| XXX QUANTITY KEY

SHADE TREE - 8' TALL, 2.5" CALIPER

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SHRUB - 18" TALL (MIN)

STREET TREE (30' O.C. AVERAGE)

SPADE EDGE

INTERSECTION SIGHT TRIANGLE

TREE PRESERVATION AREA
** Subject to PUD Ordinance Section 8.1

TREE RESTORATION AREA (200' BUFFER)
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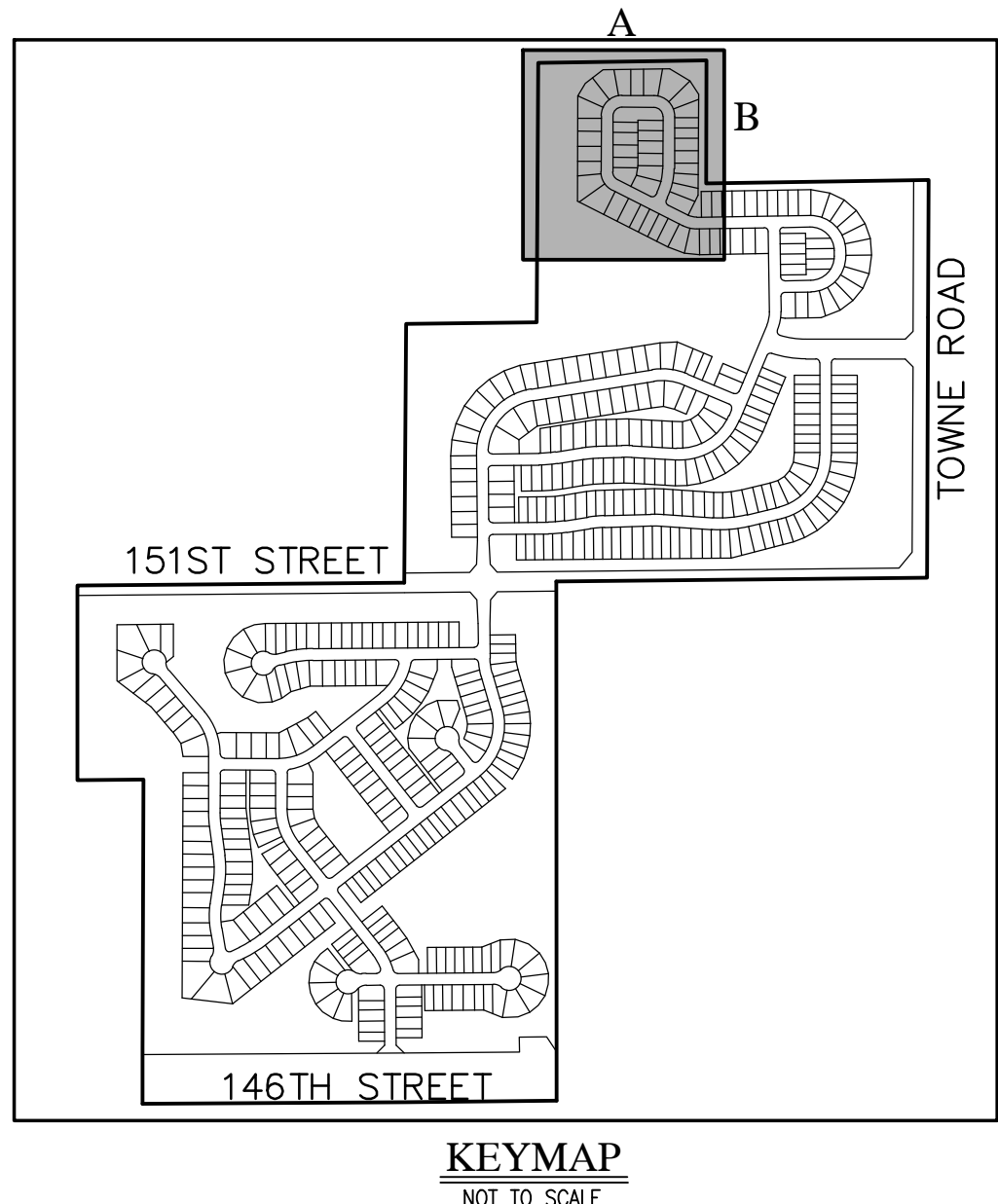
PRAIRIE AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2

ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.11 FOR PLANT SCHEDULE

LEGEND:

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CENTERLINE	CENTERLINE
SWALE / FLOWLINE	SWALE / FLOWLINE
SUBSURFACE DRAIN	SUBSURFACE DRAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
STORM CULVERT	STORM CULVERT
WATER MAIN	WATER MAIN
CONTOUR, MAJOR	CONTOUR, MAJOR
CONTOUR, MINOR	CONTOUR, MINOR
TREE LINE	TREE LINE
EXISTING WETLANDS	EXISTING WETLANDS
BLACK "4-BEARD" FENCE	BLACK "4-BEARD" FENCE



FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.5.

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LAFAYETTE - MUNCIE - NEW ALBANY
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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

KEYMAP
NOT TO SCALE

L1.2
LANDSCAPE PLAN

BRANDON T. BURKE
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA

DRAWN BY
DC

CHECKED BY
BB

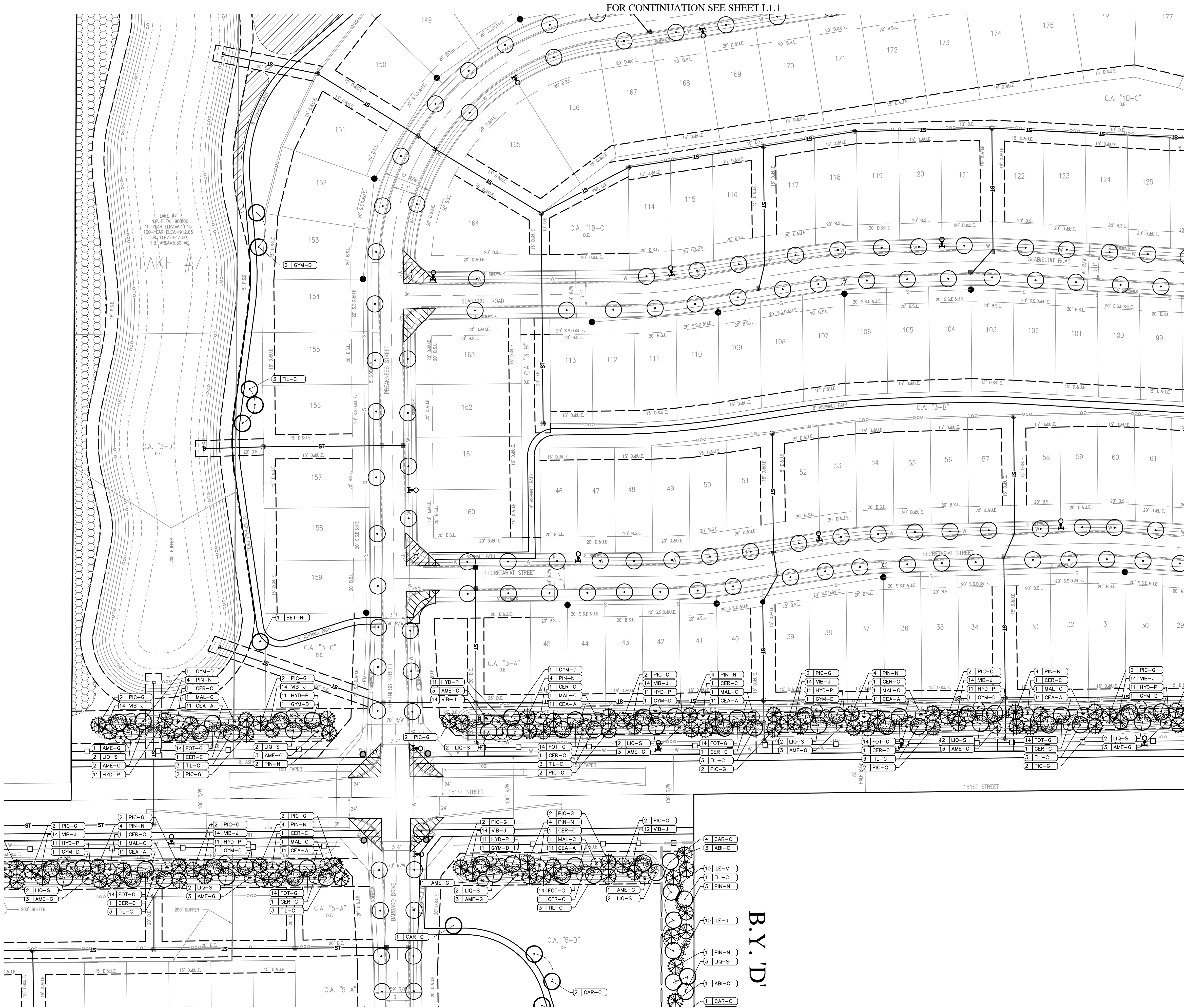
DATE
JANUARY 31, 2020

SCALE
AS SHOWN

JOB NUMBER
2019-241

SHEET

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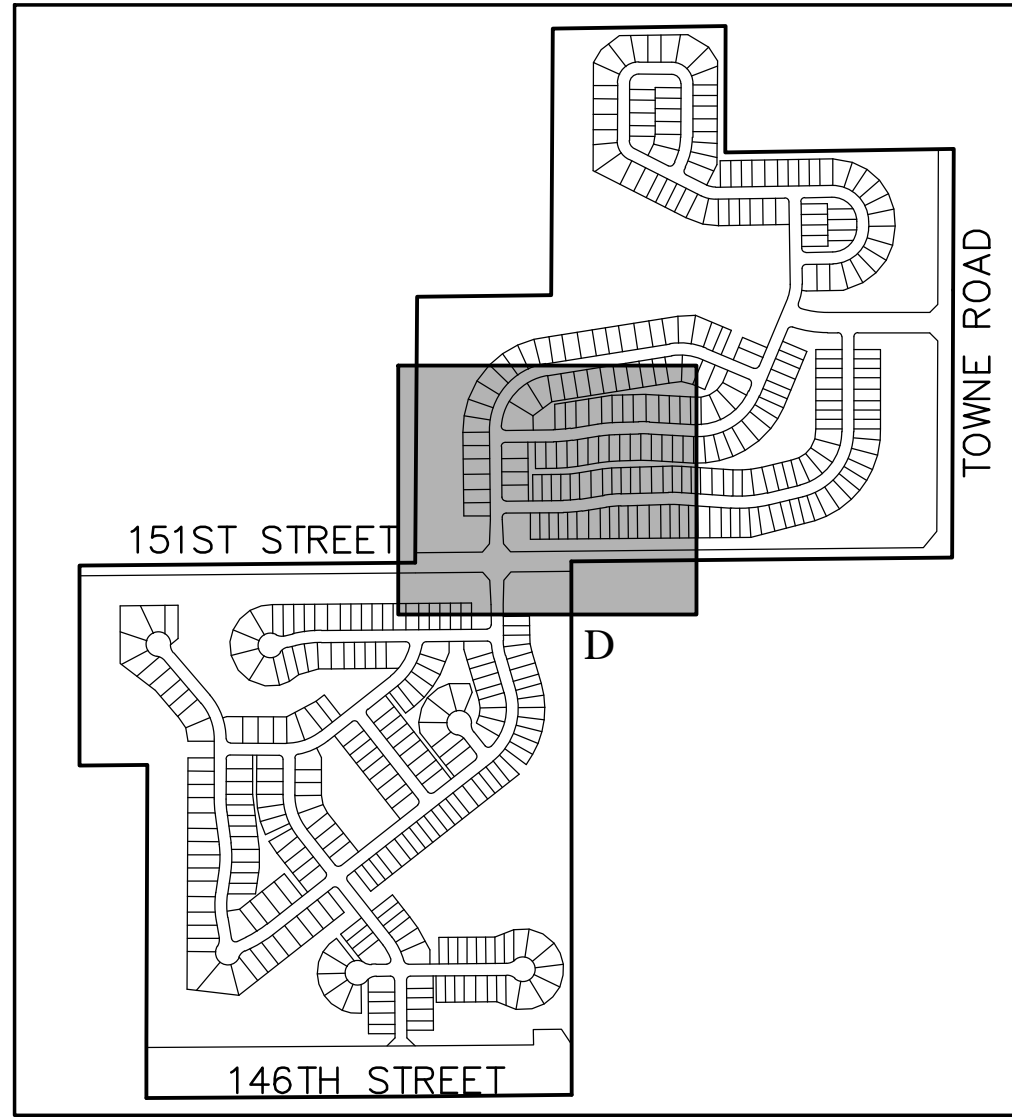


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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

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 - ENTRY SIGNS/ENTRY COLUMNS
- SEE SHEET L1.11 FOR PLANT SCHEDULE

- LEGEND:**
- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
| RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
| SWALE / FLOWLINE | SWALE / FLOWLINE |
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| WATER MAIN | WATER MAIN |
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| BLACK "4-BEARD" FENCE | BLACK "4-BEARD" FENCE |



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CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA

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DATE JANUARY 31, 2020	SCALE AS SHOWN
SHEET	JOB NUMBER 2019-241

L1.3
LANDSCAPE PLAN

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.5.

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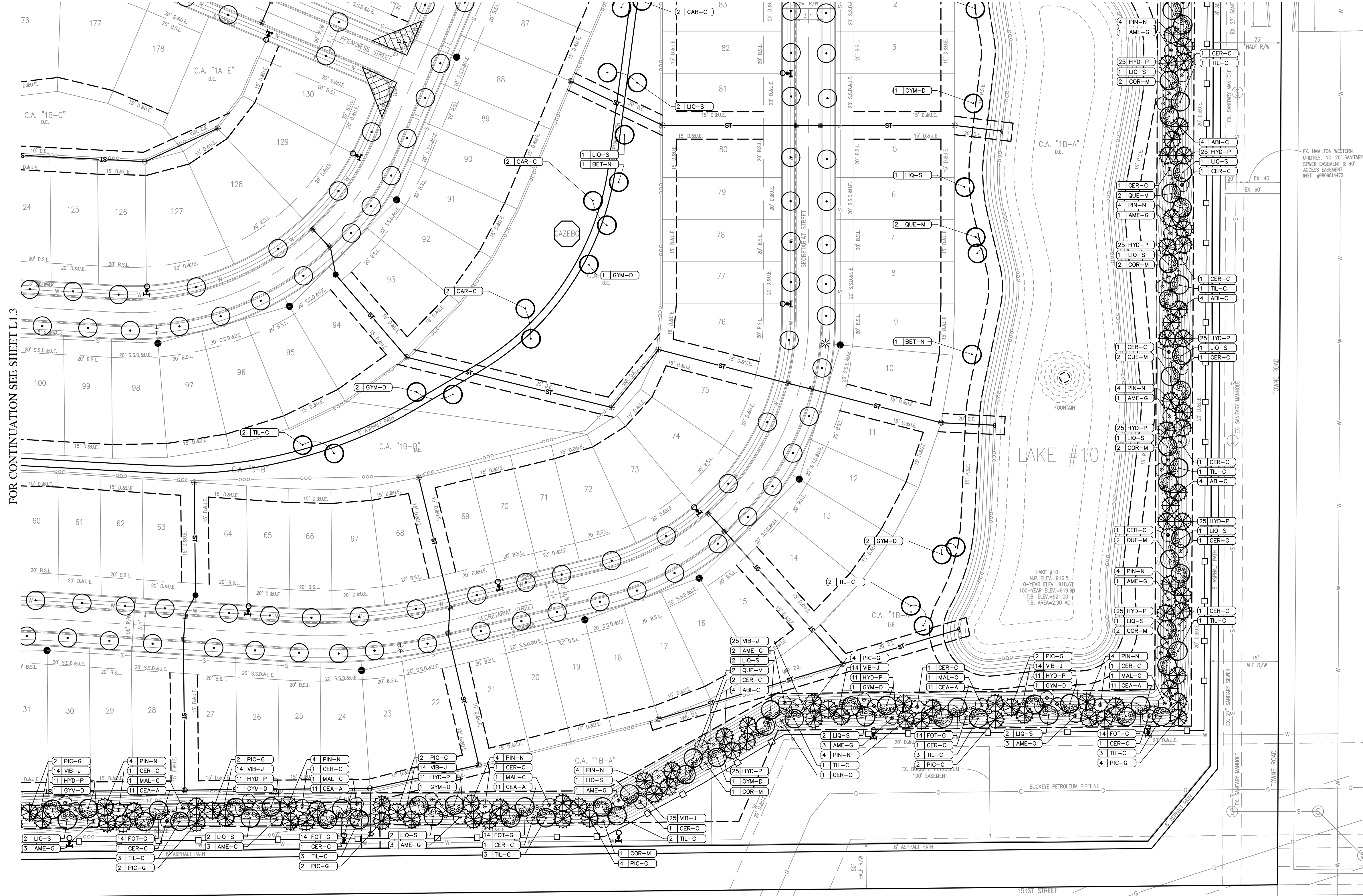
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File Name: W:\Pulte Homes\2019-241-S-Pulte- Westfield Del Webb\Design\CAD\PP - Development Plan.dwg, Layout: L1.4 Plot Date: Mar 04, 2020 Plot Time: 8:03pm

FOR CONTINUATION SEE SHEET L1.0



EXTERNAL STREET FRONTAGE

FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

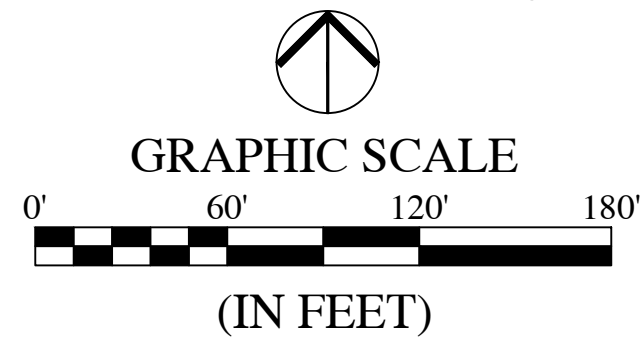
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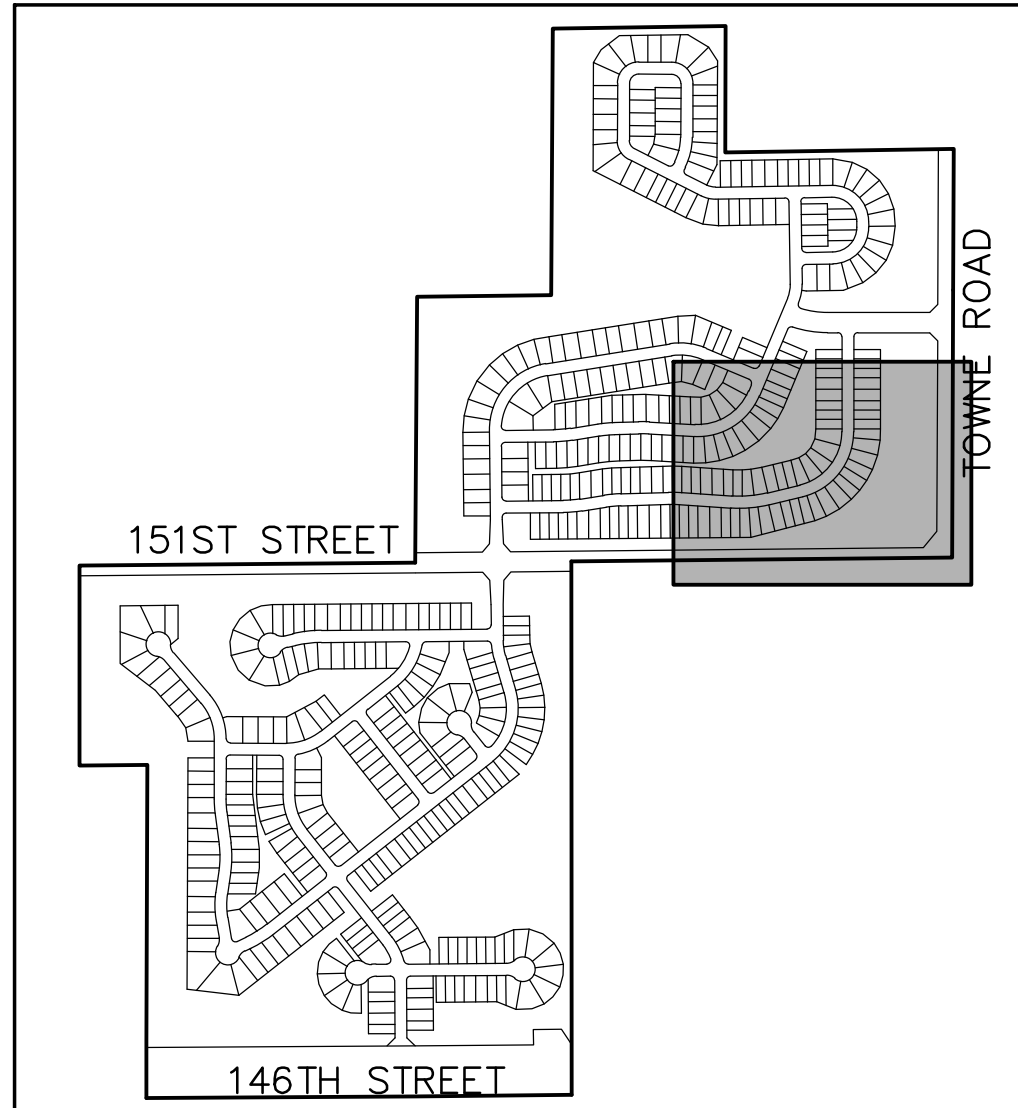


LEGEND:

- # XXX QUANTITY KEY
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 - ENTRY SIGNS/ENTRY COLUMNS
- SEE SHEET L1.11 FOR PLANT SCHEDULE

LEGEND:

- | EXISTING | PROPOSED |
|-----------------------|-----------------------|
| RIGHT-OF-WAY LINE | RIGHT-OF-WAY LINE |
| EASEMENT LINE | EASEMENT LINE |
| SETBACK LINE | SETBACK LINE |
| CENTERLINE | CENTERLINE |
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| STORM SEWER | STORM SEWER |
| STORM CULVERT | STORM CULVERT |
| WATER MAIN | WATER MAIN |
| CONTOUR, MAJOR | CONTOUR, MAJOR |
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| EXISTING WETLANDS | EXISTING WETLANDS |
| BLACK "4-BEARD" FENCE | BLACK "4-BEARD" FENCE |



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PROFESSIONAL ENGINEER

BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA

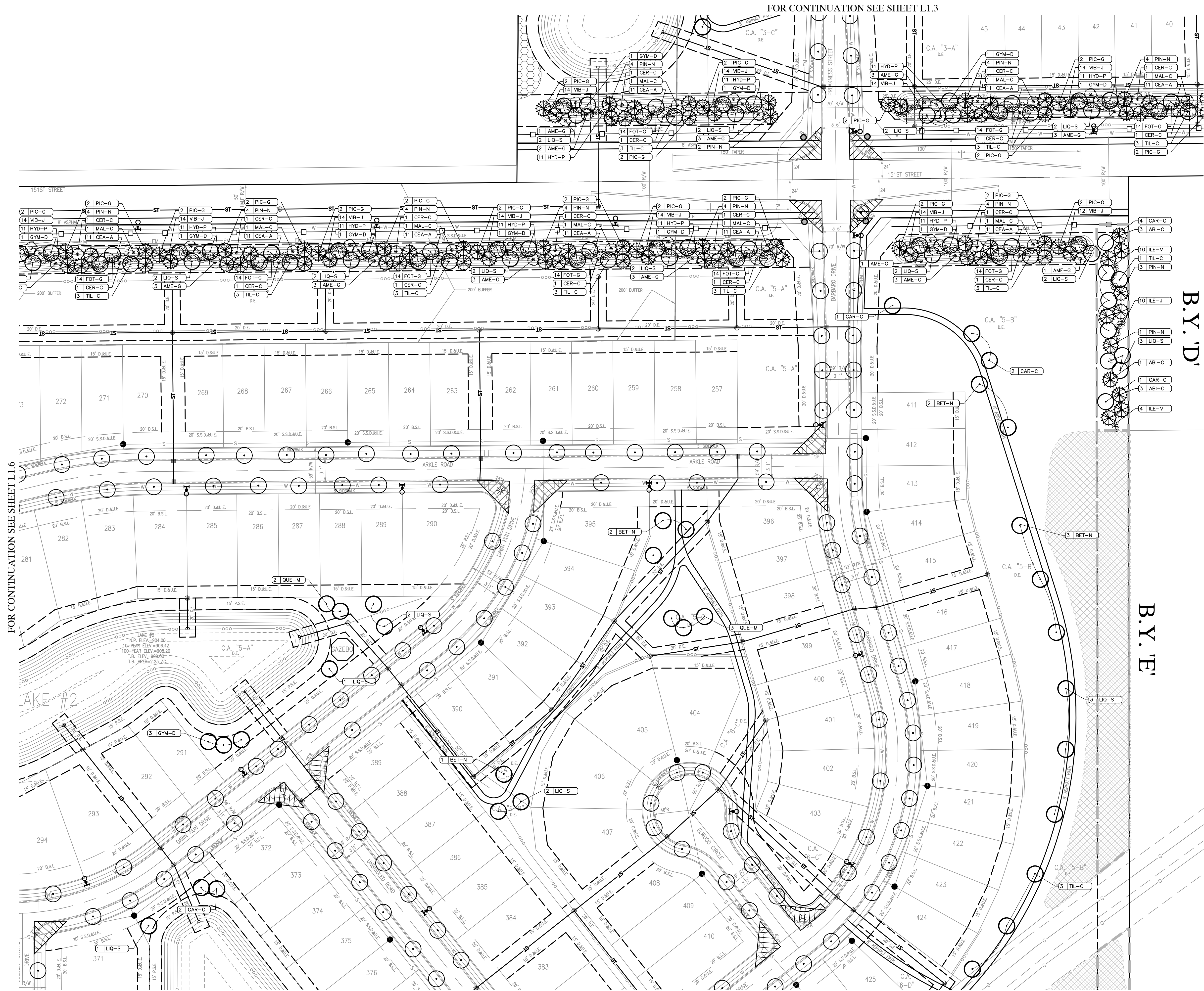
BRANDON T. BURKE

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CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	

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L1.4
LANDSCAPE PLAN

File Name: W:\Pulte Homes\2019-241-S Pulte - Westfield Del Webb\Design\CAD\PP - Development Plan.dwg, Layout: L1.5 By: dchesterfield Plot Date: Mar 04, 2020 Plot Time: 8:03pm



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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

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SPADE EDGE

INTERSECTION SIGHT TRIANGLE

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PRAIRIE AREA (200' BUFFER)
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ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.11 FOR PLANT SCHEDULE

LEGEND:

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CENTERLINE	CENTERLINE
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SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
STORM CULVERT	STORM CULVERT
WATER MAIN	WATER MAIN
CONTOUR, MAJOR	CONTOUR, MAJOR
CONTOUR, MINOR	CONTOUR, MINOR
TREE LINE	TREE LINE
EXISTING WETLANDS	EXISTING WETLANDS
BLACK "4-BEARD" FENCE	BLACK "4-BEARD" FENCE

KEYMAP
NOT TO SCALE

151ST STREET

146TH STREET

TOWNE ROAD

D

E

REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC

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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

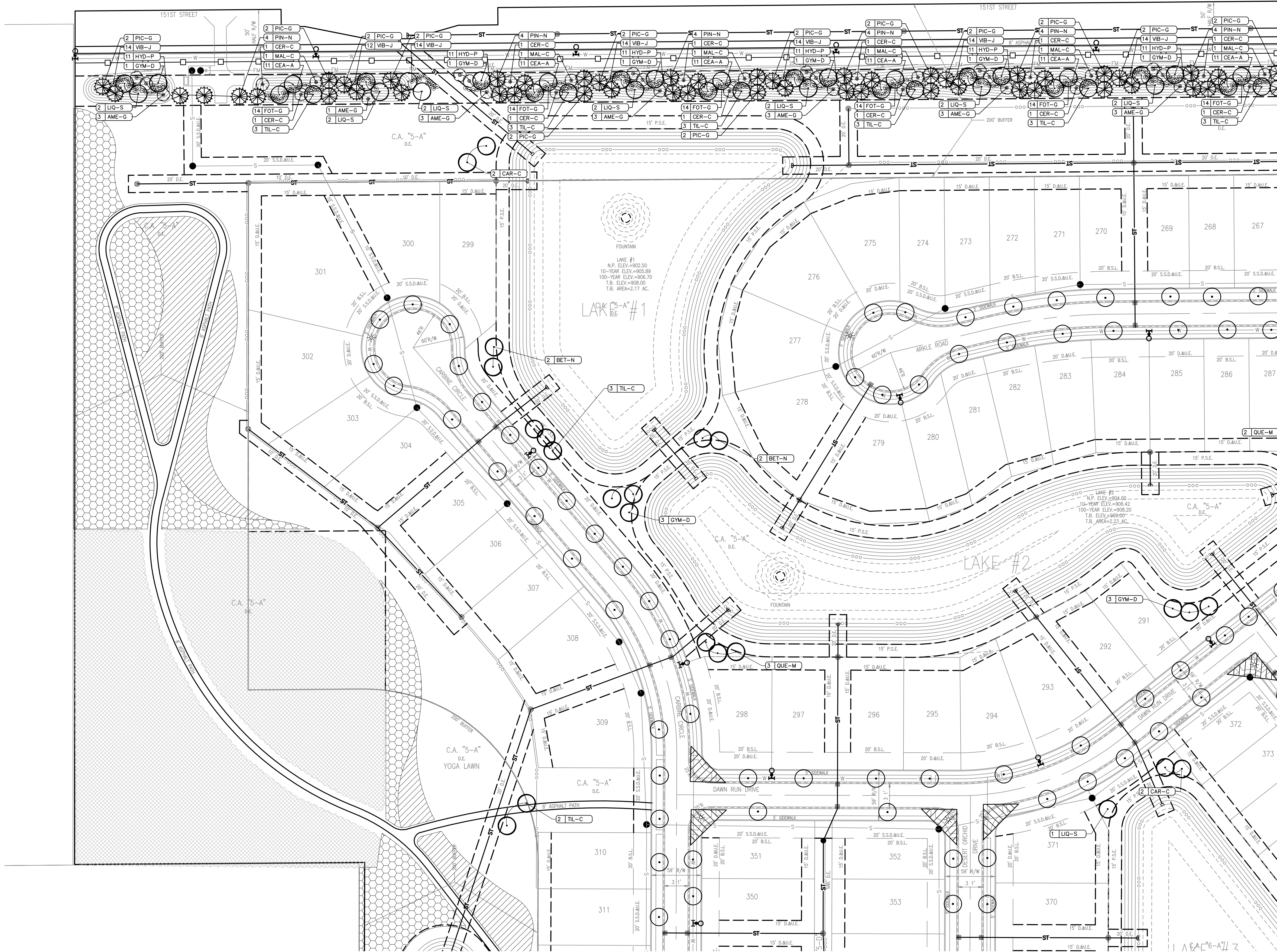
PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
NOTARY PUBLIC

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CHECKED BY: BB
DATE: JANUARY 31, 2020
SCALE: AS SHOWN
SHEET

JOB NUMBER: 2019-241

L1.5
LANDSCAPE PLAN

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0' 60' 120' 180'
(IN FEET)

LEGEND:

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SPADE EDGE

INTERSECTION SIGHT TRIANGLE

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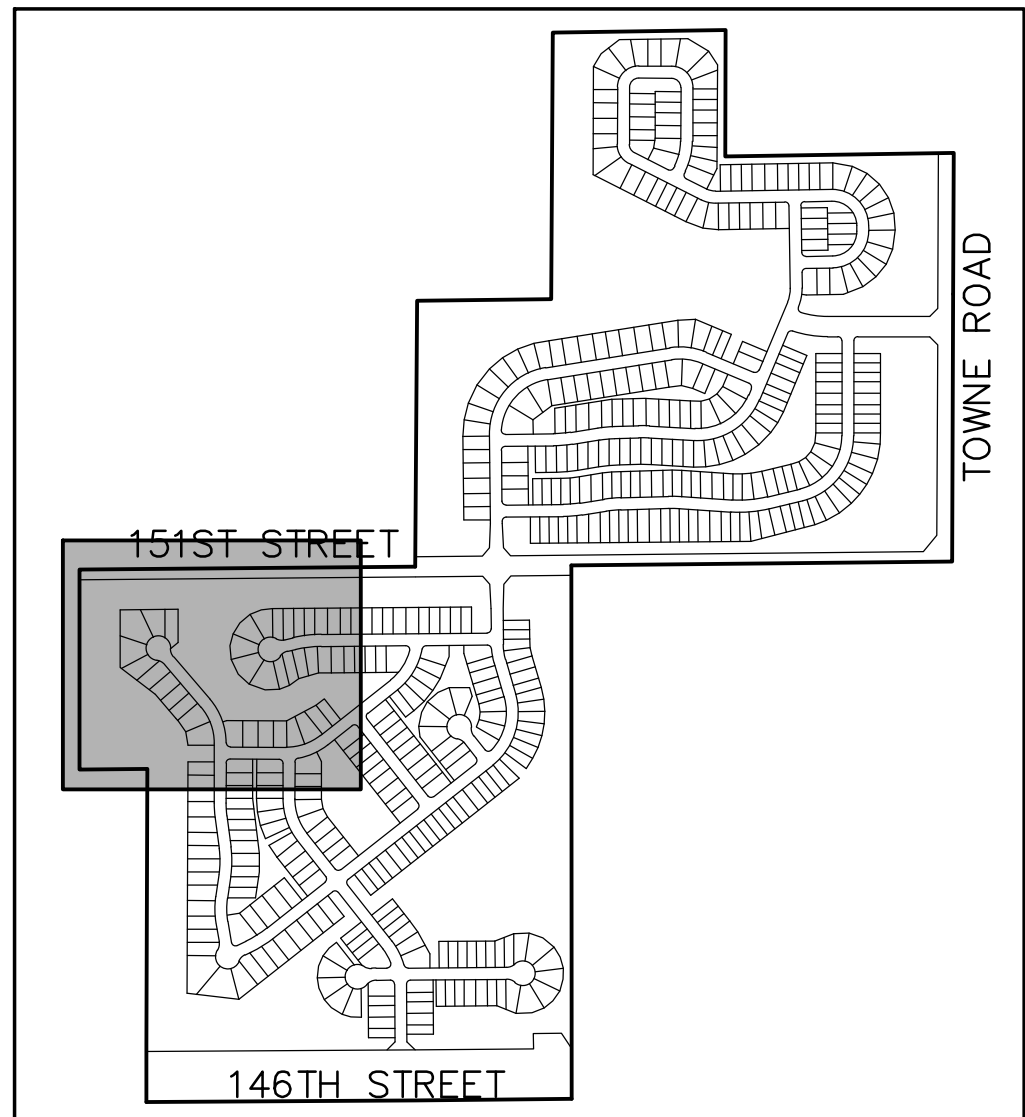
PRAIRIE AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2

ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.11 FOR PLANT SCHEDULE

LEGEND:

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	
EASEMENT LINE	
SETBACK LINE	
CENTERLINE	
SWALE / FLOWLINE	
SUBSURFACE DRAIN	
SANITARY SEWER	
STORM SEWER	
STORM CULVERT	
WATER MAIN	
CONTOUR, MAJOR	
CONTOUR, MINOR	
TREE LINE	
EXISTING WETLANDS	
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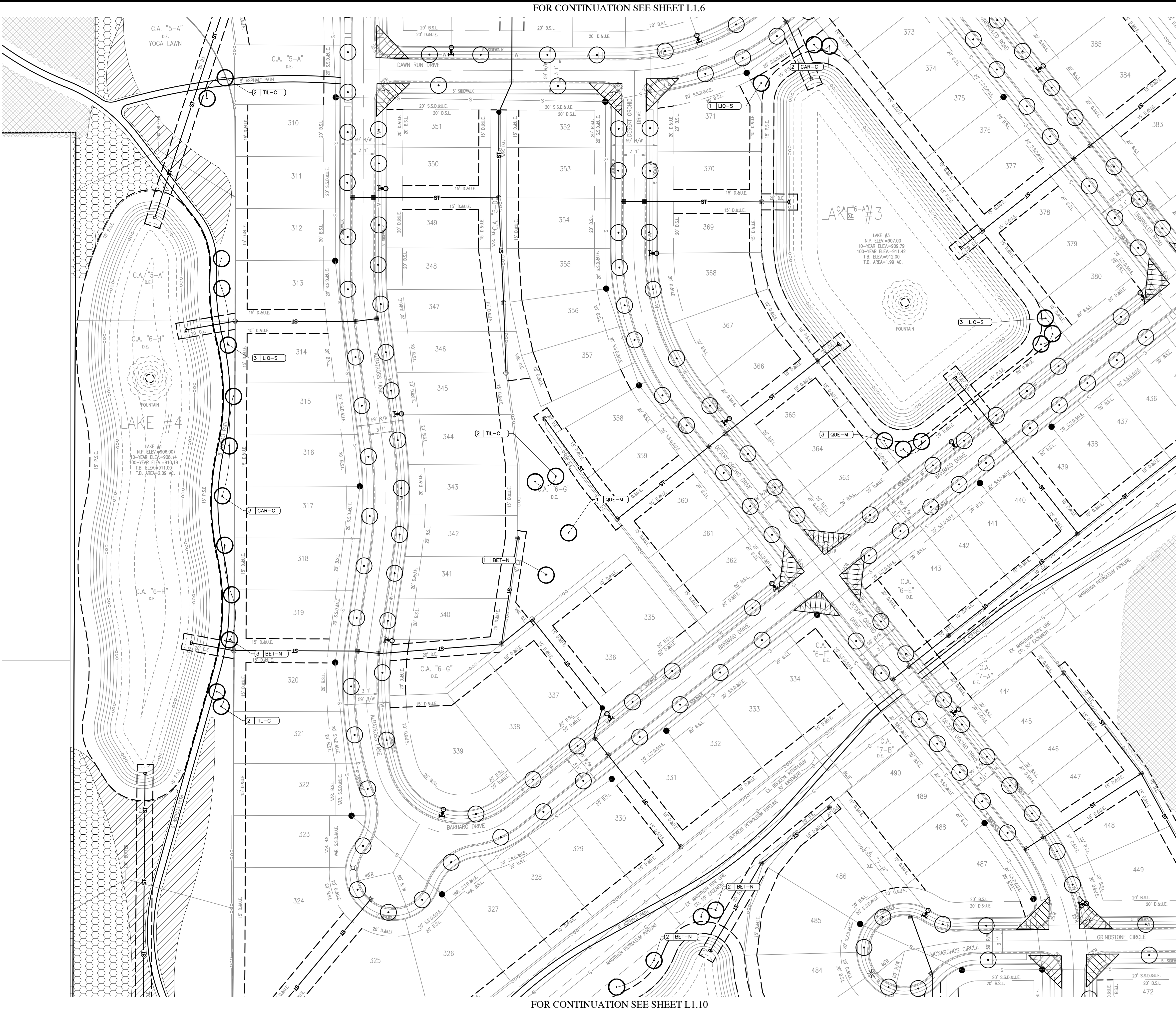
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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
NOTARY PUBLIC

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DATE JANUARY 31, 2020	
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L1.6
LANDSCAPE PLAN



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GRAPHIC SCALE
0' 60' 120' 180'
(IN FEET)

LEGEND:

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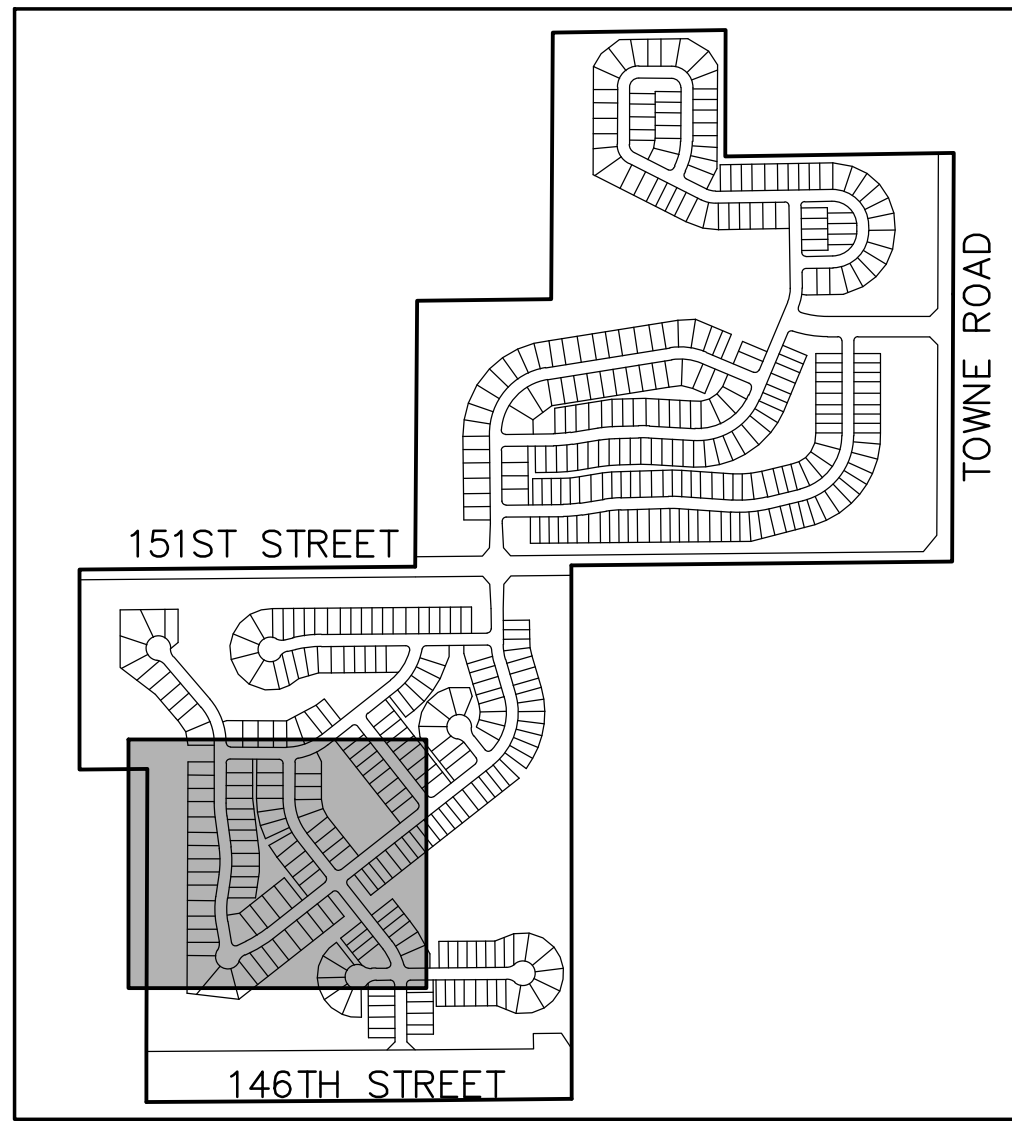
PRAIRIE AREA (200' BUFFER)
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ENTRY SIGNS/ENTRY COLUMNS

SEE SHEET L1.11 FOR PLANT SCHEDULE

LEGEND:

EXISTING	PROPOSED
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
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CONTOUR, MINOR	CONTOUR, MINOR
TREE LINE	TREE LINE
EXISTING WETLANDS	EXISTING WETLANDS
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CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN

PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
INDIANA PROFESSIONAL ENGINEER

DRAWN BY: DC
CHECKED BY: BB
DATE: JANUARY 31, 2020
SCALE: AS SHOWN
SHEET: L1.7
LANDSCAPE PLAN

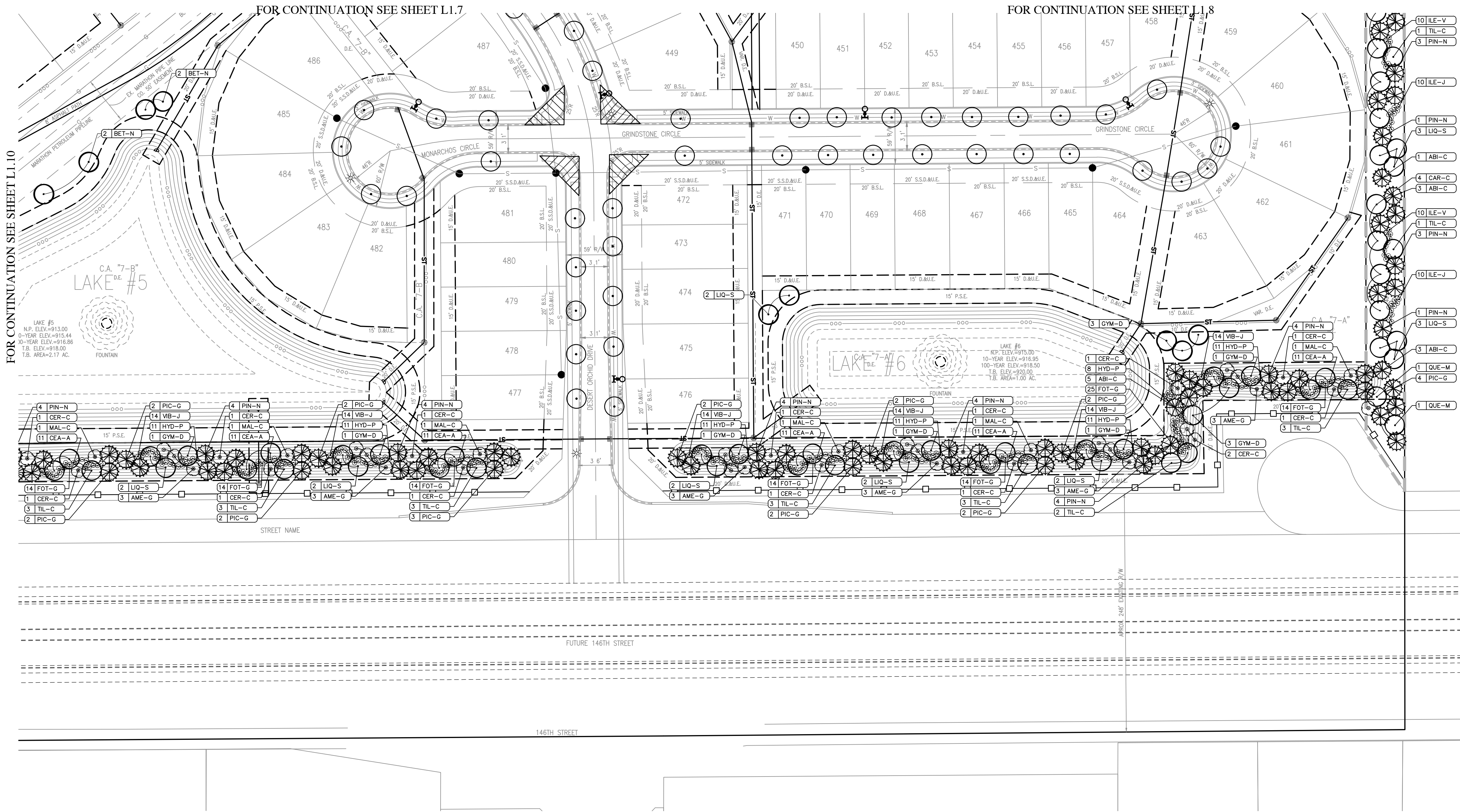
JOB NUMBER: 2019-241



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LANDSCAPE PLAN

File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb\Design\CAD\PP - Development Plan.dwg, Layout: L1.9
Plot Date: Mar 04, 2020
Plot Time: 8:04pm



FOR CENTERLINE CURVE DATA
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CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN
FOUR (4) FEET OF ANY PAVEMENT.

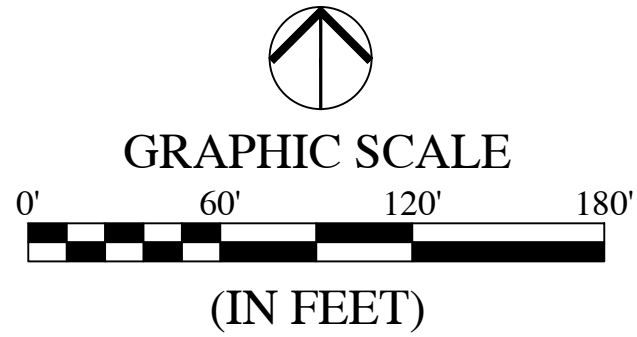
THERE SHALL BE NO TREES WITHIN TEN (10) FEET
OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL
COMPLY WITH ALL ADA REQUIREMENTS.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT
CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD
CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD
DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.



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

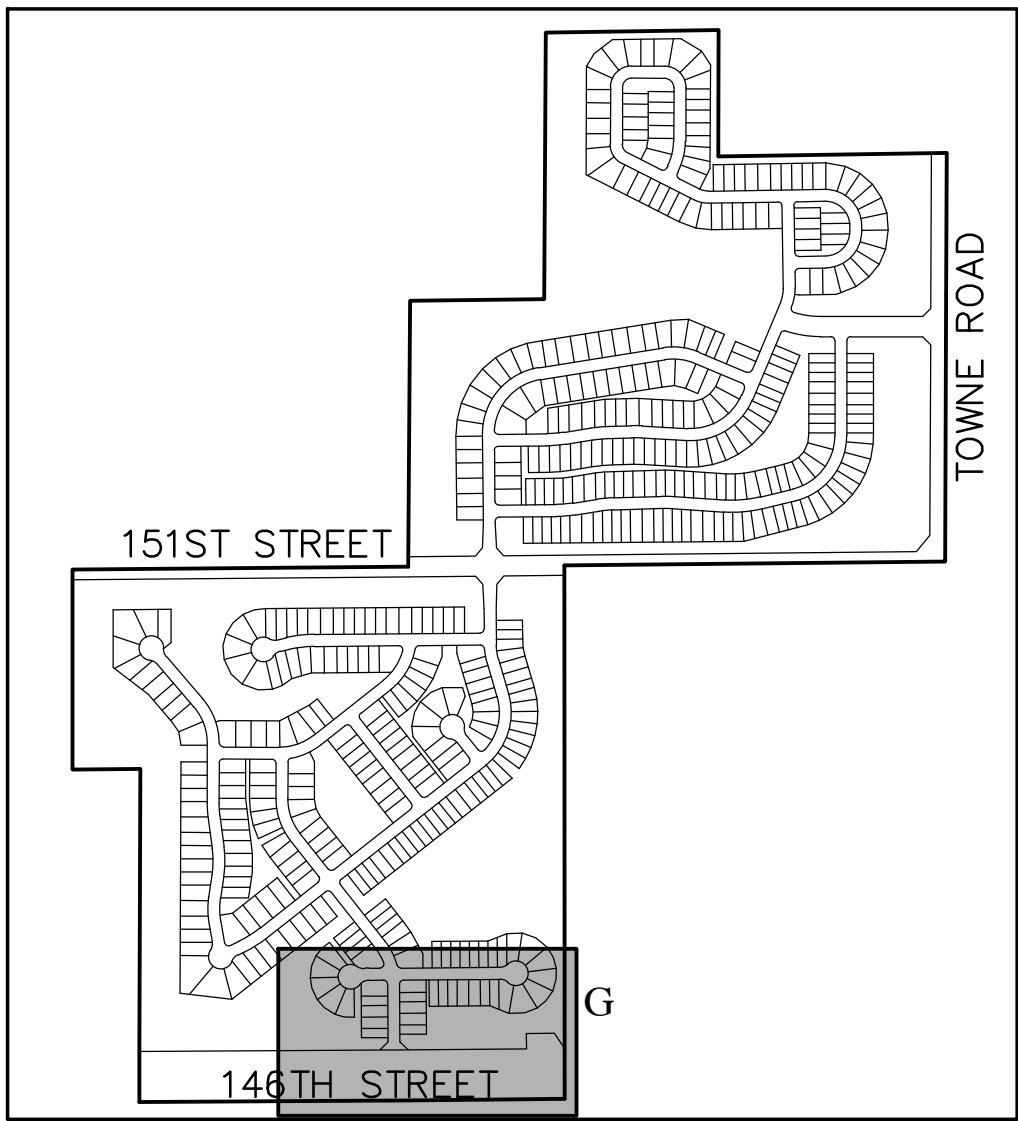


LEGEND:

- QUANTITY KEY
 - SHADE TREE - 8' TALL, 2.5" CALIPER
 - EVERGREEN TREE - 7-8' TALL
 - ORNAMENTAL TREE - 2" CALIPER
 - SHRUB - 18" TALL (MIN)
 - STREET TREE (30' O.C. AVERAGE)
 - SPADE EDGE
 - INTERSECTION SIGHT TRIANGLE
 - TREE PRESERVATION AREA
** Subject to PUD Ordinance Section 8.1
 - TREE RESTORATION AREA (200' BUFFER)
SEE SHEET L1.11 FOR ADDITIONAL INFORMATION
** Subject to PUD Ordinance Section 7.2
 - PRAIRIE AREA (200' BUFFER)
** Subject to PUD Ordinance Section 7.2
 - ENTRY SIGNS/ENTRY COLUMNS
- SEE SHEET L1.11 FOR PLANT SCHEDULE

LEGEND:

- | EXISTING | PROPOSED |
|-----------------------|----------|
| RIGHT-OF-WAY LINE | |
| EASEMENT LINE | |
| SETBACK LINE | |
| CENTERLINE | |
| SWALE / FLOWLINE | |
| SUBSURFACE DRAIN | |
| SANITARY SEWER | |
| STORM SEWER | |
| STORM CULVERT | |
| WATER MAIN | |
| CONTOUR, MAJOR | |
| CONTOUR, MINOR | |
| TREE LINE | |
| EXISTING WETLANDS | |
| BLACK "4-BOARD" FENCE | |



REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



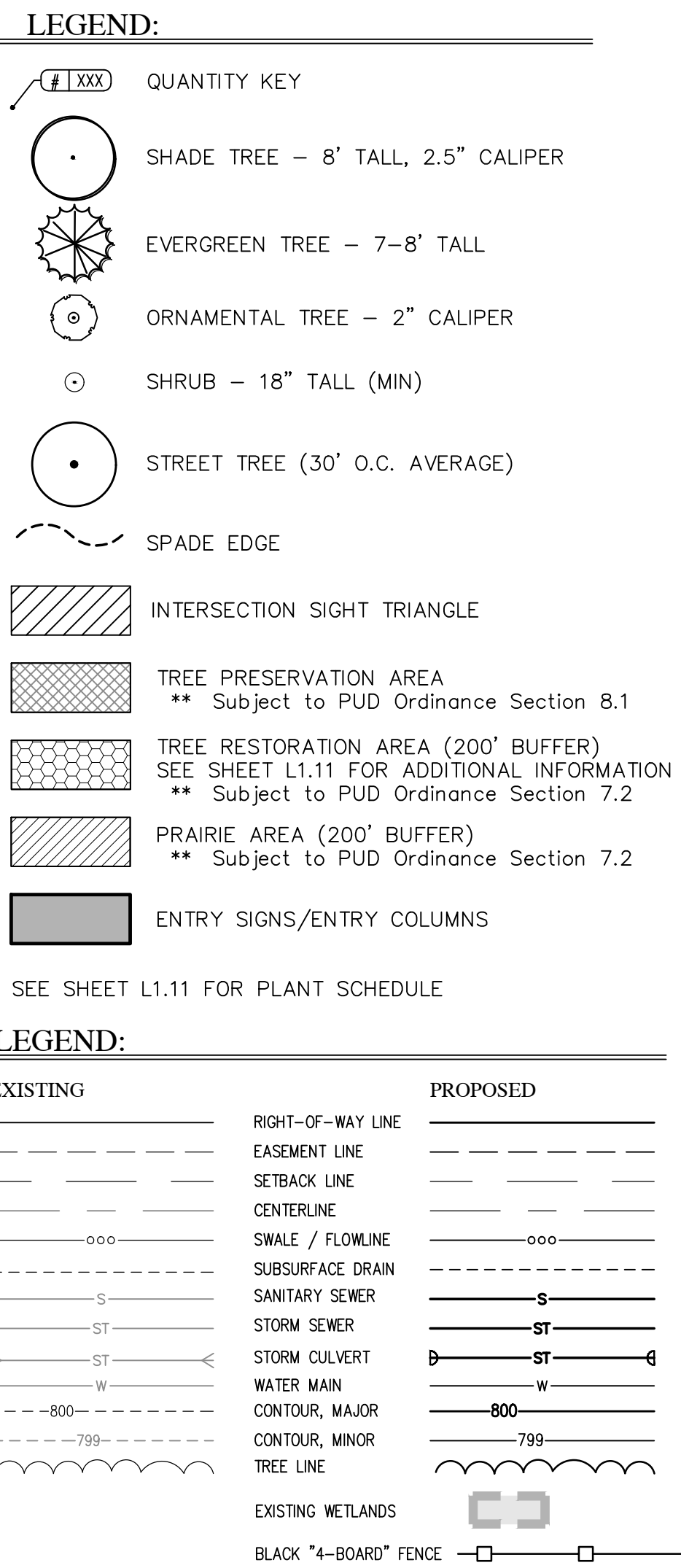
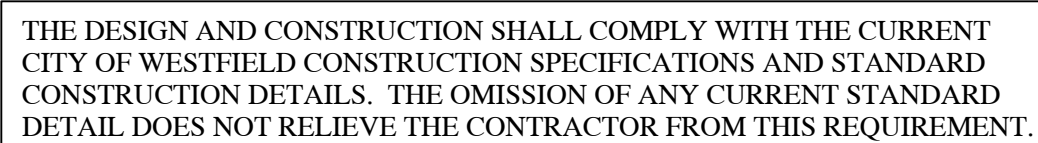
CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



DRAWN BY DC	JOB NUMBER 2019-241
CHECKED BY BB	
DATE JANUARY 31, 2020	
SCALE AS SHOWN	
SHEET	

L1.9

LANDSCAPE PLAN



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

LANDSCAPE PLAN

L1.10

LANDSCAPE PLAN

By: dcheesterfield
File Name: W:\Pulte Homes\2019-241-S Pulte- Westfield Del Webb\Design\CAD\PP - Development Plan.dwg, Layout: L1.11
Plot Time: 8:04pm
Plot Date: Mar 04, 2020

MASTER PLANTING SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAUPE	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
BET-N	49	BETULA NIGRA 'CULLY'	RIVER BIRCH	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
CAR-C	86	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
GYM-D	64	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
LIQ-S	160	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
QUE-M	52	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C	137	TILIA CORDATA 'GREENSPIRE'	STERLING SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
STREET TREES								
	122	*ACER FREEMANII	FREEMAN MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
	122	*ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
	122	*LIRIODENDRON TULIPIFERA	TULIPTREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
	122	*TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
	122	*ULMUS 'MORTON'	ACCOLADE ELM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
AME-G	115	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	84	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
COR-M	26	CORNUS MAS	CORNELIAN CHERRY	2"	6'	B&B	SEE PLAN	CENTRAL LEADER
MAL-C	27	MALUS 'CARDINAL'	CARDINAL CRABAPPLE	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
ABI-C	114	ABIES CONCOLOR	WHITE FIR	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-G	127	PICEA GLAUCA	WHITE SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIN-N	218	PINUS NIGRA	BLACK PINE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
DECIDUOUS SHRUBS								
CEA-A	297	CEANOTHUS AMERICANUS	NEW JERSEY TEA	-	18"	#3 CONT	36" O.C.	FULL IN POT
FOT-G	403	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	-	18"	#3 CONT	36" O.C.	FULL IN POT
HYD-P	741	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	24"	#5 CONT	30" O.C.	FULL IN POT
ILE-J	170	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	-	24"	#3 CONT	48" O.C.	FULL IN POT - MALE, BRED TO POLLINATE MOST WINTERBERRIES
ILE-V	201	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	18"	#3 CONT	30" O.C.	FULL IN POT
VIB-J	480	VIBURNUM X JUDDII	JUDD VIBURNUM	-	24"	#5 CONT	5' O.C.	FULL IN POT
GROUNDCOVERS								
CAR-P	434	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	-	-	CLUMP #1 CONT	24"	FULL IN POT
LIR-M	469	LIRIOPE MUSCARI 'ROYAL PURPLE'	ROYAL PURPLE LILY TURF	-	-	CLUMP #1 CONT	24"	FULL IN POT
NEP-F	217	NEPETA X FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	-	-	CLUMP #2 CONT	36"	FULL IN POT
SES-A	357	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	-	-	CLUMP #2 CONT	24"	FULL IN POT

* INDICATES STREET TREE SPECIES

LANDSCAPE GENERAL NOTES:

- ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
- ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

TREE REFORESTATION AREA REQUIREMENTS:

- THE REFORESTATION AREA SHOULD BE ESTABLISHED FOLLOWING THESE GENERAL GUIDELINES. VARIATIONS MAY BE APPROPRIATE AS DETERMINED AT THE TIME OF THE OVERALL DEVELOPMENT PLAN AND/OR UPON INSTALLATION OF THE IDENTIFIED PLANTINGS.
- TREE SPECIES: THE FOLLOWING TREE SPECIES SHOULD BE PLANTED:
 - BUR OAK (QUERCUS MUEHLENBERGII)
 - SWAMP WHITE OAK (QUERCUS BICOLOR)
 - NORWAY SPRUCE (PICEA ABIES)
 - BALD CYPRESS (TAXODIUM DISTICHUM)
 - PLANTING SIZE: THE MINIMUM HEIGHT AT PLANTING SHOULD BE AS FOLLOWS:
 - NORWAY SPRUCE
 - 50% OF NORWAY SPRUCE: 6 FEET
 - REMAINING NORWAY SPRUCE: 5-GALLON SIZE CONTAINER TREES
 - BUR OAK, SWAMP WHITE OAK, AND BALD CYPRESS:
 - 50% OF EACH TREE SPECIES: 15-GALLON SIZE CONTAINER TREES
 - REMAINING TREES: 5-GALLON SIZE CONTAINER TREES
 - PLANTING LAYOUT: FOUR (4) ROWS OF TREES PLANTED AND SPACED ON AN ALTERNATING GRID OF TWELVE (12) FEET BETWEEN THE ROWS AND FIFTEEN (15) FEET BETWEEN THE TREES. TREE SPECIES SHOULD ALTERNATE WITHIN THE ROWS, AS GENERALLY SHOWN BELOW.

PLANTING LAYOUT: SWO-SWAMP WHITE OAK, NSP-NORWAY SPRUCE, BUO-BUR OAK, BCY-BALD CYPRESS

SWO	NSP		BUO	BCY	SWO	NSP		BUO	BCY
	SWO		NSP	BUO	BCY	SWO		NSP	BUO
BCY		SWO		NSP	BUO	BCY		SWO	NSP
	BCY		SWO		NSP	BUO		BCY	SWO

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 situ-ations. 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 re-quired for all Shade Trees at installation unless otherwise specified.

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

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).

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

OPEN SPACE/ COMMON AREA LANDSCAPING REQUIREMENT:

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

TOTAL PROVIDED COMMON AREA = 116.2 ACRES

TOTAL TREE PRESERVATION AREA CREDIT = 15.2 ACRES

TOTAL 200' BUFFER TREE AREA CREDIT = 5.5 ACRES

TOTAL COMMON AREA WITH CREDIT OF 20.7 ACRES = 95.5 ACRES

TREE REQUIREMENT = 95.5 ACRES * 10 TREES = 955

CREDIT PROVIDED FROM EXTERNAL STREET FRONTAGE = 775 TREES

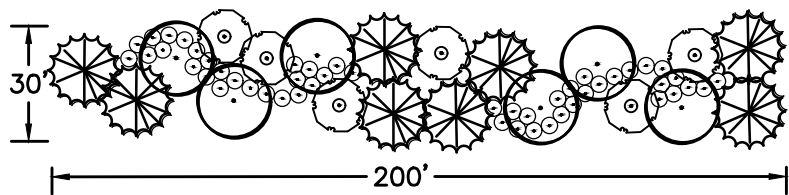
CREDIT PROVIDED FROM BUFFER YARDS = 282 TREES

	REQUIRED	PROVIDED
SHADE TREE	-	531
ORNAMENTAL TREE	-	232
EVERGREEN TREE	-	453
TOTAL	955	1,216*

*TOTAL PROVIDED CALCULATION INCLUDES EXTERNAL STREET FRONTAGE AND BUFFER YARD CREDITS

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENT:

- STANDARD REQUIREMENTS:
- BLACK "4-BEARD" FENCE REQUIRE ALONG A MINIMUM OF SIXTY-FIVE PERCENT OF THE STREET FRONTAGE
 - MINIMUM 5' TALL MOUND REQUIRE ALONG ALL OF THE STREET FRONTAGE
 - LANDSCAPE STANDARD REQUIREMENT PER 100 LF:
 - 4 EVERGREEN TREES
 - 3 SHADE TREES
 - 3 ORNAMENTAL TREES
 - 25 SHRUBS



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 200' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

W 151 ST STREET - NORTH STREET FRONTAGE (ESTIMATED 2,383 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	95	96
3 SHADE	71	72
3 ORNAMENTAL	71	73
25 SHRUBS	596	600
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

W 151 ST STREET - SOUTH STREET FRONTAGE (ESTIMATED 2,085 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	83	84
3 SHADE	63	64
3 ORNAMENTAL	63	63
25 SHRUBS	521	526
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

TOWNE ROAD - EAST STREET FRONTAGE (ESTIMATED 1,574 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	63	64
3 SHADE	47	48
3 ORNAMENTAL	47	47
25 SHRUBS	394	394
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

146 TH STREET - NORTH STREET FRONTAGE (ESTIMATED 1,630 LF)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	65	65
3 SHADE	49	50
3 ORNAMENTAL	49	49
25 SHRUBS	408	408
MINIMUM 5' TALL UNDLATING MOUND	COMPLIANT	
BLACK "4-BEARD" FENCE	COMPLIANT	

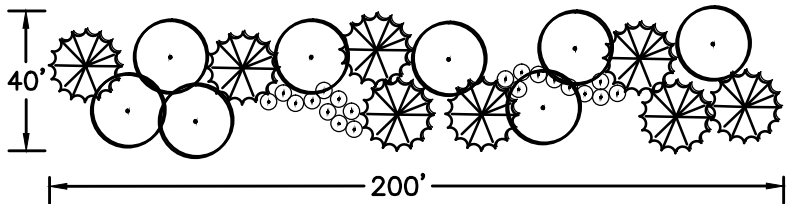
LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.11 FOR PLANT KEY AND QUANTITIES.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER OR SSD.
- STREET TREES:
 - SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
 - COMMON AREAS: TO BE SPACED APPROXIMATELY 50' O.C., (MIN. 20' O.C., MAX. 60' O.C.).
 - LOTS: ONE (1) STREET TREE SHALL BE REQUIRED PER DWELLING LOT, PER FRONTAGE.
 - STREET TREES SHALL BE PLANTED A MINIMUM OF 10 FEET AWAY FROM ANY DRIVEWAY, ALLEY, FIRE HYDRANT, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS.
 - TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
 - ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY: NAME:
122.....FREEMAN MAPLE
122.....SYCAMORE MAPLE
122.....TULIP TREE
122.....STERLING SILVER LINDEN
122.....ACCOLADE ELM

BUFFERYARD LANDSCAPING REQUIREMENT:

- BUFFERYARD TYPE B:
- MINIMUM WIDTH = 40'
 - LANDSCAPE STANDARD REQUIREMENT PER 100 LF:
 - 4 EVERGREEN TREES
 - 4 SHADE TREES
 - 10 SHRUBS



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 40' x 200' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

BUFFERYARD 'A' - 611 LF TOTAL *NOT ABLE TO MEET REQUIREMENTS DUE TO UTILITIES		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	24	24
4 SHADE	24	24
10 SHRUBS	61	67

BUFFERYARD 'B' - 624 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	25	25
4 SHADE	25	26
10 SHRUBS	62	70

BUFFERYARD 'C' - 1,085 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	43	44
4 SHADE	43	43
10 SHRUBS	109	110

BUFFERYARD 'D' - 259 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	10	11
4 SHADE	10	10
10 SHRUBS	26	26

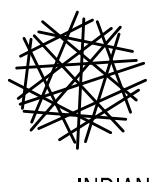
BUFFERYARD 'E' - 526 LF TOTAL 526 LF OF TREE PRESERVATION		
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BUFFERYARD 'F' - 343 LF TOTAL 343 LF OF TREE PRESERVATION		
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BUFFERYARD 'G' - 1,034 LF		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	41	43
4 SHADE	41	41
10 SHRUBS	103	103

REVISIONS

DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



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CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS

PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
BRANDON T. BURKE

DRAWN BY

DC

CHECKED BY

BB

DATE

JANUARY 31, 2020

SCALE

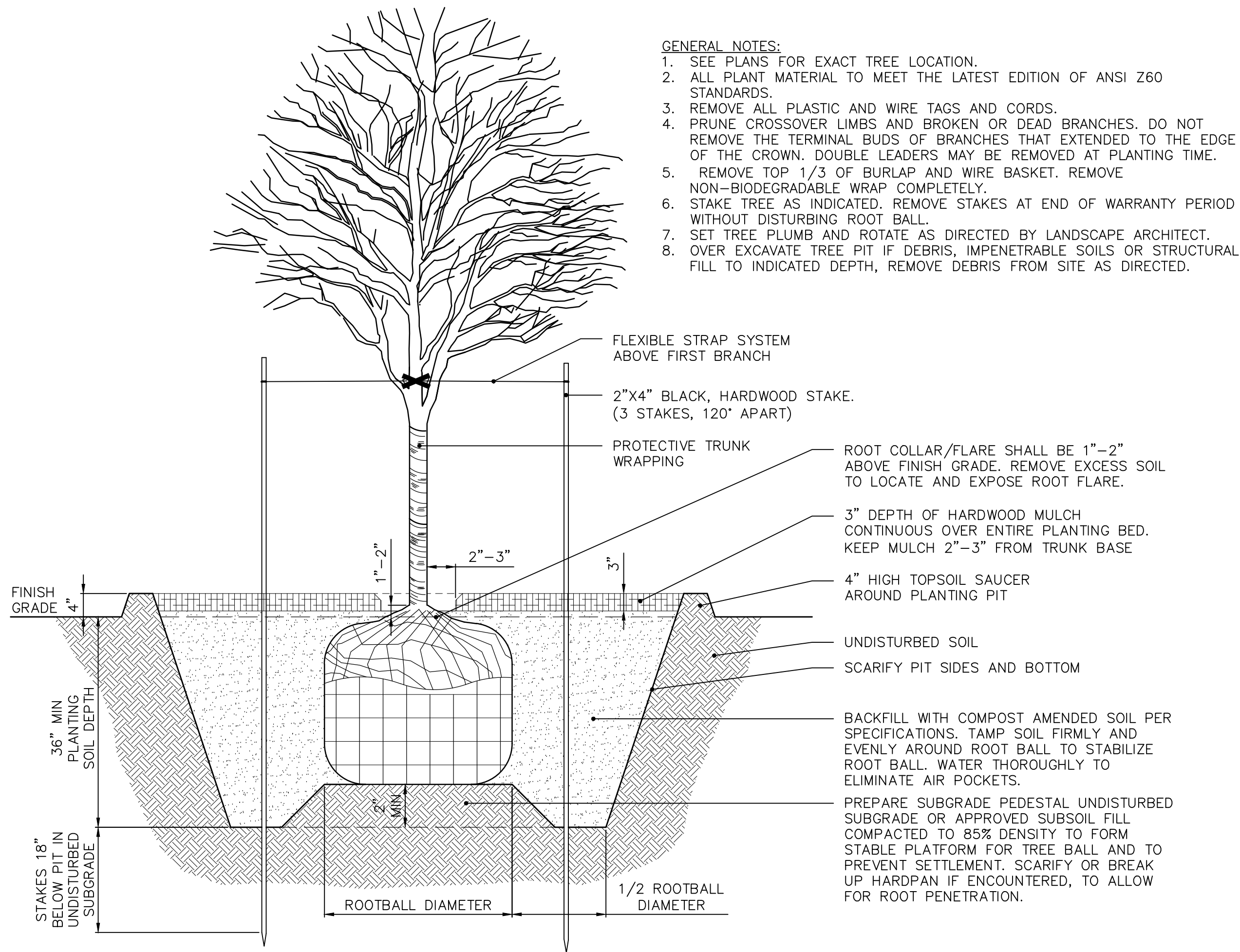
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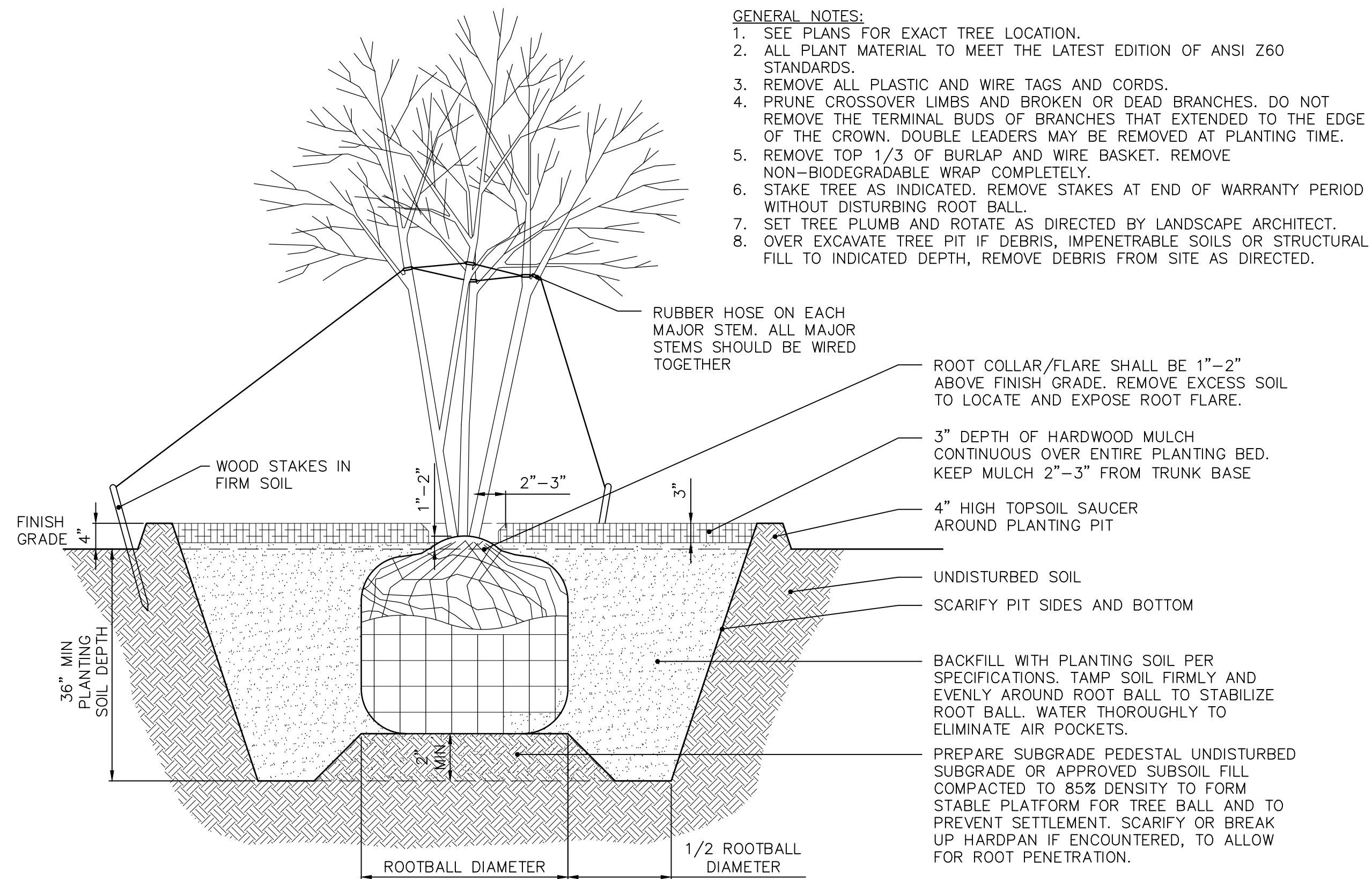
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LANDSCAPE DETAILS

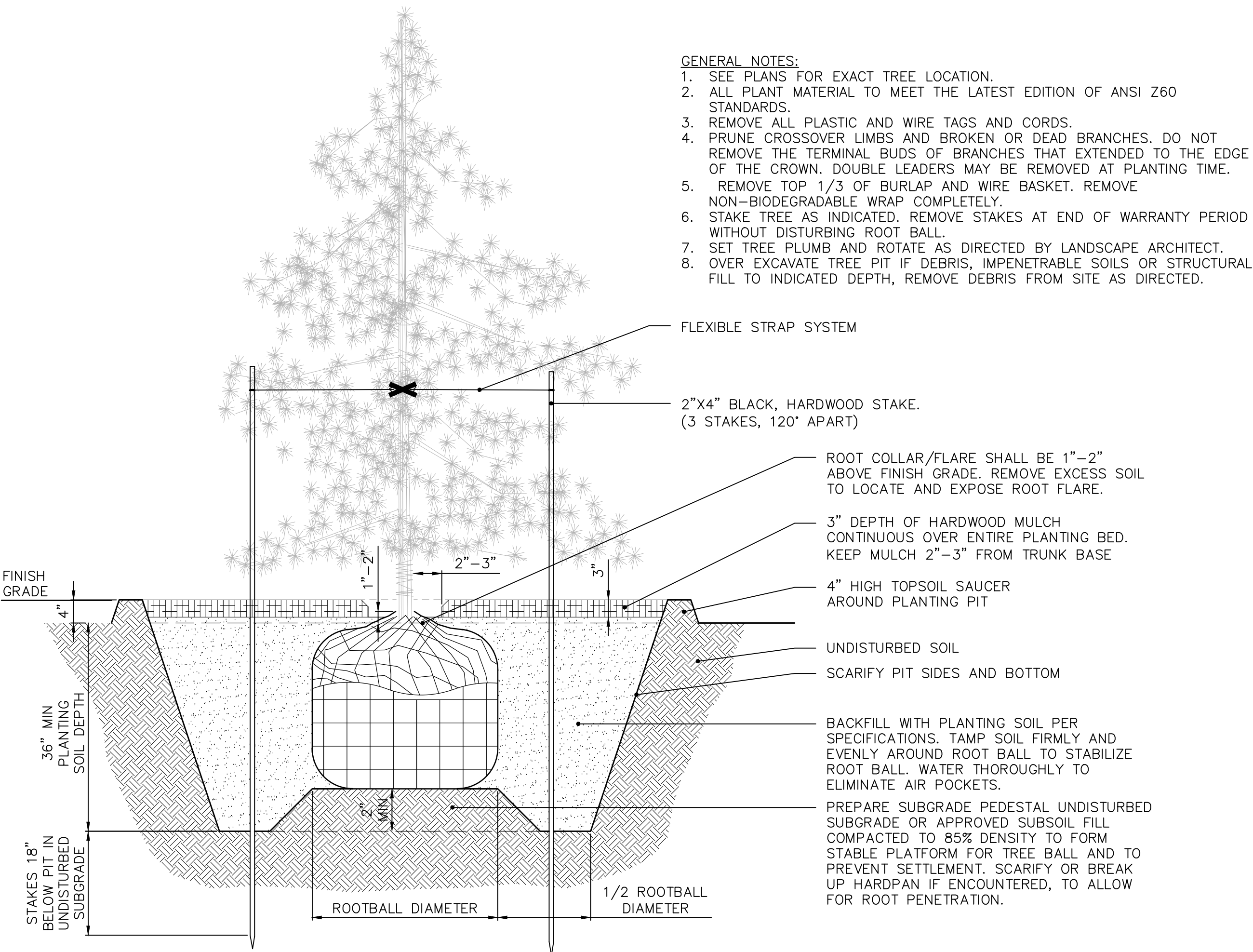
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Plot Date: Mar 04, 2020
Plot Time: 8:04pm
By: dcheaterfield



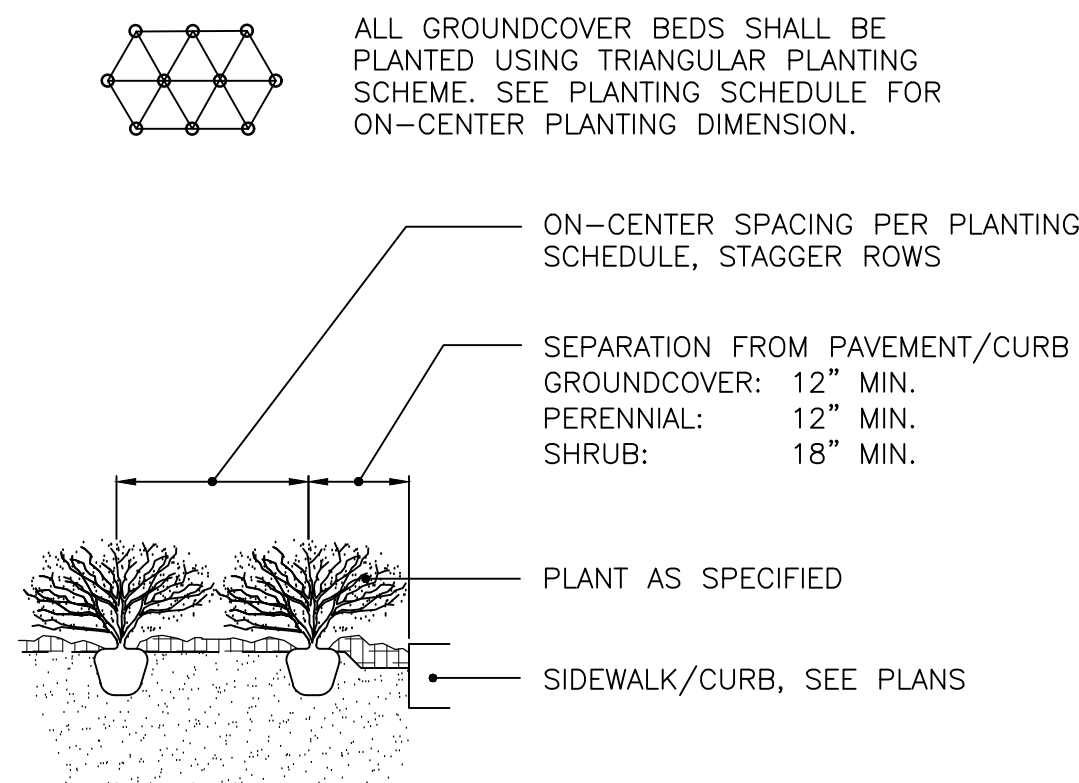
1 SINGLE STEM TREE PLANTING
NOT TO SCALE



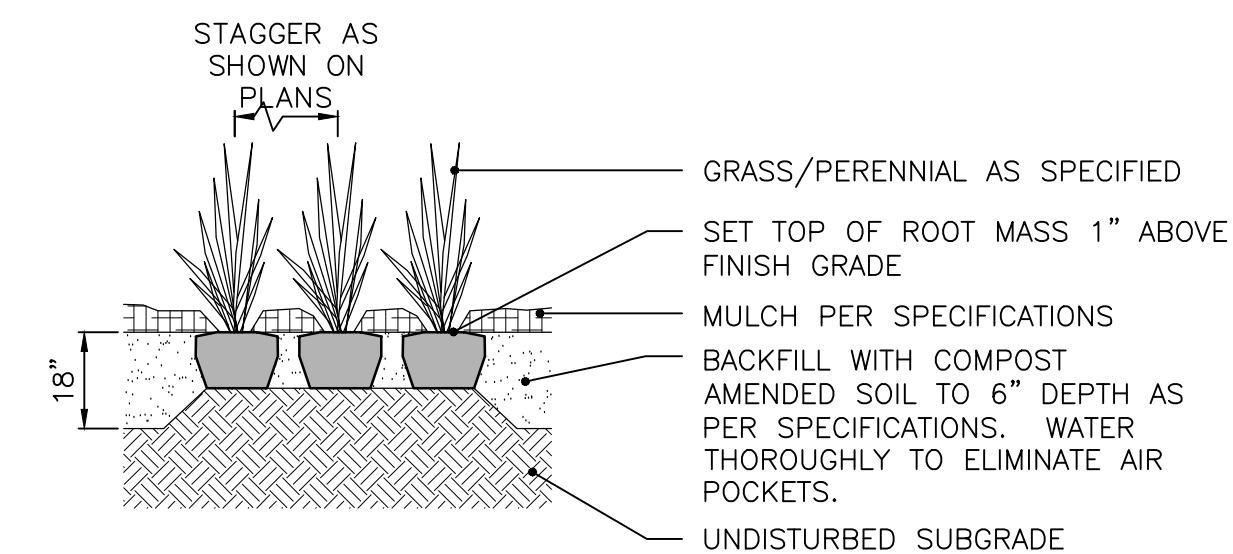
3 MULTI-STEM TREE PLANTING
NOT TO SCALE



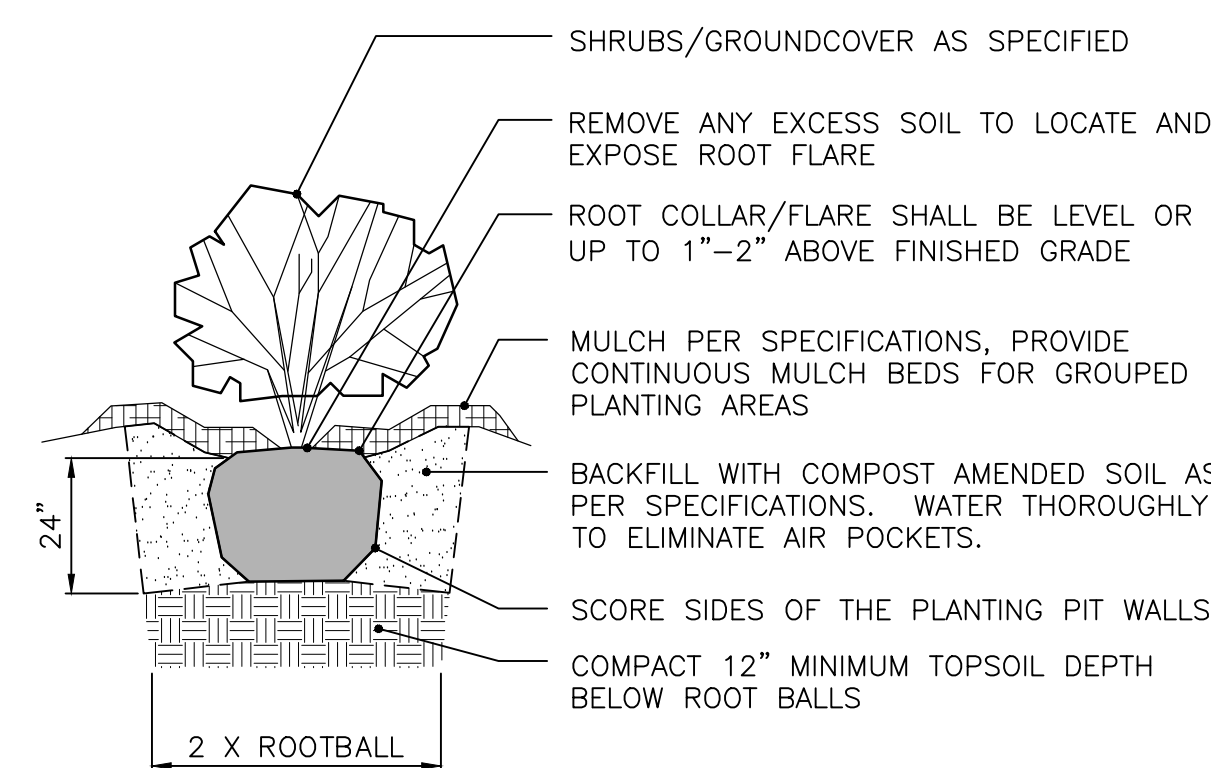
2 EVERGREEN TREE PLANTING
NOT TO SCALE



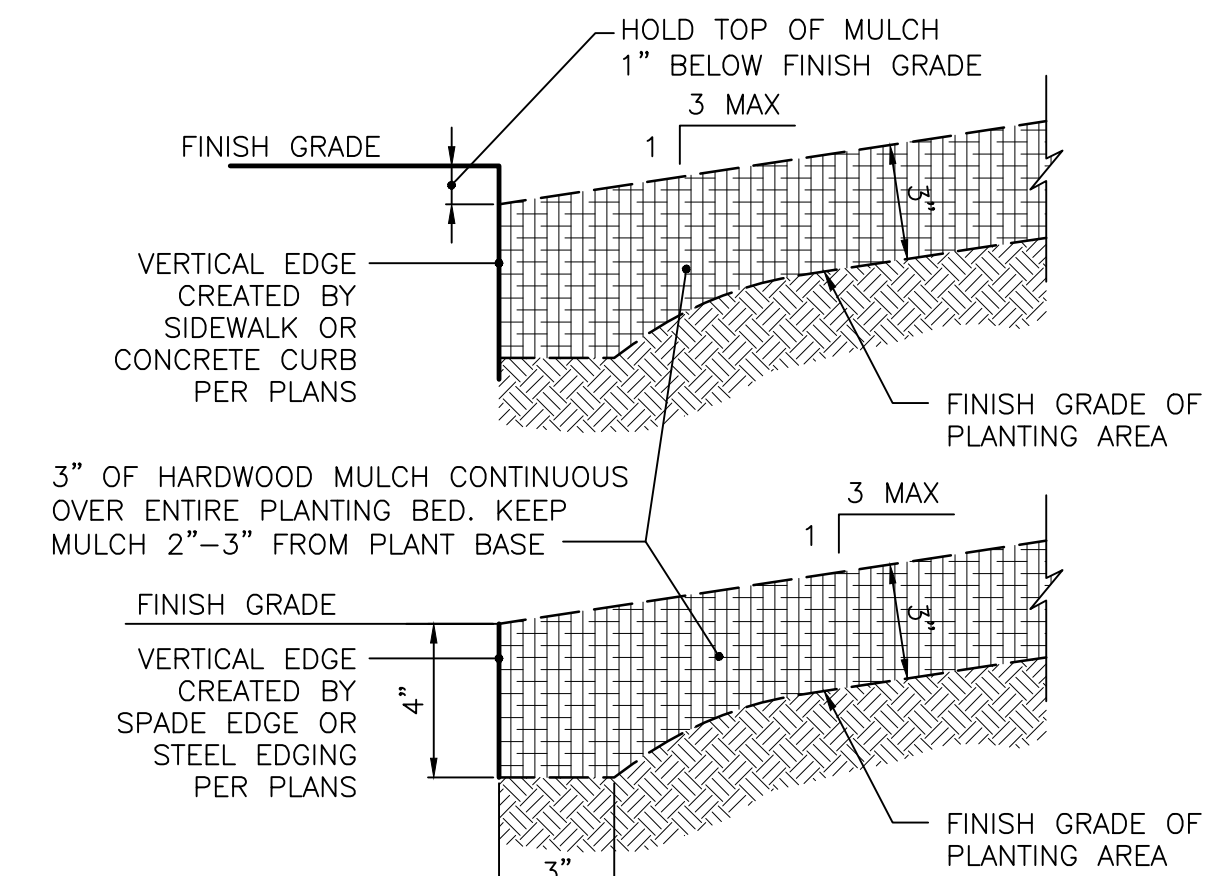
4 PLANT SPACING
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



5 SHRUBS AND GROUND COVER
NOT TO SCALE



7 PLANTING BED PERIMETER
NOT TO SCALE

NOTE: EDGING SHALL BE INSTALLED AT ALL JUNCTIONS OF PLANTING/ MULCH AREAS FOR CONTAINMENT OF MULCH.

REVISIONS		
DATE	DESCRIPTION	BY
03/06/20	REVISED PER TAC COMMENTS	DC



CLAIBORNE FARMS BY DEL WEBB
CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS

PROFESSIONAL SEAL
BRANDON T. BURKE
REGISTERED
No. 10000075
STATE OF INDIANA
INDIANA
Professional Engineer
BRANDON T. BURKE

DRAWN BY	DC	JOB NUMBER 2019-241
CHECKED BY	BB	
DATE	JANUARY 31, 2020	
SCALE	AS SHOWN	

SHEET

L1.12
LANDSCAPE DETAILS



WESTFIELD-WASHINGTON TOWNSHIP
PLAN COMMISSION

April 6, 2020
2004-ODP-05 & 2004-SPP-05

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

Project Name: Poplar Street Townhomes

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

Petitioner: Roger Foster, Estridge

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

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

Current Zoning: Poplar Street Townhomes PUD District

Current Land Use: Residential

Approximate Acreage: 1.25 acres +/-

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

Exhibits:

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

Staff Reviewer: Jonathan Dorsey, Associate Planner

BACKGROUND

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

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

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the "Plans") scheduled for the March 24, 2020, Technical Advisory Committee meeting.



REVIEW COMMENTS

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

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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



- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Ordinance 19-33: Poplar Street Townhomes PUD except for those items with comments identified as outstanding below:

- | | |
|----------------------------------|----------------------------|
| 39) <u>Maximum Density:</u> | 20 Dwelling Units per acre |
| 40) <u>Maximum Dwellings:</u> | 4 per building |
| 41) <u>Minimum Lot Width:</u> | 45 ft |
| 42) <u>Minimum Lot Frontage:</u> | 35 ft |



43) Minimum Building Setback Lines:

a) Front Yard: 5 ft

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

44) Front Setback Stagger: Shall not apply

45) Project Perimeter Setback: No Structure shall be erected above the project 1:2 Proximity Slope line from the perimeter of the project.

46) Minimum Distance Between Structures: 6 ft

47) Maximum Building Height: 1 1/2 Stories

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

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

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

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

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

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

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

51) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.



- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 52) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

54) Building Standards (Article 6.4):

55) Fence Standards (Article 6.5):

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

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

Minimum Lot Landscaping			
Single-family Residential	Required	Provided	Remaining
Lots under 8,000 sq ft			
Shade (2 per lot)*	48	-	0



Ornamental or Evergreen (1 per lot)	24	-	0
Shrub (4 per lot)	240	-	0

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

59) Lot Standards (Article 6.10):

60) Setback Standards (Article 6.16):

61) Vision Clearance Standards (Article 6.19):

62) Yard Standards (Article 6.21):

DESIGN STANDARDS (Chapter 8 of UDO)

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

63) Block Standards (Article 8.1)

64) Easement Standards (Article 8.3)



Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

65) Monument and Marker Standards (Article 8.5)

66) Open Space and Amenity Standards (Article 8.6)

67) Infrastructure Standards (Section 20 of PUD Ordinance)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

68) Pedestrian Network Standards (Article 8.7)

- a) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-way Standards as it may apply).

69) Storm Water Standards (Article 8.8)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

71) Street Light Standards (Article 8.10)



- a) **Street Lights at Intersections:** The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- b) **Lighting between Intersections:** Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

72) Street Sign Standards (Article 8.11)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

73) Surety Standards (Article 8.12)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

74) Utility Standards (Article 8.13)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 6, 2020, Plan Commission meeting.

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



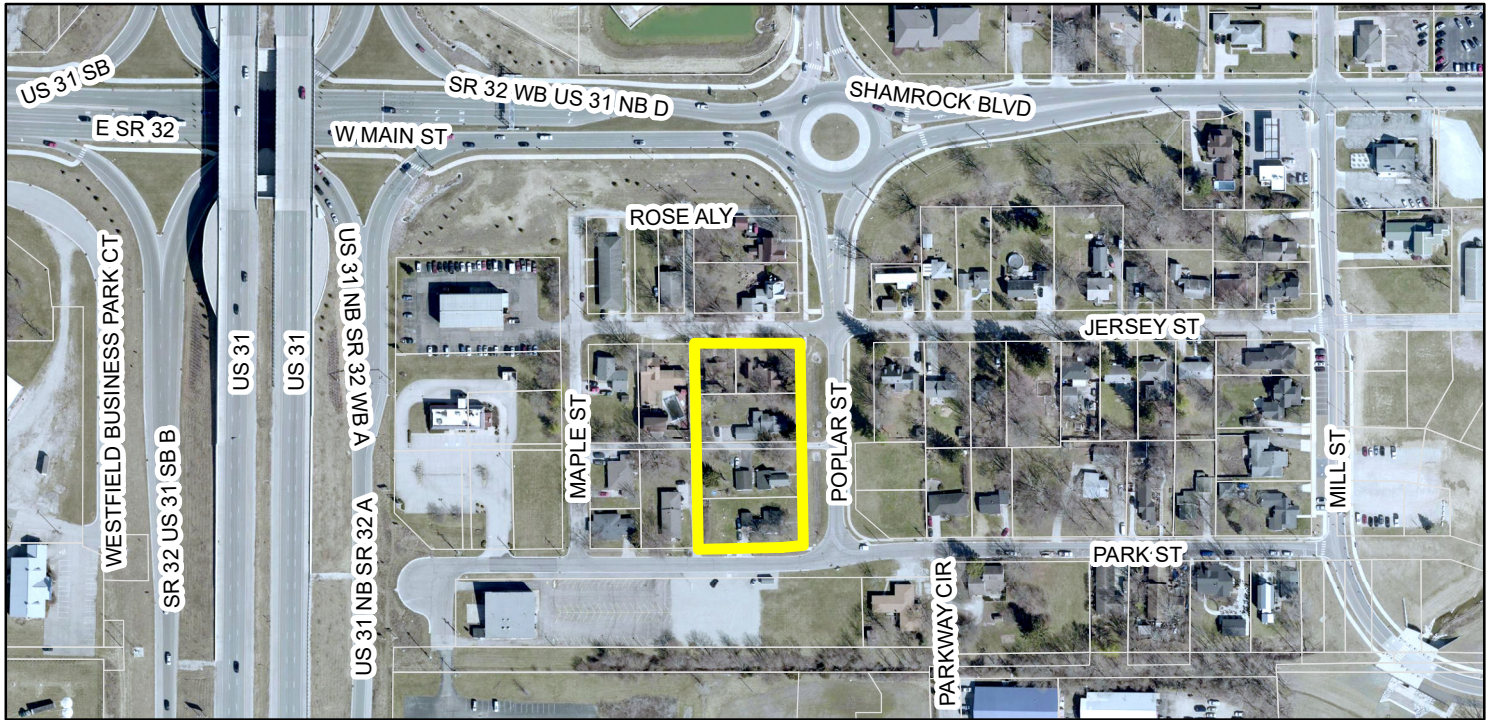
3. If any Plan Commission member has questions prior to the public hearings, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.



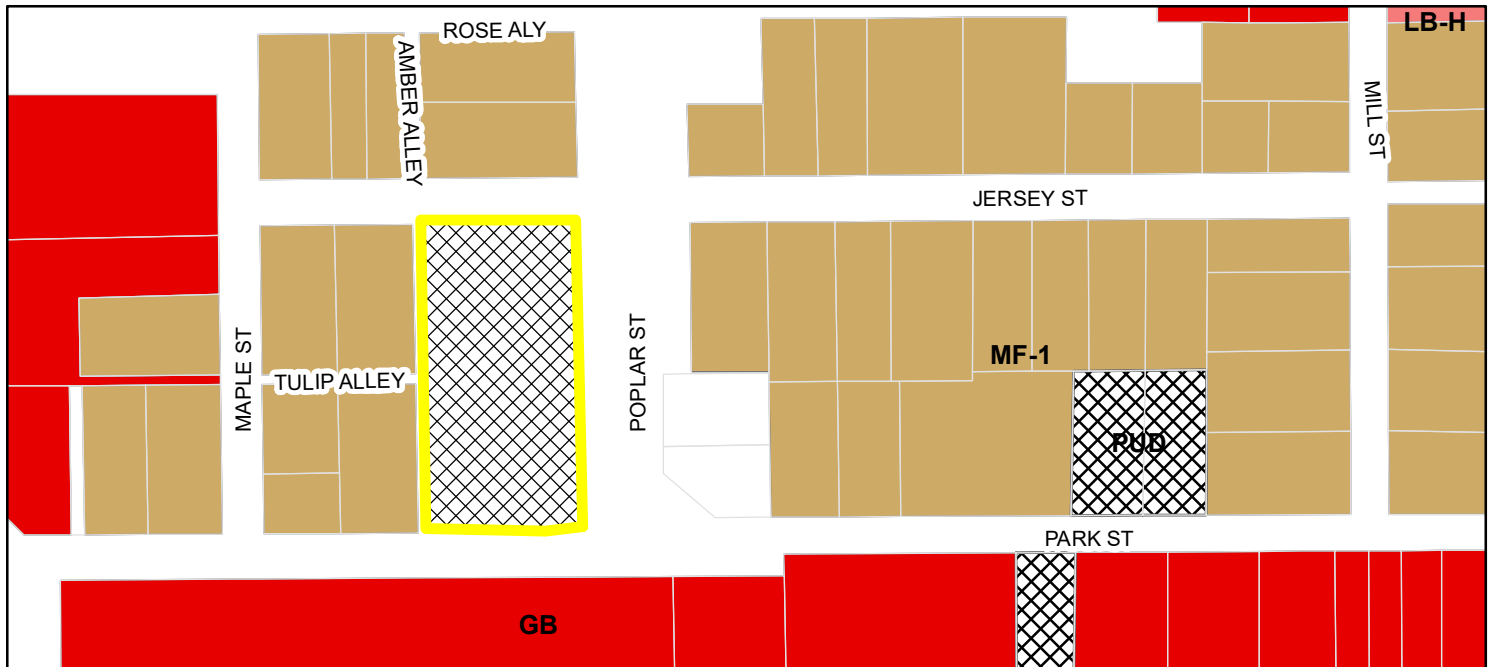
Property Location Map
Poplar Street Townhomes
Primary Plat and Overall Development Plan
2004-SPP-05 & 2004-ODP-05



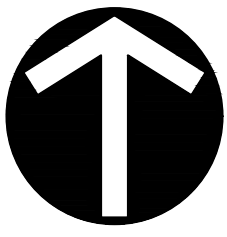
Aerial Location Map



Zoning Map



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



DEED BEARINGS

SCALE IN FEET

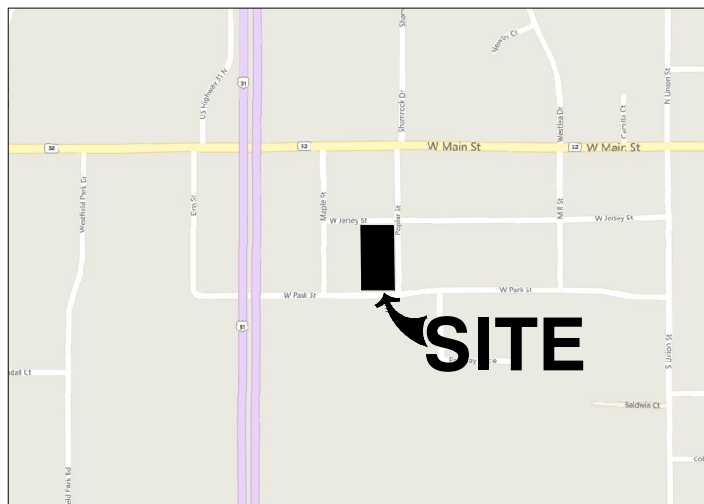
0 20 40

OWNER
WESTFIELD POPLAR, LLC
12945 OLD MENDHAM STREET
CARMEL, INDIANA 46032

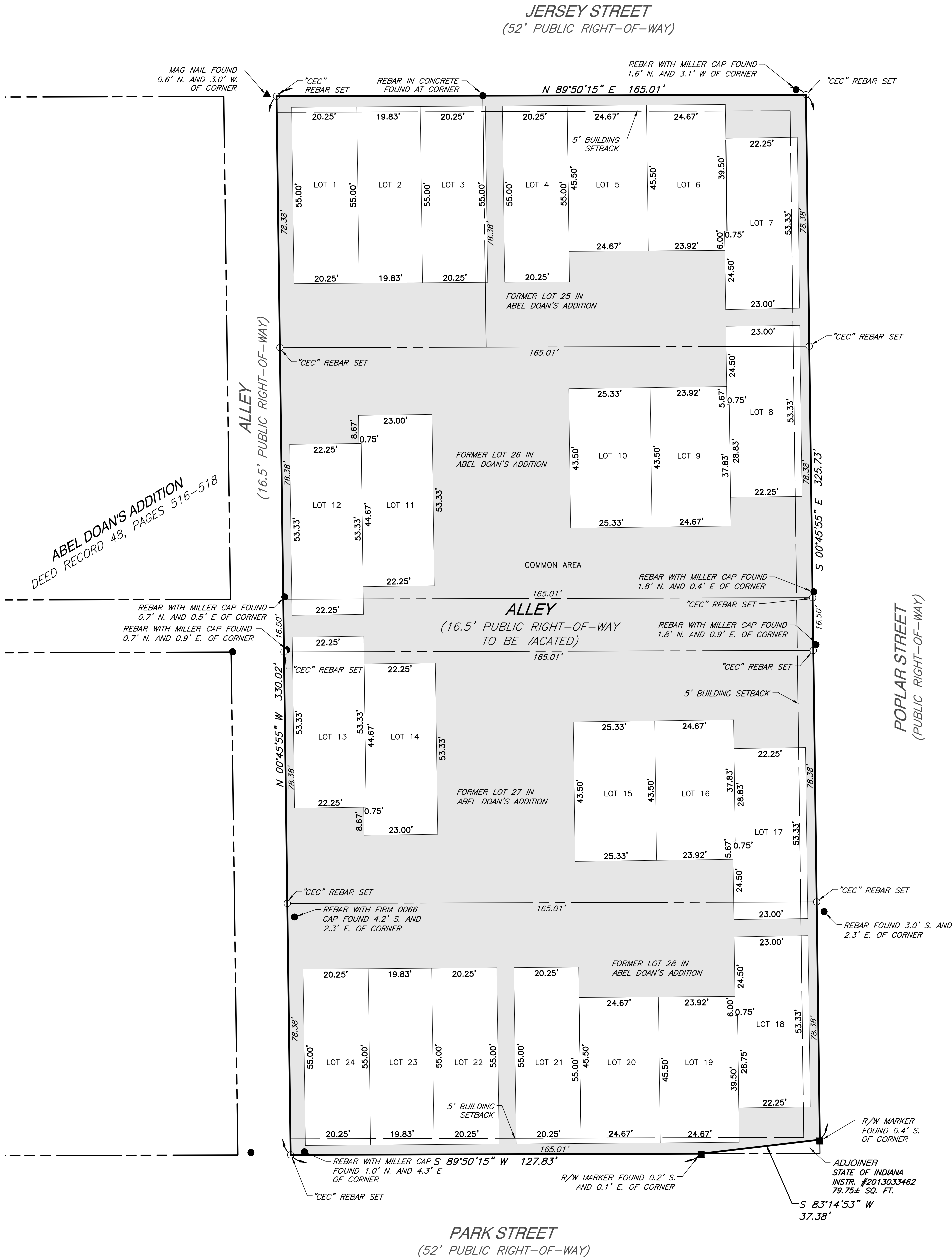
SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
530 EAST OHIO STREET
SUITE G
INDIANAPOLIS, INDIANA 46204
PH: (317) 655-7777

PRIMARY PLAT OF POPLAR STREET TOWNHOMES

A Re-Plat of Lots 25, 26, and 27 and part of Lot 28 of Abel Doan's Addition to the City of Westfield as recorded in the Office of the Recorder of Hamilton County, Indiana, and lying in the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

Parcel 1 (Commonly known as 203 Poplar Street, Westfield, IN 46074):

Lot 25 in Abel Doan's Addition, an addition to the City of Westfield in Hamilton County, Indiana as per plat thereof recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, LESS a part of said Lot 25, said part more particularly described as follows:

Beginning at a point where the North line of said Lot 25 extended West intersects the centerline of an alley lying West of an adjacent to said Lot 25; run thence East 72.5 feet; thence South 78 3/8 feet; thence West 72.5 feet; thence North 78 3/8 feet to the place of beginning.

Parcel 2 (Commonly known as 211 Poplar Street, Westfield, IN 46074):

LOT 26 IN ABEL DOAN'S ADDITION TO THE TOWN OF WESTFIELD, INDIANA, AS PER PLAT THEREOF RECORDED IN DEED RECORD 49, PAGE 516 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

Parcel 3 (Commonly known as 221 Poplar Street, Westfield, IN 46074):

Lot Numbered 27 in Abel Doan's Addition to the Town of Westfield, in Hamilton County, Indiana as per plat thereof recorded in Plat Book 49, page 516-518 in the Office of the Recorder of Hamilton County, Indiana.

Parcel 4 (Commonly known as 231 Poplar Street, Westfield, IN 46074):

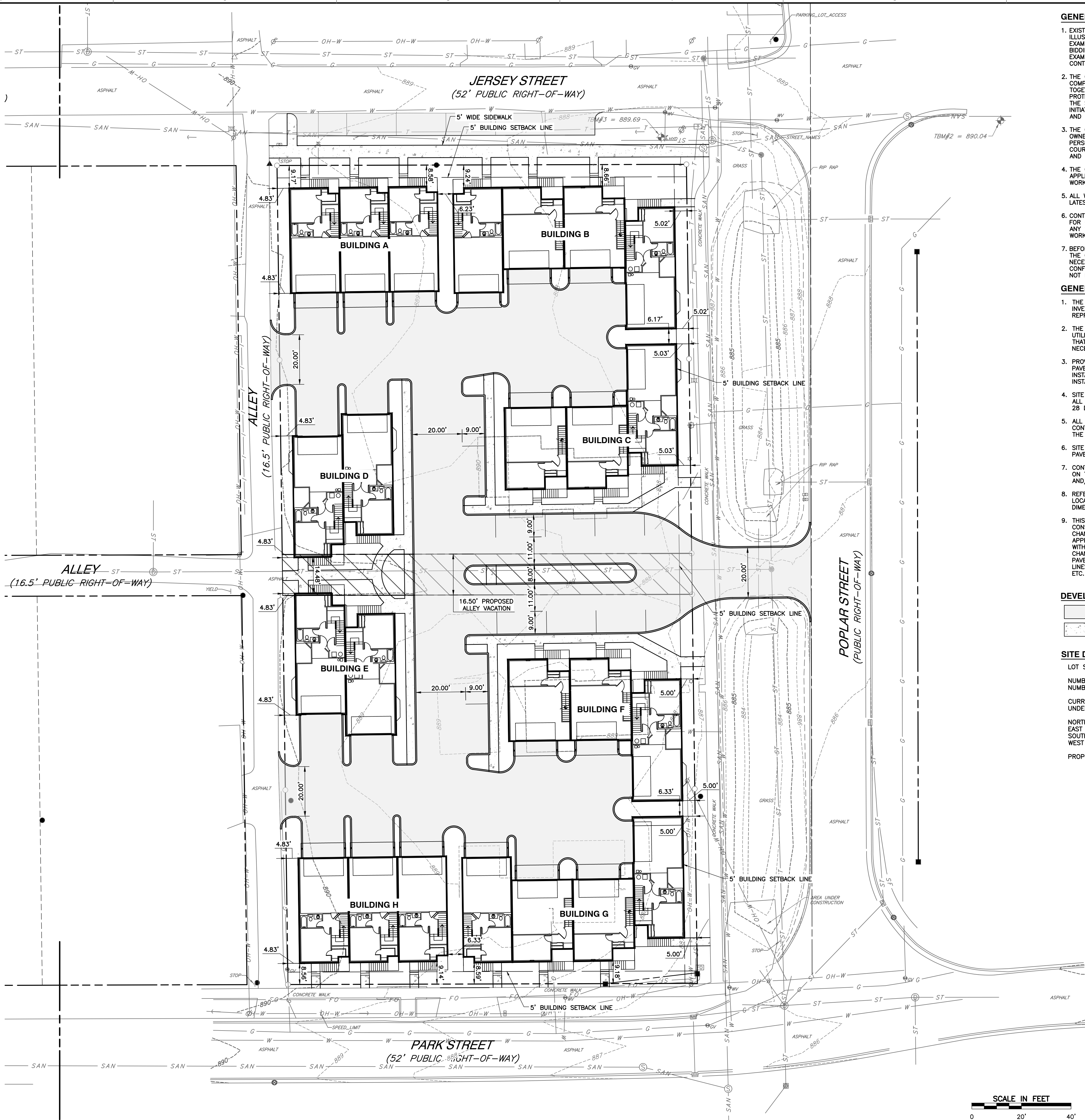
Lot Number 28 in Abel Doan's Addition, an Addition in the Town of Westfield, Hamilton County, Indiana, as per plat thereof recorded in Deed Record 49 pages 516-518, in the Office of the Recorder of Hamilton County Indiana.

EXCEPTING THEREFROM:

A part of Lot 28 in Able Doan's Addition to the Town of Westfield, Indiana, the plot of which addition is recorded in Deed Record 49, pages 516-518, in the Office of the Recorder of Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit "B", described as follows: Beginning at the southeast corner of said lot; thence South 89 degrees 49 minutes 31 seconds West 37.18 feet along the south line of said lot to point "49704" on said plat; thence North 83 degrees 13 minutes 53 seconds East 37.38 feet to the east line of said lot, designated as point "49705" on said plat; thence South 0 degrees 47 minutes 03 seconds East 4.29 feet along said line to the point of beginning and containing 80 square feet, more or less.

Parcel 5 (Commonly known as 411 Jersey Street, Westfield, IN 46074):

A part of Lot 25 in Abel Doan's Addition to the Town of Westfield, Indiana, as per plat thereof recorded in Deed Record 49, pages 516-518, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows: Beginning at a point where the north line of said lot 25 extended west intersects with the center line of an alley lying west and adjacent to said lot 25; thence east 72.5 feet, thence south 78 3/8 feet; thence west 72.5 feet, thence north 78 3/8 feet to the place of beginning, being that part of lot 25 contained within the above description.



GENERAL SITE NOTES:

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

GENERAL SITE LAYOUT NOTES:

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

DEVELOPMENT PLAN SITE LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT

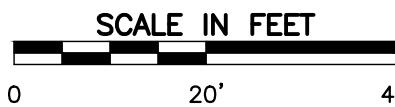
SITE DATA:

LOT SIZE:	(1.250 ACRES)	54,453 SQ.FT.
NUMBER OF TOWNHOME UNITS:	24	
NUMBER OF BUILDINGS:	8	
CURRENT ZONING:	POPLAR STREET TOWNHOMES PUD	
UNDERLYING:	SFA: SINGLE-FAMILY ATTACHED	
NORTH ZONING:	MF-1 MULTI FAMILY - 1	
EAST ZONING:	MF-1 MULTI FAMILY - 1	
SOUTH ZONING:	GB GENERAL BUSINESS	
WEST ZONING:	MF-1 MULTI FAMILY - 1	
PROPOSED PARKING:	16 SPACES	

UTILITY NOTE:

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

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



REVISION RECORD

NO.	DATE	DESCRIPTION

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

ESTRIDGE
POPLAR STREET TOWNHOMES
221 POPLAR STREET
WESTFIELD, INDIANA 46074

DEVELOPMENT PLAN

DATE:	FEBRUARY 28, 2020	DRAWN BY:	JCB
DWG SCALE:	1" = 20'	CHECKED BY:	DRAFT
PROJECT NO:	300-379	APPROVED BY:	DRAFT

DRAWING NO.: **C200**
SHEET 02 OF

WRITTEN PUBLIC COMMENTS

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

Enclosed Attachments:

April 6, 2020 Public Hearing

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

Jonathan Dorsey

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

Hello APC,

Im writing about a noticed received about the subject development.

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

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

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

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

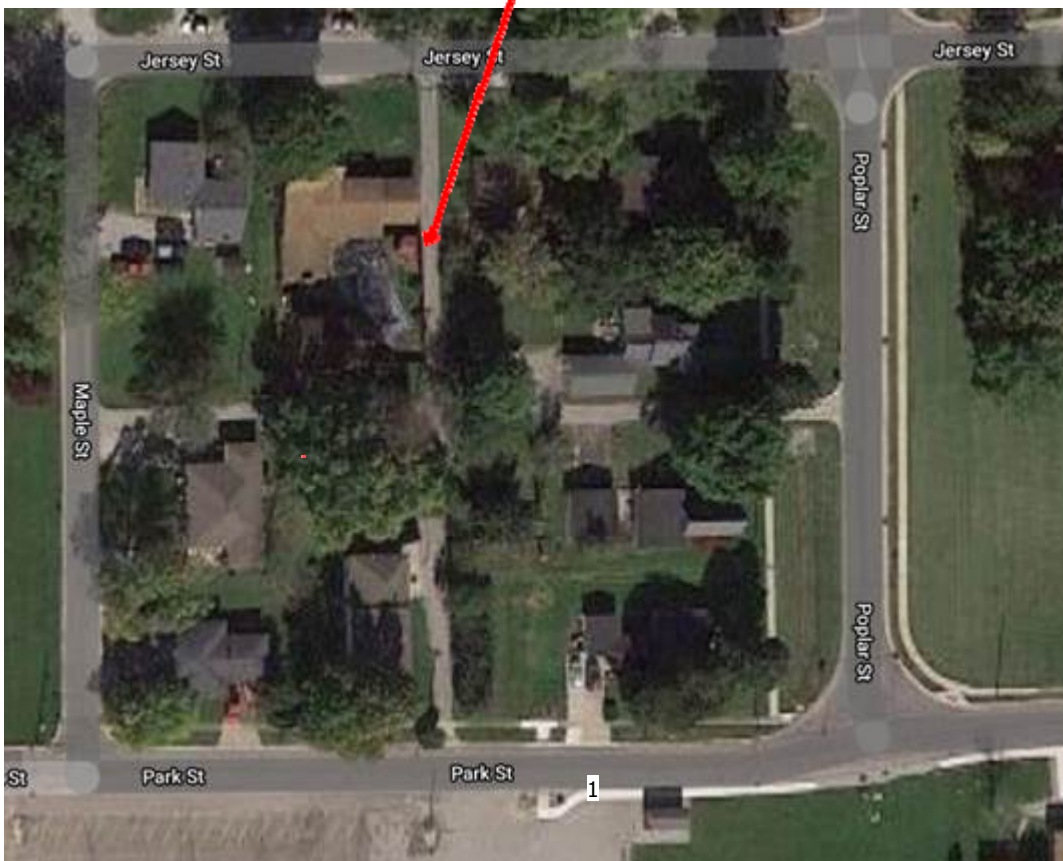
It is my intention to demo and develop 415 Jersey as a commercial property.

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

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

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

Thank You,
Mark Jennings





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 6, 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 except for those items identified as outstanding below:

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 10) Easements (locations, widths and purposes). (Article 8.3)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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))

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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 except for those items identified as outstanding below:

- 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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 26) Address and legal description of the property.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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.
- Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.**

- 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 except for those items identified as outstanding below:

63) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements
- c) External Street Frontage Landscaping

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- d) Buffer Yard Requirements

64) Lot Standards (Article 6.10)

65) Setback Standards (Article 6.16)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

66) Vision Clearance Standards (Article 6.19)

67) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those identified as outstanding below.

- 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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 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 except for those identified as outstanding below.

79) Concept Plan

80) Architectural Overlay Zone

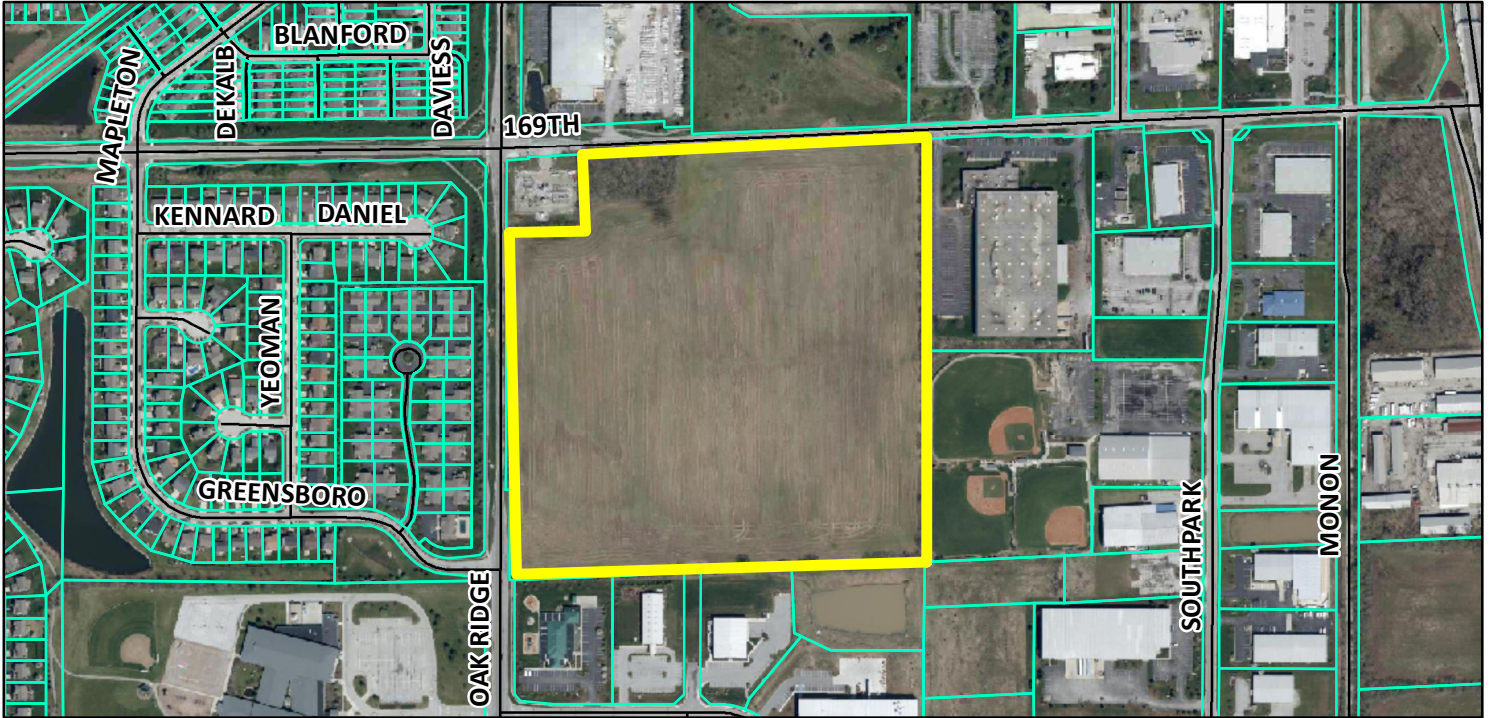
Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 81) Minimum Tract Requirement 1.2 acres
- 82) Minimum Lot Frontage 70 feet

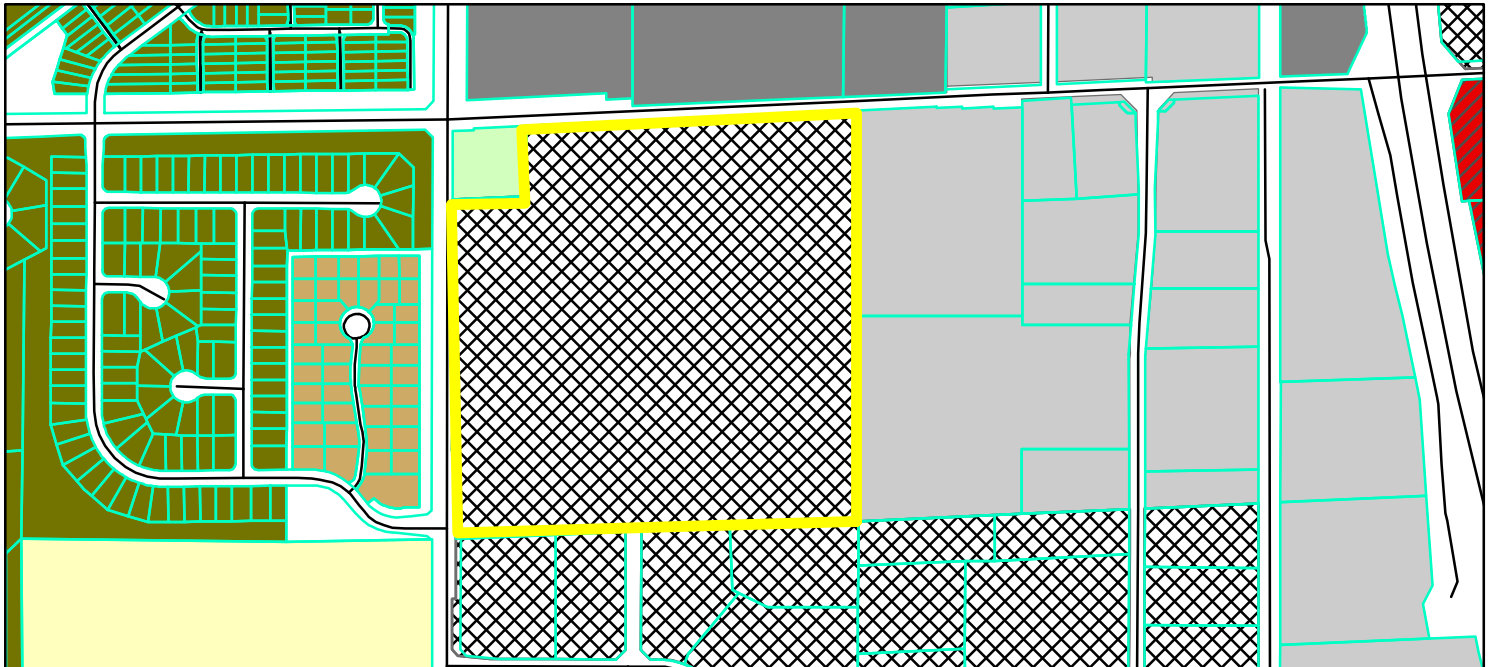
Haworth Business Park

Aerial Location Map

 Site



Zoning Map

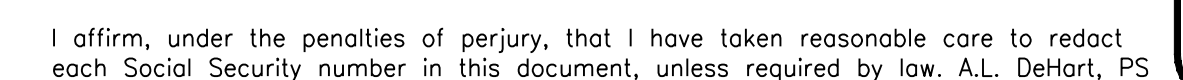


- | | |
|--|--|
|  Parcel |  GB-PD (General Business - Planned Development) |
|  GIS.DBO.PW_Streets |  MF-1 (Multiple Family - 1) |
| Zoning - All |  OI (Open Industrial) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 Cluster |

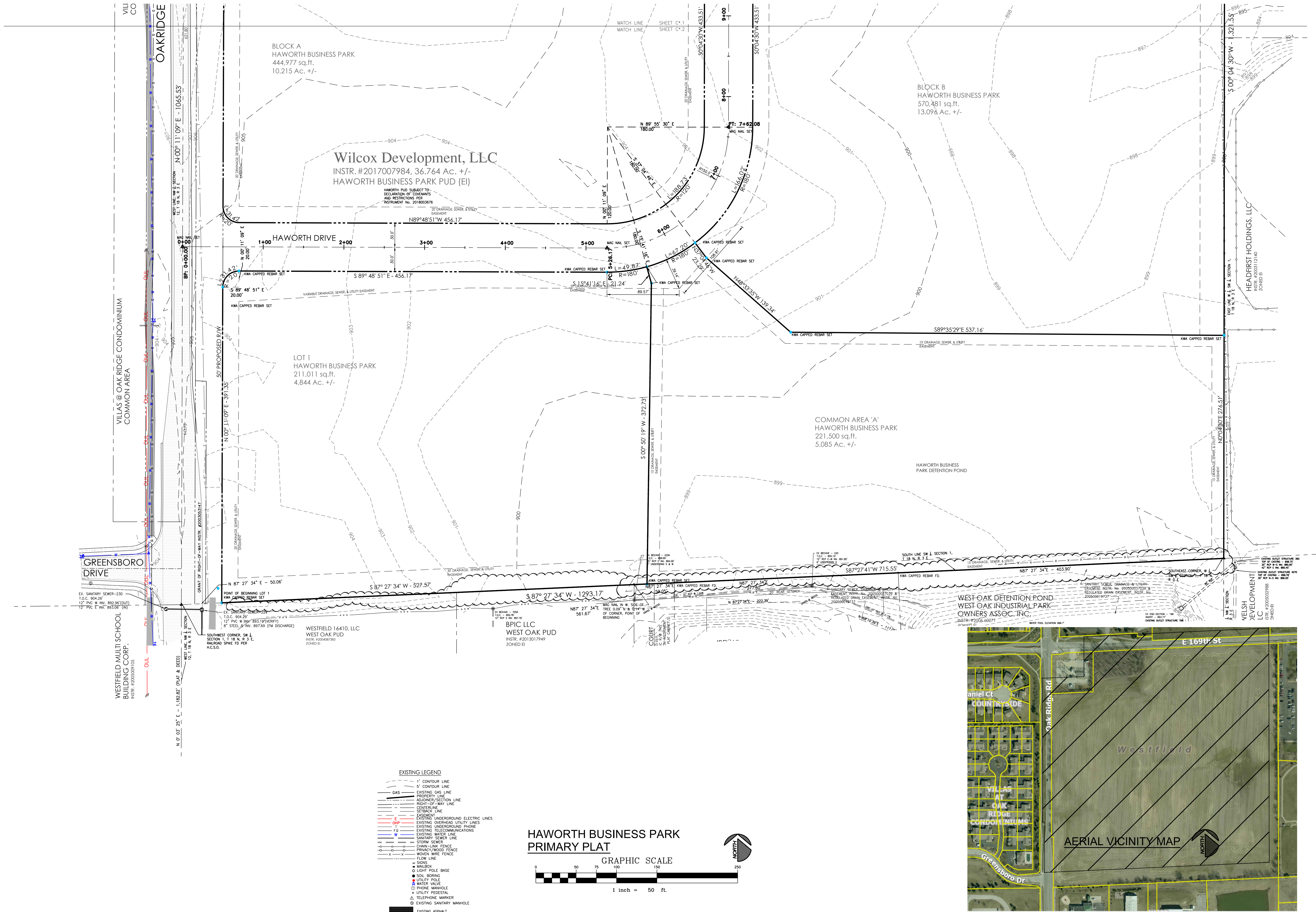
0 0.075 0.15
Miles



WESTFIELD, INDIANA 46074



1 of 2



APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
02-25-2020	SUBMIT TO WESTFIELD

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

WILCOX DEVELOPMENT, LLC
9932 NORTH SR 29
LOANSBORO, IN 46847
PHONE: 574-721-9932

HAWORTH BUSINESS PARK
169th STREET / OAKRIDGE ROAD
WESTFIELD, IN
DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No.
1903-049B
SHEET No.
2 of 2

HAWORTH BUSINESS PARK INFRASTRUCTURE

FOR:

WILCOX DEVELOPMENT, LLC

169TH STREET/OAKRIDGE ROAD
WESTFIELD, INDIANA 46074

PERSON RESPONSIBLE FOR INSTALLATION AND
MAINTENANCE OF EROSION CONTROL MEASURES
DEVELOPER
MIKE WILCOX
WILCOX DEVELOPMENT, LLC
9932 NORTH SR 29
LOGANSPORT, IN 46947
574-721-9932

CONTACTS

CITY OF WESTFIELD		
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Westfield Engineering 2706 East 171 st Street Westfield, IN 46074 Neil VanTrees (317) 804-3136 • FAX: (317) 804-3190 nvanrees@westfield.in.gov		Westfield GIS (for addressing) 2706 East 171 st Street Westfield, IN 46074 Leanne Kmetz (317) 804-3001 • FAX: (317) 804-3010 lkmetz@westfield.in.gov
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Hamilton County Health Department 18030 Foundation Drive, Suite A Noblesville, IN 46060 Larry Beard (317) 776-8500 • FAX: (317) 776-8506 larry.beard@hamiltoncountv.in.gov	Hamilton County Highway Department 1700 S. 10 th Street Noblesville, IN 46060 Dave Lucas (317) 773-7770 • FAX: (317) 776-9814 david.lucas@hamiltoncountv.in.gov	Hamilton County Plan Commission One Hamilton County Square, Suite 306 Noblesville, IN 46060 Charles Kiphart (317) 776-8490 • FAX: (317) 774-2559 chuck.kiphart@hamiltoncountv.in.gov
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SERVICE PROVIDERS		
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Bright House Networks 3030 Roosevelt Avenue Indianapolis, IN 46218 Joe Evans (317) 632-9077 x258 (317) 339-9075 (cell) FAX: (317) 713-3895 joe.evans@my.brighthouse.com	Comcast Cable 9750 East 150 th Street, Suite 1600 Noblesville, IN 46060 Matt Stringer (317) 774-3384 matthew.stringer@cable.comcast.net	tw telecom 4625 West 86 th Street, Suite 500 Indianapolis, IN 46268 Tanny Triplitt (317) 713-8947 (317) 716-4559 (cell) FAX: (317) 713-8999 tanny.triplitt@twtelecom.com
Citizens Gas of Westfield 2150 Dr. Martin Luther King Drive Indianapolis, IN 46202 Richard Miller, Jr., Construction Field Coordinator (317) 927-4684 • FAX: (317) 927-4684 rmiller@citizensenergysgroup.com	Citizens Gas of Westfield 2020 N. Meridian Street Indianapolis, IN 46202 Jeffrey Sinclair Industrial Sales Consultant (317) 927-4744 • FAX: (317) 927-4744 jsinclair@citizensenergysgroup.com	Indiana Gas / Vectren P.O. Box 1700 Noblesville, IN 46061 Reza Glover & Charlotte May (317) 776-5550 rglover@vectren.com cmay@vectren.com
Buckeye Partners, L.P. 940 Buckeye Road Lima, OH 45804 Marry White (419) 993-8008 • FAX: (419) 224-3519 mwhite@buckeye.com	Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, IN 46234 Austin Goyer (317) 291-9460 x1233 FAX: (317) 872-3474 agoyer@marathonpetroleum.com	Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, IN 46268 Troy Yackle & Mark Wood (717) 733-3213 (Troy) (317) 733-3232 (Mark) tray.yackle@sug.com mark.wood@sug.com
Westfield-Washington School Corporation 322 West Main Street Westfield, IN 46074 Nick Verhoff (317) 867-8013 • FAX: (317) 867-2523 verhoffn@www.k12.in.us	Citizens Energy Group (for water & sanitary sewer) 2050 Dr. Martin Luther King Jr. Street Indianapolis, IN 46202 Stephen Nielsen Director of Wat Distribution Engineering (317) 429-3963 • FAX: (317) 635-3723 snelsen@citizensenergysgroup.com	

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 (SW¹) OF THE SOUTHWEST QUARTER (SW¹) 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 (SW¹) 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 SECTION, 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.

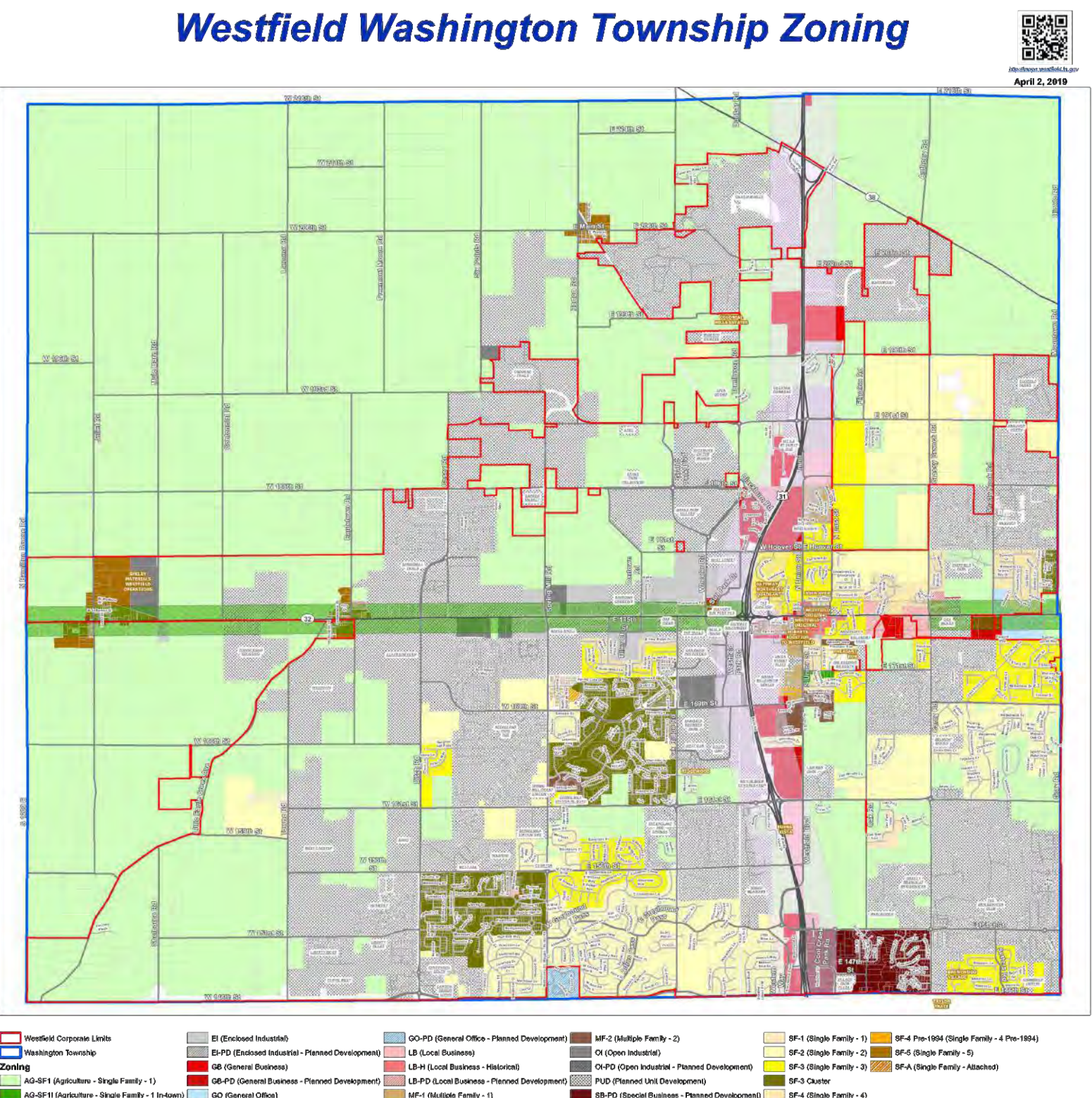
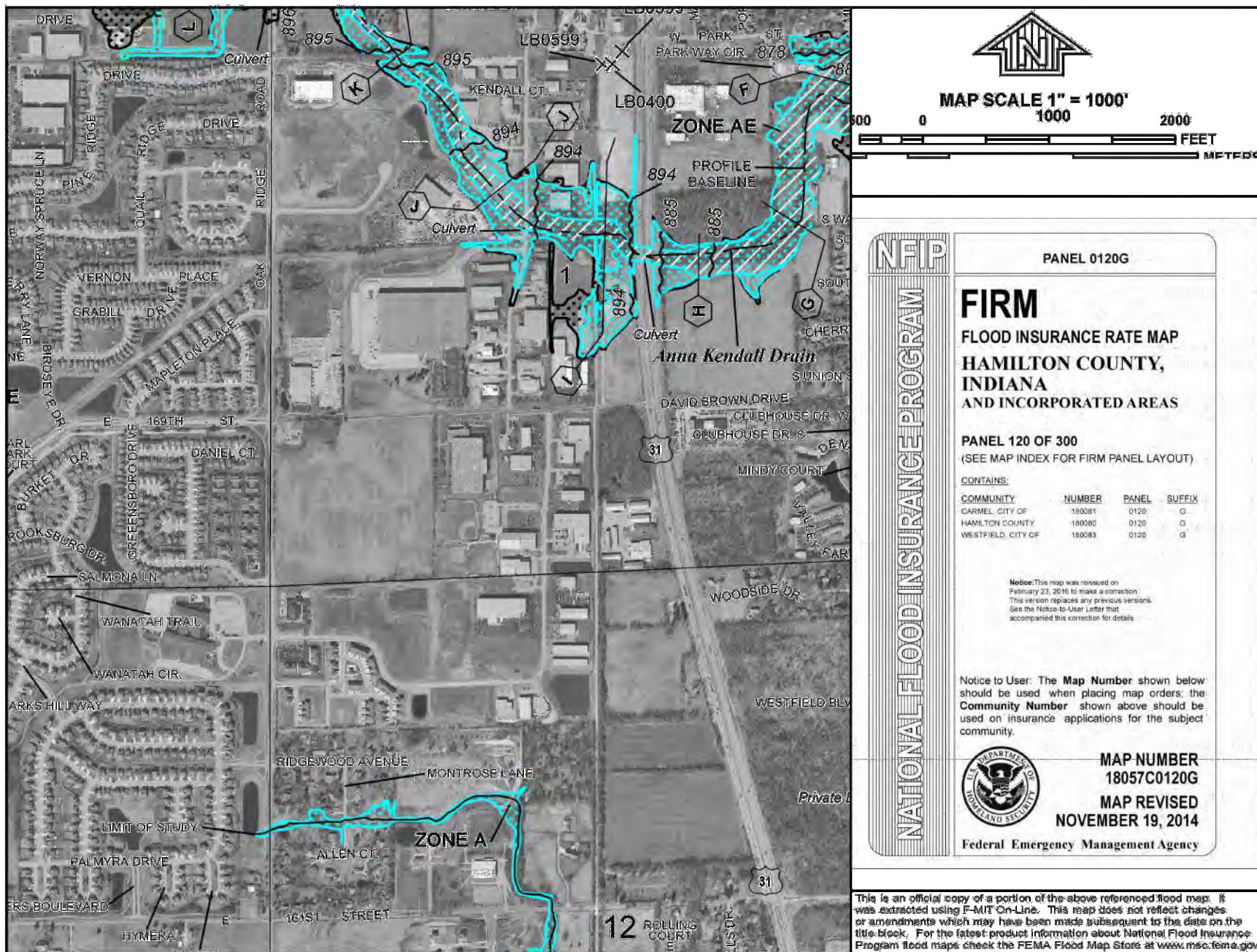
SHEET INDEX

- C1.1 EXISTING TOPOGRAPHY
- C1.2 EXISTING TOPOGRAPHY
- C2.1 PROPOSED SITE PLAN
- C2.2 PROPOSED SITE 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
- C4 EROSION CONTROL PLAN
- C5 STORMWATER POLLUTION PREVENTION PLAN
- C6.1 SITE / DRAINAGE DETAILS
- C7.1 WESTFIELD DETAILS
- C7.2 WESTFIELD DETAILS
- C7.3 WESTFIELD DETAILS
- C7.4 WESTFIELD DETAILS
- C8.1 CITIZENS WATER DETAILS
- C8.2 CITIZENS WATER DETAILS
- C8.3 CITIZENS WATER DETAILS
- 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

ISSUE	DATE	CLIENT REVIEW	SANITARY REVISED	TAC SUBMITTAL	TAC REVIEW COMMENTS
	04-19-2019				
	04-29-2019				
	07-29-2019				
	02-20-2020				

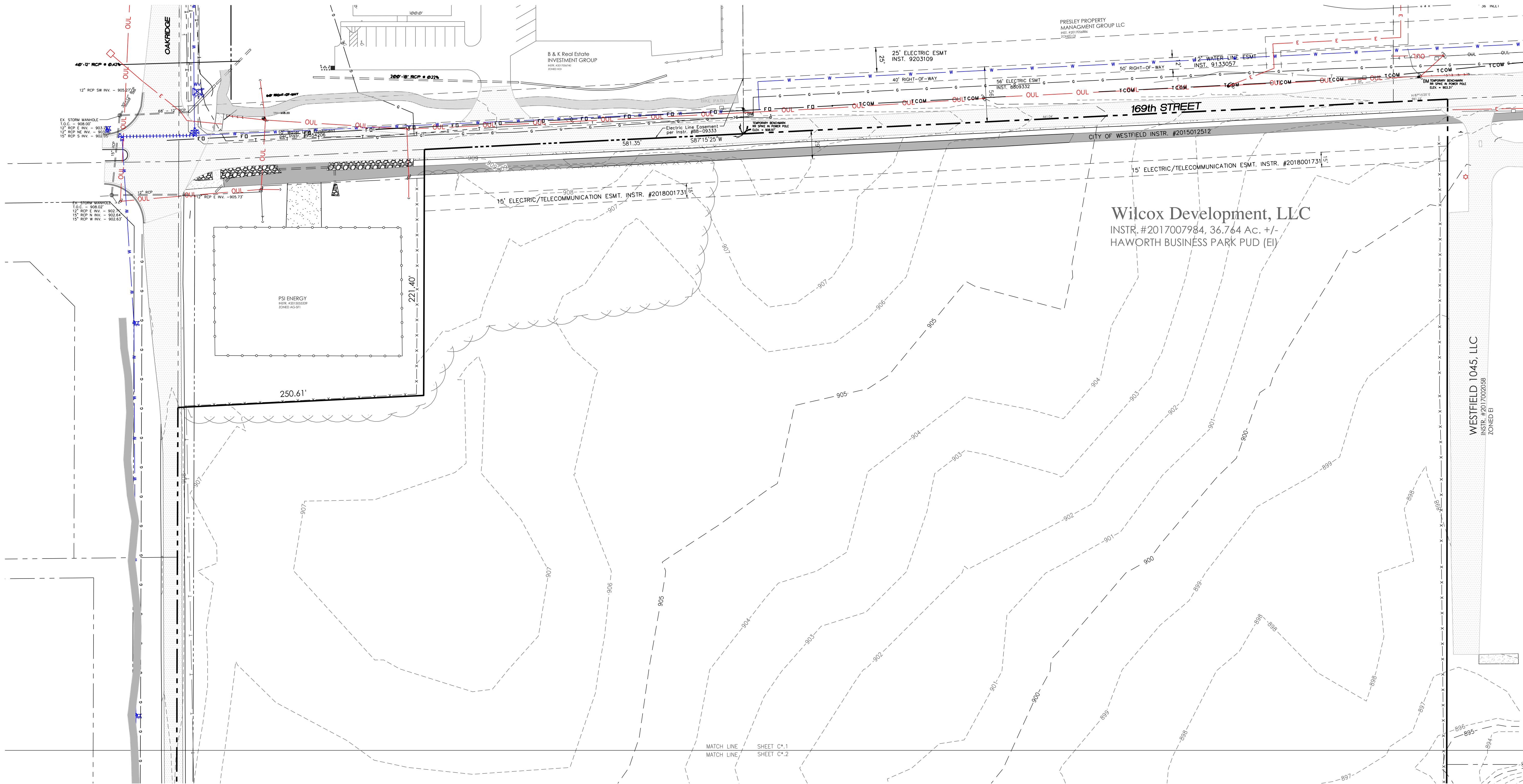
KEELER-WEBB ASSOCIATES
Consulting Engineers - Planners - Surveyors
KWA
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 cwebb@keelerwebb.com

WILCOX DEVELOPMENT, LLC

HAWORTH BUSINESS PARK

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

COVER



Hamilton County, Indiana (IN057)			
Hamilton County, Indiana (IN057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	15.1	38.0%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	23.9	60.3%
Pn	Patton silty clay loam, 0 to 2 percent slopes	0.7	1.7%
Totals for Area of Interest		39.7	100.0%



SOIL MAP
N.T.S.



HOLEY MOLEY SAYS
"DIG SAFELY"

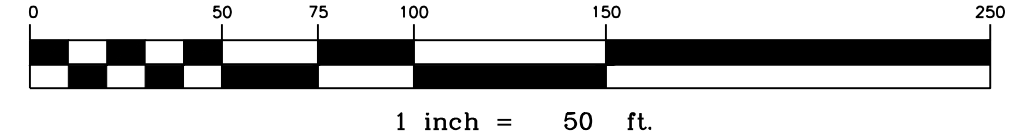


"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
811
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

- EXISTING LEGEND
- 1' CONTOUR LINE
 - 5' CONTOUR LINE
 - EXISTING GAS LINE
 - PROPERTY LINE
 - ADJOINING SECTION LINE
 - RIGHT-OF-WAY LINE
 - CENTERLINE
 - SETBACK LINE
 - EASMENT
 - EXISTING UNDERGROUND ELECTRIC LINES
 - 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
 - MAILBOX
 - LIGHT POLE BASE
 - SOIL BORING
 - UTILITY POLE
 - WATER VALVE
 - PHONE MANHOLE
 - UTILITY PEDESTAL
 - TELEPHONE MARKER
 - EXISTING SANITARY MANHOLE
 - EXISTING ASPHALT

EXISTING TOPOGRAPHY

GRAPHIC SCALE



APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
04-19-2019	CLIENT REVIEW
04-29-2019	SANITARY REVISED
07-29-2019	TAC SUBMITTAL

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

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

C1.1



HOLEY MOLEY SAYS
"DIG SAFELY"

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

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

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HAWORTH BUSINESS PARK

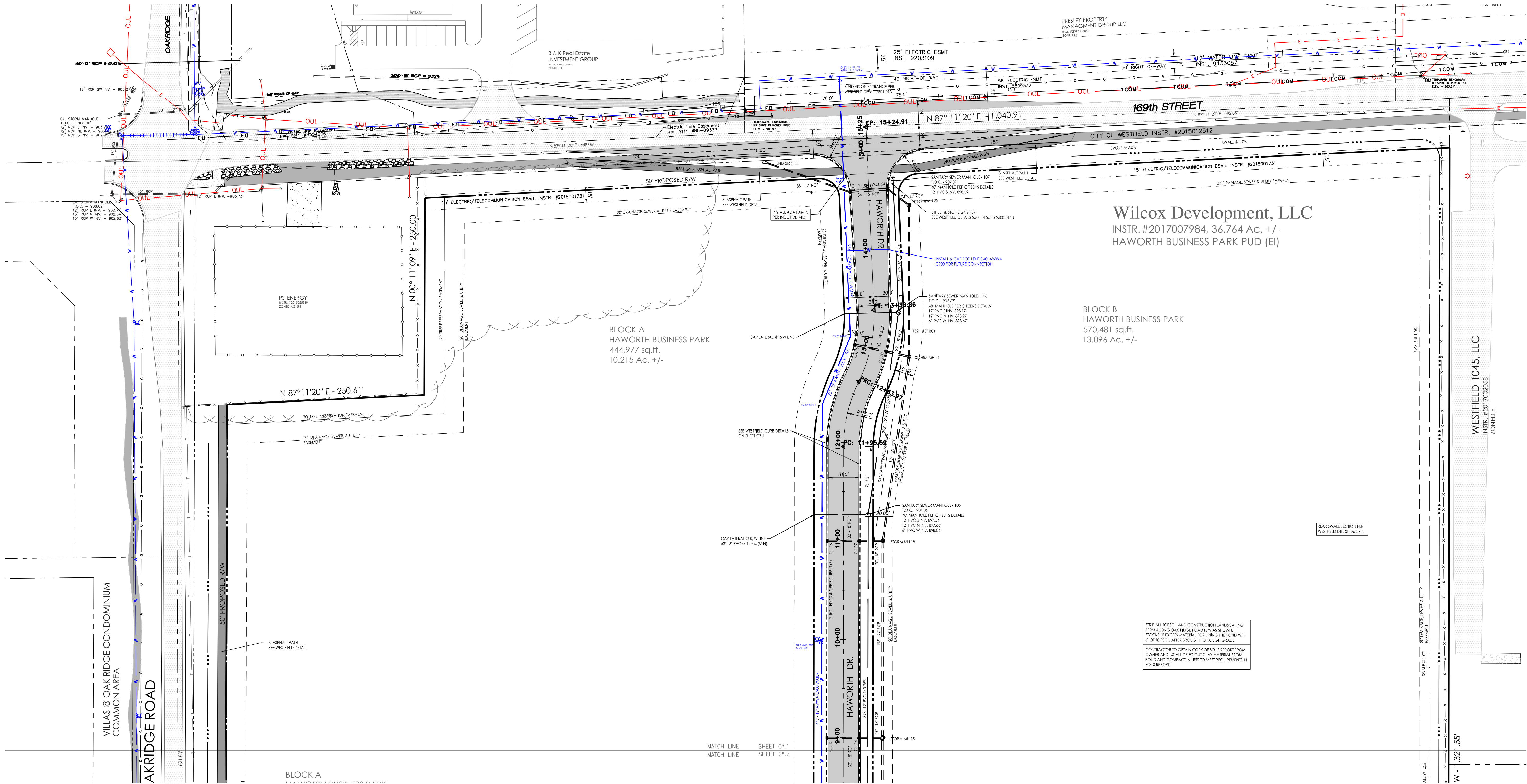
169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: JKM ALD
CHECKED BY: ALD

PROJECT No.
1903-049

SHEET No.

C1.2



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 STERILANT 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 ASTM 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/C7.1 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 AREAS 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 UNDERGROUND 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 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	36,744 AC.

13. NOTIFY ENGINEER AT LEAST 1 DAY (24 HOURS) PRIOR TO PLACING ANY CONCRETE.
14. AREAS BETWEEN CURBING, SIDEWALKS, PAVING AND BUILDING SHALL BE FILLED WITH 4" OF TOPSOIL SUITABLE FOR LANDSCAPING.
15. SEE THIS SHEET FOR EXTERIOR CONCRETE SPECIFICATIONS.
16. SEE THIS SHEET FOR SANITARY SEWER LATERAL SPECIFICATIONS AND REQUIREMENTS.
17. THIS STRUCTURE SHALL COMPLY WITH A.D.A. 2016. (SEE INDOT DETAILS)
18. ALL EDGE OF PAVEMENT RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
19. IF ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
20. INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE UTILITY COMPANY AND THE ENGINEER.
21. CONTRACTOR TO INSTALL KNOX-BOX AT A LOCATION ADJACENT TO FRONT DOOR SET FLUSH INTO MASONRY EXTERIOR WALL. COORDINATE LOCATION, TYPE AND STYLE WITH KOKOMO FIRE DEPARTMENT.

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 01.
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 C9.1 TO C9.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO WESTFIELD CITIZENS WATER STANDARDS SEE DETAIL SHEET C8.1 TO C8.3 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.

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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.

PROPOSED LEGEND

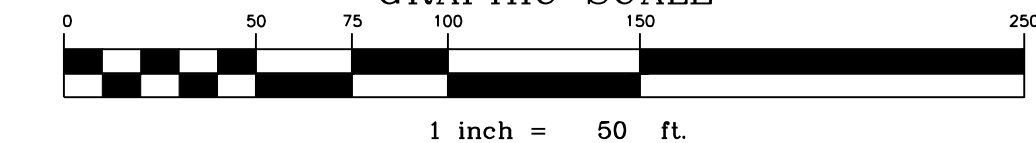
- 1" CONTOUR LINE
- 5' CONTOUR LINE
- UNDERGROUND FIBER OPTIC
- PROPERTY LINE
- PROPOSED FIRE/SPRINKLER
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- SAW CUT
- STORM INLETS
- STORM MANHOLE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
-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

EXISTING LEGEND

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

PROPOSED DEVELOPMENT PLAN

GRAPHIC SCALE



APPROVAL
PENDING
NOT FOR
CONSTRUCTION

ISSUE

DATE	CLIENT REVIEW	SANITARY REVISED	TAC SUBMITTAL	TAC REVIEW COMMENTS
04-19-2019				
07-29-2019				
02-20-2020				

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HAWORTH BUSINESS PARK

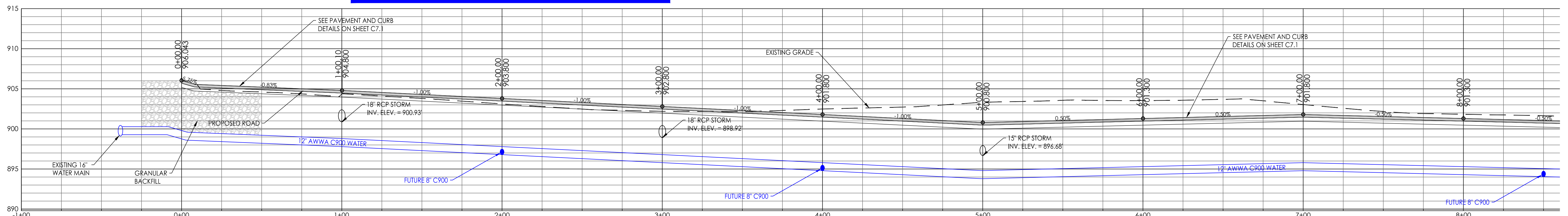
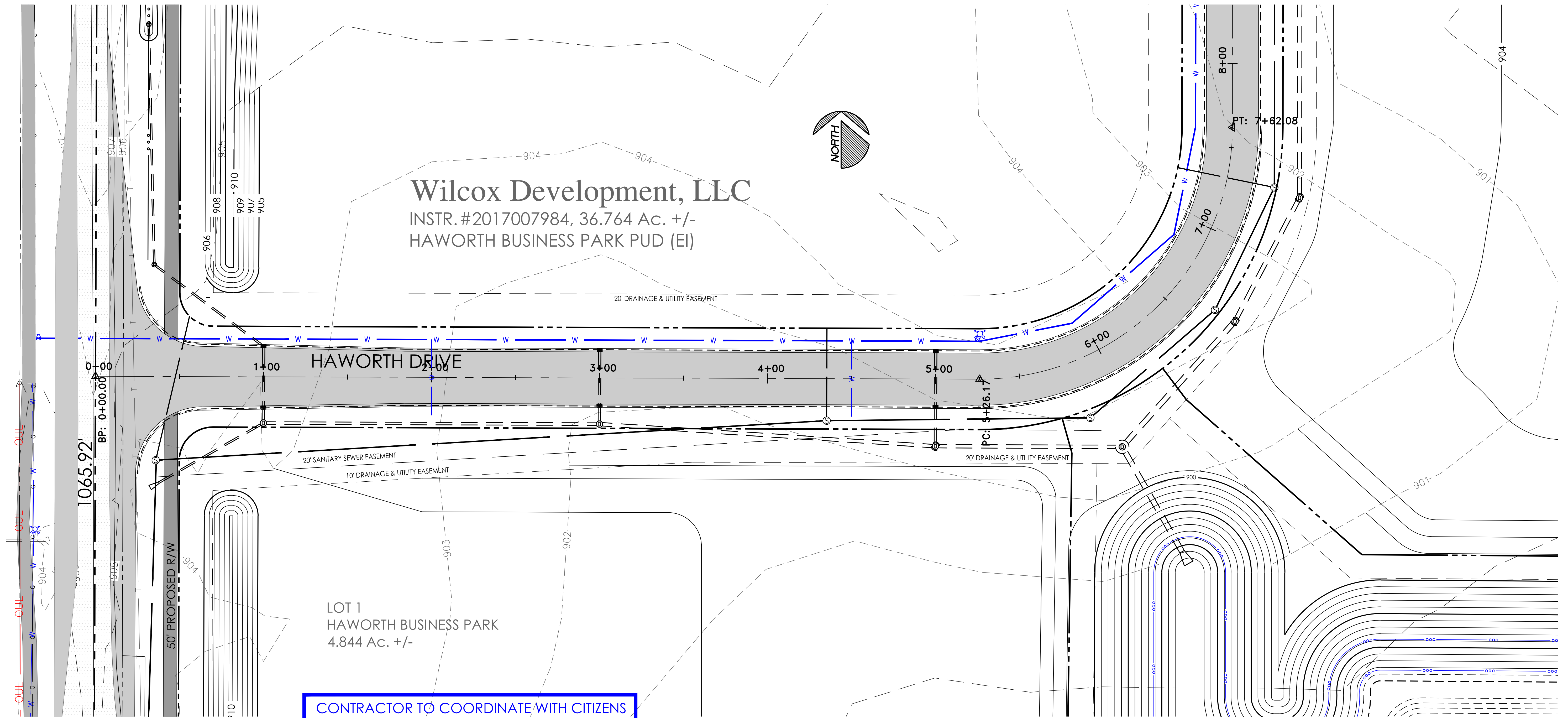
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CHECKED BY: ALD

PROJECT No. 1903-049

SHEET No.

C2.1





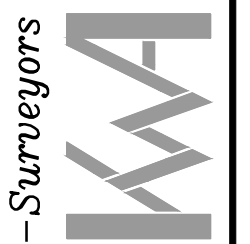
PROPOSED ROAD & WATER PROFILE
VERTICAL: 1"=8'
HORIZONTAL: 1"=30'-0"

PROPOSED ROAD AND WATER MAIN PROFILES

APPROVAL
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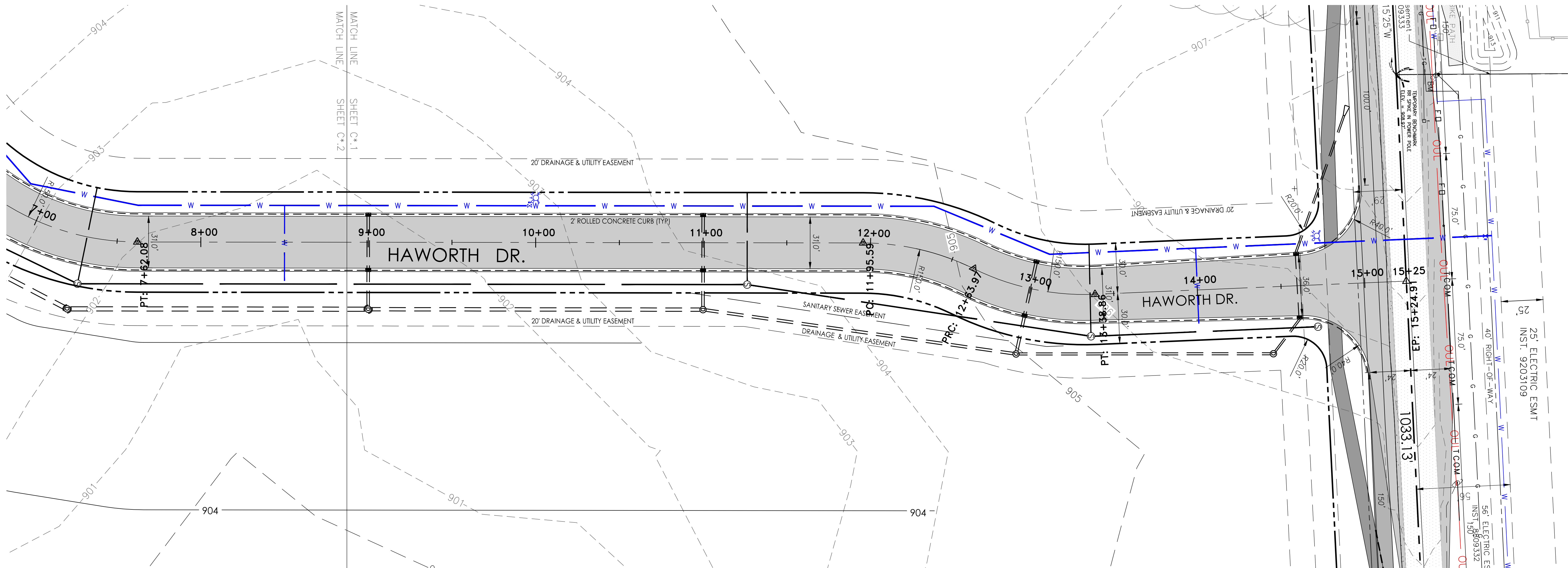


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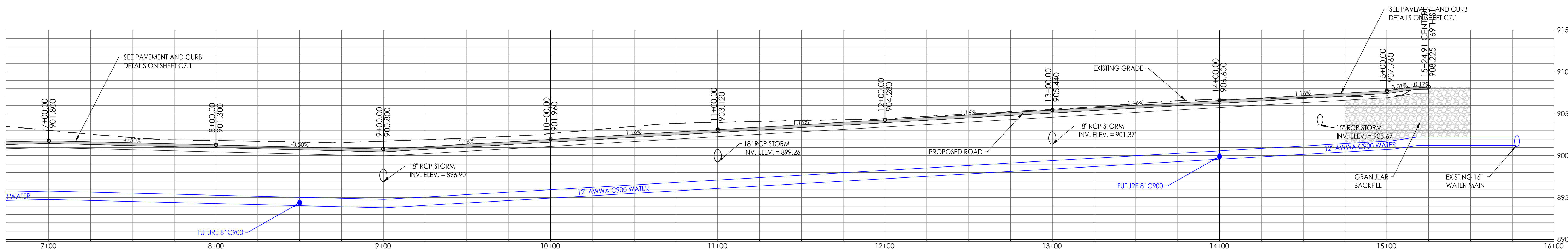
HAWORTH BUSINESS PARK
169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

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

C2.3



CONTRACTOR TO COORDINATE WITH CITIZENS WATER FOR CONNECTION TO EXISTING MAIN. SEE DETAILS ON SHEETS C8.1-C8.5



PROPOSED ROAD PROFILE
 VERTICAL: 1"=8'
 HORIZONTAL: 1"=30'-0"

PROPOSED ROAD AND WATER MAIN PROFILES

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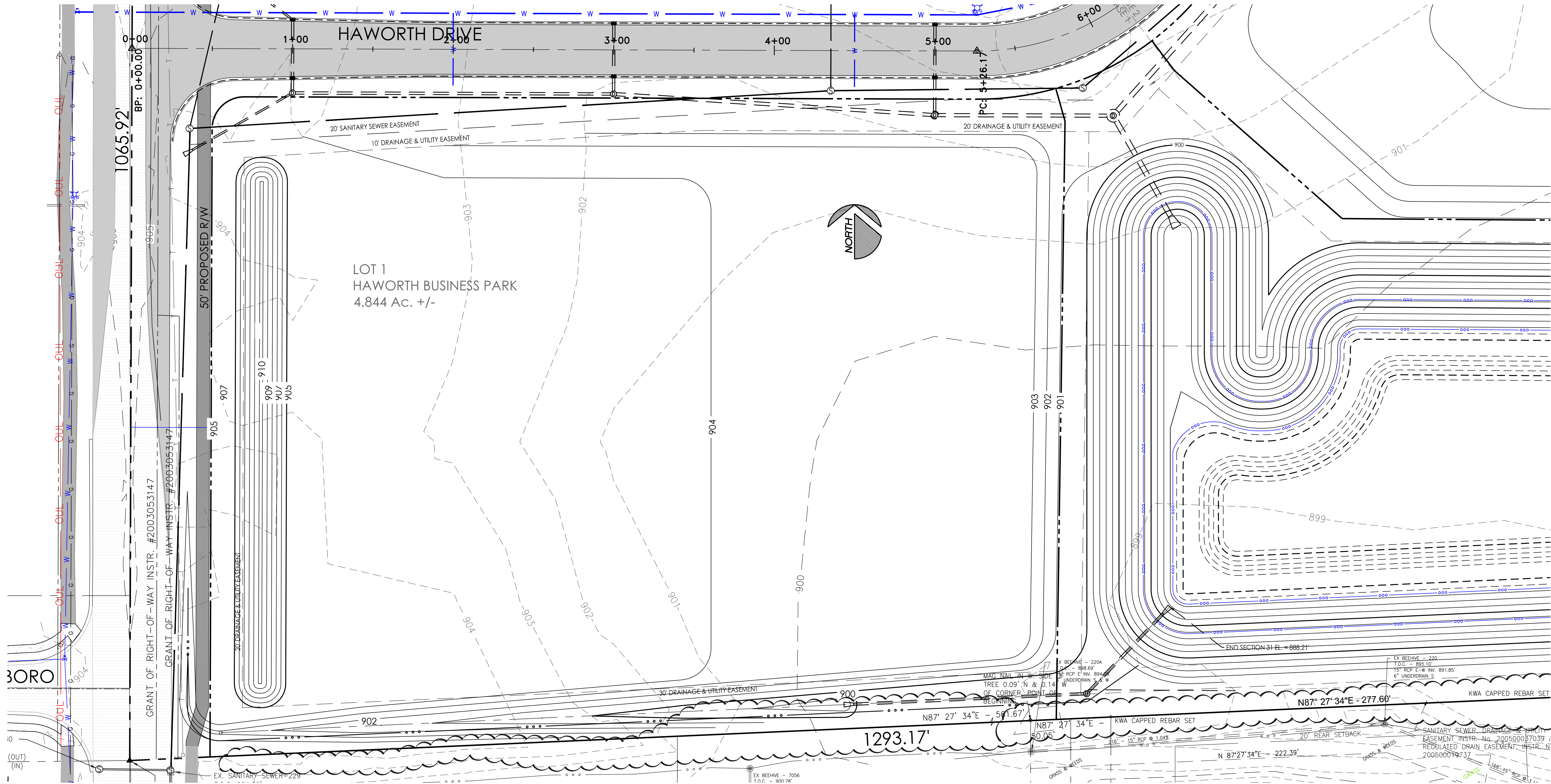
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 PHONE: 574-721-9932

HAWORTH BUSINESS PARK
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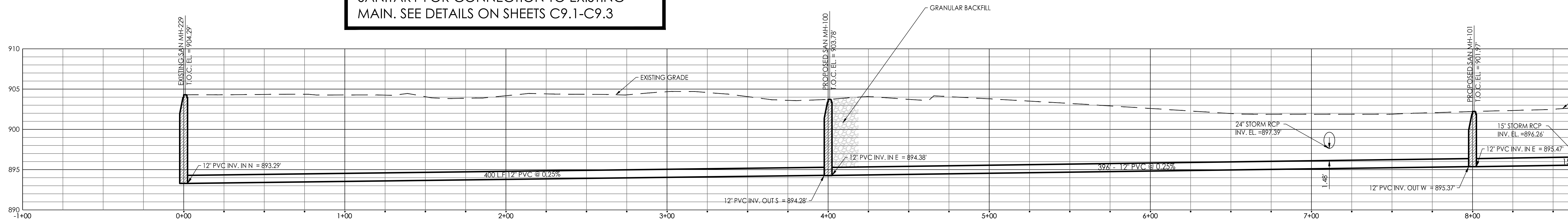
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 PROJECT No.
 1903-049

SHEET No.

C2.4



CONTRACTOR TO COORDINATE WITH CITIZENS
SANITARY FOR CONNECTION TO EXISTING
MAIN. SEE DETAILS ON SHEETS C9.1-C9.3



PROPOSED SANITARY SEWER PROFILE
VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"

PROPOSED SANITARY SEWER PROFILE

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HAWORTH BUSINESS PARK

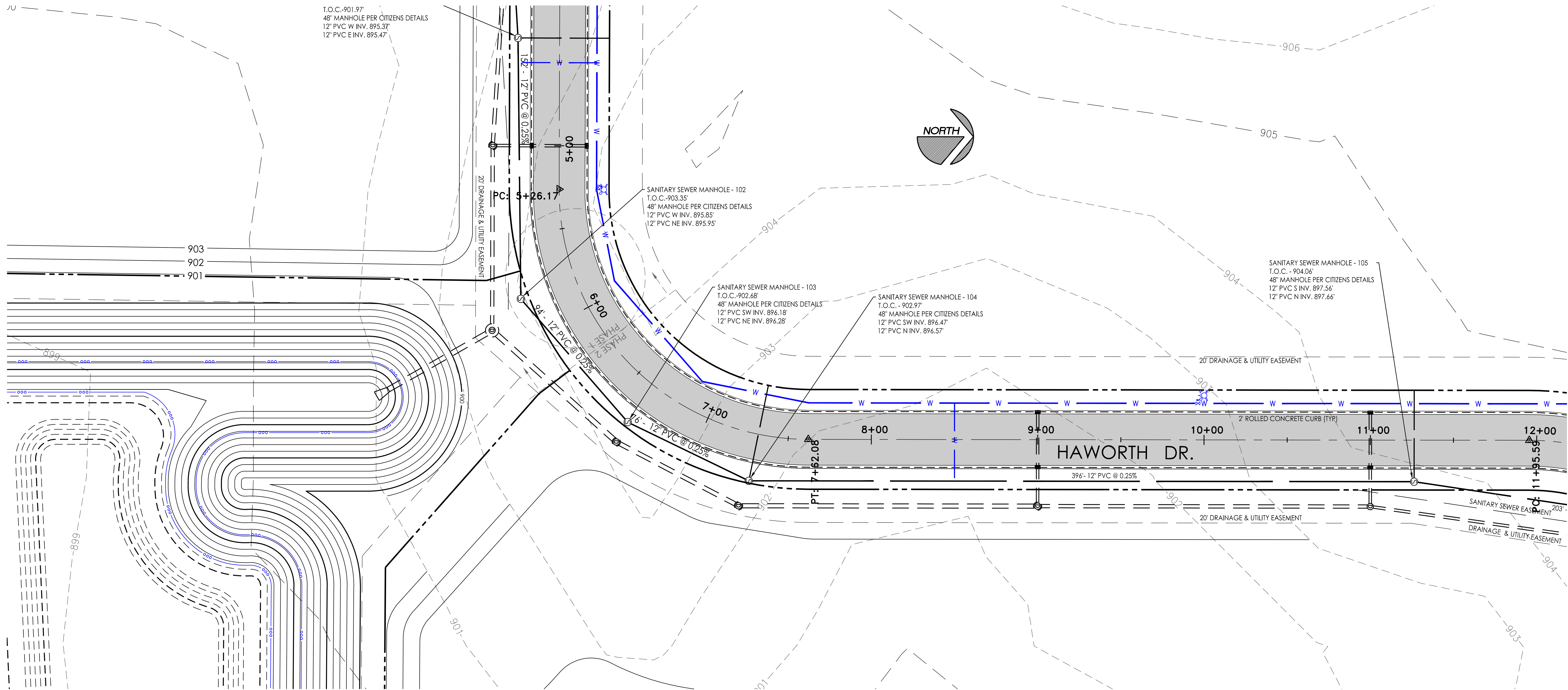
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WESTFIELD, IN

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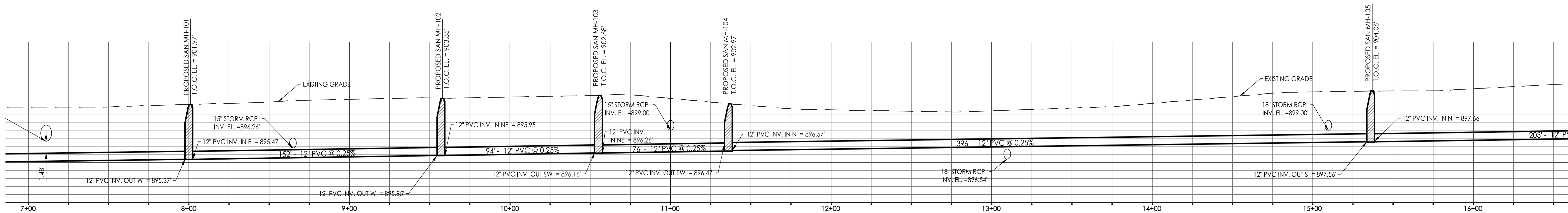
PROJECT No.
1903-049

SHEET No.

C2.5



CONTRACTOR TO COORDINATE WITH CITIZENS
SANITARY FOR CONNECTION TO EXISTING
MAIN. SEE DETAILS ON SHEETS C9.1-C9.3



PROPOSED SANITARY PROFILE

VERTICAL: 1"=8'
HORIZONTAL: 1"=30'-0"

PROPOSED SANITARY SEWER PROFILE

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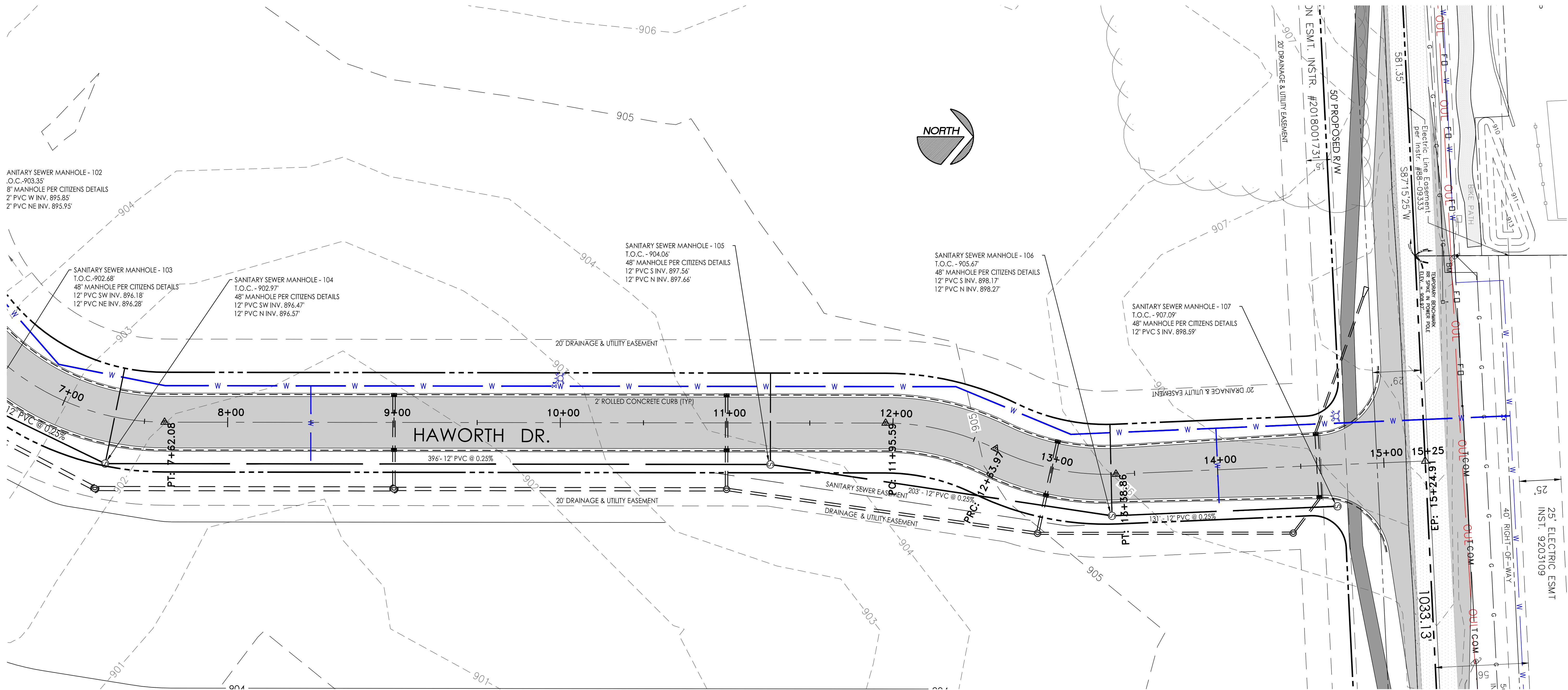
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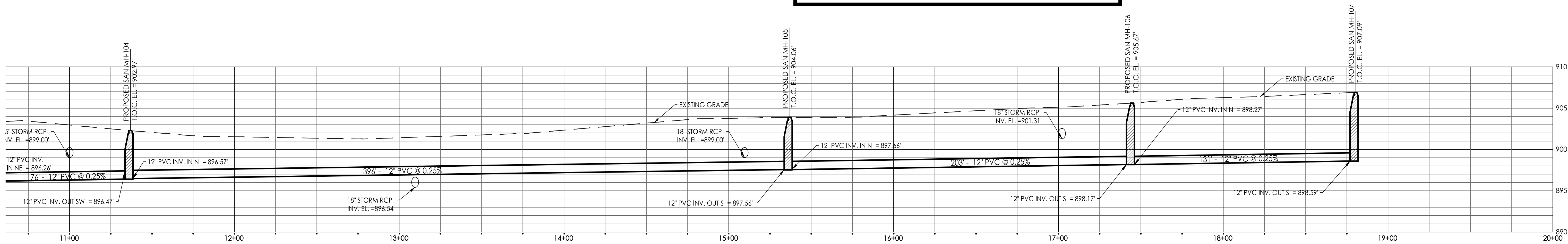
HAWORTH BUSINESS PARK
169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

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

C2.6



CONTRACTOR TO COORDINATE WITH CITIZENS
SANITARY FOR CONNECTION TO EXISTING
MAIN. SEE DETAILS ON SHEETS C9.1-C9.3



PROPOSED SANITARY SEWER PROFILE
VERTICAL: 1"=8'
HORIZONTAL: 1"=30'-0"

PROPOSED SANITARY SEWER PROFILE

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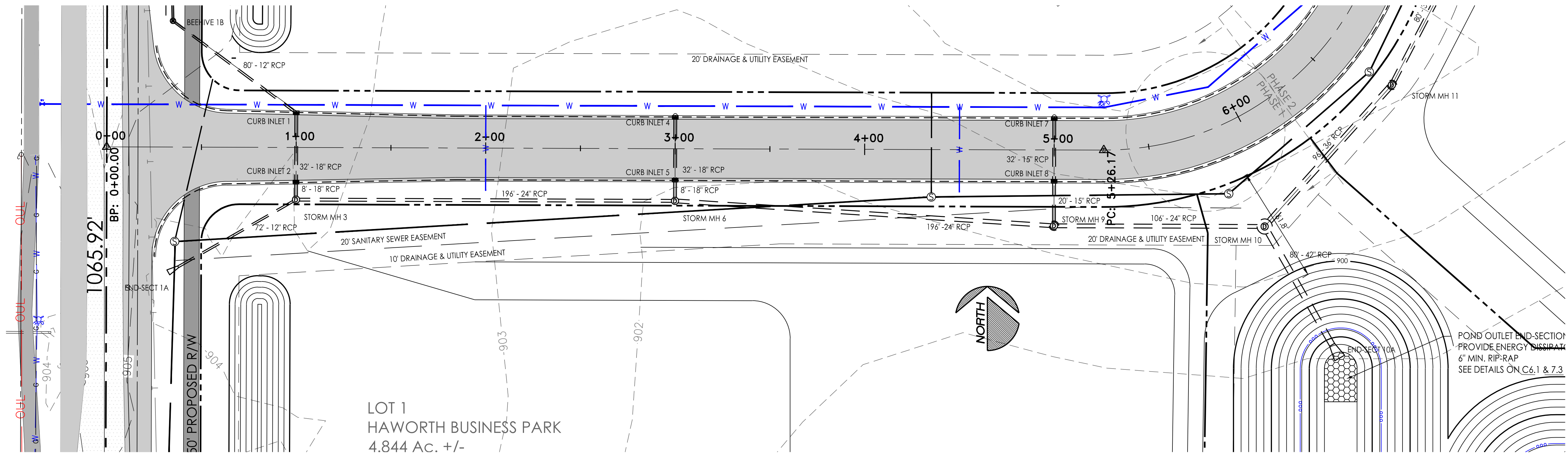
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HAWORTH BUSINESS PARK

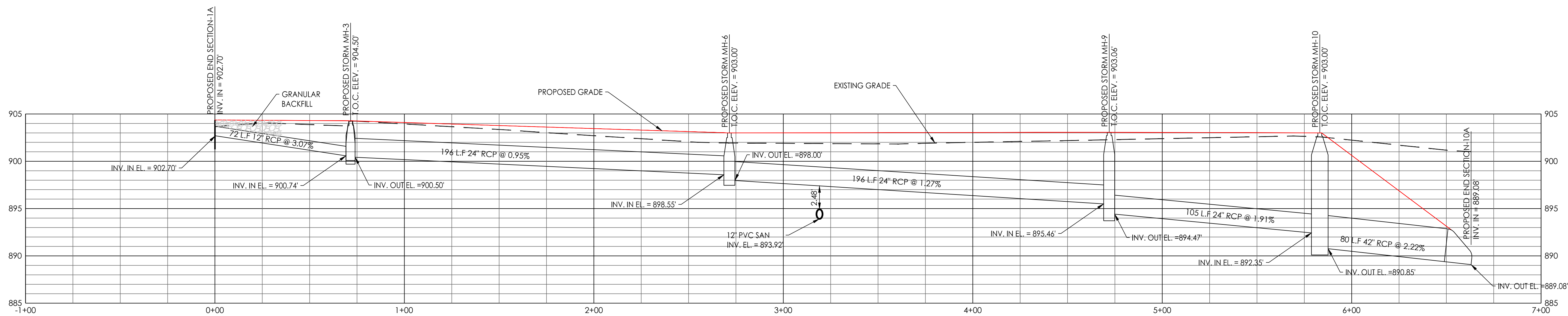
169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

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

C2.7



LOT 1
HAWORTH BUSINESS PARK
4.844 Ac. +/-



PROPOSED STORMWATER PROFILE

VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"

PROPOSED STORMWATER PROFILE

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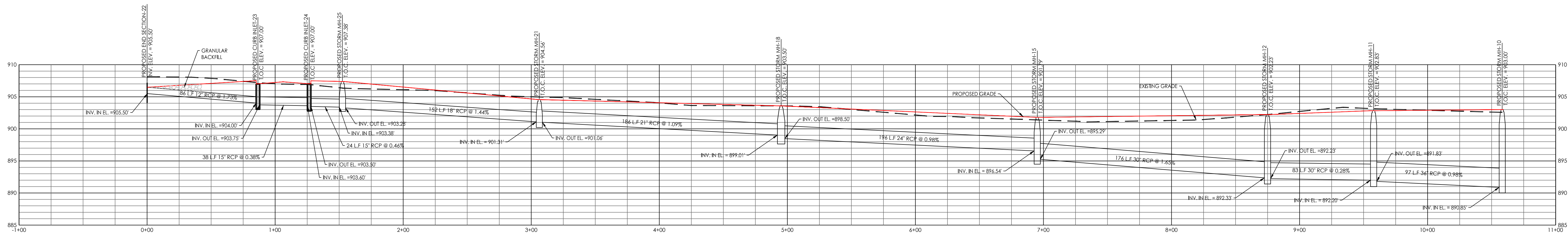
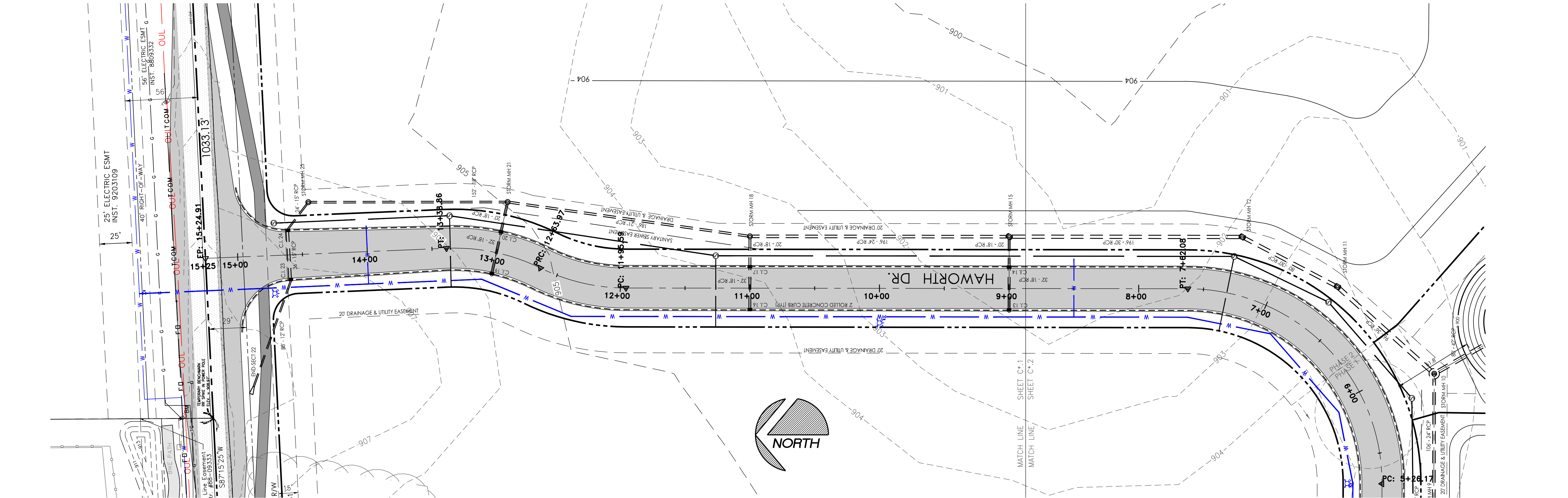
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C2.8



PROPOSED STORMWATER PROFILE

VERTICAL: 1"=8'
HORIZONTAL: 1"=40'-0"

PROPOSED STORMWATER PROFILE

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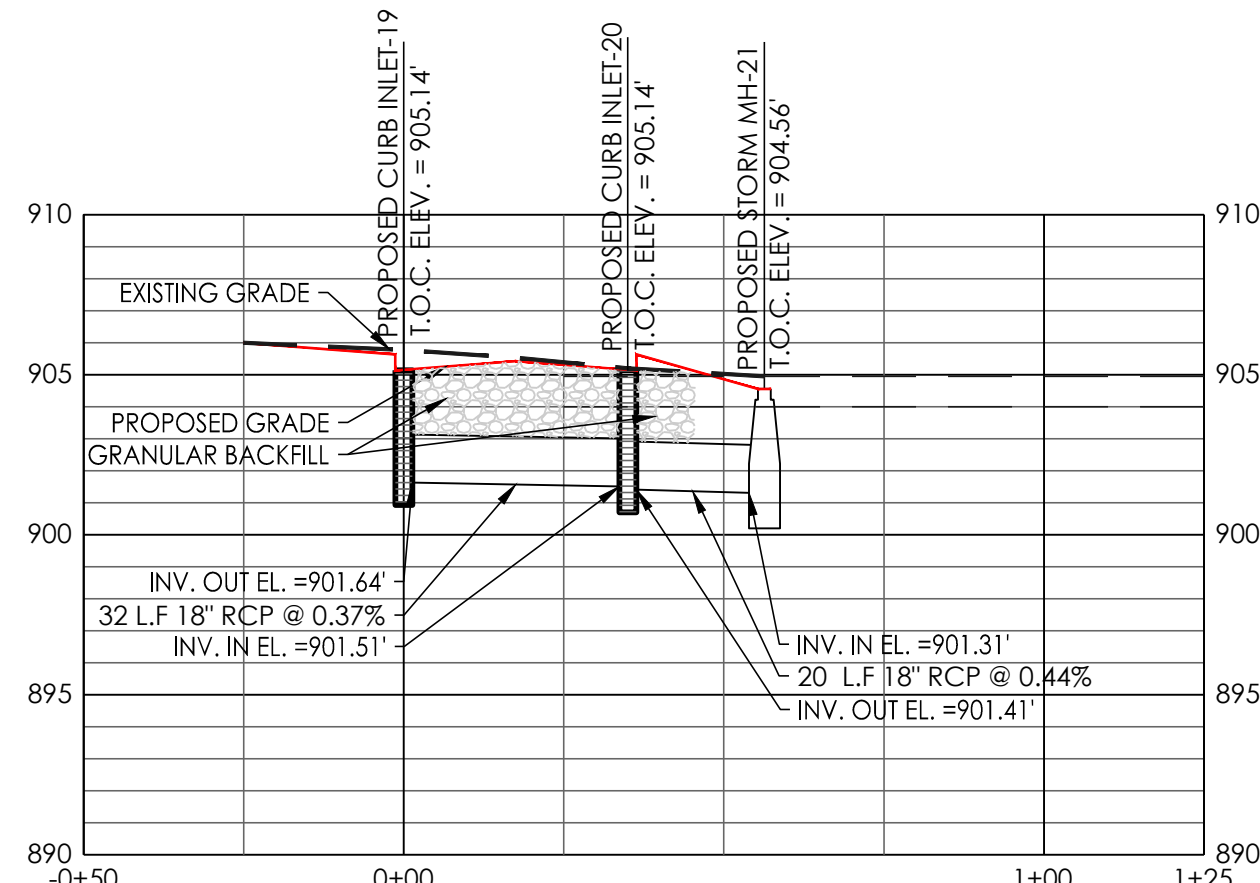
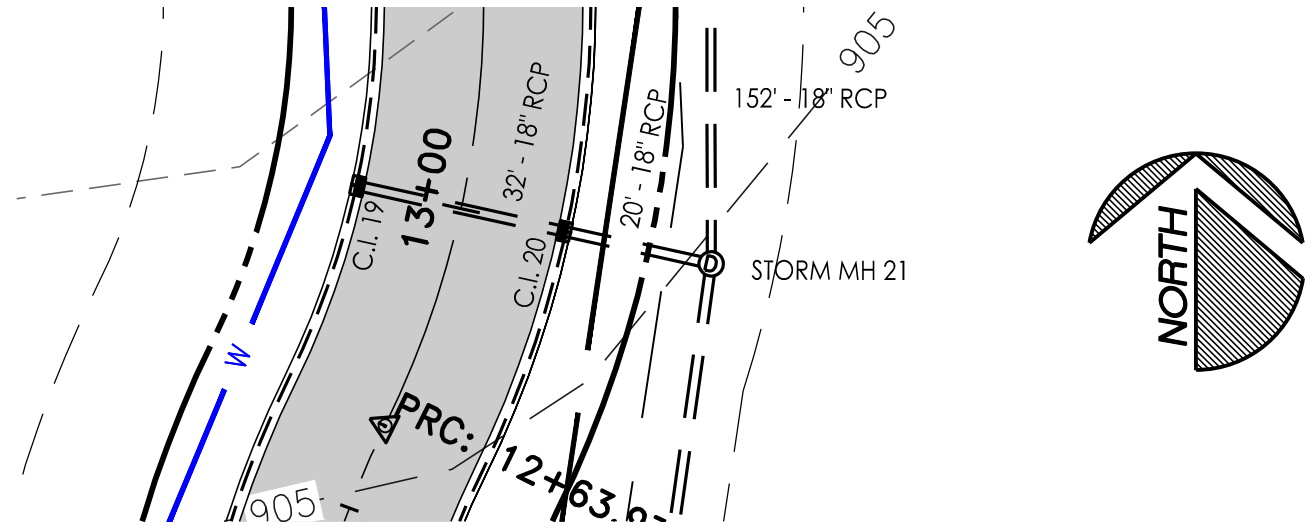


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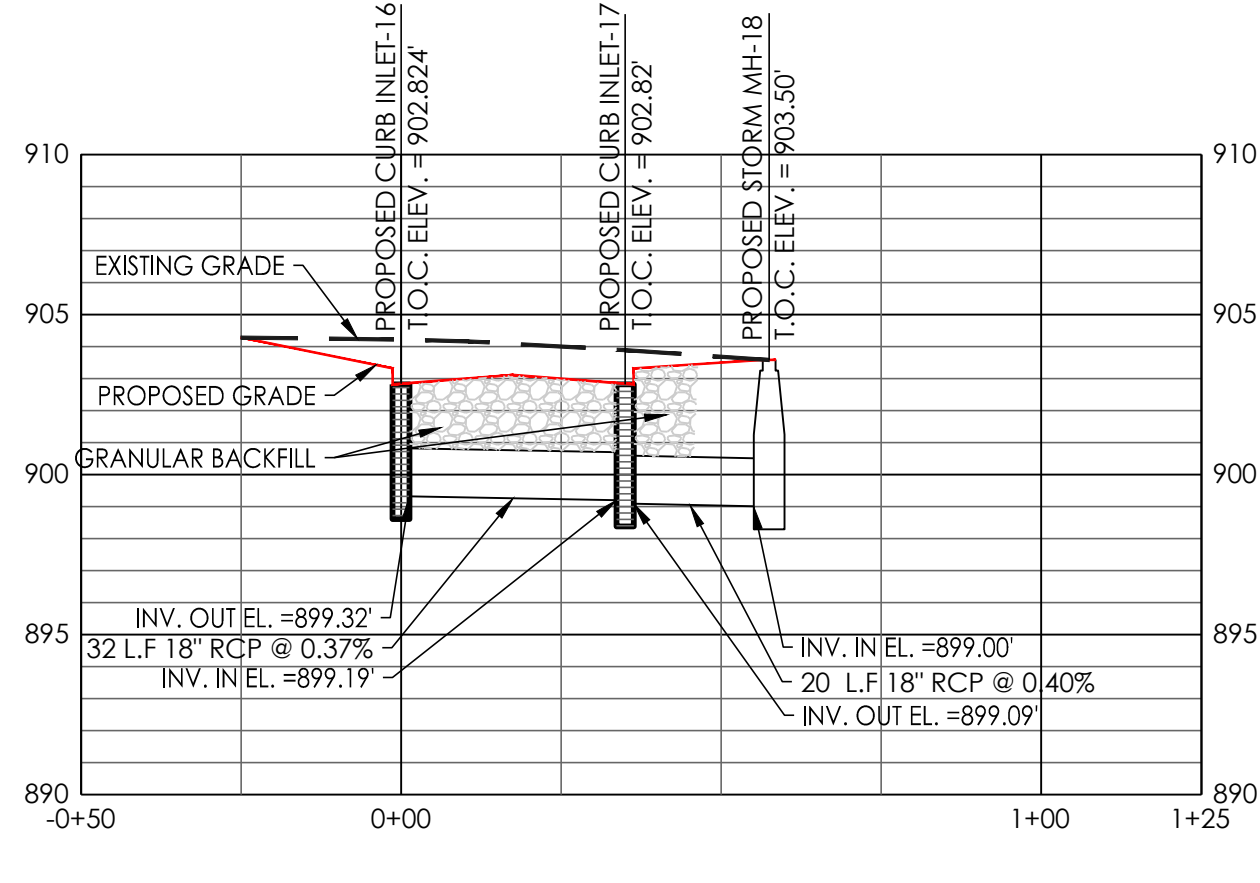
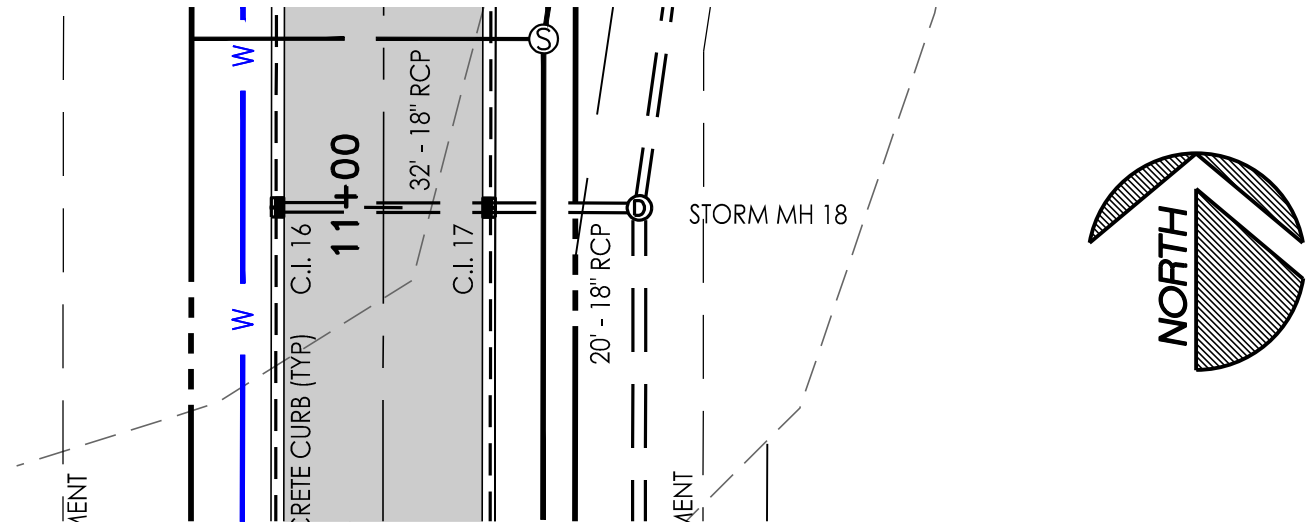
DRAWN BY: TEN
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C2.9



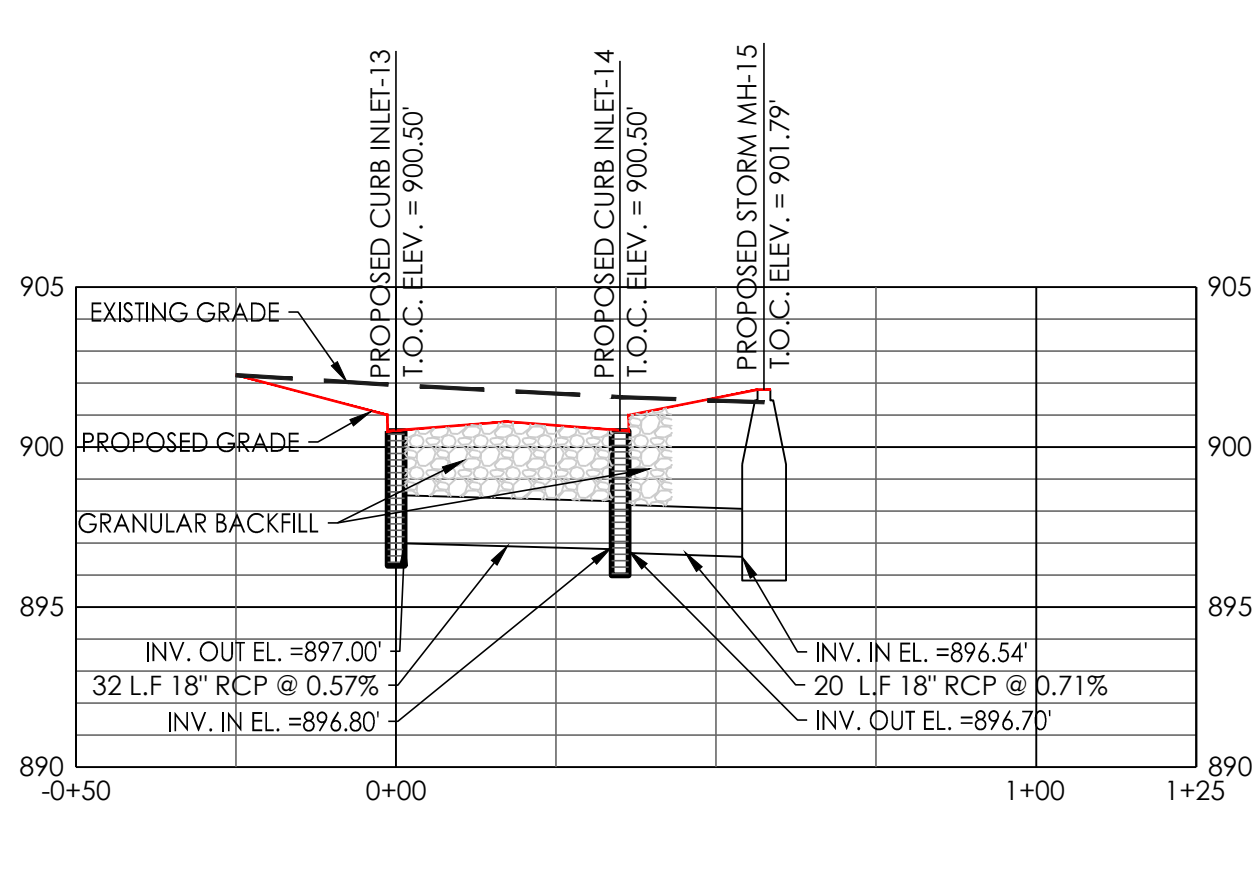
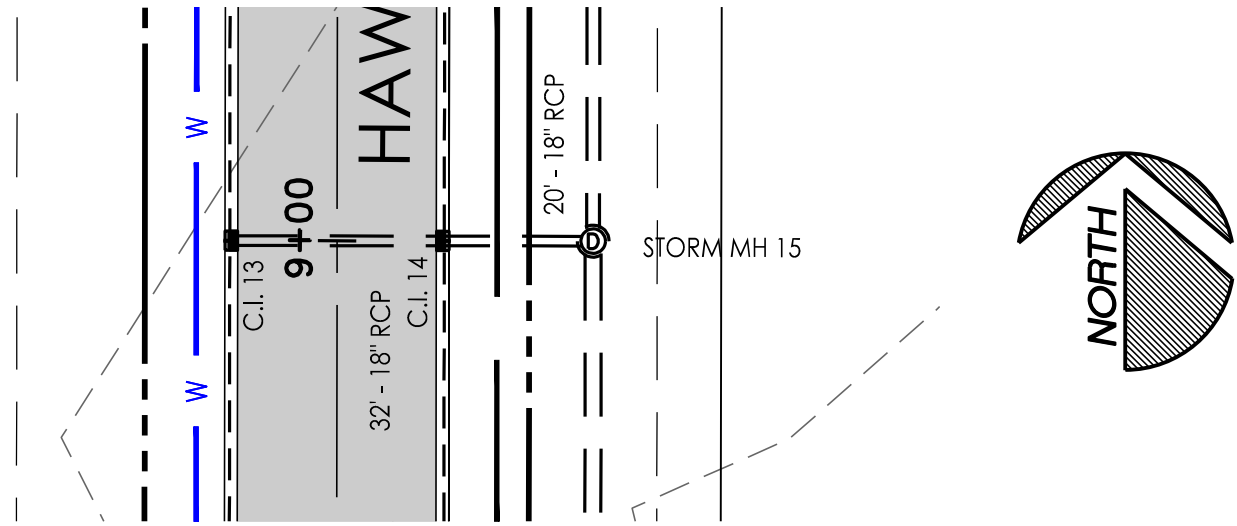
PROPOSED STORMWATER ROAD STA. 13+00 PROFILE

VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"



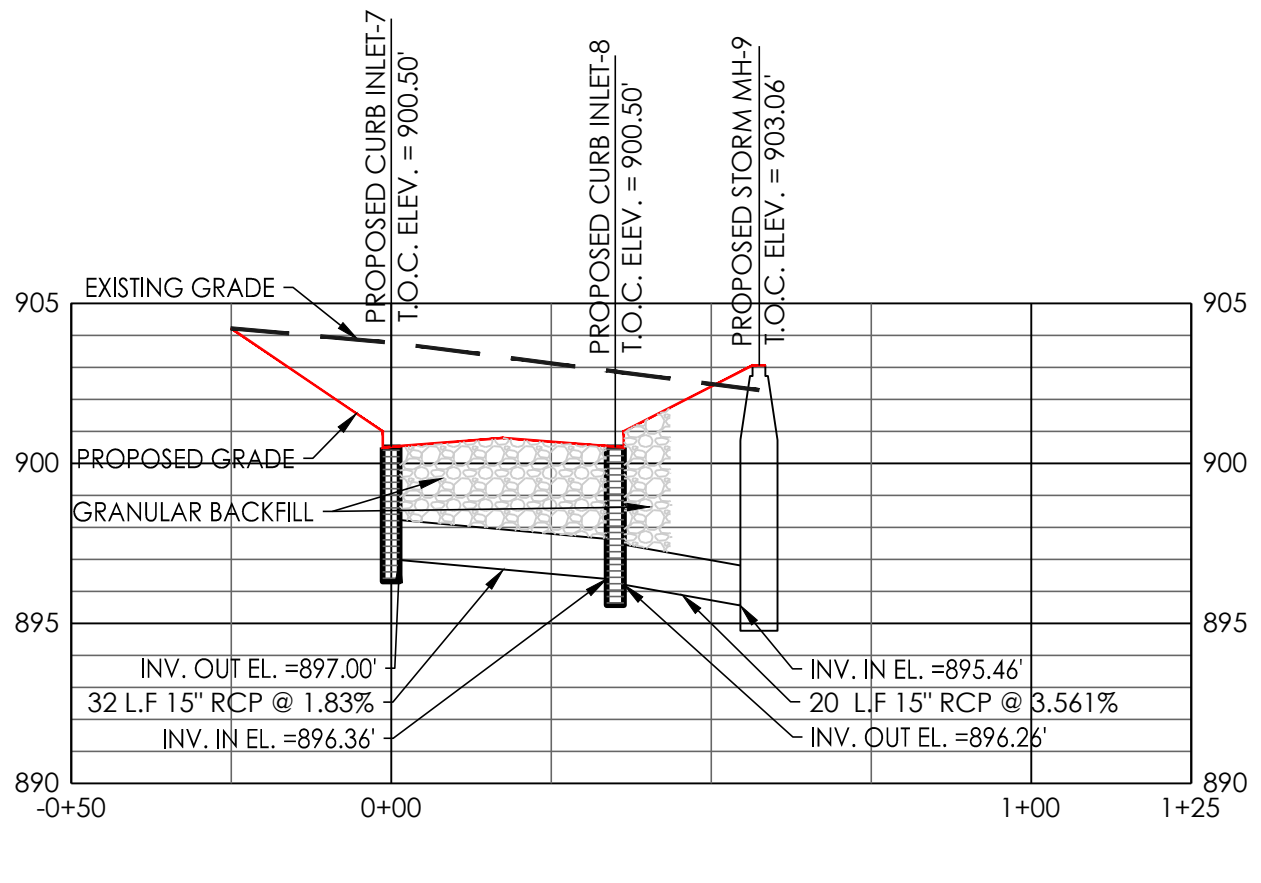
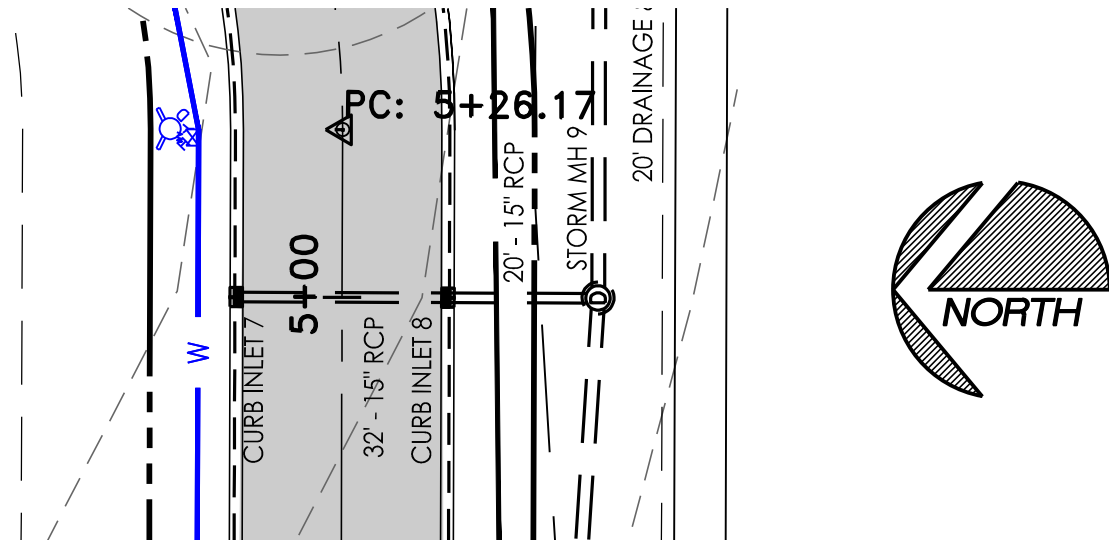
PROPOSED STORMWATER ROAD STA. 11+00 PROFILE

VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"



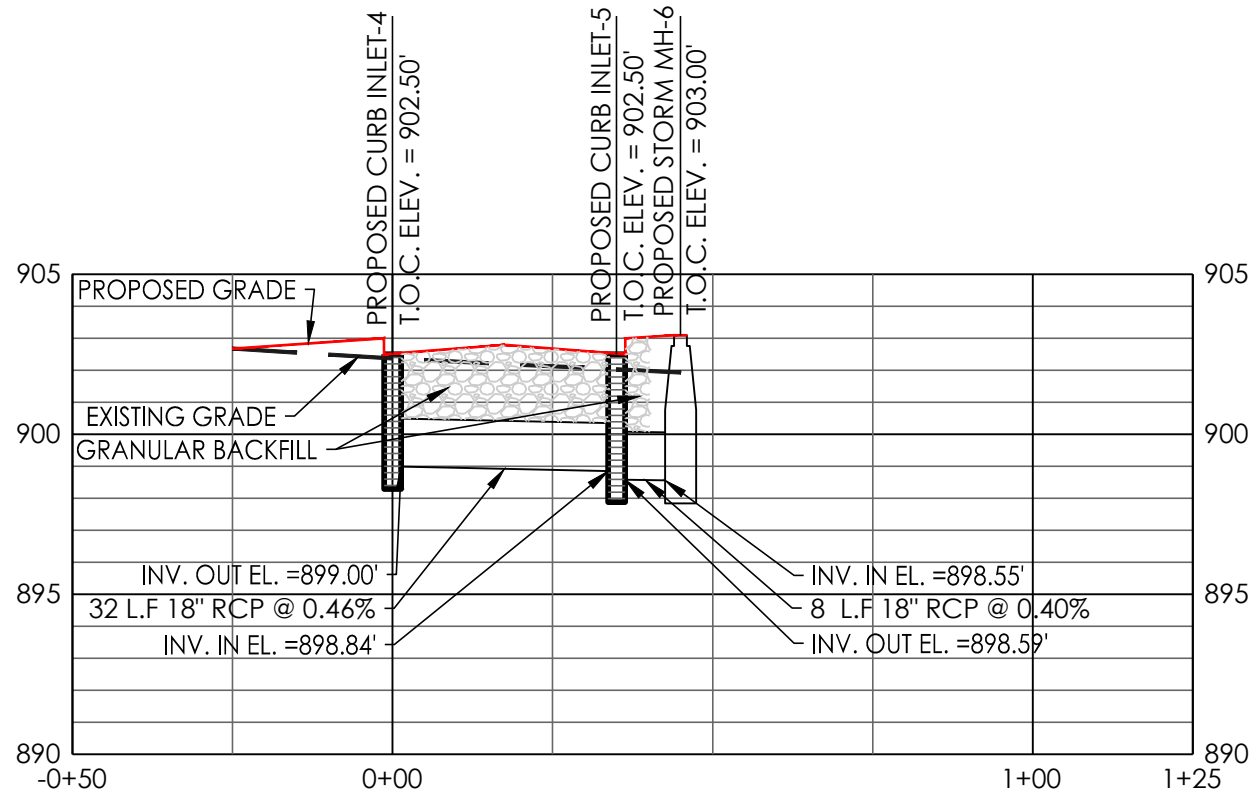
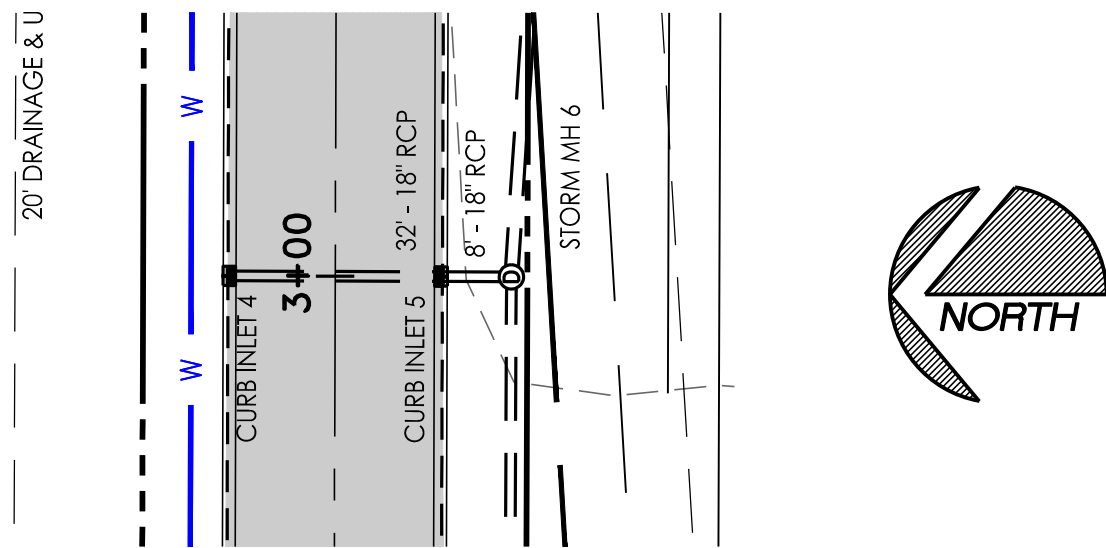
PROPOSED STORMWATER ROAD STA. 9+00 PROFILE

VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"



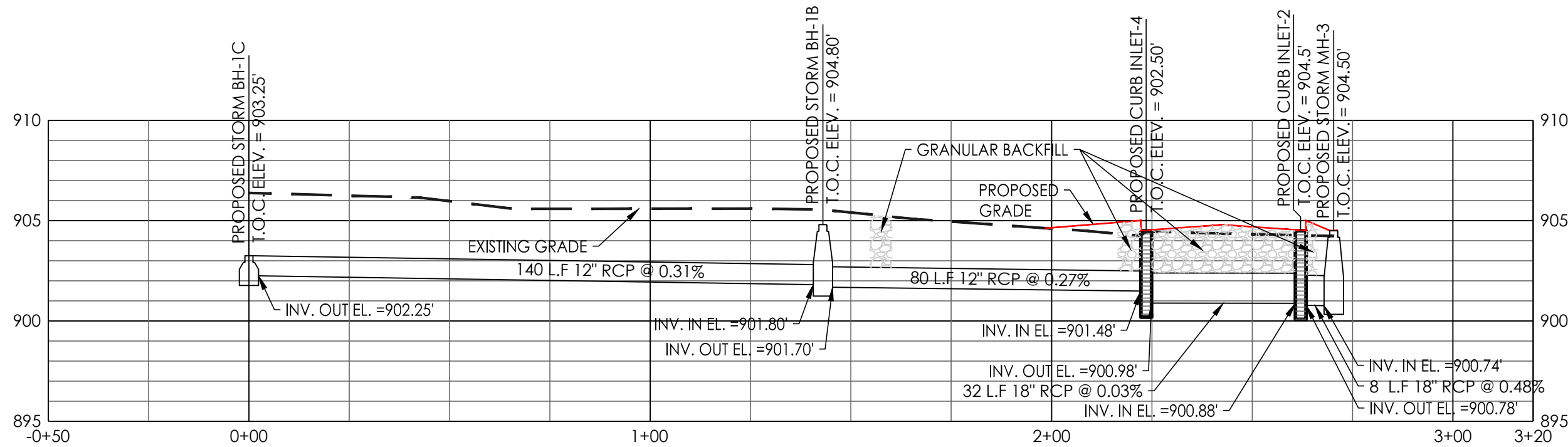
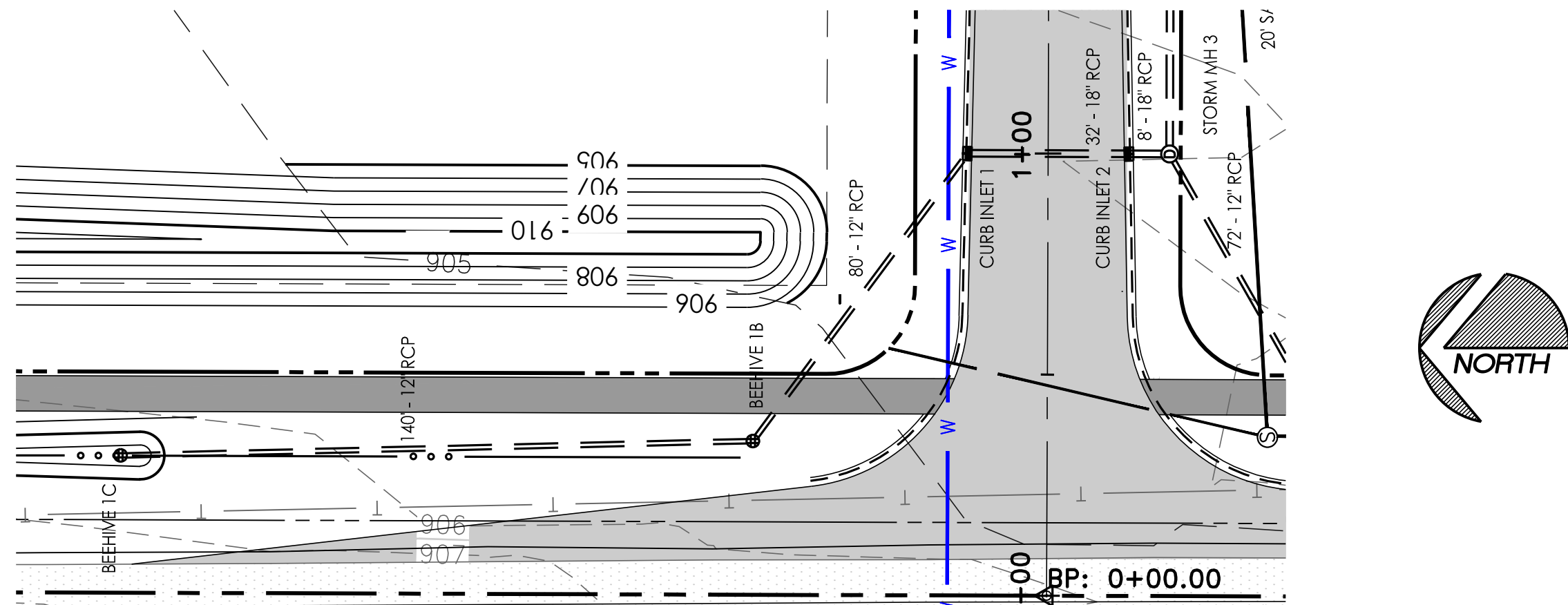
PROPOSED STORMWATER ROAD STA. 5+00 PROFILE

VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"



PROPOSED STORMWATER ROAD STA. 3+00 PROFILE

VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"



PROPOSED STORMWATER ROAD STA. 1+00 PROFILE

VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"

PROPOSED STORMWATER PROFILE

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
04-19-2019	CLIENT REVIEW
04-29-2019	SANITARY REVISED
07-29-2019	TAC REVIEW

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HAWORTH BUSINESS PARK

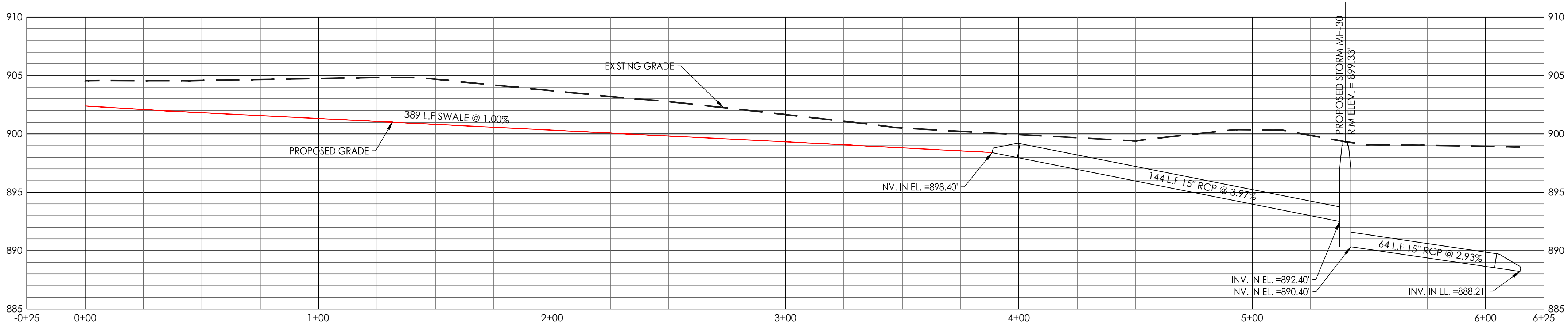
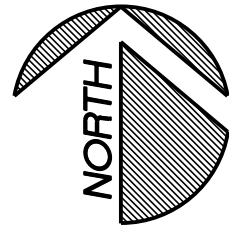
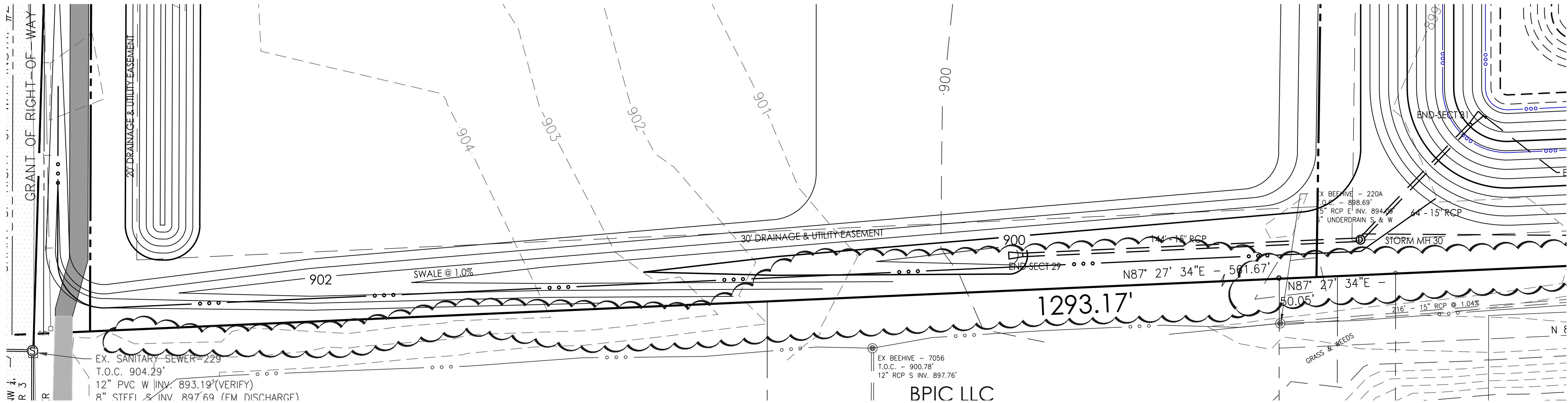
169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
1903-049

SHEET No.

C2.10



PROPOSED STORMWATER SW SWALE TO END-SECTION-31 PROFILE
VERTICAL: 1"=6'
HORIZONTAL: 1"=30'-0"

PROPOSED STORMWATER PROFILE

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HAWORTH BUSINESS PARK

169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

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

C2.11

APPROVAL
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HA WORTH BUSINESS PARK

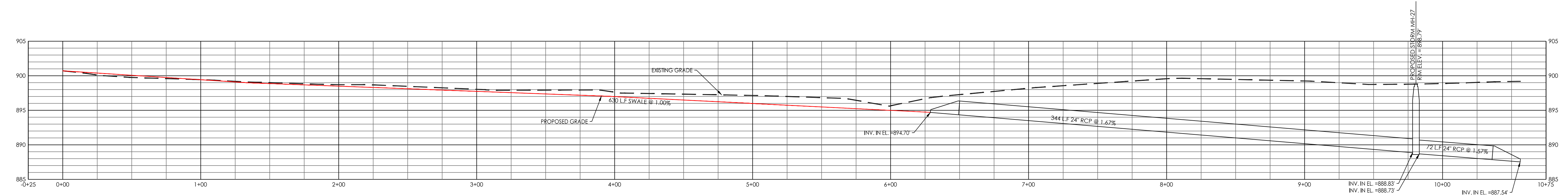
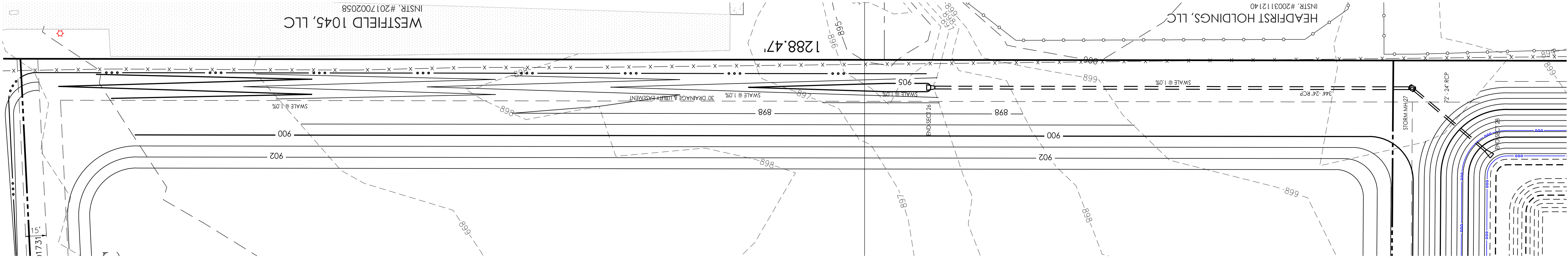
169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
1903-049

SHEET No.

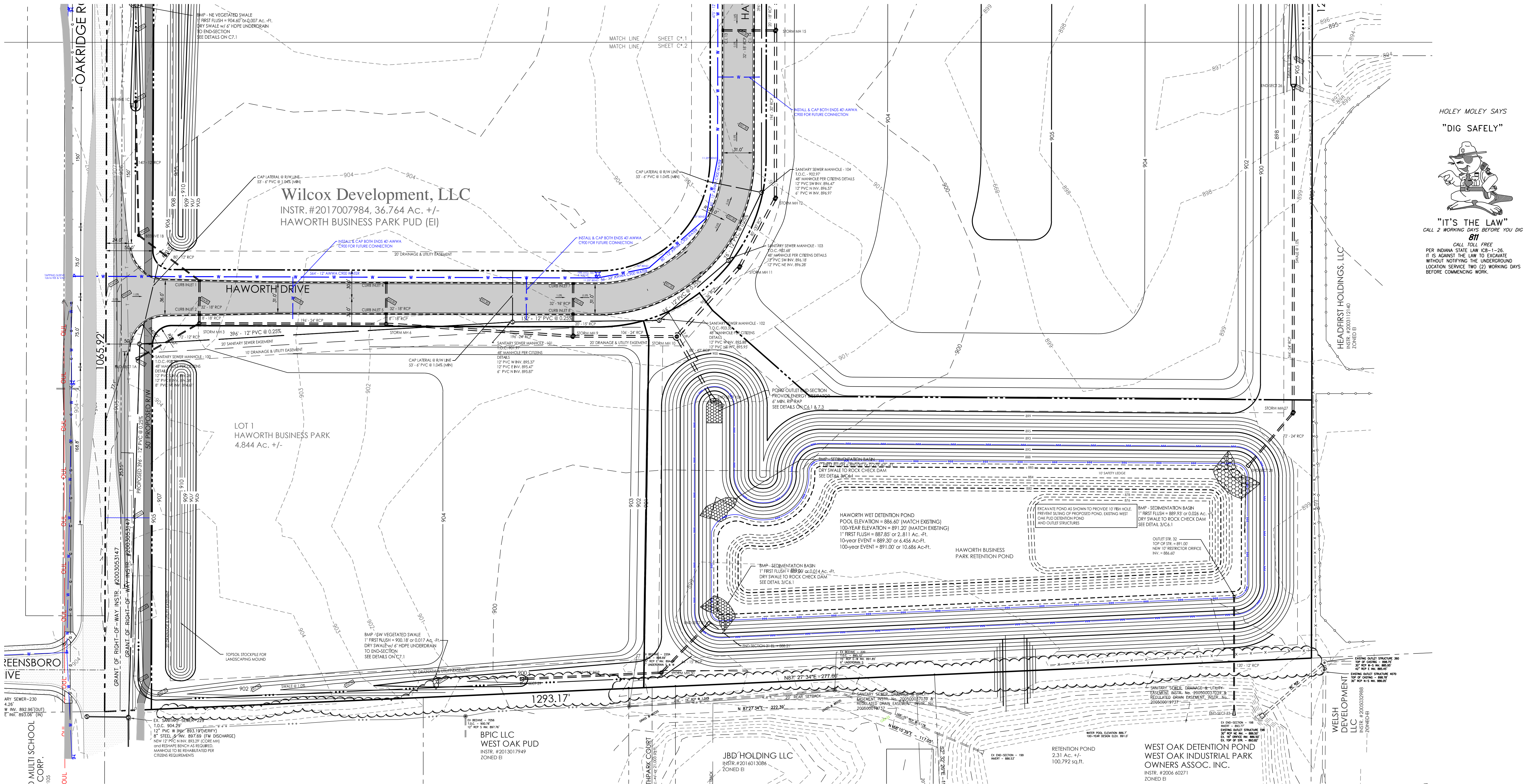
C2.12



PROPOSED STORMWATER NE SWALE TO END-SECTION-28 PROFILE

VERTICAL: 1"=8'
HORIZONTAL: 1"=40'-0"

C3.1



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.

STRUCTURE DATA TABLE									
No	RIM ELEV.	INV. IN	INV. OUT	STR. SIZE	STR. TYPE	CASTING	OUT	DIR.	NOTES & DETAILS
1A			902.70(2)	12"	END-SECT.		12"	E	SEE DETAIL ST-298ST-30/ C7.4
10	903.25'		901.25(1B)	24"x24"	BEEHIVE	ST10/C7.3	12"	S	SEE DETAIL ON C6.1
1B	904.80'	901.80(1C)	901.70(1)	24"x24"	BEEHIVE	ST10/C7.3	12"	SE	SEE DETAIL ON C6.1
1	904.50'	901.48(1B)	900.98(2)	4'dia. MH	CURB INL.	ST-9/C7.3	18"	S	SEE DETAIL ON C6.1
2	904.50'	900.88(1)	900.78(3)	4'dia. MH	CURB INL.	ST-9/C7.3	18"	S	SEE DETAIL ON C6.1
3	904.50'	900.74(2)	900.50(6)	4'dia. MH	BEEHIVE	ST10/C7.3	18"	E	DETAIL ON C6.1, 12" RCP SW 901.50'
4	902.50'		899.00(5)	4'dia. MH	CURB INL.	ST-9/C7.3	18"	S	SEE DETAIL ON C6.1
5	902.50'	898.84(4)	898.59(6)	4'dia. MH	CURB INL.	ST-9/C7.3	18"	S	SEE DETAIL ON C6.1
6	903.00'	898.55(5)	898.00(9)	5'dia. MH	BEEHIVE	ST10/C7.3	24"	E	DETAIL ON C6.1, 18" RCP W 898.50'
7	900.50'		897.00(5)	TYPE E	CURB INL.	ST-9/C7.3	15"	S	SEE DETAIL ON C6.1
8	900.50'	896.36(7)	896.26(9)	TYPE E	CURB INL.	ST-9/C7.3	15"	S	SEE DETAIL ON C6.1
9	903.06'	895.46(8)	894.47(10)	5'dia. MH	BEEHIVE	ST10/C7.3	24"	E	DETAIL ON C6.1, 24" RCP W 894.97'
10	903.00'	892.35(9)	890.85(11)	7'dia. MH	MANHOLE	ST-7/C7.4	36"	SE	DETAIL ON C6.1, 36" RCP NE 891.35'
11	902.83'	892.33(12)	891.83(10)	6'dia. MH	MANHOLE	ST-7/C7.4	36"	SW	SEE DETAIL ON C6.1
12	902.23'	892.33(15)	892.23(11)	6'dia. MH	MANHOLE	ST-7/C7.4	30"	SW	SEE DETAIL ON C6.1
13	900.50'		897.00(14)	TYPE E	CURB INL.	ST-9/C7.3	15"	E	SEE DETAIL ON C6.1
14	900.50'	896.80(13)	896.70(15)	TYPE E	CURB INL.	ST-9/C7.3	15"	E	SEE DETAIL ON C6.1
15	901.79'	896.54(14)	895.29(12)	6'dia. MH	CURB INL.	ST-9/C7.3	30"	S	SEE DETAIL ON C6.1, 24" RCP N 895.79'
16	902.82'		899.32(17)	4'dia. MH	CURB INL.	ST-9/C7.3	18"	E	SEE DETAIL ON C6.1

STRUCTURE DATA TABLE									
No	RIM ELEV.	INV. IN	INV. OUT	STR. SIZE	STR. TYPE	CASTING	OUT	DIR.	NOTES & DETAILS
17	902.82'	899.19(16)	899.09(18)	24"x36"	TYPE E	ST-9/C7.3	18"	E	SEE DETAIL ON C6.1
18	903.50'	899.00(17)	898.50(15)	5'dia. MH	BEEHIVE	ST10/C7.3	24"	S	DETAIL ON C6.1, 21" RCP N 899.20'
19	905.14'		901.64(20)	24"x36"	TYPE E	ST-9/C7.3	18"	E	SEE DETAIL ON C6.1
20	905.14'	901.51(19)	901.41(21)	24"x36"	TYPE E	ST-9/C7.3	18"	E	SEE DETAIL ON C6.1
21	904.56'	901.31(20)	901.06(18)	4'dia. MH	BEEHIVE	ST10/C7.3	21"	S	SEE DETAIL ON C6.1, 15 RCP N 901.81'
22			905.50(23)	12"	END-SECT.		12"	E	SEE DETAIL ST-29&ST-30/ C7.4
23	907.00'	904.00(22)	903.75(24)	24"x36"	CURB INL.	ST-9/C7.3	15"	E	SEE DETAIL ON C6.1
24	907.00'	903.60(23)	903.50(25)	24"x36"	CURB INL.	ST-9/C7.315'	SE	SEE	DETAIL ON C6.1
25	907.38'	903.38(24)	903.28(21)	4'dia. MH	BEEHIVE	ST10/C7.3	15"	S	SEE DETAIL ON C6.1
26			894.70(27)	24"	END-SECT.		24"	S	SEE DETAIL ST-29&ST-30/ C7.4
27	907.20'	890.70(26)	890.20(28)	6'dia. MH	BEEHIVE	ST10/C7.3	24"	SW	SEE DETAIL ON C6.1
28			889.08'	24"	END-SECT.		24"	SW	DET. ST29 & 30 w/ENERGY DISIPATOR
29			898.40(27)	15"	END-SECT.		15"	E	SEE DETAIL ST-29&ST-30/ C7.4
30	907.20'	895.52(29)	893.52(31)	4'dia. MH	BEEHIVE	ST10/C7.3	15"	NE	SEE DETAIL ON C6.1
31			890.64'	15"	END-SECT.		15"	NE	DET. ST29 & 30 w/ENERGY DISIPATOR

(DENOTES UPSTREAM OR DOWNSTREAM STRUCTURE No.)

PIPE DATA TABLE			
STORM SEWER PIPE QUANTITIES			
L.F.	SIZE	TYPE	NOTES
380'	12"	RCP	
536'	15"	RCP	
584'	18"	RCP	
186'	21"	RCP	
1,386'	24"	RCP	
276'	30"	RCP	
176'	36"	RCP	
3050'	6"	HDPE	(UNDERDRAIN)

BEST MANAGED PRACTICE TABLE		
(NAD 83, INDIANA EAST STATE PLANE COORDINATES)		
BMP's	NORTHING	EASTING
SW VEGETATED SWALE	1,741,503	194,104
NW VEGETATED SWALE	1,742,319	193,887
NE VEGETATED SWALE	1,742,471	195,126
SEDIMENTATION BASIN	1,741,750	194,515
WET DETENTION POND	1,741,594	194,941

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
- SEE DETAIL
- PROPOSED RIP-RAP
- SEE DETAIL

EXISTING LEGEND

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

PROPOSED GRADING PLAN

GRAPHIC SCALE

1 inch = 50 ft.

APPROVAL
NOT FOR
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ISSUE

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DATE	07-29-2019	TAC SUBMITTAL
DATE	02-20-2020	TAC REVISIONS

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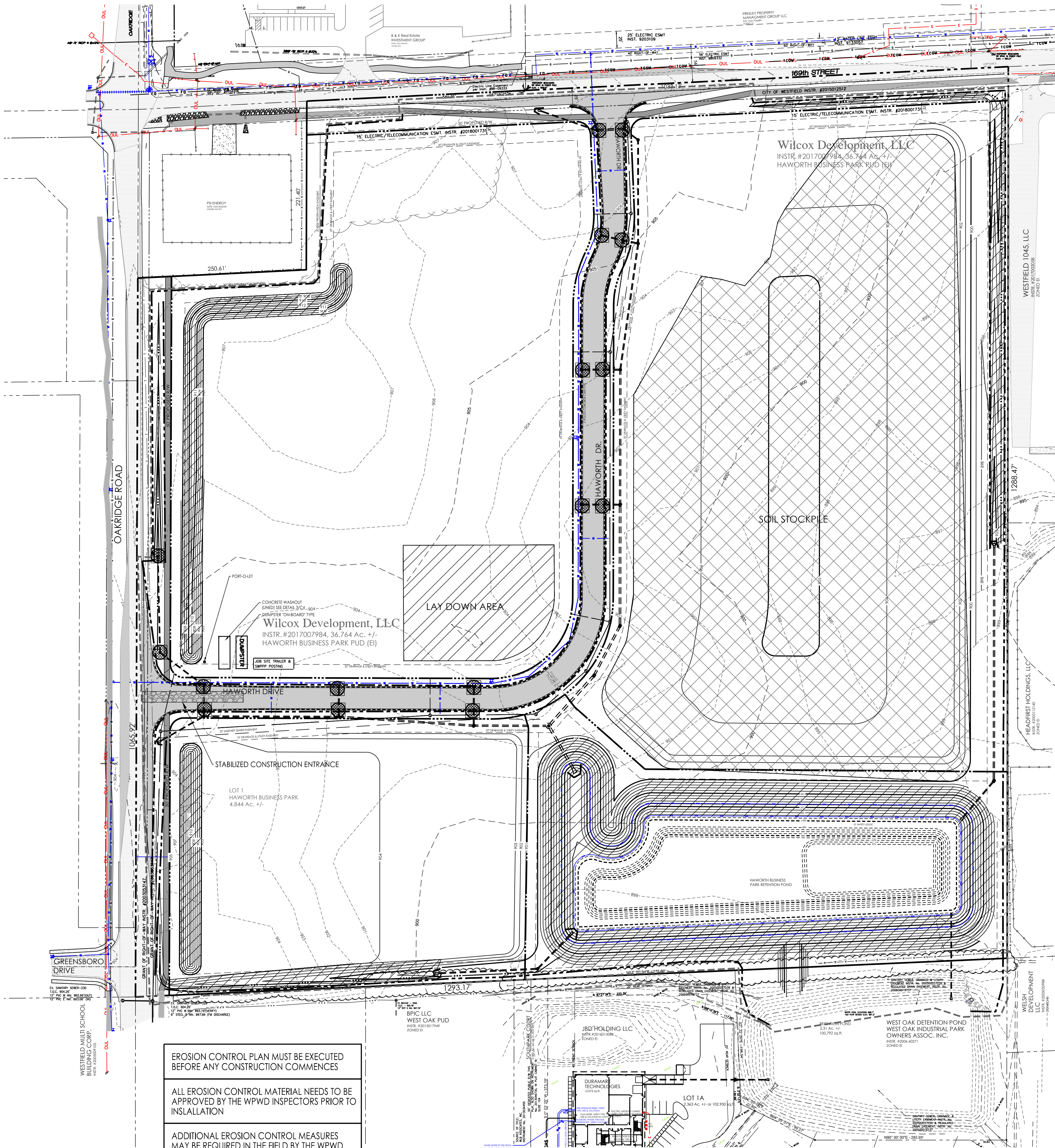
HAWORTH BUSINESS PARK

169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
1903-049

SHEET No.
C3.2



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

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

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

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

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

TEMPORARY SEEDING			
KIND OF SEED	PER 1000 sq. ft.	PER ACRE	REMARKS
WHEAT OR RYE	3.5 lbs.	2 bu.	COVER SEED 1" - 1 1/2" DEEP
SPRING OATS	2.3 lbs.	3 bu.	COVER SEED 1" DEEP
ANNUAL RYE GRASS	1 lbs.	40 lbs.	COVER SEED 1/4" DEEP*
* NOT NECESSARY WHERE MULCH IS APPLIED			

SEED MIXTURES

TEMPORARY SEEDING AND STABILIZATION DATES

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

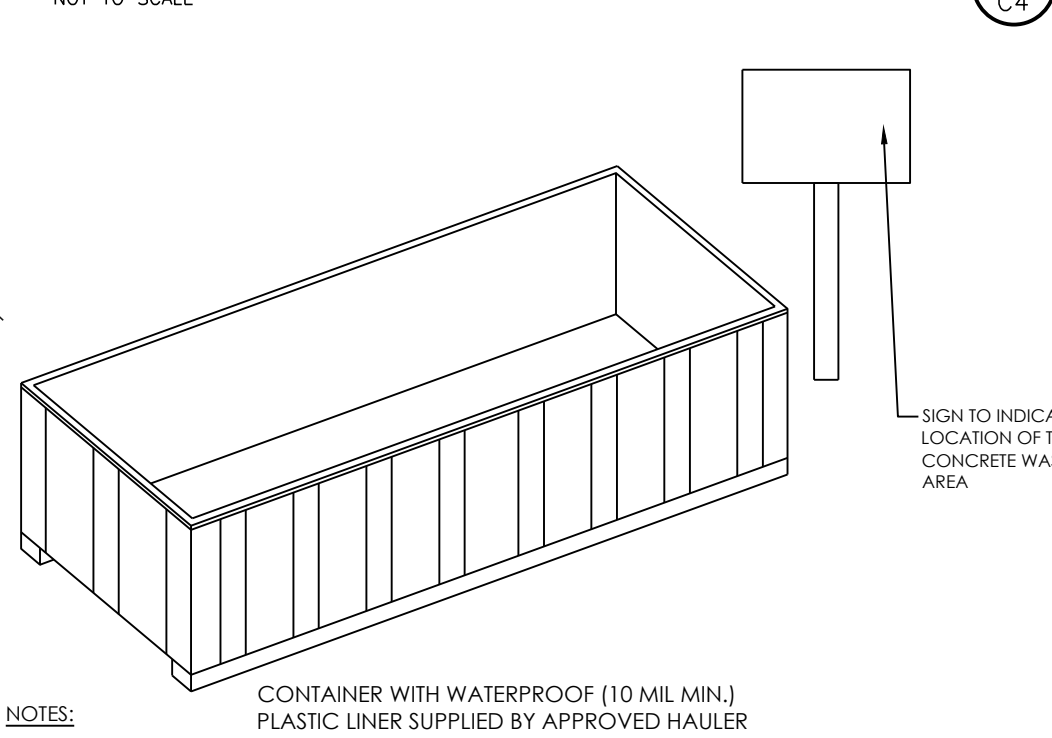
■ IRRIGATION NEEDED DURING JUNE AND JULY. TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.

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

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

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

SEEDING SCHEDULE



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

CONCRETE WASHOUT DETAIL

PROPOSED LEGEND

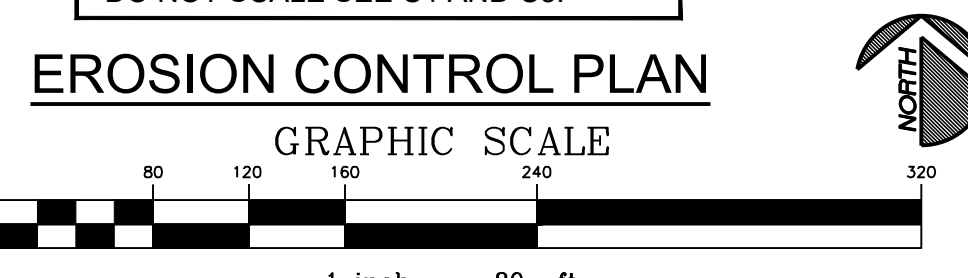
- CONSTRUCTION LIMITS
- SILT FENCE SEE DETAIL 1/C6.1
- PERMANENT SEEDING SEE DETAIL 1 & 2 ON SHEET C4
- STABILIZED CONSTRUCTION EXIT SEE DETAIL ON C7.2
- SOIL STOCKPILE
- EROSION CONTROL BLANKET SEE DETAIL ON C7.2
- TEMPORARY INLET PROTECTION, SEE DETAIL C7.3

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES

DEVELOPER

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

THIS PLAN IS FOR CONCEPTUAL EROSION CONTROL PURPOSES ONLY. DO NOT SCALE SEE C1 AND C3.



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

EROSION CONTROL BLANKET NOTES

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

EROSION CONTROL PLAN MUST BE EXECUTED BEFORE ANY CONSTRUCTION COMMENCES

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

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

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

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
04-19-2019	CLIENT REVIEW
04-29-2019	SANITARY REVISED
07-29-2019	TAC SUBMITTAL
02-20-2020	TAC REVISIONS

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors
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WILCOX DEVELOPMENT, LLC
9932 NORTH SR 29
LOGANSPORT, IN 46947
PHONE: 574-721-9932

HAWORTH BUSINESS PARK
160th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No. 1903-049
SHEET No. C4

STORMWATER POLLUTION PREVENTION PLAN NOTES

- A1 PLAN INDEX PROVIDED ON THE COVER SHEET
A2 SITUATION PLAN DENOTING LOT NUMBERS, BOUNDARIES, AND STREETS IS PROVIDED ON THE COVER SHEET.
A3 PROJECT TYPE: THIS PROJECT CONSISTS OF SITE DEVELOPMENT FOR PARKING LOT AND BUILDING.
A4 VICINITY MAP: DENOTED ON COVER SHEET
A5 LEGAL DESCRIPTION OF PROJECT SITE: SEE COVER SHEET.
A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS: SEE SHEETS C1 TO L1

- A7 14' DIGIT HYDROLOGIC UNIT CODE: 05120201090030
A8 STATE OR FEDERAL WATER QUALITY PERMITS: IDEM RULE 5 NOI
A9 FOR SPECIFIC POINTS WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE: STORMWATER LEAVES THE SITE IN ONE LOCATION, VIA ON-SITE STORM SEWER RCP TO OUTLET THROUGH THE PROPOSED INFILTRATION BASIN / DETENTION POND ON NORTH SIDE OF THE SITE. THEN STORMWATER FLOWS EAST TO THE ANNA KENDAL LEGAL DRAIN/GRASSY BRANCH
A10 FOR LOCATION OF ALL WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO SITE:
BY GRAPHIC PLOTTING THE ABOVE DESCRIBED REAL ESTATE DOES NOT HAVE A DELINEATED WETLAND PER U.S. FISH AND WILDLIFE NATIONAL WETLAND INVENTORY WEBSITE

- A11 RECEIVING WATERS: ANNA KENDAL LEGAL DRAIN/GRASSY BRANCH
A12 IDENTIFICATION OF POTENTIAL DISCHARGES TO GROUNDWATER: NONE FOUND ON THE SITE
A13 100 YEAR FLOODPLAINS, FLOODWAYS AND FLOOD FRINGES:
THE SUBJECT PROPERTY DOES NOT LIE WITHIN A KNOWN FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP NO. 18057C0120G, EFFECTIVE DATE NOVEMBER 19, 2014.

- A14 PRE-CONSTRUCTION AND POST CONSTRUCTION PEAK DISCHARGE:
10 YEAR PRE-CONSTRUCTION PEAK DISCHARGE = X CFS
10 YEAR POST CONSTRUCTION PEAK DISCHARGE = X CFS
100 YEAR POST CONSTRUCTION PEAK DISCHARGE = X CFS

- A15 ADJACENT LAND USE (SEE STORMWATER POLLUTION PREVENTION PLAN – PRECONSTRUCTION PLAN
SHEET C1 FOR MORE INFORMATION):
NORTH: BUSINESS PARK
SOUTH: BUSINESS PARK
EAST: INDUSTRIAL
WEST: RESIDENTIAL

- A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS: SEE SHEETS C1 – C4 FOR LOCATIONS:
A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER: SEE TOPOGRAPHIC SURVEY C1.
A18 SOILS MAP INCLUDING DESCRIPTIONS AND LIMITATIONS: SEE SHEET C1 FOR SOILS MAP, DESCRIPTION AND LIMITATIONS.
A19 LOCATIONS, SIZE AND DIMENSIONS OF PROPOSED STORMWATER SYSTEMS: SEE SITE DEVELOPMENT PLAN SHEET C3 FOR PROPOSED STORM SEWER SYSTEM
A20 LOCATIONS, SIZE AND DIMENSIONS OF ANY PROPOSED OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT: (NONE)
A21 LOCATIONS OF SOIL STOCKPILES: EXCESS TOPSOIL & EXCAVATED SOILS WILL BE REMOVED FROM THE SITE
A22 EXISTING SITE TOPOGRAPHY: SEE SHEET C1 FOR EXISTING SITE TOPOGRAPHY.
A23 PROPOSED FINAL TOPOGRAPHY: SEE SITE DEVELOPMENT PLAN SHEET C3 FOR PROPOSED SITE GRADING AND DRAINAGE PATTERNS.

- B1 DESCRIPTION OF POTENTIAL POLLUTANTS SOURCES ASSOCIATED WITH THE CONSTRUCTION ACTIVITIES: SILT AND SEDIMENT FROM EXPOSED SOILS, LEAVES, MULCH, VEHICULAR SOURCES SUCH AS LEAKING FUEL, OIL, BRAKE FLUID, BRAKE DUST, TRASH, DEBRIS, BIOLOGICAL AGENTS FOUND IN TRASH, FERTILIZERS, HERBICIDES, PESTICIDES, ACID RAIN, LEAK DUT, AND CONCRETE WASHOUT.
B2 SEQUENCING OF STORMWATER QUALITY IMPLEMENTATION RELATIVE TO LAND DISTURBANCE ACTIVITIES:

- PRECONSTRUCTION ACTIVITIES
1. CALL THE INDIANA UNDERGROUND PLANT PROTECTION SYSTEMS, INC. (“HOLEY MOLEY”) AT 1–800–582–5544 TO CHECK THE LOCATION OF ANY EXISTING UTILITIES. THEY SHOULD BE NOTIFIED TWO WORKING DAYS BEFORE CONSTRUCTION TAKES PLACE.
2. AN ORANGE CONSTRUCTION FENCE SHALL BE CONSTRUCTED ALONG THE PERIMETER OF ANY TREE PRESERVATION AREAS PRIOR TO ANY EARTH MOVING.
3. A SILT FENCE SHALL BE INSTALLED AT THE EDGES OF THE PROJECT SITE WHERE THERE IS POTENTIAL FOR ANY STORMWATER RUNOFF. POTENTIAL AREAS ARE IDENTIFIED BASED ON EXISTING TOPOGRAPHY. PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES. EVALUATE EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS.
4. MAINTAIN A 10' MINIMUM GRASS FILTER STRIP ALONG THE NORTHERN, EASTERN, SOUTHERN AND WESTERN BOUNDARIES.
5. A CONSTRUCTION ENTRANCE SHALL BE PLACED PER THE PLAN LOCATION.
6. ESTABLISH CONSTRUCTION STAGING AREA FOR EQUIPMENT AND VEHICLES AS FAR FROM DETENTION PONDS AND SWALES AS POSSIBLE.
7. ESTABLISH ONSITE LOCATION FOR OWNER/OPERATOR/CONTRACTOR PLACEMENT OF APPROVED PLANS AND RULE 5 NOI AND RULE 5 INSPECTION DOCUMENTATION.

- PREVENT SILTATION OF GUTTERS, STORM SEWERS, AND DETENTION POND:
1. CONTRACTOR TO EVALUATE LOCATION OF SOIL STOCKPILE AREA AND PREP WITH SILT FENCE (SEE C4).

- CONSTRUCTION ACTIVITIES:
1. ONCE EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE, BEGIN LAND CLEARING FOLLOWED IMMEDIATELY BY ROUGH GRADING. DO NOT LEAVE LARGE AREAS UNPROTECTED FOR MORE THAN 15 DAYS. RULE 5 REQUIRES THAT ALL DISTURBED AREAS THAT POTENTIALLY WILL BE IDLE FOR 15 DAYS OR MORE WILL BE STABILIZED (SEEDED, MULCHED, ETC.) IMMEDIATELY.
2. AFTER COMPLETION OF MASS GRADING, FINAL GRADE, AND SEED POND BANKS, LANDSCAPE BERMS, COMMON AREAS AND SWALES IMMEDIATELY AFTER GRADING IS COMPLETED.
3. UPON COMPLETION OF MASS GRADING, INSTALL SANITARY AND STORM SEWERS, AS STORM SEWERS ARE CONSTRUCTED, INSTALL INLET PROTECTION MEASURES. INSTALL RIPRAP UPON COMPLETION OF END SECTION INSTALLATION.
4. INSTALL ROCK CHECK DAMS AS INDICATED PER PLANS AND DETAILS.
5. ONCE PAVEMENT IS IN PLACE, INSTALL INLET SEDIMENT BARRIERS
6. ONCE INLET PROTECTION IS IN PLACE, FINAL GRADE ALL AREAS. UPON COMPLETION OF ALL GRADING, VERIFY DEPTH OF POND PER PLAN REQUIREMENT, DREDGE AS NEEDED.

- B3 STABLE CONSTRUCTION ENTRANCE LOCATION(S) AND SPECIFICATIONS: SEE STORMWATER POLLUTION PREVENTION PLAN SHEET C4 FOR LOCATION AND SHEET C6 FOR CONSTRUCTION ENTRANCE DETAILS AND SPECIFICATIONS.
B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF SEDIMENT CONTROL MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF SEDIMENT CONTROL MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B6 STORM SEWER INLET PROTECTION MEASURES, LOCATIONS, AND SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF INLET PROTECTION MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B7 RUNOFF CONTROL MEASURES: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF RUNOFF CONTROL MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF STORMWATER OUTLET CONTROL MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF GRADE STABILIZATION CONTROL MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B10 LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF VARIOUS STORMWATER QUALITY MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF TEMPORARY SURFACE STABILIZATION MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.
B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS: SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF PERMANENT SURFACE STABILIZATION MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.

- B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN: PLAN
PURPOSE:
THE INTENTION OF THIS SPILL PREVENTION, CONTROL AND COUNTERMEASURES (SPCC) IS TO ESTABLISH THE PROCEDURES AND EQUIPMENT REQUIRED TO PREVENT THE DISCHARGE OF OIL AND HAZARDOUS SUBSTANCES IN QUANTITIES THAT VIOLATE APPLICABLE WATER QUALITY STANDARDS, CAUSE A SHEEN UPON OR DISCOLORATION OF THE SURFACE OF NAVIGABLE WATERS OR ADJOINING SHORELINES, OR CAUSE SLUDGE OR EMULSION TO BE DEPOSITED BENEATH THE SURFACE OF THE WATER OR ADJOINING SHORELINES. THE PLAN ALSO ESTABLISHES THE ACTIVITIES REQUIRED TO MITIGATE SUCH DISCHARGES (I.E. COUNTERMEASURES) SHOULD THEY OCCUR.

DEFINITIONS:
POLLUTANT: MEANS POLLUTANT OF ANY KIND OR IN ANY FORM, INCLUDING BUT NOT LIMITED TO SEDIMENT, PAINT, CLEANING AGENTS, CONCRETE WASHOUT, PESTICIDES, NUTRIENTS, TRASH, HYDRAULIC FLUIDS, FUEL, OIL, PETROLEUM, FUEL, OIL, SLUDGE, OIL REFUSE, AND OIL MIXED WITH WASTES OTHER THAN DREGGED OIL.
DISCHARGE: INCLUDES BUT IS NOT LIMITED TO, ANY SPILLING, LEAKING, PUMPING, POURING, EMITTING, EMPTYING, OR DUMPING.
NAVIGABLE WATERS: MEANS ALL WATERS OF THE UNITED STATES THAT ARE A NAVIGABLE STREAM, LAKE, OR SEA (NOTE: THIS DEFINITION IS USUALLY INTERPRETTED TO MEAN ANY WASTEWATER (EVEN NORMALLY DRY WASH OR STORM SEWER) THAT EVENTUALLY DRAINS INTO A NAVIGABLE STREAM).
PLAN REVIEW AND AMENDMENTS: THIS PLAN WILL BE REVIEWED AND/OR AMENDED, IF NECESSARY, WHENEVER THERE IS A CHANGE IN THE DESIGN OF THE SITE, CONSTRUCTION, OPERATION, OR MAINTENANCE WHICH MATERIALLY AFFECTS THE SITE'S POTENTIAL FOR THE DISCHARGE OF A REGULATED MATERIAL.

- PREDICTION OF POTENTIAL SPILLS:
1. NEAREST NAVIGABLE WATER: (WHITE RIVER)
2. DRAINAGE SYSTEM: ALL STORM DRAINAGE LEAVES THE SITE BY CLOSED STORM SYSTEMS TO THE DETENTION POND ON THE NORTH SIDE OF THE SITE.
3. POSSIBLE SPILL SOURCES (DURING AND POST CONSTRUCTION): VEHICULAR SOURCES SUCH AS LEAKING FUEL OR OIL, BRAKE FLUID, GREASE, ANTIFREEZE; CONSTRUCTION TRASH AND DEBRIS, BIOLOGICAL AGENTS FOUND IN TRASH AND DEBRIS, FERTILIZERS, HOUSEHOLD ITEMS INCLUDING BUT NOT LIMITED TO CLEANING AGENTS, CHEMICALS, PAINT, HERBICIDES AND PESTICIDES.
4. GROUNDWATER CONTAMINATION: TANKS AT THIS SITE. THEREFORE, IT IS FELT THAT THERE IS LITTLE OR NO POSSIBILITY OF POST CONSTRUCTION GROUNDWATER CONTAMINATION. THE FACILITY DOES HAVE CITIZENS WESTFIELD SANITARY SEWER AND WATER SERVICE.

ALERT PROCEDURES FOR SPILLS:

1. ANY PERSONNEL OBSERVING A SPILL WILL IMMEDIATELY INSTIGATE THE FOLLOWING PROCEDURES:
A. DIALING “0” FROM ANY TELEPHONE
B. NOTIFY THE APPROPRIATE EMERGENCY PERSONNEL.
2. THE EMERGENCY COORDINATOR WILL THEN TAKE THE FOLLOWING ACTIONS:
A. BARRICADE THE AREAS ALLOWING NO VEHICLES TO ENTER OR LEAVE THE SPILL ZONE.
B. NOTIFY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF EMERGENCY RESPONSE BY CALLING THE APPROPRIATE TELEPHONE NUMBER:
OFFICE – (317)–233–7745
TOLL FREE – (800)–233–7745 ALSO THE NATIONAL RESPONSE CENTER AT (800)–424–8802
AND PROVIDE THE FOLLOWING INFORMATION:
– TIME OF OBSERVATION OF THE SPILL
– LOCATION OF THE SPILL
– IDENTITY OF MATERIAL SPILLED
– PROBABLE SOURCE OF THE SPILL
– PROBABLE TIME OF THE SPILL
– VOLUME OF THE SPILL AND DURATION
– PRESENT AND ANTICIPATED MOVEMENT OF THE SPILL
– WEATHER CONDITIONS
– PERSONNEL AT THE SCENE
– ACTION INITIATED BY PERSONNEL
C. NOTIFY THE WESTFIELD FIRE DEPARTMENT: 9–1–1
D. NOTIFY THE WESTFIELD POLICE DEPARTMENT: 9–1–1
E. NOTIFY WASTE RECOVERY CONTRACTOR, MAINTENANCE PERSONNEL OR OTHER CONTRACTUAL PERSONNEL AS NECESSARY FOR CLEAN-UP.
F. COORDINATE AND MONITOR CLEAN-UP UNTIL THE SITUATION HAS BEEN STABILIZED AND ALL SPILLS HAVE BEEN ELIMINATED.
G. COOPERATE WITH THE IDEM–OER ON PROCEDURES AND REPORTS INVOLVED WITH THE EVENT.

- CLEANUP PARAMETERS:
1. THE DEVELOPER/OWNERS SHALL BE CONTINUOUSLY KEPT INFORMED, MAINTAIN LISTS OF QUALIFIED CONTRACTORS AND AVAILABLE VAC–TRUCKS, TANK PUMPS AND OTHER EQUIPMENT READILY ACCESSIBLE FOR CLEAN-UP OPERATIONS. IN ADDITION, A CONTINUALLY UPDATED LIST OF AVAILABLE ABSORBENT MATERIALS AND CLEAN-UP SUPPLIES SHOULD BE KEPT ON SITE.
2. ALL MAINTENANCE PERSONNEL SHALL BE MADE AWARE OF TECHNIQUES FOR PREVENTION OF SPILLS. THEY SHALL BE INFORMED OF THE REQUIREMENTS AND PROCEDURES OUTLINED IN THIS PLAN. THEY SHALL BE KEPT ABREAST OF CURRENT DEVELOPMENTS OR NEW INFORMATION ON THE PREVENTION OF SPILLS AND/OR NECESSARY ALTERATIONS TO THIS PLAN.
3. WHEN SPILLS OCCUR WHICH COULD ENDANGER HUMAN LIFE AND THIS BECOMES A PRIMARY CONCERN, THE DISCHARGE OF THE LIFE SAVING PROTECTION FUNCTION WILL BE CARRIED OUT BY THE LOCAL POLICE AND FIRE DEPARTMENTS.
4. ABSORBENT MATERIALS, WHICH ARE USED IN CLEANING UP SPILLED MATERIALS, WILL BE DISPOSED OF IN A MANNER SUBJECT TO THE APPROVAL OF THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
5. FLUSHING OF SPILLED MATERIAL WITH WATER WILL NOT BE PERMITTED UNLESS SO AUTHORIZED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OR THE LOCAL EMERGENCY RESPONSE AGENCY.

- B14 MONITORING AND MAINTENANCE GUIDELINES FOR POLLUTION PREVENTION MEASURES: ROCK CHECK DAM MAINTENANCE REQUIREMENTS
1. INSPECT ROCK CHECK DAMS AFTER EACH STORM AND PROMPTLY REMOVE ANY SEDIMENT DEPOSITS TO INSURE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN, TAKING CARE NOT TO UNDERMINE THE ENTRENCHED BAILS.
2. INSPECT PERIODICALLY FOR DETEIORATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES AND REPAIR IMMEDIATELY.
3. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ALL ROCK CHECKS AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE AND STABILIZE IT.

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

- TEMPORARY SEDIMENT TRAP MAINTENANCE REQUIREMENTS
1. INSPECT TEMPORARY SEDIMENT TRAPS AFTER EACH STORM EVENT AND IMMEDIATELY REPAIR ANY EROSION AND PIPING HOLES.
2. REMOVE SEDIMENT WHEN IT HAS ACCUMULATED TO ONE–HALF THE DESIGN DEPTH.
3. REPLACE SPILLWAY GRAVEL FACING WHEN CLOGGED.
4. INSPECT VEGETATION AND RE–SEED IF NECESSARY.
5. CHECK THE SPILLWAY DEPTH PERIODICALLY TO INSURE A MINIMUM OF 1.5 FT. DEPTH FROM THE LOWEST POINT OF THE SETTLED EMBANKMENT TO HIGHEST POINT OF THE SPILLWAY CREST AND FILL ANY LOW AREAS TO MAINTAIN DESIRED ELEVATION.
6. PROMPTLY REPLACE ANY DISPLACED RIP–RAP, BEING CAREFUL THAT NO STONES IN THE SPILLWAY ARE ABOVE DESIGN GRADE.
7. AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, REMOVE THE STRUCTURE AND SEDIMENT, GRADE THE SITE TO BLEND WITH ADJOINING AREAS AND STABILIZE IT.

- EROSION CONTROL BLANKET (SURFACE APPLIED) MAINTENANCE REQUIREMENTS
1. DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER EACH STORM EVENT FOR ANY EROSION BELOW THE BLANKET.
2. IF ANY AREA(S) SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING IT, RE–SEED THE AREA AND RELAY AND STAPLE THE BLANKET.
3. AFTER VEGETATIVE ESTABLISHMENT CHECK THE TREATED AREA PERIODICALLY.

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

- B15 EROSION & SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS: SEE SHEET C4, C6 & C8 FOR CONSTRUCTION DETAILS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL ON INDIVIDUAL BUILDING LOTS NOT INCLUDED IN THIS PHASE OF THE PROJECT.

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

- C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION:
1. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE STORMWATER POLLUTION PREVENTION MEASURES MAINTENANCE REQUIREMENTS BEGINNING IMMEDIATELY AFTER INSTALLATION AND CONTINUING UNTIL VEGETATION HAS BEEN SUFFICIENTLY ESTABLISHED AND ALL CONSTRUCTION ACTIVITY IS COMPLETE.
2. REMOVE ALL INDIVIDUAL INLET PROTECTION, SILT FENCES ETC. ONLY AFTER SEEDING AND SUFFICIENT VEGETATION GROWTH HAS BEEN ESTABLISHED IN EACH AREA TO A POINT WHERE SEDIMENT/POLLUTANTS WILL NOT ENTER THE DRAINAGE OR STORM SEWER SYSTEM.
3. INSPECTION AND MAINTENANCE OF ALL AREAS OR RIGHT-OF-WAY AND INFRASTRUCTURE IMPROVEMENTS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER OR HIS DESIGNEE UNTIL IMPROVEMENTS ARE ACCEPTED FOR MAINTENANCE BY OWNERS OR LOCAL AGENCIES.
4. INSPECTION AND MAINTENANCE OF INDIVIDUAL LOTS IS THE RESPONSIBILITY OF THE BUILDER OR HIS DESIGNEE UNTIL THE OWNER BUYS AND THEREBY ACCEPTS RESPONSIBILITY FOR THE INDIVIDUAL TRACT OF LAND.
5. CONTRACTOR TO INSPECT ALL EROSION CONTROL MEASURES WEEKLY AND/OR FOLLOWING ANY PRECIPITATION EVENT EXCEEDING 0.5" UNTIL THE PROJECT IS COMPLETELY FINISHED.

- C3 DESCRIPTION OF PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES: SITE AND FACILITY DESIGN FOR STORMWATER QUALITY PROTECTION ON THIS SITE EMPLOY A MULTI-LEVEL STRATEGY CONSISTING OF:
1. REDUCING OR ELIMINATING POST-PROJECT RUNOFF.
2. CONTROLLING SOURCES OF POLLUTANTS.
3. AND IF NEEDED, TREATING CONTAMINATED STORMWATER RUNOFF BEFORE DISCHARGING IT INTO THE STORM SEWER SYSTEM OR RECEIVING WATERS.
TYPICAL STORMWATER QUALITY MEASURES FOR REDUCING, ELIMINATING OR CONTROLLING POLLUTANTS (SOURCE CONTROLS) INCLUDE:
A. THIS SITES STORMWATER IS DISCHARGED TO AN ON SITE DETENTION POND WITH BMP'S ON THE WEST SIDE OF THE PROPERTY.
B. ALL DIRECT RUNOFF FROM IMPERVIOUS AREAS ARE CONVEYED TO CLOSED STORM SEWERS PRIOR TO LEAVING THE SITE.
C. SEE SHEETS C4–B AND L1 FOR PERMANENT SEEDING, TEMPORARY SEEDING, AND LANDSCAPING PLANTINGS IN ALL VEGATED AREAS NOT OCCUPIED BY BUILDINGS, PARKING OR OTHER SIMILAR IMPROVEMENTS TO THE SITE.
D. SEE SHEETS C4 AND L1 FOR ALL REQUIRED MULCHING OF PERMANENT SEEDING, TEMPORARY SEEDING, AND LANDSCAPED AREAS ON THE SITE.

- C4 LOCATION, DIMENSIONS, SPECIFICATIONS AND CONSTRUCTION DETAILS OF STORMWATER QUALITY MEASURES:
SEE EROSION CONTROL PLAN SHEET C4 FOR LOCATIONS OF PERMANENT STORMWATER QUALITY MEASURES AND SHEET C6 & C8 CONSTRUCTION DETAILS AND SPECIFICATIONS.

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

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES:

VEHICLE & EQUIPMENT MAINTENANCE

DESCRIPTION AND PURPOSE

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

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

LIMITATIONS

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

IMPLEMENTATION

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

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

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

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

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

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

KEEP VEHICLES AND EQUIPMENT CLEAN; DO NOT ALLOW EXCESSIVE BUILD-UP OF OIL AND GREASE.

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

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

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

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

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

PROPERLY DISPOSE OF OR RECYCLE USED BATTERIES.

DO NOT BURY USED TIRES.

REPAIR LEAKS OF FLUIDS AND OIL IMMEDIATELY.

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

INSPECTION AND MAINTENANCE

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

KEEP AMPLS SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.

MAINTAIN WASTE FLUID CONTAINERS IN LEAK PROOF CONDITION.

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

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

VEHICLE AND EQUIPMENT FUELING

DESCRIPTION AND PURPOSE

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

LIMITATIONS

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

IMPLEMENTATION

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

DISCOURAGE “TOPPING-OFF” OF FUEL TANKS.

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

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

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

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

TRAIN EMPLOYEES AND SUBCONTRACTORS IN PROPER FUELING AND CLEANUP PROCEDURES.

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

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

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

INSPECTION AND MAINTENANCE

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

KEEP AMPLS SUPPLIES OF SPILL CLEANUP MATERIALS ONSITE.

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

SOLID WASTE MANAGEMENT

DESCRIPTION AND PURPOSE

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

SUITABLE APPLICATIONS

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

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

IMPLEMENTATION

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

SELECT DESIGNATED WASTE COLLECTION AREAS ONSITE.

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

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

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

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

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

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

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

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

ARRANGE FOR REGULAR WASTE COLLECTION BEFORE CONTAINER OVERFLOW.

CLEAN UP IMMEDIATELY IF A CONTAINER DOES SPILL.

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

COLLECTION STORAGE AND DISPOSAL

LITTERING ON THE PROJECT SITE SHOULD BE PROHIBITED.

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

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

LITTER FROM WORK AREAS WITHIN THE CONSTRUCTION LIMITS OF THE PROJECT SITE APPLICABLE WATER QUALITY STANDARDS, CAUSE A SHEEN UPON OR DISCOLORATION OF THE SURFACE OF NAVIGABLE WATERS OR ADJOINING SHORELINES, OR OTHERS. COLLECTED LITTER AND DEBRIS SHOULD NOT BE PLACED IN OR NEXT TO DRAIN INLETS, STORMWATER DRAINAGE SYSTEMS, OR WATERCOURSES.

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

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

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

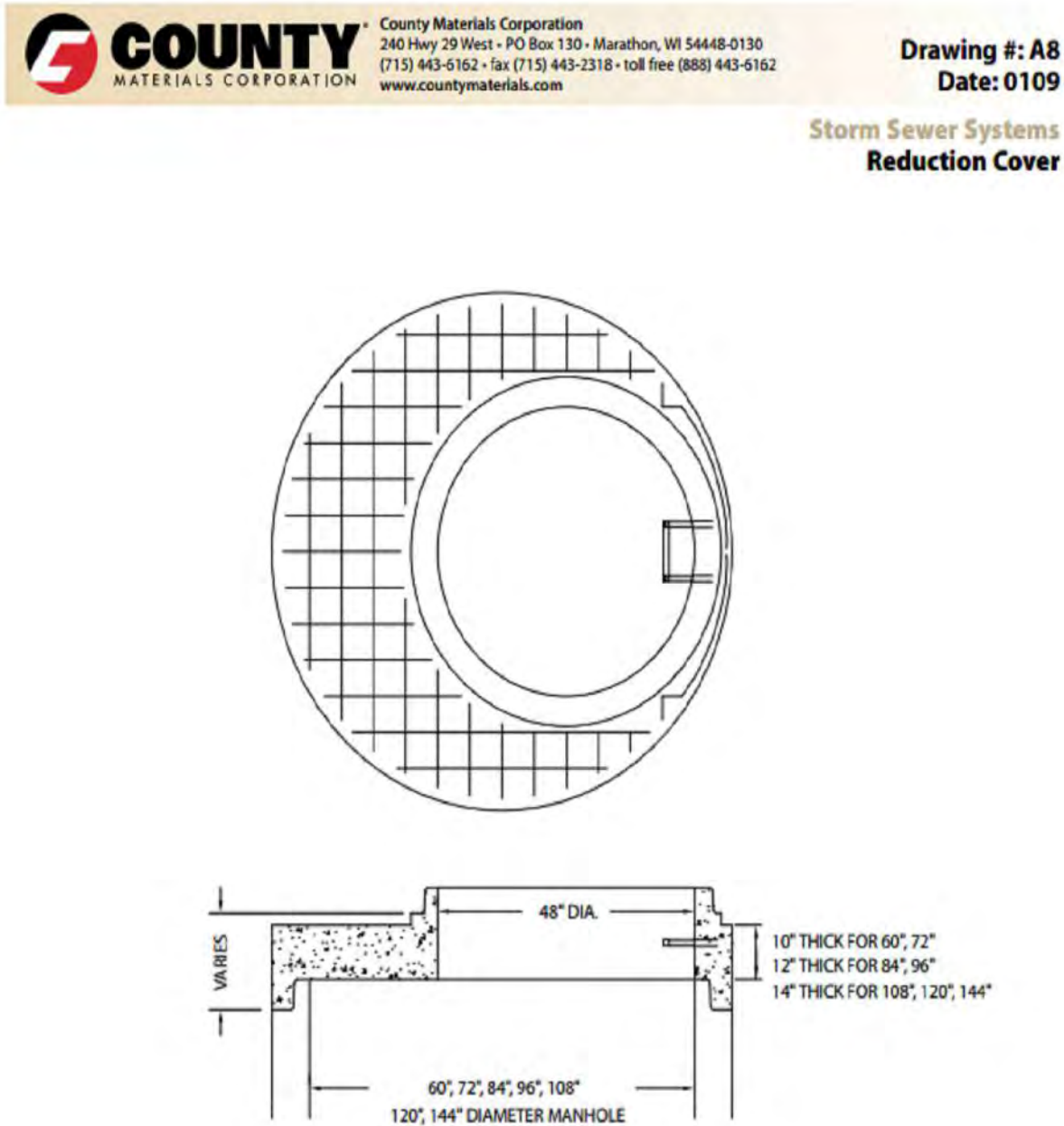
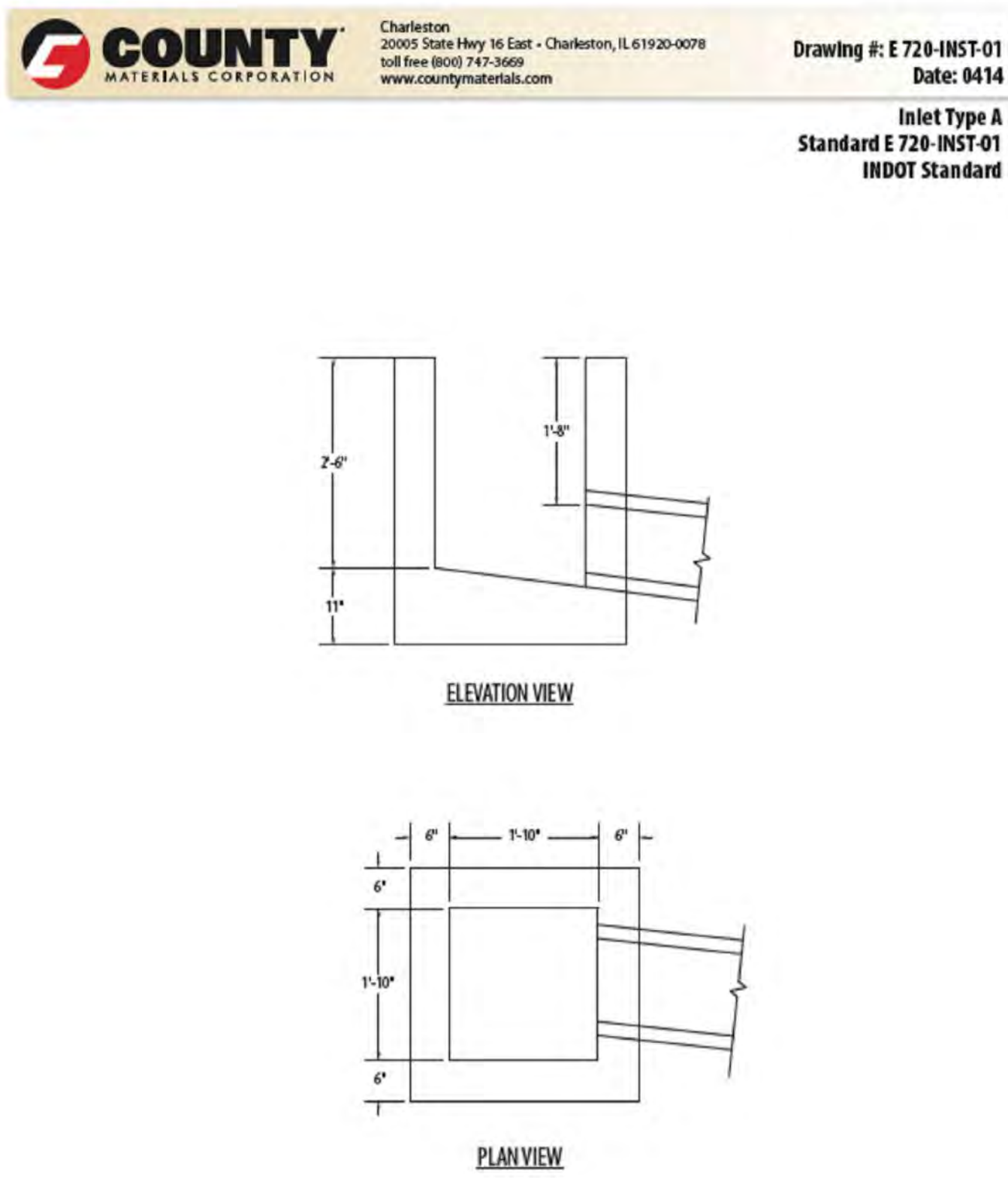
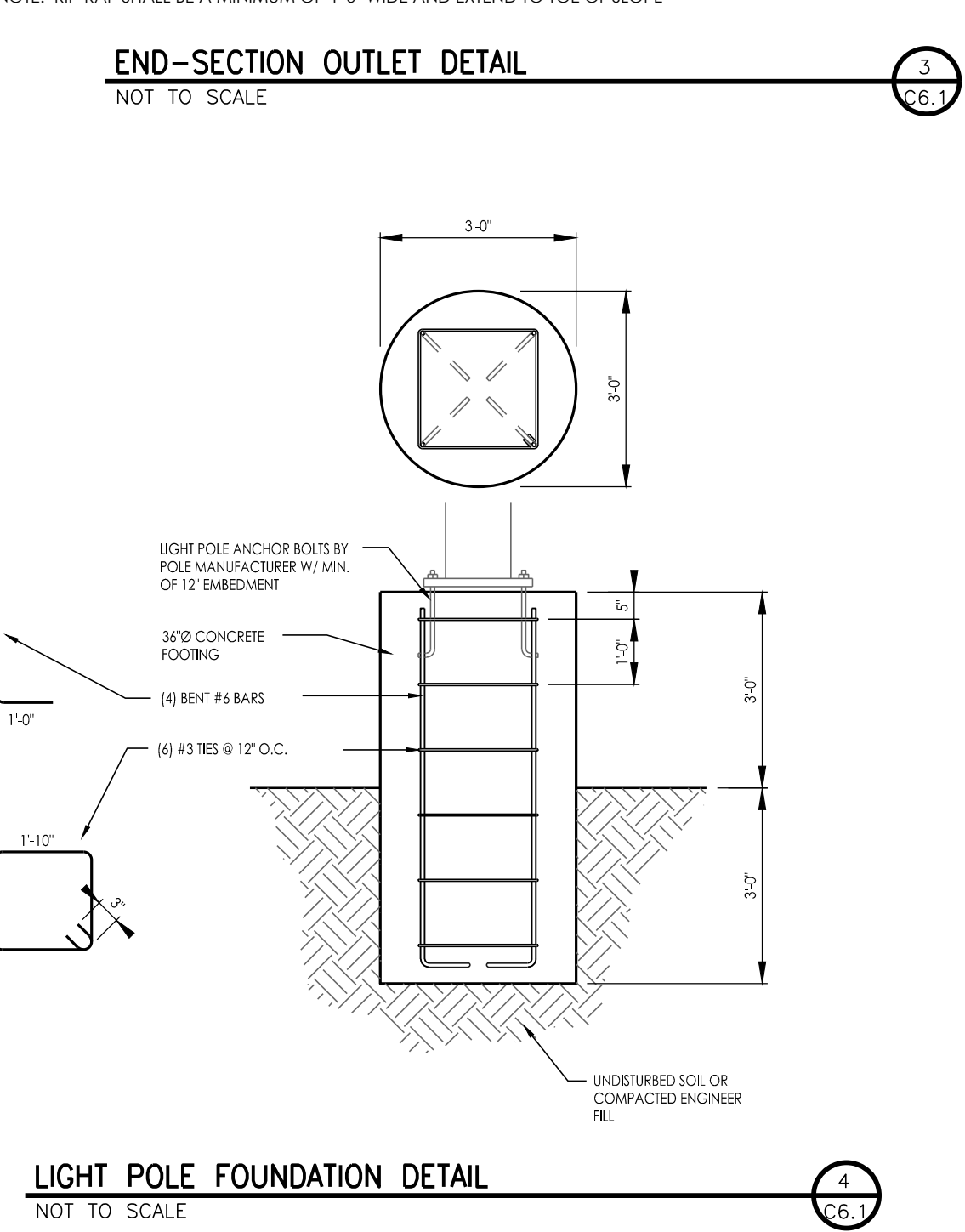
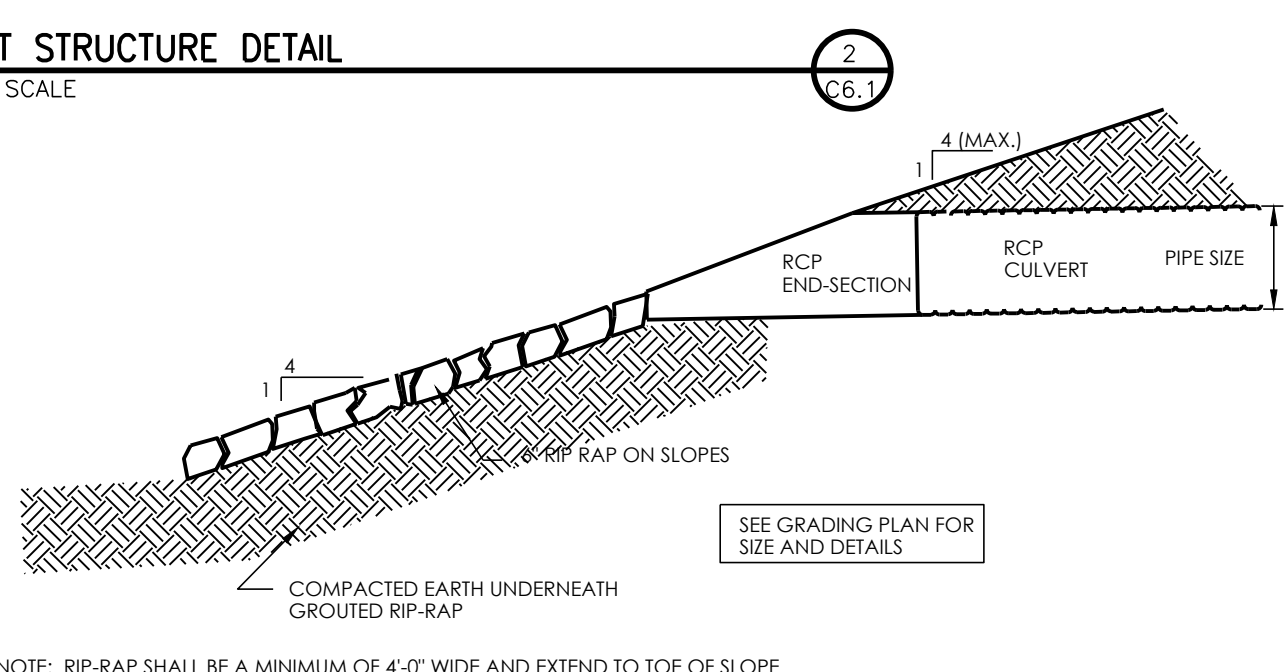
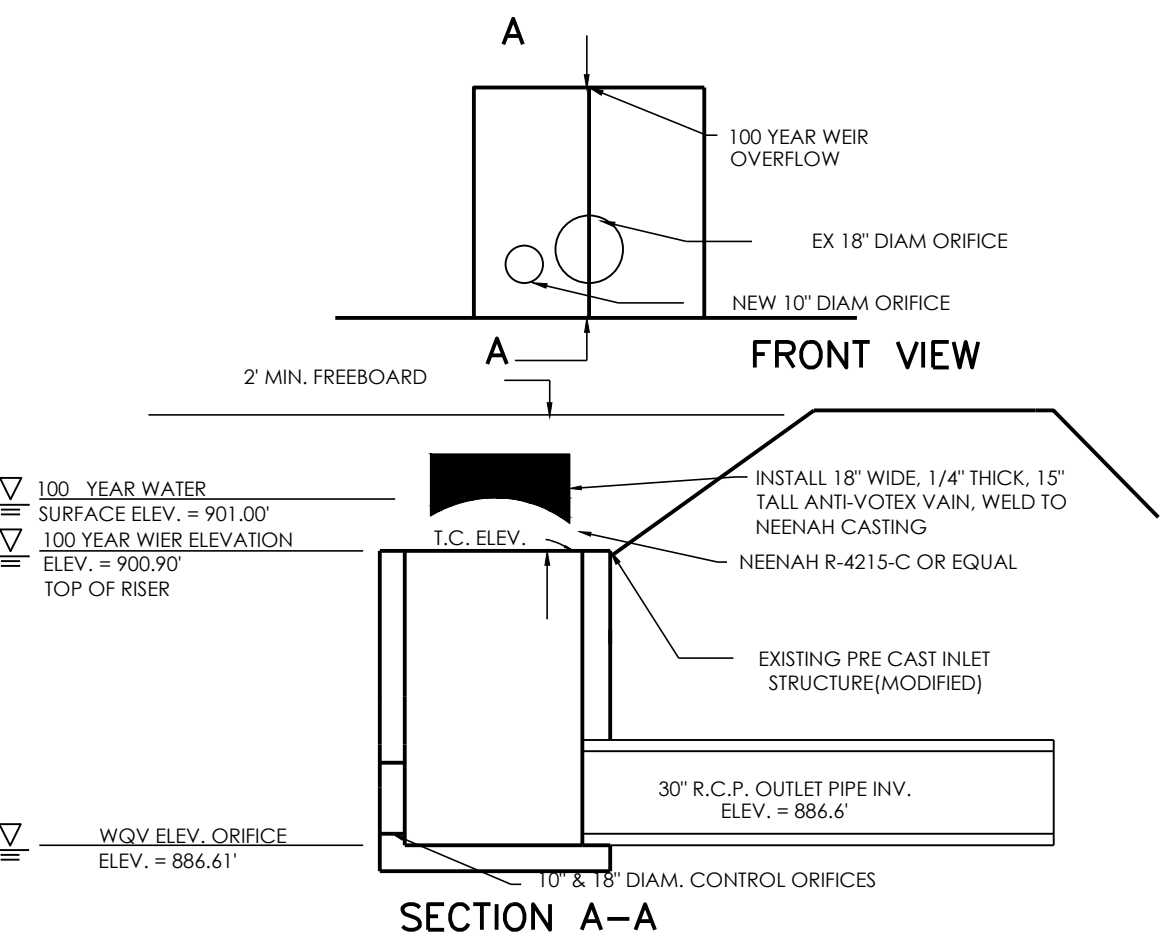
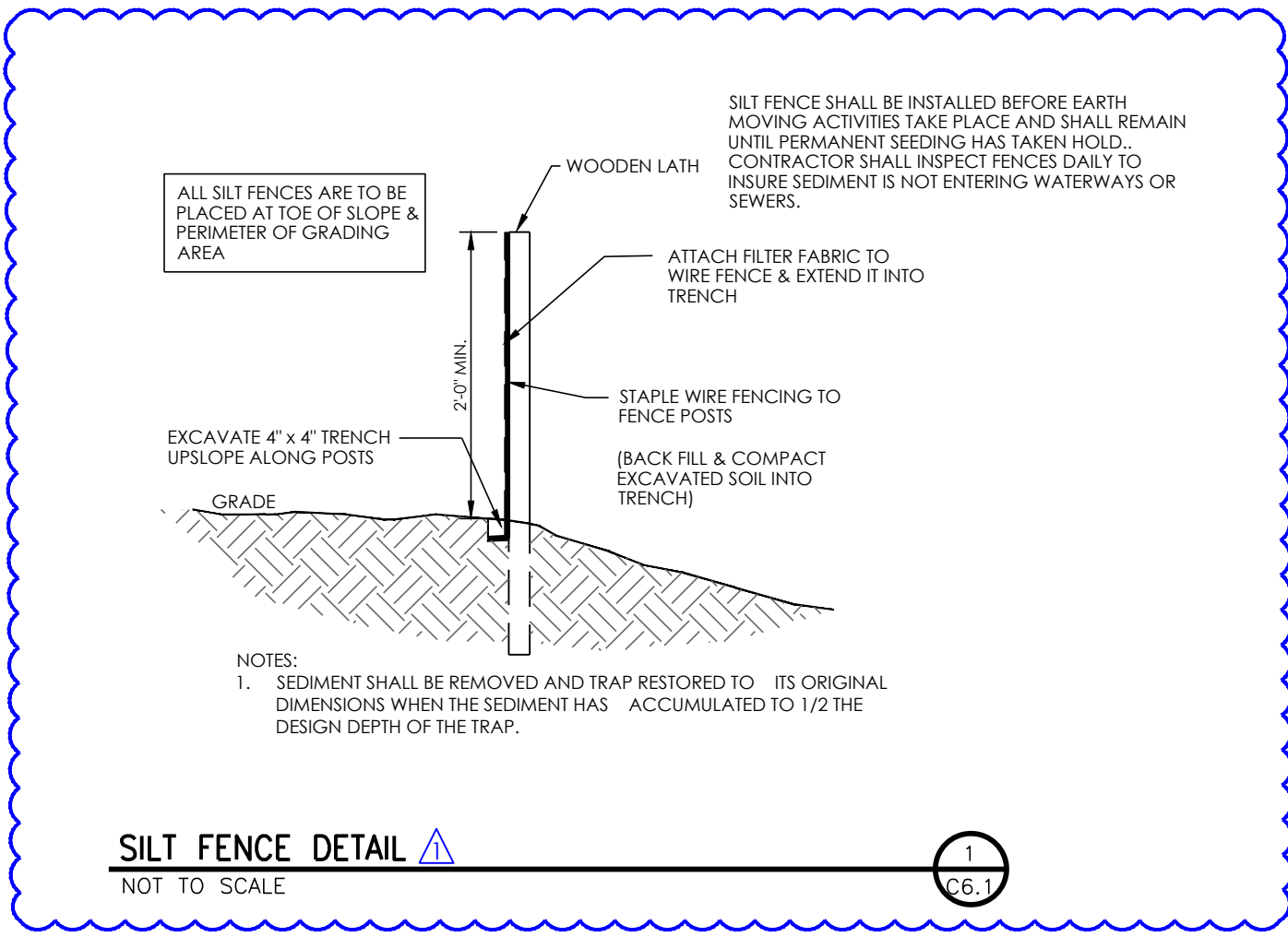
STORMWATER RUNOFF SHOULD BE PREVENTED FROM CONTACTING STORED SOLID WASTE THROUGH THE USE OF BERMS, DIKES, OR OTHER TEMPORARY DIVERSION STRUCTURES OR THROUGH THE USE OF MEASURES TO ELEVATE WASTE FROM SITE SURFACES.

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

INSPECTION AND MAINTENANCE

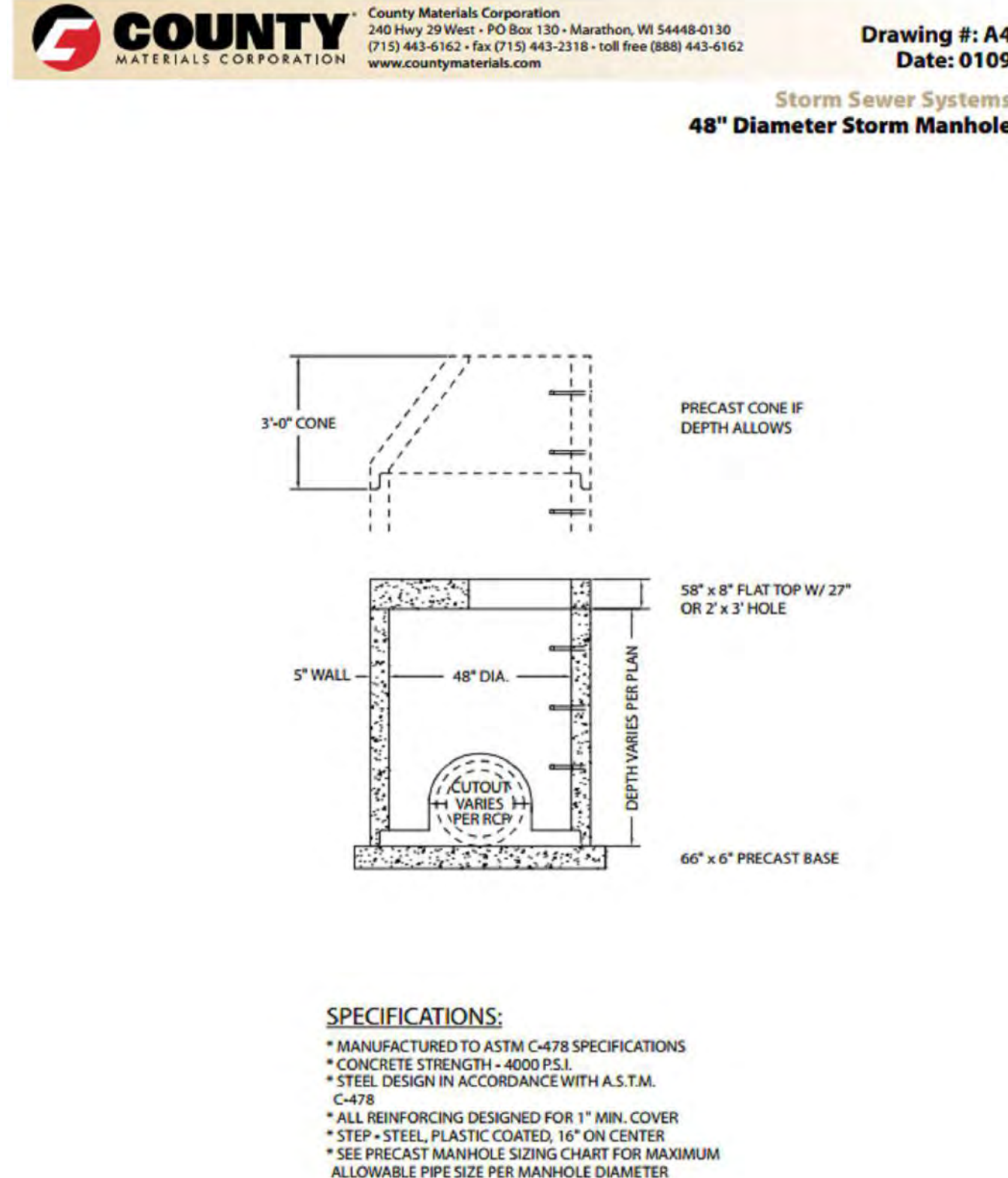
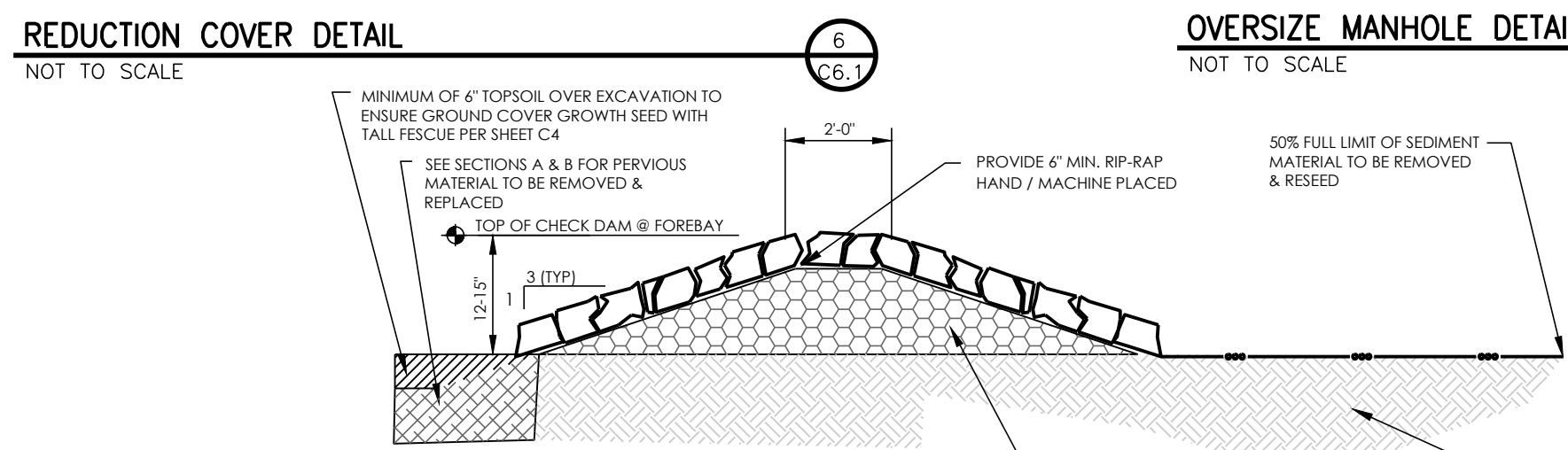
INSPECT AND VERIFY THAT ACTIVITY BASED BMPs ARE IN PLACE PRIOR TO THE COMMENCEMENT OF ASSOCIATED ACTIVITIES. WHILE ACTIVITIES ASSOCIATED WITH THE BMP ARE UNDER WAY, INSPECT WEEKLY TO VERIFY CONTINUED BMP IMPLEMENTATION.

INSPECT BMPs SUBJECT TO NON–STORMWATER DISCHARGE DAILY WHILE NON–STORMWATER DISCHARGES OCC



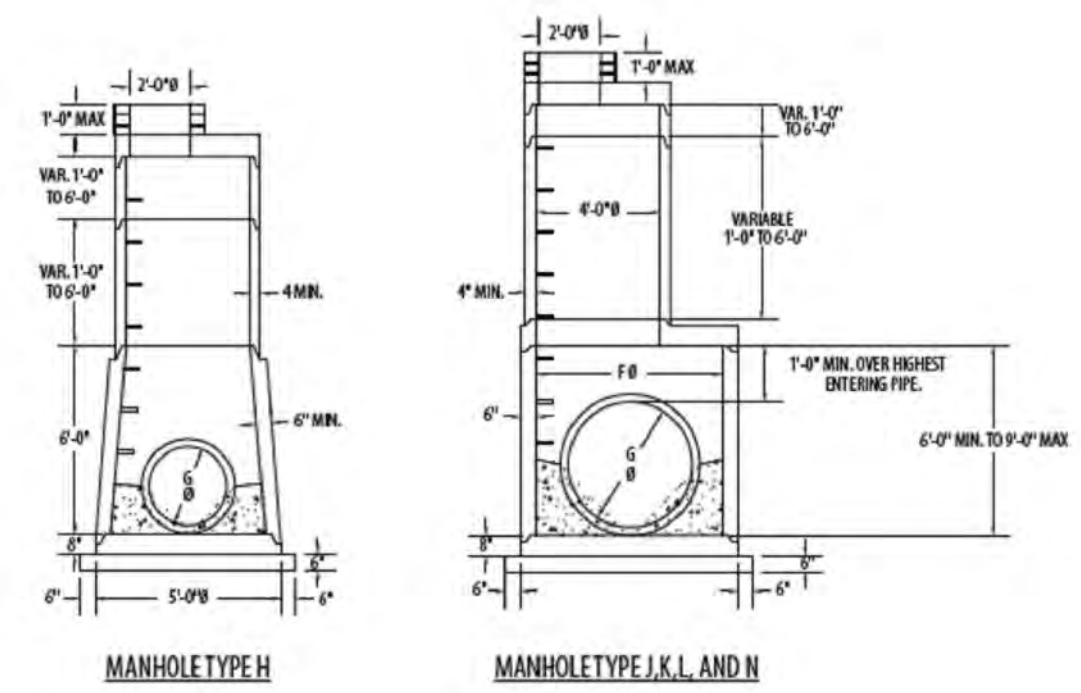
SPECIFICATIONS:

- * MANUFACTURED TO ASTM C-478 SPECIFICATIONS
- * CONCRETE STRENGTH - 4000 P.S.I.
- * STEEL DESIGN IN ACCORDANCE WITH A.S.T.M. C-478
- * ALL REINFORCING DESIGNED FOR 1" MIN. COVER
- * STEP - STEEL, PLASTIC COATED, 16" ON CENTER

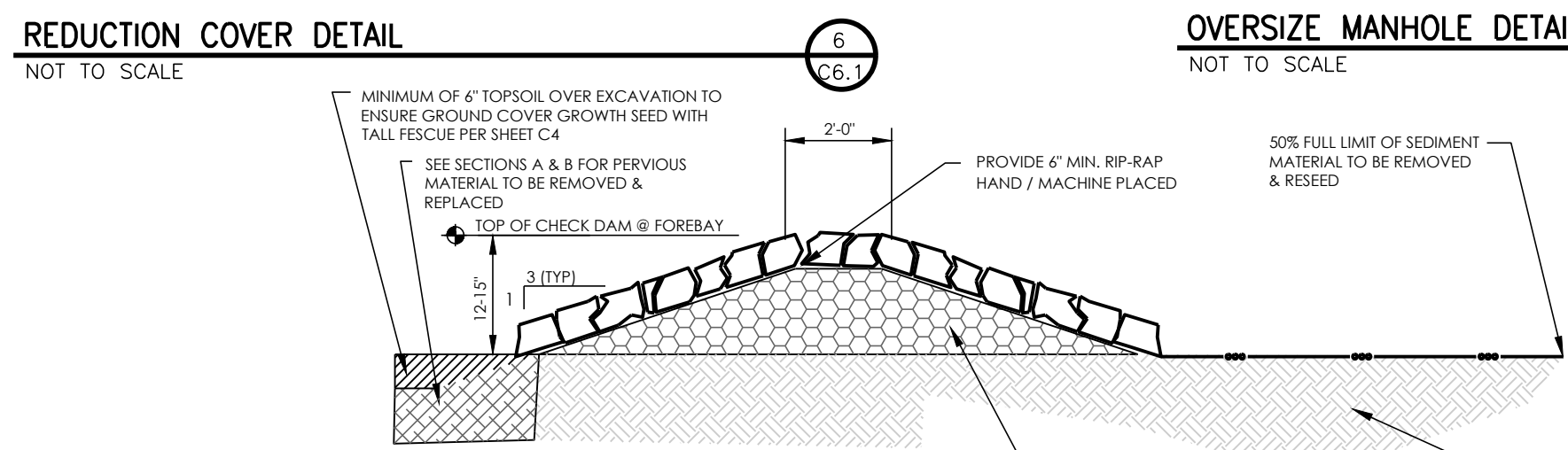


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- * STEP - STEEL, PLASTIC COATED, 16" ON CENTER
- * SEE PRECAST MANHOLE SIZING CHART FOR MAXIMUM ALLOWABLE PIPE SIZE PER MANHOLE DIAMETER



TYPE	G (in.)	F (ft.-in.)	Maximum Pipe Size (ft. Angle to Baseline (in.)	Maximum Pipe Size (ft. Maxline (in.)
H	24 to 36	—	30	36
J	24 to 36	5'-0"	30	36
K	36 to 48	6'-0"	36	48
L	48 to 54	8'-0"	48	54
N	72 to 84	9'-0"	72	84




COUNTY MATERIALS CORPORATION

County Materials Corporation
 240 Hwy 29 West • PO Box 130 • Marathon, WI 54448-0130
 (715) 445-6162 • fax (715) 445-2318 • toll free (888) 432-6162
www.countymaterials.com

Drawing # 1019

Date: 01/09

Storm Sewer Systems
Reinforced Concrete Pipe

REINFORCED CONCRETE PIPE - ROUND - GASKET JOINT - ASTM C-76										
INSIDE DIAMETER	1900-D CLASS II	1350-D CLASS III	2000-D CLASS IV	3000-D CLASS V	ENDWALL COST	GALVANIZED PIPE GRADES	ENDWALL WEIGHT	PIPE WEIGHT	WALL THICKNESS	MAXIMUM LOAD
INCHES	\$ / FT	\$ / FT	\$ / FT	\$ / FT	\$ / EA	\$ / EA	LBS	LBS / FT	INCHES	FT / TRUCK
12"	PLEASE CALL FOR PRICING						1200	165	2"	384
14"							1800	145	2 1/4"	302
16"							2000	185	2 1/2"	240
21"							1350	255	2 3/4"	178
24"							3000	310	3"	144
27"							3280	375	3 1/4"	112
30"							3800	435	3 1/2"	104
33"							510	4 1/2"	80	
36"							4100	595	4"	72
42"							5380	685	4 1/2"	64
48"							6550	890	5"	48
54"							8240	1270	6 1/4"	32
60"							8730	1530	6 3/4"	32
66"							11500	1740	7 1/4"	24
72"							13300	2100	7 3/4"	16
78"							2350	8 1/4"	16	
84"							18160	2480	8"	16
96"							-	3050	9"	16
108"							-	4170	10"	8
120"							-	4875	11"	8
144"	PLEASE CALL FOR PRICING						-	6200	12"	8

REINFORCED CONCRETE PIPE - ELLIPTICAL - MORTAR JOINT - ASTM C-507										
RISE & SPAN	EQUIV. RISE	HEI	HEI	2000-D CLASS V	ENDWALL COST	GALVANIZED PIPE GRADES	PIPE WEIGHT	WALL THICKNESS	MAXIMUM LOAD	
INCHES	INCHES	\$ / FT	\$ / FT	\$ / FT	\$ / EA	\$ / EA	LBS / FT	INCHES	FT / TRUCK	
14"x23"	18"	PLEASE CALL FOR PRICING					195	2 3/4"	224	
19"x30"	24"						340	3 1/4"	128	
24"x38"	30"						430	3 3/4"	104	
29"x45"	36"						625	4 1/2"	72	
34"x53"	42"						850	5"	56	
35"x60"	48"						1088	5 1/2"	40	
43"x68"	54"						1348	6"	32	
48"x76"	60"						1855	6 1/2"	24	
58"x81"	72"						2040	7 1/2"	24	
72"x113"	90"	PLEASE CALL FOR PRICING					3000	9"	16	

* CUSTOMER UNLOADS ALL HE & 96", 108", 120", 144" PIPE

* ALL PIPE MANUFACTURED IN 6' & 8' LENGTHS ONLY.

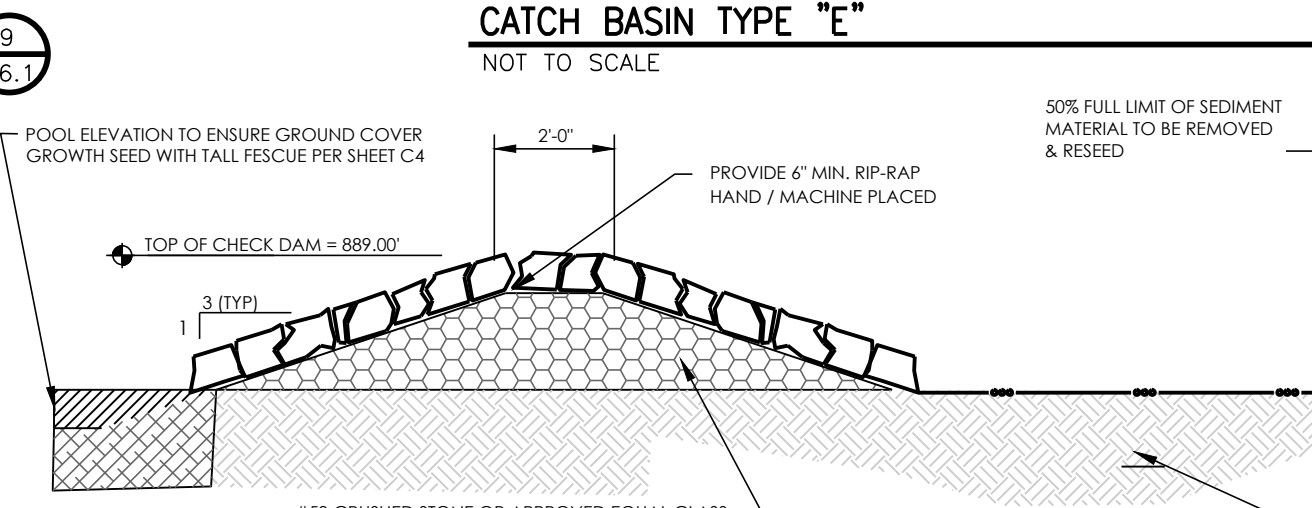
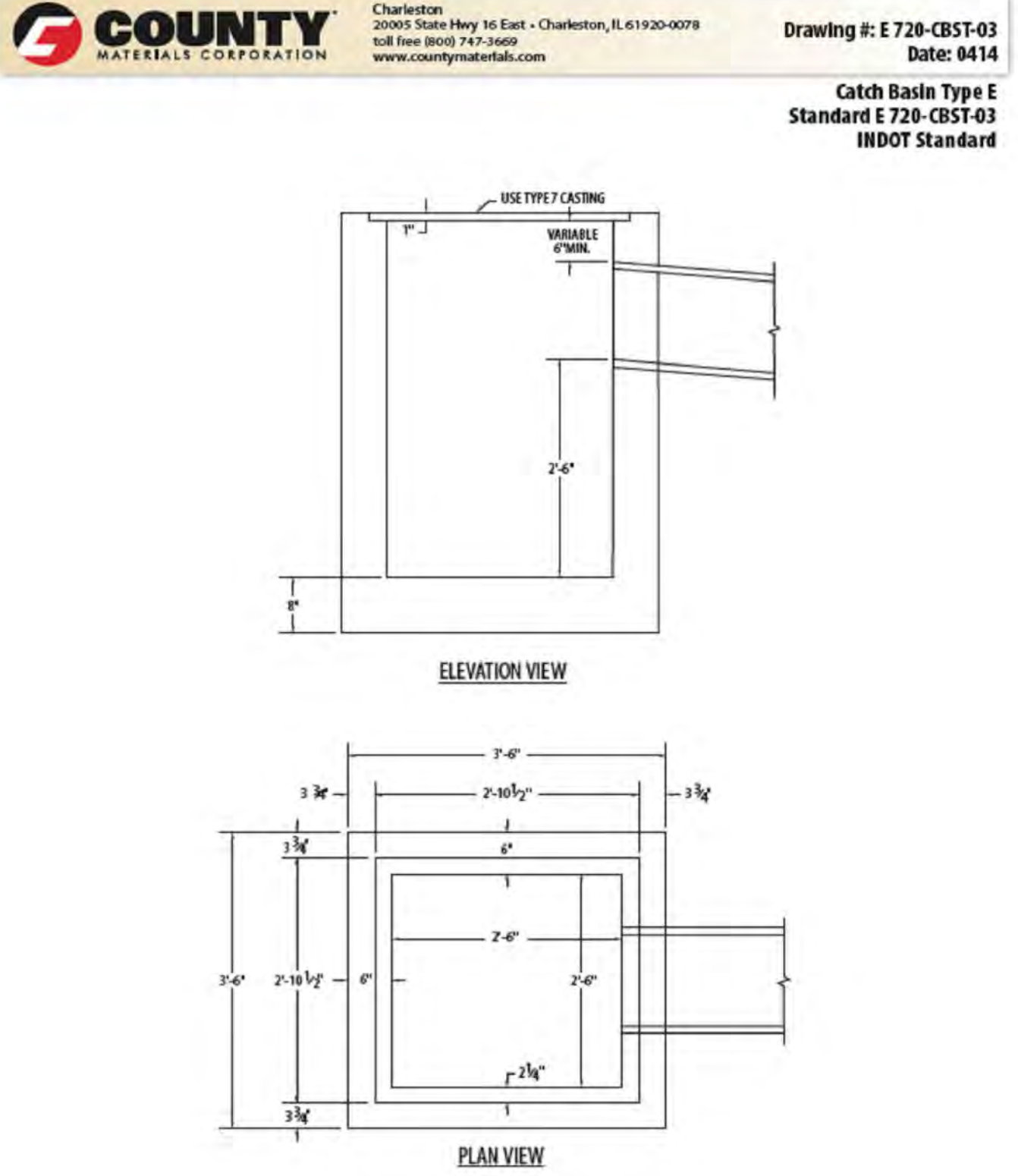
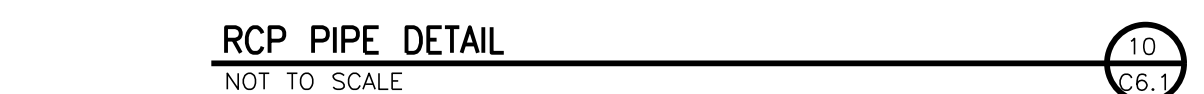
GASKET LUBRICANT
 (NOT INCLUDED IN PIPE PRICE)

* 3/4" JOINT TIE ASSEMBLY
 * 1" JOINT TIE ASSEMBLY

(12" RCP - 60" RCP)
 (60" RCP - 120" RCP)

* ALL PRICES F.O.B. PLANT, FREIGHT ALLOWED WITHIN 75 MILES OF PLANT; DELIVERED TO NEAREST ACCESSIBLE POINT BY TRUCK UNDER ITS OWN POWER IN TRUCKLOAD LOT. LESS THAN FULL LOADS SUBJECT TO A DELIVERY CHARGE.
 UNLOADING TIME IN EXCESS OF 1 HR BILLED @ \$250 / HR

* PRICES SUBJECT TO CHANGE WITHOUT NOTICE



SITE DETAILS

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
04/19/2019	CLIENT REVIEW
04/29/2019	SANITARY REVISED
07/29/2019	TAC SUBMITTAL
02/20/2020	TAC REVISIONS

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors

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

WILCOX DEVELOPMENT, LLC

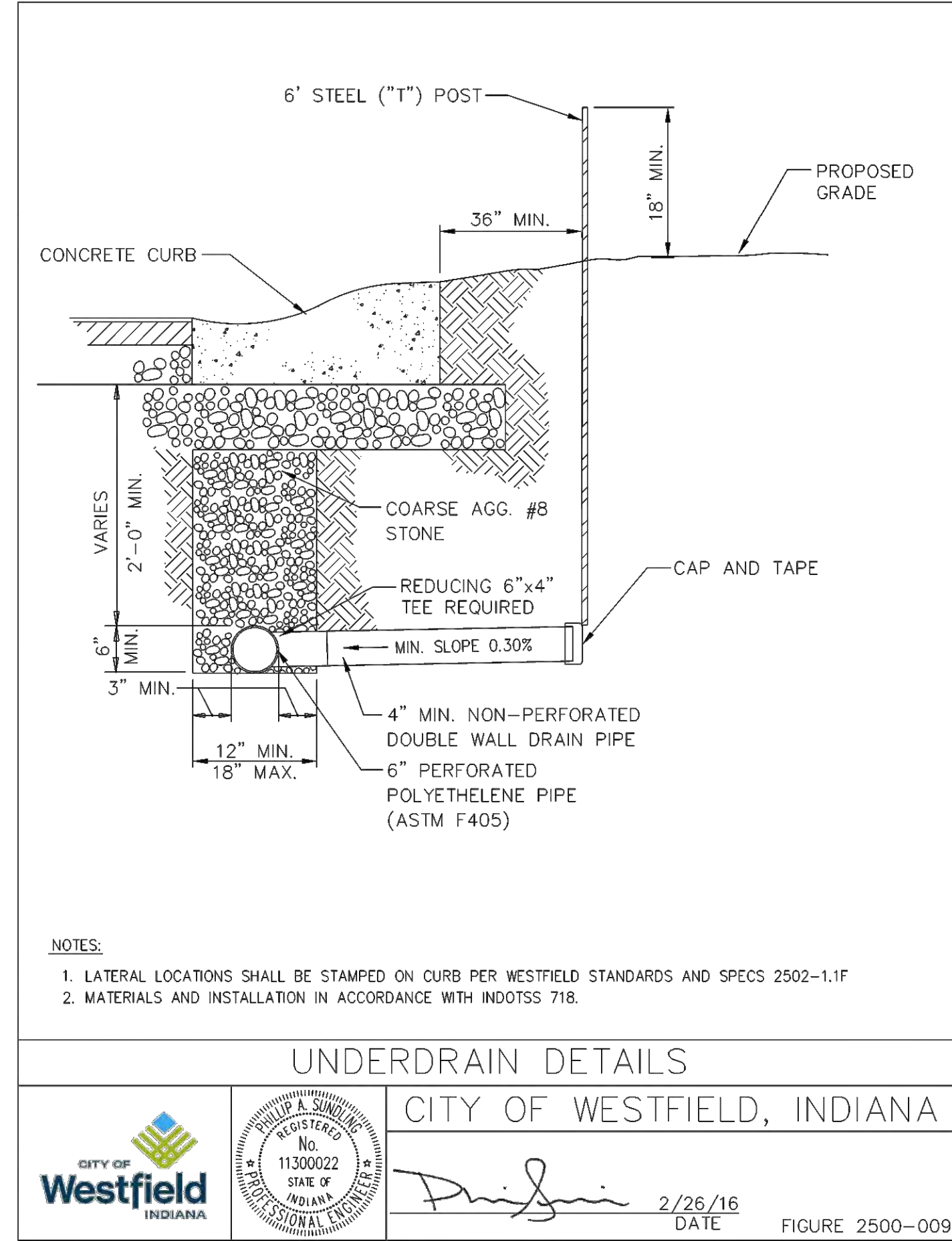
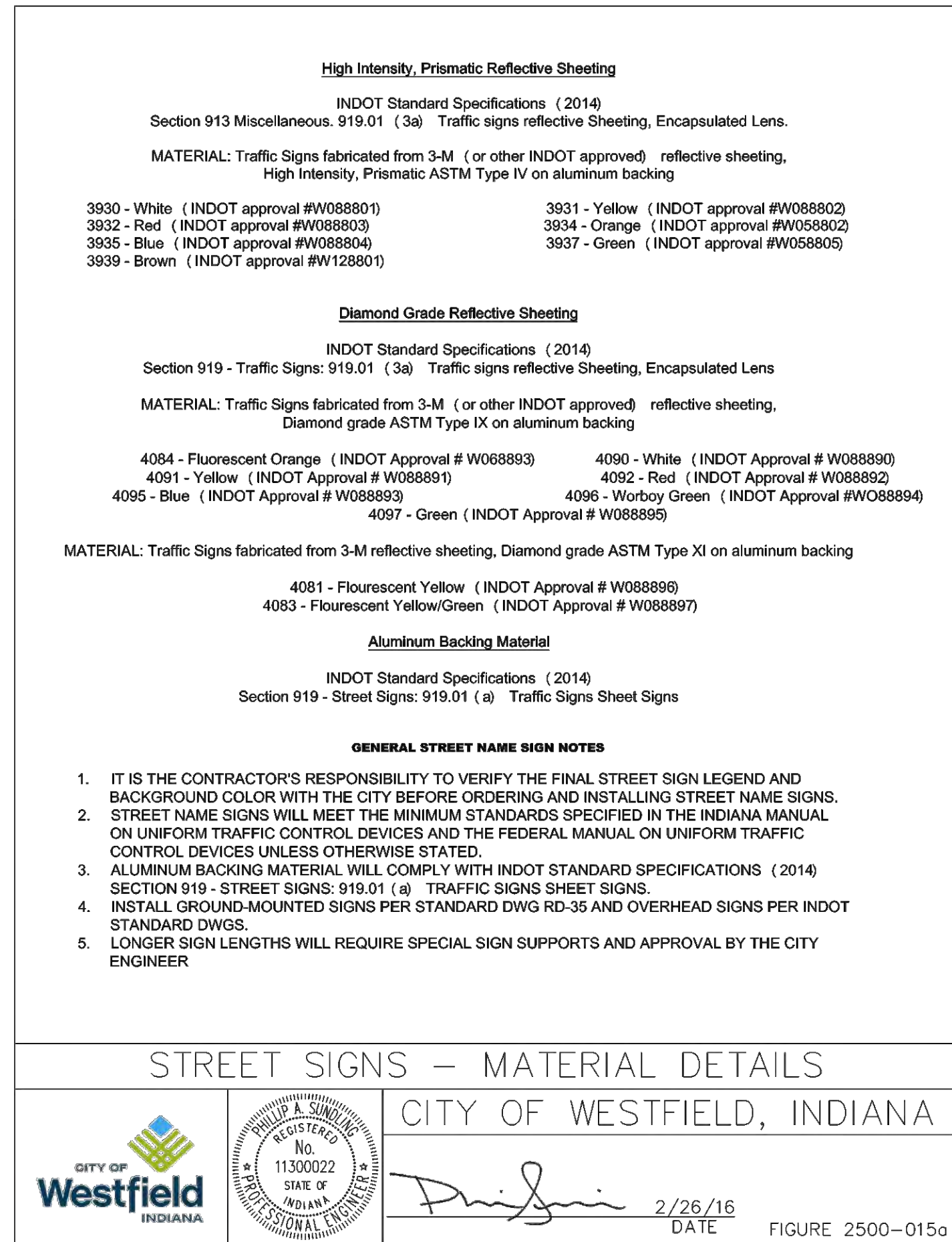
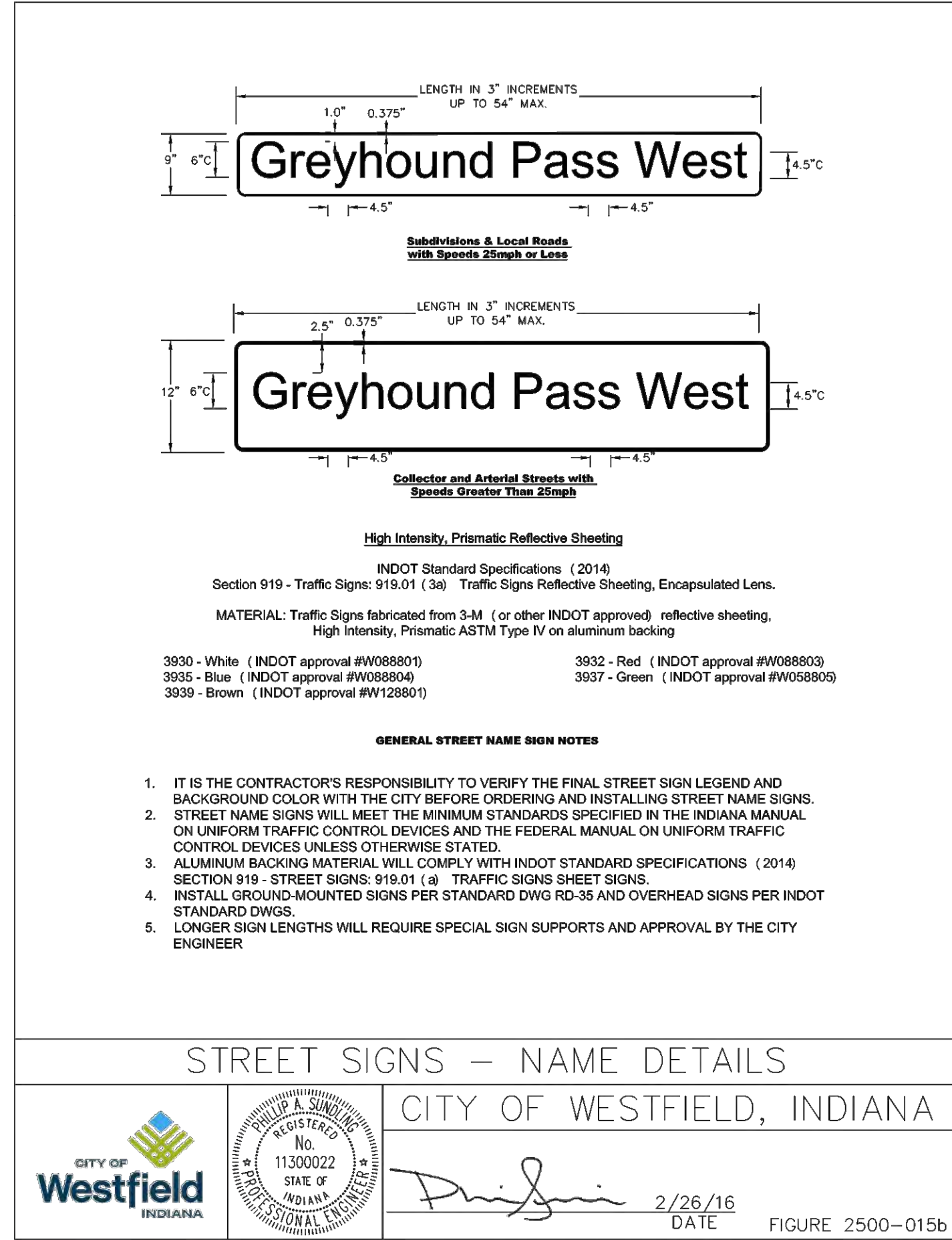
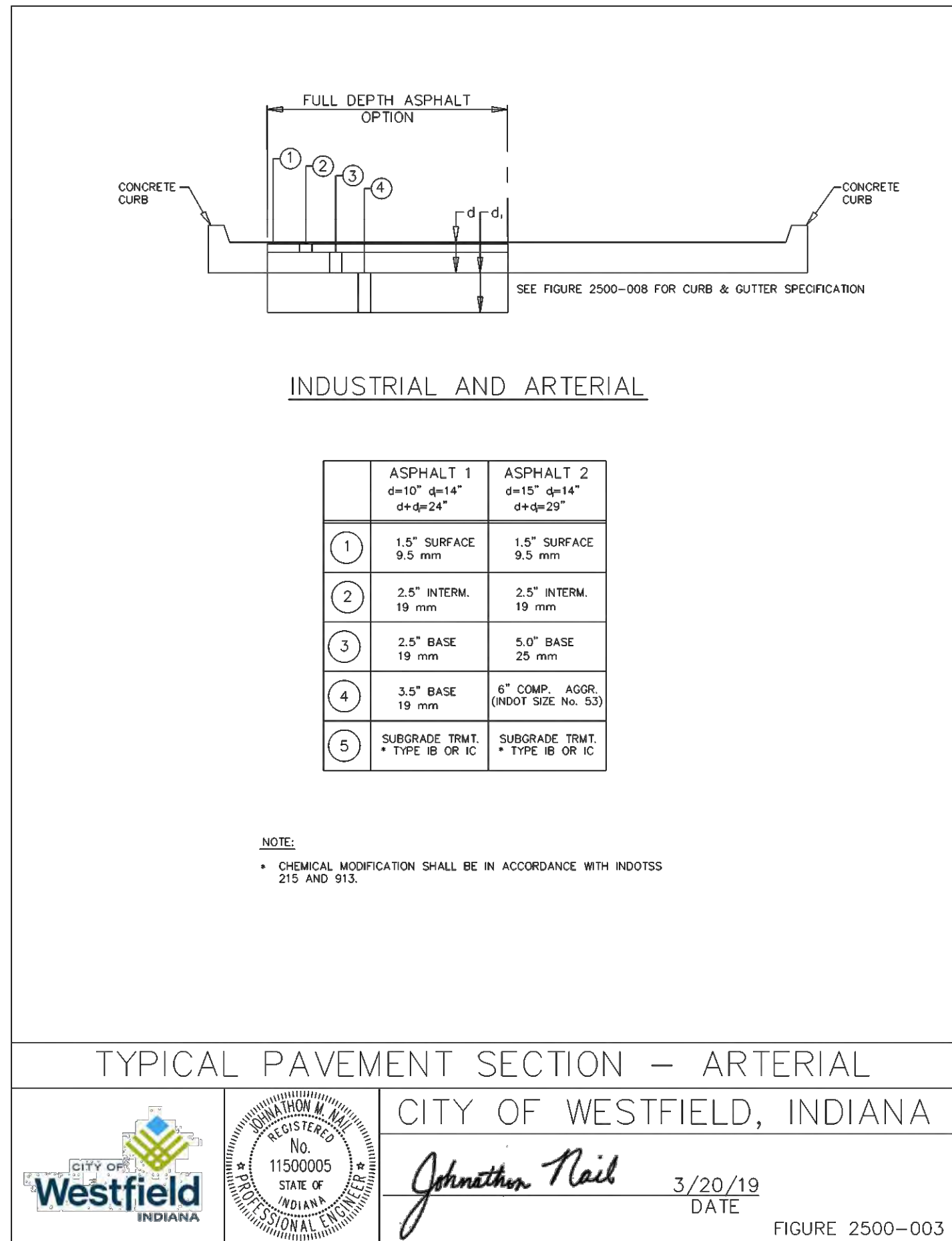
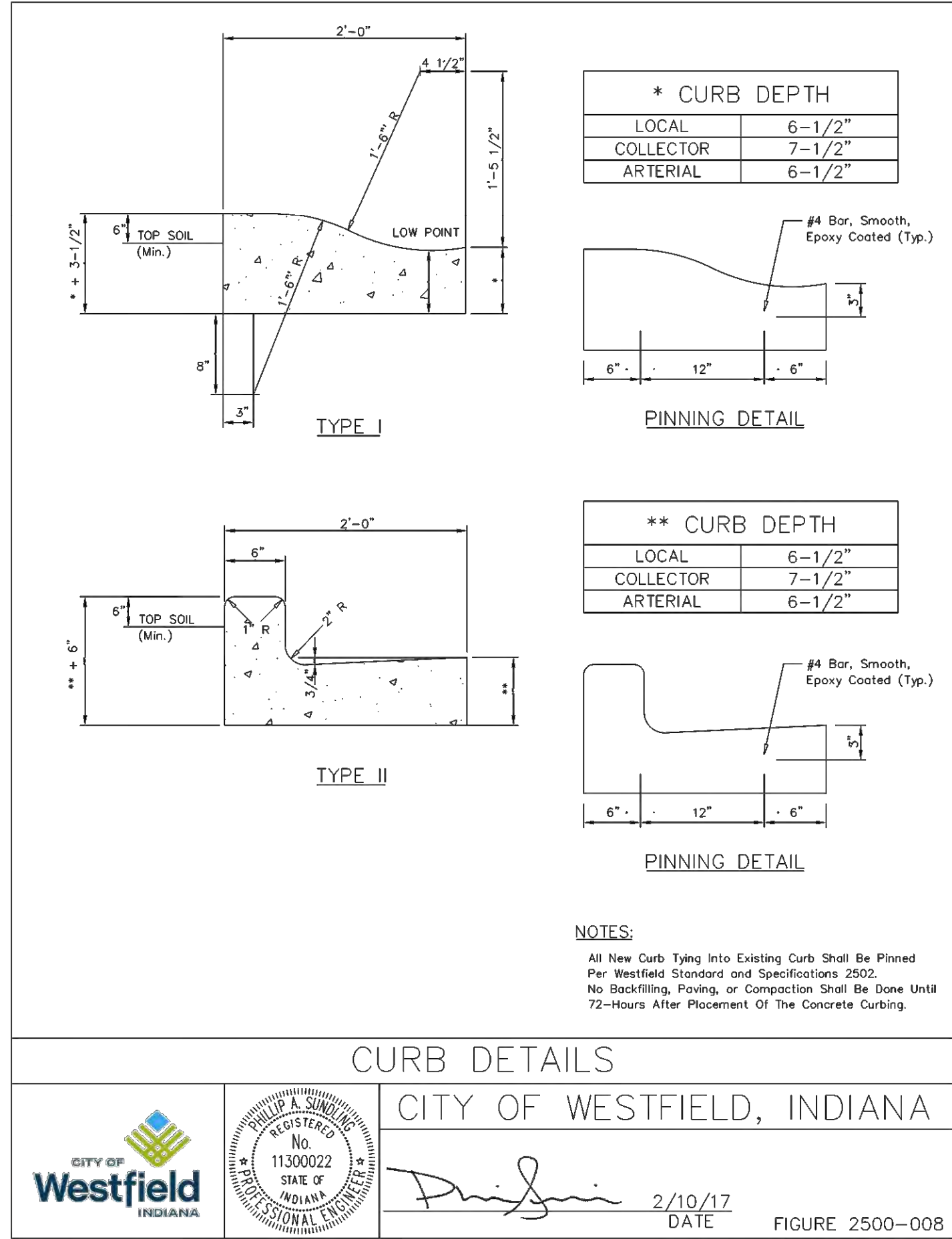
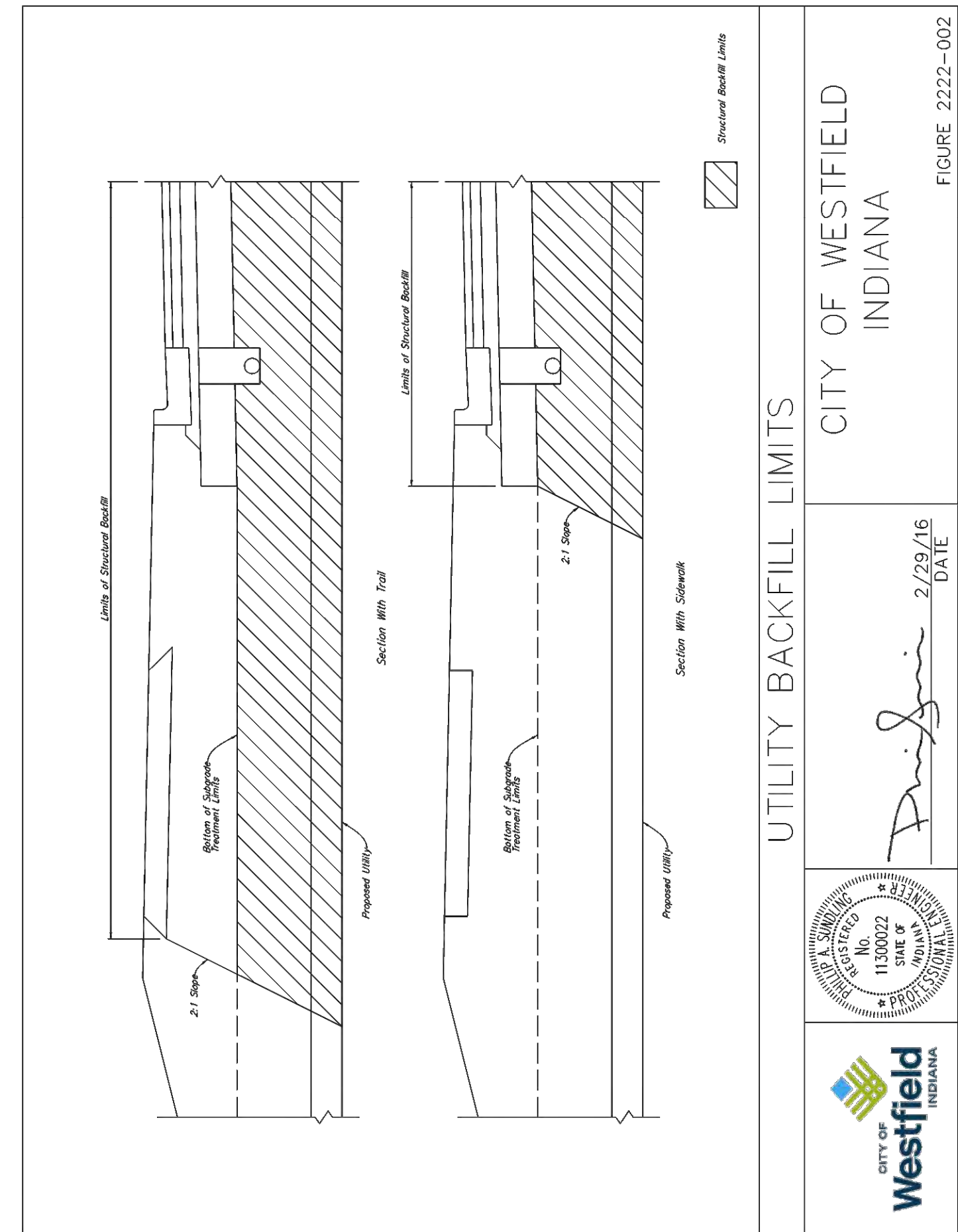
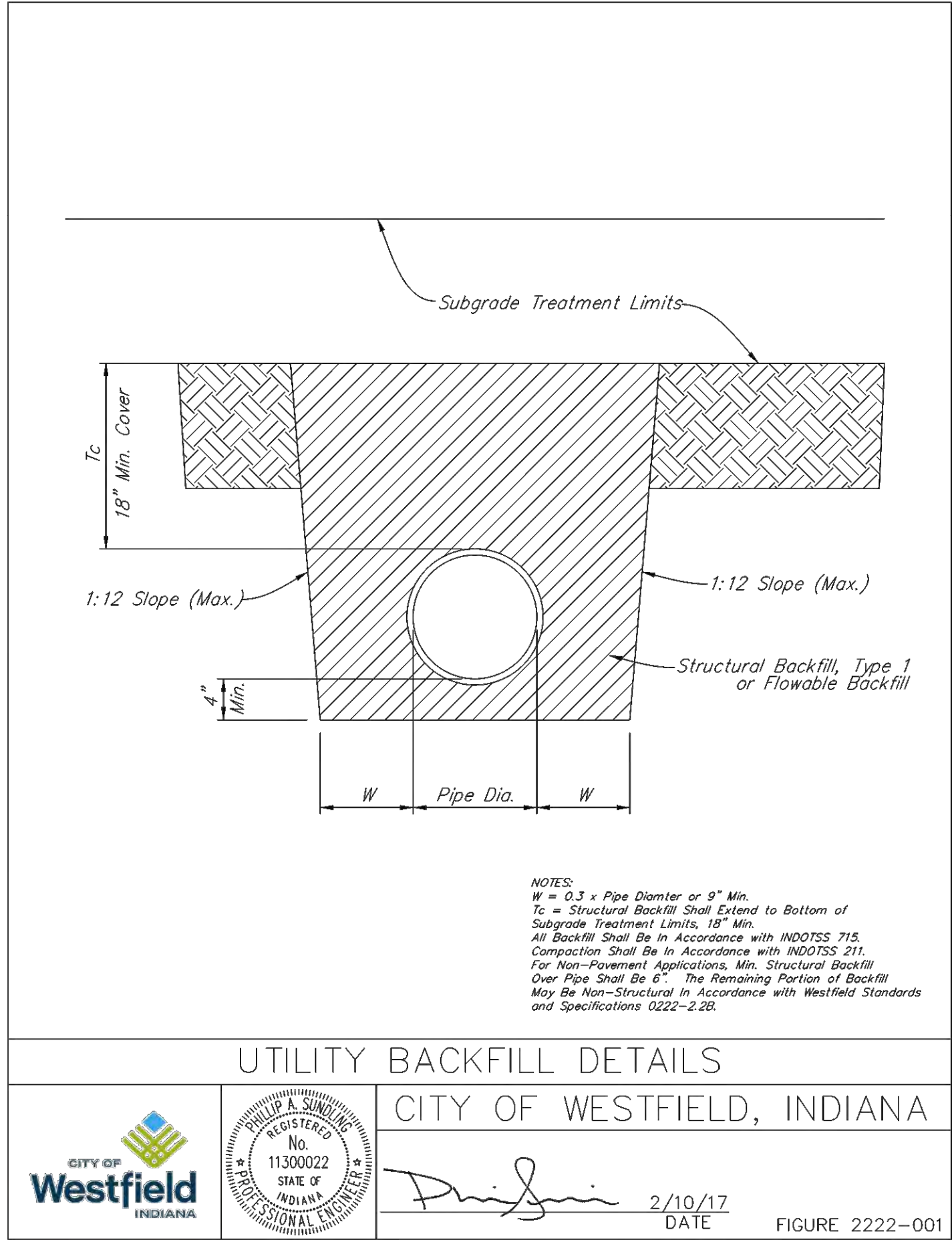
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LOCANSFORT, IN 46947
PHONE: 574-721-9932

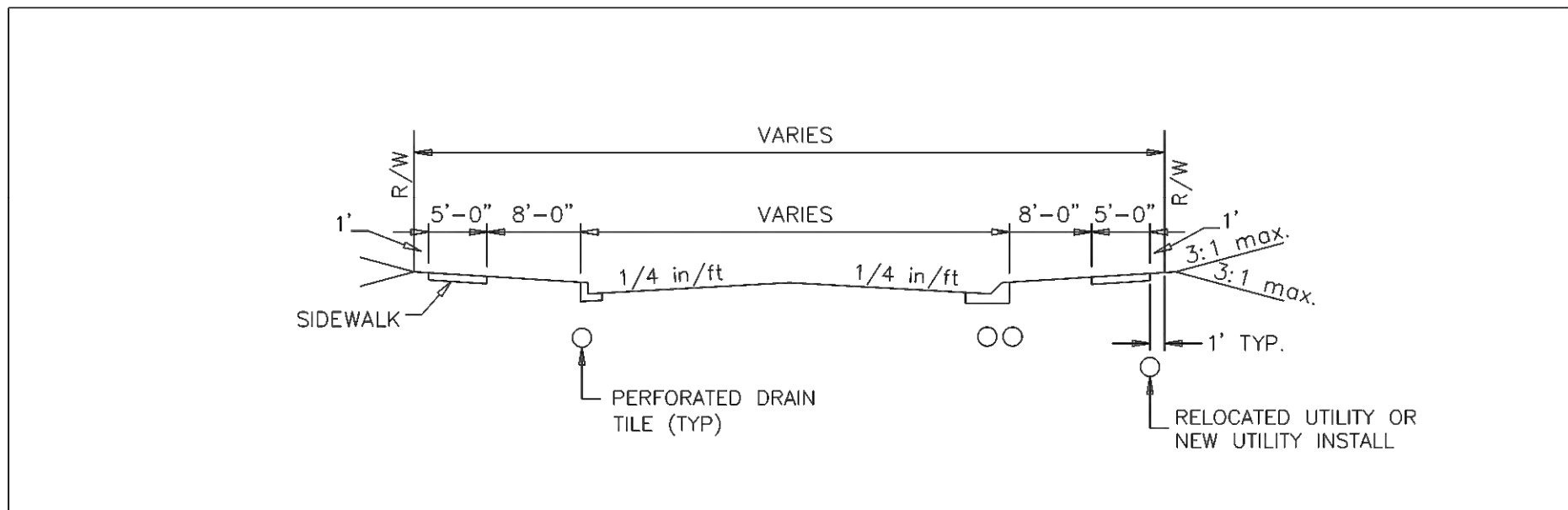
HAWORTH BUSINESS PARK

169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

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

SHEET No. C6.1





- NOTES:
1. Utilities shall generally be located approximately 1' inside the R/W line unless a conflict exists that prevents the utility from being installed at that location.
 2. All new dry utilities shall maintain a minimum separation of 3.0 feet from all storm structures and pipe.
 3. Utility pedestals shall not be placed on top of storm sewer lines.
 4. Utility installation shall follow Section 02222 of the City of Westfield Construction Standards and Specifications.

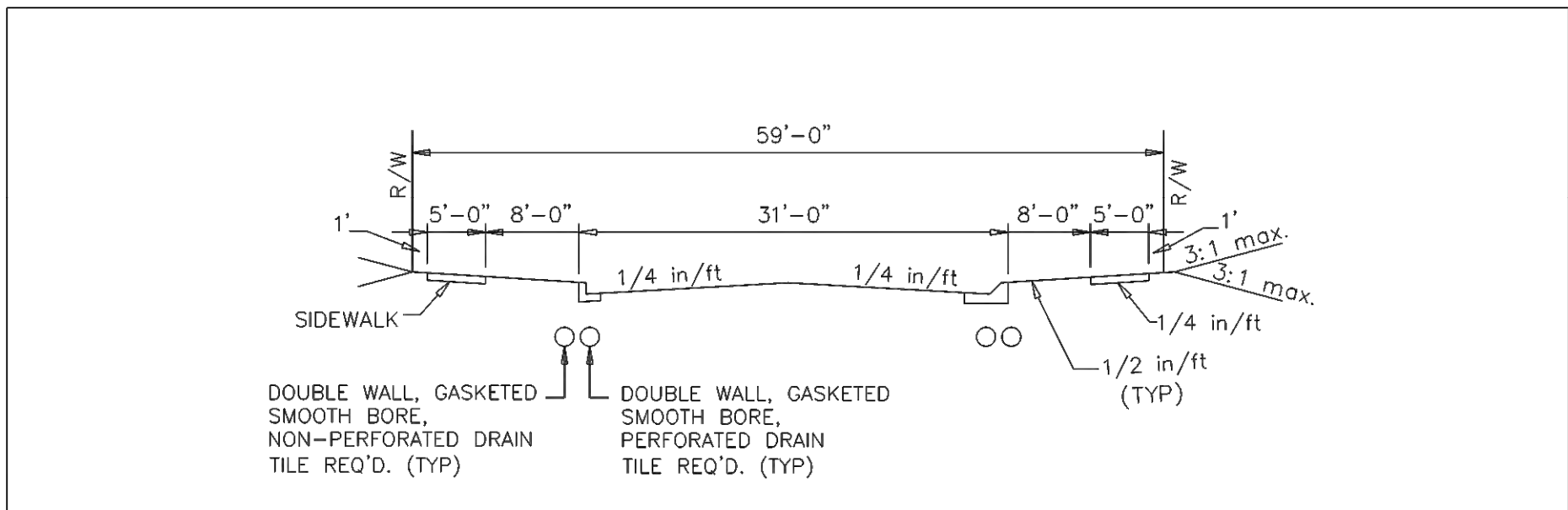
UTILITY RELOCATION & INSTALLATION DETAIL



Jonathan Nail
3/20/19
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2222-004



- NOTES:
1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 2. For curb and gutter detail, see Figure 2500-008
 3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

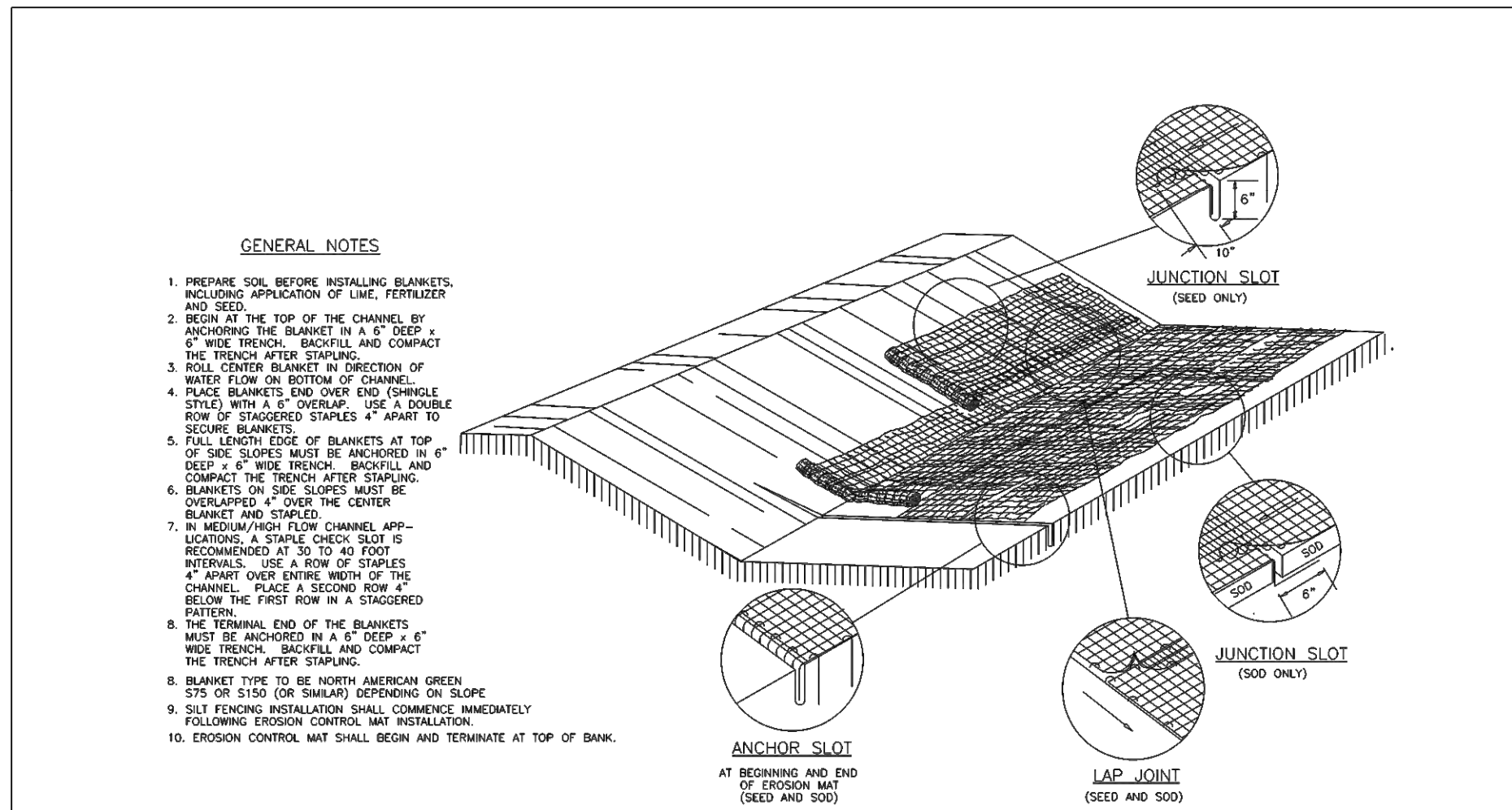
TYPICAL CROSS SECTION: LOCAL STREET



Jonathan Nail
2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2501-001



- GENERAL NOTES
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME FERTILIZER AND SEED.
 2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP, 4" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
 4. PLACE BLANKETS END OVER END FORMING STAPLES WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
 5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SLOPE MUST BE ANCHORED IN 6" DEEP, 4" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 6. BLANKETS ON SLOPE SHOULD COVER THE ENTIRE SLOPE. FOR THE CENTER BLANKET AND STAPLES.
 7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 10 TO 15 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW AT BELOW THE FIRST ROW IN A STAGGERED PATTERN.
 8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP, 4" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
 9. BLANKET TYPE TO BE NORTH AMERICAN GREEN 575 (OR 515) (OR SIMILAR) DEPENDING ON SLOPE.
 10. SLOPE FENCING INSULATOR SHALL COMMENCE IMMEDIATELY FOLLOWING EROSION CONTROL MAT INSTALLATION.
 11. EROSION CONTROL MAT SHALL BEGIN AND TERMINATE AT TOP OF BANK.

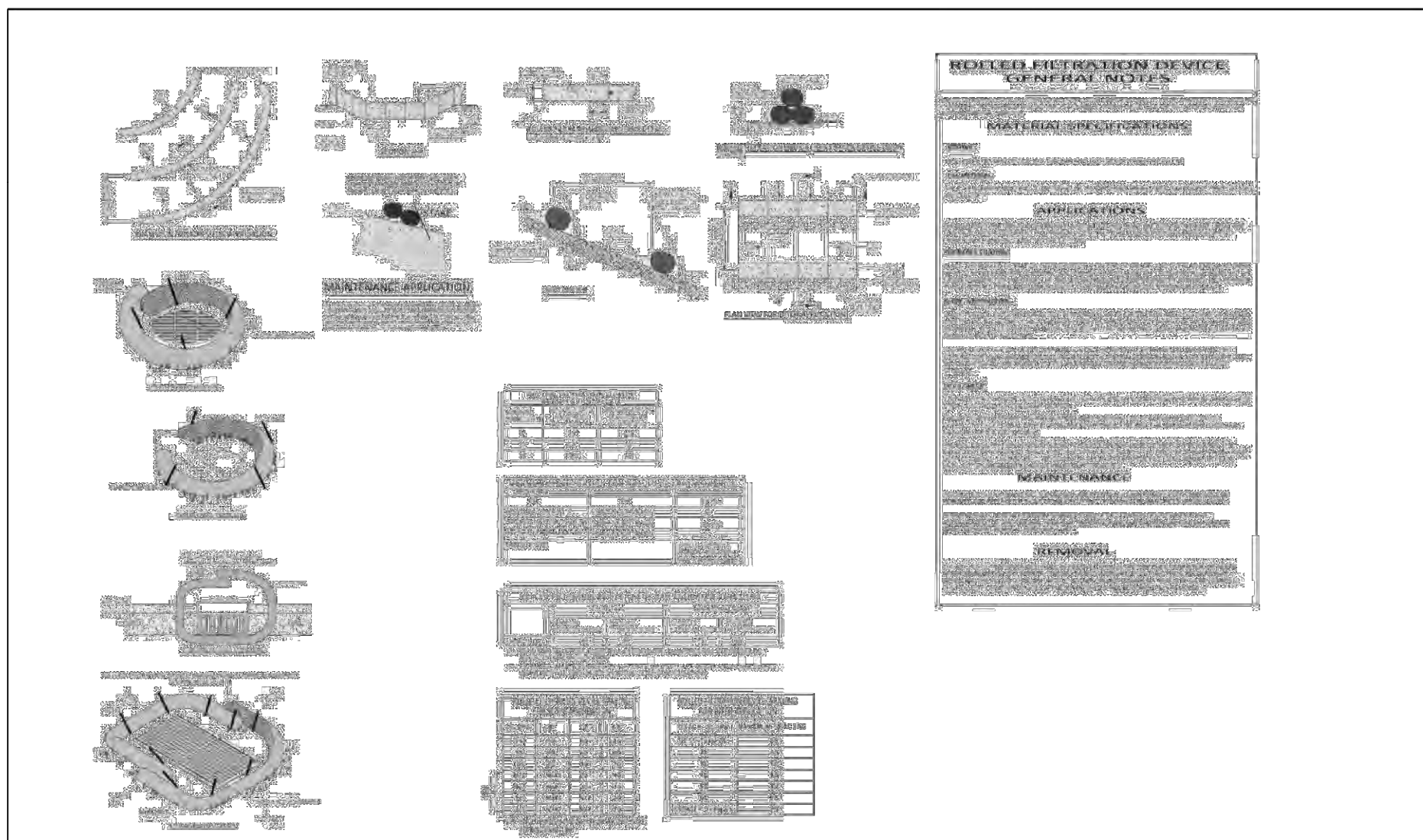
EROSION CONTROL MAT - SLOPE DETAIL



Jonathan Nail
2/25/15
DATE

CITY OF WESTFIELD
INDIANA

FIGURE EC-02



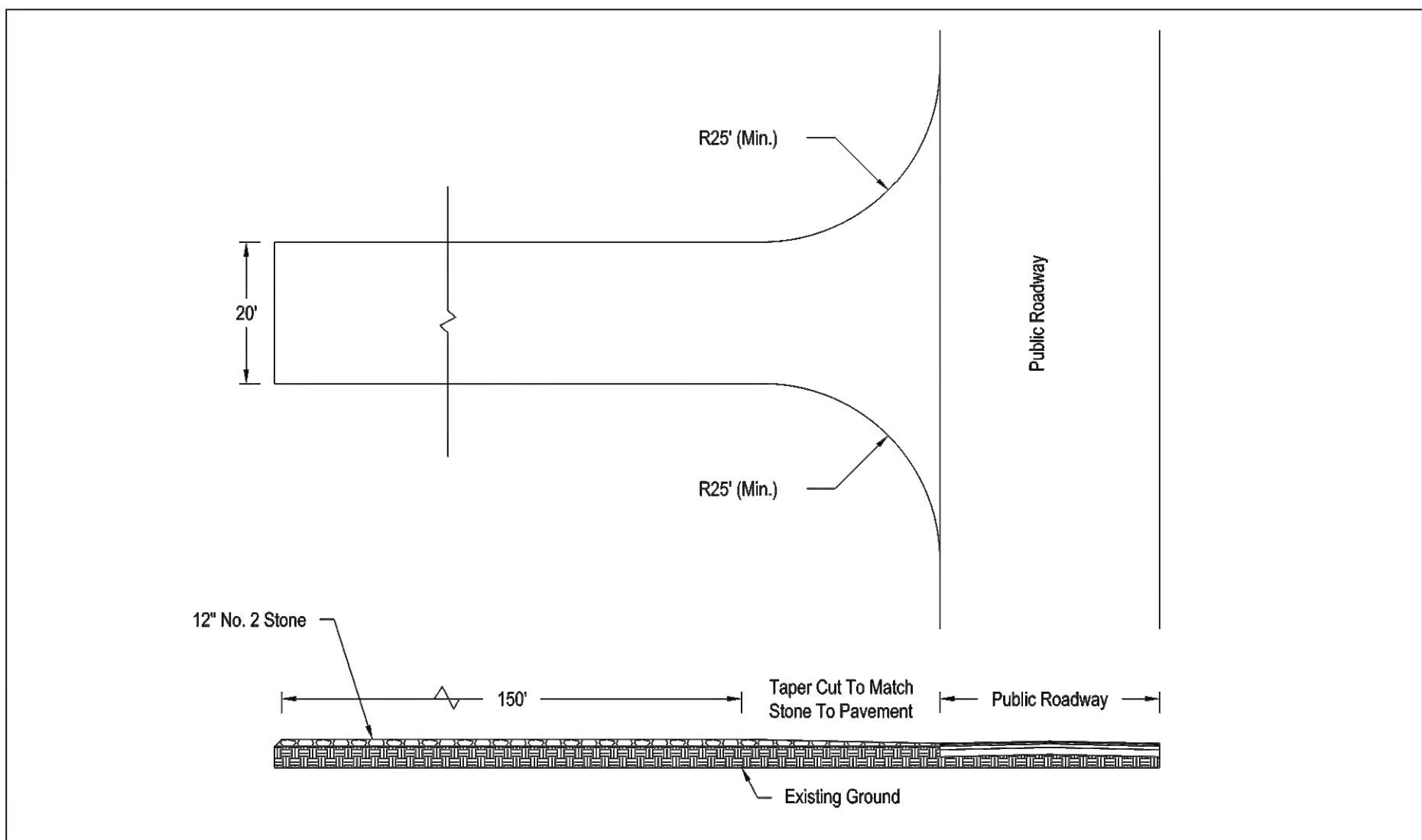
ROLLED FILTRATION DEVICE



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INDIANA

FIGURE EC-16



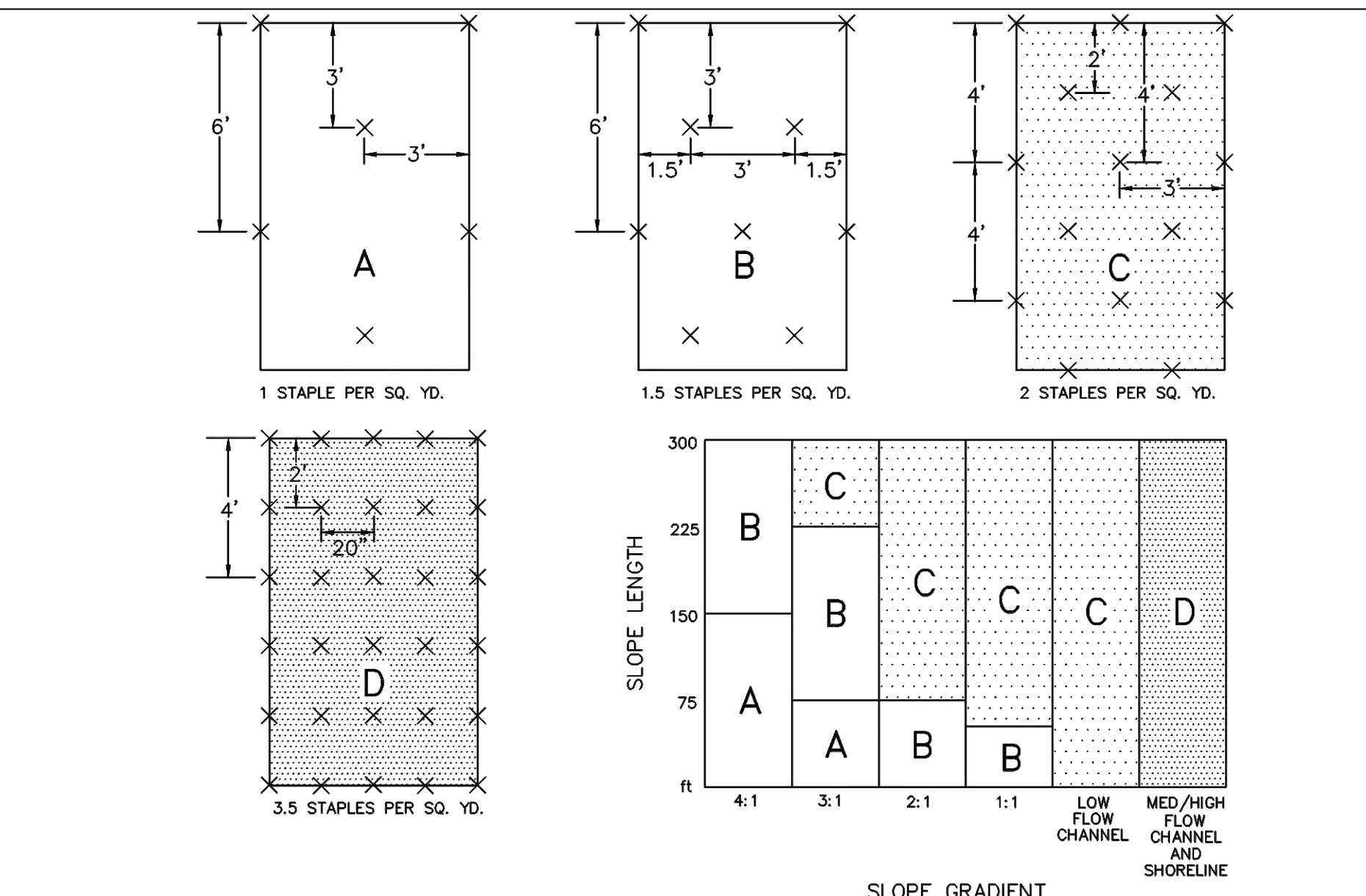
TEMPORARY CONSTRUCTION DRIVE



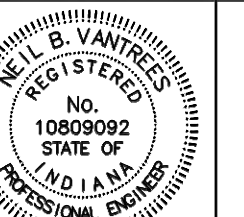
Jonathan Nail
2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE EC-10



EROSION CONTROL MAT - STAPLE GUIDE



Jonathan Nail
4/1/14
DATE

CITY OF WESTFIELD, INDIANA

FIGURE EC-3

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DATE

04/19/2019
04/29/2019
07/29/2019

CLIENT REVIEW
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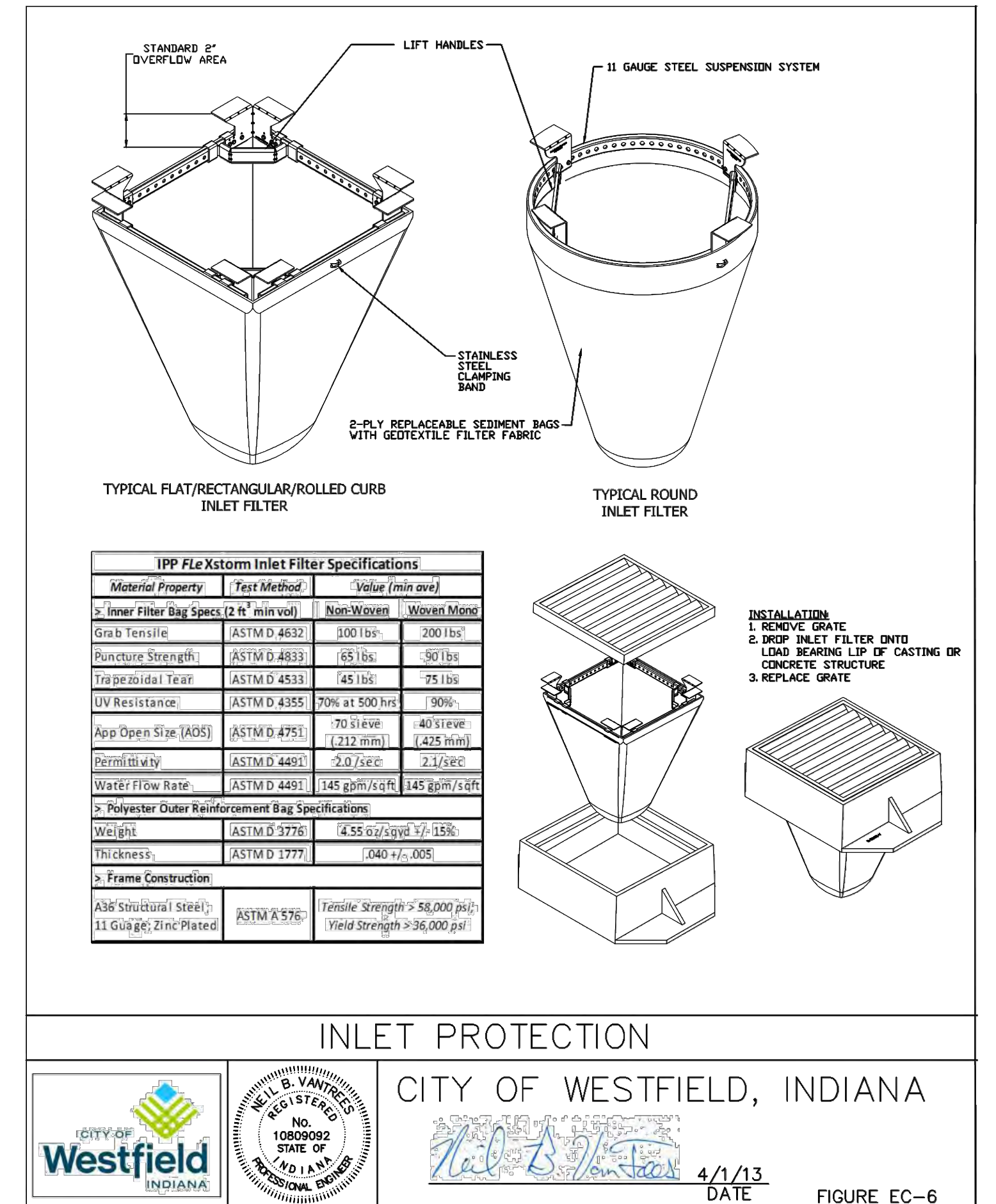
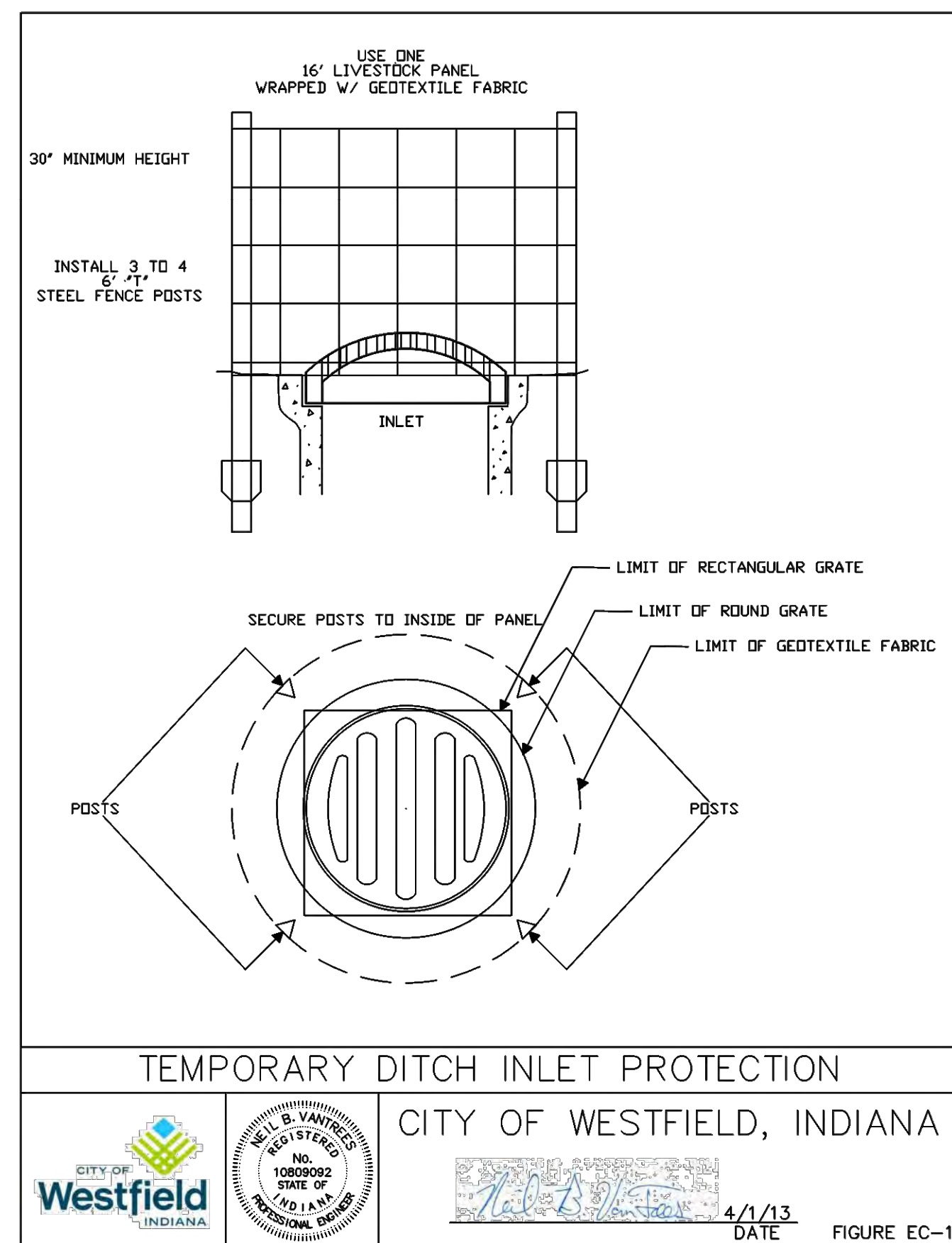
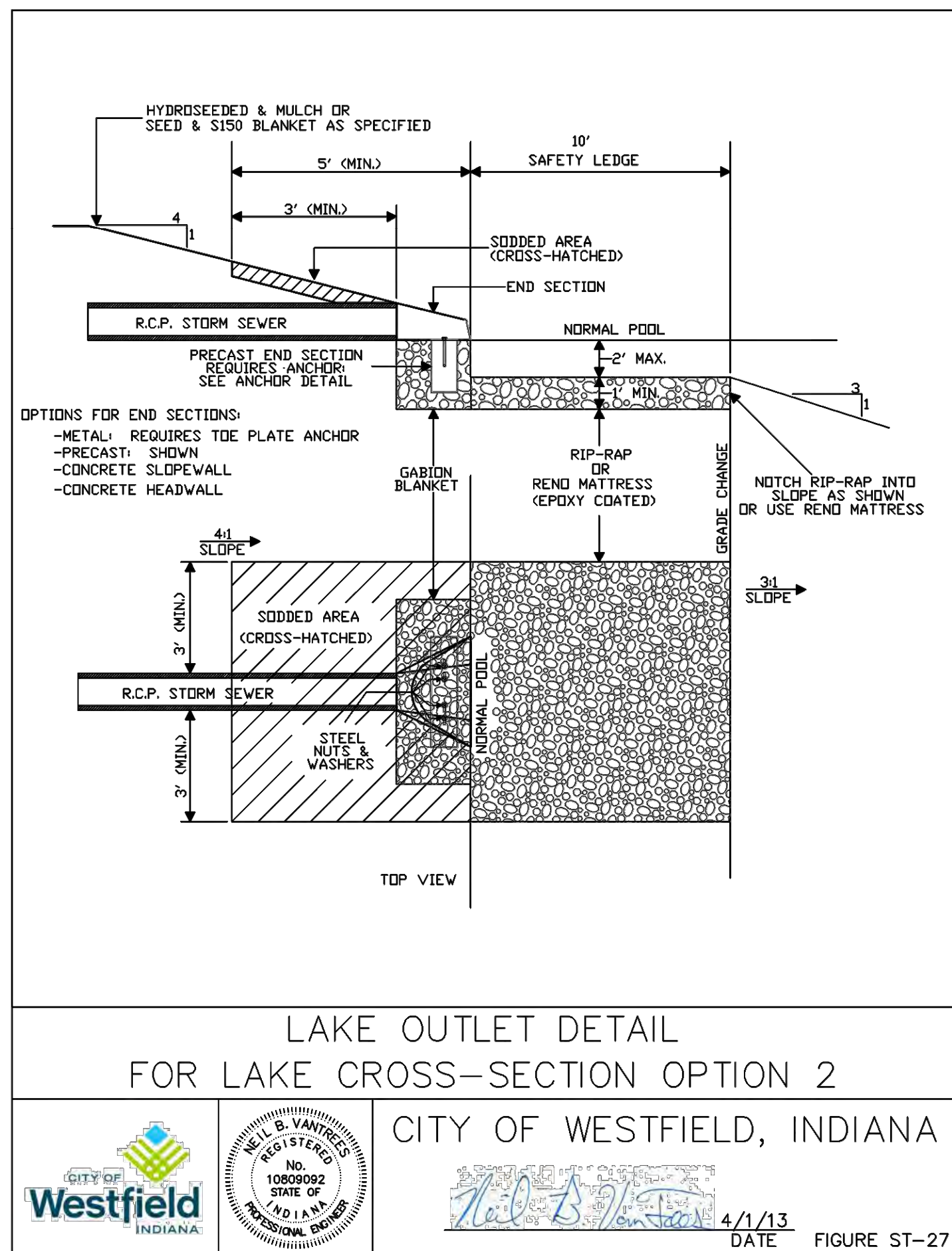
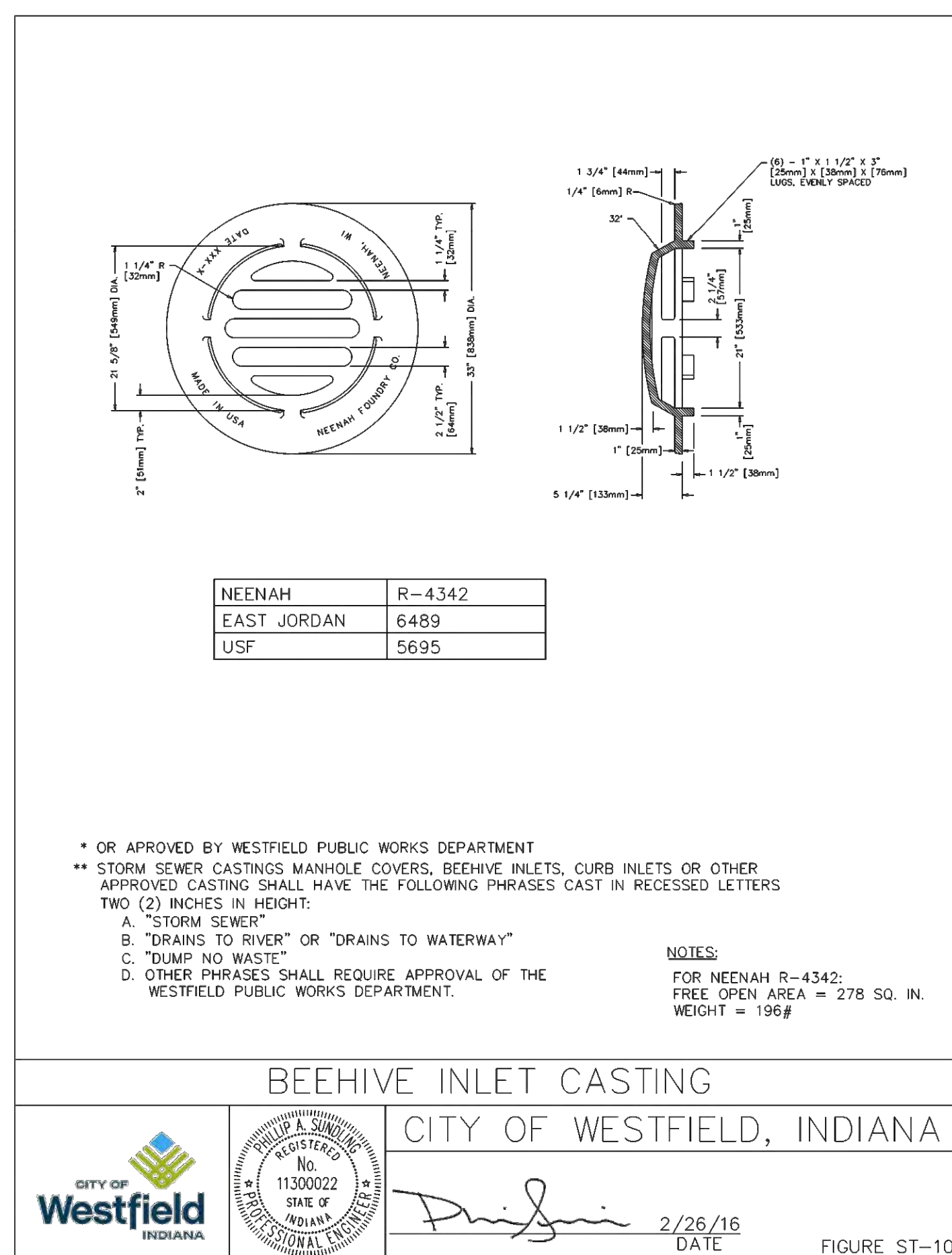
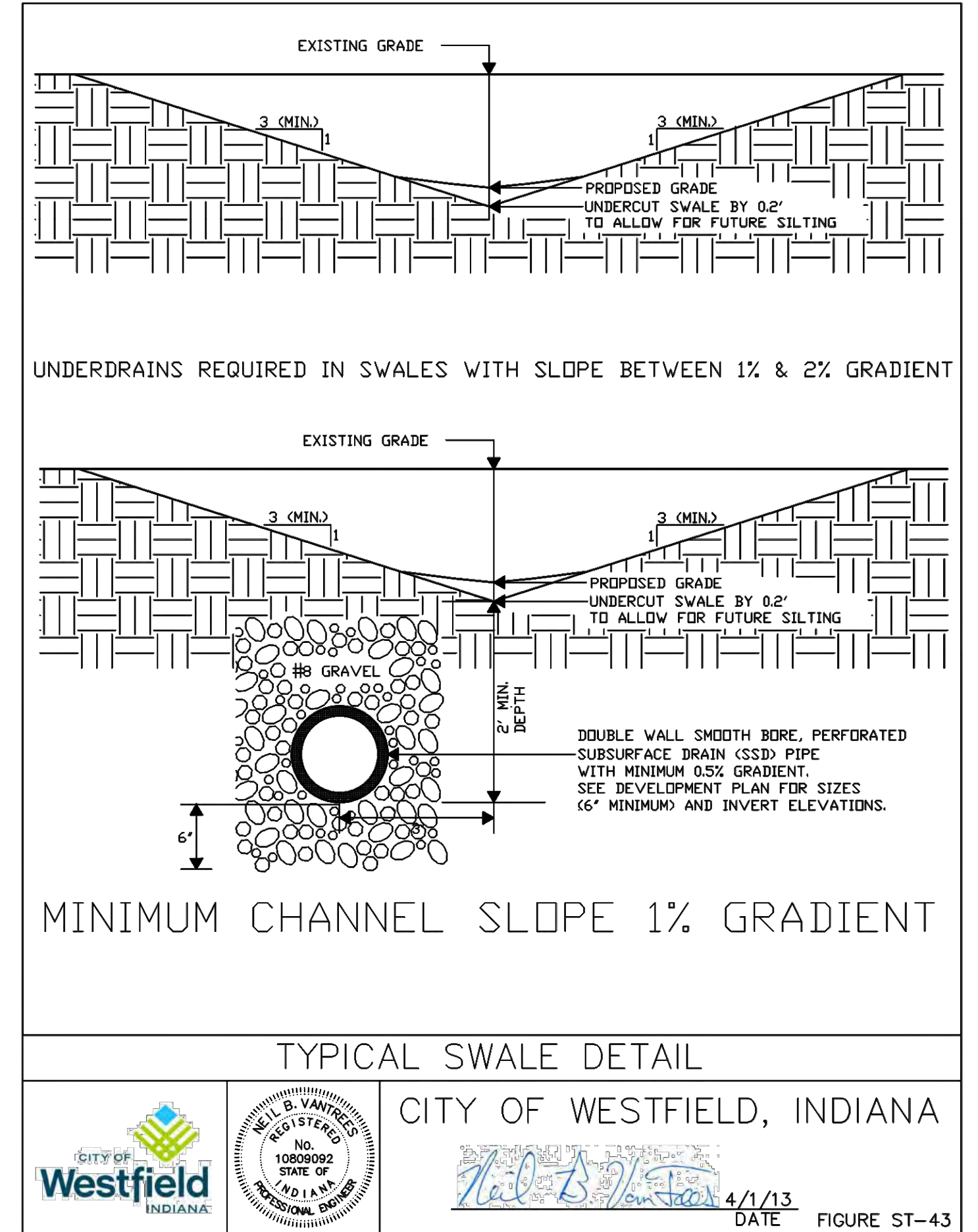
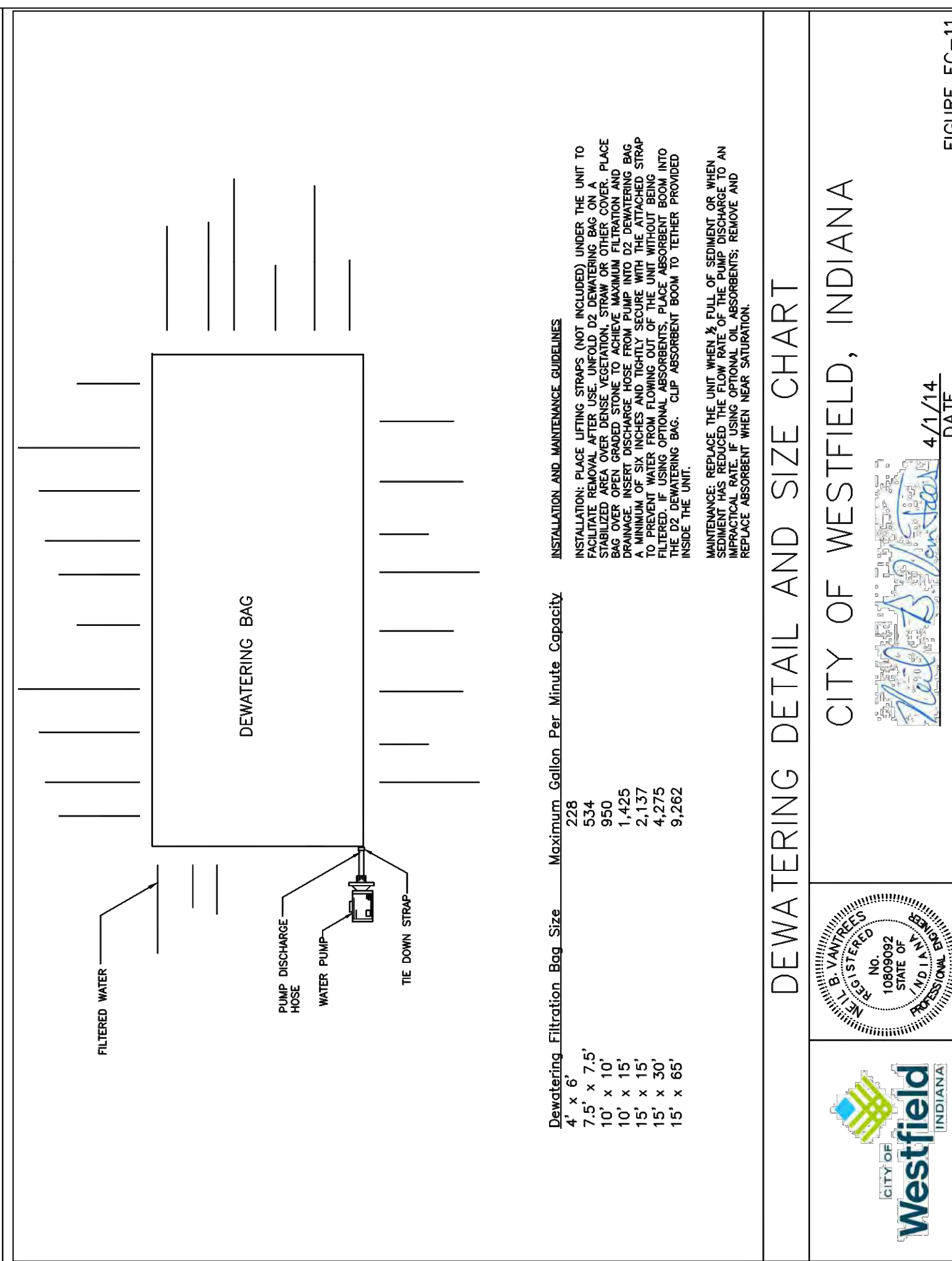
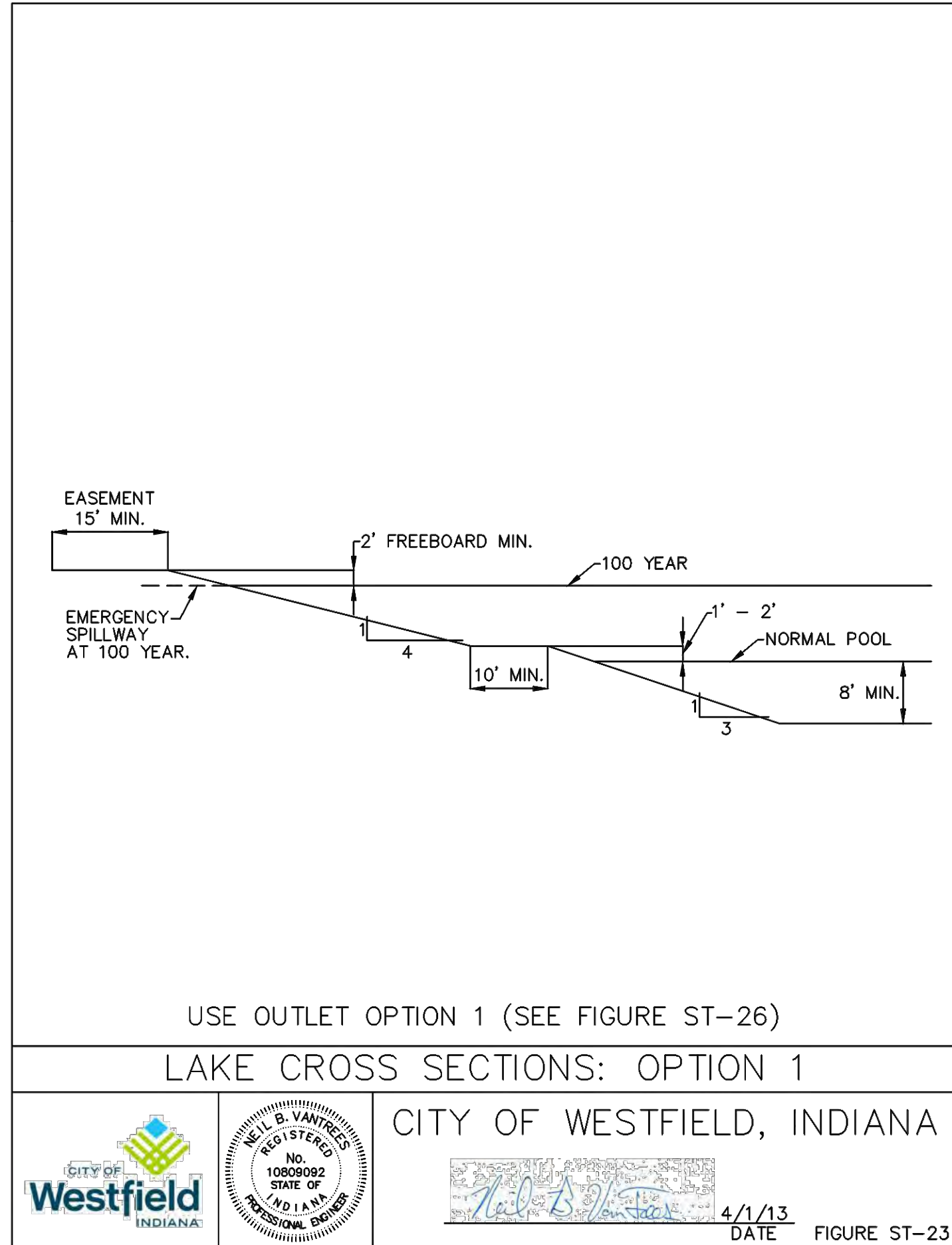
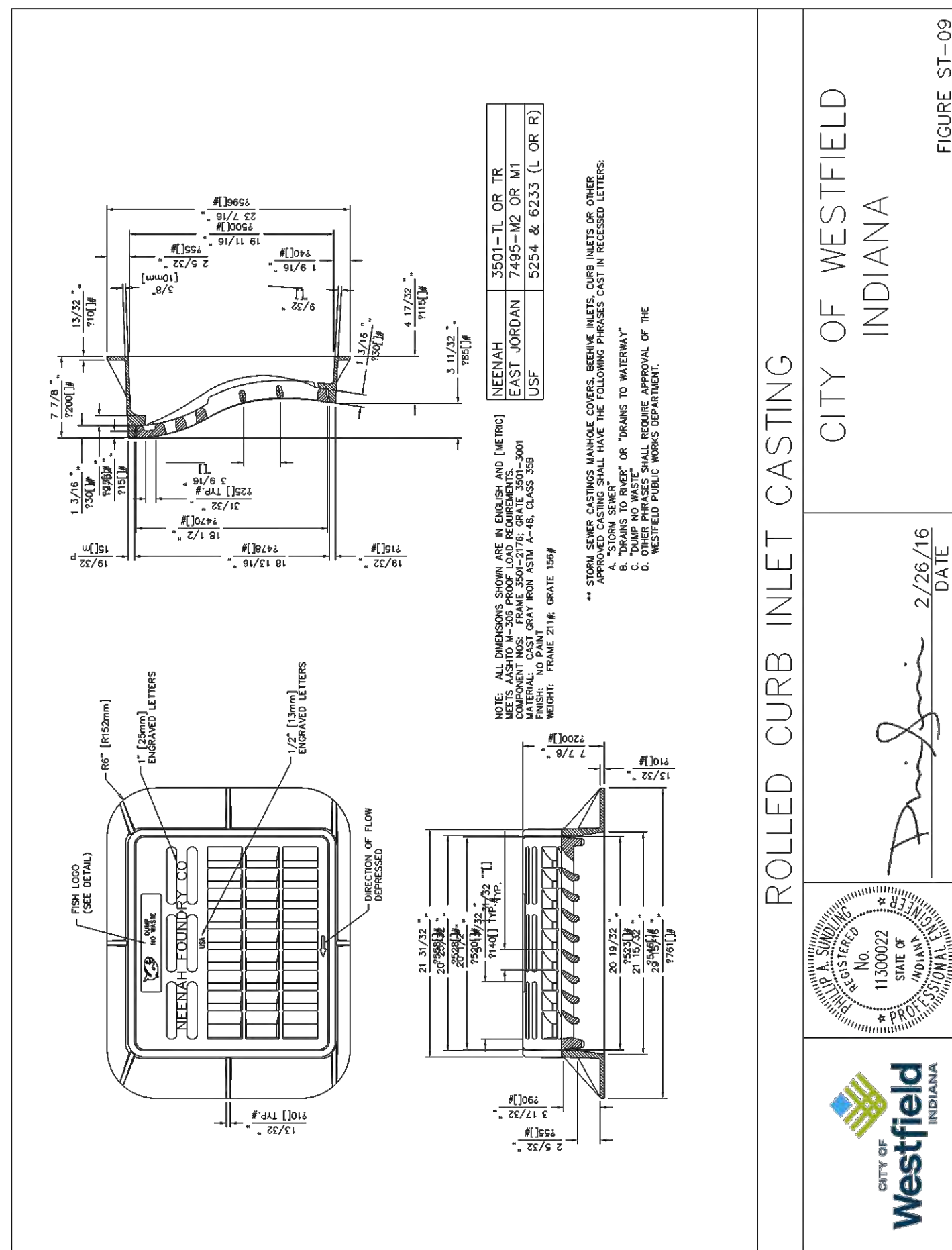
HAWORTH BUSINESS PARK

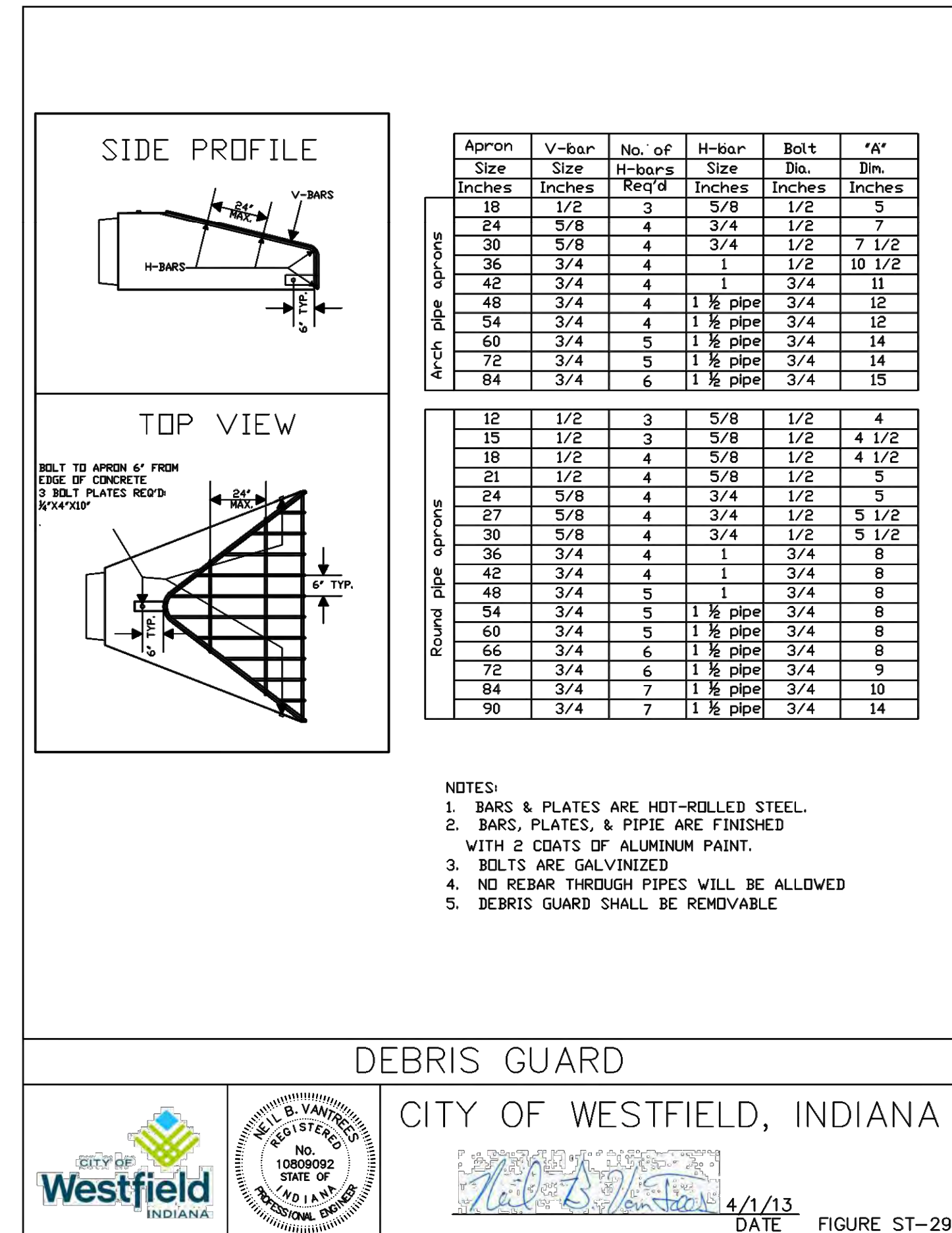
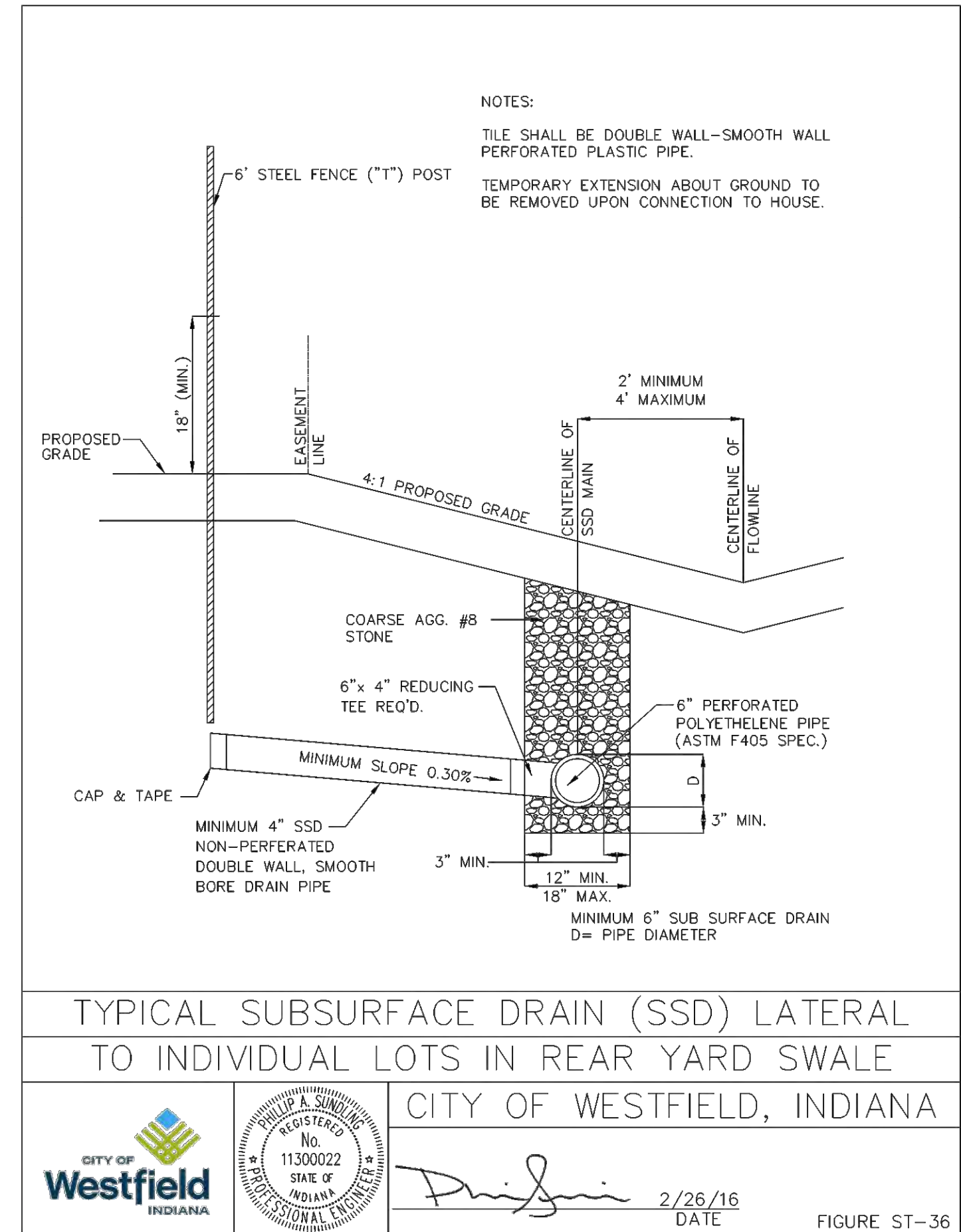
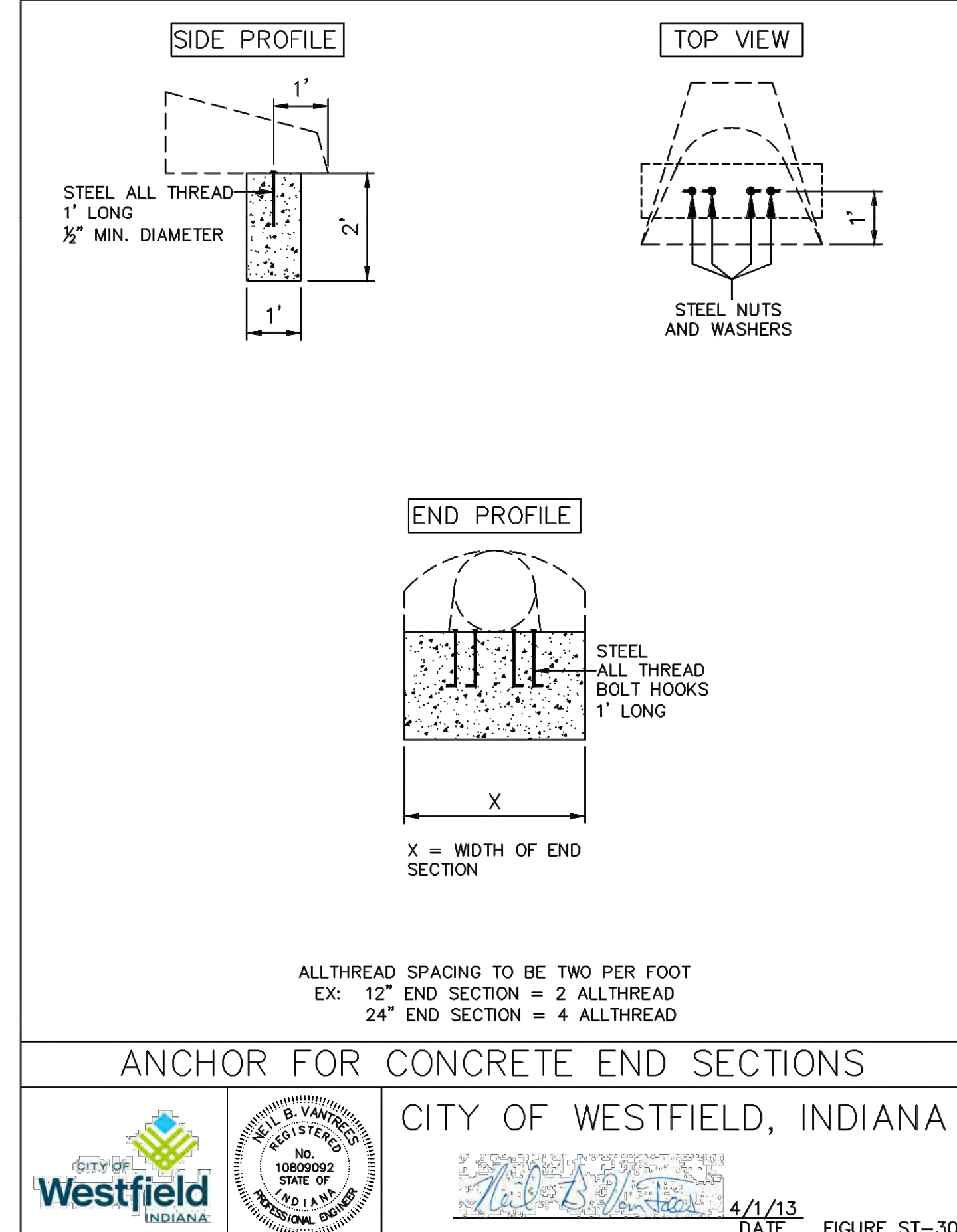
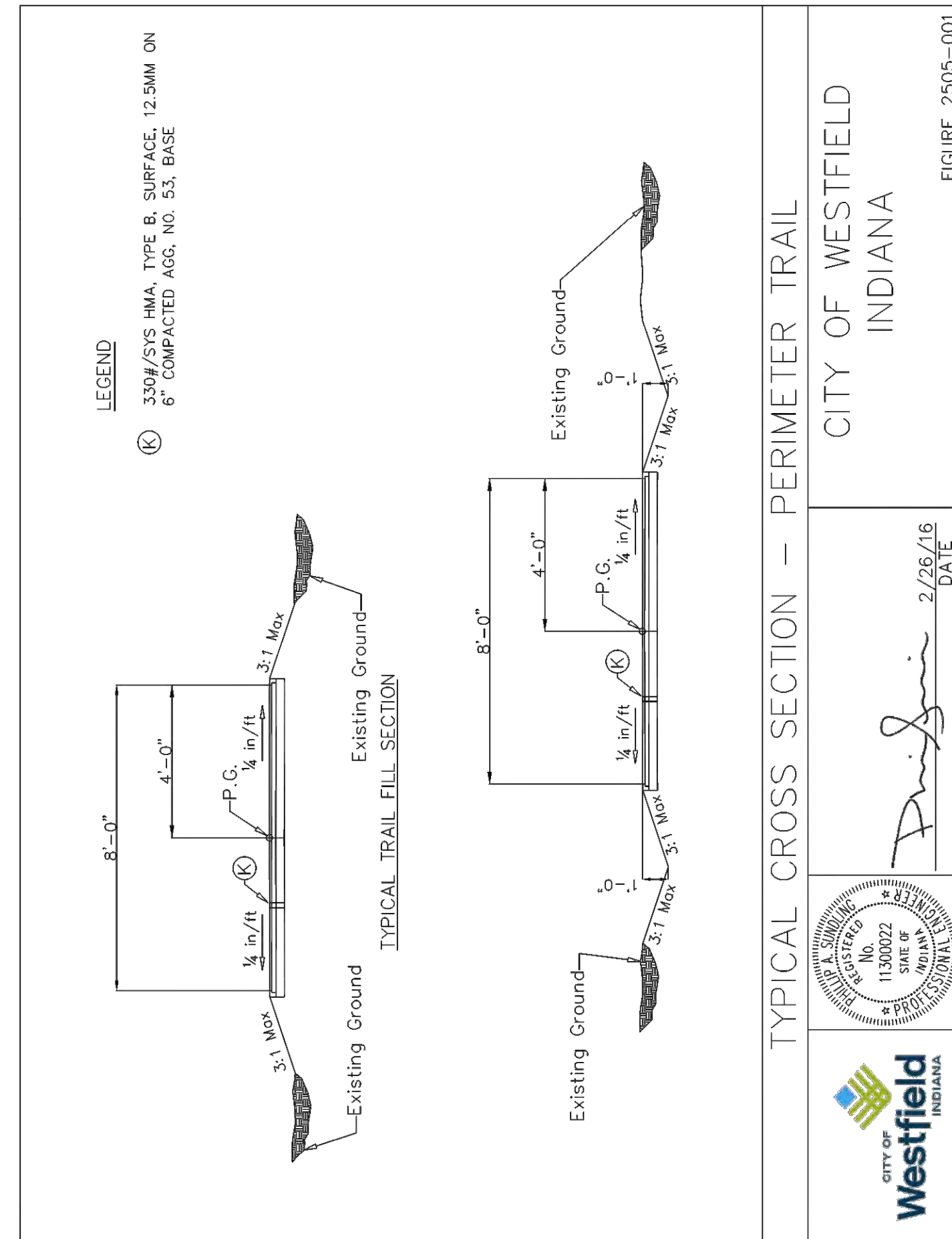
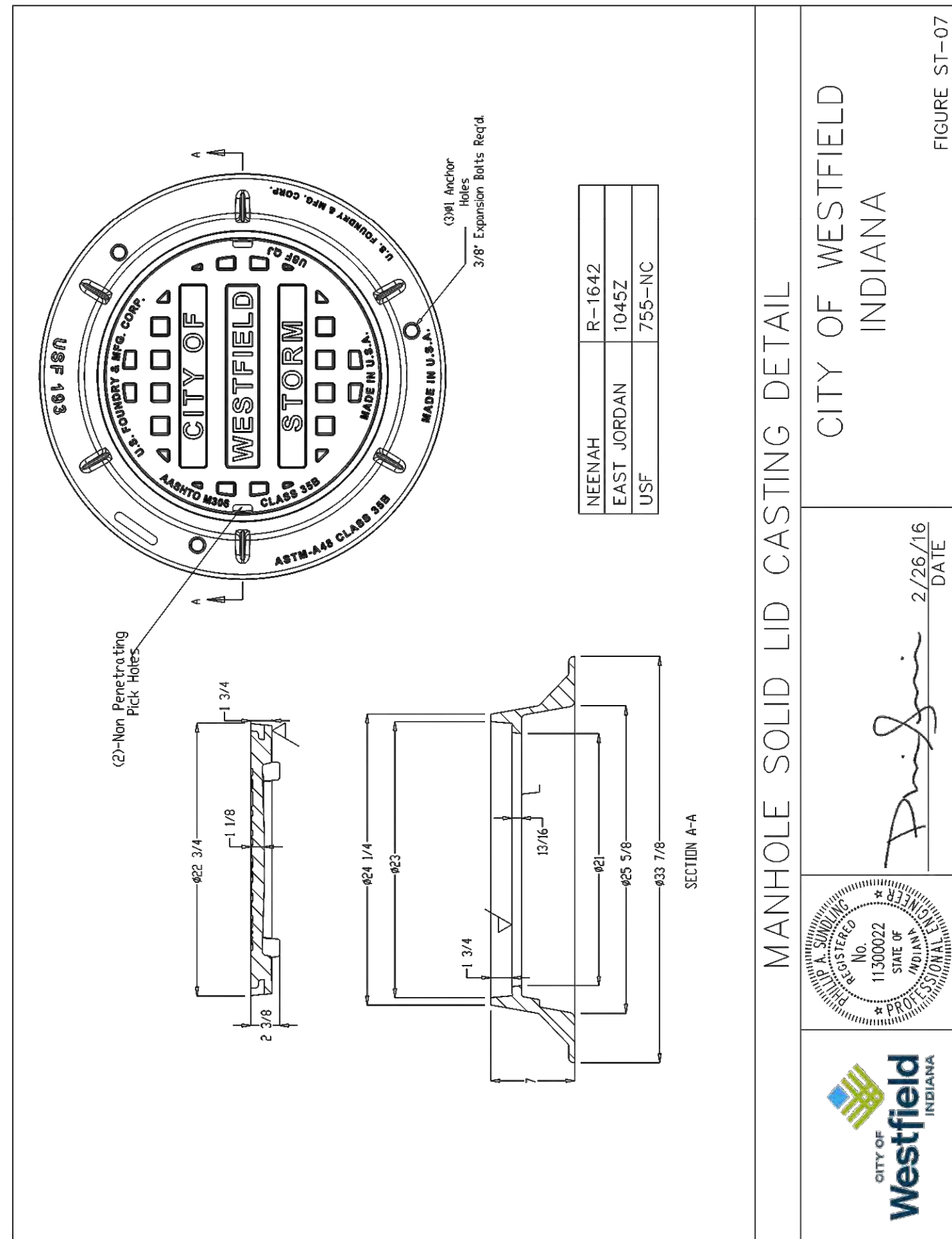
DRAWN BY: TEN
CHECKED BY: ALD
PROJECT No.
1903-049

SHEET No.

C7.2

WESTFIELD DETAILS





SECTION 7.0 MATERIAL REQUIREMENTS FOR WATER MAINS

7.01 General

The Developer and/or Contractor shall furnish all pipeline materials necessary for the complete installation and associated construction of all Developer installed water mains and appurtenances. All materials shall be new or in a condition that complies with the Standards.

The Utility shall review and consider changes to the material type and suppliers and manufacturers on an as needed basis. All materials shall be tested and verified that they meet all applicable American Water Works Association (AWWA), American National Standards Institute (ANSI), American Society of Testing and Materials (ASTM), Underwriters Laboratories (U/L) and National Sanitation Foundation (NSF) Standards, as well as all applicable Local, State and Federal laws.

7.02 Polyvinyl Chloride (PVC) Pipe (6" and 8" Diameter)

All PVC pipe shall be of a blue tint and conform to the latest edition of ANSI/AWWA C900. The pipe shall have the same outside diameter as ductile iron pipe. Materials from which the pipe was manufactured shall have been tested and approved for conveying potable water by the NSF and U/L. All PVC pipe shall be marked with the U/L logo. Where fittings are required, DI fittings shall be used (refer to Section 7.03 - Ductile Iron Pipe and Fittings", Subpart B-D & F, Joints).

A. Wall Thickness, Small Pipe

Pipe wall thickness for 6" and 8" pipe shall be as required to provide a minimum wall thickness of DR 18 for Pressure Class 150, as defined by ANSI/AWWA C900.

B. Joints

Joints for PVC pipe shall be slip-on type with integral bell and spigot. Gasket lubricant shall be as specified by the pipe manufacturer.

C. Use of PVC 12" and larger shall require approval by the Utility.

7.03 Ductile Iron Pipe and Fittings

A. Ductile Iron (DI) Pipe

Unless indicated otherwise on the construction plans, all 8" through 36" diameter pipe shall be Class 350; complete with all accessories specified in Section 7.03 Ductile Iron Pipe and Fittings and conforming to ANSI/AWWA C151/A21.51 with polyethylene encasement (refer to Section 7.15, "Polyethylene Encasement"). The joint shall be of the push joint (PJ) type conforming to ANSI/AWWA C111/A21.11. Gaskets shall be Tyton Type and conform to ANSI/AWWA C111/A21.11. Gasket lubricant shall conform to ANSI/AWWA C111/A21.11. The pipe shall be cement mortar lined in accordance with ANSI/AWWA C104/A21.4 and shall be coated outside with a bituminous coating.

B. Ductile Iron Fittings

Ductile iron fittings shall be complete with all accessories (refer to Section 7.03.D)

B. Wall Thickness

Distribution network piping minimum pipe wall thickness shall be Standard Dimension Ratio (SDR) 11 for pipe 3" through 36" in diameter.

Well line piping shall be a minimum of SDR 17 or as required by the design and approved by the Utility.

C. Polyethylene Fittings

HDPE fittings shall utilize the same DR as the pipe being installed.

D. Polyethylene Mechanical Joint Adapters for use on Polyethylene Pipe

All polyethylene mechanical joint adapters:

- Shall consist of one (1) piece construction from solid billet polyethylene.
- Shall include a stainless steel integrated stiffener for sizes 16"through 36" (do not have to include stainless steel stiffener on sizes 6" through 12").
- Shall utilize the same DR as the pipe being installed and ductile iron pipe size (DIPS).
- Shall be of ductile iron pipe outside diameter.
- Shall allow sufficient clearance for full swing of butterfly valve action of disc.
- Shall include complete mechanical joint (MJ) accessory kit including:
 - C110 full body, MJ heavy gland or machined steel gland of equal thickness.
 - Sufficient number and length MJ T-head bolts and nuts.
 - Standard MJ gasket.

7.05 Valves

Gate Valves

A. See Table 7.05.1 below for opening orientation by Territory Area

B. Manufacturer(s) (Model) American Flow Control

Tapping Valves

A. See Table 7.05.1 below for opening orientation by Territory Area

B. Manufacturer(s) (Model) American Flow Control

Butterfly Valves

A. See Table 7.05.1 below for opening orientation by Territory Area

B. Manufacturer(s) (Model) Val-Matic Super Valve

For valves requiring remote operation, please contact the Plant Engineering group to discuss requirements.

Table 7.1 Valve Opening Orientation

Valve Orientation	CW Territory					
	Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield	Plant
	Open Right (Clockwise)	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.06 Tapping Sleeves

A. Tapping Sleeves (Stainless Steel)

1. All taps on PVC, ductile iron, and cast iron pipe (unless size on size) shall utilize stainless steel tapping sleeves. For size on size applications, the installation of an MJ Tee shall be required.

2. The sleeve body shall be manufactured entirely of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.

3. The gasket shall be gridded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MBA710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.

4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with recess to accept standard tapping valves.

5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.

6. Flanged joint fitting accessories shall consist of 1/8" thick gaskets and stainless steel bolts with nuts. Flange joint gaskets shall conform to ANSI/AWWA C111/A21.11. All stainless steel bolts, nuts and washers connecting the tapping valve flange face to the tapping sleeve flange face shall be ANSI Type 304 or 316 stainless steel.

7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.

8. All tapping sleeves and metallic pipe are to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".

B. Manufacturer(s) (Model) or CEG Approved Equal

Ford Meter Box Company, Inc. (FAST), JCM Industries (Model 432), or Smith Blair through 12" main size (Model 663), or for 30" mains use JCM Industries Model 452

7.07 Hydrants

A. Specifications

Table 7.07.1 Fire Hydrant Specifications

Citizens Water Territory						
	Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield	Brownburg
Operating Threads	Isolated from Potentially Corrosive Environments and Lubricated with Food Grade Lubricant					
Operating Nuts	National Standard Pentagon					
Hydrant Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)	Open Right (Clockwise)
Valve Opening	5-1/4"					
Steamer Nozzle*	4-1/2" ID x 5.375" OD x 6 threads per inch	Storz	4-1/2" ID x 5.375" OD x 6 threads per inch	Storz	Storz	Storz
Hose Nozzles	(2) 2-1/2" (7-1/2 National Standard Threads per Inch)					
Steamer Nozzle	(1) 4-1/2" *					
Nozzles	Screwed or Locked into Upper Section, Sealed with O-Ring, & a pin or screw to prevent backing out					
Upper Valve Plate	Bronze					
Main Valve Seat	Bronze to Bronze Threads					
Mechanical Stop	Yes					
Weep/Drain Holes	Yes					
Epoxy Coat	Lower Valve plate & Interior Parts of Hydrant Shoe					
Bury Depth	5' Bury Depth on all Mains 12" and Smaller 6' Bury Depth on all Mains 16" and Larger					
Barrel Extensions	No, Unless Approved by the Utility					
Lower Barrel	Ductile Iron					
Tracing Wire Connection	Yes Copperhead Test Station Trace Wire Loop or approved equal					
Approved Utility Hydrant Color (30 Mil Thickness)**	Blue/Green w/ Reflective White Paint on Bonnet Flange	Yellow	Red	Silver	Red	Blue/Green w/ Reflective White Paint on Bonnet Flange
Approved Private Hydrant Color***	Red or Yellow					
Hydrant Cap Chains	Remove from Hydrant					

* Per Municipal or Fire Department Requirements

* Storz Steamer Nozzles are required for hydrants located in Boone, Hamilton, Hancock (except for Buck Creek Township), Hendricks (except for the Town of Avon) and Shelby Counties

** Color provided to be utilized for hydrant re-painting

*** Upon Final Approval by the Utility

B. Manufacturer(s) (Model)- American Flow Control

7.08 Valve Box, Lid and Riser

A. Cast Iron Valve Box and Lid

Special Utility CI valve box and lid shall be installed for each valve and blow-off assembly with a plastic riser, as specified in Standard Practice Drawing "G" - Standard 8" Valve Box and Cover.

Westfield – CI, 2 piece, valve box per ASTM A48, Class 30B with "Water" embossed on CI lid.

B. Valve Box Riser

A solid ribbed 8" diameter PVC riser shall be required and shall be centered over the valve. If the valve is 6" deep or greater, a valve nut extension shall be installed to bring the operating nut to a depth 4" below finished grade.

Westfield – 5 1/4" diameter screw type shafts.

C. Manufacturer(s) (Model) or CEG Approved Equal

Star Pipe Products (8" – VBIWCT (Frame) and VBIWCLID (Lid)) Sigma Corporation (5-1/4" - VB-2684B (Frame) and VB-2684L (Lid))

Westfield-Star Pipe Products (5-1/4" – VB564S (Full Body), VBLIDW (Lid)

7.09 Blow-off Assembly (3" through 24" Water Mains)

A. The blow-off assembly (refer to Standard Practice Drawing "J"-2" Blow-Off Assembly for 3" through 8" Main and Standard Practice Drawing "K"-2" Blow-Off Assembly for 12", 16", 20", and 24" Main) shall be of an automatic freeze-proof design with a drain/weep hole drilled within a 2" ball valve.

Westfield – Shall utilize temporary hydrants as blow-offs.

Cul-de-sac: Blow-off shall be allowed if the distance is less than 300' of 3" pipe. All other applications shall require flushing hydrants.

B. Manufacturer(s) (Model) or CEG Approved Equal

- Gil Industries

C. Valve shall be 600-lb. WOG bronze body with chrome plated brass ball with Teflon seals and stainless steel bolts.

7.10 Blow-off Assembly (30" and Larger Water Mains)

A. As specified in the Utility approved project construction detail drawing.

Westfield – Shall utilize temporary hydrants as blow-offs.

B. Manufacturer(s) (Model) or CEG Approved Equal

- Main sizes above 24" will be determined during preliminary design

7.11 Air Relief Valves (16" and Larger Diameter Water Mains)

Details and requirements of these fabricated assemblies are specified in Standard Practice Drawing "M" -Air Relief Apparatus for Water Mains.

A. All air relief valves shall have cast iron bodies with stainless steel floats.

B. Manufacturer(s) (Model) or CEG Approved Equal

- Valmatic Model 15A.3SV

7.12 Mechanical Joint Restraint Devices

A. Joint restraint devices shall be used at all bends and fittings as well as thrust blocks (for spacing requirements refer to Standard Practice Drawing "O" - Installation of Restraints). Joint ends shall be PJ type or MJ.

B. Manufacturer(s) (Model) or CEG Approved Equal

- EBAA IRON
- Ford Meter Box Company, Inc.

7.13 Ductile Iron Bell Joint Restraint Devices

A. Ductile Iron Bell Joint restraint devices shall be used at bell and spigot joints and shall consist of one (1) wedge actuated restraint and (1) split ductile iron ring for new pipe and per one (1) split wedge actuated restraint and (1) split ductile iron ring for existing pipe. Refer to Standard Practice Drawing "O" -Installation of Restraints for location requirements.

B. Manufacturer(s) (Model) or CEG Approved Equal

- EBAA IRON (1700 Series – for new pipe; 1100HD – for existing pipe)
- Ford Meter Box Company, Inc.(Series 1455 – for new pipe; Series 1490 – for existing pipe)

7.14 PVC Bell Joint Restraint Devices

A. PVC Bell Joint restraint devices shall be used at bell and spigot joints and shall consist of two (2) split, serrated restrainers. Refer to Standard Practice-Drawing "O" -Installation of Restraints for location requirements.

B. Manufacturer(s) (Model) or CEG Approved Equal

- EBAA IRON (1900 Series)
- Star (1100 Series)
- Ford Meter Box Company, Inc. (1390 Series)

7.15 Polyethylene Encasement

A. Cross-Laminated Polyethylene Encasement

High density cross-laminated polyethylene encasement materials shall be used for ductile iron pipe and fittings. The high density cross-laminated polyethylene tube material shall conform to ANSI/AWWA C105 with a minimum thickness of 4 mils.

B Tube Diameter

The minimum tube size for each pipe diameter shall be as follows:

Nominal Diameter	Polyethylene Flat Tube Width
3" – 8"	20"
12" – 14"	30"
16" – 20"	41"
24" – 30"	54"
30"	67"
36"	81"

C. A 2" wide polyethylene tape shall be used for repairs and circumferential joints. The polyethylene tape shall have a minimum thickness of 12 mils.

D. Limits of Casing (from the Utility's main to the end of casing)

8' separation from edge of main to end of casing (4" and larger)

7.16 Service Saddles and Corporation Stops

A. Service Saddles

1. Saddles to be used on DI and CI pipes for 1 1/2" and 2" taps for all pipe sizes. All 3/4"-1 1/4" taps on DI and CI pipes shall be direct tapped with no service saddle.

2. All 3/4"-2" taps on 12" diameter or smaller C900 PVC pipe sizes shall use Ford Meter Box Company, Inc. bronze style saddles. All 3/4"-2" taps on 16" and larger C900 PVC pipe sizes shall use a stainless steel saddle type JCM 438.

3. For 4" and larger service taps see Section 7.06 Tapping Sleeves.

4. All bolts shall be Type 304 stainless steel per ASTM A192. Threads shall be Teflon coated to reduce friction.

5. Nuts shall be heavy hex, stainless steel per ASTM A193 Type 304.

6. All gaskets shall be virgin WBR per ASTM MBC 610

7. All Manufacturers shall be approved by the Utility.

Westfield requires the use of Ford Meter Box Company, Inc. Bronze style saddles.

B. Corporation Stop (Tap) - 3/4" through 2"

1. Tap shall be easy turning, O-ring sealed, balanced pressure plug valve having a round, full-open, unobstructed flow way.

2. Body shall be one (1) piece with integral wrench flats.

3. Operating head shall be large enough to provide adequate wrench gripping

area.

4. O-rings on top and bottom shall be provided to seal the valve.

5. Threads shall be AWWA taper on inlet.

6. Outlet shall be a compression connection, except 1 1/2" and 2" where FIP shall be provided.

7. Shall be plug style valves.

8. Shall be quarter-turn operation.

9. All manufacturers shall be approved by the Utility

7.17 Tracing Wire, Splicing Connectors and Test Stations

A. Tracing wire shall meet the following specifications:

- Gauge, #10
- Direct Burial, 21% Conductivity Clad Steel Conductor, Soft Drawn High Strength Tracer Wire
- 600# Average Tensile Break Load
- Surface Legend Print On Insulating Jacket Printed At A Minimum Of Every 2 Linear Feet
- 30 Mm, Blue, High Molecular Weight-High Density Polyethylene Jacket Per ASTM D1248
- 30 V Rating

B. Splicing connectors shall meet the following specifications:

- SnakeBite brand wire connectors or approved equal
- Max. Voltage: 50V
- Connector Size: 1.138" x 1.285"
- Wire Range: #14-10 (380 and 1200 pound)
- Silicone Sealant Temperature Rating: -45 degrees Fahrenheit to 400 degrees Fahrenheit
- Part # 3WB-01 (Blue) or approved equal

C. Test station shall meet the following specifications:

- Material: Polypropylene
- Thread Size: 3/4" NPT
- Hardware: Stainless steel
- Number of Terminals:1
- Conduit Size: 24" Flexible PVC
- Color: Blue
- Accessories: Hydrant flange – 5/8" size
- Manufacturer: Copperhead Cobra T3 or approved equal

7.18 Identification Ribbon

A. The marking tape shall be, non-detectable, blue in color and state, in permanent black letters, "Caution Buried Water Line Below". The tape shall be a minimum of 3" wide and be placed 24" below finished grade.

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DATE

04-19-2019

04-29-2019

07-29-2019

CLIENT REVIEW

SANITARY REVISED

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HAWORTH BUSINESS PARK

169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: TEN

CHECKED BY: ALD

PROJECT No. 1903-049

SHEET No.

C8.1

CITIZENS WATER DETAILS

For 4" and larger pipe, casing spacers are required every 10' or three (3) per section (one (1) at each end and one (1) in the middle). D. Limits of Casing (from the main to the end of casing) 1. 4" separation from edge of main to end of casing (3/4" through 1 1/4"). 2. 6" separation from edge of main to end of casing (1 1/2" through 2"). 3. 8" separation from edge of main to end of casing (4" and larger). E. Tracing Stations Tracing stations shall be installed at both ends of casing pipe and as shown in CW Standard Practice Drawing "R"-Tracing Station. F. Isolation of Water Main in Casing pipe 1. Valves shall be provided as designed by the Utility. 2. Access points shall be installed within the limits of the valves to relieve possible pressure (e.g., air-relief valve, blow-off, flushing hydrant, etc.). G. End Seals 1. End seals shall be suitable to prevent foreign materials from entering, permit leakage to exit, and not impact the integrity of the carrier or casing pipes. 2. The Utility reserves the right to determine the materials used to seal both ends of the casing pipe. 9.11 Stream Crossing A. General Requirement All stream crossing installations shall be in compliance with all sections of 327 Indiana Administrative Code (IAC) 8-3.2-10 "Water mains near surface water bodies." http://www.in.gov/legislative/iac/70327/A00080.PDF In addition, the Utility has additional requirements as specified in CW Standard Practice Drawing "H"-Typical Channel Crossing. All stream crossing installations require a minimum of 36" of cover. Valves shall be provided at both ends of each crossing, unless directed by the Utility. River crossing pipe may be required by the Utility under certain conditions. Marker and posts shall be provided at both ends of crossing. Only HDPE, DI or pre-stressed concrete pipe shall be used. All joints shall be restrained. Meter pit and permanent taps shall follow CW Standard Practice Drawing "T"-Standard Service Line Installation and Setting for 5/8", 3/4", and 1" Meter in Single Pit or CW Standard Practice Drawing "T.1"-Standard Service Line Installation and Setting for Two (2) 5/8" Meters in a single Pit. Meter pit installation shall be adjacent to water main, perpendicular to valve, unless directed by the Utility. In the event that 10' of horizontal separation between the outside edge of the water	main and/or service line and the edge of the typical water line of a water body is unobtainable, the installation of the water main shall conform to the guidelines set for installation of a water main under a body of water, unless directed by the Utility. B. Installation Method The installation of the stream crossing shall conform to the requirements of the permitting agency, be constructed in such a manner as to protect the water main from erosion and restore the stream banks and bottom to their original condition. C. Erosion Control The Contractor/Developer shall be responsible to ensure that each applicable construction site shall be in compliance with all the applicable sections of 327 Indiana Administrative Code (IAC) 15-5 (Rule 5). 9.12 Valves, Valve Boxes, Fittings and Blow-offs A. Valves Gate valves and pipe fittings shall be set and joined to new pipe in the manner specified for cleaning, laying and joining pipe herein. All 16" and larger butterfly valves must be operated to determine the number of total rounds. The number counted, as well as, the valve serial number must be documented accordingly. For butterfly valves installed on well lines and transmission mains, the Contractor shall install posts with the number of rounds in the valve box. B. Valve Boxes Cast iron valve boxes shall be firmly supported, maintained centered and plumb over the operating nut of the valve, with the box cover flush with the surface of the finished grade or at such other level as may be directed by the Utility. The valve box, if necessary, shall be supported by means of three (3) "S"-hooks hung from the top of the riser pipe to prevent the box from sliding down the riser, as specified in CW Standard Practice Drawing "G"-Standard 8" Valve Box and Cover. Westfield – Refer to Standard Drawing for Westfield Gate Valve and Box C. Valve Box Riser A solid ribbed 8" diameter PVC riser shall be required and shall be centered over the valve. If the valve is 6" deep or greater, a valve nut extension shall be provided in order to bring the operating nut to a depth, 4' below finished grade. The key nut extension shall have a centering mechanism. Westfield – Refer to Standard Drawing for Westfield Gate Valve and Box D. Valves shall be supported with proper backfill and blocking so that pipe shall not be required to support the valve's weight. Valves shall be installed so that the operating stem is in a true vertical position.	9.13 Setting Meter Pits, Vaults and Hot Boxes A. General An inside meter setting / backflow preventer must be installed at the point of entry to the building and must be accessible and testable at all times. All meters 1" and smaller in a commercial setting (other than jockey pump meters) must be installed outside in a meter pit; in a green space; outside of public r/w unless directed otherwise by the utility. Meter pits, vaults and hot boxes shall be set to finished grade as specified in CW Standard Practice Drawing "S"-Standard Installation for Multiple Meter Settings, CW Standard Practice Drawing "T"-Standard Service Line Installation and Setting for 5/8", 3/4" and 1" Meter in Single Pit, CW Standard Practice Drawing "T.1"-Standard Service Line Installation and Setting for Two (2) 5/8" Meters in Single Pit and CW standard Practice Drawing "T.2"-Acceptable Duel Meter Pit Location.. Westfield – Refer to Citizens Westfield Standard Practice drawings T.WF1-6 for water meter and pit B. Location Meter pits, vaults and insulated/heated enclosures shall be in an easily accessible location outside of any secure areas. Meter pits and vaults shall not be installed in a traffic area or driveway unless appropriate means of protection are provided, such as concrete-filled bollards. Pits, vaults and insulated and heated enclosures shall not be installed in drainage ditches or areas prone to flooding. C. Meter Pit Lid, Ring and Riser The top of the meter pit lid shall be flush with finished grade. D. Vaults All vaults shall be equipped with a sump pit or drain opening. Vaults shall be set at finished grade. Vaults shall be installed on an 8" thick minimum granular bed of stone or gravel only. Lids shall open in the direction from the outside to the center of the vault. The lid shall be aligned to center above of the steps or ladder. 9.14 Hydrants A. General Location Fire hydrants shall be placed in the field as shown on the approved plans, as specified and in CW Standard Practice Drawing "D"-Cul-de-Sac Water Main and Hydrant Installation and CW Standard Practice Drawing "E"-Cul-de-Sac Water Main with Hydrant at Intersection. Hydrants shall be installed consistent with CW Standard Practice Drawing "B"-Standard Hydrant Setting for 12" and Larger Water Main and CW Standard Practice Drawing "C"-Standard Hydrant Setting for 6" and 8" Water Main.	Hydrants shall not be placed on the street side of the water main unless approved by the Utility. B. Drainage at Hydrant #8 washed stone or equivalent shall be placed below and around the base of the hydrant as shown in with CW Standard Practice Drawing "B"-Standard Hydrant Setting for 10" and Larger Water Main and CW Standard Practice Drawing "C"-Standard Hydrant Setting for 6" and 8" Water Main. Sand shall not be used for this purpose. C. Branch Valves Branch valves shall be provided on every hydrant on main sizes 12" and larger and all hydrants for Westfield. D. Alignment Hydrants shall be aligned vertically plumb. Blocking shall be installed to ensure the hydrant is not misaligned. The break-ring shall be installed within 3" of finished grade. E. Bollards Where hydrant protection is necessary, bollards shall be installed in accordance with the Indiana Fire Code, Section 312. See Standard Practice Drawing "O.1" – Vehicle Impact Protection for Hydrants for details. 9.15 Thrust Blocking A. Design Concrete kicker blocks and thrust blocks shall be sized for the internal static water pressure of 150 psi plus 100 psi water hammer. The thrust blocks shall be designed to allow the thrust forces in the pipeline to be borne by the adjacent soils without allowing a failure in the pipeline. For design purposes, all soils are assumed to be classified as Type C soil as defined in ASTM D2488. B. Construction The thrust block shall be constructed against the vertical face of undisturbed earth or sheeting left in-place. The concrete shall not encase joints or bolts in the piping. The thrust block shall be constructed to allow the hydrant to drain. Details and requirements for thrust blocking are shown on Standards Practice Drawing "A.2" – Thrust Blocking. 9.16 Pipe Joint Restraint Devices Joint restraint devices shall be used at all bends and fittings in-place of thrust blocks as specified in CW Standard Practice Drawing "O"-Installation of Restraints. Joint restraint devices shall be required for the following installations:
A. Fire Hydrants B. Bends C. Reducers D. Line Valves E. Fittings F. Blow-offs G. Dead-ends 9.17 Installation of Tracing Wire and Identification Ribbon Contractor shall install tracing wire along all pipe installations. Contractor shall install identification ribbon along all pipe installations. A. A minimum of one (1) tracing wire shall be laid directly on top of the water main for open cut installations. The wire shall be attached to the pipe at a maximum of 20 foot intervals. B. A minimum of two (2) tracing wires are required on directional bore installations of water main 4 inch diameter and larger. The wire and HDPE line shall be attached to the main at 10 foot intervals. C. The Contractor shall ensure that the tracing wire attached to the main is functional. The results of continuity test shall be documented and forwarded to the Utility. For Citizens led capital projects, the Contractor shall arrange for Citizens Water Operations staff to perform the continuity test. All said activities shall be conducted after the main installation has been completed and prior to final connection. If additional continuity testing is required, the Developer shall be required to pay all related costs on a time and material basis. The project will not be released for service connection until continuity testing has been properly demonstrated and documented to the Utility. D. At each valve and hydrant, the tracing wire shall be brought to the point as specified herein. At hydrants, the tracing wire shall be connected to the test station as specified in Section 7.17 C. The tracing wire shall be attached to the hydrant barrel as it is inserted into the test station. At valves, the tracing wire shall be brought to 18"below grade on the outside of the riser. A 1/2" diameter hole shall be cut in the side of the riser and the tracing wire looped and knotted on the inside of the riser to keep the tracing wire at this elevation. A minimum 24" loop of tracing wire shall be left inside of the valve box riser. The tracing wire shall continue down the valve box in a continuous run to the pipe on the opposite side of the valve. D. A tracing station shall be provided at all changes from metallic to non-metallic (including concrete) pipe where there is not a hydrant or valve adjacent to the transition, as specified in CW Standard Practice Drawing "R"-Tracing Station. E. The tracing wire shall be made continuous by use of connections. These connections shall be made with a water-tight silicone-filled connector. See Sections 7.17 or 8.18 for specifications. Where all coupling connections are made in the tracing wire, an overhand loop knot shall be made to prevent the coupling from being pulled apart. The connections shall be taped with electrical moisture sealant patches. F. If the trench is less than 2' wide, the Contractor shall install an identification ribbon	to the side of the ditch wall with staples at 10 foot intervals, 1' to 2' below grade. G. If the trench is wider than 2' wide, the Contractor shall install an identification ribbon directly over the water main at a depth of 24" below finished grade and maintain location during backfilling procedures. H. In paved areas, the ribbon shall be installed directly under the pavement base. 9.18 Polyethylene Wrap Polyethylene wrap shall be installed in accordance with AWWA C105. A. Cross-laminated 4 mil polyethylene wrap for DI main installation shall be cut 2' longer than a standard length of pipe. The tube shall be slipped over the pipe, and centered to allow 1' of overlap on each adjacent pipe section. After the lap is made, the slack in the tubing shall be taken up for a snug fit, and the overlay shall be secured with a polyethylene tape, as described in Section 7.15, "Polyethylene Encasement". B. All metallic appurtenances shall be encased in polyethylene and all seams and joints shall be secured with polyethylene tape. C. The Contractor shall repair and/or replace the polyethylene wrap, whenever any modifications are made to the main. 9.19 Charging, Flushing, Air Removal and Hydrostatic Testing The water main shall be charged with water from an existing Utility facility, as directed by the Utility. The Contractor shall conduct the flushing, air removal and hydrostatic testing as specified in Appendix E-Construction Testing Methods. 9.20 Disinfection of Water Mains and Service Lines A. Disinfection All pipe installed by a contractor shall be disinfected in accordance with AWWA C651 and all applicable Federal, State and Local requirements. The disinfection process shall be conducted as specified in Appendix E-Construction Testing Methods. If required, the trench(point(s) of access shall be prepared in such a manner as to comply with all applicable OSHA regulations and as directed by the Utility. The chlorination point and supply shall be accessible above grade. B. Bacteriological Samples The Utility will collect water samples for bacteriological testing. The main will not be approved for final connection to the existing distribution system until sampling results are obtained and approved by the Utility. Sampling requirements for service lines 2" and larger shall be conducted consistent with AWWA C651.	9.21 Connection with Existing Distribution System A. General Information The Contractor shall connect the water main(s) and/or service line(s) to the existing distribution system as directed by the Utility, in order to flush the new main. The final connection shall be performed in the presence of the Utility. Any existing appurtenances (e.g., valves, blow-off assemblies, etc.) shall be operated by the Utility only. If final connection has not been completed within 60 days after sterilization, the main shall be disinfected, as described herein before final connection will be authorized by the Utility – If Applicable. B. Removing Existing Plugs for Connections To assure that all the pressure is off the main, the Utility will open the closest hydrant, blow-off assembly or service line. If there is no means of checking for pressure, a 3/4" tap shall be installed by the Contractor on the top of the main adjacent to the plug to be removed. C. Main Connection The dewatering of the main connection shall be properly completed to avoid contamination of new and existing mains. The main connections shall be completed within a 12-hour period, without interruption. D. Customer Notification All customers potentially affected by a temporary interruption of water service shall receive a notification of the pending interruption as described in Section 9.01.C. E. Connection with Existing Services The contractor may not connect a new service line to any existing pipe unless directed by the Utility. The contractor shall schedule the service connection at a minimum of 24-hour advance notice. The service connection shall not be backfilled without being inspected and approved by the Utility. Westfield shall utilize the following website for scheduling service connections- https://www.citizensenergygroup.com/For-Partners/Contractors-Builders/Permits-and-Forms 9.22 Restoration A. General Requirement Refer to Appendix K – "Restoration" B. Maintenance Upon completion of the project, the Contractor/Developer shall maintain the surfaces of curbs and gutters, paved surfaces, sidewalks, and grass areas for a period of three (3) years thereafter, or for such greater period as may be required by Federal, State or Local authorities.	In unpaved areas, the Contractor shall maintain the surface of the disturbed trench area for a minimum of three (3) years after completion of the project. Any settling of the trench below the grade of the adjacent undisturbed areas shall be corrected by bringing additional topsoil in to raise the trench surface to the same level as the adjacent ground. Reseeding of these raised areas shall be performed in order to provide a uniform finished surface. 9.23 Additional Items A. All water used on a project shall be metered. Only hydrant wrenches shall be used for opening and closing fire hydrants. In no case shall pipe wrenches be used for this purpose. B. The Condition of the jobsite is the responsibility of the Contractor/Developer. Debris and rubbish material shall become the property of the Contractor/Developer and it shall be the Contractor/Developer's responsibility to dispose of such material. C. The Contractor/Developer shall be responsible for scheduling all hydrostatic tests, initial connections and final connections. Should the Contractor/Developer cancel and reschedule these procedures and cause additional costs to the Utility in doing so, the Developer shall be responsible for all corresponding costs. 9.24 Construction Record Measurements Construction records of all water main installations and appurtenances shall be made during and after construction of the project and provided to the Utility. Construction record measurements shall be made according to the following criteria: A. Offset measurements shall be made to all fittings, valves, blow-off assemblies, hydrants and other appurtenances. The first measurement shall be made from the centerline of the nearest street running parallel to the installed water main, thence perpendicular to the centerline of the appurtenance on that water main. The second or cross-measurement shall be made from the nearest centerline of a street running in a perpendicular or near perpendicular direction to the water main, thence perpendicular to the centerline of the appurtenance. Should a nearby street not be available for reference measurement, a permanent structure may be used and referenced to another permanent structure or street intersection or centerline. B. All installed pipe sizes shall be listed and the length measured along the centerline of the pipe. C. All materials manufacturer information shall be listed. D. All easement locations, types, and dimensions shall be included. E. Projects utilizing fusing, all Datalogger information in the correct format. F. Locations, material and sizes of all service lines exposed during construction activities, including information upstream and downstream of any connection points.
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73	74	75	76

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	04/19/2019	CLIENT REVIEW	04/29/2019	SANITARY REVIEW	07/29/2019	IAC SUBMITTAL	
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HAWORTH BUSINESS PARK

169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

DRAWN BY: TEN
CHECKED BY: ALD

PROJECT No.
1903-049

SHEET No.

C8.3

- G. Location including length and width of contaminated soil shall be included.
- H. For GPS-related information, refer to Appendix B-Water Distribution Plans.
- I. All records to be submitted to: Citizens Water, 2150 Dr. Martin Luther King Jr. Drive, Indianapolis, IN 46202.

9.25 Dry Main Installation

- The installation of a dry main shall adhere to all applicable subsections of Section 9.0-Construction Methods for Water Main Installation including the following requirements;
- A. A dry main installation project shall require a separate contract and maintenance bond.
- B. The Developer must contact your respective Construction Inspector for the project to coordinate installation of the dry mains. In addition, please complete the "Request for Dry Main Installation Form (11-7-14)".
- C. All materials for the dry water main crossing must be onsite for a preconstruction meeting to be held onsite and shall be coordinated with the Construction Inspector.
- D. The Construction Inspector must be notified 24hrs in advance of the preconstruction meeting.
- E. All dry mains shall be subject to all applicable inspection fees.
- F. Dry mains shall be constructed with the same material designed for the rest of project.
- G. The start and ending points shall be closed using a mechanical joint plug or fusible mechanical joint connection (commonly referred to as a "Harvey Connection") if installing HDPE pipe.
- H. An access point shall be installed at the starting and ending points of the dry main to relieve possible pressure and for accessing of tracing wire (e.g., blow-off, flushing hydrant, etc.).
- I. All connections to a dry main shall be inspected by the Utility during the construction of the connection.
- J. The dry mains must maintain proper cover at all times.
- K. The Developer must complete all remaining work to connecting water mains within 30 days of the installation of the dry water main crossing unless otherwise authorized.
- L. The Developer must provide a copy of the most current project drawing depicting where dry main installations are requested and showing main size and fittings.
- M. The Developer is responsible for all dry water main crossings installed prior to final approval of water main plans by the Utility.

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9.26 Water Main/Service Line Repairs on Warranted Work

A. Materials

The contractor shall be responsible for repairing or replacing failed materials for a period of three (3) years after the in-service date.

B. Workmanship

The contractor shall be responsible for the repair of service line failures due to faulty workmanship. There shall be no time constraint for repairs due to faulty workmanship.

When a customer is out-of-service due to a failure, the contractor shall supply the customer with temporary water service until repairs are complete.

The repairs shall be completed within a 24-hour period, unless approved by Utility.

If the necessary repairs are not completed within 72 hours, the Utility shall make the repairs at the contractor's cost.

9.27 Water Main/Service Line Safety Issues

The contractor shall be required to comply with all applicable safety standards.

A. Traffic Control

The contractor shall provide traffic control as required by Federal, State or Local authorities.

B. Support of Existing Utilities and Structures

The contractor shall protect, support and adequately maintain all existing utilities, structures, drains, sewers and other obstructions encountered during project installation. The contractor shall furnish these items at their own expense.

The contractor shall immediately notify the owner of any damage made to their facilities. Such damage shall be repaired in accordance with the directive, and to the satisfaction, of the directing owner. All repairs shall be at the contractor's expense.

C. Hazardous Atmosphere

It shall be the responsibility of the contractor to comply with all Federal, State and Local requirements when working in environments that may expose them to hazardous atmospheres.

D. Safety Chains and Backhoe Hooks

All safety chains and backhoe hooks shall be OSHA approved.

E. Competent Person On-Site

The contractor shall be responsible for having a competent person on-site for the duration of the work being performed.

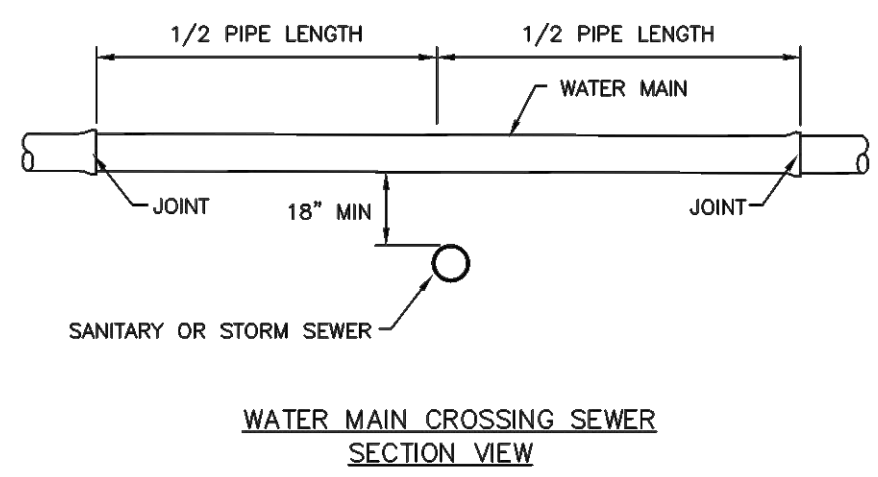
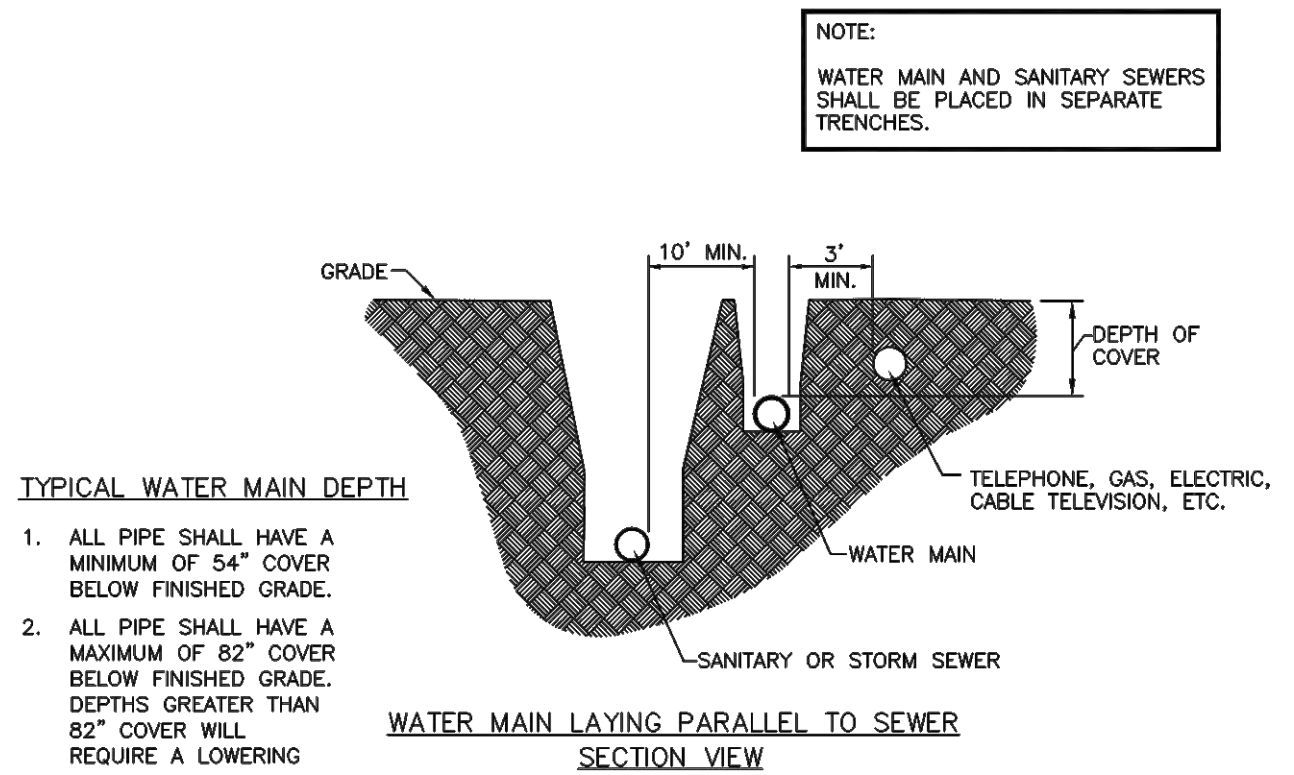
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- F. The Utility will not perform any required work, until all applicable safety conditions are met. The Utility shall be reimbursed for all costs corresponding to any additional work.

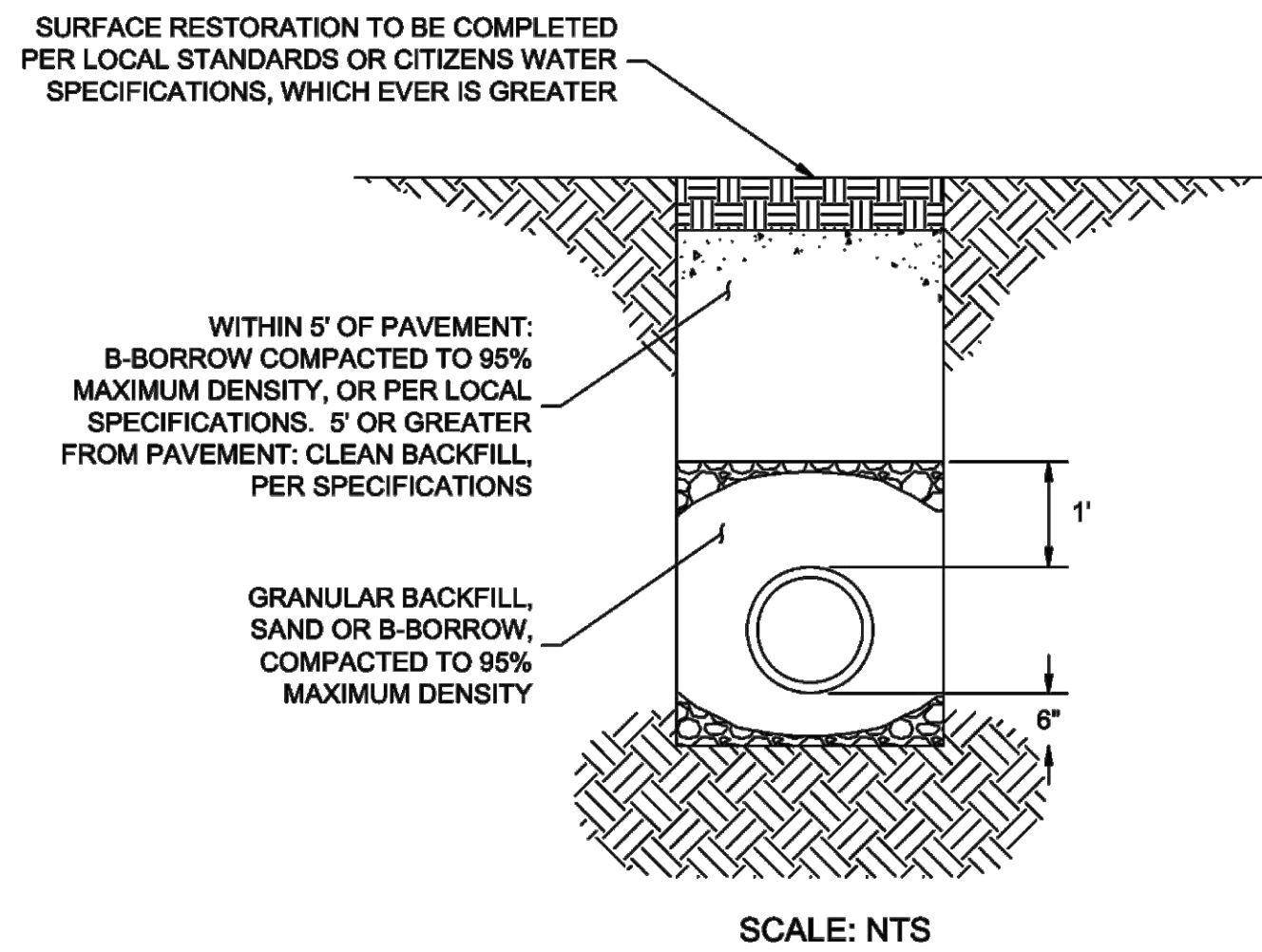
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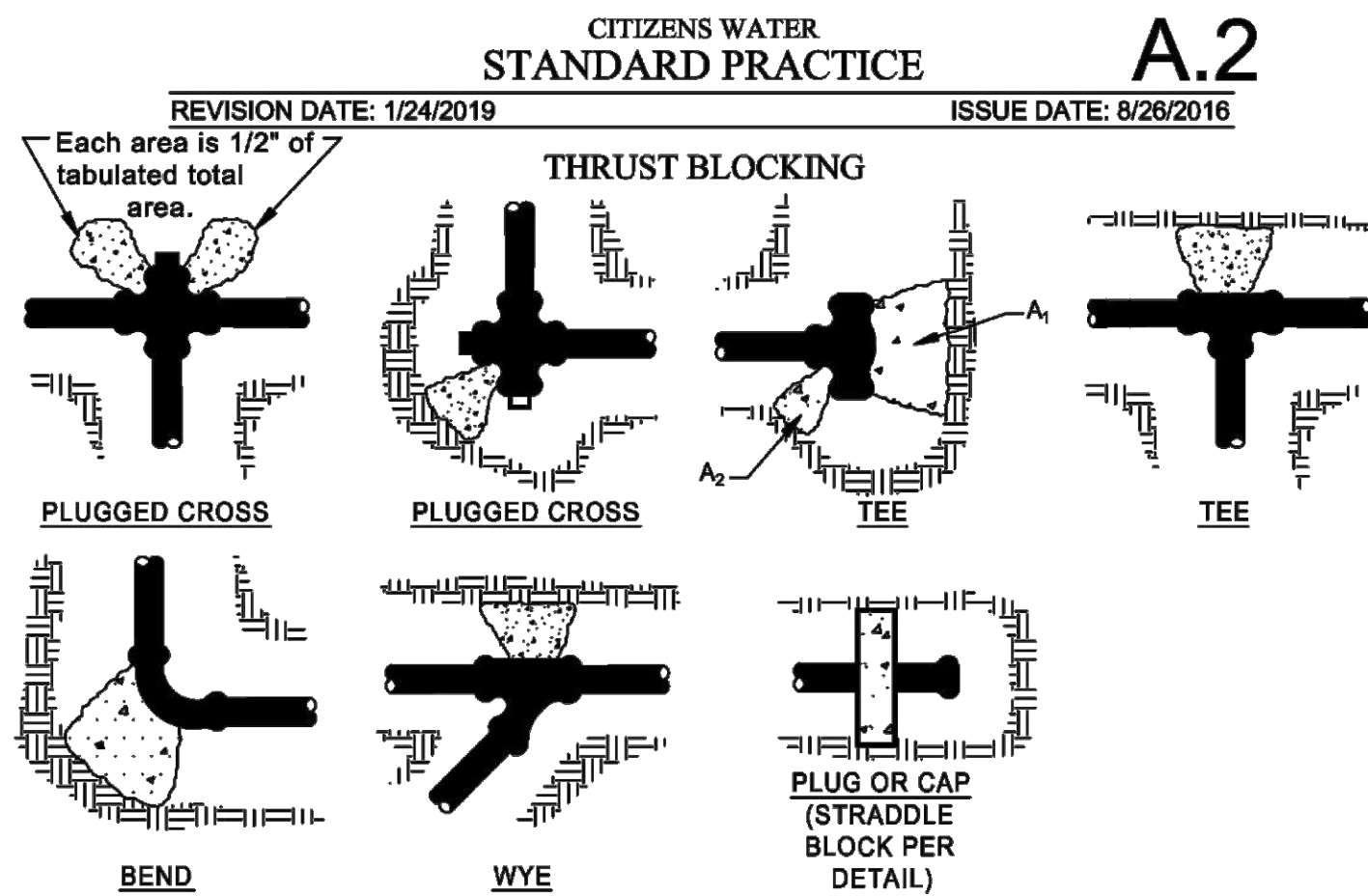
CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 6/8/2009
ISSUE DATE: 6/8/2009
WATER AND SEWER MAIN SEPARATION DETAIL



CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 9/20/2018
ISSUE DATE: 7/17/2012
WATER MAIN AND SERVICE BACKFILL REQUIREMENTS



NOTE:
COMPACTED BACKFILL IN LIFTS OF 12" MAXIMUM. TRENCH EXCAVATION SHALL CONFORM TO LOCAL STANDARDS.



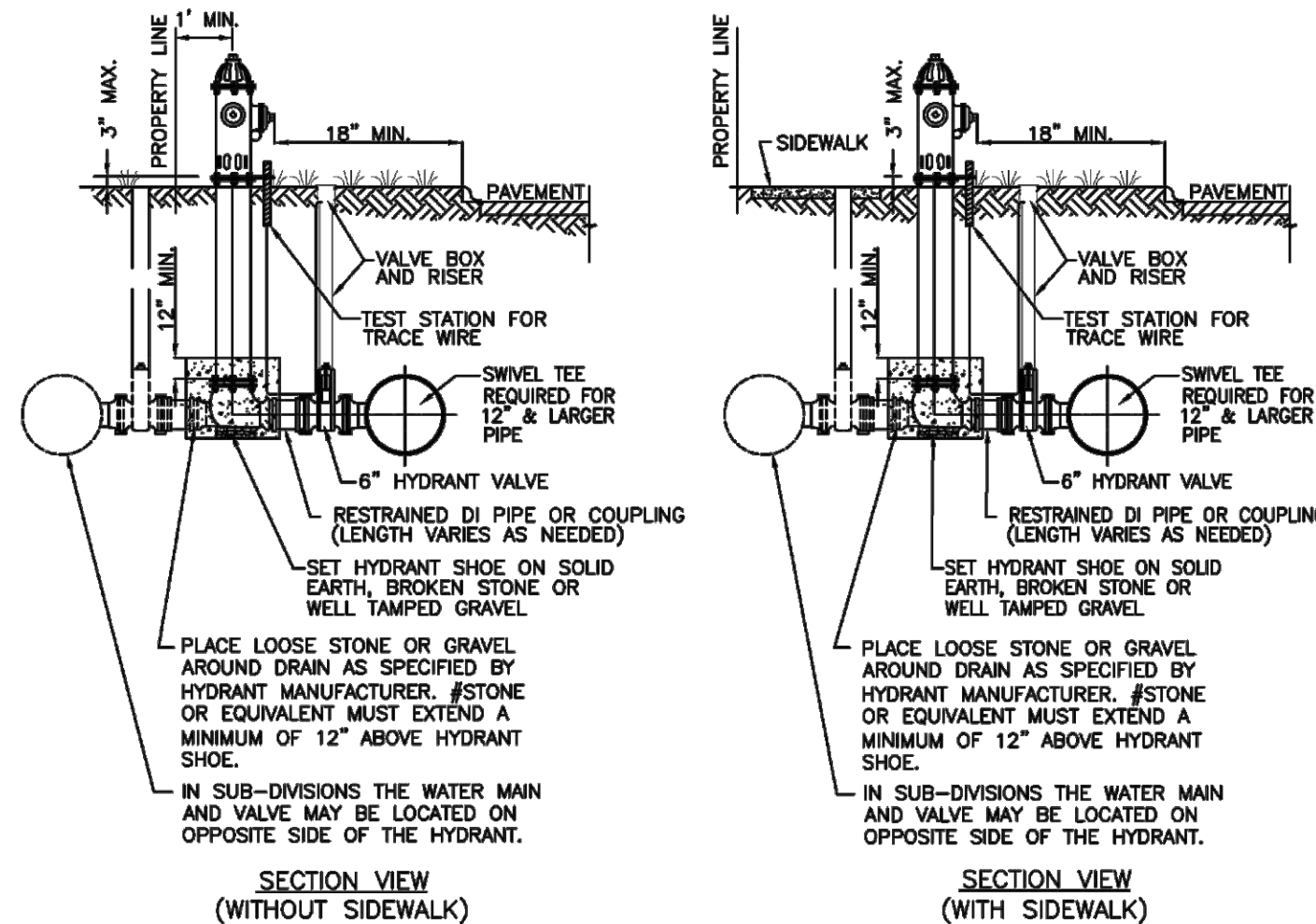
Notes:

- CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
- KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
- POLYETHYLENE ENCASEMENT SHALL BE PLACED BETWEEN CONCRETE AND FITTINGS.
- ALL POURED IN PLACE CONCRETE SHALL HAVE A (28) DAY STRENGTH OF 3,000 P.S.I. AND 2" TO 4" SLUMP.
- MINIMUM SOIL BEARING SURFACE AREA REQUIREMENTS ARE PROVIDED BELOW BASED ON 150 P.S.I. AND A WATER PRESSURE SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT.

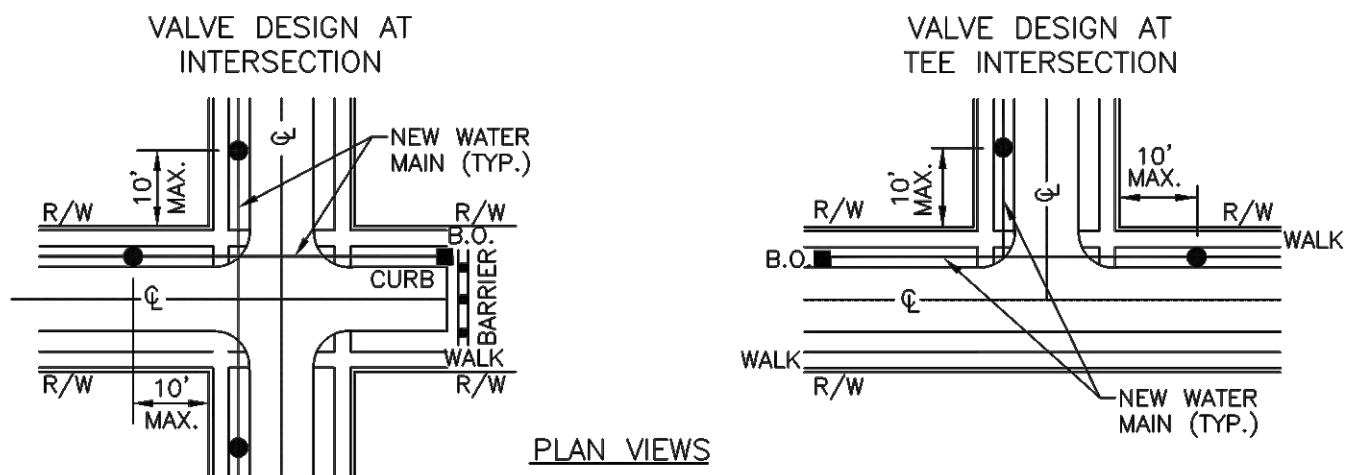
Minimum Soil Bearing Surface Area (ft2) (Assuming 3,000 pcf Soil Bearing Capacity)				
Pipe Size	Horizontal Bends			Tee or Dead End
	22-1/2"	45"	90"	
6"		6	8	6
8"		6	8	6
12"	4	6	11	8
16"	6	11	22	15
20"	9	18	36	24
24"	13	27	50	36
30"	20	45	76	57
36"	31	59	115	80

CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 11/6/2018
ISSUE DATE: 6/8/2009
B
STANDARD HYDRANT SETTING FOR WATER MAIN SIZES 12" OR LARGER IN CITIZENS WATER AND 6" OR LARGER IN CITIZENS WESTFIELD

- NOTES:
- FOR INSTALLATION ON 12" & LARGER DISTRIBUTION MAIN IN CITIZENS WATER TERRITORY.
 - FOR INSTALLATION ON 6" & LARGER DISTRIBUTION MAIN IN CITIZENS WESTFIELD TERRITORY.
 - ALL HYDRANTS SHALL BE RESTRAINED TO THE HYDRANT TEE WITH DUCTILE IRON BRANCH PIPING ENCASED IN POLYETHYLENE WRAP.
 - SWIVEL 90° BEND MAY BE USED TO INSTALL HYDRANT AND VALVE IN GRASS STRIP BETWEEN CURB & SIDEWALK.
 - A MANUFACTURED "OUT OF SERVICE" SIGN WILL BE REQUIRED ON HYDRANTS UNTIL MAIN HAS BEEN PLACED "IN SERVICE" BY THE INSPECTOR.

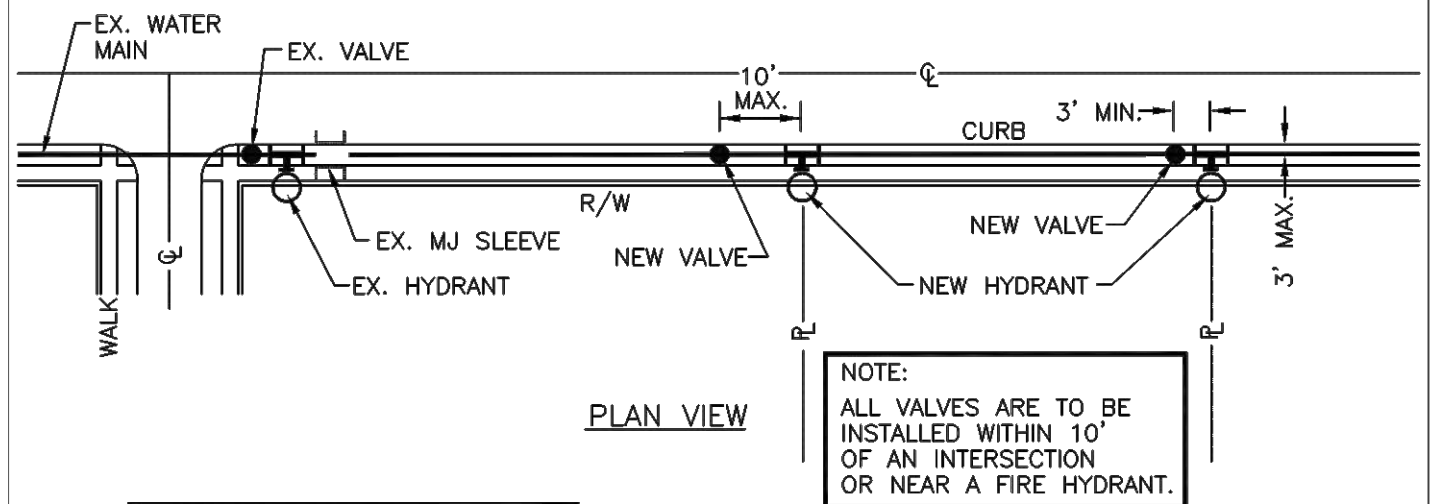


CITIZENS WATER
STANDARD PRACTICE
REVISION DATE: 11/6/2018
ISSUE DATE: 6/8/2009
F
TYPICAL VALVE PLACEMENT



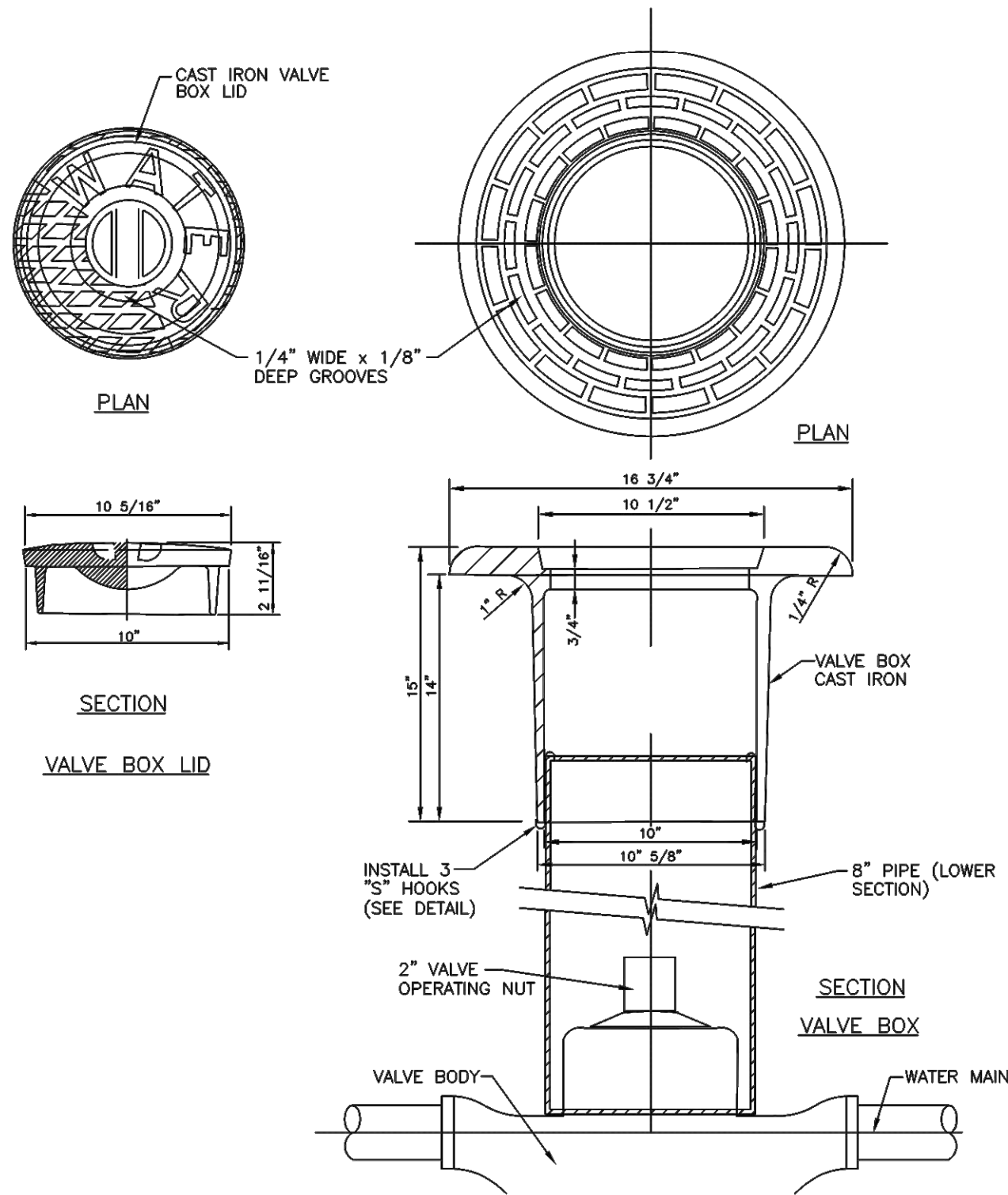
CONTINUOUS RUNS

- VALVE SEPARATION: 6" THROUGH 12" VALVES, INSTALLATION EVERY 1000' TO 1200'
- 16" THROUGH 24" VALVES, INSTALLATION EVERY 1200' TO 1800'
- 30" OR LARGER VALVES, MAXIMUM 1800'
- FOR LARGER MAINS THE VALVE SEPARATION MAY BE REDUCED WITHIN A DEVELOPMENT, AS APPROVED BY THE UTILITY.

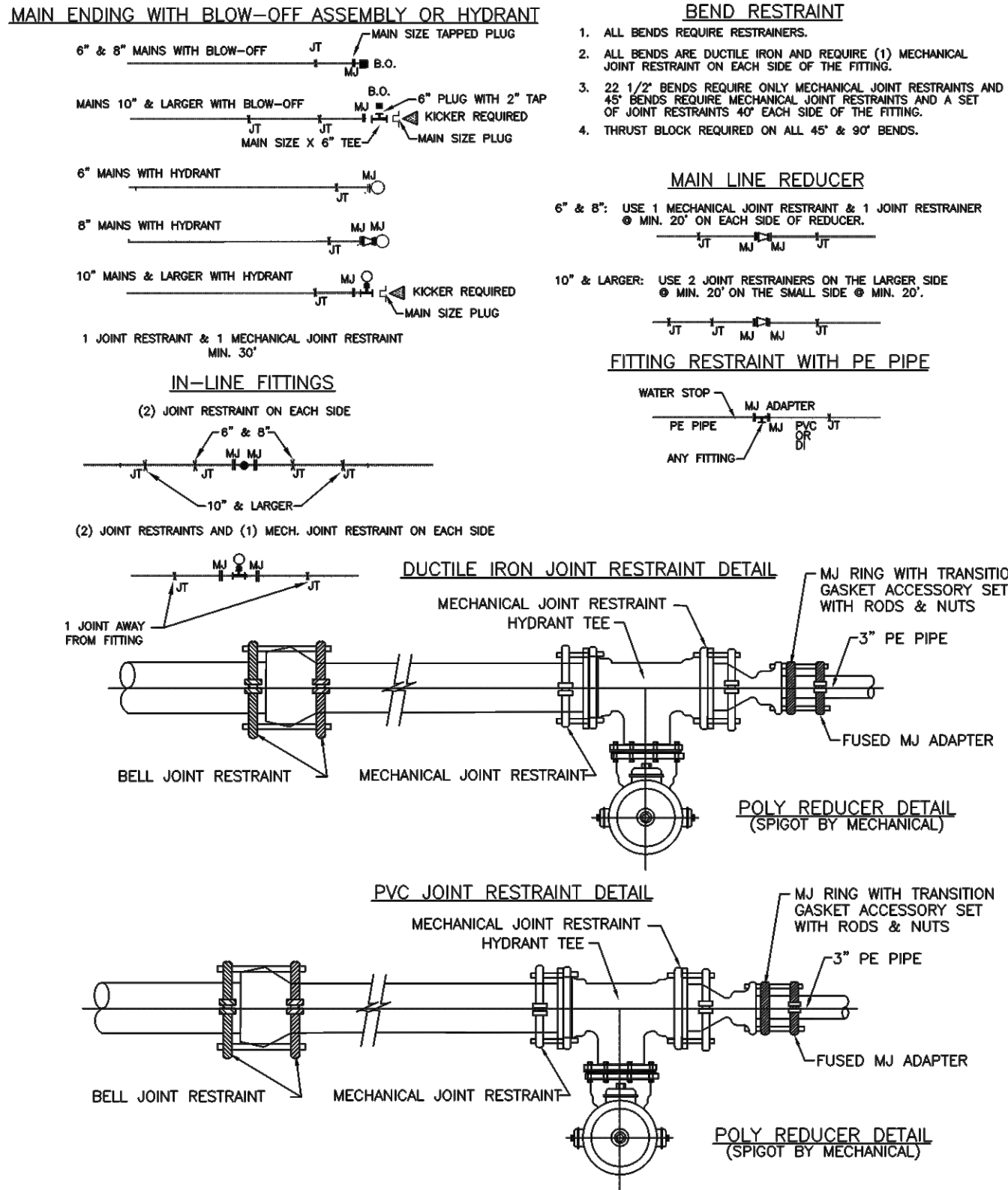


NOTES:
SEE SEC. 2.03-C FOR VALVE INSTALLATION INFORMATION
SEE SEC. 7.05 FOR VALVE OPENING INFORMATION

STANDARD 8" VALVE BOX AND COVER



INSTALLATION OF RESTRAINTS



APPROVAL
PENDING
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CONSTRUCTION

DATE	ISSUE
04/19/2019	CLIENT REVIEW
04/29/2019	SANITARY REVISED
07/29/2019	TAC SUBMITTAL

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HAWORTH BUSINESS PARK

169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

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

C8.5

Section 302 Sanitary Sewer Pipe Material

302.01 Introduction

This Section applies to materials to be used for the construction of gravity sewers.

For materials to be used for laterals refer to Section 303.

For materials to be used for force mains refer to Section 304.

For materials to be used for manholes refer to Section 305.

302.02 Allowable Pipe Materials

The following pipe materials are the only materials that may be used for gravity sanitary sewer installations:

Material	Designation	Max. Depth, ft. ¹	Sizes (Nominal Diameter, in.)	
			Minimum	Maximum
PVC	ASTM D 3034	25	8	15
	ASTM F 679	25	18	48
	ASTM D 2241	40	8	36
	AWWA C900	40	8	12
Reinforced Concrete Pipe (RCP)	ASTM C 76 ASTM C 855	25 ²	24	144
Ductile Iron Pipe (DIP)	ASTM A 746 AWWA C151	40	8	60
Closed Profile Large Diameter PVC Pipe	ASTM F 1803	25	18	54
Centrifugally Cast Fiberglass Reinforced Polymer Mortar Pipe	ASTM D 3262	40	18	60
Prestressed Concrete Cylinder Pipe (PCCP)	AWWA C301	40	30	144

¹ – The maximum depth is a guideline. Due to the variability of site conditions, the Engineer is ultimately responsible for certifying the pipe selected is acceptable for the depths listed and the specific project application.

² – The depth can be increase to forty (40) feet provided the joints and gaskets are designed per ASTM C 361. See Section 302.06.3 for specific requirements.

The individual requirements and specifications for the above pipe materials are listed in the remainder of this Section.

Vitrified Clay Pipe (VCP) for gravity sewer construction is not allowed.

302.03 Polyvinyl Chloride Pipe (PVC)

The minimum requirements for PVC are as follows:

1. Size

Maximum size – Forty-eight (48) inches

2. Material

a. Pipe installations up to twenty-five (25) feet deep

Polyvinyl Chloride (PVC) sanitary sewer pipe and fittings eight (8) inches through fifteen (15) inches in diameter shall be the integral wall bell and spigot-type with elastomeric seal joints and smooth walls conforming to ASTM D 3034 and a minimum of SDR 35.

PVC sanitary sewer pipe and fittings eighteen (18) inches in diameter and larger shall be smooth wall conforming to ASTM F 679.

All fittings shall be heavy walled fittings.

Pipe shall have a minimum pipe stiffness of 46 psi when measured at 5% vertical ring deflection and tested in accordance with ASTM D 2412 and a minimum tensile strength of 34.50 MPa.

b. Pipe installations over twenty-five (25) feet deep

PVC pipe materials shall be ASTM D 2241 (SDR 26 minimum) with minimum cell classification of 12454 or AWWA C900 (DR 25 min).

When pipe conforming to AWWA Standards is used, all fittings shall also be made of PVC.

3. Joints and Gaskets

a. Joints

i. Flexible gasketed joints shall be compression type so that when assembled, the gasket inside the bell will be compressed radially on the pipe spigot to form a watertight seal.

ii. Joints shall be as follows:

• For pipe conforming to ASTM D 3034 and F 679, the joint shall meet the requirements of ASTM D 3212.

• For pipe conforming to ASTM D 2241 or AWWA C900 the joint shall meet the requirements of ASTM D 3139.

iii. The assembly of joints shall be in accordance with the pipe manufacturer's recommendations.

b. Gaskets

All gaskets shall meet the requirements of ASTM F 477.

Solvent welded joints and coupling joints are not acceptable.

4. Field Cutting of Pipe

302.04 Closed Profile Large Diameter PVC

The minimum requirements for Closed Profile PVC pipe are as follows:

1. Size

Maximum Size – Fifty-four (54) inches

2. Materials

Pipe and fittings shall be made from polyvinyl chloride compounds which comply with the requirements as specified by ASTM F 1803 with a minimum cell classification of 12364. Minimum pipe stiffness shall be 46 psi when tested in accordance with ASTM D 2412.

The actual inside and outside diameter of the pipes shall be in accordance with current manufacturer's literature, unless otherwise approved by the Utility pipe shall be supplied in nominal lengths of fourteen (14) feet unless special sections are needed for construction in which case shorter or longer lengths

CHAPTER 400 INSTALLATION

Section 401 Installation Requirements Applicable to Sanitary Sewers, Force Mains, and Laterals

401.01 Introduction

This Section provides the minimum installation requirements common to sanitary sewers, force mains, and laterals.

For specific installation requirements for laterals refer to Section 402.

For specific installation requirements for manholes, wet wells, valve vaults, and other appurtenant structures refer to Section 403.

For trenchless installation requirements refer to Section 404.

401.02 Workmanship

The minimum workmanship requirements during construction are as follows:

1. Establishment of Line and Grade

The Contractor, Engineer, and/or Land Surveyor shall furnish and set all line and grade stakes (HUB).

A Professional Engineer or Land Surveyor registered in the State of Indiana will be required to set, or oversee the setting of, all bench mark stakes necessary for the installation of any sanitary sewer facility being constructed. Bench marks shall be set in strategic locations within the project to facilitate the installation of grade stakes. Horizontal and vertical control will be required to be provided with record drawings to be submitted to the Utility upon completion of the project.

The method of establishing and following line and grade in conformance with the approved construction plans may be determined by the Contractor.

2. Material Handling

Suitable tools and equipment shall be used for the safe and convenient handling of all materials and for the installation of all sanitary sewer facilities. All material shall be unloaded with care. Care shall be taken to prevent pipe coatings, encasements or wrappings from being damaged.

Each section of pipe shall be carefully examined for cracks and other defects prior to installation. Pipe or fittings found to be cracked, broken, or otherwise defective either before, during, or after installation, shall be removed and replaced with material free from defects.

All pipes, gaskets, and other fittings shall be thoroughly cleaned prior to installation and shall be kept clean during construction.

3. Point of Commencement and Direction of Laying Pipe

The point of commencement for laying pipe should be the lowest point in the proposed line. Provisions for beginning construction at other than the lowest point in the proposed line shall be approved by the RPR. All bell and spigot pipe shall be laid with the bell end, or with the receiving groove end of tongue and groove pipe pointing upgrade or toward the lift station end of force mains.

Each pipe shall be laid on an even firm bed, as required in Section 401.06 throughout its length, so that no uneven strain will come to any single portion of the pipe. Particular care shall be taken to prevent the total load from bearing on the pipe sockets. All bells of bell and spigot pipes shall be carefully

placed into a receiving hole excavated into the pipe bedding material.

All pipes shall be properly joined utilizing the manufacturer's assembly marks. Adequate pressure shall be applied to the center of each tongue and groove pipe to ensure the proper joint seal is achieved.

4. Construction Bulkheads

Before extending a sanitary sewer, the Contractor shall provide a watertight bulkhead or seal, in the existing sewer immediately downstream of the point of connection or the most practical location as determined by the RPR. This bulkhead shall be left in place until the new sanitary sewer has been cleaned of all accumulated water and debris and accepted by the Utility.

During all work stoppages in construction of the sanitary sewer, the open face of the last pipe laid shall be plugged with a watertight seal to prevent sand, water, earth, or other materials from entering the pipe.

Whenever pipe and special castings are required to be cut, the cutting shall be done by skilled workers in such manner as to leave a smooth end at right angles to the axis of the pipe without damage to the pipe casting or lining. CUTTING TORCHES SHALL NOT BE USED.

5. Minimum Construction Cover

Until such time as a minimum of four (4) feet of compacted fill material has been placed over the installed sanitary sewer, lateral, or force main, the Contractor shall not use heavy equipment in such a way as to cause damage to these pipelines or structures.

6. Laying of Pipe in Cold Weather

The Utility reserves the right to order pipe installation discontinued whenever, in their opinion, there is danger of the quality of work being impaired because of cold weather. The Contractor shall be responsible for heating the pipe and jointing material so as to prevent freezing of joints. No flexible or semi-rigid pipe shall be laid when the air temperature is less than 32° F unless proper precautions, per the manufacturer's recommendations, are taken by the Contractor and the method is approved by the Engineer and the Utility.

When pipes with rubber gaskets or resilient-type joints are to be laid in cold weather, sufficiently warm the gasket or joint material to facilitate making a proper joint.

No portion of a sanitary sewer facility shall be installed directly onto frozen ground or backfilled with frozen material.

7. Construction Activities within the Public Right-of Way

All construction activities within the public right-of-way, including but not limited to surface removal, backfilling, and restoration, shall be per the latest version of the Department of Metropolitan Developments "Regulations for Cuts within the Public Right-of-Way," and the City of Westfield Construction Standards and Specifications or other applicable requirements or the Westfield Standards of Roadway Construction."

401.03 Trench Box and Sheet piling

When required by the Occupational Safety and Health Act (OSHA) or any other entity having jurisdiction to protect life, property, or the work, sufficient protective measures shall be utilized in accordance with 29 CFR Part 1926 or any other applicable regulation.

Upon completion of the work, all temporary forms, shores, and bracing, other than as specified herein, shall be removed. The minimum required density of structural backfill shall not be reduced due to trench box pulling. All voids left by the removal of sheeting shall be carefully filled with properly compacted bedding material.

The Contractor shall employ adequate safeguards to prevent movement of the pipe joint. If movement should occur, the Contractor shall reinstall the pipe.

Any damage to pavement or other structures due to sheeting, shoring, or bracing shall be repaired by the Contractor at his own expense.

Sheeting and bracing which is to remain in place after construction shall be cut off three (3) feet below the finished grade elevation.

The CWA Authority, Inc and/or Citizens Westfield will not assume any liability for the actions of the Owner, Contractor, or their agent(s), in the performance of the required sheeting, shoring, and bracing operations.

401.04 Trench Dewatering

Where groundwater is encountered, the Contractor shall make every practical effort necessary to secure a dry trench bottom prior to laying pipe and/or the installation of the sanitary sewer facility. The Contractor shall provide, install, and operate sufficient trenches, sumps, pumps, hoses, piping, wellpoints or other means necessary to depress and maintain the groundwater level below the base of the excavation. In addition, the dewatering shall be sufficient to stop weeping and running water from displacing soil and entering the trench through the trench walls.

If unable to remove the standing water in the trench, the Contractor shall over-excavate the proposed bottom grade of the sewer bedding, and place not less than six (6) inches of either No. 2 crushed stone, No. 8 crushed stone, or No. 8 fractured faced aggregate in the over-excavated area.

The Contractor shall be responsible for diverting or removing surface runoff and other accumulations of surface water from excavations in compliance with all applicable rules and regulations.

The CWA Authority, Inc and/or Citizens Westfield will not assume any liability for the actions of the Owner, or their agent(s), in the performance of the required dewatering operations.

The Utility shall reserve the right to cease installation activities when trench conditions are not in conformance with this Manual.

Under no circumstances shall surface water and/or groundwater be discharged to, disposed of, or allowed to flow into the CWA Authority, Inc and/or Citizens Westfield sanitary sewer system except as provided in an Industrial Discharge Pretreatment Permit.

401.05 Trench Installations

The minimum requirements for trench installations are as follows:

1. Trench Width

The minimum width of the trench at and below the top of the sanitary sewer, lateral, or force main shall be only as wide as necessary for proper installation and backfilling.

The minimum trench width for sanitary sewers, laterals, and force mains shall not be less than the greater of the following:

Minimum Width = Pipe O.D. + 16 inches

or

Minimum Width = (Pipe O.D. x 1.25) + 12 inches

Under no circumstances shall the distance from the trench wall to the outside edge of the pipe be less than six (6) inches for pipes six (6) inches and less, and eight (8) inches for pipes eight (8) inches and larger.

For flexible conduits, the lateral resistance of in-situ soils shall be of sufficient stiffness to provide the required pipe support. Where unstable trench sidewall conditions exist, or where trench depth dictates the use of a moveable trench box, the Engineer shall determine the width of compacted bedding and backfill material necessary to provide adequate pipe side support.

The minimum and maximum trench widths above the top of the sanitary sewer, lateral, and force main shall be determined by the Contractor and shall be in conformance with all applicable safety regulations including, but not limited to, those promulgated by OSHA.

2. General Trenching Requirements

Whenever pipe trenches are inadvertently excavated below the designed bedding bottom, the Contractor shall fill the over-excavated area with compacted No. 8 crushed stone or No. 8 fractured face aggregate and shaped to form a firm, uniform trench base.

In cases where a firm foundation is not encountered at the required grade, the Contractor shall remove the unstable material to a sufficient depth not less than six (6) inches and replaced with either No. 2 crushed stone, No. 8 crushed stone, or No. 8 fractured faced aggregate. When compacted and properly shaped, the fill material shall produce a uniform and stable foundation along the entire length of the pipe. If more than one (1) foot of unstable material is encountered, the Contractor shall take additional measures to ensure that additional stabilization is provided, such as geotextile fabric wrapping of the trench section or as approved by the Utility.

All rocks, boulders and stones six (6) inches in diameter and larger shall be removed. Boulders or rocks are not to be used for any portion of the trench backfill.

The pipe trench shall not be excavated more than one hundred (100) feet in advance of pipe laying unless approved by the RPR or Utility

In cases where material is deposited along open trenches, the material shall be placed and protected so that no damage will result to the work or adjacent property as a result of rain or surface wash.

401.06 Bedding and Backfill Requirements

Bedding, haunching, initial backfill, and final backfill requirements are the same for sanitary sewers, laterals, and force mains.

The minimum requirements are shown in Figures 400.01 through 400.03 and are as follows:

1. Bedding, Haunching, and Initial Backfill.

The requirements are determined by the type and size of pipe being installed and are as follows:

a. Gravity Flexible Pipe – PVC, HDPE, Centrifugally Cast Fiberglass Reinforced Polymer Mortar, and Closed Profile Large Diameter PVC

Bedding, Haunching, and Initial Backfill – No.8 crushed stone or No. 8 fractured-faced aggregate. The minimum depths shall be as follows:

Pipe Size, inches	Depth Below Barrel, inches	Depth Above Top of Pipe, inches
6 or less	4	4
8 to 15	4	12
18 and larger	8	12

b. Gravity Semi-Rigid Pipe – DIP

Bedding, Haunching, and Initial Backfill – No. 8 crushed stone or No. 8 fractured-faced aggregate. The minimum depths shall be as follows:

Pipe Size, inches	Depth Below Barrel, inches	Depth Above Top of Pipe, inches
8 to 16	4	6
18 and larger	8	6

c. Gravity Rigid Pipe – RCP and PCCP

i. Bedding and Haunching - No. 8 crushed stone or No. 8 fractured faced aggregate a minimum of eight (8) inches below the pipe barrel to the springline (1/2 the outside diameter) of the pipe.

ii. Initial Backfill - Clean fill material free of rocks larger than six (6) inches in diameter, frozen lumps of soil, wood, or other extraneous material unless the construction is within five (5) feet of pavement then Section 401.06.2.b.i. shall apply.

d. Force Mains

For all installations, the bedding material shall be placed in the trench bottom and compacted prior to laying the pipe.

The bell holes shall be excavated for bell and spigot pipe so the entire pipe barrel rests on the bedding. The bedding shall be such that after the pipe has been placed to line and grade, there remains a four (4) inch minimum depth of

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169th STREET / OAKRIDGE ROAD
WESTFIELD, IN

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material below the pipe barrel and a minimum of three (3) inches below the bell. For all installations, the haunching material shall be shovel sliced or otherwise carefully placed and “walked” or hand tamped to the springline (1/2 the outside diameter) to ensure compaction of the haunch area and complete filling of all voids. The initial backfill shall be added in six (6) inch lifts “walked” in for compaction. 2. Final Backfill Final backfill requirements are determined by the location of the excavation and are as follows: a. Excavations within <u>existing</u> roadways or public right-of-ways. Final backfill requirements shall be per the latest revision of the Department of Metropolitan Developments “Regulations For Cuts Within The Public Right-of-Way,” and the City of Westfield Construction Standards and Specifications or other applicable requirements b. For all other installations. Final backfill requirements are as follows: i. Within five (5) feet of the edge of pavement, curbs, gutters, or similar structures: Trenches shall be backfilled with structural “B-Borrow” for structural installations per Indiana Department of Transportation (INDOT) Standard Specifications - Section 211. Backfill shall be compacted to achieve not less than 95% Standard Proctor Dry Density per INDOT Standard Specifications Section 203.23. The Contractor shall use in-house or independent testing to verify proper compaction. The Utility may require independent testing to verify Contractor results at any time during the duration of the project. Backfill shall be added and compacted in twelve (12) inch balanced lifts by means of mechanical tampers. If the Contractor can demonstrate, through testing, the compaction requirements can be met with lifts greater than twelve (12) inches; it may be approved on a case-by-case basis. The maximum compaction depth shall not exceed six (6) feet. Flowable fill may be used as a substitute for structural “B-Borrow.” Westfield – Sanitary Sewers shall be covered with at least twelve (12) inches of bedding material and thirty-six (36) inches of approved backfill. ii. Outside five (5) feet of the edge of pavement, curbs, gutters, or similar structures: Trench shall be backfilled with clean fill material free of rocks larger than six (6) inches in diameter, frozen lumps of soil, wood, or other extraneous material. Jetting or flooding of the backfill shall <u>not</u> be used to meet the compaction requirements.	401.07 Locating (Tracer) Wire For all force main and lateral installations, a green colored 10-gauge solid copper insulated locating (tracer) wire shall be installed as follows: 1. Force Mains Wire shall be installed on top of the initial backfill in one continuous length between the lift station valve vault and the force main discharge manhole. The wire shall be brought up to ground level every five hundred (500) feet (maximum) through a #54 Valve Box Section with a D-5 Cover (if in sidewalk or street) or a 3” Box with a 2-1/2” Repair Lid (if in the dirt or grass). If any appurtenant structure, such as an air release valve, is required as part of the force main installation, the wire shall be cut with each end entering the structure under the casting frame. 2. Laterals Wire shall be installed (taped) on the top of the pipe along the entire length of the lateral from the sewer to the cleanout. The lateral may be installed in either one or two phases. The requirements for each phase are as follows: a. One phase When the entire lateral is to be constructed in one phase (from the sanitary sewer to the cleanout), the wire shall be installed in one continuous length along the entire length of the lateral. The wire shall be exposed at the cleanout for access. b. Two phases When the lateral is installed in two phases, the first as part of the sewer construction to the edge of the right-of-way (lateral stub) and the second as part of the building construction from the lateral stub to the cleanout, the wire shall be installed as follows: i. Lateral as part of the sanitary sewer installation from the sewer to the right-of-way (lateral stub): Wire shall be installed along the length of lateral beginning at the sanitary sewer and terminating at the stub or locating rod. The wire shall be easily accessible for future extension to the cleanout. ii. Lateral as part of the building construction from the lateral stub to the cleanout: Wire shall be connected to the wire at the lateral stub and installed along the remaining length of lateral terminating at the cleanout. The wire shall be exposed at the cleanout for access. All wire-to-wire connections, such as those for laterals installed in two phases, shall be joined using a DBR Direct Burial Splice Kit as manufactured by 3M Electrical Products Division or a Department approved equal. Wire Connectors shall be Snake Bite DryConn or Utility approved equal.	When connections are made between non-similar pipe materials, a non-shear flexible coupling shall be used such as manufactured by Mission, Femco, or approved equal. Bedding and backfill requirements for abandoning any lateral shall be per Section 401.06. 3. Structures Unless otherwise specified, all structures to be abandoned shall be removed to a depth of three (3) feet below the proposed ground elevation, or existing street grade, whichever is lower. The portions of the structure which are abandoned and left in place shall have holes drilled in a sufficient number to allow groundwater to enter and exit. The structure shall be backfilled with sand or B-Borrow and compacted to 95% Standard Proctor Dry Density. The Utility may modify the requirements if deemed necessary. All existing pipe, equipment, or any other material are the property of the CWA Authority, Inc and/or Citizens Westfield. When abandoning any sanitary sewer facility, the contractor shall contact the Utility to determine if any of the abandoned material is to be salvaged. The determination will be at the sole discretion of the Utility. The Contractor shall deliver all salvageable material and/or equipment to a location within the CWA Authority, Inc and/or Citizens Westfield as determined by the Utility. The Contractor shall be responsible for disposal of all material not being salvaged For embankment installations, a minimum width of properly compacted bedding and backfill material is required to ensure that adequate stiffness of the pipe envelope is developed. The Engineer shall determine the minimum embedment width, utilizing those bedding and backfill materials specified herein, in full conformance with those minimum standards set forth by the American Association for State Highway and Transportation Officials Standard Specifications for Highway Bridges, latest revision. Such factors as pipe stiffness, embedment stiffness, nature of in-situ soil, and anticipated construction and service loading shall be evaluated.	Section 402 Installation Requirements Specific to Laterals 402.01 Introduction This Section provides the minimum installation requirements specific to laterals. For installation requirements common to sanitary sewers, force mains, and laterals refer to Section 401. For specific installation requirements for manholes, wet wells, valve vaults, and other appurtenant structures refer to Section 403. For trenchless installation requirements refer to Section 404. 402.02 General Requirements Unless specifically stated in this Section, all other installation requirements for laterals shall be per Section 401. Laterals shall be installed under the same or similar requirements and guidelines as sanitary sewers. Several critical clarifications for certain requirements, not intending to be all inclusive, are as follows: 1. Trench installation requirements, including but not limited to trench widths shall be the same as for sanitary sewers per Section 401.05. 2. Bedding and backfill requirements shall be the same as for sanitary sewers per Section 401.06. 3. Only materials listed in Section 303.02 shall be used for laterals. 4. Connections to sanitary sewers shall be made per Section 201.05. 5. Locating wire shall be installed per Section 401.07. Typical Lateral Connections are shown in Figures 400.05 and 400.06. 402.03 Lateral Stubs Laterals are often installed in two phases: the first as part of the sanitary sewer installation, the lateral stub, and the second as part of the lateral installation when the building is constructed. When installing the portion of the lateral as part of the sanitary sewer installation (the lateral stub), the Contractor shall terminate the lateral at the right-of-way line or easement, and plug the end with a manufactured watertight plug. A one-half (1/2) inch metal locator rod and copper tracer wire per Section 401.07 shall be installed at the end of the plugged line to within three (3) feet of finished grade to provide for ease of location of the stub. 402.04 Controlled Settlement Joint A Controlled Settlement Joint, or “Slip Joint”, shall be installed per manufacturer’s recommendation on all lateral riser pipes exceeding five (5) feet in vertical length. Figures 400.06 and 400.07 show a typical installation of the Controlled Settlement Joint and the maximum angle in which the joint should be installed. Refer to Section 303.03 for the Controlled Settlement Joint material standard. The riser pipe and fittings shall be bedded per Section 401.06.	75 of 169													
Section 403 Installation of Precast Manholes, Wet wells, Valve Vaults, or other Appurtenant Structures 403.01 Introduction This Section provides the minimum installation requirements for manholes, wet wells, valve vaults, and other appurtenant structures. For clarity, only manholes are referenced throughout this Section. Unless noted, all other structures are to be installed in accordance with the same requirements. The minimum requirements are show in Figures 300.01 through 300.06. 403.02 Bedding The bedding for all manholes shall be a minimum of six (6) inches of No. 8 crushed stone or No. 8 fractured-face aggregate. The stone and/or aggregate shall be placed to form a stable base. Where poor or unstable soil conditions exist, or over excavation has occurred, additional No. 8 crushed stone, No. 8 fractured faced aggregate, No. 2 stone, or Class B concrete shall be used to form a stable base. 403.03- Backfilling Manhole backfilling and compaction requirements shall comply with the minimum requirements for the adjacent sanitary sewer pipe as stated in Section 401.06. 403.04 Placement of Manhole Sections Precast manhole sections shall be placed and aligned to provide vertical sides. The completed manhole shall be rigid, true to dimensions, and watertight. The joints between manhole sections shall be properly sealed utilizing an approved rubber gasket and butyl rubber rope. 403.05 Placement of Adjusting Rings Where one (1) solid riser or barrel section cannot be used, final adjustments in elevation of the casting frame and cover shall be accomplished by the use of precast concrete adjusting rings of a minimum thickness of four (4) inches per Section 305.07 and as shown in Figure 300.08. The total number of adjusting rings shall not exceed three (3) and the total height of adjusting rings shall not exceed twelve (12) inches. Concrete adjustment rings less than four (4) inches thick are not allowed. A water tight seal shall be provided between the cone section of the manhole and adjusting ring, each adjoining adjusting ring, and between the adjusting ring and casting by the use of two (2) rows of one-half (1/2) inch diameter cords of extrudable preformed gasket material, non-asphaltic mastic, or trowelable grade butyl rubber, as shown on Figure 300.08. This material shall be placed in joints and keyways and be of sufficient quantity to completely fill the joint cavity. The use of brick or block in lieu of adjustment rings is not allowed. 403.06 Butyl Rubber Backplaster A trowelable grade butyl rubber base exterior backplaster material one-quarter (1/4) inch minimum thickness, when dry, shall be installed on the outside of the manhole at each joint, extending six (6) inches above and below the joint. It shall also be placed on the chimney section from two (2) inches below the bottom adjustment ring on the cone section to, and covering, the base of the casting. 403.07 Internal Manhole Chimney Seal Internal Chimney Seals per Section 305.10 shall be installed on the joints of all manholes between the casting frame and the cone section per manufacturer’s recommendation.	403.08 Connections To Manholes Sanitary sewer connections to existing manholes shall be core-drilled and made using a flexible rubber connector per Section 305.09. Saw cutting and hammer taps are prohibited. All connections shall provide for a watertight seal between the pipe and the manhole. The connector shall be the sole element relied upon to assure a flexible water tight seal of the pipe to the manhole. When connecting new pipe to existing manholes, a flow channel and bench walls shall be installed per Section 305.06. Depending on the existing manhole’s condition, rehabilitation may be required as determined by the Utility. Potential rehabilitation work may include: chimney seals, linings, patches, replacement, and/or other adjustments necessary. If connecting to an existing manhole requires a drop pipe, the Utility will consider request on case-by-case basis. The Utility will provide details if the drop connection is approved. 403.09 Groundwater Monitoring Points An air pressure test is required for all sanitary sewers. When performing the test, an adjustment to the starting air pressure is required to compensate for groundwater above the top of pipe. The measurement of groundwater is optional. However, this Section provides a recommendation on the number of groundwater monitoring points and their locations. If the Contractor chooses not to install the groundwater monitoring point(s), the air pressure adjustment shall be the maximum required per Section 602.03 (2.0 psi adjustment, starting air pressure 6.0 psi). If groundwater monitoring points are installed as part of the project, then one (1) or more monitoring points shall be installed adjacent the manhole(s). The monitoring points may be a three (3) inch diameter PVC pipe, slotted at the bottom with a well screen, located adjacent to the manhole. The elevation of the bottom of the PVC pipe shall be at approximately the same elevation as the top of the highest adjacent sanitary sewer pipe. The number of monitoring points shall be as follows: 1. If groundwater is <u>not</u> present during pipe installation, one (1) monitoring point is required. 2. If groundwater is present during pipe installation, the number of monitoring points shall be as follows: <table><tr><th>Number of Manholes</th><th>Number of Monitoring Points</th></tr><tr><td>1 – 10</td><td>1</td></tr><tr><td>11 – 20</td><td>2</td></tr><tr><td>21 – 30</td><td>3</td></tr><tr><td>31 – 40</td><td>4</td></tr><tr><td>41 – 50</td><td>5</td></tr><tr><td>51 or More</td><td>6</td></tr></table> The monitoring points shall be installed adjacent to selected manholes and spaced as evenly as possible throughout the project. The Contractor shall submit the locations to the RPR for approval.	Number of Manholes	Number of Monitoring Points	1 – 10	1	11 – 20	2	21 – 30	3	31 – 40	4	41 – 50	5	51 or More	6	If dewatering wells are used during construction to draw down the groundwater elevation, the site shall be considered to have groundwater present. In both instances, one (1) of the monitoring points shall be installed at the furthest downstream manhole installed as part of the project unless directed otherwise by the RPR. If the development has more than one connection point to existing sewers, the manhole with the lowest invert elevation shall be selected.	76 of 169
Number of Manholes	Number of Monitoring Points																
1 – 10	1																
11 – 20	2																
21 – 30	3																
31 – 40	4																
41 – 50	5																
51 or More	6																
82 of 169	83 of 169	84 of 169															

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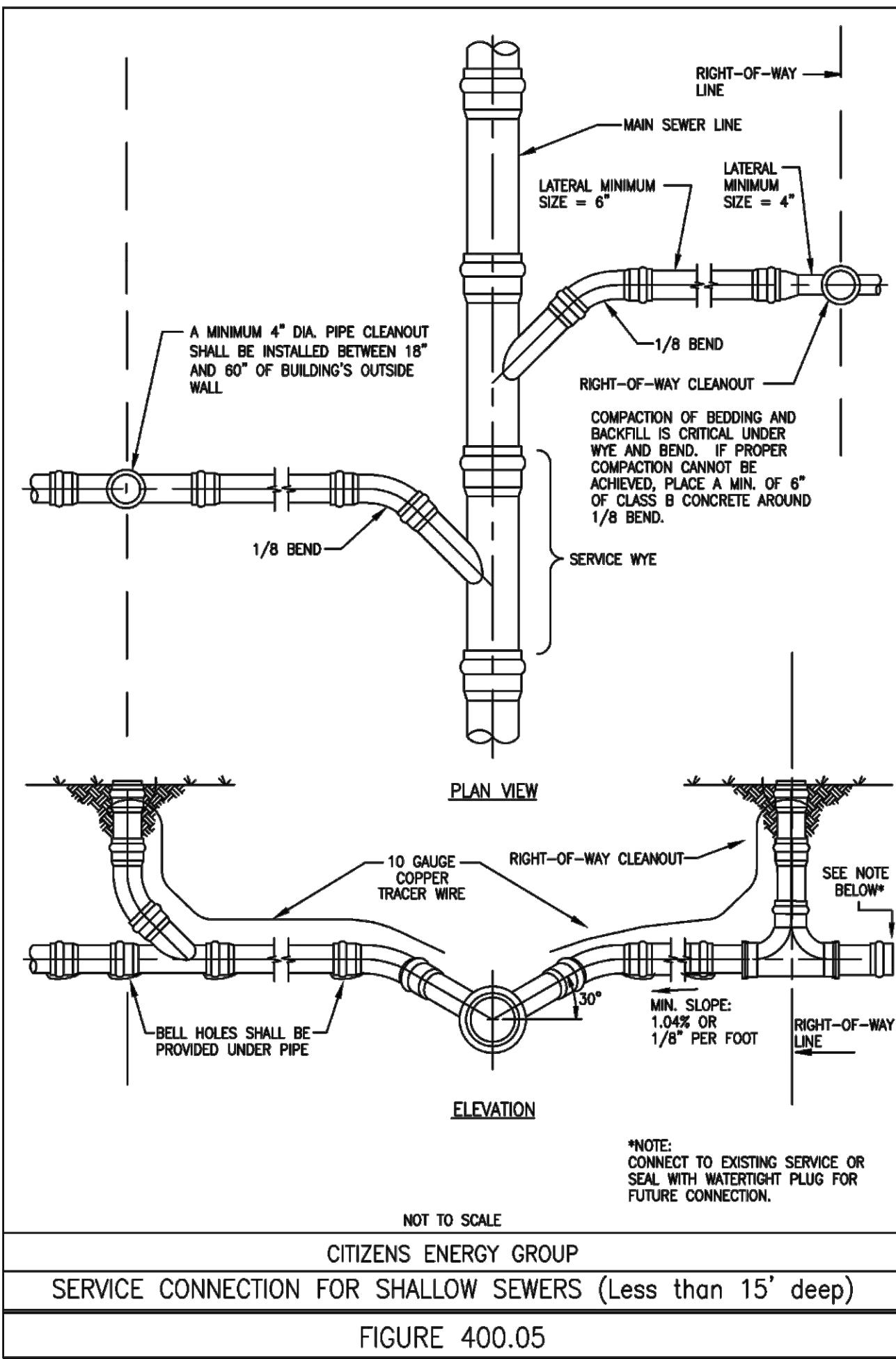
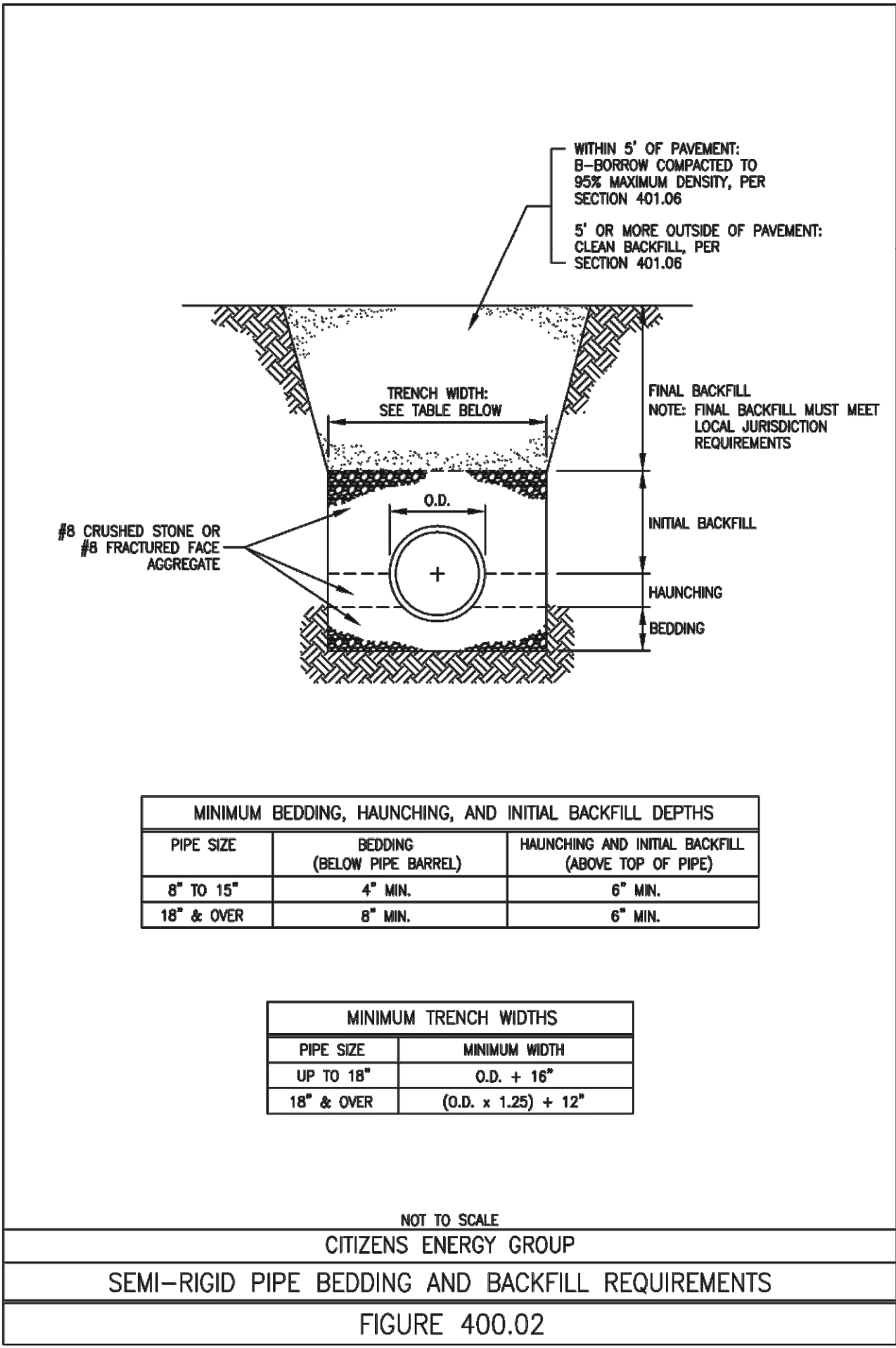
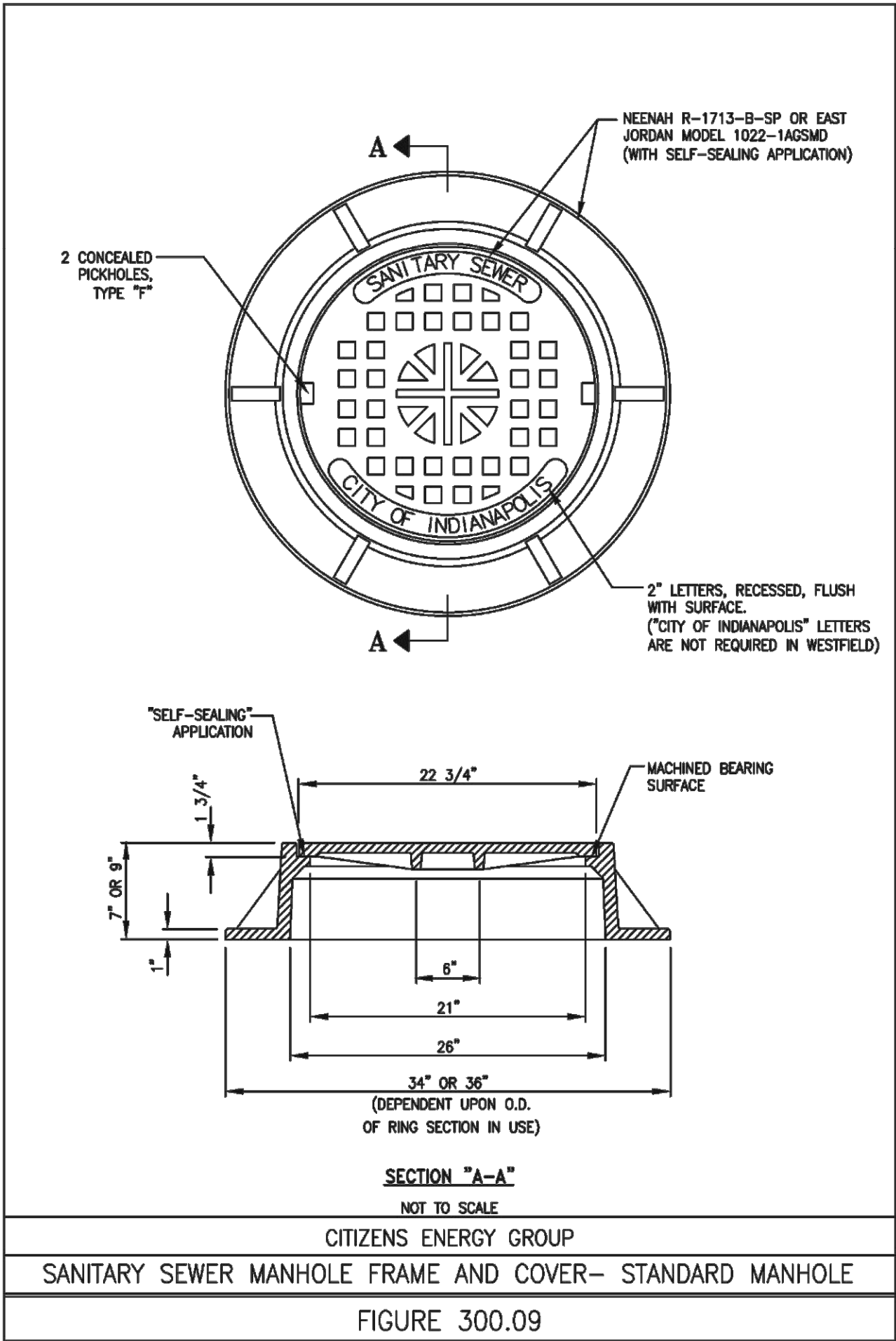
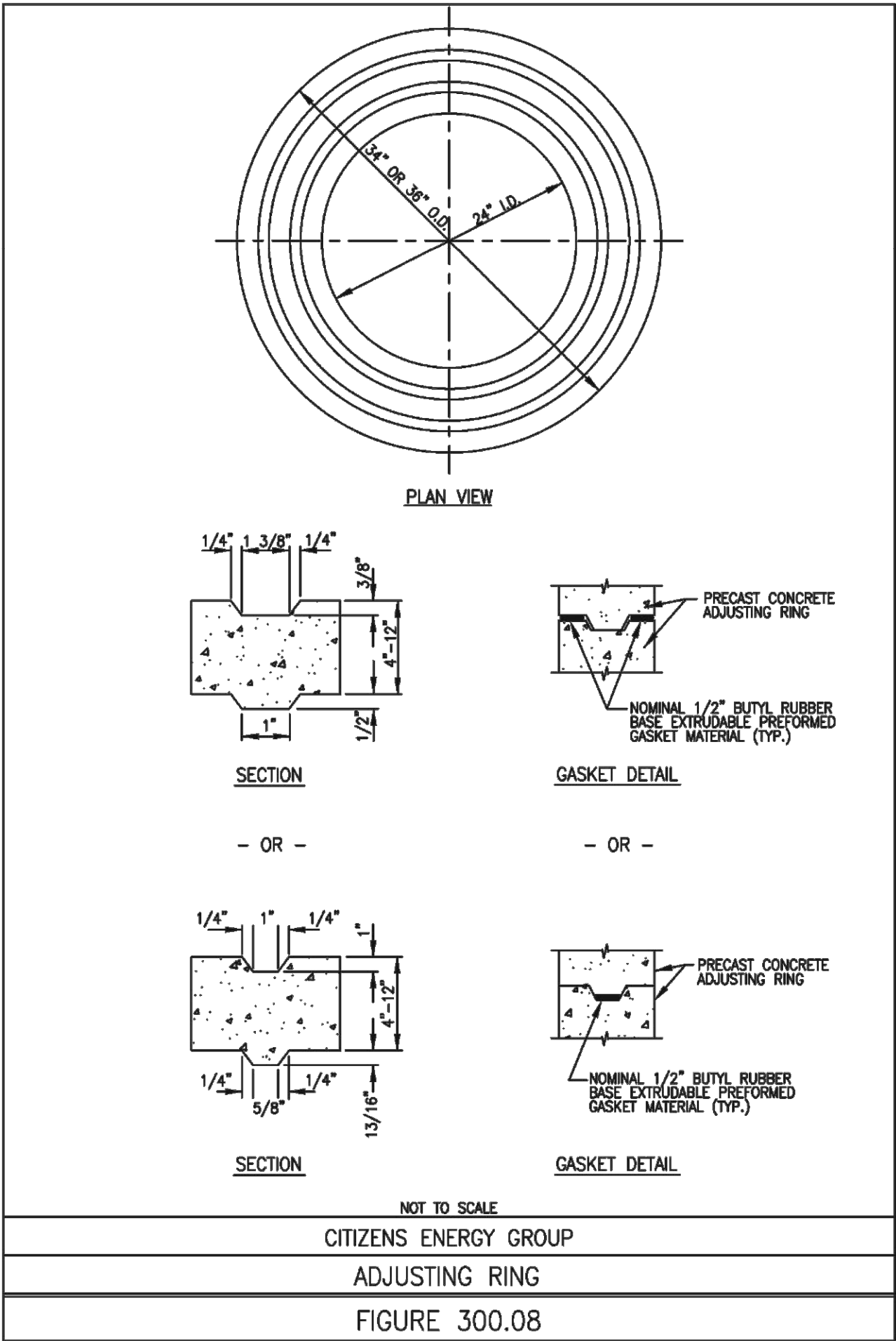
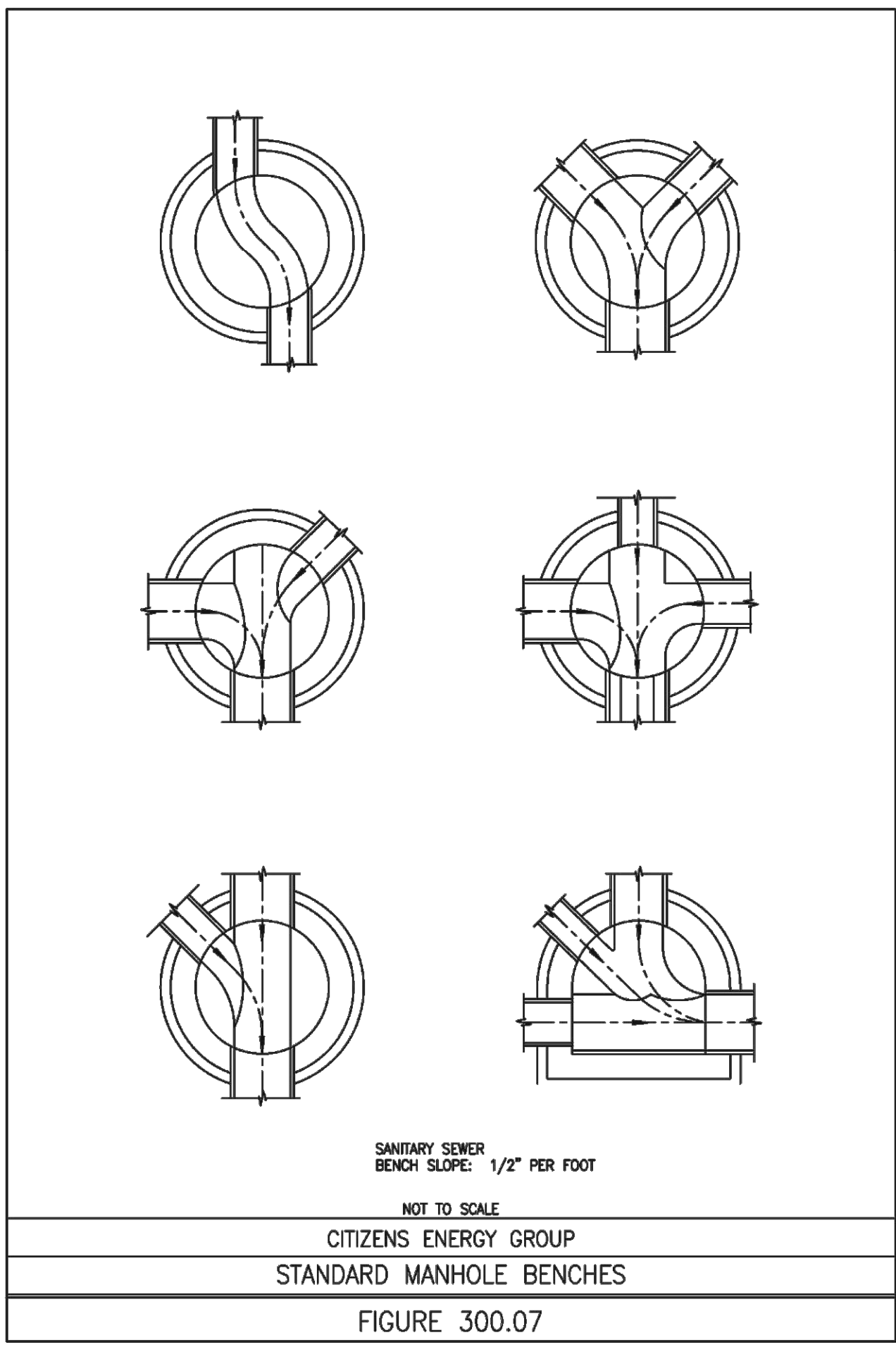
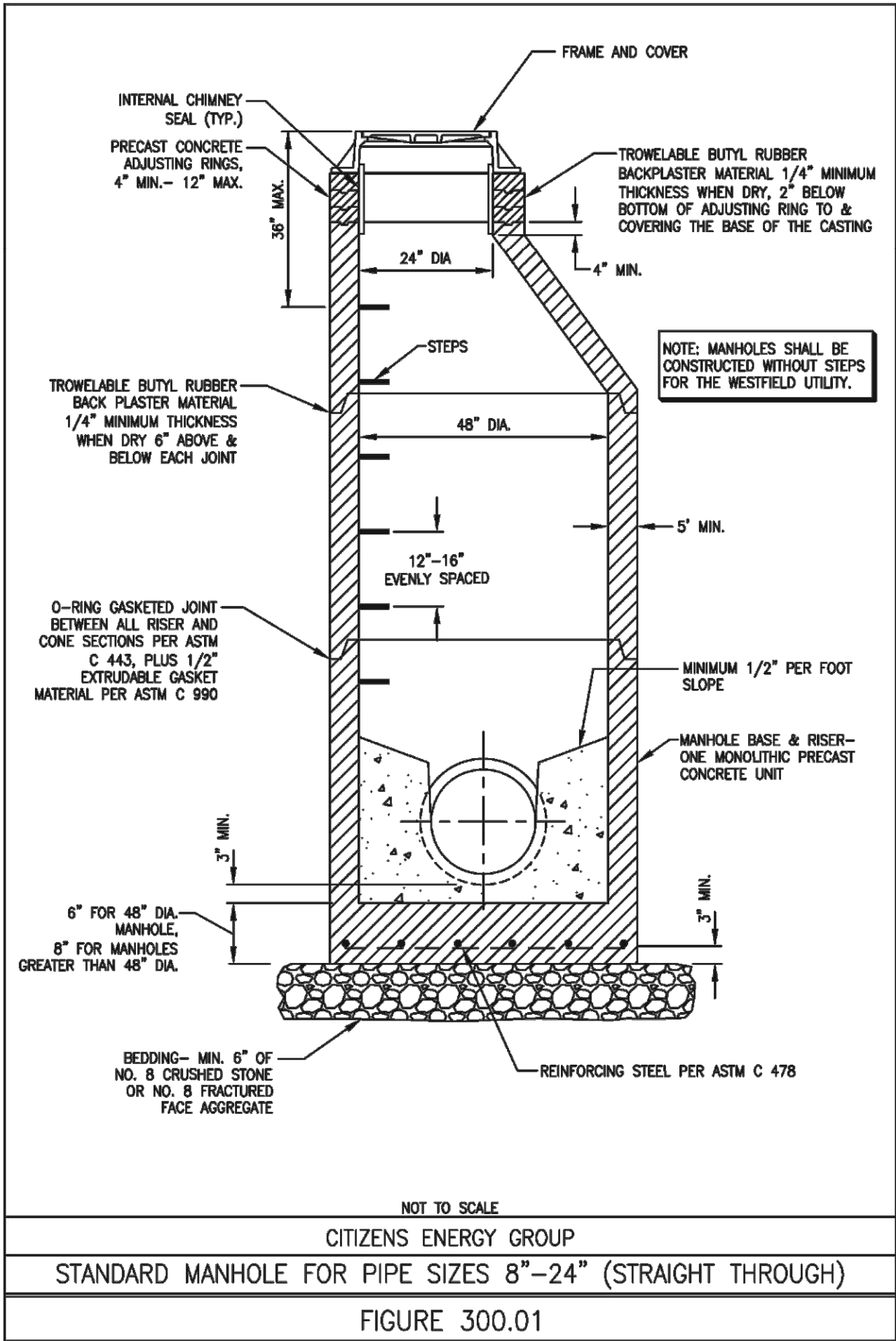
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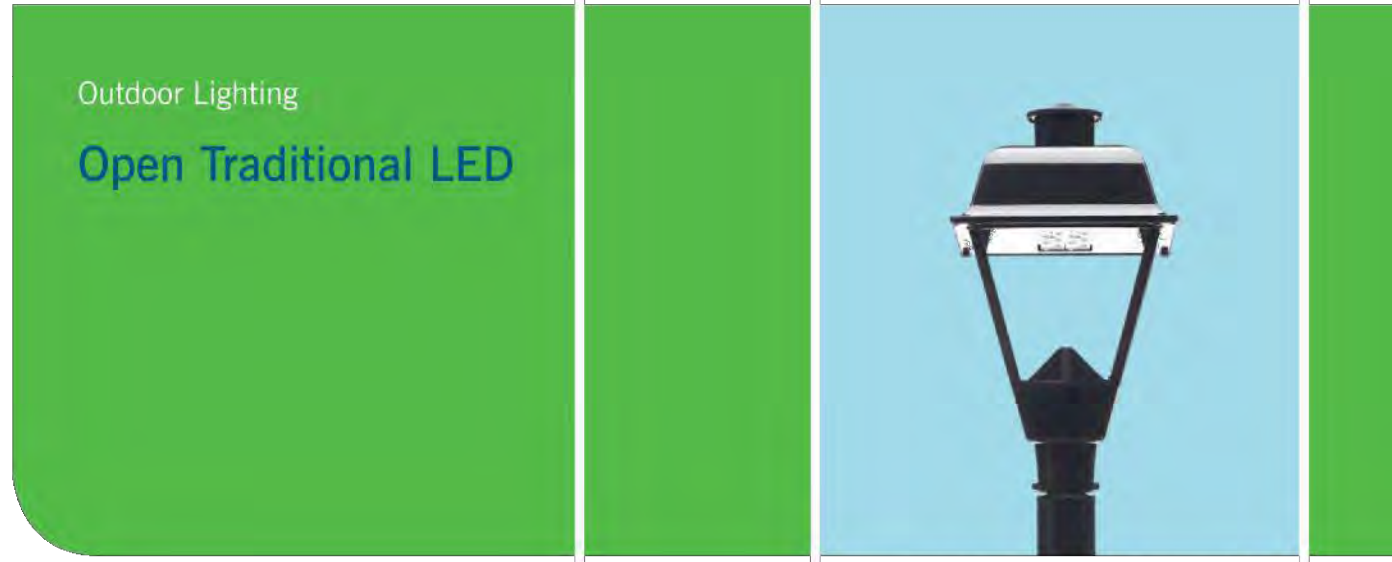
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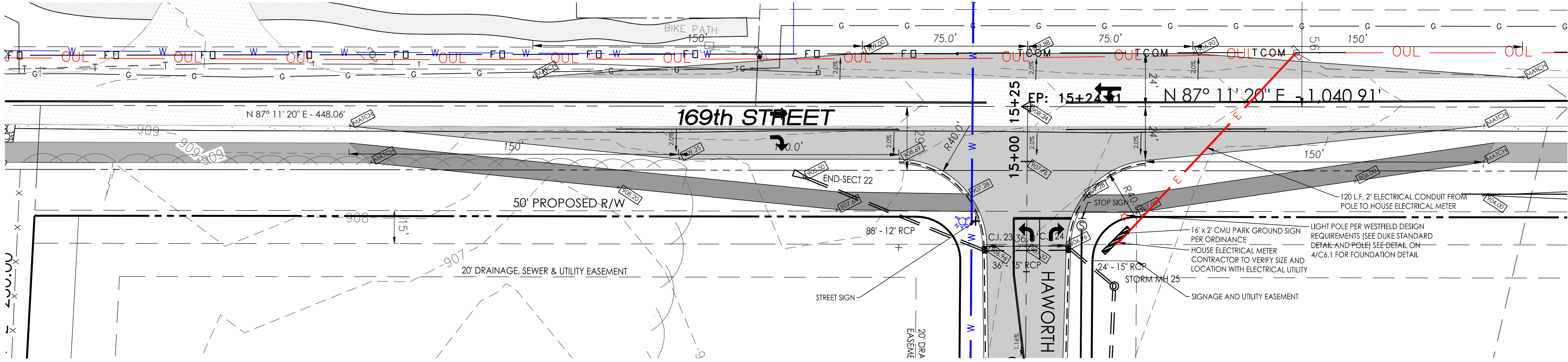




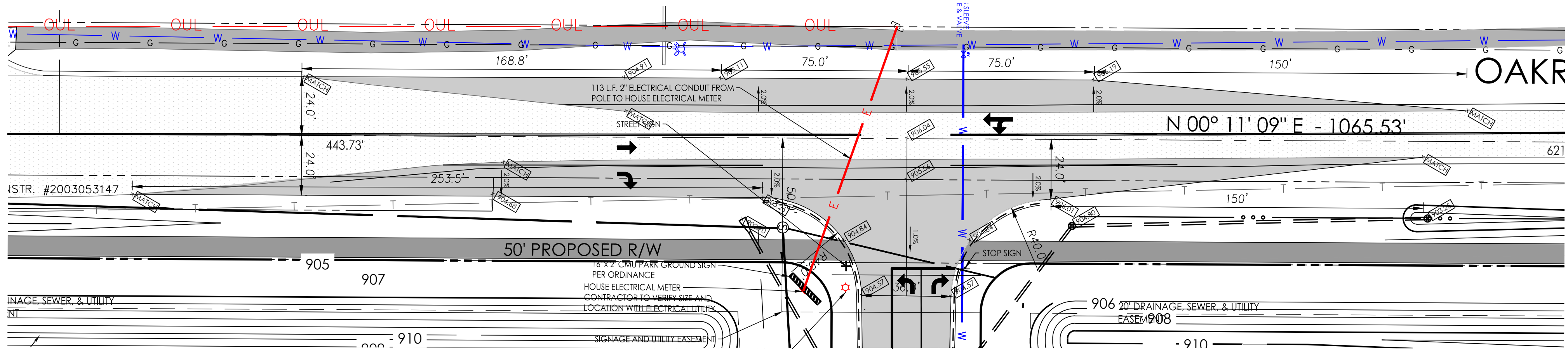
Designed to reduce light pollution, the Open Traditional LED fixture provides an energy-efficient installation with curb appeal. This coach light evokes the charm of New England and is an excellent choice for illuminating streetscapes and pedestrian areas.

LED (Light Emitting Diode)	50 watts
Mounting height	12' (Style B pole only)
Colors	Black Green
Poles	Style A, B, C, D, E, F
Applications	Neighborhoods Parks

For additional information, visit duke-energy.com/OutdoorLighting or call us toll free: 800.544.6900 (OH and KY) 800.521.2232 (IN)

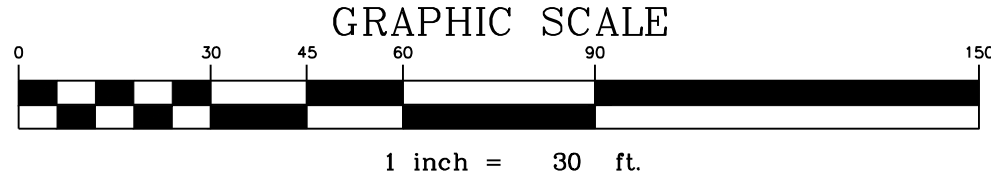


E 169TH STREET TRAFFIC STRIPING

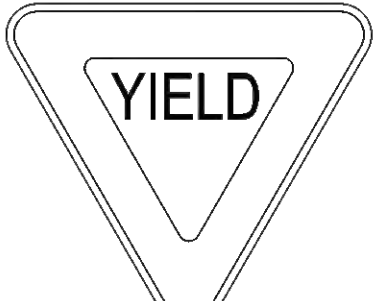


OAK RIDGE ROAD TRAFFIC STRIPING

STREET TRAFFIC STRIPING AND SIGNAGE



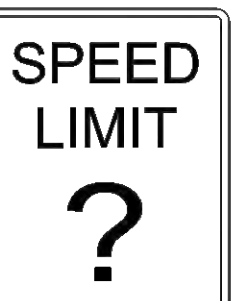
STOP SIGN (R1-1)
30" x 30"



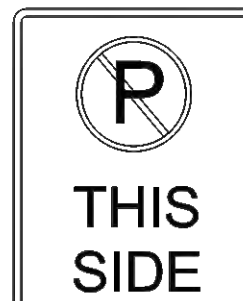
YIELD SIGN (R1-2)
30" x 30" x 30"



ALL WAY
R1-4
18" x 6"



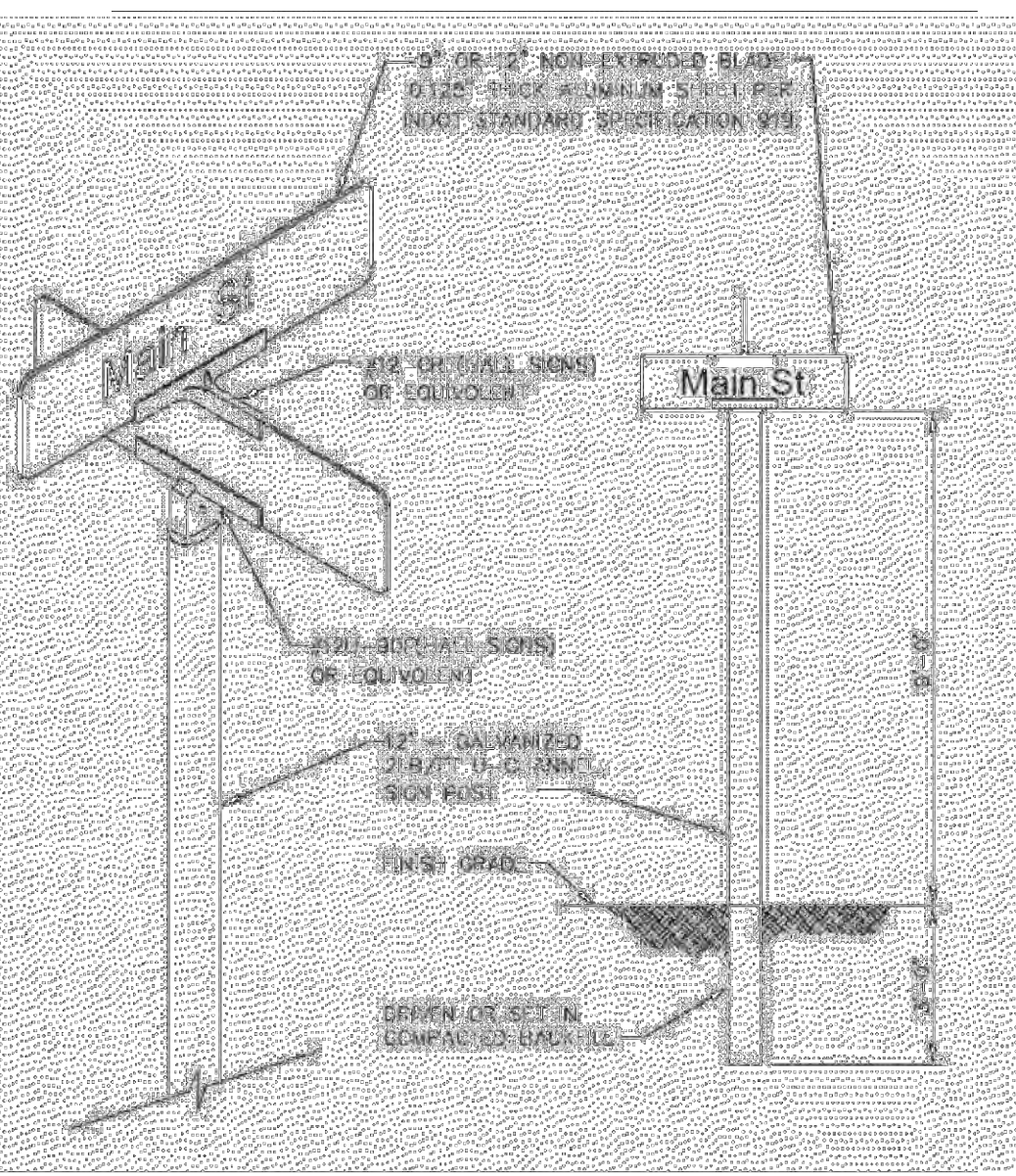
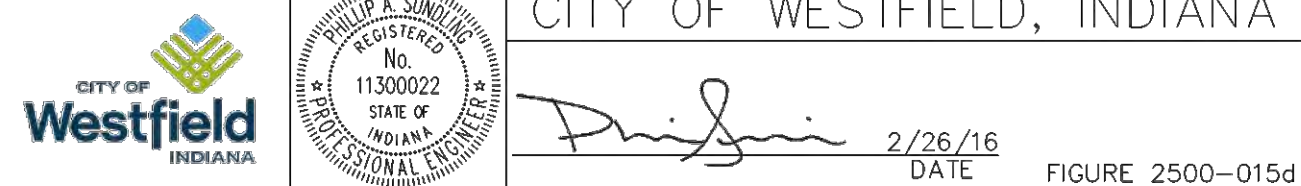
SPEED LIMIT SIGN (R2-1)
24" x 30"



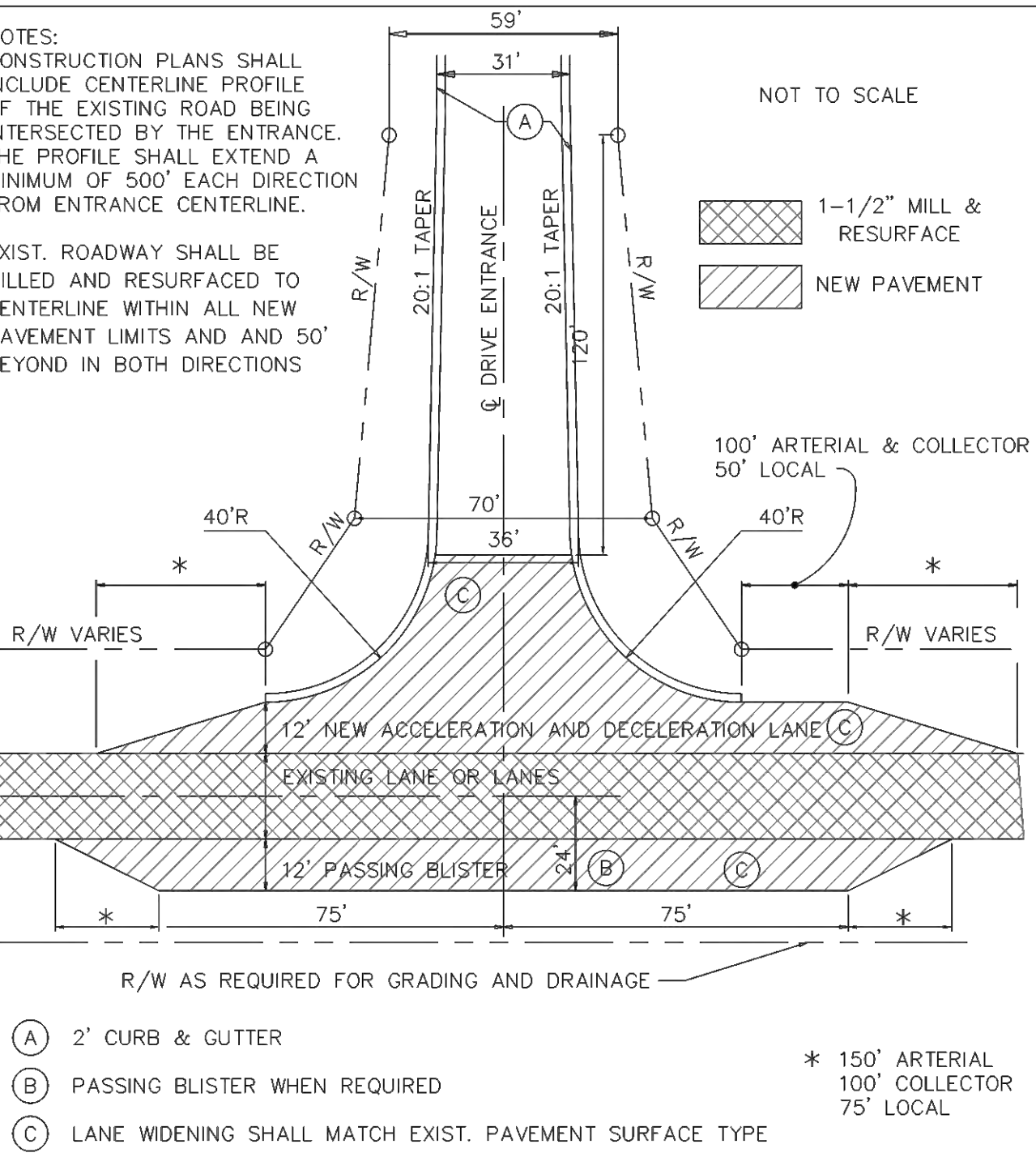
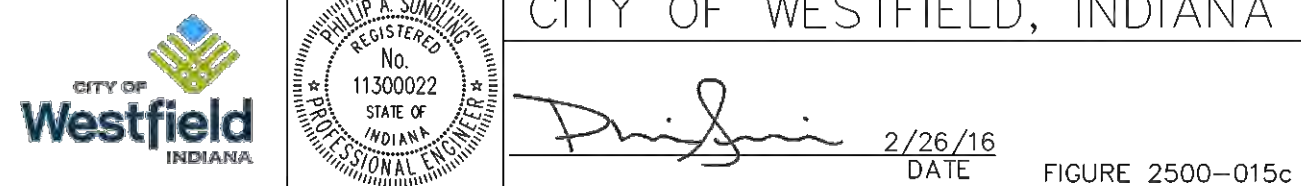
NO PARKING SIGN (R7-31)
12" x 18"

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

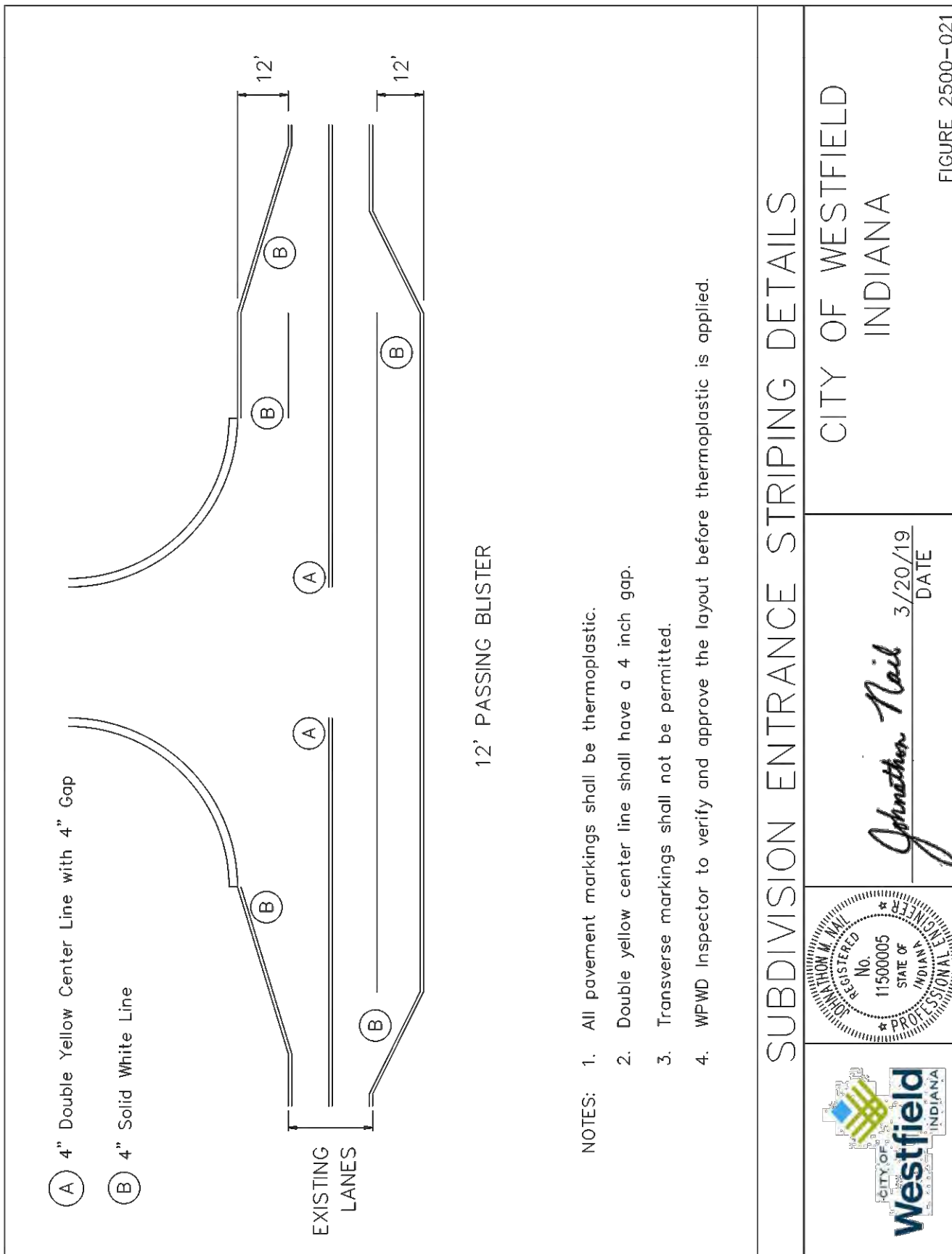
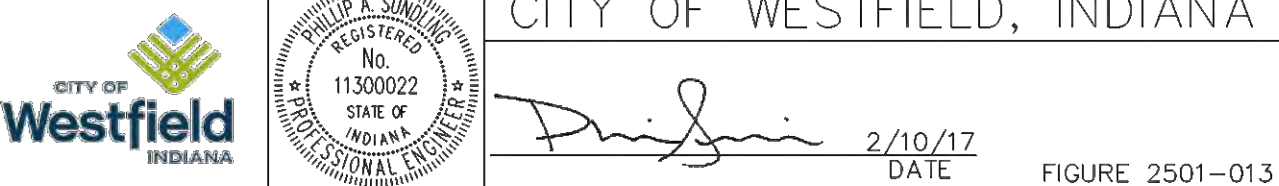
STREET SIGNS - SIGN DETAILS



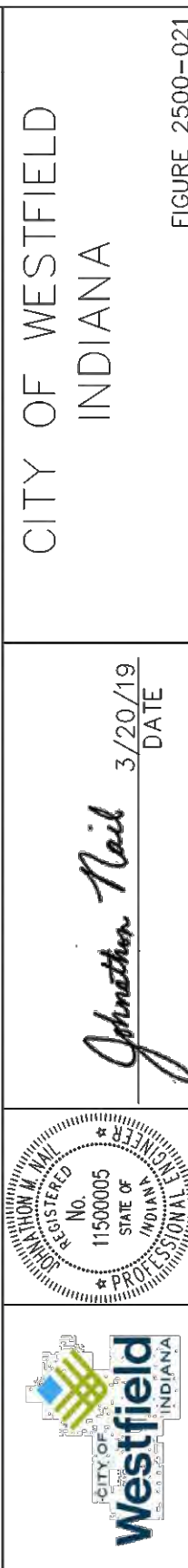
STREET SIGNS - SIGN DETAILS



MIN. SUBDIVISION AND COMMERCIAL ENTRANCE



SUBDIVISION ENTRANCE STRIPING DETAILS



HAWORTH BUSINESS PARK

WILCOX DEVELOPMENT, LLC

KEELER-WEBB ASSOCIATES

APPROVAL
PENDING
NOT FOR
CONSTRUCTION

DATE	ISSUE
04-19-2019	CLIENT REVIEW
04-29-2019	SANITARY REVISED
07-29-2019	TAC SUBMITTAL
02-20-2020	TAC REVIEW COMMENTS

486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269

9832 NORTH SR 29
LOGANSPORT, IN 46947
PHONE: 574-721-9932

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

C10



Petition Number: 2003-DDP-03

Subject Site Address: 16460 Southpark Drive

Petitioner: Myers Construction Management, Inc. by Woolpert, Inc.

Request: Detailed Development Plan review of a 11,864 square foot addition to an existing industrial building

Current Zoning: Westoak PUD

Underlying Zoning: EI: Enclosed Industrial District

Current Land Use: Enclosed Industrial

Approximate Acreage: 3.40 acres+/-

Staff Reviewer: Daine Crabtree, Associate Planner

BACKGROUND

The applicable zoning district is the Westoak PUD. The property is within the Northern Industrial Area of the PUD, and has an underlying zoning classification of Enclosed Industrial (EI). The applicable standards default to the zoning ordinance that was in place at the time of PUD approval (2004). A Detailed Development Plan for the existing 48,600 square-foot building was approved at the June 19, 2017, Westfield-Washington Township Advisory Plan Commission (APC) meeting.

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

The plans comply.

- 1) 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.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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.
- 5) 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.



- 6) 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.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) 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.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

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

- 20) 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.
- 21) 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 West Oak PUD Standards (Ord. 04-40).

Section 5. Modifications To Underlying Zoning.

- 22) The provisions applicable only to the Northern Industrial Area are as follows:
- a) Those uses permitted in the Northern Industrial Area include only the Northern Industrial Area Uses.
 - b) The EI Provisions shall apply to the Northern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply to the Northern Industrial Area but, instead, the minimum tract requirement applicable to the Northern Industrial Area shall be 1.3 acres.
 - c) With respect to the Northern Industrial Area, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 12.
 - d) With respect to the Northern Industrial Area, outdoor sales and storage are prohibited, and all Northern Industrial Area Uses shall be conducted only inside buildings constructed upon the Northern Industrial Area.
 - e) For each lot within the Northern Industrial Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "building height" shall be as described by the Zoning Ordinance.



- f) Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.
- g) In the event there are Initial Sales greater than one (1) Plot in the Northern Industrial Area, a stub road connecting Southpark Drive to the northern boundary of the Northern Industrial Area shall be constructed.

Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:

- 23) Minimum Lot Area (see "West Oak PUD Standards, Section 5" above)
- 24) Minimum Lot Frontage – 70 ft
- 25) Minimum Setback Lines:
 - Front yard – 40 ft
 - Side yard – 20 ft
 - Rear yard – 20 ft
 - Minimum Lot Width at Building Line – None
- 26) Maximum Building Height (see "West Oak PUD Standards, Section 5" above)
- 27) Minimum Gross Ground Level Space – None
- 28) Parking
 - a) Parking Space Size. 10 feet by 20 feet
 - b) Access Aisle Width (90 degree spaces). 24 feet
 - c) Surfacing. Concrete or asphalt required.
 - d) Number of Spaces. 1 space per 2 employees on largest shift.
- 29) Loading and Unloading Berths – None required.

Exhibit 8: Development Plan Review

- 30) Any Industrial District (EI, EI-PD, OI, OI-PD).
 - a) Site Access and Site Circulation:
 - (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996



Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

(2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

(3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision.

b) Landscaping – See “Exhibit 9, Landscaping Standards” below.

c) Lighting – See “Exhibit 10, Lighting Standards” below.

d) Signs

31) Building Orientation

a) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

b) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District

c) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District

d) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

e) Building Materials. – See “Exhibit 12, Building Standards” below.

Exhibit 9: Landscaping Standards

Exhibit 10: Lighting Standards

32) General Lighting Standards - For all areas located in Westfield-Washington Township the following standards shall apply:

a) All light fixtures shall be fully shielded and direct light downward toward the earth's surface;

b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;



- c) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
 - d) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
 - e) All lighting fixtures must meet building code requirements for their appropriate construction class;
- 33) Multi-Family Residential, Commercial, And Industrial Standards: For all multi-family residential, commercial, and industrial uses the following standards shall apply:
- a) All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
 - b) Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
 - c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
 - d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
 - e) Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
 - f) Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.;
 - g) No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

Exhibit 11: Sign Standards

Exhibit 12: Building Materials

- 34) In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the building closest to a public street or an adjoining Residential District:
- a) Brick or other masonry material. Other masonry materials shall include:

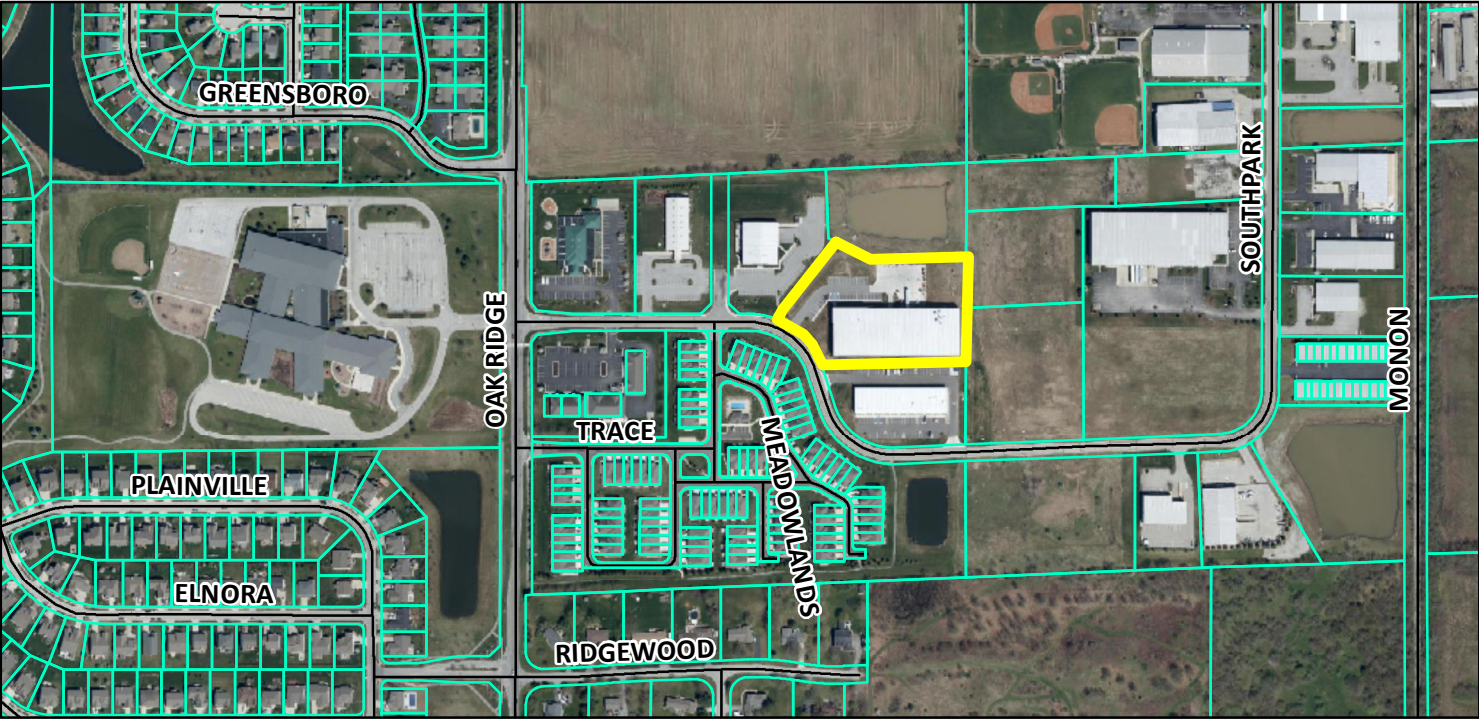
- (1) Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);
 - (2) Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
 - (3) External Insulation and Finish System (E.I.F.S.); or,
 - (4) Stone.
- b) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on the façade of the building closest to a public street or an adjoining Residential District.
- c) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District.
- 35) Comprehensive Plan Compliance: When the West Oak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near east of Oak Ridge Road and north of Southpark Drive is identified as Business Park on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The West Oak PUD identifies that same area as the Northern Industrial District.
- 36) Street and Highway Access
- 37) Street and Highway Capacity
- 38) Utility Capacity
- 39) Traffic Circulation Compatibility

DEPARTMENT COMMENTS

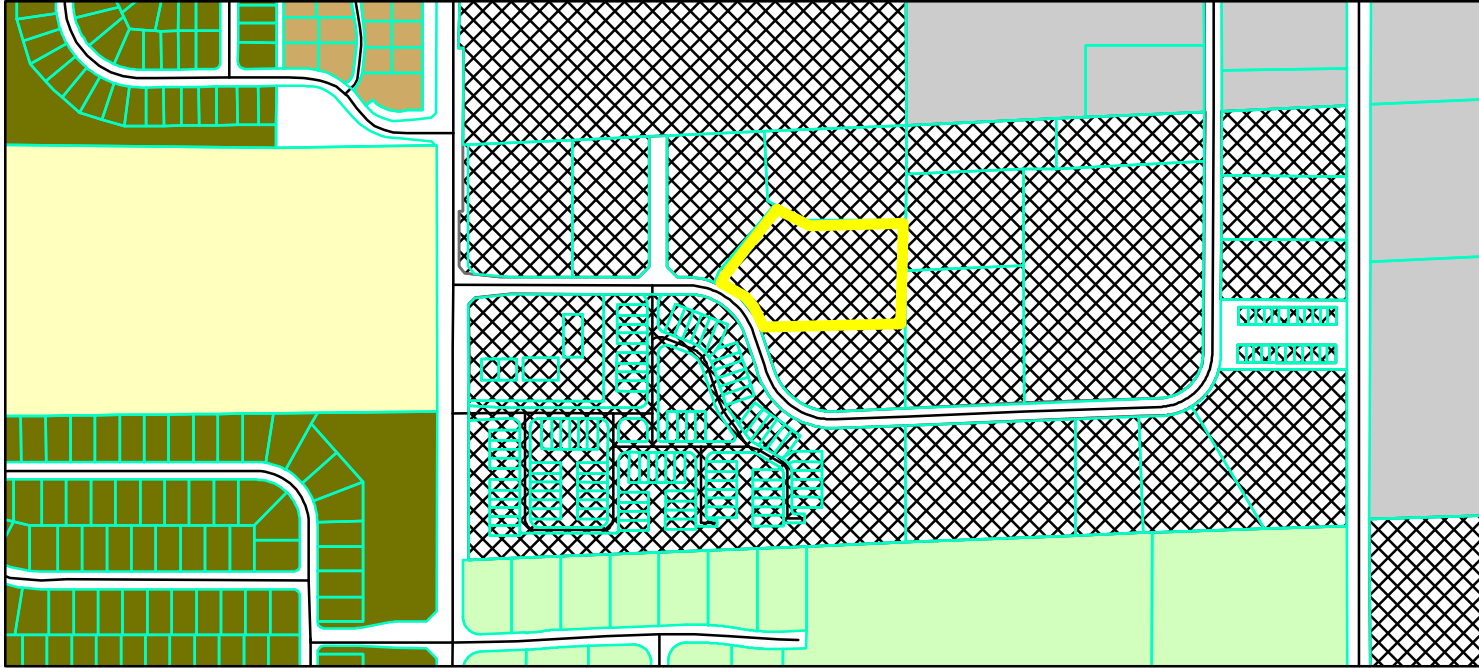
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2003-DDP-03 with the following condition:**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

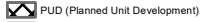
Aerial Location Map

 Site



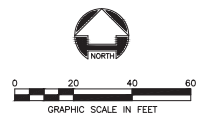
Zoning Map



 Parcel
 GIS.DBO.PW_Streets
Zoning - All
Zoning
 AG-SF1 (Agriculture - Single Family - 1)
 SF-2 (Single Family - 2)
 SF-3 Cluster
 EI (Enclosed Industrial)
 MF-1 (Multiple Family - 1)
 PUD (Planned Unit Development)

0 0.05 0.1
 Miles





PARKING DATA	
EXISTING PARKING SPACES	32
PROPOSED PARKING SPACES	17
TOTAL PARKING SPACES =	36

SITE DATA	
ACREAGE	3.40 AC
PROPOSED BUILDING ADDITION	11,884 S.F.

1. ALL DIMENSIONS IN CURBED AREAS SHALL BE TO BACK OF CURB.
2. ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT.
3. ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB.
4. ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
5. ALL RADIUS IN PAVED AREAS SHALL BE 3' UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD. THE EXISTING CONSTRUCTION OF THE FIELD CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DIMENSIONS ARE FOUND TO BE DIFFERENT FROM THE ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CORRECT A/E IMMEDIATELY.
7. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING PAVED AREAS.
8. ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR SHALL BE REPAVED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION IS COMPLETED.
9. ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
10. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES. PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
11. ADA RAMP AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE 1991 ADA COMPLIANCE AND OTHER MATERIALS. TRAFFIC SHALL BE JUDICIOUS. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR ALL SIGNAGE.
12. ALL STRIPES ARE TO BE REDUCED.
13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL MATERIALS AND RED, WHITE, AND YELLOW TRAFFIC DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL EXISTING CURB, GRAVEL, AND OTHER MATERIALS TO EXPOSE ANY PUBLIC OR PRIVATE STREET OR SIDEWALKS. THE CONTRACTOR SHALL CLEAR THE AREA OF ALL OBSTRUCTIONS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP THE STREET AND SIDEWALKS CLEAR OF DIRT AND DEBRIS.



PROJECT NO:	No.	DATE	REVISION
80675			
DATE 03/02/20			
DES. TAB			
DR. TAB			
CMD. JRN			

W
WOOLPERT

333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

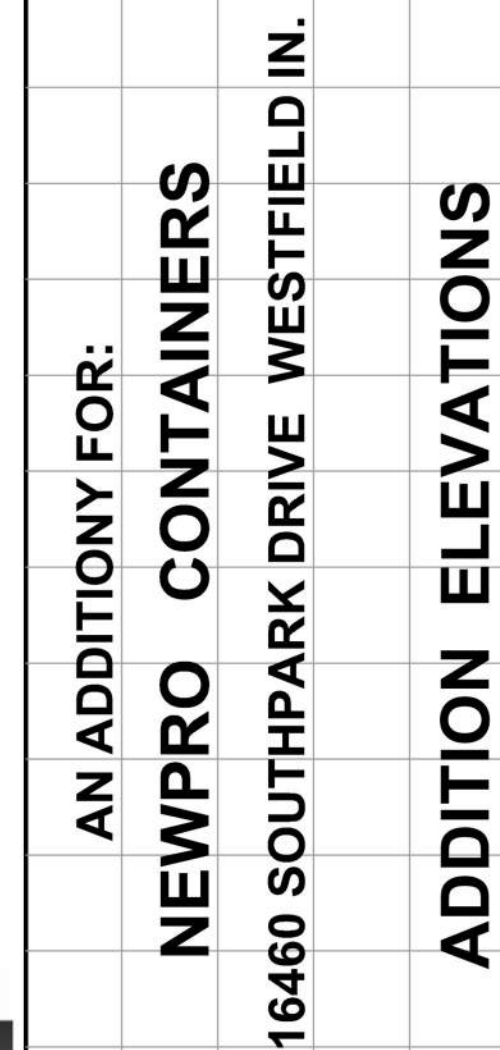
NEWPRO CONTAINERS EXPANSION

16460 SOUTHPARK DRIVE

SITE PLAN

SHEET NO.

C200



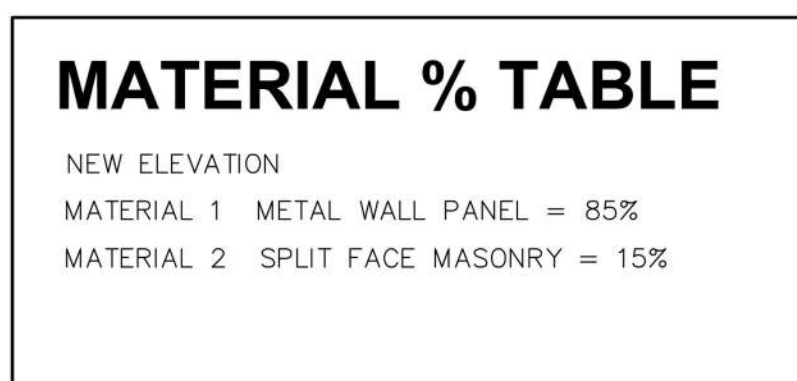
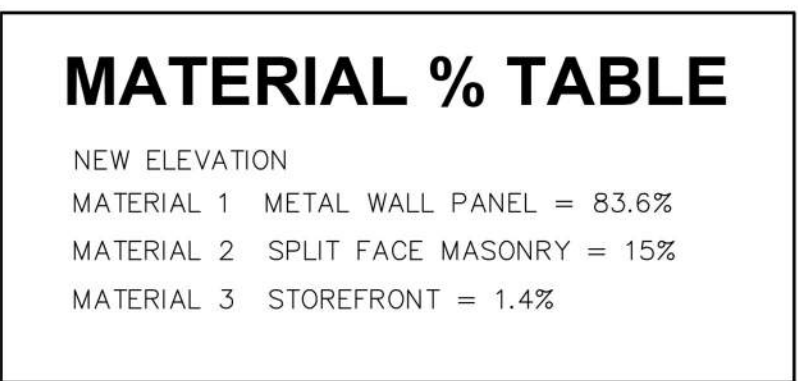
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START DATE 00/00/00			

DEPARTMENT OF HEALTH AND HUMAN SERVICES

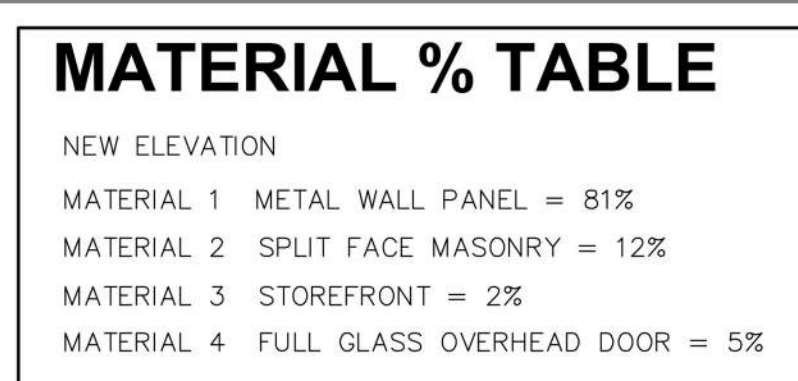


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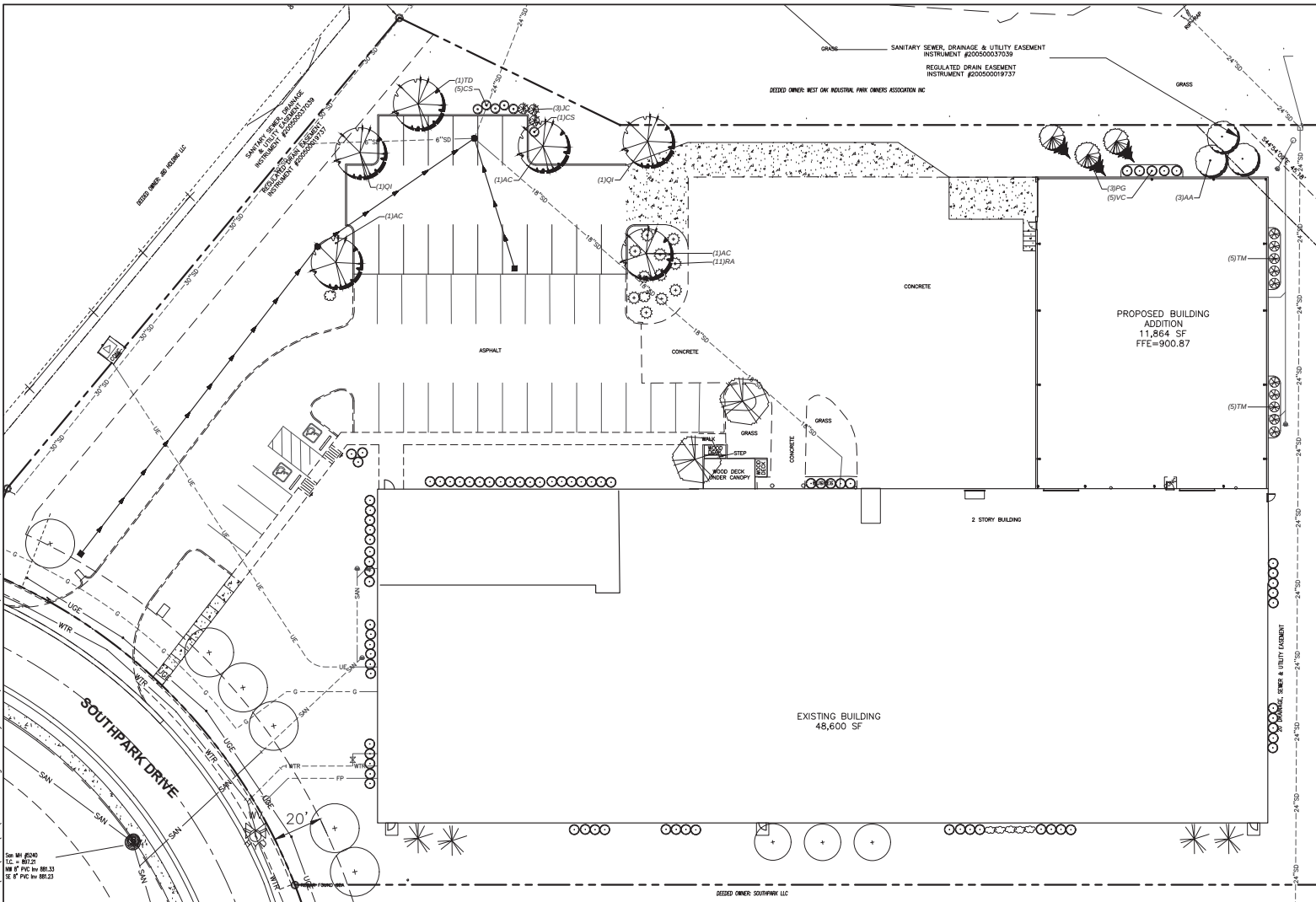


EXTERIOR MATERIAL SCHEDULE

1	METAL WALL PANEL (AMERICAN BUILDING GLASSIC WALL FOX GRAY (MATCH OF EXISTING))
2	SPLIT FACE BLOCK, NORTHFIELD BLOCK COMPANY SIGNATURE SERIES CHARCOAL COLOR (MATCH OF EXISTING)
3	KAWNEER 451-T STOREFRONT (MATCH OF EXISTING)
4	NEW FULL GLASS OVERHEAD DOOR (MATCH OF EXISTING)



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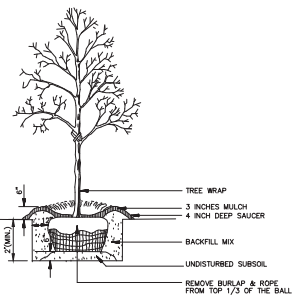


LANDSCAPE NOTES

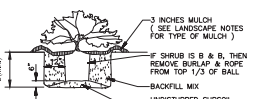
1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUND COVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. PLANTING HOLES TO BE DIA A MINIMUM OF TWICE THE WIDTH THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GROUND.
6. TOPSOIL MIX TO BE PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURAL'S HELPERS OR PRO MIX).
7. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
8. SOIL TO BE TESTED TO DETERMINE pH AND NUTRIENT LEVELS. RECOMMENDED LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO SPREADING SEED.
9. ALL DISTURBED AREAS (INCLUDING RIGHT-OF-WAYS) NOT RECEIVING PLANTINGS TO RECEIVE 4 INCHES OF TOPSOIL AND SEED.
10. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
11. ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FILLABLE TOPSOIL PRIOR TO PLANTING.
12. ALL 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.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE GOD OR VANDUMLA.
14. PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSUITABLE CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF DISEASE, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
15. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

LANDSCAPE CODE SUMMARY

- FOUNDATION PLANTINGS**
REQUIRED: PLANTS OTHER THAN GROUND COVER PLACED INTERMITTENTLY APPROXIMATELY EVERY 40 FEET ALONG BUILDING WALLS WITH LONG EXPANSES (OVER 80 FEET).
- ON-SITE LANDSCAPING REQUIREMENTS**
PROPOSED: ORNAMENTAL TREES AND SHRUBS PLACED AT LEAST EVERY 40 FEET ALONG BUILDING WALLS TO MATCH EXISTING TREES.
- ROAD FRONTAGE LANDSCAPING REQUIREMENTS**
MET BY EXISTING
- BUFFER ZONE REQUIREMENTS**
NOT REQUIRED BECAUSE ADJACENT PROPERTY IS ZONED THE SAME
- PARKING LOT LANDSCAPING REQUIREMENTS - INTERIOR**
7.5% OF VEHICULAR USE AREA TO BE LANDSCAPED
1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND
- PARKING USE AREA:** 6,118 SF
REQUIRED: 459 SF LANDSCAPE AREA & 1 TREE AND 4 SHRUBS PER ISLAND
- PARKING LOT LANDSCAPING REQUIREMENTS - PERIMETER**
REQUIRED: 789 SF LANDSCAPE AREA, 1 TREE, AND 11 SHRUBS
- PARKING LOT LANDSCAPING REQUIREMENTS - PERIMETER**
REQUIRED: WHEN PARKING AREA IS WITHIN 20 FEET OF A LOT LINE PROVIDE 1 TREE PER 30 LINEAR FEET AND 1 SHRUB PER 3 LINEAR FEET OF PARKING
- PROPOSED:** 26 LF OF PARKING WITHIN 20 FEET OF PROPERTY LINE, 0 TREES AND 9 SHRUBS



NOTES:
1. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.



SHRUB PLANTING
N.T.S.

TREE PLANTING
N.T.S.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
AC	3	Acer saccharum 'Commensal'	Commensal Sugar Maple	B&B	2" cal. 12' H 6" W	Full, well shaped
Q	2	Quercus imbricaria	Shingle Oak	B&B	2" cal. 12' H 6" W	Full, well shaped
TD	1	Taxodium distichum	Bald Cypress	B&B	2" cal. 12' H 6" W	Full, well shaped
ORNAMENTAL / EVERGREEN TREE						
AA	3	Ardisia cuneata 'Autumn Brilliance'	Autumn Brilliance Ardisia	B&B	2" cal. 10' H 5" W	Full, well shaped, single stem
PG	3	Photinia glauca 'Domata'	Black Hills Spice	B&B	6" H x 3" W	Full to ground, well shaped
EVERGREEN SHRUB						
JC	3	Juniperus chinensis 'Sea Green'	Sea Green Juniper	#5 cont.	24" H x 24" W	Full, vigorous
TM	10	Taxus x media 'Densiformis'	Dense Yew	#5 cont.	24" H x 24" W	Full, vigorous
DECIDUOUS SHRUB						
CS	6	Cornus sericea 'Iscariot'	Dwarf Red Twig Dogwood	#5 cont.	24" H x 24" W	Full, vigorous
RA	11	Rhus aromatica 'Glo-Low'	Glo-Low Fragrant Sumac	#3 cont.	18" H x 18" W	Full, vigorous
VC	5	Viburnum carlesii 'Compactum'	Dwarf Kousa Spine Viburnum	#5 cont.	24" H x 24" W	Full, vigorous

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

PERMANENT SEED BLEND

- 6 LBS PER 1000 SF
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL, S, BRANGLER, ROMANZA, MOHAVE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
RENOVAT, RUFFY, L, MORGAN VARIETIES OR EQUAL
98% PURITY AND 80% GERMINATION
90% WEED FREE
8 LBS 12-12-12 FERTILIZER PER 1000 SF
1 1/2 BAGS OF STRAW PER 1000 SF

PROJECT No: 80675
DATE 02/02/20
DES. JEM
DR. JEM
CHK. JRN

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WOOLBERT
LANDSCAPE ARCHITECTS

NEWPRO CONTAINERS EXPANSION

16400 SOUTH PARK DRIVE
WESTFIELD, INDIANA

LANDSCAPE PLAN

SHEET No.

C400