



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 10_19_2015

Monday, October 19, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, October 19, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - October 5, 2015

Documents: [Meeting Minutes 10/5/15](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1510-ODP-22 & 1510-SPP-22

Grand Park Village – Lake Village Subdivision

Henke Development Group by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review for 3 commercial lots and 1 block on approximately 54.39 acres +/-, located in the Grand Park Village PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat & Overall Development Plan](#) | [Exhibit 4: Grand Park Village PUD Ordinance Concept Plan](#)

1510-ODP-21 & 1510-SPP-21

Chatham Hills, Section 2

Chatham Hills, LLP by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review for 134 single-family lots on approximately 94.49 acres +/-, located in the Chatham Hills PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Waiver Response from Public Works](#) | [Exhibit 7 Waivers & Conditions](#)

1510-DDP-21

CVS Pharmacy – Amendment

SEC of 161st Street and Spring Mill Road

TMC Indiana 2, LLC by American Structurepoint, Inc. requests Detailed Development Plan review for an addition to the previously-approved building on approximately 1.324 acres +/-, located in the Spring Mill Station SEC PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Detailed Development Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Lighting Plan](#) | [Exhibit 7: Spring Mill Station Area Map](#) | [Exhibit 8: Elevation Comparison](#) | [Exhibit 9: Conditions](#) | [Exhibit 9: Spring Mill Station Task Group Correspondence](#)

1509-PUD-18 [CONTINUED]

The Trails PUD

East side of Oak Ridge Road, south of State Road 32

EdgeRock Development requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Trails PUD District.

1510-DDP-18 [CONTINUED]

Haven at Grand Park Hotel

Lot 2 of the Grand Park Subdivision

Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

1510-ODP-20 & 1510-SPP-20 [CONTINUED]

Waters Edge West

MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

1506-ZC-02 [CONTINUED]

Bent Creek Commitment Modification

Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Bent Creek

Northwest corner of 159th Street and Towne Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



Petition Number: 1510-SPP-22 & 1510-ODP-22

Subject Site Address: Southwest corner of 186th Street and Wheeler Road

Petitioner: Henke Development by American Structurepoint

Request: Primary Plat and Overall Development Plan review for an amendment to the **Grand Park Village – Lake Village Subdivision**.

Current Zoning: Grand Park Village PUD District Ordinance No. 12-46, 15-10

Current Land Use: Vacant

Approximate Acreage: 54.39 acres+/-

Property History: 1209-PUD-09 PUD District Ordinance 12-46
1405-SPP-11 Primary Plat (06/16/14)
1504-SFP-14 Secondary Plat, Section 1 (pending)
1505-PUD-08 PUD District Amendment Ordinance 15-10
1505-SPP-12 Primary Plat amendment
1505-ODP-13 Overall Development Plan amendment
1505-DDP-08 Cambria Suites Detailed Development Plan
1505-SFP-16 Secondary Plat, Section 2 (pending)

Exhibits: 1. Staff Report
2. Location Map
3. Primary Plat & Overall Development Plan
4. Grand Park Village PUD Concept Plan

Staff Reviewer: Andrew Murray, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 54.39-acre+/- site is generally located on the southwest corner of 186th Street and Wheeler Road (see **Exhibit 2**). This petition would amend the originally approved Primary Plat to add an additional 54.39 acres+/-, that includes 3 commercial lots, 1 block and the Lake (see **Exhibit 3**).



The petition was reviewed by the Technical Advisory Committee at its September 22, 2015, meeting. The petition was properly noticed and received a public hearing at the Plan Commission's October 5, 2015, meeting.

The applicable zoning district is the Grand Park Village PUD District Ordinance No. 12-46 (see **Exhibit 4**). The underlying zoning district of the property is the General Business (GB) District.

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.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 6(E) of PUD & Article 5.3(G) of UDO)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.



- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

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

- 20) 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.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) 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.
- 24) 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.
- 25) 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.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.



- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) 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.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) 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):

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:

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) 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.
- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.



DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), as modified by the PUD Ordinance:

- 41) Minimum Lot Area: No minimum
- 42) Minimum Lot Frontage: None (Article 6(E)(1) of PUD)
- 43) Minimum Lot Depth: None (Article 6(E)(2) of PUD)
- 44) Minimum Building Setback Lines
 - a) Internal Street: 0 feet (Article 6(E)(4) of PUD)
 - b) External Street: 10 feet (Article 6(E)(5) of PUD)
 - c) Rear Yard: 10 feet; 0 feet abutting amenity (Article 6(E)(7) of PUD)
 - d) Side Yard: 0 feet (Article 6(E)(6) of PUD)
- 45) Minimum Lot Width: No minimum
- 46) Maximum Building Height: No maximum (Article 6(F) of PUD)
- 47) Minimum Building Size: None (Article 6(E)(3) of PUD)

PUD DISTRICT STANDARDS

The plans comply with the PUD Ordinance, as applicable to a Primary Plat and Overall Development Plan.

- 48) Development Overview (Article 3 of PUD)
- 49) Thoroughfare Plan (Article 7 of PUD)
- 50) Landscaping (Article 9 of PUD)

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:

- 51) Landscaping Standards (Article 6.8)

Comment: Individual Lot landscaping will be reviewed at the time of the Detailed Development Plan for each Lot.

- a) Minimum Lot Landscaping Requirements

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

- b) External Street Frontage Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.



- c) Parking Area Landscaping

Comment: Will be reviewed at the time of the Lot's Detailed Development Plan.

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

DESIGN STANDARDS (Chapter 8 of UDO)

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

- 56) Block Standards (Article 8.1)
- 57) Easement Standards (Article 8.3)
- 58) Monument and Marker Standards (Article 8.5)
- 59) Pedestrian Network Standards (Article 8.7)
- 60) Storm Water Standards (Article 8.8)
- 61) Street and Right-of-Way Standards (Article 8.9)
- 62) Street Light Standards (Article 8.10)
- 63) Street Sign Standards (Article 8.11)
- 64) Surety Standards (Article 8.12)
- 65) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.

- 2) **Recommendation:**

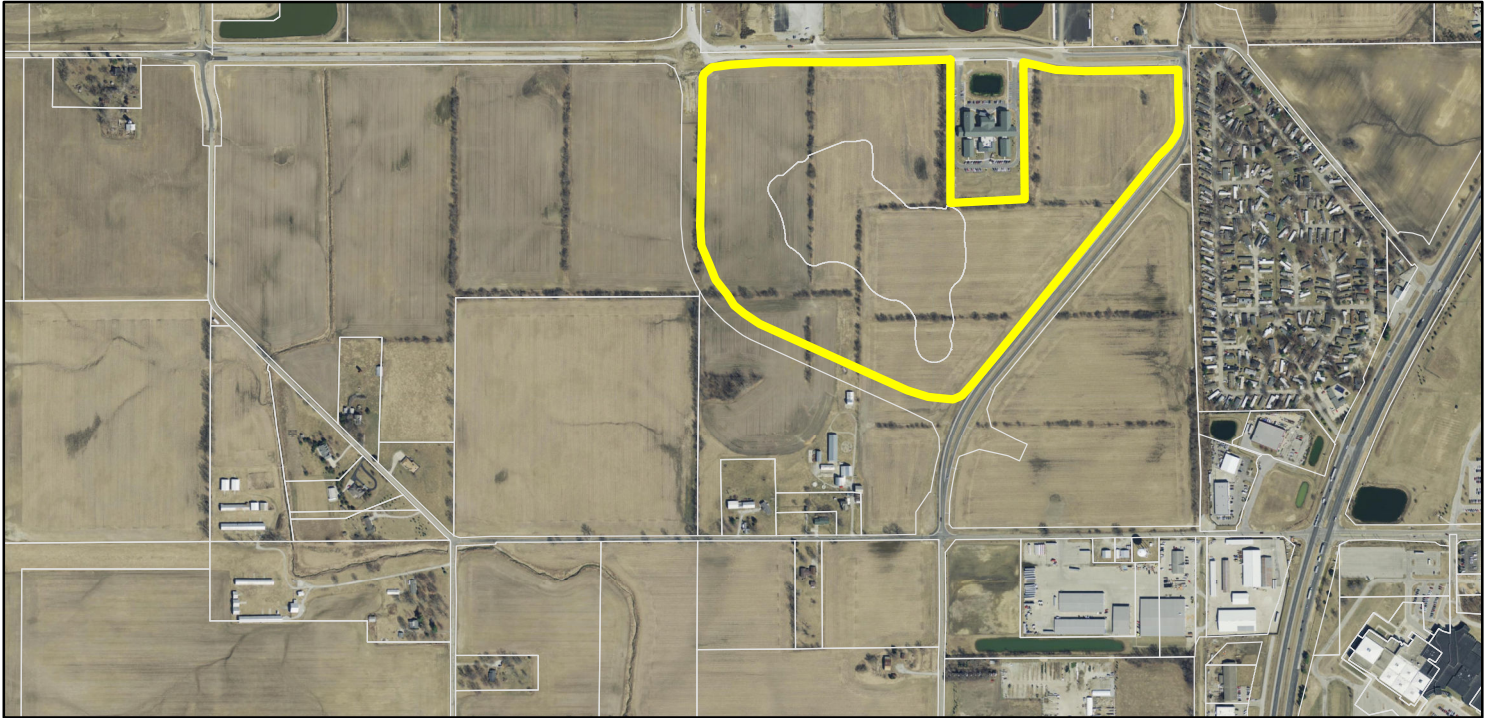
The Department recommends **approving the petition with the following condition:**

"All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the approval of the secondary plat and issuance of an improvement location permit."

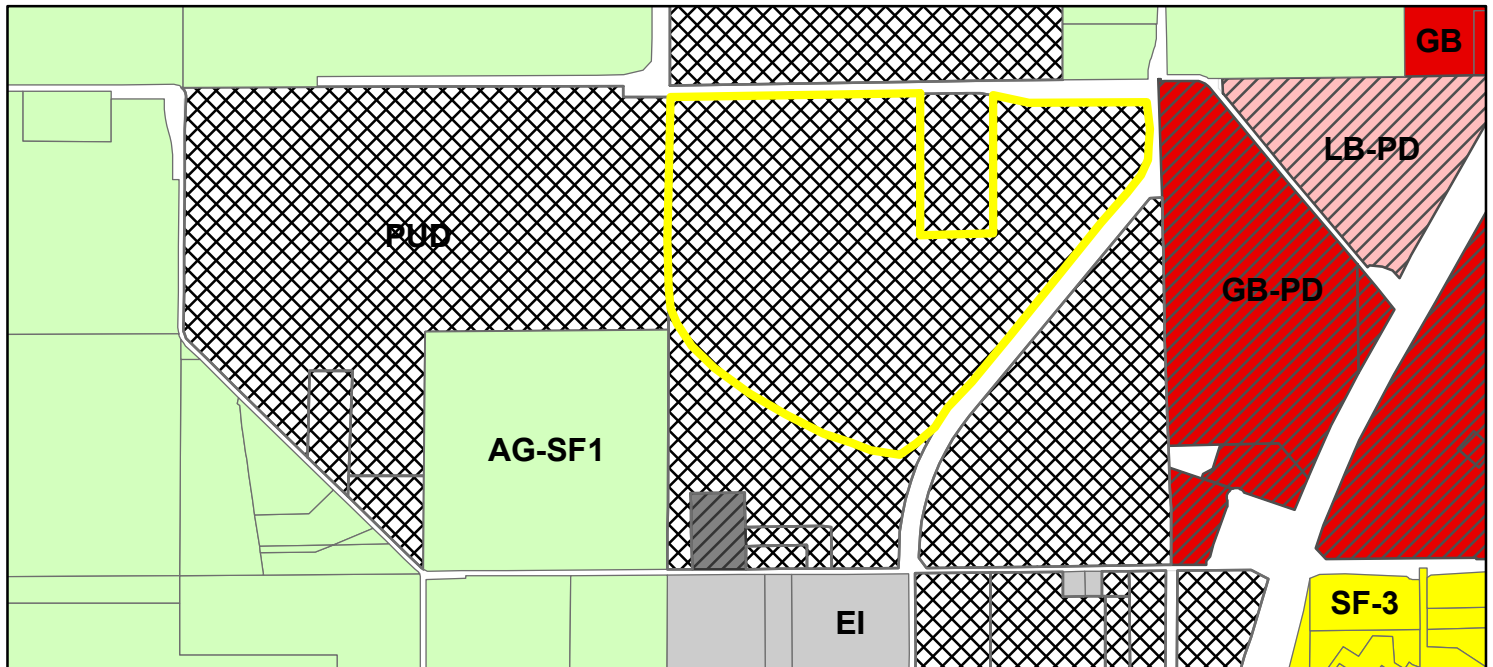
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

GB-PD (General Business - Planned Development)

LB-PD (Local Business - Planned Development)

OI-PD (Open Industrial - Planned Development)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

PRINT DATE: 10/9/15 EDIT DATE: 10/9/15 - 5:55 PM EDITED BY: ATAYLOR DRAWING FILE: P:\2014\02148\0_DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRIMARY PLAT\201402148.PP.01.TS.DWG PLOT SCALE: 1"=100'

ADJACENT PROPERTIES		
	OWNER	LAND USE
1	JEREMIAH MICHAEL EMERICH	RESIDENTIAL
2	THROGMARTIN HENKE DEVELOPMENT LLP	AGRICULTURAL
3	MHC NORTH GLEN VILLAGE LLC	RESIDENTIAL
4	BRAUVIN NET LEASE LLC	SMALL RETAIL
5	KEN FINEIS INDUSTRIES LLC	SMALL RETAIL
6	HALL & HOUSE LLC	COMMERCIAL
7	HALL & HOUSE LLC	VACANT
8	HALL & HOUSE LLC	LIGHT MANUFACTURING
9	CITIZENS WATER OF WESTFIELD LLC	COMMERCIAL
10	WHEELER FARMS LLC	COMMERCIAL
11	WHEELER FARMS LLC	COMMERCIAL
12	D & W FARMS INC	AGRICULTURAL
13	CH GROUP LLC	LIGHT MANUFACTURING
14	WHEELER FARMS LLC	AGRICULTURAL
15	DAVID L WEISS & BECKY C WEISS	RESIDENTIAL
16	D & W FARMS INC	AGRICULTURAL
17	D & W FARMS INC	RESIDENTIAL
18	BALLARD & GERALDINE CLARK	RESIDENTIAL
19	WHEELER FARMS LLC	AGRICULTURAL
20	WHEELER FARMS LLC	AGRICULTURAL
21	WHEELER FARMS LLC	AGRICULTURAL
22	D & W FARMS INC	AGRICULTURAL
23	JAMES CRAIG WOOD & SANDRA MALOTT WOOD	AGRICULTURAL
24	CITY OF WESTFIELD	RECREATIONAL
25	D & W FARMS INC	AGRICULTURAL
26	MS WESTFIELD LLC	COMMERCIAL
27	HALL & HOUSE LLC	VACANT

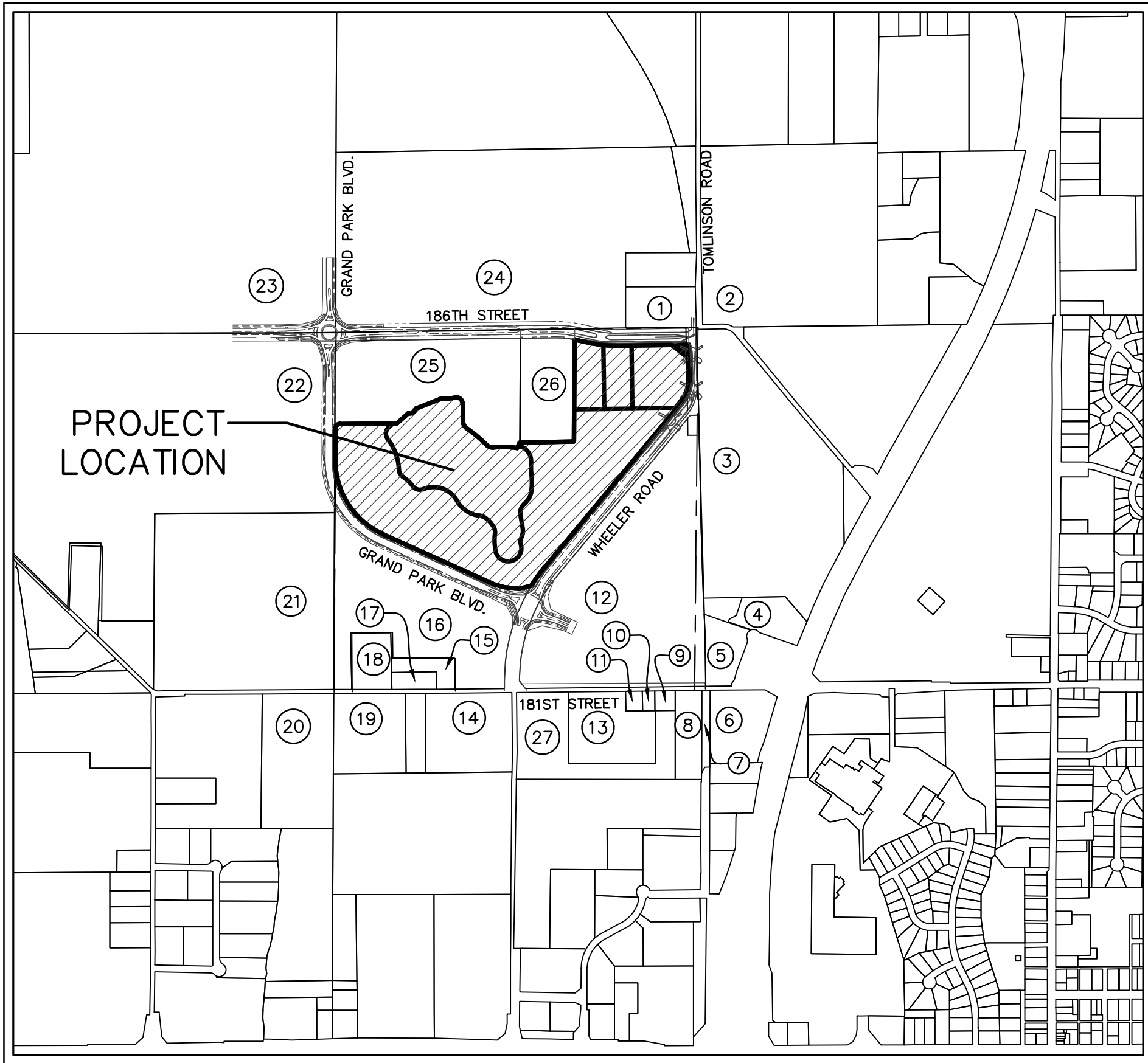
GRAND PARK VILLAGE - LAKE VILLAGE

WESTFIELD, IN

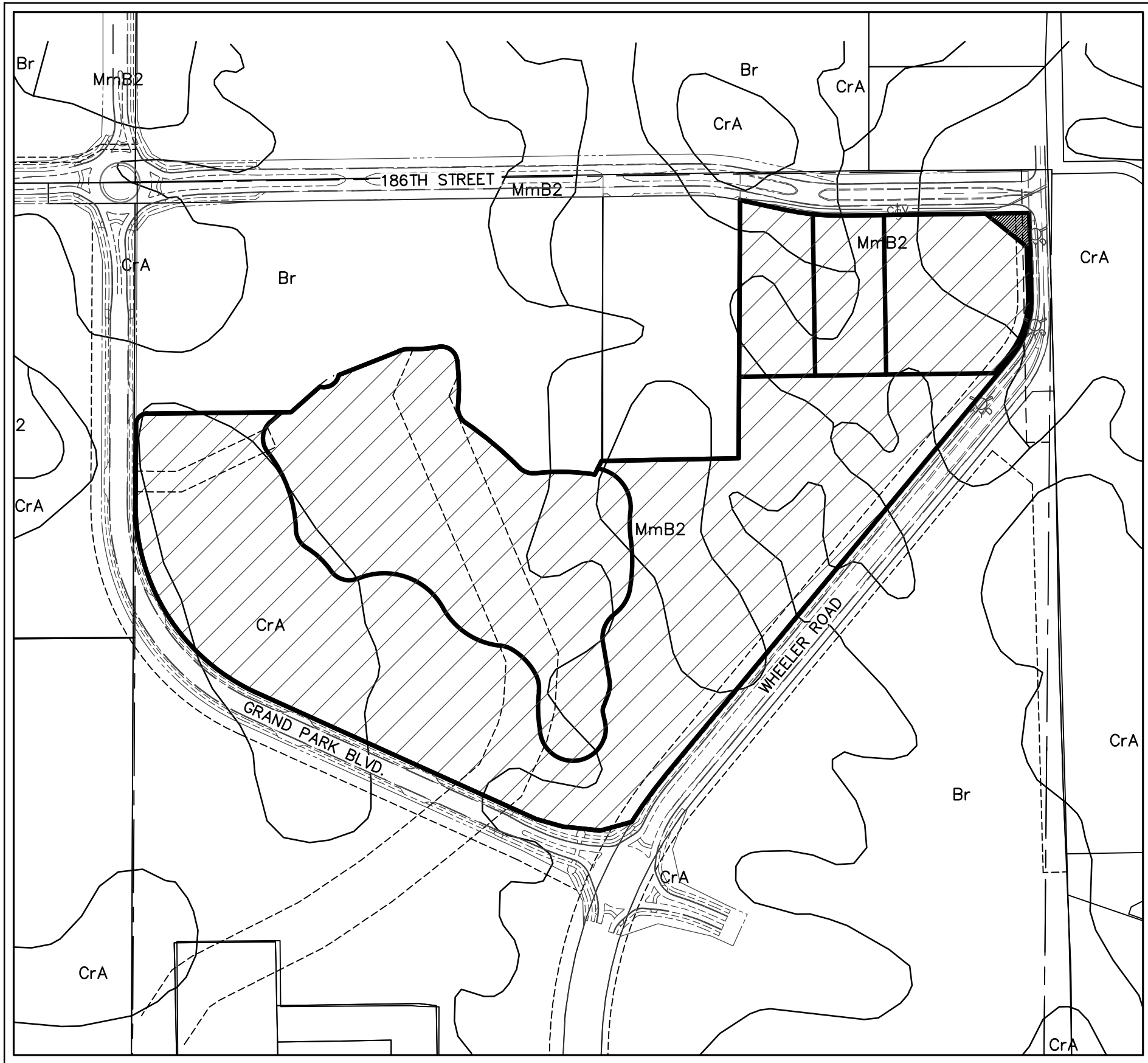
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

ZONING: PUD

SOILS LEGEND	
MAP UNIT SYMBOL	MAP UNIT DESCRIPTION
Br	BROOKSTON 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



VICINITY MAP
NOT TO SCALE



SOILS MAP
NOT TO SCALE

INDEX	
SHEET NAME	SHEET No.
TITLE SHEET	1
OVERALL DEVELOPMENT PLAN	2

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST (BASIS OF BEARINGS IS GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83(2011)) - INDIANA EAST ZONE 1301) 139.19 FEET TO THE PERIMETER OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2015009376 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON SAID PERIMETER THE FOLLOWING THREE (3) COURSES: 1) NORTH 38 DEGREES 39 MINUTES 31 SECONDS EAST 54.33 FEET; 2) NORTH 71 DEGREES 35 MINUTES 24 SECONDS EAST 84.20 FEET; 3) NORTH 86 DEGREES 19 MINUTES 48 SECONDS EAST 237.12 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2012029138 IN SAID RECORDER'S OFFICE; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 1003.76 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2013003729 IN SAID RECORDER'S OFFICE; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 19 MINUTES 58 SECONDS WEST 767.97 FEET TO THE SOUTHWEST CORNER OF SAID LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SOUTHERLY BOUNDARY OF "LAKE VILLAGE" THE FOLLOWING FIFTEEN (15) COURSES: 1) SOUTH 25 DEGREES 50 MINUTES 03 SECONDS WEST 43.56 FEET TO A NON-TANGENT CURVE; 2) WESTERLY 173.35 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 664.96 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 47 MINUTES 42 SECONDS WEST AND A LENGTH OF 172.86 FEET TO A NON-TANGENT CURVE; 3) WESTERLY 53.22 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 54.06 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 69 DEGREES 52 MINUTES 50 SECONDS WEST AND A LENGTH OF 51.09 FEET TO A NON-TANGENT CURVE; 4) NORTHWESTERLY 201.32 FEET ALONG SAID NON-TANGENT CURVE THE LEFT HAVING A RADIUS OF 1,043.93 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 10 MINUTES 12 SECONDS WEST AND A LENGTH OF 201.01 FEET TO A NON-TANGENT CURVE; 5) NORTHWESTERLY 58.15 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 53.74 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 23 DEGREES 25 MINUTES 40 SECONDS WEST AND A LENGTH OF 55.35 FEET TO A NON-TANGENT CURVE; 6) NORTHERLY 129.95 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 608.76 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 01 DEGREES 07 MINUTES 06 SECONDS WEST AND A LENGTH OF 129.70 FEET TO A NON-TANGENT CURVE; 7) NORTHWESTERLY 75.18 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.67 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 53 DEGREES 06 MINUTES 09 SECONDS WEST AND A LENGTH OF 67.31 FEET TO A NON-TANGENT CURVE; 8) WESTERLY 81.05 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.80 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 85 DEGREES 27 MINUTES 19 SECONDS WEST AND A LENGTH OF 80.83 FEET TO A NON-TANGENT CURVE; 9) WESTERLY 35.75 FEET ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 86.80 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 80 DEGREES 11 MINUTES 16 SECONDS WEST AND A LENGTH OF 35.50 FEET; 10) SOUTH 68 DEGREES 15 MINUTES 15 SECONDS WEST 40.22 FEET; 10) SOUTH 68 DEGREES 22 MINUTES 56 SECONDS WEST 147.73 FEET ALONG TO A NON-TANGENT CURVE; 11) SOUTHWESTERLY 73.35 FEET ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 58 DEGREES 23 MINUTES 31 SECONDS WEST AND A LENGTH OF 65.50 FEET; 12) SOUTH 48 DEGREES 24 MINUTES 45 SECONDS WEST 111.04 FEET; 13) SOUTH 89 DEGREES 24 MINUTES 45 SECONDS WEST 28.74 FEET; 14) SOUTH 89 DEGREES 24 MINUTES 45 SECONDS WEST 418.48 FEET; 15) SOUTHWESTERLY 51.32 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 33.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 44 DEGREES 51 MINUTES 47 SECONDS WEST AND A LENGTH OF 46.30 FEET TO THE EASTERLY BOUNDARY OF GRAND PARK BOULEVARD AS DESCRIBED IN INSTRUMENT NUMBER 2015009376 IN SAID RECORDER'S OFFICE; THENCE ALONG THE EASTERLY AND NORTHEASTERLY BOUNDARIES OF SAID GRAND PARK BOULEVARD THE FOLLOWING SIX (6) COURSES: 1) SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST 228.94 FEET; 2) SOUTHEASTERLY 691.23 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 32 DEGREES 41 MINUTES 23 SECONDS EAST AND A LENGTH OF 653.63 FEET; 3) SOUTH 65 DEGREES 41 MINUTES 36 SECONDS EAST 891.44 FEET; 4) SOUTH 74 DEGREES 37 MINUTES 16 SECONDS EAST 79.71 FEET; 5) SOUTH 84 DEGREES 07 MINUTES 37 SECONDS EAST 110.37 FEET; 6) NORTH 74 DEGREES 42 MINUTES 18 SECONDS EAST 93.05 FEET TO THE WESTERLY BOUNDARY OF WHEELER ROAD AS DESCRIBED IN INSTRUMENT NUMBER 2012019236 IN SAID RECORDER'S OFFICE; THENCE ALONG THE WESTERLY BOUNDARY OF SAID WHEELER ROAD THE FOLLOWING FOUR (4) COURSES: 1) NORTHEASTERLY 172.60 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1,305.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 35 DEGREES 52 MINUTES 00 SECONDS EAST AND A LENGTH OF 172.47 FEET; 2) NORTH 39 DEGREES 39 MINUTES 19 SECONDS EAST 1,567.66 FEET; 3) NORTHERLY 190.93 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 265.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 19 DEGREES 00 MINUTES 54 SECONDS EAST AND A LENGTH OF 186.83 FEET; 4) NORTH 01 DEGREES 37 MINUTES 31 SECONDS WEST 246.51 FEET TO THE SOUTHERN BOUNDARY OF 186TH STREET AS DESCRIBED IN INSTRUMENT NUMBER 2012029138 IN SAID RECORDER'S OFFICE; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID 186TH STREET THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 89 DEGREES 11 MINUTES 02 SECONDS WEST 539.44 FEET; 2) WESTERLY 172.44 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 760.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 84 DEGREES 18 MINUTES 58 SECONDS WEST AND A LENGTH OF 172.07 FEET; 3) NORTH 77 DEGREES 48 MINUTES 58 SECONDS WEST 120.44 FEET; 4) WESTERLY 3.10 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 640.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 77 DEGREES 57 MINUTES 17 SECONDS WEST AND A LENGTH OF 3.10 FEET TO THE EAST LINE OF THE AFOREMENTIONED LAND DESCRIBED IN INSTRUMENT NUMBER 2013003729 IN SAID RECORDER'S OFFICE; THENCE ALONG THE EAST AND SOUTH LINES OF SAID LAND THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00 DEGREES 20 MINUTES 06 SECONDS WEST 749.83 FEET; 2) SOUTH 88 DEGREES 50 MINUTES 13 SECONDS WEST 398.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 54.390 ACRES, MORE OR LESS.

UTILITY CONTACTS

CITY OF WESTFIELD - PUBLIC WORKS
JEREMY LOLLAR / PHIL SUNDLING
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3100

BUCKEYE PARTNERS, L.P.
KYLE SMITH
940 BUCKEYE ROAD
LIMA, OHIO 45804
(419) 993-8008

AT&T
STEVE KREBS
5858 N. COLLEGE
INDIANAPOLIS, INDIANA 46220
(317) 252-4275

ENGINEER:

ANDREW R. TAYLOR, PE
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

SURVEYOR:

TRACY MCGILL, LS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

D+W FARMS, INC.
18131 KINSEY AVENUE
WESTFIELD, IN 46094

CITY OF WESTFIELD - STORMWATER
JOHN RANKIN
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 450-0923

HAMILTON COUNTY SURVEYOR'S OFFICE
GREG HOYES
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NOBLESVILLE, INDIANA 46060
(317) 776-8495

GAS:
INDIANA GAS / VECTREN
RESA GLOVER / CHAD MILLER
P.O. BOX 1700
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CITIZENS GAS OF WESTFIELD
RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
(317) 927-4684

CITY OF WESTFIELD - FIRE DEPARTMENT
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HAMILTON COUNTY HIGHWAY DEPARTMENT
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NOBLESVILLE, INDIANA 46060
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ELECTRIC:
DUKE ENERGY - NOBLESVILLE OFFICE
BILL OLDHAM
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CITIZENS WATER AND WASTEWATER OF WESTFIELD
JEFF MILLER
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COMCAST CABLE
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(317) 275-6493

PLANS PREPARED FOR:



D+W FARMS, INC.

18131 KINSEY AVENUE
WESTFIELD, IN 46094

PLANS PREPARED BY:



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
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SOIL DESCRIPTIONS & LIMITATIONS

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, MIAMI SILT LOAM ARE LOCATED ON THE SITE.

THE SUITABILITY OF SOILS FOR COMMERCIAL DEVELOPMENTS ARE CONSIDERED TO BE SOMEWHAT VERY LIMITED DUE TO THEIR PONDING PROPERTIES.

THE ON-SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL, INSTALLATION OF A GEOTEXTILE WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRADE WITH LIME STABILIZATION.

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

DESIGN DATA

NUMBER OF LOTS= 4
TOTAL ACRES= ±54.39
ZONING = PUD

ALL COMMON AREA SHALL BE OWNED, OPERATED & MAINTAINED IN PERPETUITY BY AN OWNER'S ASSOCIATION OR OTHER LEGAL ENTITY. A LEGALLY BINDING MECHANISM SHALL BE UTILIZED TO COLLECT FEES TO MAINTAIN ALL COMMON AREAS AS ORIGINALLY DESIGNED AND COMMITTED TO THE CITY. ALSO, FENCES AND WALLS INSTALLED AS PART OF THE ORIGINAL DEVELOPMENT SHALL BE MAINTAINED (E.G. FINISH, MATERIALS, LOCATION, & SIZE). NEW FENCES OR WALLS INSTALLED IN COMMON AREAS SHALL BE OF UNIFORM DESIGN THROUGHOUT THE COMMON AREA AND SHALL BE SUBSTANTIALLY SIMILAR TO FENCES OR WALLS ESTABLISHED ELSEWHERE WITHIN THE DEVELOPMENT. ANY PLANT MATERIAL INSTALLED WITHIN COMMON AREA SHALL NOT BE REMOVED UNLESS DISEASED OR DEAD. IF LANDSCAPING IS REMOVED, AN EQUIVALENT TYPE OF REPLACEMENT PLANT SHALL BE INSTALLED. ADDITIONALLY, A MINIMUM OF 2/3 OF THE DBM OF THE REMOVED LANDSCAPING SHALL BE INSTALLED, WHETHER AS ONE PLANT OR MULTIPLE PLANTS. ADDITIONAL LANDSCAPING MAY BE ADDED TO COMMON AREAS AS LONG AS IT IS OUTSIDE AN EASEMENT THAT PREVENTS THAT ACTIVITY.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.



ANDREW R. TAYLOR, PE

GRAND PARK VILLAGE - LAKE VILLAGE

PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN

ZONING - PUD



CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	173.35	664.96	N88°47'42"W	172.86
C2	53.22	54.06	S89°52'50"W	51.09
C3	201.32	1043.93	N50°10'12"W	201.01
C4	58.19	53.74	N23°25'40"W	55.35
C5	129.95	606.76	N01°07'05"W	129.70
C6	75.17	46.87	S2°17'33"	67.30
C7	81.05	317.80	S85°27'19"W	80.83
C8	36.78	66.80	S2°35'54"	35.50
C9	73.38	45.00	S58°23'31"W	65.50
C10	91.32	33.00	S44°51'47"W	48.30

SITE DATA TABLE		
ACREAGE - ±54.39		
# OF LOTS - 4		
DENSITY - 0.07 LOTS/ACRE		
OPEN SPACE - ±14.45 ACRES		
OPEN SPACE (EXCLUDING LAKES) - ±0.71 ACRES		
LAKE AREA - ±15.28 AC.		
COMMON AREA - ±0.71 AC.		

LEGEND:

- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- SECTION CORNER / MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED FORCE MAIN
- PROPOSED STORM SEWER
- PROPOSED GAS
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER

LEGEND:

- A.E. ACCESS EASEMENT
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- R/W RIGHT OF WAY
- B.S.L. BUILDING SETBACK LINE
- I.E.E. INGRESS/EGRESS EASEMENT
- POND NORMAL POOL
- SECTION CORNER / MONUMENT
- PEDESTRIAN PATH
- R/W DEDICATION

LANDSCAPING NOTES (LANDSCAPING TO BE REVIEWED WITH DURING DETAILED DEVELOPMENT PLAN REVIEW)

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

HENKE DEVELOPMENT GROUP
development · acquisitions · advisory

CORNERSTONE COMPANIES, INC.

AMERICAN STRUCTUREPOINT, INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

GRAND PARK VILLAGE

GRAND PARK BLVD. & 186TH STREET

CERTIFIED BY

ISSUANCE INDEX

DATE:
09/04/2015

PROJECT PHASE:
PRIMARY PLAT

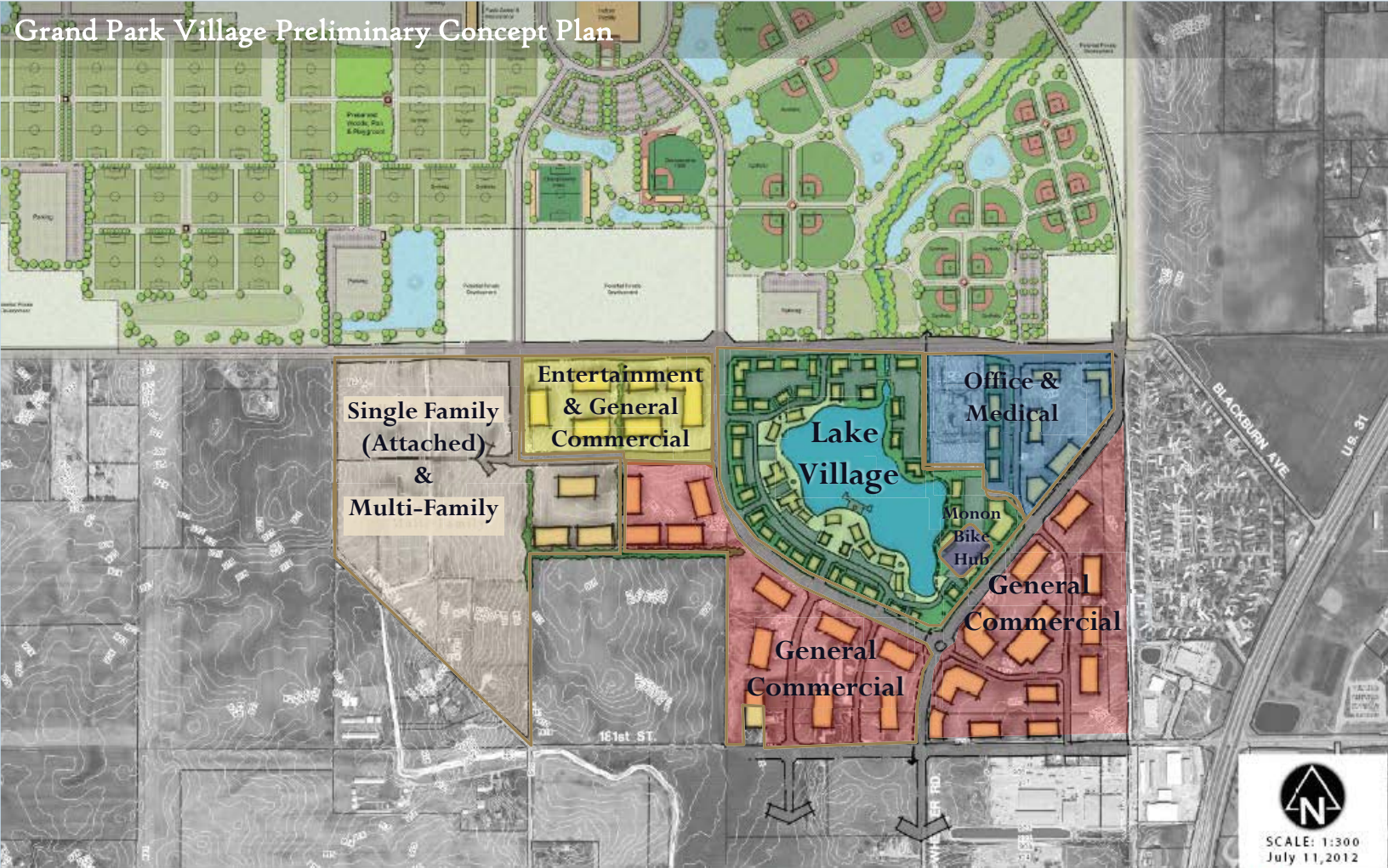
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.02148

OVERALL DEVELOPMENT PLAN

2



GRAND PARK VILLAGE - ALT. A
WESTFIELD, INDIANA

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, October 5, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, Robert Spraetz and Chris Woodard.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; Amanda Rubadue, Associate Planner; Pam Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: September 8, 2015 APC Meeting Minutes

Motion: To approve the September 8, 2015 minutes.

Motion: Hoover; Second: Spraetz; Vote: Approved 9-0.

Todd reviewed the meeting rules and procedures.

Case No. 1509-ODP-19, 1509-SPP-19 & 1509-DDP-16

Description: Bridgewater Pointe Shoppes

NWC of Gray Road and 146th Street

KRG Bridgewater, LLC by American Structurepoint requests Overall Development Plan and Primary Plat review of 2 commercial lots on approximately 7.633 acres +/- and Detailed Development Plan review for a new 14,400 square-foot retail building on Outlot 2 of the Bridgewater Marketplace, Section 4, located in the Bridgewater PUD District.

Murray presented an overview of the proposed overall development plan, primary plat and detailed development plan as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the September 8, 2015 meeting.

Motion: Forward 1509-ODP-19, 1509-SPP-19 and 1509-DDP-16 with the following condition:

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.

Motion: Maue; Second: Schmitz; Vote: 9-0

Case No. 1509-CPA-01

Description: Grand Junction Sub-District Addendum
City of Westfield requests an amendment to the Westfield-Washington Township Comprehensive Plan to incorporate detailed design policies for the Gateway Sub-District.

Todd presented an overview of the proposed addendum to the Comprehensive Plan as outlined in the staff report and highlighted changes that were made to the addendum since the public hearing at the September 8, 2015 meeting.

Motion: To approve 1509-CPA-01, the Grand Junction Sub-District Addendum to the Westfield-Washington Township Comprehensive Plan and certify the Addendum to the City Council for adoption.

Motion: Graham; Second; Kingshill; Vote: 9-0

Case No. 1510-PUD-20 [PUBLIC HEARING]

Description: Bridgewater PUD Amendment
Justus Home Builders, Inc. by Nelson and Frankenberger requests amendments to the Bridgewater PUD District Ordinance to establish use and development standards for multi-family land uses on Parcel M2 of the Bridgewater PUD District.

AND

Case No. 1510-DDP-20 [PUBLIC HEARING]

Description: Bridgewater Apartments
Justus Home Builders, Inc. by Stoeppelwerth & Associates, Inc. requests Detailed Development Plan review for apartment development on approximately 12.03 acres +/-, located in the Bridgewater PUD District.

Rubadue presented an overview of the proposed amendment and detailed development plan, as outlined in the staff report.

Jon Dobosiewicz, of Nelson and Frankenberger, on behalf of Justus Home Builders, gave a brief presentation.

Public Hearing opened at 7:17 pm.

Rob Stokes, 14917 Riverdale Dr S.: Lives in the Bridgewater Apartments and stated that he supports this project.

Public Hearing closed at 7:19 pm.

Motion: Forward 1510-PUD-20 to the City Council with a favorable recommendation.

Motion: Horkay; Second: Kingshill; Vote: 9-0

Motion: Forward 1510-DDP-20 with the following conditions:

1. Approval is contingent upon the Council's approval of the PUD Amendment (APC Petition No. 1508-PUD-20/Council Ordinance No. 15.29); and
2. All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Kingshill; Second: Day; Vote: 9-0

Nathan Day recused himself.

Case No. 1510-ODP-22 & 1510-SPP-22 [PUBLIC HEARING]

Description: Grand Park Village – Lake Village Subdivision
Henke Development Group by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review for 2 commercial lots and 1 block on approximately 54.39 acres +/-, located in the Grand Park Village PUD District.

Murray presented an overview of the proposal as outlined in the staff report.

Public Hearing opened at 7:24 pm

No public comments.

Public Hearing closed at 7:25 pm

No action is required at this time.

Nathan Day returned to the meeting.

Case No. 1510-PUD-19 [PUBLIC HEARING]

Description: Chatham Hills PUD Amendment
Chatham Hills, LLP by Nelson and Frankenberger requests an amendment to the Chatham Hills PUD District Ordinance to add 21.33 acres +/- to the District and to establish development standards for a portion of the new acreage.

AND

Case No. 1510-ODP-21 & 1510-SPP-21 [PUBLIC HEARING]

Description: Chatham Hills, Section 2
Chatham Hills, LLP by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review for 134 single-family lots on approximately 94.49 acres +/-, located in the Chatham Hills PUD District.

Howard presented an overview of the proposed amendment, overall development plan and primary plat as outlined in the staff report.

Hoover asked for clarification regarding the 3-acre parcel on 206th Street that is maintaining agricultural uses and standards and why it is needed for this project.

Howard showed the parcel on an exhibit and explained that the southeastern corner of the property is needed for a road within Section 2, and that removing that corner of the subject parcel would cause it to be under the 3-acre requirement for AG-SF1 zoning, the current zoning designation for the property. She stated that the PUD amendment proposal is to maintain the current AG-SF1 uses and standards, as modified by the PUD Ordinance to address certain site conditions, so the property can remain as it is without the need for future variances.

Public Hearing opened at 7:30 pm

No public comments.

Public Hearing closed at 7:31 pm

Motion: Forward 1510-PUD-19 to the City Council with a favorable recommendation.

Motion: Hoover; Second: Woodard; Vote: 9-0

Case No. 1510-DDP-21 [PUBLIC HEARING]

Description: CVS Pharmacy – Amendment
SEC of 161st Street and Spring Mill
TMC Indiana 2, LLC by American Structurepoint, Inc. requests Detailed Development Plan review for an addition to the previously-approved building on approximately 1.324 acres +/-, located in the Spring Mill Station SEC PUD District.

Howard presented an overview of the proposed amendment as outlined in the staff report.

Hoover asked why this change was needed or requested.

Andy Taylor, American Structurepoint, representing TMC Indiana 2, stated that the building size changed and the site plan that was presented previously under case number 1507-DDP11 was in error at 12,900sf. The elevations were also incorrect, the chamfer wall for the drive-thru has been extend and the building length grew about 7 feet, but believes that the basic architectural elements are the same.

Public Hearing opened at 7:37 pm

Mic Mead, 15466 Oak Rd.: Believes that they have not presented building with four-sided architecture, as they are required. He added that the placement of the windows is not balanced. He

noted that he would like the building to be more interesting and include changes to the architecture.

Joe Plankis, 5145 Stockbridge: Stated that he agrees with Meed's statements regarding the building's appearance and character. He asked about the status of the nearby roundabout.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Stated that she is part of the Springmill Station group and has not reviewed these plans. She said that she feels that the building architecture has been cheapened and needs to be reviewed by the Springmill Station group before it is approved.

Public Hearing closed at 7:41 pm

Skelton replied that there is a roundabout being contemplated for 161st Street and Springmill Road, but it has not been designed. He added that more information regarding this matter will be available when this item returns to the APC for approval.

Taylor stated that they will take the comments into consideration and will come back with an updated proposal.

No action will be taken at this time.

Case No. 1510-DDP-18 [CONTINUED TO OCTOBER 19, 2015]

Description: Haven at Grand Park Hotel
Lot 2 of the Grand Park Subdivision
Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

Case No. 1509-PUD-18 (CONTINUED)

Description: The Trails PUD
East side of Oak Ridge Road, south of State Road 32
EdgeRock Development requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Trails PUD District.

Case No. 1506-ZC-02 [CONTINUED]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests

Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS

No report

CITY COUNCIL LIAISON

Report provided by Hoover.

BZA LIAISON

Report provided by Schmitz.

ECD STAFF

No report

ADJOURNMENT (7:48 pm)

Motion: Kingshill: Second: Horkay: Vote: 9-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 19, 2015
1510-DDP-21

Petition Number: 1510-DDP-21
Subject Site Address: Southeast corner of 161st Street and Spring Mill Road
Petitioner: TMC Indiana 2, LLC
Request: Detailed Development Plan review for a new pharmacy on Lot 1 of Spring Mill Station SE Corner.
Current Zoning: Spring Mill Station SEC PUD
Current Land Use: Residential
Approximate Acreage: 1.324 acres+/-
Exhibits:
1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan
7. Spring Mill Station Area Map
Property History: 1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD)
1507-SPP-17 (Primary Plat)
1507-ODP-17 (Overall Development Plan)
1507-SFP-22 (Secondary Plat)
1507-DDP-11 (Detailed Development Plan)
Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 1.324 acre+/- site is located on the southeast corner of 161st Street and Spring Mill Road (see **Exhibit 2**), and is Lot 1 of the Spring Mill Station SEC Subdivision. On July 20, 2015, a Detailed Development Plan was approved for a 12,900 square foot pharmacy on this site. Since that time, the petitioner has increased the size of the building to 13,225 square feet (see **Exhibit 3**).

The petition was reviewed by the Technical Advisory Committee at its September 22, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's October 5, 2015, meeting.

The applicable zoning district is the Spring Mill Station SEC PUD (the "PUD"). To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.



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

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

- 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):

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.

Comment: Please see District Standards comments herein.

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 Ordinance 14-46: Spring Mill Station SEC PUD except for those items identified as outstanding below:

22) General Regulations (Section 4.1)

- a) General Requirement: Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)
- b) Use of Required Yards: If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.
- c) Maximum Building Height: 45' above grade
- d) Pedestrian Accessibility:
 - i) 8' wide perimeter path along 161st Street and Spring Mill Road
 - ii) 5' wide pedestrian walkways from perimeter paths to building entrances
 - iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 19, 2015
1510-DDP-21

- iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.
 - v) 8' wide pedestrian walkway from 161st Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
 - vi) Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.
 - e) Trash Enclosures: Trash containers shall:
 - i) Be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real estate, not less than 6' in height above grade and equipped with wood covered gates
 - ii) Not be located between the front line of the primary building and the front lot line
 - iii) Not be located in any required yard
 - iv) Not be oriented towards residential properties or rights-of-way where reasonably possible.
- 23) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.
- 24) Landscaping and Screening (Section 4.3)
- a) Shall be provided in accordance with the Zoning Ordinance.
 - b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
 - c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
 - d) Minimum buffer yards:
 - i) 161st Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.
 - ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance
 - iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings
 - iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.



25) Sign Standards (Section 4.4)

Comment: Will be reviewed as each sign permit application is filed.

26) Lighting (Section 4.5)

- a) Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- b) Decorative Fixtures. Decorative light fixtures shall be provided along all the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- c) Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
- d) Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.
- e) Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
- f) Neon Lights. Neon lighting shall not be permitted.

27) Drive-Thru Regulations (Section 5.1)

- a) Drive-thru facilities shall only be permitted as follows and for the following uses:
 - i) A drug Store associated with the structure labeled on the Concept plan (**Exhibit B** of the PUD) as a "Proposed CVS Pharmacy" and as generally depicted on said concept plan.
 - ii) A bank associated with future structures on the Real Estate other than the structure labeled on said Concept Plan as a "Proposed CVS Pharmacy" provided that if Bank drive-thru facilities are proposed, there shall be no more than one (1) drive through banking facility and one (1) drive-thru or walk-up ATM facility.

28) Illustrative Conceptual Rendering Exhibit (Section 5.2)

- a) The Illustrative Conceptual Rendering Exhibit under Tab 4 (of the PUD) is hereby incorporated to demonstrate the character or the corner building, and the final design of the corner building shall substantially comply with the building and façade treatment depicted on the Illustrative Conceptual Rendering Exhibit as reasonably determined by the Director or Staff. Development of additional building on the Real Estate shall be guided by the Railroad Theme Architecture recommendations of the Spring Mill Station Plan. Additional building embellishments may be proposed by the developer which may include windows, faux windows, murals or other decorative design features as presented to and approved by the Plan Commission during the detailed plan approval process, provided they are thematically consistent with the Character included as **Exhibit C** and as reasonably determined by the Director.

Comment: Window graphic designs not show on elevations. Asking that approval of the designs be delegated to staff with guidance from the Spring Mill Station Task Group.



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

29) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

30) Architectural Standards (Article 6.3)

- a) Mechanical Screening
- b) Building Materials
- c) Architectural Theme
- d) Four-Sided Architecture
- e) Building Elevations
- f) Gutters and Downspouts
- g) Roof Design
- h) Main Entrances
- i) Windows
- j) Awnings

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))
- c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements
- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping



35) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

Comment: Superseded by PUD, see #29e.

- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

42) Vision Clearance Standards (Article 6.19)

43) 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:

44) Easement Standards (Article 8.3)

45) Pedestrian Network Standards (Article 8.7)

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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

October 19, 2015
1510-DDP-21

STAFF COMMENTS

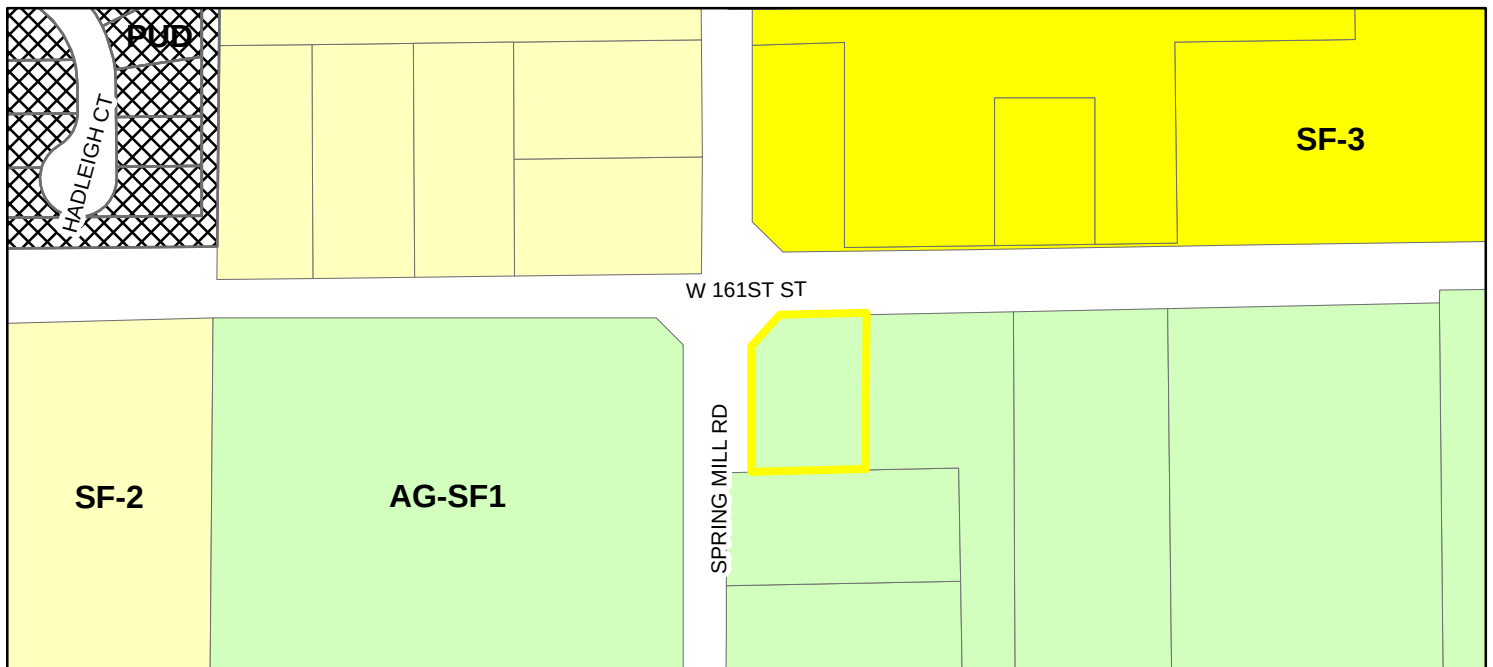
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) Staff recommends approving the petition with the following conditions:
 - a) All necessary approvals be obtained from the Westfield Public Works and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
 - b) That approval of the window graphics be delegated to staff with guidance from the Spring Mill Station Task Group.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map

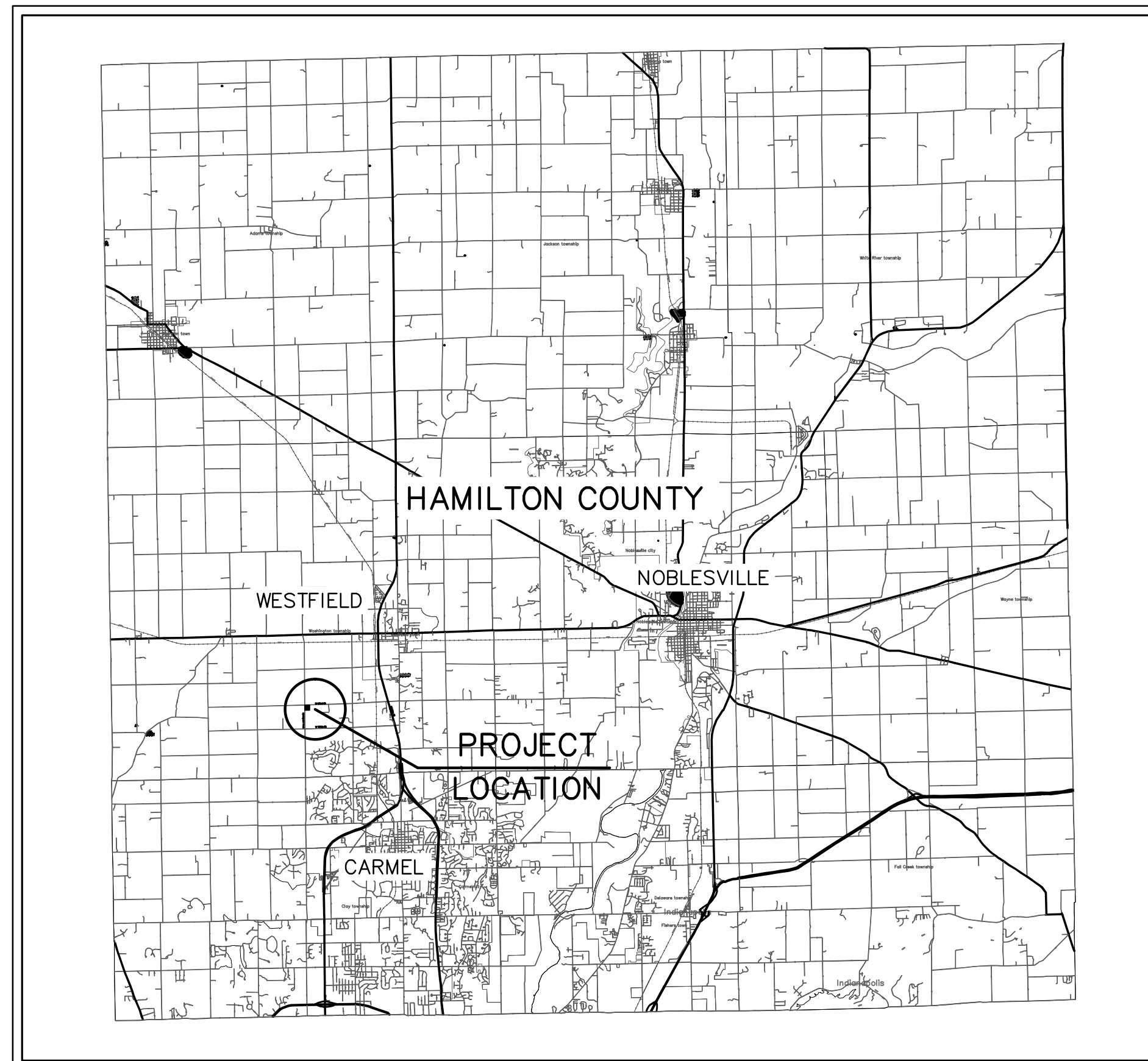


Zoning

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

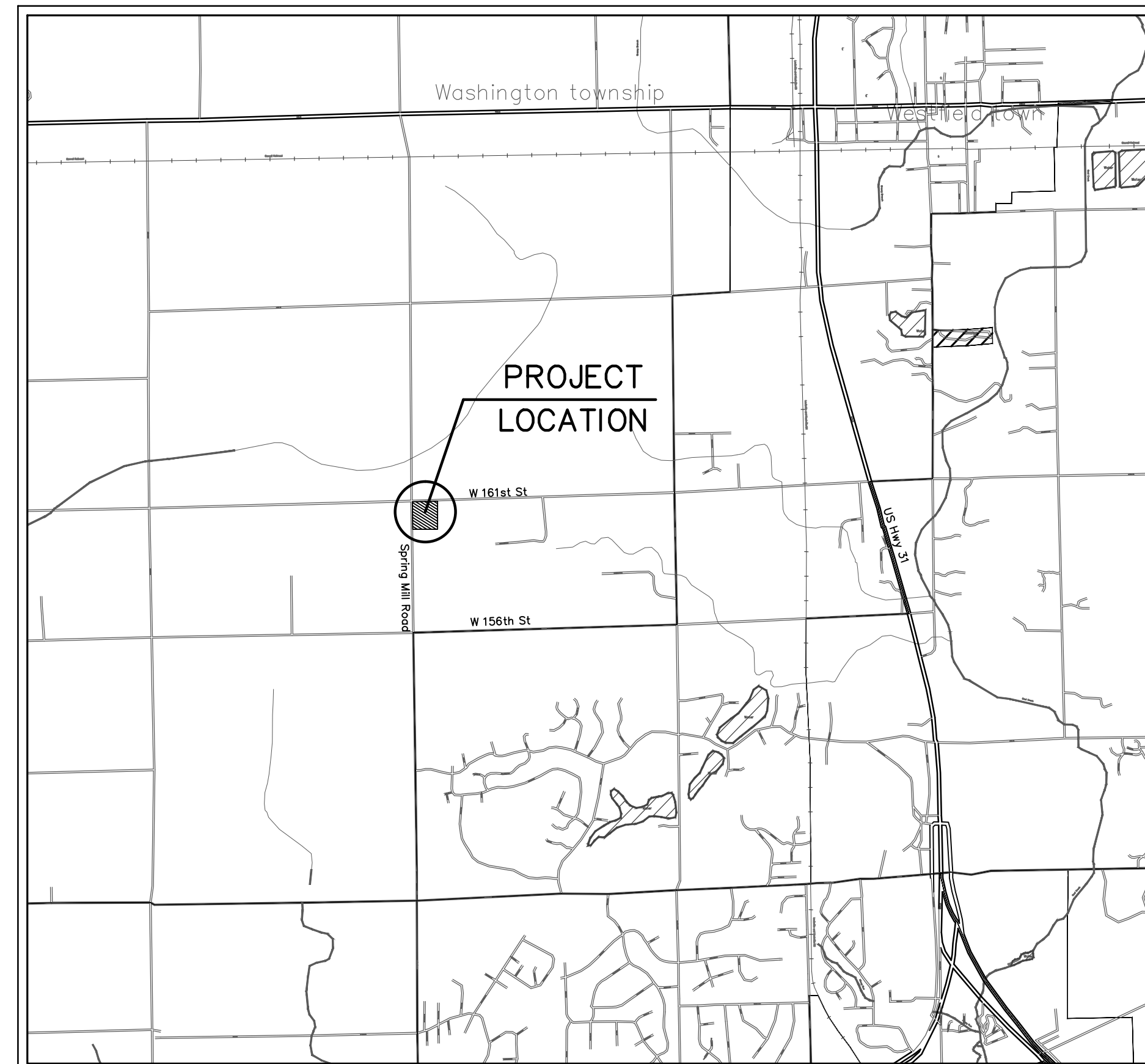
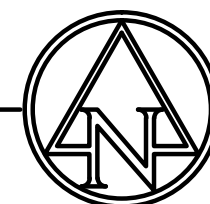
CONSTRUCTION PLANS FOR CVS / PHARMACY

STORE #10591
161st STREET AND SPRINGMILL ROAD
WESTFIELD, INDIANA



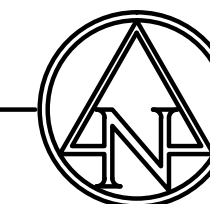
LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C001
CIVIL SPECIFICATIONS	C002
CIVIL SPECIFICATIONS	C003
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EXISTING TOPOGRAPHY	C101
DEMOLITION PLAN	C110
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SITE PHOTOMETRIC PLAN	C801
SITE PHOTOMETRIC PLAN	C802

PLAN DATE: 05/29/2015

NOTE:
1. ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
<http://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50>

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

NOTE:
DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH THE HAMILTON COUNTY SURVEYOR'S OFFICE AND THE CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD DETAILS.

NOTE:
THE CONTRACTOR IS RESPONSIBLE FOR PRESERVING ALL PROPERTY CORNERS AND BENCHMARKS OR RELOCATING ANY AND ALL BENCHMARKS IF NEEDED TO FACILITATE CONSTRUCTION.

CAUTION !!

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

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

UTILITY CONTACTS

CITY OF WESTFIELD - PUBLIC WORKS
JEREMY LOLLAR
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3100

CITY OF WESTFIELD - STORMWATER
JOHN RANKIN
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 450-0923

CITY OF WESTFIELD - FIRE DEPARTMENT
GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD, INDIANA 46074
(317) 804-3307

CITY OF WESTFIELD - ECONOMIC DEVELOPMENT
MATT SKELTON
2728 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3170

SCHOOL DISTRICT
WESTFIELD WASHINGTON SCHOOLS
322 WEST MAIN STREET
WESTFIELD, INDIANA 46074
(317) 867-8000

COMMUNICATIONS
BRIGHT HOUSE NETWORKS
3080 ROOSEVELT AVE.
INDIANAPOLIS, INDIANA 46218
(317) 776-8495

HAMILTON COUNTY SURVEYOR'S OFFICE
GREG HOYES
ONE HAMILTON COUNTY SQUARE, SUITE 188
NOBLESVILLE, INDIANA 46060
(317) 776-8495

HAMILTON COUNTY HIGHWAY DEPARTMENT
DAVE LUCAS
1700 S. 10th STREET
NOBLESVILLE, INDIANA 46060
(317) 773-7770

ELECTRIC:
DUKE ENERGY - NOBLESVILLE OFFICE
TIM HARDIN
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
(800) 521-2232

COMMUNICATIONS:
COMCAST CABLE
MATT STRINGER
9750 EAST 65th STREET
INDIANAPOLIS, INDIANA 46220
(317) 295-6493

AT&T
STEVE KREBS
5858 N. COLLEGE
INDIANAPOLIS, INDIANA 46220
(317) 252-4275

INDIANA GAS / VECTREN
RESA GLOVER & CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
(317) 776-5550

CITIZENS GAS OF WESTFIELD
RICH MILLER
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
(317) 927-4684

SANITARY SEWER AND WATER
CITIZENS WESTFIELD
HARRY NIKIDES
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
(317) 927-4338

FIBER OPTIC
WESTFIELD IFN
BRUCE SPECK
5520 WEST 76th STREET
INDIANAPOLIS, INDIANA 46268

PLANS PREPARED FOR:

TMC INDIANA 2, LLC
501 PENNSYLVANIA PKWY, SUITE 160
INDIANAPOLIS, IN 46280

PHONE: (317) 705-8800

PLANS PREPARED BY:



**AMERICAN
STRUCTUREPOINT**
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com



SOILS MAP
NOT TO SCALE

REV	DATE	DESCRIPTION
1	7-10-2015	TAC COMMENTS
2	8-27-2015	PER OWNER
3	9-23-2015	CITY COMMENTS

**APPROVAL PENDING
NOT FOR CONSTRUCTION**

JARED L. WILKERSON, P.E.

C001

JOB# 2007.01007

PRINT DATE: 9/29/15
PLOT SCALE: 1/2"=3'-0"
DRAWING FILE: P:\IN2007\1007.D_DRAWINGS\CIVIL.C CONSTRUCTION DOCUMENTS\200701007.CE C002-C003 SPEC.DWG
DRAWING BY: REBERGER
EDIT DATE: 9/24/15 - 8:19 AM
EDTED BY:

GENERAL NOTES

- A.Design data provided in electronic format is for information purposes only and should be used at your own risk, and is provided without representations and warranties. Any conflict between the information reflected on the latest revision of the sealed plan sheets and that provided via electronic format shall be resolved in favor of the sealed plot sheets.
- B.Uilities: There may be additional existing utilities not shown on these plans. Existing utilities are shown in an approximate manner only and the Engineer assumes no responsibility for locations shown. Field verify the location of all existing utilities within the limits of construction. Notify the Owner and Engineer if discrepancies are found that will affect the construction project. Protect all existing utilities.
- C.Temporary Provisions: Sequence the work and provide temporary measures as needed to maintain access to the site through all entrances at all times during construction. Temporary provisions may include, but are not limited to: barricades, flashing lights, flagman, temporary pavement, and directional signage.
- D.Equipment Storage: Do not park equipment or store materials in state, county, or city right-of-way.
- E.Notify the Engineer in writing of any discrepancies between the existing conditions in the field and the survey shown on the plans before proceeding with any new construction.
- F.Obtain all required construction related permits, including demolition permit, before starting work. Retain copies of all permits at the project site at all times.
- G.Approval of these plans does not constitute approval of any land disturbing activities within wetland areas. Contact the appropriate regulatory agency for approval of any wetland area disturbance.
- H.Signs (location, number, and size) are not approved under the general development permit. A separate permit is required for onsite signage.
- I.No certificate of occupancy will be issued until all site improvements have been completed on the site.
- J.Comply with all applicable state, federal, and local building and utility installation codes. All materials and construction methods shall be in accordance with these plans and specifications unless Department of Transportation Standards or local municipal standards are more stringent.
- K.Do not deviate from these plans and specifications without prior written approval from the Engineer of record.
- L.Work within D.O.T. right-of-way:
1. All pavement markings within D.O.T. right-of-way shall be thermoplastic and in accordance with D.O.T. specifications.
 2. Re-establish all right-of-way area, which is damaged or disturbed, to original condition or better.
 3. All work in D.O.T. right-of-way shall comply with D.O.T. specifications.
- M. Arrange high intensity lighting to conceal the source of light from public view and prevent interference with traffic.
- N.Ensure correct horizontal and vertical alignment of all ties between proposed and existing pavements, curb and gutter, sidewalks, walls, and utilities before beginning work. Notify Engineer if discrepancies exist.

TRAFFIC CONTROL

- A.If Drawings do not indicate site specific traffic control measures, Contractor shall be responsible for providing a temporary traffic control plan in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition.
- B.All temporary traffic control signage and markings shall be installed prior to construction and maintained during construction in accordance with the MUTCD, latest edition.
- C.Contact property owners to be affected by construction and coordinate temporary driveway closures and sequencing. Maintain access for all property owners during construction.
- D.Control dust as necessary to prevent interference with traffic.
- E.Inspect traffic control devices on a daily basis to ensure placement of barricades and function of lights is maintained throughout construction.
- F.Coordinate all lane closures with the local jurisdiction having authority.

STRUCTURE & SITE DEMOLITION

- A.Verify that utilities have been disconnected and capped before starting demolition operations.
- B.Verify that hazardous materials have been remediated before proceeding with building demolition operations.
- C.Environmental & Geotechnical: Review all project environmental and geotechnical reports and become familiar with all issues before demolition.
- D.Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be demolished.
1. Arrange to shut off indicated utilities with utility companies.
 2. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.
- E.Do not commence demolition operations until temporary erosion and sediment control and plant-protection measures are in place.
- F.Obtain the Demolition Permit from the local authority prior to starting demolition activities.
- G.Existing Facilities: Protect adjacent walkways, loading docks, building entries, and other building facilities during demolition operations. Maintain exits from existing buildings. Promptly repair any facilities damaged by construction operations to owner's satisfaction at no additional cost to the owner.
- H.Existing Utilities: Maintain utility services to remain and protect from damage during demolition operations.
- I.Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction and as indicated.
- J.Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.
- K.Remove demolition waste materials from Project site and legally dispose of them in an EPA-approved landfill acceptable to authorities having jurisdiction.
- L.Do not bum demolished materials unless special written permission is obtained from Owner and Engineer.
- M.Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

SITE CLEARING

- 1.1 PROJECT CONDITIONS
- A.Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.
- B.Environmental & Geotechnical: Review all project environmental and geotechnical reports and become familiar with all issues before site clearing.
- C.Utility Locator Service: Notify utility locator service for area where Project is located before site clearing.
- D.Do not commence site clearing operations until temporary erosion- and sedimentation-control and plant-protection measures are in place.
- 1.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL
- A.Provide temporary erosion- and sedimentation-control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways, according to erosion- and sedimentation-control Drawings and requirements of authorities having jurisdiction.
- B.Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.
- C.Inspect, maintain, and repair erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
- D.Remove erosion and sedimentation controls when site is stabilized and restore and stabilize areas disturbed during removal.
- 1.3 TREE AND PLANT PROTECTION
- Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by Engineer.
- 1.4 EXISTING UTILITIES
- A.Locate, identify, disconnect, and seal or cap utilities indicated to be removed or abandoned in place. Arrange with utility companies to shut off indicated utilities.
- B.Interrupting Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner

- or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:
1. Notify utility owner not less than two days in advance of proposed utility interruptions.
 2. Do not proceed with utility interruptions without utility owner's written permission.
- C.Pothole existing water lines, underground electrical lines, gas lines, underground telephone lines, fiber optic, and any other existing utility lines within the project limits during site clearing and demolition activities. Survey the existing utility elevations and provide the surveyed field locations and depths to the Engineer for review. These existing utilities may require relocation.
- 1.5 CLEARING AND GRUBBING
- Remove obstructions, concrete, asphalt, trees, shrubs, and other vegetation to permit installation of new construction.
1. Do not remove trees, shrubs, and other vegetation indicated to remain or to be relocated.
 2. Grind down stumps and remove roots, obstructions, and debris to a depth of 12 inches below exposed subgrade.
 3. Use only hand methods for grubbing within protection zones.
 4. The subgrade to remain shall be compacted to 95% Standard Proctor maximum dry density following clearing and grubbing activities.
- 1.6 TOPSOIL STRIPPING
- A.Remove sod and grass before stripping topsoil.
- B.Strip topsoil in a manner to prevent intermingling with underlying subsoil or other waste materials.
- C.Stockpile topsoil away from edge of excavations without intermixing with subsoil. Grade and shape stockpiles to drain surface water. Cover to prevent windblown dust and erosion by water.
- D.Dispose of surplus topsoil. Surplus topsoil is that which exceeds quantity indicated to be stockpiled or reused.

SITE WATER DISTRIBUTION

Section 500 of the Town of Dyer Standard Specifications shall apply for all materials, installation, testing, disinfection and inspection.

1.1 GENERAL

- A.Regulatory Requirements:
1. Comply with requirements of utility company supplying water. Include tapping of water mains and backflow prevention.
 2. Comply with standards of authorities having jurisdiction for potable-water-service piping, including materials, installation, testing, and disinfection.
- B.Piping materials shall bear label, stamp, or other markings of specified testing agency.
- C.Interruption of Existing Water-Distribution Service: Notify Owner at least 2 days prior to interruption of existing water services.
- D.Coordinate with utility company for required inspections and for connection of water main and services before starting construction.
- 1.2 COPPER TUBE AND FITTINGS
- A.Soft Copper Tube: ASTM B 88, Type K, water tube, annealed temper.
- Copper, Pressure-Seal Fittings:
1. NPS 2 and Smaller: Wrought-copper fitting with EPDM O-ring seal in each end.
 2. NPS 2-1/2 to NPS 4: Bronze fitting with stainless-steel grip ring and EPDM O-ring seal in each end.
 3. Bronze Flanges: ASME B 16.24, Class 150, with solder-joint end. Furnish Class 300 flanges if required to match piping.
- C.Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body with ball-and-socket, metal-to-metal seating surfaces, and solder-joint or threaded ends.

1.3 DUCTILE-IRON PIPE AND FITTINGS

- A.Mechanical-Joint, Ductile-Iron Pipe: AWWA C151, with mechanical-joint bell and plain spigot end unless grooved or flanged ends are indicated.
1. Mechanical-Joint, Ductile-Iron Fittings: AWWA C110, ductile- or gray-iron standard pattern or AWWA C153, ductile-iron compact pattern.
 2. Glands, Gaskets, and Bolts: AWWA C111, ductile- or gray-iron glands, rubber gaskets, and steel bolts.
- B.Push-on-Joint, Ductile-Iron Pipe: AWWA C151, with push-on-joint bell and plain spigot end unless grooved or flanged ends are indicated.
- C.Flanges: ASME 16.1, Class 125, cast iron.

1.4 PVC PIPE AND FITTINGS

- A.PVC, Schedule 40 Pipe: ASTM D 1785. PVC, Schedule 40 Socket Fittings: ASTM D 2466.
- B.PVC, AWWA Pipe: AWWA C900, Class 200, with bell end with gasket, and with spigot end.
- C.Mechanical-Joint, Ductile-Iron Fittings: AWWA C110, ductile- or gray-iron standard pattern or AWWA C153, ductile-iron compact pattern.

1.5 GATE VALVES

- AWWA, Cast-Iron Gate Valves: Nonrising-Stem, Resilient-Seated Gate Valves: Gray- or ductile-iron body and bonnet; with bronze or gray- or ductile-iron gate, resilient seats, bronze stem, and stem nut.
- 1) Standard: AWWA C509.
 - 2) Minimum Pressure Rating: 200 psig.
 - 3) End Connections: Mechanical joint.
 - 4) Interior Coating: Complying with AWWA C550.

1.6 GATE VALVE ACCESSORIES AND SPECIALTIES

- A.Tapping-Sleeve Assemblies: Sleeve and valve compatible with drilling machine.
- 1) Standard: MSS SP-60.
 - 2) Tapping Sleeve: Cast- or ductile-iron or stainless-steel, two-piece bolted sleeve with flanged outlet for new branch connection. Include sleeve matching size and type of pipe material being tapped and with recessed flange for branch valve.
 - 3) Valve: AWWA, cast-iron, nonrising-stem, resilient-seated gate valve with one raised face flange mating tapping-sleeve flange.
- B.Valve Boxes: Comply with AWWA M44 for cast-iron valve boxes. Include top section, adjustable extension of length required for depth of burial of valve, plug with lettering "WATER;" and bottom section with base that fits over valve and with a barrel approximately 5 inches in diameter.

1.7 BACKFLOW PREVENTERS

- Double-Check, Detector-Assembly Backflow Preventers:
1. Standards: ASSE 1048 and UL listed or FMG approved.
 2. Operation: Continuous-pressure applications.
 3. Pressure Loss: 5 psig maximum, through middle 1/3 of flow range.
 4. Body: Cast iron with interior lining complying with AWWA C550 or that is FDA approved.
 5. End Connections: Flanged.
 6. Configuration: Designed for horizontal, straight through flow.

1.8 WATER METER BOXES

- Description: Cast-iron body and cover for disc-type water meter, with lettering "WATER METER" in cover; and with slotted, open-bottom base section of length to fit over service piping.

1.9 CONCRETE VAULTS

- Description: Precast, reinforced-concrete vault, designed for A-16 load designation according to ASTM C 857 and made according to ASTM C 858.
1. Ladder: ASTM A 36/A 36M, steel or polyethylene-encased steel steps.
 2. Manhole: ASTM A 48/A 48M Class No. 35A minimum tensile strength, gray-iron traffic frame and cover.
 - a. Dimension: 24-inch minimum diameter, unless otherwise indicated.
 3. Drain: ASME A112.6.3, cast-iron floor drain with outlet of size indicated. Include body anchor flange, light-duty cast-iron grate, bottom outlet, and integral or field-installed bronze ball or clapper-type backwater valve.

1.10 FIRE HYDRANTS

- Dry-Barrel Fire Hydrants: Freestanding, with one NPS 4-1/2 and two NPS 2-1/2 outlets, 5-1/4-inch main valve, drain valve, and NPS 6 mechanical-joint inlet. Include interior coating according to AWWA C550. Hydrant shall have cast-iron body, compression-type valve opening against pressure and closing with pressure.

1. Standard: AWWA C502.
2. Pressure Rating: 250 psig.

1.11 FIRE DEPARTMENT CONNECTIONS

- Fire Department Connections: Freestanding, with cast-bronze body, thread inlets according to NFPA 1963 and matching local fire department hose threads, and threaded bottom outlet. Include lugged caps, gaskets, and chains; lugged swivel connection and drop clapper for each hose-connection inlet; 18-inch-high brass sleeve; and round escutcheon plate.

1.12 VALVE APPLICATIONS

- Drawings indicate valve types to be used. Where specific valve types are not indicated, the following requirements apply:
1. Underground Valves, NPS 3 and Larger: AWWA, cast-iron, nonrising-stem, resilient-seated gate valves with valve box.
 2. Use the following for valves in vaults and aboveground:
 - a. Gate Valves, NPS 2 and Smaller: Bronze, nonrising stem.
 - b. Gate Valves, NPS 3 and Larger: AWWA, cast iron, OS&Y rising stem, resilient seated.
 - c. Check Valves: AWWA C508, swing type.

1.13 FIELD QUALITY CONTROL

- A.Piping Tests: Conduct piping tests before joints are covered and after concrete thrust blocks have hardened sufficiently. Fill pipeline 24 hours before testing and apply test pressure to stabilize system. Use only potable water.
- B.Hydrostatic Tests: Test at not less than one-and-one-half times working pressure for two hours. Increase pressure in 50-psig increments and inspect each joint between increments. Hold at test pressure for 1 hour; decrease to 0 psig. Slowly increase again to test pressure and hold for 1 more hour. Maximum allowable leakage is 2 quarts per hour per 100 joints. Remake leaking joints with new materials and repeat test until leakage is within allowed limits.
- C.Disinfection: Clean and disinfect potable water mains as directed by the local authority, or, if method is not prescribed by the local authority, use procedure described in AWWA C651.
- D.Prepare reports of testing activities and submit to the Engineer for approval.

1.14 IDENTIFICATION

- Install continuous underground detectable warning tape during backfilling of trench for underground water-distribution piping. Locate below finished grade, directly over piping.

SITE SANITARY SEWERS

All sanitary sewer construction and testing shall conform to Town of Dyer Standard Specifications.

1.1 PROJECT CONDITIONS

- A.Interruption of Existing Sanitary Sewerage Service: Coordinate as required with the local sanitary sewer authority before starting construction.
- B.Utility Locator Service: Notify utility locator service for area where Project is located before beginning sanitary sewer installation operations. Field verify all existing utilities shown on the Drawings by pot-holing the lines. Survey existing utilities and provide horizontal and vertical location information to the Engineer to determine if any utilities will conflict with the proposed design.
- 1.2 DUCTILE-IRON, GRAVITY SEWER PIPE AND FITTINGS
- A.Pipe: ASA A-21.52, CL 52 minimum, for push-on joints.
- B.Compact Fittings: AWWA C153, ductile iron, for push-on joints.
- C.Gaskets: AWWA C111, rubber.

1.3 PVC PIPE AND FITTINGS

- PVC Gravity Sewer Piping: ASTM D-3034 SDR 26 minimum, per DDS Section 301. PVC gravity sewer pipe with bell-and-spigot ends and with integral ASTM F 477, elastomeric seals for gasketed joints.

1.4 CLEANOUTS

- A.Cast-Iron Cleanouts:
1. Description: ASME A112.36.2M, round, gray-iron housing with clamping device and round, secured, acrotated, gray-iron cover. Include gray-iron ferrule with inside calk or spigot connection and countersunk, tapered-thread, brass closure plug.
 2. Top-Loading Classification: Traffic rated, Heavy Duty, in all paved areas and areas subject to vehicular traffic.
 3. Sewer Pipe Fitting and Riser to Cleanout: ASTM A 74, Service class, cast-iron soil pipe and fittings.
- B.PVC Cleanouts: PVC body with PVC threaded plug. Include PVC sewer pipe fitting and riser to cleanout of same material as sewer piping. Use in Light Duty applications where there is pedestrian traffic only or in landscaped areas.

1.5 MANHOLES

- A.Standard Precast Concrete Manholes:
1. Description: ASTM C 478, precast, reinforced concrete, of depth indicated, with provision for sealant joints.
 2. Diameter: 48 inches minimum unless otherwise indicated.
 3. Ballast: Increase thickness of precast concrete sections or add concrete to base section, as required to prevent flotation.
 4. Base Section: 6-inch minimum thickness for floor slab and 4-inch minimum thickness for walls and base riser section; with separate base slab or base section with integral floor.
 5. Riser Sections: 4-inch minimum thickness, of length to provide depth indicated.
 6. Top Section: Eccentric-cone type unless concentric-cone or flat-slab-top type is indicated; with top of cone of size that matches grade rings.
 7. Joint Sealant: ASTM C 990, bitumen or butyl rubber.
 8. Resilient Pipe Connectors: ASTM C 923, cast or fitted into manhole walls, for each pipe connection.
 9. Steps: Individual FRP steps or FRP ladder; wide enough to allow worker to place both feet on one step and designed to prevent lateral slippage off step. Cast or anchor steps into sidewalls at 12- to 16-inch intervals. Omit steps if total depth from floor of manhole to finished grade is less than 48 inches.
 10. Adjusting Rings: Interlocking HDPE rings, with level or sloped edge in thickness and diameter matching manhole frame and cover, and with height as required to adjust manhole frame and cover to indicated elevation and slope. Include sealant recommended by ring manufacturer.
 11. Grade Rings: Reinforced-concrete rings, 6- to 9-inch total thickness, with diameter matching manhole frame and cover, and with height as required to adjust manhole frame and cover to indicated elevation and slope.
- B.Manhole Frames and Covers:
1. Description: Ferrous; 24-inch ID by 7- to 9-inch riser, with 4-inch-minimum-width flange and 26-inch-diameter cover. Include indented top design with lettering cast into cover, using wording equivalent to "SANITARY SEWER."
 2. Material: ASTM A 536, Grade 60-40-18 ductile iron unless otherwise indicated.

1.6 IDENTIFICATION

1. Use warning tape or detectable warning tape over ferrous piping.
2. Provide metallic tracer wire on PVC pipe for future location purposes, per DDS Section 303.0, use detectable warning tape over edges of underground manholes.

1.7 FIELD QUALITY CONTROL

- A.Inspect interior of piping to determine whether line displacement or other damage has occurred. Inspect after approximately 24 inches of backfill is in place, and again at completion of Project.
1. Defects requiring correction include the following:
 - a. Alignment: Less than full diameter of inside of pipe is visible between structures.
 - b. Deflection: Flexible piping with deflection that prevents passage of ball or cylinder of size not less than 92.5 percent of piping diameter.
 - c. Damage: Crushed, broken, cracked, or otherwise damaged piping.
 - d. Infiltration: Water leakage into piping.
 - e. Exfiltration: Water leakage from or around piping.
 2. Replace defective piping using new materials, and repeat inspections until defects are within allowances specified.
 3. Reinspect and repeat procedure until results are satisfactory.
- B.Test new piping systems, and parts of existing systems that have been altered, extended, or repaired, for leaks and defects.
1. Do not enclose, cover, or put into service before inspection and approval.
 2. Test completed piping systems according to requirements of authorities having

- jurisdiction.
3. Schedule tests and inspections by authorities having jurisdiction with at least 24 hours advance notice.
4. Submit a separate report for each test to the Engineer for approval.
5. Air Tests: Test sanitary sewerage according to requirements of authorities having jurisdiction, UNI-B-6, and the following:
 - a. Test plastic gravity sewer piping according to ASTM F 1417.
 - b. Manholes: Perform hydraulic test according to ASTM C 969.
6. Leaks and loss in test pressure constitute defects that must be repaired.
- D.Replace leaking piping using new materials, and repeat testing until leakage is within allowances specified.

SITE STORM UTILITY DRAINAGE PIPING

1.1 PIPE AND FITTINGS-GENERAL

1. All stormwater pipe, inlets, headwalls, and related appurtenances shall meet local D.O.T. standards.
2. All stormwater pipe shall be installed in accordance with pipe manufacturers instructions.

1.2 STEEL PIPE AND FITTINGS

- Corrugated-Steel Pipe and Fittings: ASTM A 760/A 760M, Type I with fittings of similar form and construction as pipe.
1. Standard-Joint Bands: Corrugated steel.
 2. Coating: Aluminum or Bituminous.

1.3 PE PIPE AND FITTINGS

1. Corrugated PE Drainage Pipe and Fittings NPS 3 to NPS 10: AASHTO M 252M; NPS 12 to NPS 48: AASHTO M 294M Type S, with smooth watertway for coupling joints.
2. Slihting Couplings: PE sleeve with ASTM D 1056, Type 2, Class A, Grade 2 gasket material that mates with tube and fittings.

1.4 PVC CORRUGATED PIPE AND FITTINGS

- Corrugated PVC Drainage Pipe and Fittings NPS 4 to NPS 36: Smooth interior, ASTM F949, 46 PSI stiffness when tested in accordance with ASTM D2412. PVC compound having a minimum cell classification of 12454 as defined in ASTM D1784. Fittings: Smooth interior, ASTM F949, Section 5.2.3 or F794, Section 7.2.4. Joints shall be made with integrally-formed bell and spigot gasketed connections. Manufacturer shall provide documentation showing no leakage when gasketed pipe joints are tested in accordance with ASTM D3212. Elastomeric seals (gaskets) shall meet ASTM F477.

1.5 CONCRETE PIPE AND FITTINGS

1. Reinforced-Concrete Sewer Pipe and Fittings: ASTM C 76. Bell-and-spigot or tongue-and-groove ends and gasketed joints with ASTM C 443, rubber gaskets or sealant joints with ASTM C 990, bitumen or butyl-rubber sealant. Class III, Wall B.
2. Cast-Iron Area Drains: ASME A112.6.3 gray-iron round body with anchor flange and round grate. Include bottom outlet with inside calk or spigot connection, of sizes indicated.

1.6 MANHOLES

- A.Standard Precast Concrete Manholes:
1. Description: ASTM C 478, precast, reinforced concrete, of depth indicated, with provision for sealant joints.
 2. Diameter: 48 inches minimum unless otherwise indicated.
 3. Ballast: Increase thickness of precast concrete sections or add concrete to base section as required to prevent flotation.
 4. Base Section: 6-inch minimum thickness for floor slab and 4-inch minimum thickness for walls and base riser section, and separate base slab or base section with integral floor.
 5. Riser Sections: 4-inch minimum thickness, and lengths to provide depth indicated.
 6. Top Section: Eccentric-cone type unless concentric-cone or flat-slab-top type is indicated, and top of cone of size that matches grade rings.
 7. Joint Sealant ASTM C 990, bitumen or butyl rubber.
 8. Steps: Individual FRP steps or FRP ladder, wide enough to allow worker to place both feet on one step and designed to prevent lateral slippage off step. Cast or anchor steps into sidewalls at 12- to 16-inch intervals. Omit steps if total depth from floor of manhole to finished grade is less than 48 inches.

B.Manhole Frames and Covers:

1. Description: Ferrous; 24-inch ID by 7- to 9-inch riser with 4-inch-minimum-width flange and 26-inch-diameter cover. Include indented top design with lettering cast into cover, using wording equivalent to "STORM SEWER."
2. Material: ASTM A 536, Grade 60-40-18 ductile iron unless otherwise indicated.

1.7 INLET & JUNCTION BOXES

- Standard Precast Concrete:
1. Description: ASTM C 478, precast, reinforced concrete, of depth indicated, with provision for sealant joints.
 2. Base Section: 6-inch minimum thickness for floor slab and 4-inch minimum thickness for walls and base riser section, and separate base slab or base section with integral floor.
 3. Riser Sections: 4-inch minimum thickness, 48-inch diameter, and lengths to provide depth indicated.
 4. Top Section: Eccentric-cone type unless concentric-cone or flat-slab-top type is indicated. Top of cone of size that matches grade rings.
 5. Joint Sealant: ASTM C 990, bitumen or butyl rubber.
 6. Steps: Individual FRP steps or FRP ladder, wide enough to allow worker to place both feet on one step and designed to prevent lateral slippage off step. Cast or anchor steps into sidewalls at 12- to 16-inch intervals. Omit steps if total depth from floor of catch basin to finished grade is less than 48 inches.
 7. Pipe Connectors: ASTM C 923, resilient, of size required, for each pipe connecting to base section.

1.8 STORMWATER DETENTION STRUCTURES

- A.Cast-in-Place Concrete, Stormwater Detention Structures: Constructed of reinforced-concrete bottom, walls, and top; designed according to ASTM C 890 for A-16 (AASHTO HS20-44), heavy-traffic, structural loading; of depth, shape, dimensions, and appurtenances indicated.

1. Ballast: Increase thickness of concrete as required to prevent flotation.
2. Grade Rings: Include two or three reinforced-concrete rings, of 6- to 9-inch total thickness, that match 24-inch-diameter frame and cover.
3. Steps: Individual FRP steps or FRP ladder, wide enough to allow worker to place both feet on one step and designed to prevent lateral slippage off step. Cast or anchor steps into sidewalls at 12- to 16-inch intervals. Omit steps if total depth from floor of structure to finished grade is less than 48 inches.
4. Form and cast wiers and pipe openings as indicated on Drawings.

- B.Manhole Frames and Covers: ASTM A 536, Grade 60-40-18, ductile-iron castings designed for heavy-duty service.

1.9 PIPE OUTLETS

- A.Pre-Cast Head Walls: Pre-Cast reinforced concrete, with apron and tapered sides.
- B.Slope Paved Head Walls: cast-in-place reinforced concrete as shown on Drawings.
- C.Riprap Basins: Broken, irregularly sized and shaped, graded stone according to NSSGA's "Quarried Stone for Erosion and Sediment Control." Minimum stone size and dimensions as shown on Drawings.

1.10 PIPING INSTALLATION

- A.Install locator wire or tape 6-inches above all non-metallic piping.
- B.Install bedding and backfill in accordance with pipe manufacturers instructions.
- C.Begin installation at downstream piping connection to outfall point.

NOTE:
CONTRACTOR TO FOLLOW THE MORE STRINGENT OF EITHER THE CITY SPECIFICATIONS, UTILITY PROVIDER SPECIFICATIONS OR THE SPECIFICATIONS SHOWN HEREIN. MATERIAL TYPES, PARTS SUCH AS VALVES, HYDRANTS, ETC. MUST FOLLOW UTILITY PROVIDER REQUIREMENTS.

CVS
pharmacy

**13,225 TYPE-B
CHAMFER DRIVE-THRU**

STORE NUMBER: 10591
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:



**AMERICAN
STRUCTUREPOINT
INC.**

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501 Pennsylvania Pkwy.
Suite 160
Indianapolis, Indiana 46280
Phone (317) 705-8800
Contact: Craig Forgey

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

	TAC COMMENTS	07-10-2015
	PER OWNER	08-27-2015
	CITY COMMENTS	09-23-2015

PLANNING MGR:

JLW

DRAWING BY:

RCB

DATE:

05-29-2015

JOB NUMBER:

2007.01007

TITLE:

**CIVIL
SPECIFICATIONS**

SHEET NUMBER:

C002

COMMENTS:

D.Construct all headwalls flush with existing and proposed embankment slopes.

1.11 CLEANING

- A.Clean interior of piping of dirt and superfluous materials. Flush with potable water.
B.Clean accumulated sediment from stormwater pipes, conveyance channels, and pond once site is stabilized with vegetation.

EARTH MOVING

1.1 PROJECT CONDITIONS

- A.Utility Locator Service: Notify utility locator service for area where Project is located before beginning earth moving operations.
B.Do not commence earth moving operations until temporary erosion- and sedimentation-control measures are in place.
C.Do not commence earth moving operations until plant-protection measures are in place.
D.Do not commence earth moving operations without reviewing and making provisions for all Geotechnical recommendations made in the project Geotechnical Report. Comply with recommendations in the geotechnical report regarding general site preparation, building pad preparation, pavement sections, fill, and excavation.
E.Retain a copy of the project Geotechnical Report at the work site at all times. Any discrepancies between these specifications and the project Geotechnical Report shall be resolved in favor of the project Geotechnical Report.
F.Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earth moving operations.
G.Protect and maintain erosion and sedimentation controls during earth moving operations.

1.2 DEWATERING

- A.Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.
B.Protect subgrades from softening, undermining, washout, and damage by rain or water accumulation.
C.Design and provide dewatering system using accepted and professional methods consistent with current industry practice. Provide dewatering system of sufficient size and capacity to control groundwater in a manner that preserves strength of foundation soils, does not cause instability or raveling of excavation slopes, and does not result in damage to existing structures. Lower water level in advance of excavation by utilizing wells, wellpoints, or similar positive control methods. Maintain the groundwater level to a minimum of two (2) feet below excavations. Provide piezometers as directed by the Engineer to document that the groundwater level is being maintained.

D.By acceptable means, contractor shall control all water regardless of source and is responsible for proper disposal of the water. No additional payment will be made for any supplemental measures to control seepage, groundwater, or artesian head.

E.Open pumping with sumps and ditches shall be allowed, provided it does not result in boils, loss of fines, softening of the ground, or instability of slopes. Sumps shall be located outside of load bearing areas so the bearing surfaces will not be disturbed. Water containing silt in suspension shall not be pumped into sewer lines or adjacent water bodies. During normal pumping and upon development of well(s), levels of fine sand or silt in the discharge of water shall not exceed five (5) ppm.

F.Continuously maintain excavations in a dry condition with positive dewatering methods during preparation of subgrade, installation of pipe, and construction of structures until the critical period of construction and/or backfill is completed to prevent damage of subgrade support, piping, structure, side slopes, or adjacent facilities for flotation or other hydrostatic pressure imbalance.

G.When construction is complete, properly remove all dewatering equipment from the site, including wells and related temporary electrical service.

1.3 SUBGRADE

- A.Notify Project Geotechnical Engineer when excavations have reached required subgrade.
B.If Project Geotechnical Engineer determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.
C.Proof-roll subgrade below the building slabs and pavements with a pneumatic-tired and loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Project Geotechnical Engineer, and replace with compacted backfill or fill as directed.

D.In heavy duty pavement areas, the gravel aggregate base shall be extended under the curb and gutter section to provide additional stability for truck travel.

1.4 UTILITY TRENCH BEDDING AND BACKFILL

- A.Place and compact bedding course on trench bottoms and where indicated. Shape bedding course to provide continuous support for bells, joints, and barrels of pipes and for joints, fittings, and bodies of conduits.
B.Use Class B bedding under all PVC piping.
C.Carefully compact initial backfill under pipe haunches and compact evenly up on both sides and along the full length of piping or conduit to avoid damage or displacement of piping or conduit.
D.Backfill all utilities under roadways and traffic areas with crushed stone.
E.COMPACTION OF SOIL BACKFILLS AND FILLS
A.Place backfill and fill soil materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.
B.Place backfill and fill soil materials evenly on all sides of structures to required elevations, and uniformly along the full length of each structure. Compact soil materials as indicated on drawings or as indicated in the project Geotechnical Report.
C.Provide construction phase monitoring and testing as recommended in the project Geotechnical Report. Provide test reports to the Engineer for review and approval.

1.6 GRADING

- A.General: Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.
1. Provide a smooth transition between adjacent existing grades and new grades.
2. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.
B.Landscape Islands: Fill all curbed islands to top of curb with topsoil and apply seed and mulch unless drawings indicate otherwise.
C.Slopes: Do not create cut or fill slopes steeper than 2h:1v without obtaining special written permission from the Engineer of Record and project Geotechnical Engineer.

1.7 PROTECTION

Protecting Graded Areas: Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris. See erosion and sediment control plan and notes for further information.

ASPHALT PAVING

1.1 FIELD CONDITIONS

- Environmental Limitations: Do not apply asphalt materials if subgrade is wet or excessively damp, if rain is imminent or expected before time required for adequate cure, or if the following conditions are not met:
1. Prime Coat: Minimum surface temperature of 60 deg F.
2. Tack Coat: Minimum surface temperature of 60 deg F.
3. Slurry Coat: Comply with weather limitations in ASTM D 3910.
4. Asphalt Base Course: Minimum surface temperature of 40 deg F and rising at time of placement.
5. Asphalt Surface Course: Minimum surface temperature of 60 deg F at time of placement.

1.2 ASPHALT MATERIALS

- A.Refer to Project Geotechnical Report and project drawings for required asphalt material design.
B.Aggregates shall meet the requirements of the local Department of Transportation.
C.Reclaimed Asphalt Pavement (RAP) shall not be used in the mix design.

1.3 PATCHING

A.Asphalt Pavement: Sawcut perimeter of patch and excavate existing pavement section to sound base. Excavate rectangular or trapezoidal patches, extending 12 inches into perimeter of adjacent sound pavement, unless otherwise indicated. Cut excavation faces vertically. Remove excavated material. Recompact existing unbound-aggregate base course to form new subgrade.

B.Tack Coat: Before placing patch material, apply tack coat uniformly to vertical asphalt surfaces abutting the patch. Apply at a rate of 0.05 to 0.15 gal./sq. yd.
1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.

2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.

C.Placing Patch Material: Fill excavated pavement areas with hot-mix asphalt base mix for full thickness of patch and, while still hot, compact flush with adjacent surface.

1.4 SURFACE PREPARATION

A.General: Immediately before placing asphalt materials, remove loose and deleterious material from substrate surfaces. Ensure that prepared subgrade is ready to receive paving. Sawcut existing pavement to the joint to provide vertical faces between new and existing surfaces.

B.Emulsified Asphalt Prime Coat: Apply uniformly over surface of compacted unbound-aggregate base course at a rate of 0.10 to 0.30 gal./sq. yd. per inch depth. Apply enough material to penetrate and seal, but not flood, surface. Allow prime coat to cure.

1. If prime coat is not entirely absorbed within 24 hours after application, spread sand over surface to blot excess asphalt. Use enough sand to prevent pickup under traffic. Remove loose sand by sweeping before pavement is placed and after volatiles have evaporated.
2. Protect primed substrate from damage until ready to receive paving.

C.Tack Coat: Apply uniformly to surfaces of existing pavement at a rate of 0.02 to 0.08 gal./sq. yd.

1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.
2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.

1.5 PLACING HOT-MIX ASPHALT

A.Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand in areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness when compacted.

1. Place hot-mix asphalt base course in number of lifts and thicknesses indicated.
2. Place hot-mix asphalt surface course in single lift.
3. Spread mix at a minimum temperature of 250 deg F.
4. Begin applying mix along centerline of crown for crowned sections and on high side of one-way slopes unless otherwise indicated.
5. Regulate paver machine speed to obtain smooth, continuous surface free of pulls and tears in asphalt-paving mat.

B.Place paving in consecutive strips not less than 10 feet wide unless infill edge strips of a lesser width are required.

1.6 JOINTS

A.Construct joints to ensure a continuous bond between adjoining paving sections. Construct joints free of depressions, with same texture and smoothness as other sections of hot-mix asphalt course.

B.Construct smooth transitions between new and existing paving sections.

1.7 COMPACTION

A.General: Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement. Compact hot-mix paving with hot, hand tampers or with vibratory-plate compactors in areas inaccessible to rollers. Complete compaction before mix temperature cools to 185 deg F.

1. Initial Lift: Average of 92% of maximum theoretical density.
2. Top Surface Lift: Average of 93% of maximum theoretical density.
3. Tolerance: +2.0%, -1.0% of any individual test.

B.Finish Rolling: Finish roll paved surfaces to remove roller marks while hot-mix asphalt is still warm.

C.Erect barricades to protect paving from traffic for at least 24 hours after placement for the binder course, and at least 72 hours after placement for the final wearing surface.

D.If the ambient air temperature is in excess of 90 degrees Fahrenheit during the 72 hour protection period, the pavement surface shall be flooded with water to rapidly cool the pavement at least once per day.

1.8 FIELD QUALITY CONTROL

- A.Testing Agency: Engage a qualified testing agency to perform tests and inspections.
B.Conduct tests and reports specified in the project Geotechnical Report.
C.Testing agency must inspect and approve the subgrade, each fill layer, and the subbase and base course.
D.Promptly send test reports to the Engineer for review and approval.
E.Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements.

CONCRETE PAVING

1.1 PROJECT CONDITIONS

Traffic Control: Maintain access for vehicular and pedestrian traffic as required for other construction activities.

1.2 STEEL REINFORCEMENT

- A.Plain-Steel Welded Wire Reinforcement: ASTM A 185/A 185M, fabricated from as-drawn steel wire into flat sheets.
B.Reinforcing Bars: ASTM A 615/A 615M, Grade 60, deformed.
C.Joint Dowel Bars: ASTM A 615/A 615M, Grade 60 plain-steel bars. Cut bars true to length with ends square and free of burrs.

D.Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars, welded wire reinforcement, and dowels in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete of greater compressive strength than concrete specified, and as follows:

1.3 CONCRETE MATERIALS

- A.Cementitious Material: Use cementitious materials, of same type, brand, and source throughout Project.
B.Normal-Weight Aggregates: ASTM C 33, uniformly graded. Provide aggregates from a single source.
1. Maximum Coarse-Aggregate Size: 1 inch nominal.
2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

1.4 RELATED MATERIALS

Joint Fillers: ASTM D 1751, asphalt-saturated cellulosic fiber in preformed strips.

1.5 WHEEL STOPS

Wheel Stops: Precast, air-entrained concrete, 2500-psi minimum compressive strength. Provide chamfered corners and drainage slots on underside and holes for anchoring to substrate.

1.6 SIDEWALKS

Sidewalks: Slope sidewalks away from building with a 2% cross-slope unless Drawings indicate otherwise.

1.7 PREPARATION

Remove loose material from compacted subbase surface immediately before placing concrete.

1.8 STEEL REINFORCEMENT

- A.General: Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.
B.Clean reinforcement of loose rust and mill scale, earth, ice, or other bond-reducing materials.
C.Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement. Maintain minimum cover to reinforcement.
D.Install welded wire reinforcement in lengths as long as practicable. Lap adjoining pieces at least one full mesh, and lace splices with wire. Offset laps of adjoining welds to prevent continuous laps in either direction.
E.Zinc-Coated Reinforcement: Use galvanized-steel wire ties to fasten zinc-coated reinforcement. Repair cut and damaged zinc coatings with zinc repair material.

1.9 JOINTS

A.General: Form construction, isolation, and contraction joints and tool edges true to line, with faces perpendicular to surface plane of concrete. Construct transition joints at right angles to centerline unless otherwise indicated.

1. When joining existing paving, place transverse joints to align with previously placed joints unless otherwise indicated.
2. Ensure forms provide correct horizontal and vertical alignment between new and existing

pavements, sidewalks, curb and gutter, etc.

B.Construction Joints: Set construction joints at side and end terminations of paving and at locations where paving operations are stopped for more than one-half hour unless paving terminates at isolation joints.

1. Continue steel reinforcement across construction joints unless otherwise indicated. Do not continue reinforcement through sides of paving strips unless otherwise indicated.
2. Provide tie bars at sides of paving strips where indicated.
3. Keyed Joints: Provide preformed keyway-section forms or bulkhead forms with keys unless otherwise indicated. Embed keys at least 1-1/2 inches into concrete.
4. Doweled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or coat with asphalt one-half of dowel length to prevent concrete bonding to one side of joint.

C.Isolation Joints: Form isolation joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, other fixed objects, and where indicated.

1. Locate expansion joints at intervals of 30 feet unless otherwise indicated.
2. Extend joint fillers full width and depth of joint.
3. Terminate joint filler not less than 1/2 inch or more than 1 inch below finished surface if joint sealant is indicated.
4. Place top of joint filler flush with finished concrete surface if joint sealant is not indicated.
5. Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.
6. During concrete placement, protect top edge of joint filler with metal, plastic, or other temporary preformed cap. Remove protective cap after concrete has been placed on both sides of joint.

D.Contraction Joints: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness, as follows:

1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint with grooving tool to a 1/4-inch radius. Repeat grooving of contraction joints after applying surface finishes. Eliminate grooving-tool marks on concrete surfaces.
2. Sawed Joints: Form contraction joints with power saws equipped with shatterproof abrasive or diamond-rimmed blades. Cut 1/8-inch-wide joints into concrete when cutting action will not tear, abrade, or otherwise damage surface and before developing random contraction cracks.
3. Doweled Contraction Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or coat with asphalt one-half of dowel length to prevent concrete bonding to one side of joint.
E. Edging: After initial floating, tool edges of paving, gutters, curbs, and joints in concrete with an edging tool to a 1/4-inch radius. Repeat tooling of edges after applying surface finishes. Eliminate edging-tool marks on concrete surfaces.

1.10 FIELD QUALITY CONTROL

- A.Testing Agency: Engage a qualified testing agency to perform tests and inspections.
B.Promptly send test reports to the Engineer for review and approval.
C.Testing Services: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed by the General Contractor's testing agency according to the following requirements:

1. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mixture placed each day. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
3. Air Content: ASTM C 231, pressure method; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
4. Concrete Temperature: ASTM C 1064/C 1064M; one test hourly when air temperature is 40 deg F and below and when it is 80 deg F and above, and one test for each composite sample.
5. Compression Test Specimens: ASTM C 31/C 31M; cast and laboratory cure one set of three standard cylinder specimens for each composite sample.
6. Compressive-Strength Tests: ASTM C 39/C 39M; test one specimen at seven days and two specimens at 28 days. A compressive-strength test shall be the average compressive strength from two specimens obtained from same composite sample and tested at 28 days.
D.Strength of each concrete mixture will be satisfactory if average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.

E.Test results shall be reported in writing to Engineer, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.

F.Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Engineer.

G.Concrete paving will be considered defective if it does not pass tests and inspections.

H.Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

1. Prepare test and inspection reports.

1.11 REPAIRS AND PROTECTION

A.Remove and replace concrete paving that is broken, damaged, or defective or that does not comply with requirements in this Section. Remove work in complete sections from joint to joint unless otherwise approved by Engineer.

B.Drill test cores, where directed by Engineer, when necessary to determine magnitude of cracks or defective areas. Fill drilled core holes in satisfactory paving areas with portland cement concrete bonded to paving with epoxy adhesive.

C.Protect concrete paving from damage. Exclude traffic from paving for at least 14 days after placement. When construction traffic is permitted, maintain paving as clean as possible by removing surface stains and spillage of materials as they occur.

D.Maintain concrete paving free of stains, discoloration, dirt, and other foreign material. Sweep paving not more than two days before date scheduled for Substantial Compaction inspections.

PAVEMENT MARKINGS

1.1 QUALITY ASSURANCE

Regulatory Requirements: Comply with materials, workmanship, and other applicable requirements of state D.O.T. or local municipality for pavement-marking work.

1.2 FIELD CONDITIONS

Environmental Limitations: Proceed with pavement marking only on clean, dry surfaces and at a minimum ambient or surface temperature of 40 deg F for alkyl materials, 55 deg F for water-based materials, and not exceeding 95 deg F.

1.3 PAVEMENT-MARKING PAINT

- A.Pavement-Marking Paint: Alkyl-d-resin type, lead and chromate free, ready mixed, complying with AASHTO M 248, colors complying with FS TT-P-1952. Color: As indicated.
B.All pavement marking within D.O.T. right-of-way shall be thermoplastic and in accordance with D.O.T. specifications.

1.4 PAVEMENT MARKING

Apply temporary pavement marking before traffic is allowed on any newly paved area or as site conditions dictate. Allow final wearing surface to age for a minimum of 30 days before applying final permanent pavement marking.

1.5 PROTECTING AND CLEANING

- A.Protect pavement markings from damage and wear during remainder of construction period.
B.Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

CHAIN LINK FENCES AND GATES

1.1 PROJECT CONDITIONS

Field Measurements: Verify layout information for chain-link fences and gates shown on Drawings in relation to property survey and existing structures. Verify dimensions by field measurements.

1.2 WARRANTY

Special Warranty: Manufacturer's standard form in which Installer agrees to repair or replace components of chain-link fences and gates that fail in materials or workmanship within specified warranty period.

1.3 CHAIN-LINK FENCE FABRIC

General: Provide fabric in one-piece heights measured between top and bottom of outer edge of selvage knuckle or twist. Comply with CLFMI Product Manual and with requirements indicated below:

1. Fabric Height: As indicated on Drawings.
2. Steel Wire Fabric: Wire with a diameter of 0.148 inch.
a. Mesh Size: 2 inches.
b. Polymer-Coated Fabric: ASTM F 668, over zinc-coated steel wire.
Color: Black, complying with ASTM F 934.
3. Selvage: Twisted top and knuckled bottom.

1.4 FENCE FRAMING

Posts and Rails: Comply with ASTM F 1043 for framing, including rails, braces, and line; terminal; and corner posts. Provide members with minimum dimensions and wall thickness according to ASTM F 1043 based on the following:

1. Fence Height: As indicated on Drawings.
2. Material
a. Line Post: 1.9 inches in diameter.
b. End, Corner and Pull Post: 2.375 inches.
3. Horizontal Framework Members: top rails complying with ASTM F 1043. Top Rail: 1.66 inches in diameter.
4. Brace Rails: Comply with ASTM F 1043.
5. Metallic Coating for Steel Framing:
Type A, consisting of not less than minimum 2.0-oz./sq. ft. average zinc coating per ASTM A 123/A 123M or 4.0-oz./sq. ft. zinc coating per ASTM A 653/A 653M.

1.5 TENSION WIRE

Metallic-Coated Steel Wire: 0.177-inch-diameter, marcelled tension wire complying with ASTM A 817 and ASTM A 824, with the following metallic coating: Type II, zinc coated (galvanized) by hot-dip process, with the following minimum coating weight: Matching chain-link fabric coating weight.

1.6 SWING GATES

A.General: Comply with ASTM F 900 for gate posts and single or double swing gate types.

1. Gate Leaf Width: As indicated.
2. Gate Fabric Height: As indicated.

B.Pipe and Tubing:

1. Zinc-Coated Steel: Comply with ASTM F 1043 and ASTM F 1083; protective coating and finish to match fence framing.
2. Gate Posts: Round tubular steel.
3. Gate Frames and Bracing: Round tubular steel.

C.Frame Corner Construction: assembled with corner fittings.

D.Hardware:

1. Hinges: 360-degree inward and outward swing.
2. Latches permitting operation from both sides of gate with provision for padlocking accessible from both sides of gate.

1.7 FITTINGS

A.General: Comply with ASTM F 626.

B.Post Caps: Provide for each post. Provide line post caps with loop to receive tension wire or top rail.

C.Rail and Brace Ends: For each gate, corner, pull, and end post.

D.Rail Fittings: Provide the following:

1. Top Rail Sleeves: Pressed-steel or round-steel tubing not less than 6 inches long.
2. Rail Clamps: Line and corner boulevard clamps for connecting rails in the fence line-to-line posts.

E.Tension and Brace Bands: Pressed steel.

F.Tension Bars: Steel, length not less than 2 inches shorter than full height of chain-link fabric. Provide one bar for each gate and end post, and two for each corner and pull post, unless fabric is integrally woven into post.

G.Truss Rod Assemblies: Steel, hot-dip galvanized after threading rod and turnbuckle or other means of adjustment.

H.Tie Wires, Clips, and Fasteners: According to ASTM F 626. Standard Round Wire Ties: For attaching chain-link fabric to posts, rails, and frames, complying with the following: Hot-Dip Galvanized Steel: 0.148-inch-diameter wire; galvanized coating thickness matching coating thickness of chain-link fence fabric.

1.8 GROUT AND ANCHORING CEMENT

A.Nonshrink, Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout, recommended in writing by manufacturer, for exterior applications.

B.Erosion-Resistant Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with potable water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended in writing by manufacturer, for exterior applications.

1.9 ADJUSTING

Gates: Adjust gates to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.

NOTE:
CONTRACTOR TO FOLLOW THE MORE STRINGENT OF EITHER THE CITY SPECIFICATIONS, UTILITY PROVIDER SPECIFICATIONS OR THE SPECIFICATIONS SHOWN HEREIN. MATERIAL TYPES, PARTS SUCH AS VALVES, HYDRANTS, ETC. MUST FOLLOW UTILITY PROVIDER REQUIREMENTS.

CVS
pharmacy

**13,225 TYPE-B
CHAMFER DRIVE-THRU**

STORE NUMBER: 10591
181ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:



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STRUCTUREPOINT
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Contact: Craig Forgey

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

	TAC COMMENTS	07-10-2015
	PER OWNER	08-27-2015
	CITY COMMENTS	09-23-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

TITLE:
**CIVIL
SPECIFICATIONS**

SHEET NUMBER:

C003

GENERAL NOTES

- ALL WORK TO CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
- CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
- ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
- MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

DEMOLITION NOTES

- CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
- PROTECT TREES TO REMAIN DURING CONSTRUCTION.
- PLANT MATERIALS TO REMAIN, TO BE PROTECTED BY TREE FENCE WHICH ENCOMPASSES IT'S DRIP LINE. NO CONSTRUCTION EQUIPMENT, MATERIALS OR DEBRIS SHALL BE LOCATED WITHIN TREE PROTECTION BOUNDARIES. NO DEMOLITION CAN OCCUR UNTIL TREE PROTECTION IS APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
- DEMOLISH FOUNDATIONS AND OTHER BELOW-GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 48 INCHES BELOW LOWEST FOUNDATION LEVEL.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES, WITH COMPACTED GRANULAR BACKFILL.
- THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
- CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
- DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
- ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
- PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
- ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
- NO ON-SITE BURNING IS PERMITTED.
- CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
- DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

SITE NOTES

- ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
- PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
- THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
- ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
- RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
- CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
- ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
- ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
- ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
- CHAMFER ALL ENDS OF CURBS.

GRADING NOTES

- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
- AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL SHALL BE PERFORMED BY A LOADED TANDEM PNEUMATIC TIRE DUMP TRUCK MINIMUM GROSS VEHICLE WEIGHT OF 22 TONS. THE TIRES SHALL BE OPERATED AT INFLATION PRESSURES BETWEEN 70-80 PSI UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. THE TIRES SHALL BE INFLATED WITH AIR ONLY, NO LIQUID SHALL BE USED. THE PROOFROLL SHALL BE COMPLETED UNDER INSPECTION OF SOILS FIRM TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
- ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
- SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
- TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
- DUE TO SITE CONSTRAINTS, THE EARTHWORK FOR THE SITE AS DESIGNED MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS AND INCLUDE IN THEIR BID ALL EARTHWORK COSTS INCLUDING IMPORTS AND/OR EXPORTS NECESSARY TO MAKE THE SITE BALANCE.
- CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

- SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
- CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
- ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
- TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF THE TOP OF THE TRENCH IS WITHIN 5 FEET OF PAVEMENT.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
- IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
- ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
- ALL STORM INLET CASTINGS TO BE STAMPED "DUMP NO WASTE - DRAINS TO WATERWAY".

EROSION CONTROL NOTES

- CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
- LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
- WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
- SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
- SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, IN, MAP NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.
- SCHEDULE OF EARTHWORK ACTIVITIES:
 - THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UN-VEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
 - TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
 - INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
- PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
- CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WESTFIELD PUBLIC WORKS DEPARTMENT INSPECTOR

ENVIRONMENTAL AND GEOTECHNICAL FINDINGS NOTES

- CONTRACTOR SHALL REFER TO THE PHASE I ENVIRONMENTAL SITE ASSESSMENT PREPARED BY ALT & WITZIG FILE: 15N0527 DATED JULY 31, 2015 FOR INFORMATION ON ENVIRONMENTAL FINDINGS ON THE SITE.
- CONTRACTOR TO REFER TO THE GEOTECHNICAL ENGINEERING REPORT NAMED "SUBSURFACE INVESTIGATION & GEOTECHNICAL RECOMMENDATIONS: ALT & WITZIG FILE:15N0510" DATED AUGUST 6, 2015" FOR INFORMATION ON HOW TO ADEQUATELY ADDRESS AND HANDLE SOIL CONDITIONS AS WELL AS REQUIRED SOIL PLACEMENT AND COMPACTION REQUIREMENTS.



13,225 TYPE-B
CHAMFER DRIVE-THRU
STORE NUMBER: 10591
1881 STREET AND OFFING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:



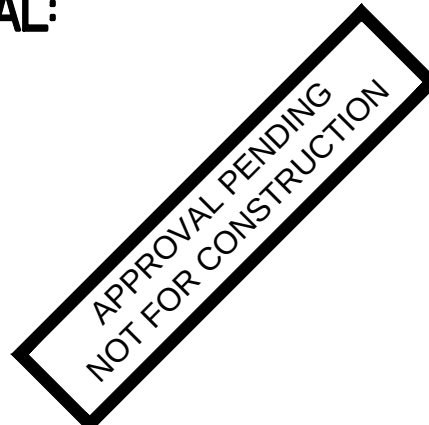
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Phone (317) 705-8800
Contact: Craig Forgey

SEAL:



REVISIONS:

	TAC COMMENTS	07-10-2015
	PER OWNER	08-27-2015
	CITY COMMENTS	09-23-2015

PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05-29-2015
JOB NUMBER:	2007.01007
TITLE:	

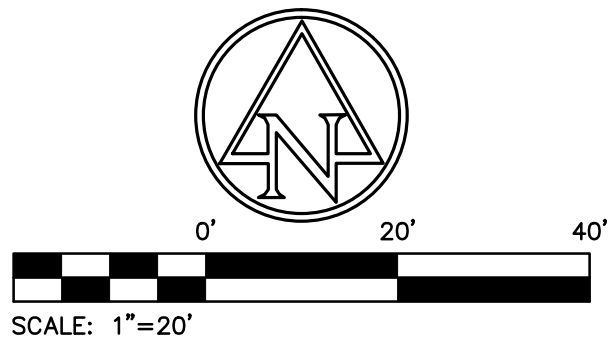
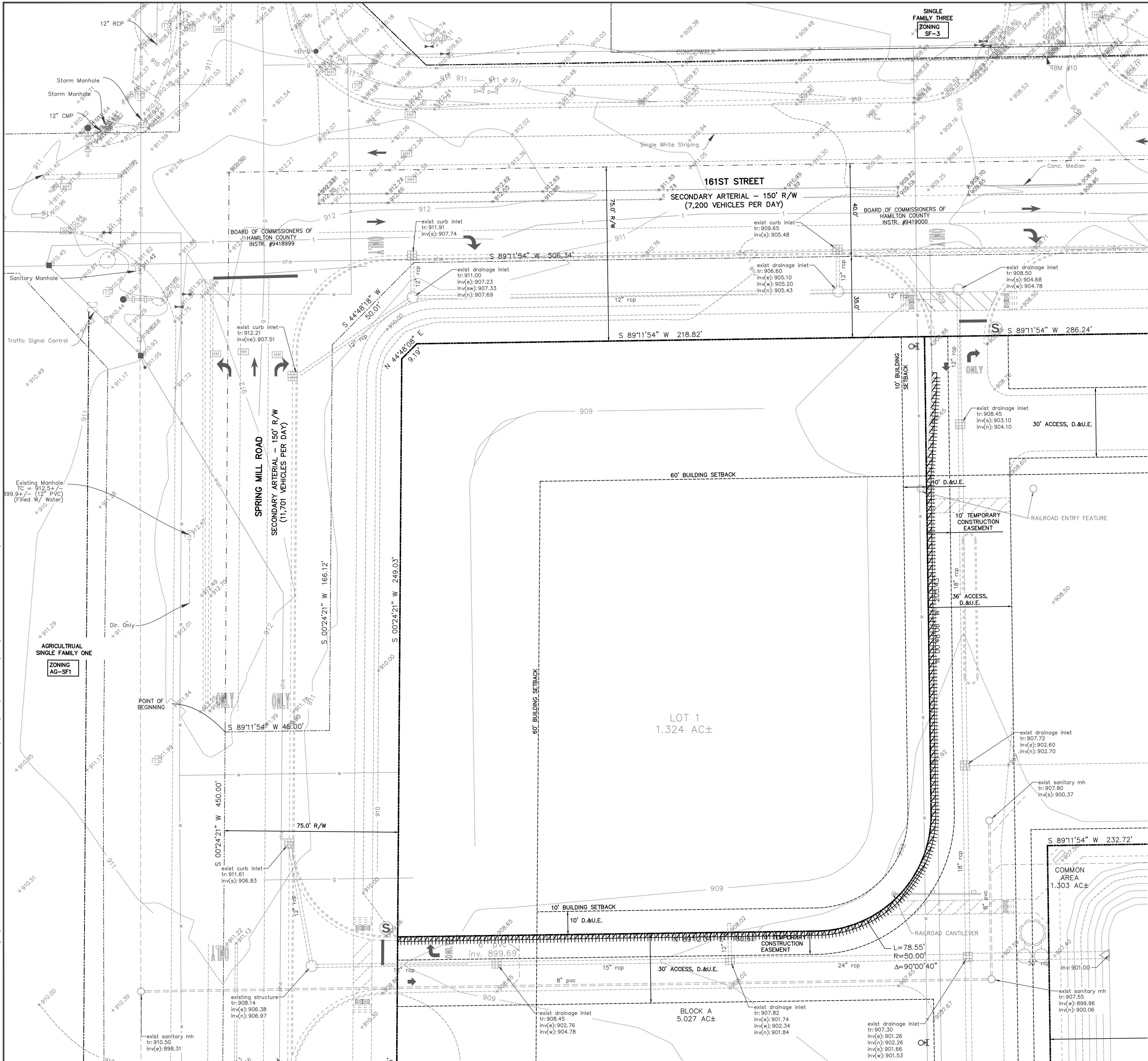
GENERAL
NOTES

SHEET NUMBER:

C004

COMMENTS:

PRINT DATE: 9/29/15 PLOT SCALE: 1:25849 DRAWING FILE: P:\IN2007\1007\0.D. DRAWINGS\Civil\C. CONSTRUCTION DOCUMENTS\200701007.CE.C110.DMP.DWG EDIT DATE: 9/24/15 - 10:54 AM EDITED BY: REBERGER



EXISTING LEGEND	
—S—	SANITARY SEWER
—W—	WATER MAIN
—ST—	STORM SEWER
—G—	GAS LINE
—OHE—	OVERHEAD UTILITIES
—UFO—	FIBER OPTIC
—X—	FENCE LINE
⊠	ELECTRIC METER
⊕	FIRE HYDRANT
⊙	GAS METER
⊕	GAS VALVE
—	GUY WIRE
⊠	HAND HOLE
⊠	MAIL BOX
⊠	UTILITY POLE
⊠	SIGN
⊠	STORM MANHOLE
⊠	STORM INLET
⊠	TELEPHONE MANHOLE
⊠	TELEPHONE BOX
⊠	TRAFFIC SIGNAL CONTROLLER
⊠	TRAFFIC SIGNAL MANHOLE
⊠	TRAFFIC SIGNAL POLE
⊠	WATER METER
⊠	WATER VALVE
⊠	WELL
⊠	AC UNIT
⊠	TREE
⊠	BUSH

DEMOLITION LEGEND	
	EXISTING ASPHALT TO BE REMOVED
	PAVEMENT TO BE SAWCUT

BENCHMARK B 112
ELEV. 924.24 NAVD 88
ALONG STATE HIGHWAY 32 ABOUT 2.25 MILES WEST OF WASHINGTON HIGH SCHOOL AT WESTFIELD AND ABOUT 1.0 MILE EAST OF THE CROSS ROAD AT EAGLE TOWN, 0.25 MILE EAST OF THE JUNCTION WITH A ROAD LEADING NORTH, 24 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF A BARN, 4 FEET EAST OF A FENCE CORNER, 1.3 FEET SOUTH OF A WHITE WOODEN WITNESS POST AND ABOUT LEVEL WITH THE HIGHWAY. A STANDARD DISK, STAMPED B 112 1946 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND.

TBM 10
A CUT SQUARE IN THE SOUTH END OF THE MEDIAN IN THE ENTRANCE TO CHASE BANK BEING SET ON THE NORTH SIDE OF WEST 161ST STREET 340 FEET EAST OF THE CENTERLINE OF SPRINGMILL ROAD. ELEV=908.20

TBM 11
A CUT SQUARE IN THE SOUTH SIDE OF A CONCRETE TRAFFIC POLE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 161ST STREET AND SPRINGMILL ROAD. ELEV 911.955

- NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - EXISTING INFORMATION DEPICTED ON-SITE AS TOPOGRAPHIC INFORMATION IS DESIGN INFORMATION FROM BANNING ENGINEERING; PROJECT NUMBER: 07053, PROJECT NAME: SPRINGMILL STATION, DATED 05-20-2015. AS-BUILT CONDITIONS MAY VARY. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IF VARIATION EXISTS.

CAUTION !!
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1-800-382-5544
CALL TOLL FREE
— INDIANA UNDERGROUND —



13,225 TYPE-B CHAMFER DRIVE-THRU
STORE NUMBER: 10591
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN STRUCTUREPOINT INC.

7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p.(317) 547-5580 f.(317) 543-0270
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Pkwy.
Suite 160
Indianapolis, Indiana 46280
Phone (317) 705-8800
Contact: Craig Forgey

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:		
⚠	TAC COMMENTS	07-10-2015
⚠	PER OWNER	08-27-2015
⚠	CITY COMMENTS	09-23-2015

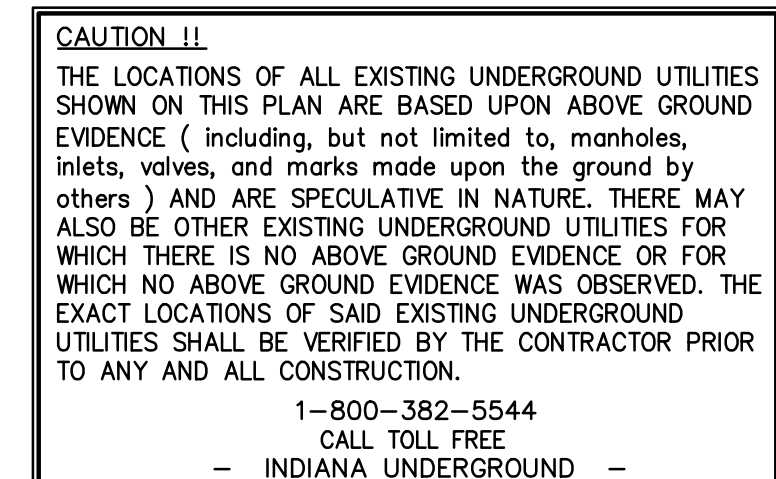
PLANNING MGR: JLW
DRAWING BY: RCB
DATE: 05-29-2015
JOB NUMBER: 2007.01007
TITLE:

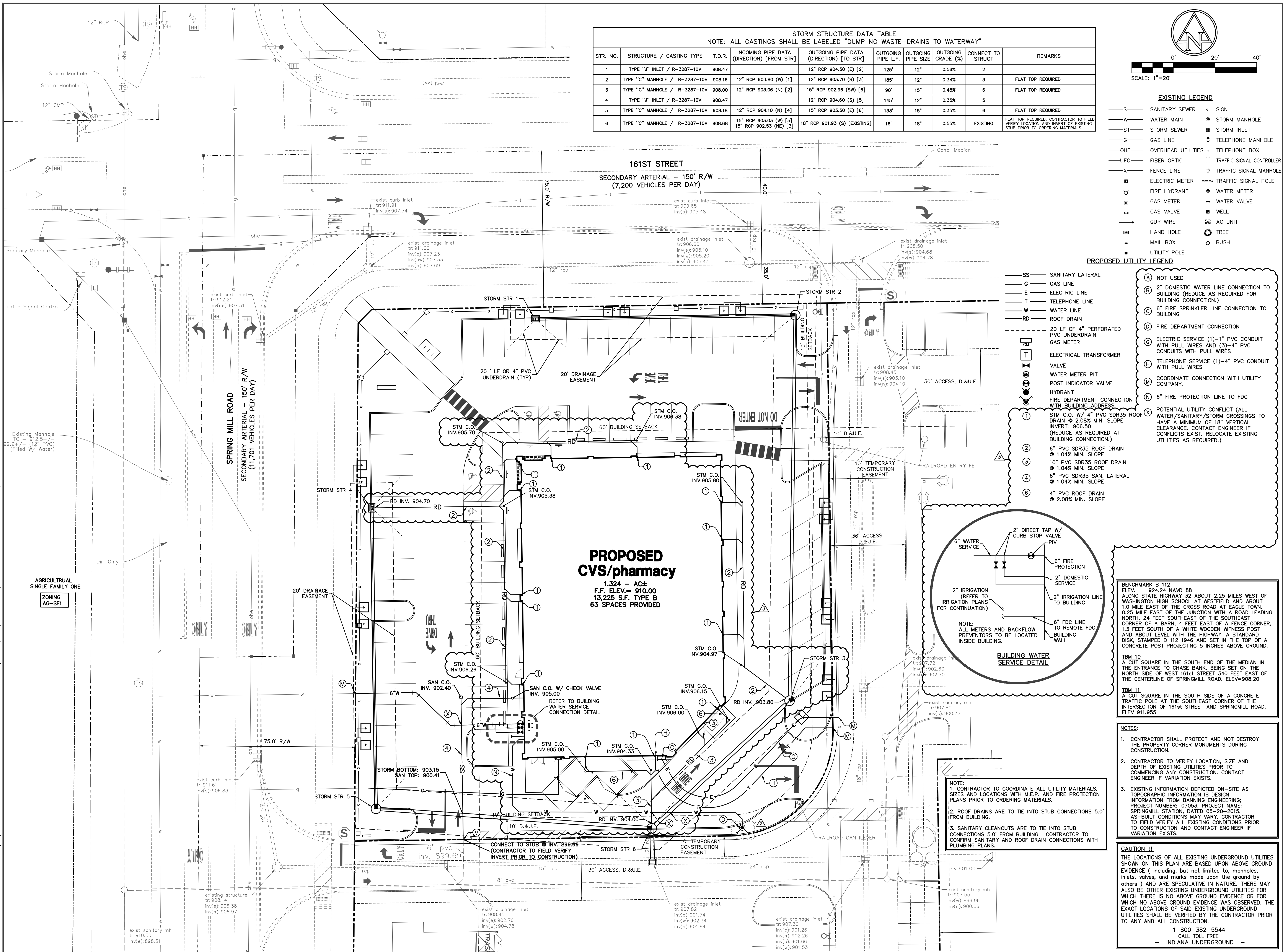
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SHEET NUMBER:

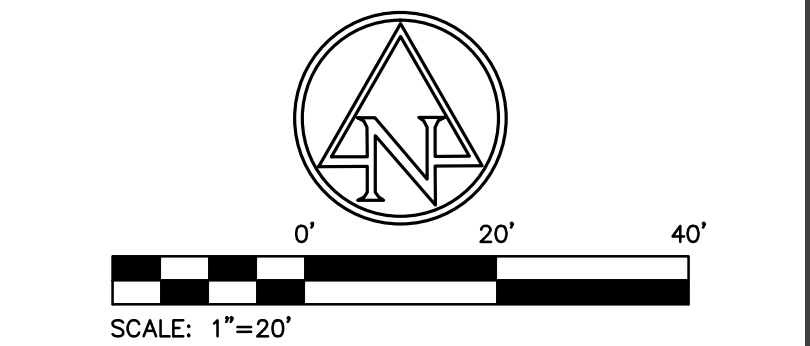
C110

COMMENTS:



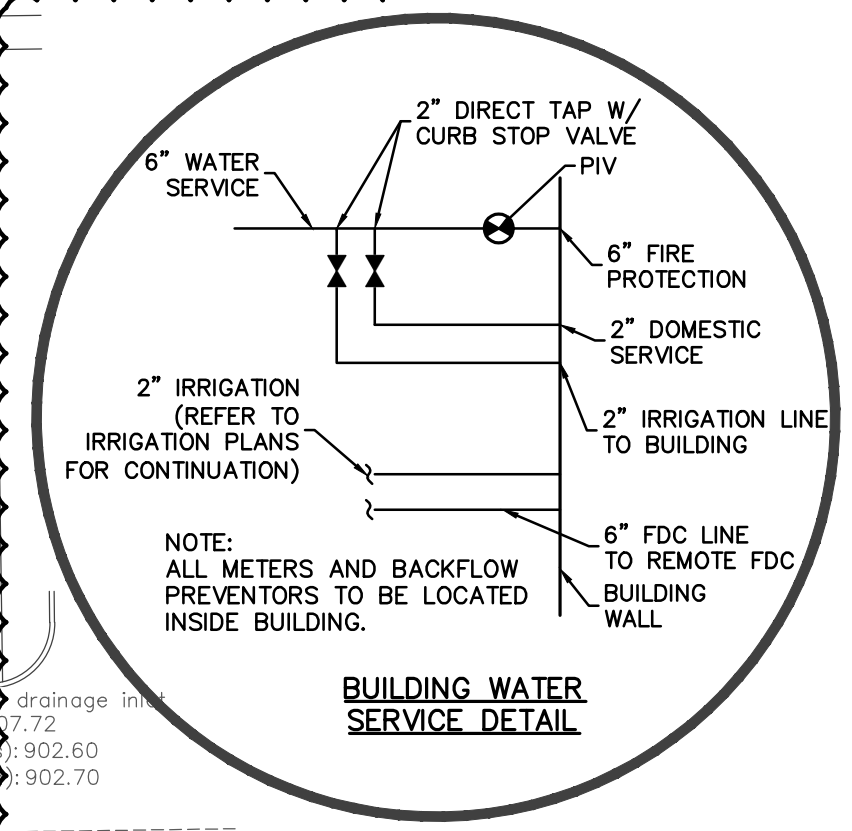


STORM STRUCTURE DATA TABLE									
NOTE: ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE--DRAINS TO WATERWAY"									
STR. NO.	STRUCTURE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA (DIRECTION) [FROM STR]	OUTGOING PIPE DATA (DIRECTION) [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCT	REMARKS
1	TYPE "J" INLET / R-3287-10V	908.47		12" RCP 904.50 (E) [2]	125'	12"	0.56%	2	
2	TYPE "C" MANHOLE / R-3287-10V	908.16	12" RCP 903.80 (W) [1]	12" RCP 903.70 (S) [3]	185'	12"	0.34%	3	FLAT TOP REQUIRED
3	TYPE "C" MANHOLE / R-3287-10V	908.00	12" RCP 903.06 (N) [2]	15" RCP 902.96 (SW) [6]	90'	15"	0.48%	6	FLAT TOP REQUIRED
4	TYPE "J" INLET / R-3287-10V	908.47		12" RCP 904.60 (S) [5]	145'	12"	0.35%	5	
5	TYPE "C" MANHOLE / R-3287-10V	908.18	12" RCP 904.10 (N) [4]	15" RCP 903.50 (E) [6]	133'	15"	0.35%	6	FLAT TOP REQUIRED
6	TYPE "C" MANHOLE / R-3287-10V	908.68	15" RCP 903.03 (W) [5] 15" RCP 902.53 (NE) [3]	18" RCP 901.93 (S) [EXISTING]		16"	0.55%	EXISTING	FLAT TOP REQUIRED. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF EXISTING STUB PRIOR TO ORDERING MATERIALS.



- EXISTING LEGEND**
- S SANITARY SEWER
 - W WATER MAIN
 - ST STORM SEWER
 - G GAS LINE
 - OHE OVERHEAD UTILITIES
 - UFO FIBER OPTIC
 - X FENCE LINE
 - ELECTRIC METER
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GUY WIRE
 - HAND HOLE
 - MAIL BOX
 - UTILITY POLE
 - SIGN
 - STORM MANHOLE
 - STORM INLET
 - TELEPHONE MANHOLE
 - TELEPHONE BOX
 - TRAFFIC SIGNAL CONTROLLER
 - TRAFFIC SIGNAL MANHOLE
 - TRAFFIC SIGNAL POLE
 - WATER METER
 - WATER VALVE
 - WELL
 - AC UNIT
 - TREE
 - BUSH

- PROPOSED UTILITY LEGEND**
- SS SANITARY LATERAL
 - G GAS LINE
 - E ELECTRIC LINE
 - T TELEPHONE LINE
 - W WATER LINE
 - RD ROOF DRAIN
 - 20 LF OF 4" PERFORATED PVC UNDERDRAIN
 - ELECTRICAL TRANSFORMER
 - VALVE
 - WATER METER PIT
 - POST INDICATOR VALVE
 - HYDRANT
 - FIRE DEPARTMENT CONNECTION WITH BUILDING ADDRESS
 - STM C.O. W/ 4" PVC SDR35 ROOF DRAIN @ 2.08% MIN. SLOPE
 - INVERT: 906.50
 - 6" PVC SDR35 ROOF DRAIN @ 1.04% MIN. SLOPE
 - 10" PVC SDR35 ROOF DRAIN @ 1.04% MIN. SLOPE
 - 6" PVC SDR35 SAN. LATERAL @ 1.04% MIN. SLOPE
 - 4" PVC ROOF DRAIN @ 2.08% MIN. SLOPE
- NOTES:**
- (A) NOT USED
 - (B) 2" DOMESTIC WATER LINE CONNECTION TO BUILDING (REDUCE AS REQUIRED FOR BUILDING CONNECTION.)
 - (C) 6" FIRE SPRINKLER LINE CONNECTION TO BUILDING
 - (D) FIRE DEPARTMENT CONNECTION
 - (E) ELECTRIC SERVICE (1)-1" PVC CONDUIT WITH PULL WIRES AND (3)-4" PVC CONDUITS WITH PULL WIRES
 - (F) TELEPHONE SERVICE (1)-4" PVC CONDUIT WITH PULL WIRES
 - (G) COORDINATE CONNECTION WITH UTILITY COMPANY.
 - (H) 6" FIRE PROTECTION LINE TO FDC
 - (I) POTENTIAL UTILITY CONFLICT (ALL WATER/SANITARY/STORM CROSSINGS TO HAVE A MINIMUM OF 18" VERTICAL CLEARANCE. CONTACT ENGINEER IF CONFLICTS EXIST. RELOCATE EXISTING UTILITIES AS REQUIRED.)



BENCHMARK B 112
ELEV. 924.24 NAVD 88
ALONG STATE HIGHWAY 32 ABOUT 2.25 MILES WEST OF WASHINGTON HIGH SCHOOL AT WESTFIELD AND ABOUT 1.0 MILE EAST OF THE CROSS ROAD AT EAGLE TOWN, 0.25 MILE EAST OF THE JUNCTION WITH A ROAD LEADING NORTH, 24 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF A BARN, 4 FEET EAST OF A FENCE CORNER, 1.3 FEET SOUTH OF A WHITE WOODEN WITNESS POST AND ABOUT LEVEL WITH THE HIGHWAY. A STANDARD DISK, STAMPED B 112 1946 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND.

TBM 10
A CUT SQUARE IN THE SOUTH END OF THE MEDIAN IN THE ENTRANCE TO CHASE BANK BEING SET ON THE NORTH SIDE OF WEST 161ST STREET 340 FEET EAST OF THE CENTERLINE OF SPRINGMILL ROAD. ELEV=908.20

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- INDIANA UNDERGROUND -



13,225 TYPE-B CHAMFER DRIVE-THRU
STORE NUMBER: 10591
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

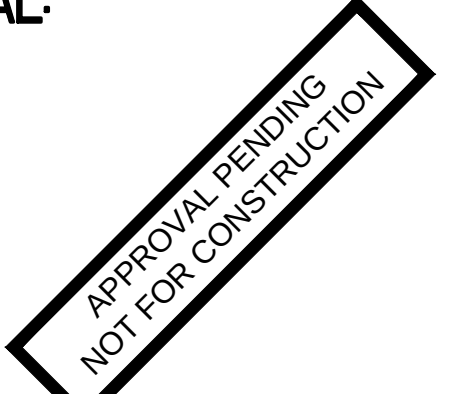
CONSULTANT:

AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
www.structurepoint.com

DEVELOPER:

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501 Pennsylvania Pkwy.
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Phone (317) 705-8800
Contact: Craig Forgey

SEAL:



REVISIONS:

1	TAC COMMENTS	07-10-2015
2	PER OWNER	08-27-2015
3	CITY COMMENTS	09-23-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

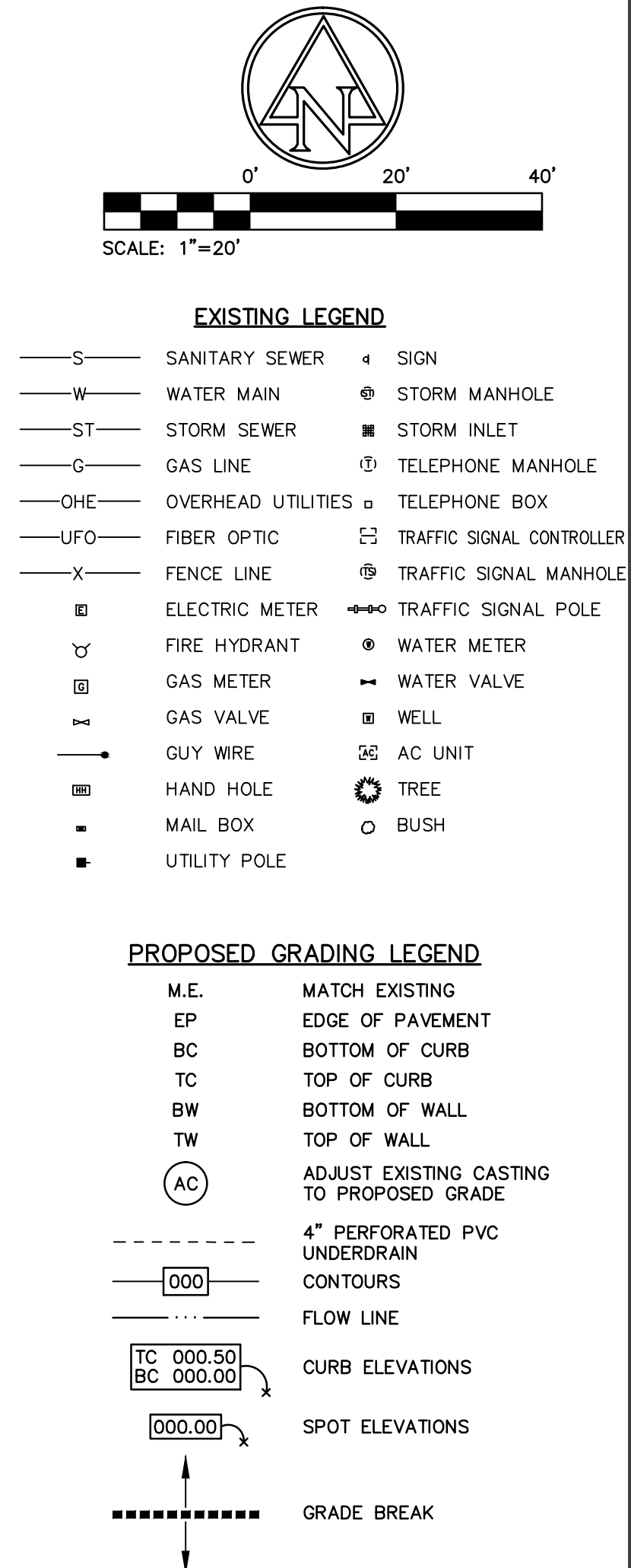
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UTILITY PLAN

SHEET NUMBER:

C301

COMMENTS:

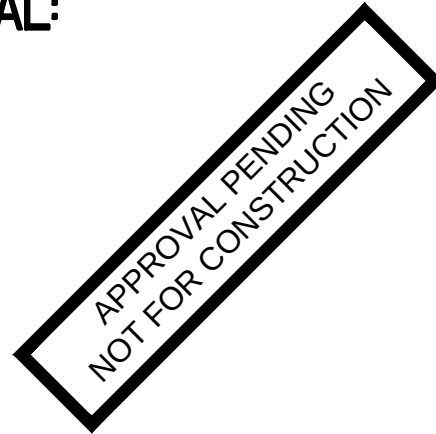
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CVS pharmacy	
13.225 TYPE-B CHAMFER DRIVE-THRU	
STORE NUMBER:	10591
101ST STREET AND SPRING MILL ROAD WESTFIELD, INDIANA	
PROJECT TYPE: NEW STORE	
DEAL TYPE:	
CS PROJECT NUMBER:	071776

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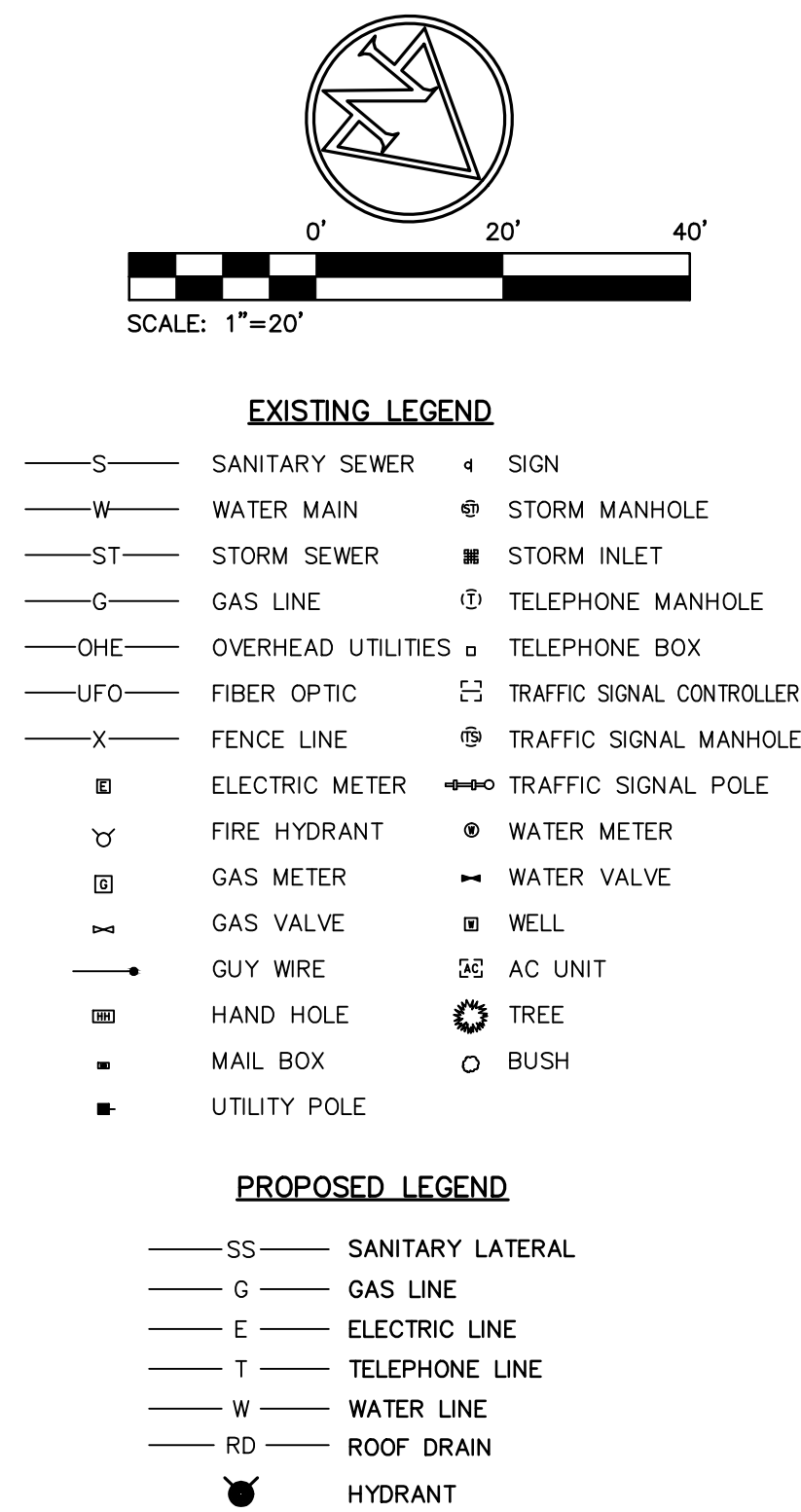
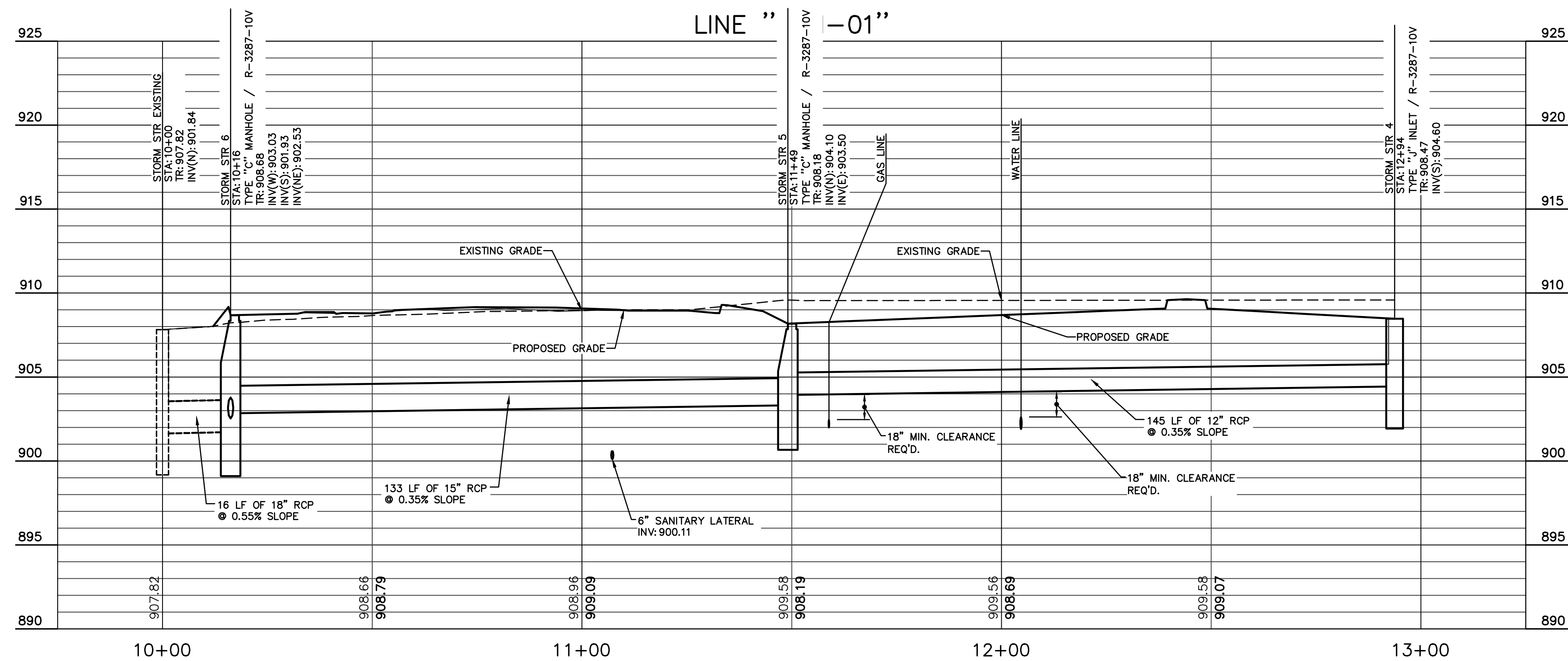
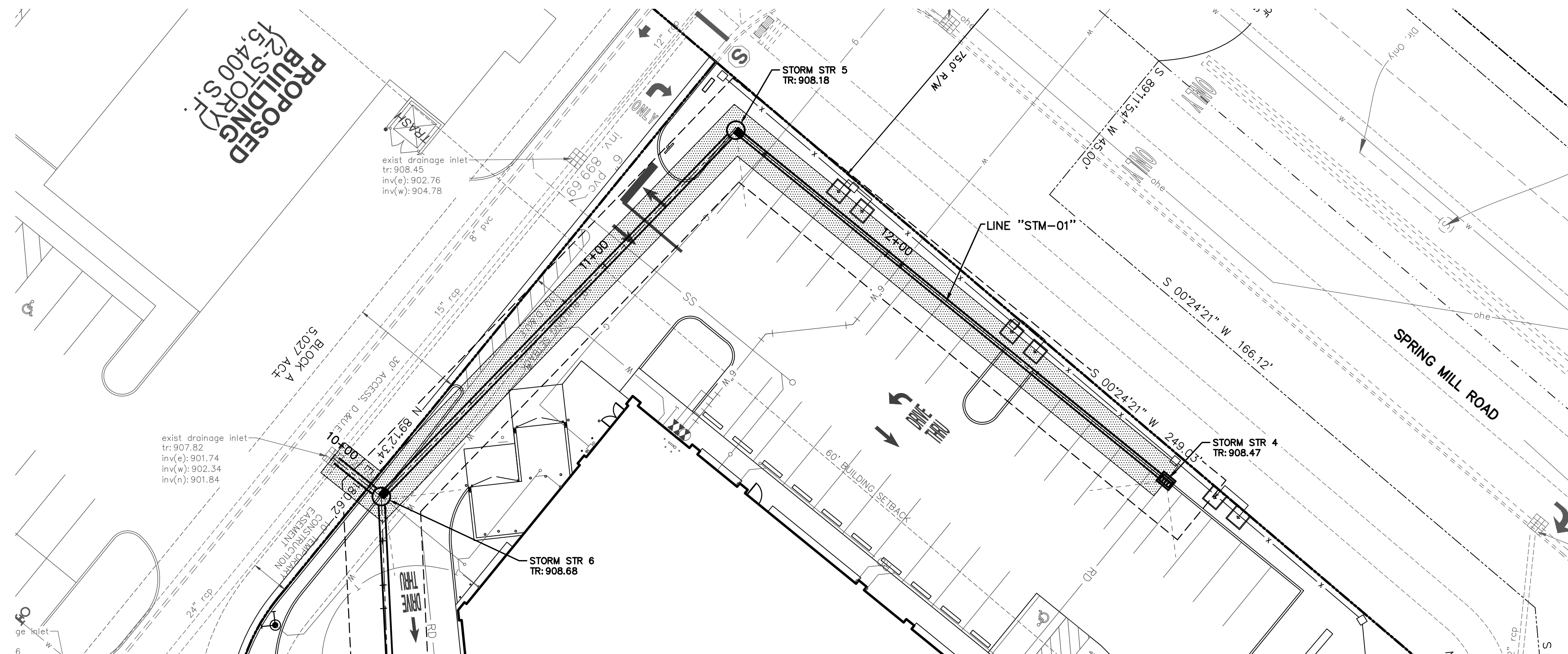
CONSULTANT:
 AMERICAN STRUCTUREPOINT INC. 7260 SHADELAND STATION INDIANAPOLIS, INDIANA 46256 p:(317) 547-5580 f:(317) 543-0270 www.structurepoint.com

DEVELOPER:
TMC Indiana 2, LLC 501 Pennsylvania Pkwy. Suite 160 Indianapolis, Indiana 46280 Phone (317) 705-8800 Contact: Craig Forgey

SEAL:


REVISIONS:		
	TAC COMMENTS	07-10-2015
	PER OWNER	08-27-2015
	CITY COMMENTS	09-23-2015

PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05-29-2015
JOB NUMBER:	2007.01007
TITLE:	
GRADING PLAN	
SHEET NUMBER:	
C401	
COMMENTS:	



STORM SEWER NOTES:

1. ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE - DRAINS TO WATERWAY"
2. MANNINGS COEFFICIENT
 $n = 0.12$
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GRANULAR BACKFILL
REQUIRED

BENCHMARK B 112
ELEV. 924.24 NAVD 88
ALONG STATE HIGHWAY 32 ABOUT 2.25 MILES WEST OF
WASHINGTON HIGH SCHOOL AT WESTFIELD AND ABOUT
1.0 MILE EAST OF THE CROSS ROAD AT EAGLE TOWN.
0.25 MILE EAST OF THE JUNCTION WITH A ROAD LEADING
NORTH, 24 FEET SOUTHEAST OF THE SOUTHEAST
CORNER OF A BARN, 4 FEET EAST OF A FENCE CORNER
1.3 FEET SOUTH OF A WHITE WOODEN WITNESS POST
AND ABOUT LEVEL WITH THE HIGHWAY. A STANDARD
DISK, STAMPED B 112 1946 AND SET IN THE TOP OF A
CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND.

TRM 10
A CUT SQUARE IN THE SOUTH END OF THE MEDIAN IN THE ENTRANCE TO CHASE BANK, BEING SET ON THE NORTH SIDE OF WEST 161st STREET 340 FEET EAST OF THE CENTERLINE OF SPRINGMILL ROAD. ELEV=908.20

TRM 11
A CUT SQUARE IN THE SOUTH SIDE OF A CONCRETE TRAFFIC POLE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 161st STREET AND SPRINGMILL ROAD. ELEV 911.955

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3. EXISTING INFORMATION RECEIVED, ONCE-AS-SET TOPOGRAPHIC INFORMATION AND DESIGN INFORMATION FROM BANNING ENGINEERING; PROJECT NUMBER: 07053, PROJECT NAME: WILLOW STATION, DATED 05-20-2015. AS-BUILT CONDITIONS MAY VARY. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND CONTACT ENGINEER IF VARIATION EXISTS.

CAUTION II

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1-800-382-5544
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CVS
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**13,225 TYPE-B
CHAMFER DRIVE-THRU**

STORE NUMBER: 10591

**161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA**

**PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776**

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0271
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Pkwy.
Suite 160
Indianapolis, Indiana 46280
Phone (317) 705-8800
Contact: Craig Forgey

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

1	TAC COMMENTS	07-10-2015
2	PER OWNER	08-27-2015
3	CITY COMMENTS	09-23-2015

PLANNING MGR: JLW

DRAWING BY: RC

DATE: 05-29-2015

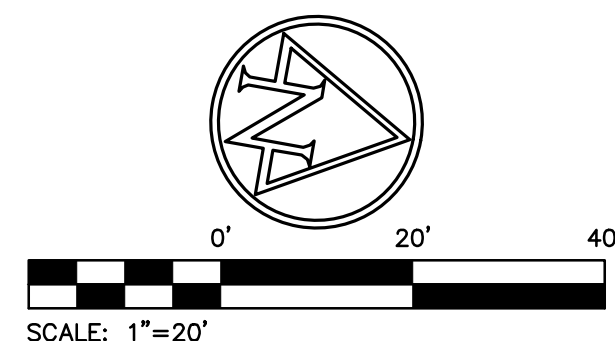
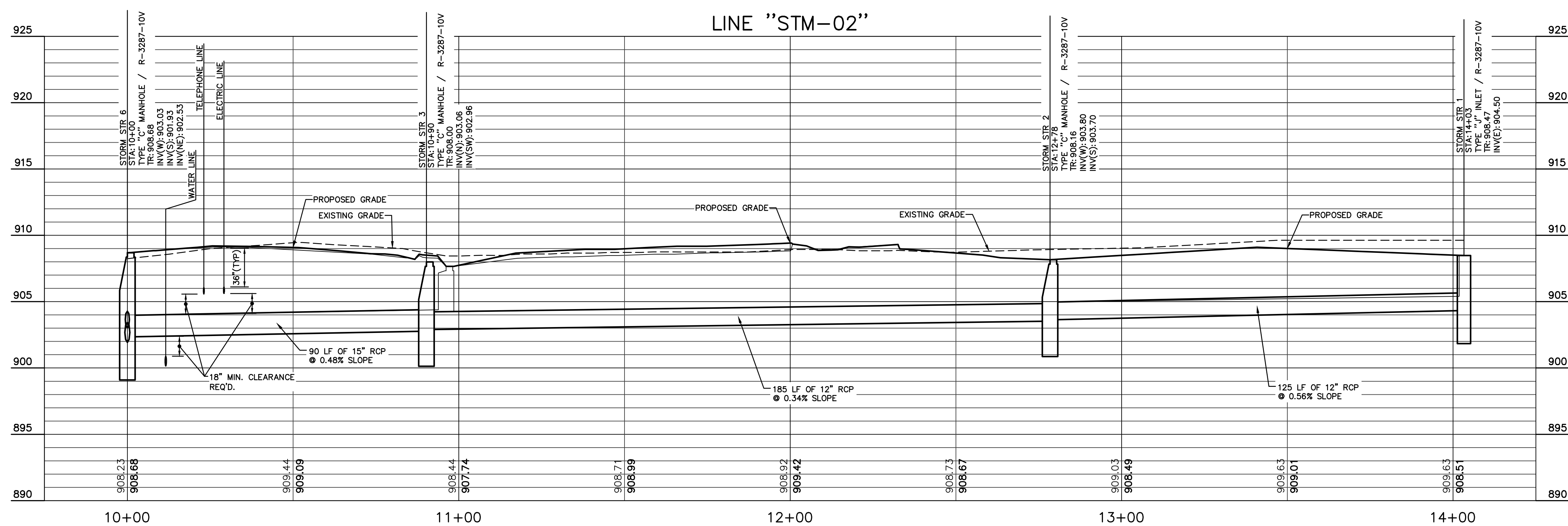
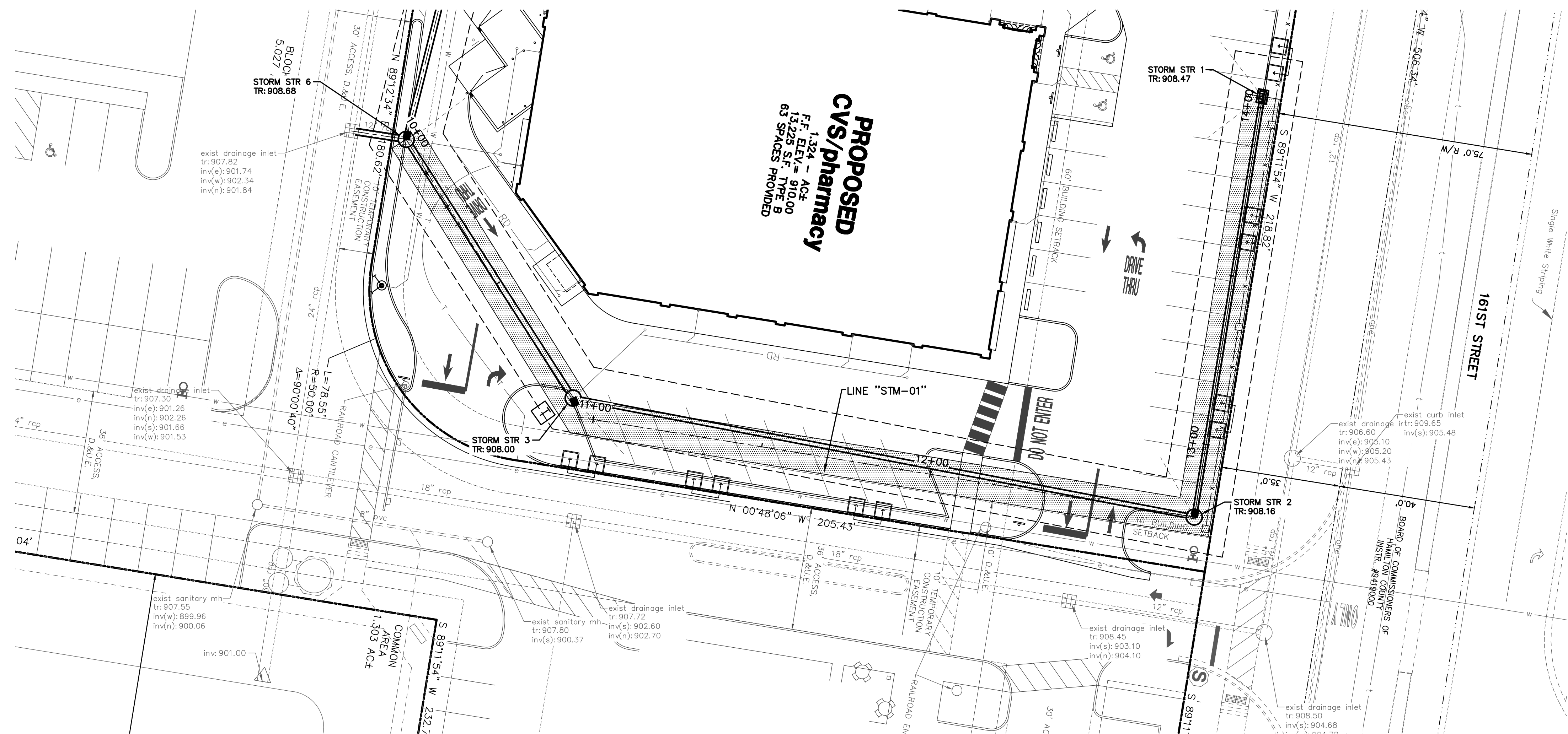
JOB NUMBER: 2007.01007

TITLE:
**STORM SEWER
PLAN & PROFILE**

SHEET NUMBER:

C410

COMMENTS:



EXISTING LEGEND

—S—	SANITARY SEWER	4	SIGN
—W—	WATER MAIN	⊗	STORM MANHOLE
—ST—	STORM SEWER	⊗	STORM INLET
—G—	GAS LINE	⊕	TELEPHONE MANHOLE
—OHE—	OVERHEAD UTILITIES	⊗	TELEPHONE BOX
—UFO—	FIBER OPTIC	⊗	TRAFFIC SIGNAL CONTROLLER
—X—	FENCE LINE	⊗	TRAFFIC SIGNAL MANHOLE
⊗	ELECTRIC METER	⊗	TRAFFIC SIGNAL POLE
⊗	FIRE HYDRANT	⊗	WATER METER
⊗	GAS METER	⊗	WATER VALVE
⊗	GAS VALVE	⊗	WELL
⊗	GUY WIRE	⊗	AC UNIT
⊗	HAND HOLE	⊗	TREE
■	MAIL BOX	○	BUSH
■	UTILITY POLE		

PROPOSED LEGEND

—— SS ——	SANITARY LATERAL
—— G ——	GAS LINE
—— E ——	ELECTRIC LINE
—— T ——	TELEPHONE LINE
—— W ——	WATER LINE
—— RD ——	ROOF DRAIN
	HYDRANT

- STORM SEWER NOTES:
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 2. MANNINGS COEFFICIENT
 $n = 0.12$
 3. THE GRANULAR BACKFILL AREAS SHOWN IN PLAN VIEW ARE AN ESTIMATE PROVIDED BY THE ENGINEER. EXACT LIMITS OF GRANULAR BACKFILL ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR BASED ON TRENCH WIDTH AND AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.

***** GRANULAR BACKFILL
***** REQUIRED *****

BENCHMARK B 112
ELEV. 924.24 NAVD 88
ALONG STATE HIGHWAY 32 ABOUT 2.25 MILES WEST OF
WASHINGTON HIGH SCHOOL AT WESTFIELD AND ABOUT
1.1 MILE EAST OF THE CROSS ROAD AT EAGLE TOWN.
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NORTH 24 FEET SOUTHEAST OF THE SOUTHEAST
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**13,225 TYPE-B
CHAMFER DRIVE-THRU**

STORE NUMBER: 1059

**181ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA**

PROJECT TYPE: NEW STORE

DEAL TYPE:

CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Pkwy.
Suite 160
Indianapolis, Indiana 46280
Phone (317) 705-8800
Contact: Craig Forgey

SEAL:



REVISIONS:

1	TAC COMMENTS	07-10-2015
2	PER OWNER	08-27-2015
3	CITY COMMENTS	09-23-2015

PLANNING MGR: JL

DRAWING BY: RC

DATE: 05-29-201

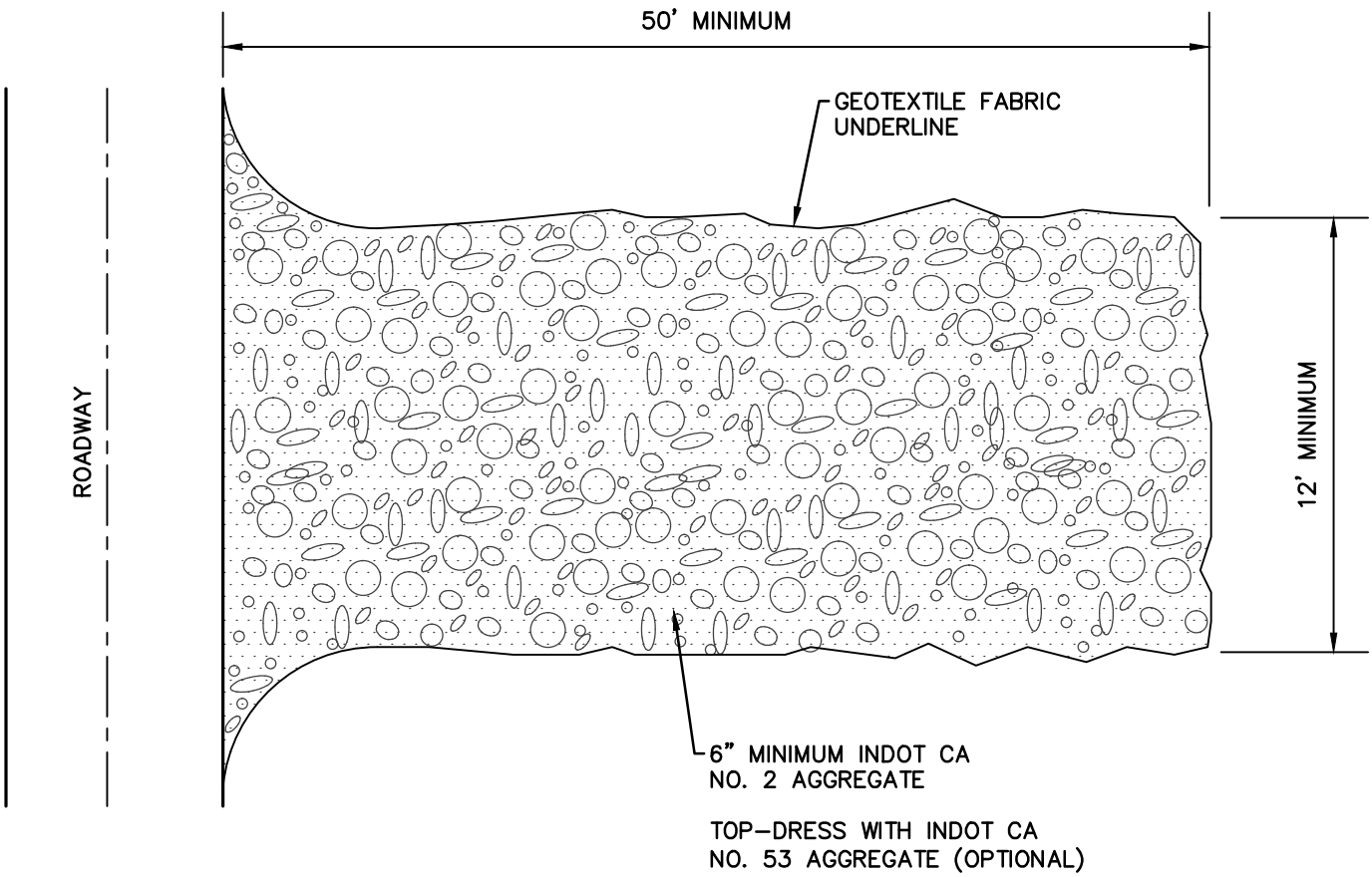
JOB NUMBER: 2007.0100

TITLE:
**STORM SEWER
PLAN & PROFILE**

SHEET NUMBER:

C411

COMMENTS:



SPECIFICATIONS

- LOCATION
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES IN PUBLIC ROADS.

DIMENSIONS

- WIDTH: TWELVE (12) FEET MINIMUM OR FULL WIDTH OF ENTRANCE/EXIT DRIVE, WHICHEVER IS GREATER.
- LENGTH: FIFTY (50) FEET MINIMUM OR FULL LENGTH OF DRIVE, WHICHEVER IS GREATER.
- THICKNESS: SIX (6) INCHES MINIMUM.

MATERIALS

- ONE (1) TO TWO AND ONE-HALF (2-1/2) INCH DIAMETER WASHED AGGREGATE (INDOT CA NO. 2).
- ONE-HALF (1/2) TO ONE AND ONE-HALF (1-1/2) INCH WASHED AGGREGATE (INDOT CA NO. 53); OPTIONAL, USED PRIMARILY WHERE THE PURPOSE OF THE PAD IS TO KEEP SOIL FROM ADHERING TO VEHICLE TIRES.
- GEOTEXTILE FABRIC UNDERLAYMENT (USED AS A SEPARATE LAYER TO PREVENT INTERMIXING OF AGGREGATE AND THE UNDERLYING SOIL MATERIAL AND TO PROVIDE GREATER BEARING STRENGTH WHEN ENCOUNTERING WET CONDITIONS OR SOILS WITH SEASONAL HIGH WATER TABLE LIMITATIONS).

INSTALLATION

1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
2. GRADE THE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE.
3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
5. PLACE AGGREGATE (INDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. TOP-DRESS THE DRIVE WITH WASHED AGGREGATE (INDOT CA NO. 53).
7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

MAINTENANCE

- INSPECT DAILY.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP-DRESS WITH CLEAN AGGREGATE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
- FLUSHING SHOULD ONLY BE USED IF THE WATER FROM THE CONSTRUCTION DRIVE CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

**GRAVEL CONSTRUCTION ENTRANCE
(SITES LESS THAN TWO ACRES)**

NOT TO SCALE

(REV. 11/13)

SEEDING SPECIFICATIONS

SEEDBED PREPARATION

- GRADE AND APPLY SOIL AMENDMENTS.

SEEDING FREQUENCY

- SEED FINAL GRADED AREAS DAILY WHILE SOIL IS STILL LOOSE AND MOIST.

DENSITY OF VEGETATIVE COVER

- NINETY PERCENT OR GREATER OVER THE SOIL SURFACE.

MATERIALS

- SOIL AMENDMENTS – SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES) OR 400 TO 600 POUNDS OF 12–12-12 ANALYSIS FERTILIZER, OR EQUIVALENT, CONSIDER THE USE OF REDUCED PHOSPHOROUS APPLICATION WHERE SOIL TESTS INDICATE ADEQUATE PHOSPHOROUS LEVELS IN THE SOIL PROFILE.
- SEED – SELECT APPROPRIATE PLANT SPECIES SEED OR SEED MIXTURES ON THE BASIS OF SOIL TYPE, SOIL pH, REGION OF THE STATE, TIME OF YEAR, AND INTENDED LAND USE OF THE AREA TO BE SEEDED (SEE TABLE 1).
- MULCH – STRAW, HAY, WOOD FIBER, ETC. (TO PROTECT SEEDBED, RETAIN MOISTURE, AND ENCOURAGE PLANT GROWTH), ANCHORED TO PREVENT REMOVAL BY WIND OR WATER OR COVERED WITH PREMANUFACTURED EROSION CONTROL BLANKETS.

SEEDING APPLICATIONS

SITE PREPARATION

1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. ADD TOPSOIL TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION. (COMPOST MATERIAL MAY BE ADDED TO IMPROVE SOIL MOISTURE HOLDING CAPACITY, SOIL FRIABILITY, AND NUTRIENT AVAILABILITY.)

SEEDBED PREPARATION

1. TEST SOIL TO DETERMINE pH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12–12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

SEEDING

- SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.
1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL pH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
 2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING, THE SEEDBED WITH A ROLLER OR CULTPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
 3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.

SEEDING MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
- CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLuish-GREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
- CHECK FOR EROSION OR MOVEMENT OF MULCH.
- REPAIR DAMAGED, BARE, GULLIED, OR SPARSLEY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
- IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDED AREAS.
- IF VEGETATION FAILS TO GROW, CONSIDER SOIL TESTING TO DETERMINE SOIL pH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
- IF ADDITIONAL FERTILIZATION IS NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
- ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
- FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS

THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL pH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

**OPEN LOW-MAINTENANCE AREAS
(REMAINING IDLE MORE THAN SIX MONTHS)**

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. PERENNIAL RYEGRASS –WHITE CLOVER*	70 LBS. 2 LBS.	5.6 TO 7.0
2. PERENNIAL RYEGRASS –TALL FESCUE**	70 LBS. 50 LBS.	5.6 TO 7.0
3. TALL FESCUE** –WHITE CLOVER*	70 LBS. 2 LBS.	5.5 TO 7.5

**STEEP BANKS AND CUTS, LOW-MAINTENANCE AREAS
(NOT MOWED)**

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. SMOOTH BROME GRASS –RED CLOVER*	35 LBS. 20 LBS.	5.5 TO 7.0
2. TALL FESCUE** –WHITE CLOVER*	50 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE** –RED CLOVER*	50 LBS. 20 LBS.	5.5 TO 7.5
4. ORCHARD GRASS –RED CLOVER* –WHITE CLOVER*	30 LBS. 20 LBS. 2 LBS.	5.6 TO 7.0
5. CROWNVEITCH* –TALL FESCUE**	12 LBS. 30 LBS.	5.6 TO 7.0

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE)** –BLUEGRASS	170 LBS. 30 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. PERENNIAL RYEGRASS –WHITE*	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS –SMOOTH BROMEGRASS –SWITCHGRASS –TIMOTHY –PERENNIAL RYEGRASS –WHITE CLOVER**	20 LBS. 10 LBS. 3 LBS. 4 LBS. 10 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE* –WHITE CLOVER**	150 LBS. 2 LBS.	5.5 TO 7.5
4. TALL FESCUE** –PERENNIAL RYEGRASS –KENTUCKY BLUEGRASS	150 LBS. 20 LBS. 20 LBS.	5.5 TO 7.5

*FOR BEST RESULTS: (A) LEGUME SEED SHOULD BE INOCULATED; (B) SEEDING MIXTURES CONTAINING LEGUMES SHOULD PREFERABLY BE SPRING-SEEDED, ALTHOUGH THE GRASS MAY BE FALL-SEEDED AND THE LEGUME FROST-SEEDED; AND (C) IF LEGUMES ARE FALL-SEEDED, DO SO IN EARLY FALL.

**TALL FESCUE PROVIDES LITTLE COVER FOR, AND MAY BE TOXIC TO SOME SPECIES OF WILDLIFE. THE INDIANA DEPARTMENT OF NATURAL RESOURCES RECOGNIZES THE NEED FOR ADDITIONAL RESEARCH ON ALTERNATIVES SUCH AS BUFFALOGRASS, ORCHARDGRASS, SMOOTH BROMEGRASS, AND SWITCHGRASS. THIS RESEARCH, IN CONJUNCTION WITH DEMONSTRATION AREAS, SHOULD FOCUS ON EROSION CONTROL CHARACTERISTICS, WILDLIFE TOXICITY, TURF DISABILITY, AND DROUGHT RESISTANCE.

NOTES:

1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
 - A. SPRING OATS – ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
 - B. WHEAT – NO MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

PERMANENT SEEDING WITH MULCH

NOT TO SCALE

(REV. 11/13)

MULCH SPECIFICATIONS

MATERIALS

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

MATERIAL*	RATE PER ACRE	COMMENTS
STRAW OR HAY	2 TONS	SHOULD BE DRY, FREE OF UNDESIRABLE SEEDS. SPREAD BY HAND OR MACHINE. MUST BE CRIMPED OR ANCHORED (SEE TABLE 2).
WOOD FIBER OR CELLULOSE	1 TON	APPLY WITH A HYDRAULIC MULCH MACHINE AND USE WITH TACKING AGENT.

*MULCHING IS NOT RECOMMENDED IN CONCENTRATED FLOWS. CONSIDER EROSION CONTROL BLANKETS OR OTHER STABILIZATION METHODS.

COVERAGE

- THE MULCH SHOULD HAVE A UNIFORM DENSITY OF AT LEAST 75 PERCENT OVER THE SOIL SURFACE.

ANCHORING

TABLE 2. MULCH ANCHORING METHODS

ANCHORING METHOD*	HOW TO APPLY
MULCH ANCHORING TOOL OR FARM DISK (DULL, SERRATED, AND BLADES SET STRAIGHT)	CRIMP OR PUNCH THE STRAW OR HAY TWO TO FOUR INCHES INTO THE SOIL. OPERATE MACHINERY ON THE CONTOUR OF THE SLOPE.
CLEATING WITH DOZER TRACKS	OPERATE DOZER UP AND DOWN SLOPE TO PREVENT FORMATION OF RILLS BY DOZER CLEATS.
WOOD HYDROMULCH FIBERS	APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
SYNTHETIC TACKIFIERS, BINDERS, OR SOIL STABILIZERS	APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
NETTING (SYNTHETIC OR BIODEGRADABLE MATERIAL)	INSTALL NETTING IMMEDIATELY AFTER APPLYING MULCH. ANCHOR NETTING WITH STAPLES. EDGES OF NETTING STRIPS SHOULD OVERLAP WITH EACH UP-SLOPE STRIP OVERLAPPING FOUR TO SIX INCHES OVER THE ADJACENT DOWN-SLOPE STRIP. BEST SUITED TO SLOPE APPLICATIONS. IN MOST INSTANCES, INSTALLATION DETAILS ARE SITE SPECIFIC, SO MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.

*ALL FORMS OF MULCH MUST BE ANCHORED TO PREVENT DISPLACEMENT BY WIND AND/OR WATER.

MULCH APPLICATION

1. APPLY MULCH AT THE RECOMMENDED RATE SHOWN IN TABLE 1.
2. SPREAD THE MULCH MATERIAL UNIFORMLY BY HAND, HAYFORK, MULCH BLOWER, OR HYDRAULIC MULCH MACHINE. AFTER SPREADING, NO MORE THAN 25 PERCENT OF THE GROUND SHOULD BE VISIBLE.
3. ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLYING. THE MULCH CAN BE ANCHORED USING ONE OF THE METHODS LISTED BELOW.
 - a. CRIMP WITH A MULCH ANCHORING TOOL, A WEIGHTED FARM DISK WITH DULL SERRATED BLADES SET STRAIGHT, OR TRACK CLEATS OF A BULLDOZER,
 - b. APPLY HYDRAULIC MULCH WITH SHORT CELLULOSE FIBERS,
 - c. APPLY A LIQUID TACKIFIER, OR
 - d. COVER WITH NETTING SECURED BY STAPLES.

MULCH MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH; REPAIR DAMAGED AREAS, RESEED, APPLY NEW MULCH AND ANCHOR THE MULCH IN PLACE.
- CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.
- IF EROSION IS SEVER OR RECURRING, USE EROSION CONTROL BLANKETS OR OTHER MORE SUBSTANTIAL STABILIZATION METHODS TO PROTECT THE AREA.

CVS
pharmacy

**13,225 TYPE-B
CHAMFER DRIVE-THRU**

STORE NUMBER: 10591

**188T STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA**

PROJECT TYPE: NEW STORE

DEAL TYPE:

CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:



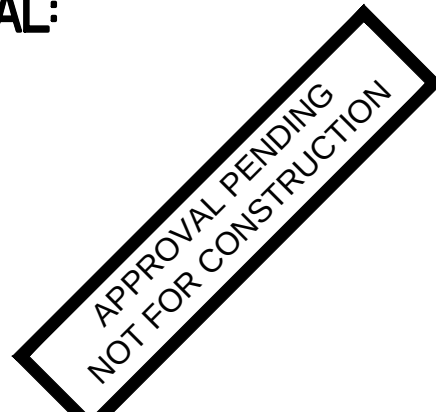
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SEAL:



REVISIONS:

1	TAC COMMENTS	07-10-2015
2	PER OWNER	08-27-2015
3	CITY COMMENTS	09-23-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

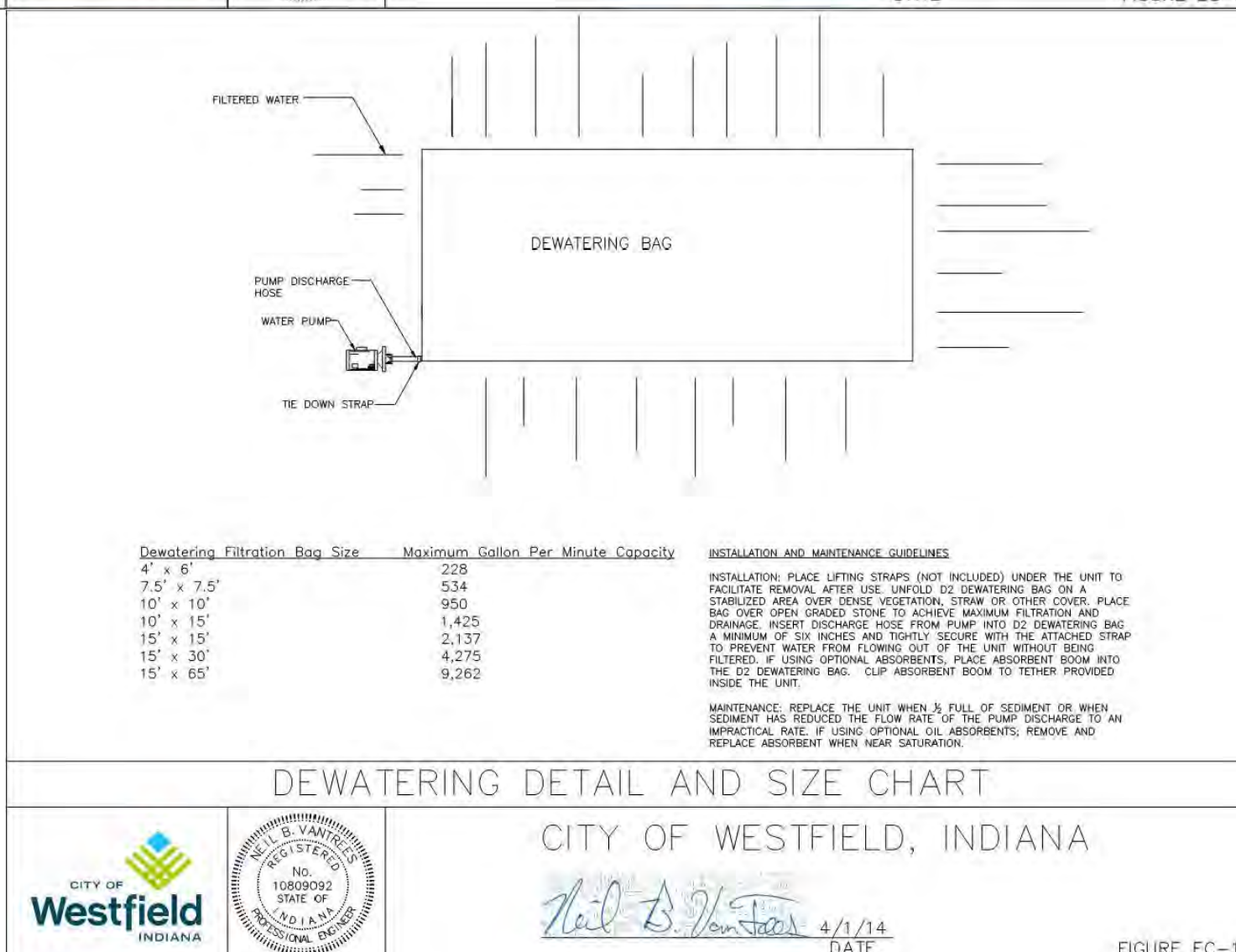
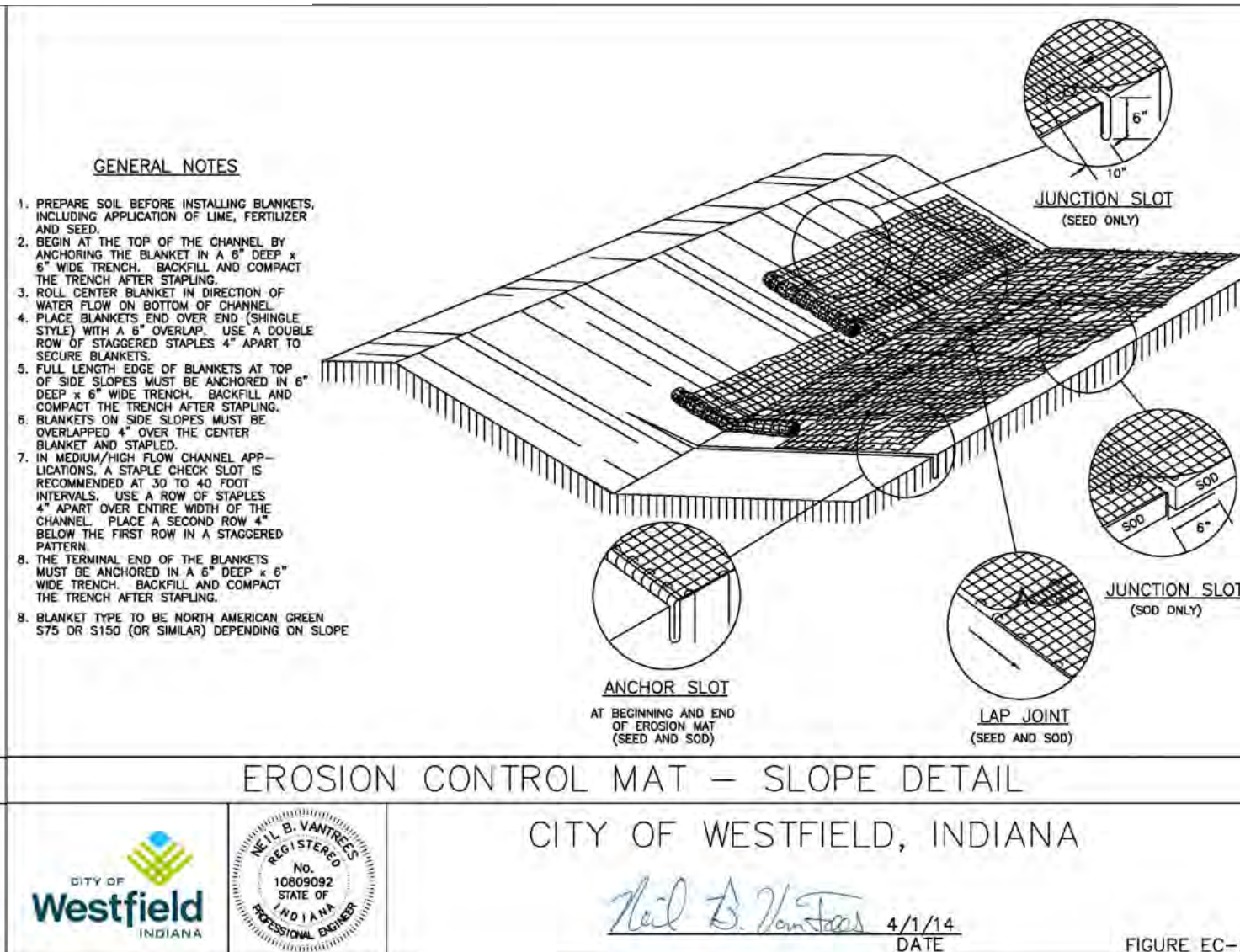
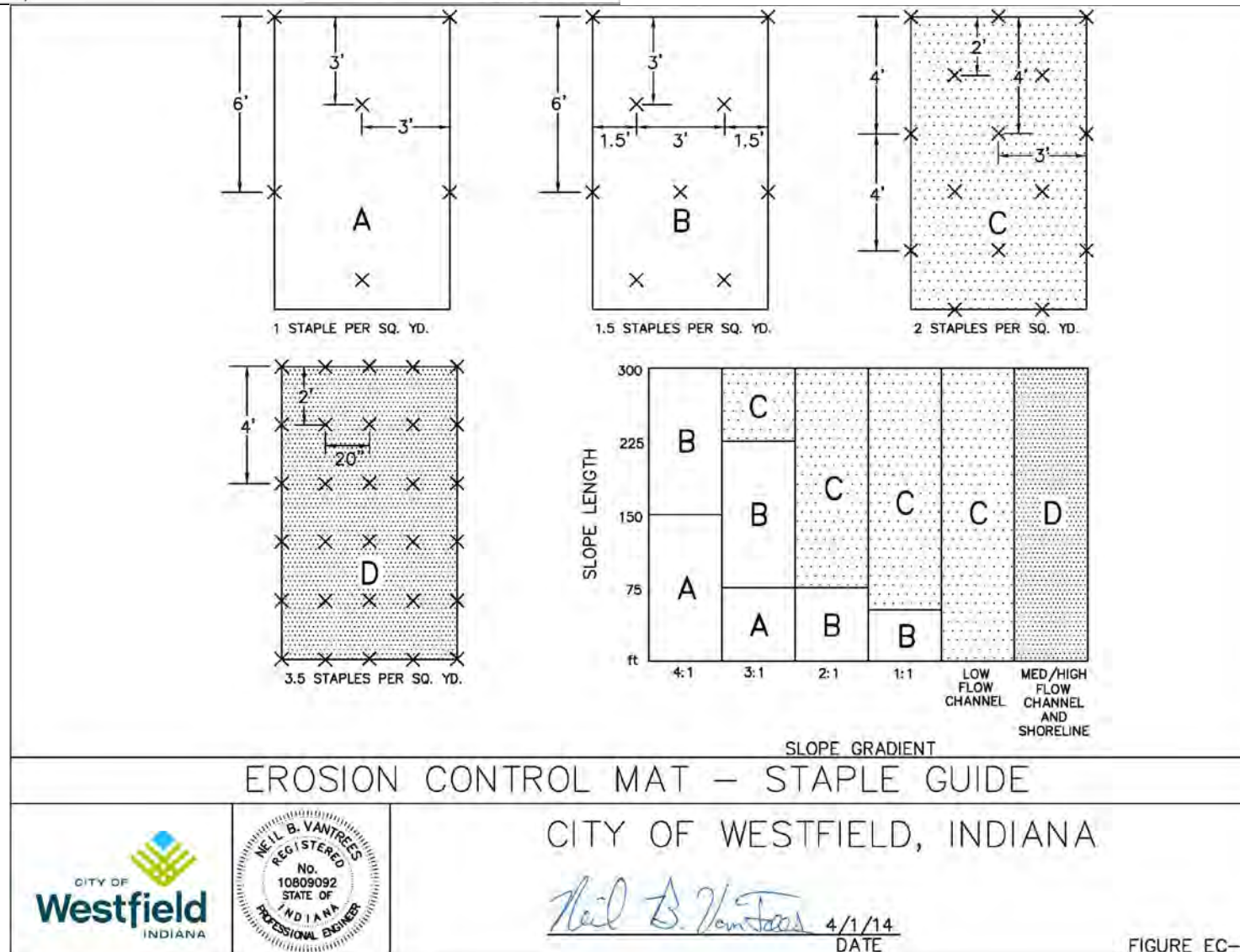
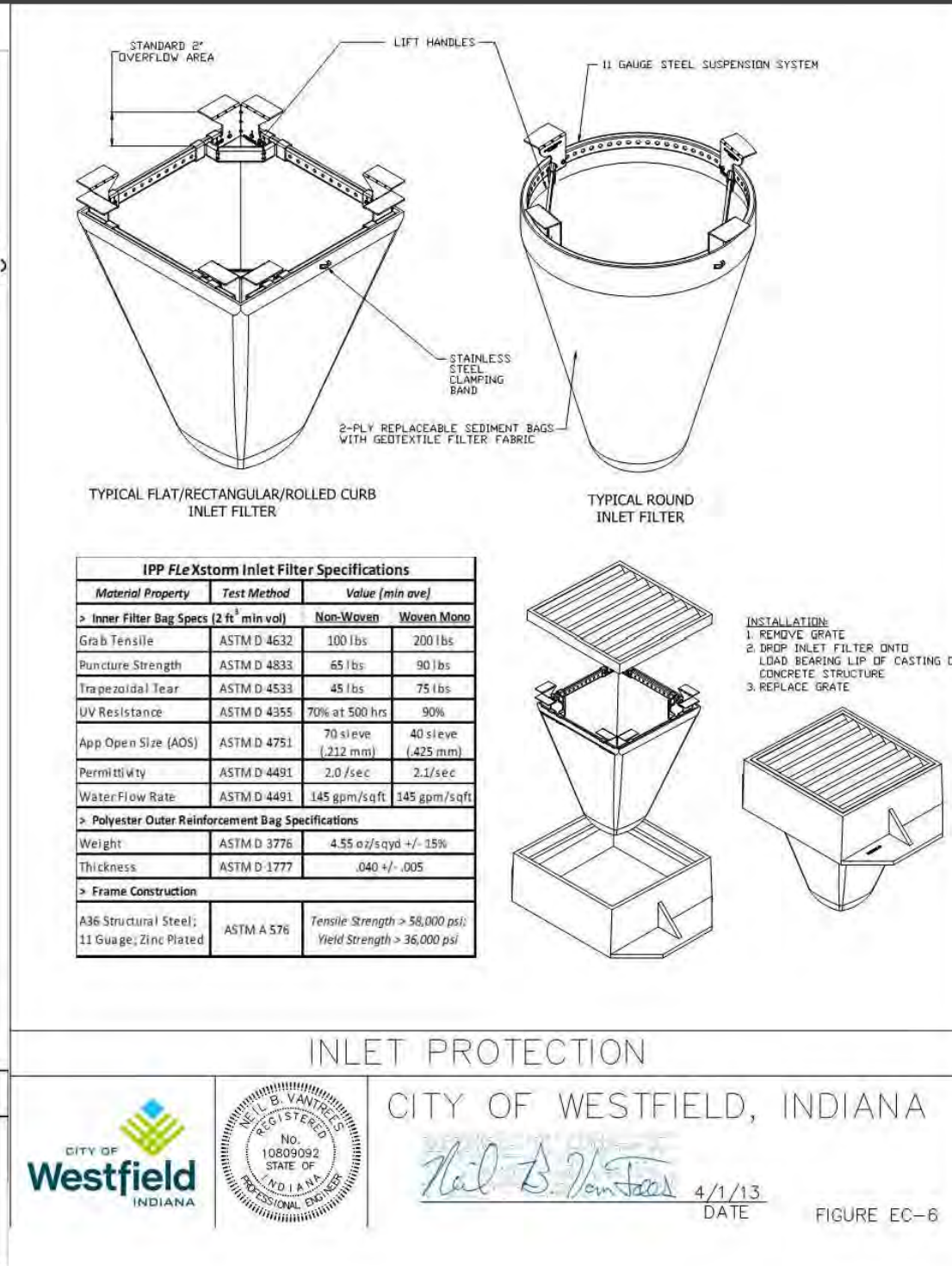
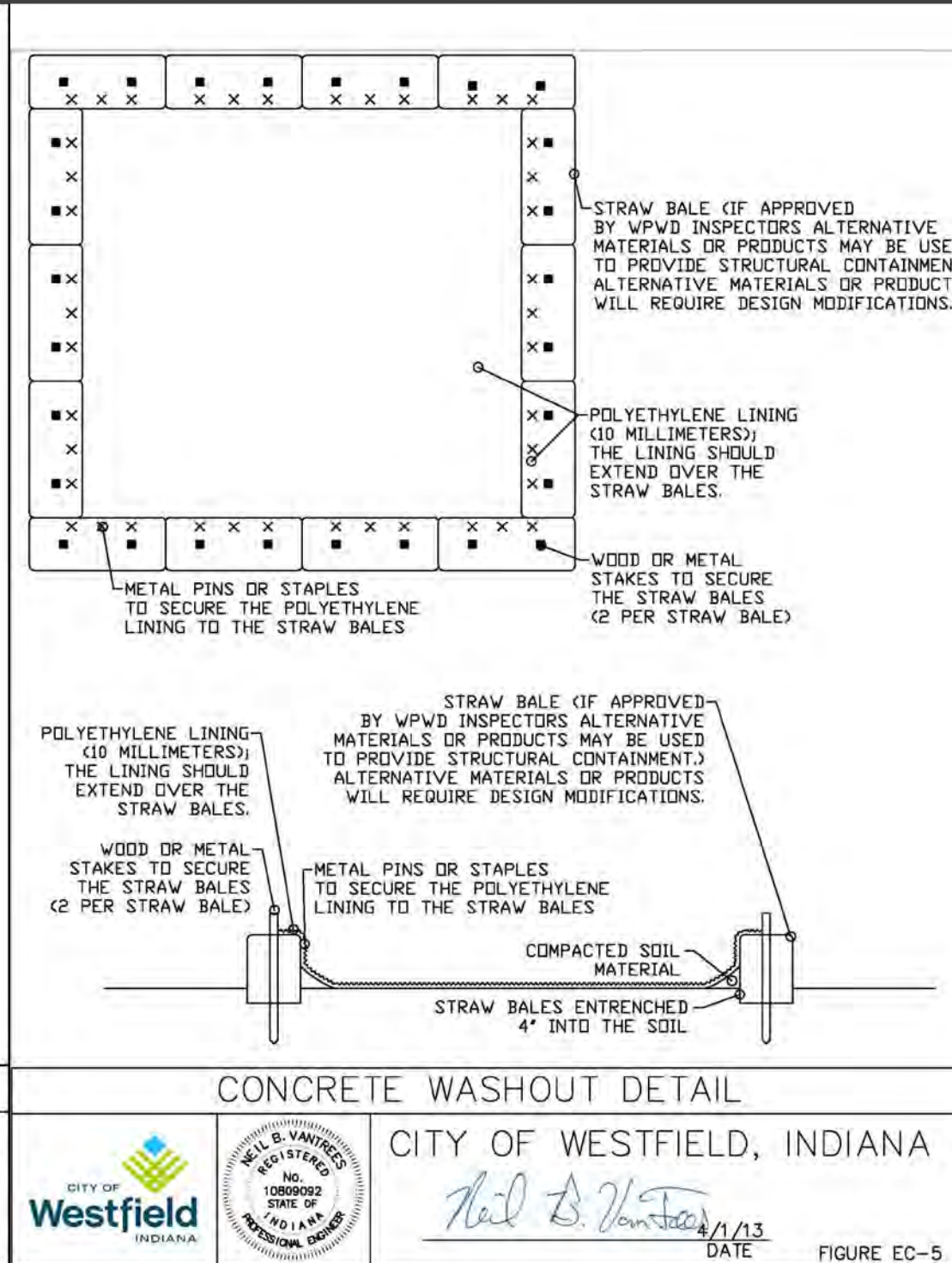
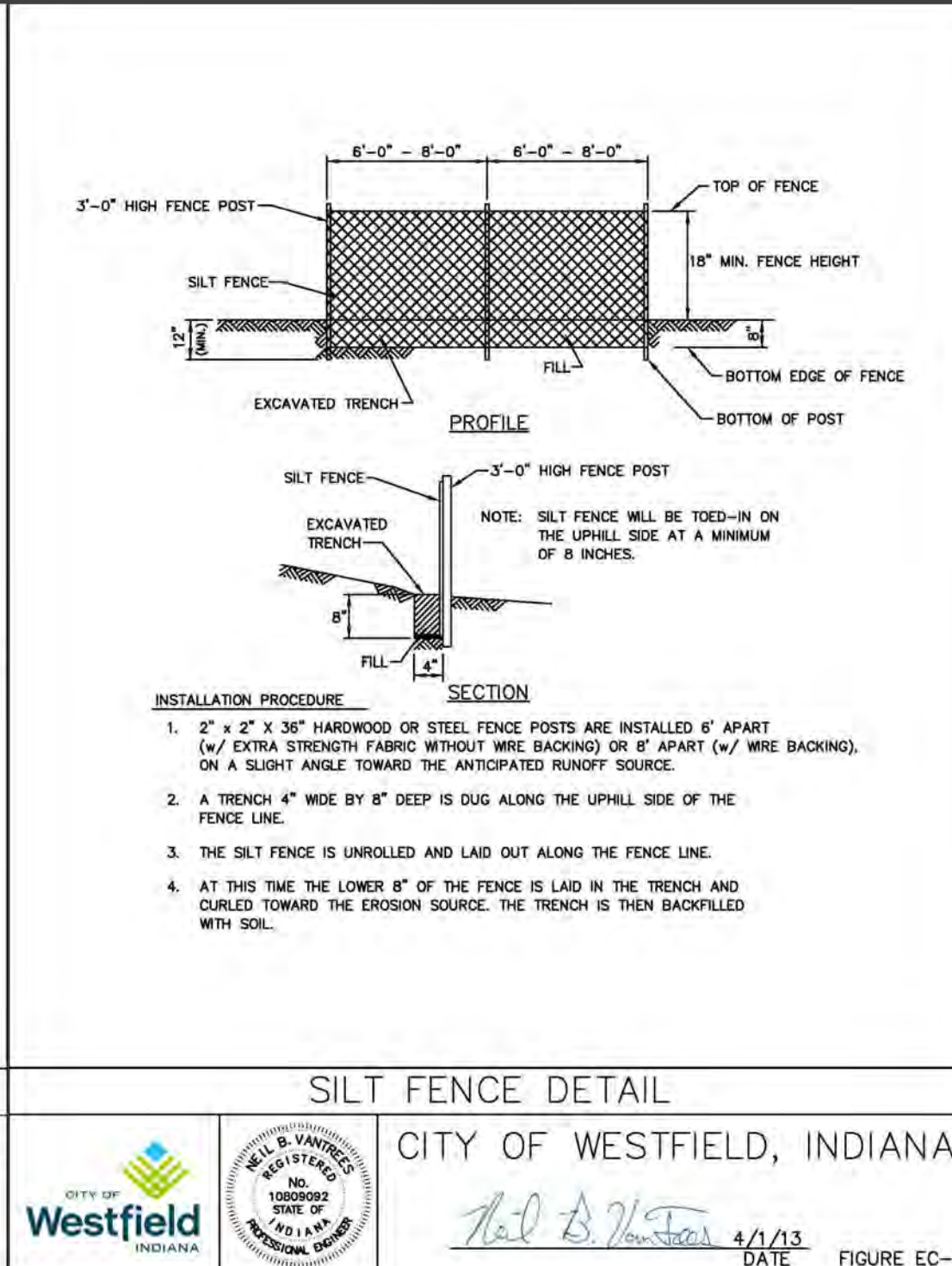
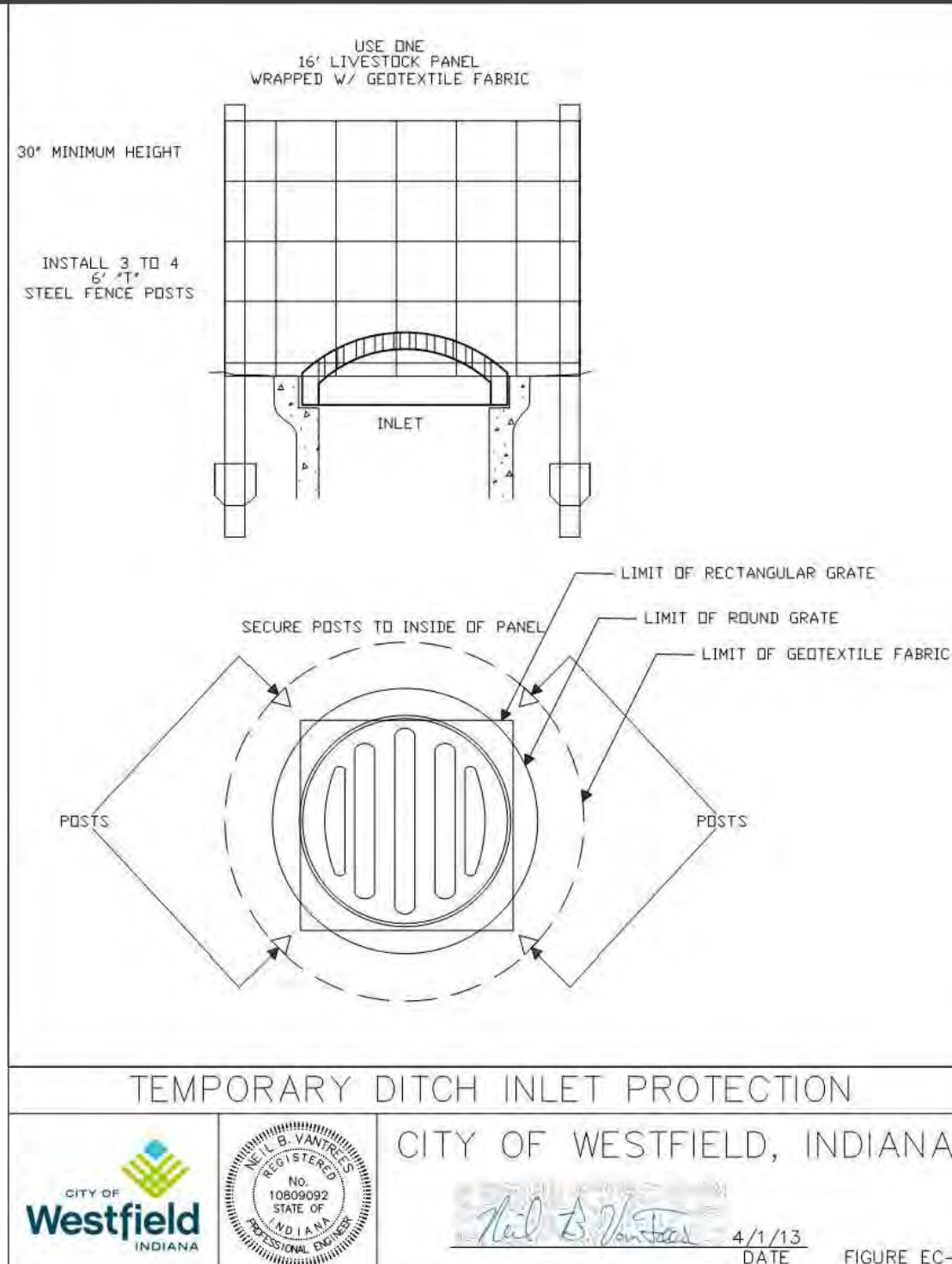
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**EROSION CONTROL
DETAILS**

SHEET NUMBER:

C520

COMMENTS:



13,225 TYPE-B
CHAMFER DRIVE-THRU

STORE NUMBER: 10591
101ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

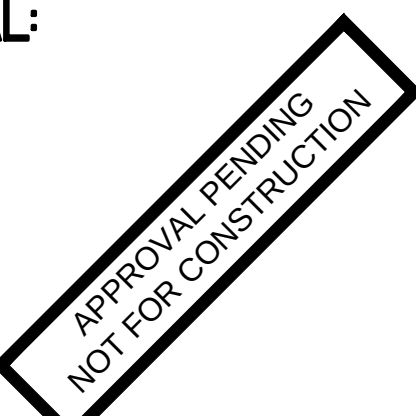
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PLANNING MGR: JLW

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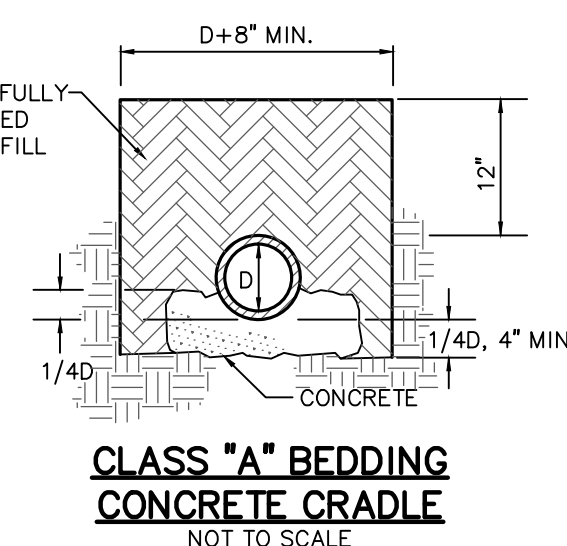
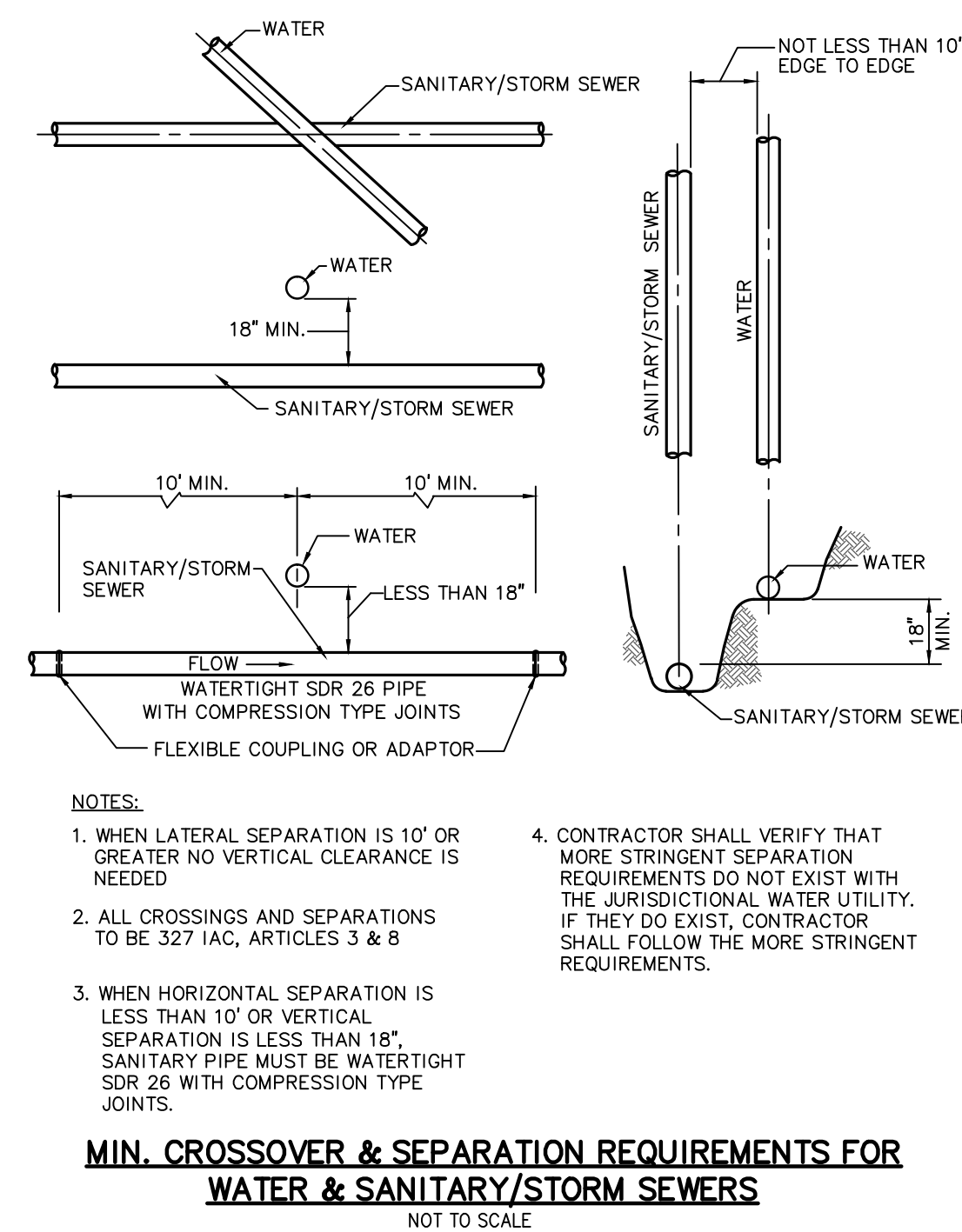
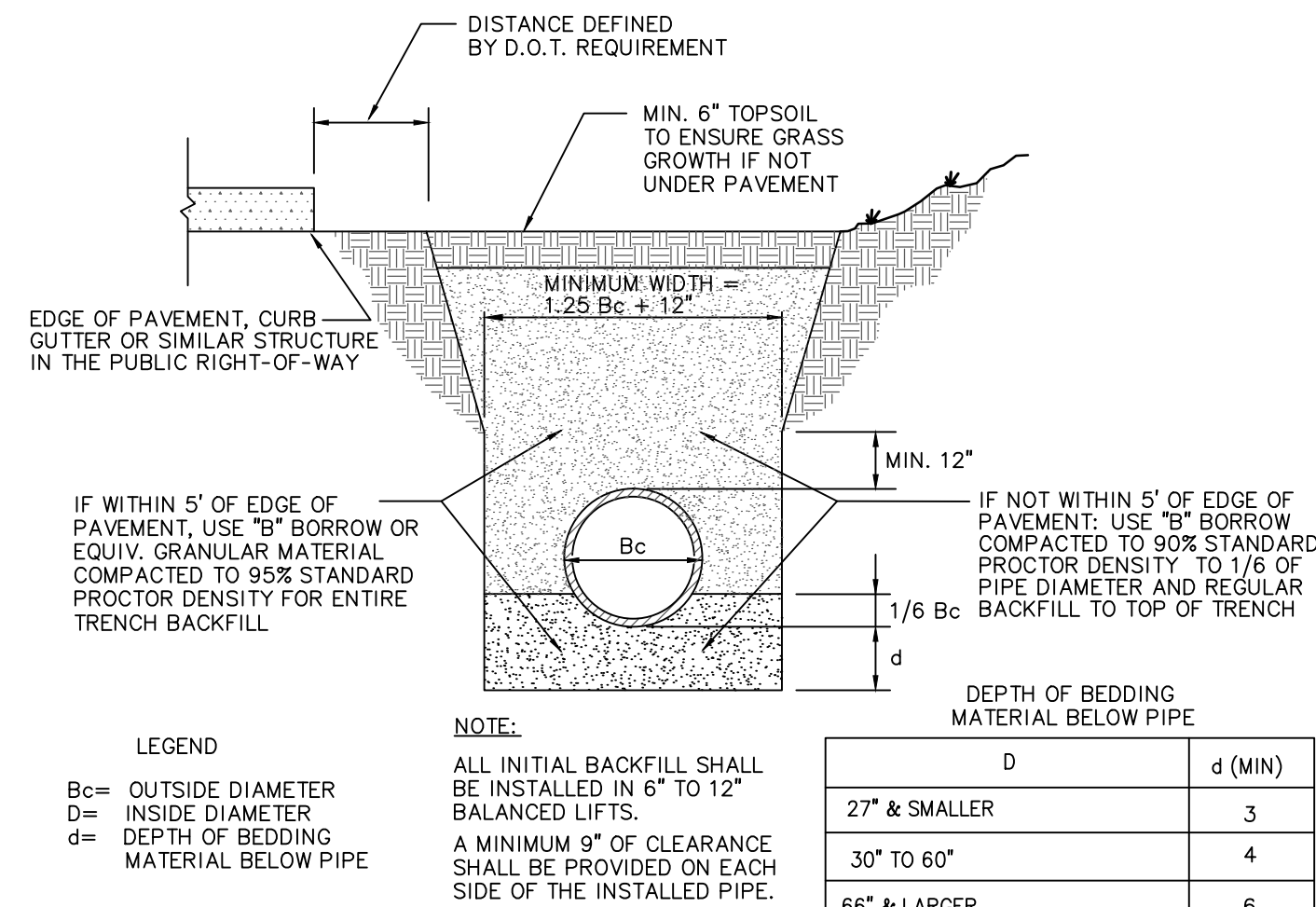
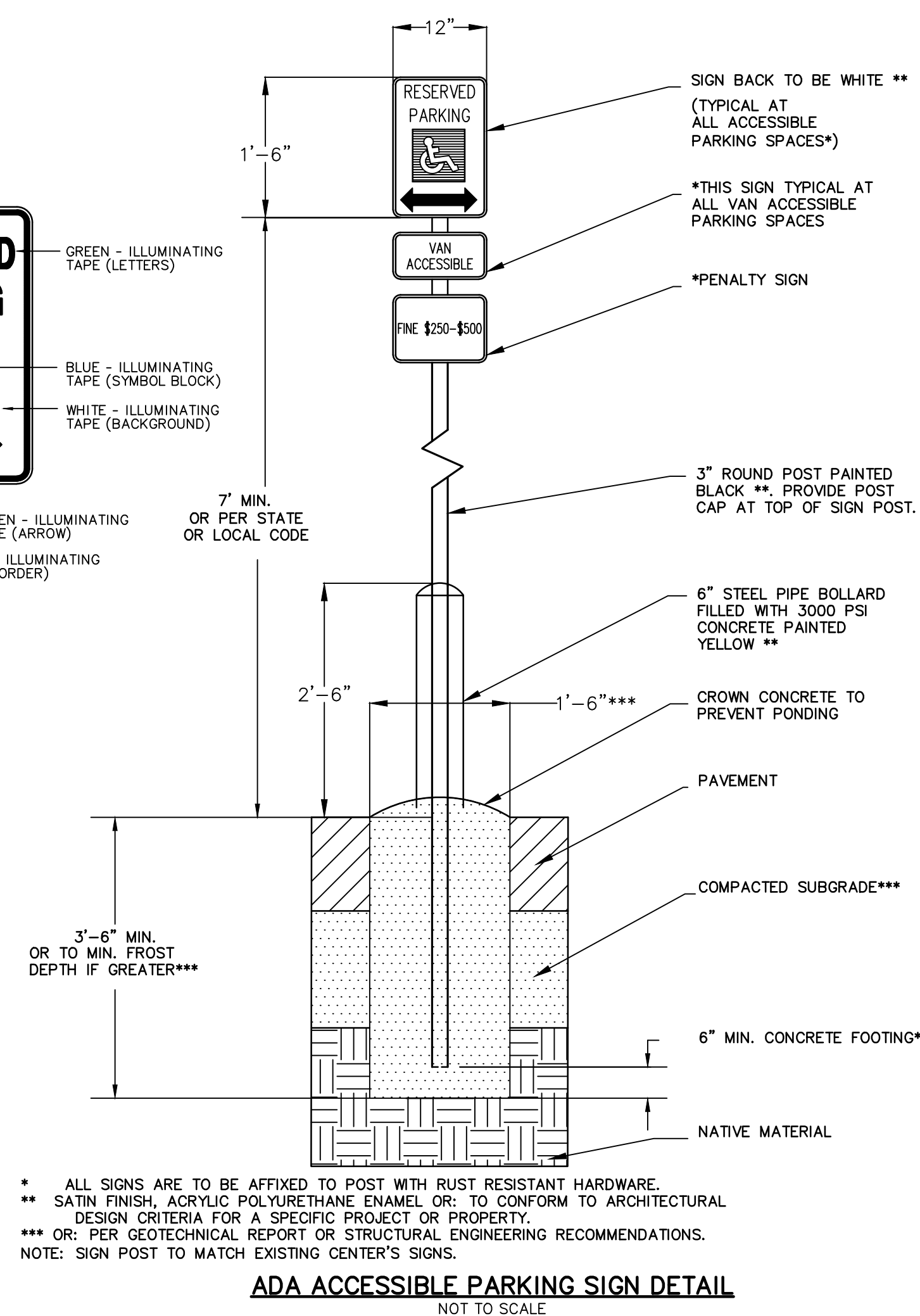
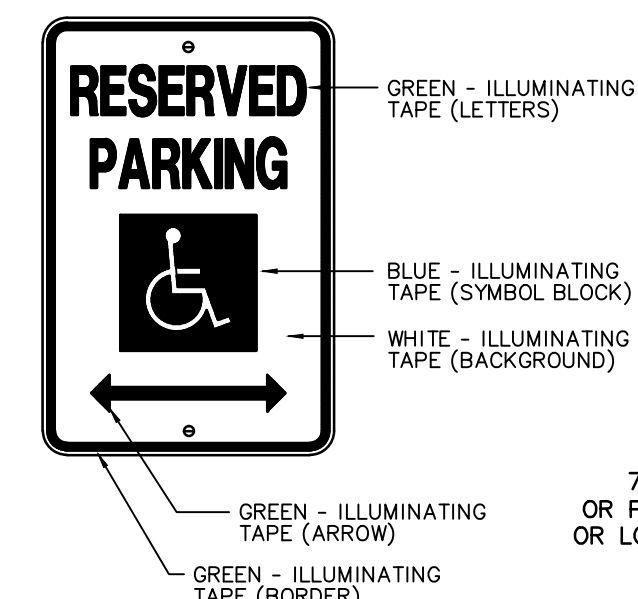
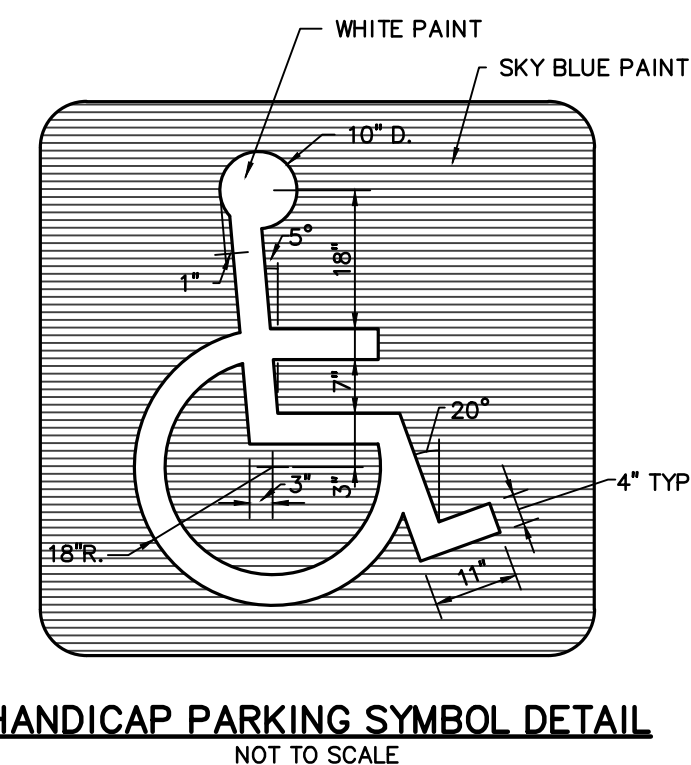
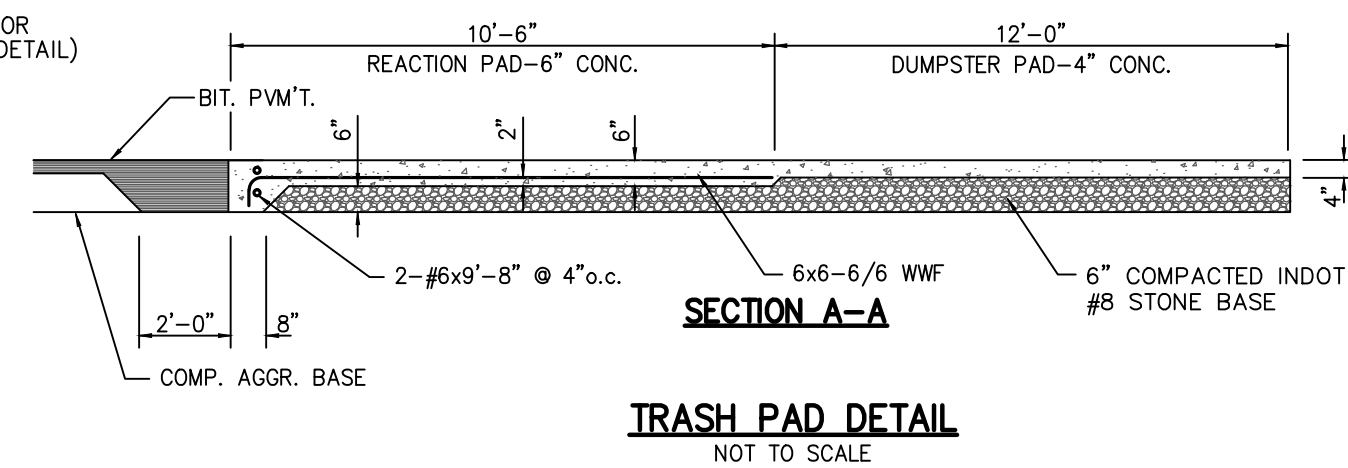
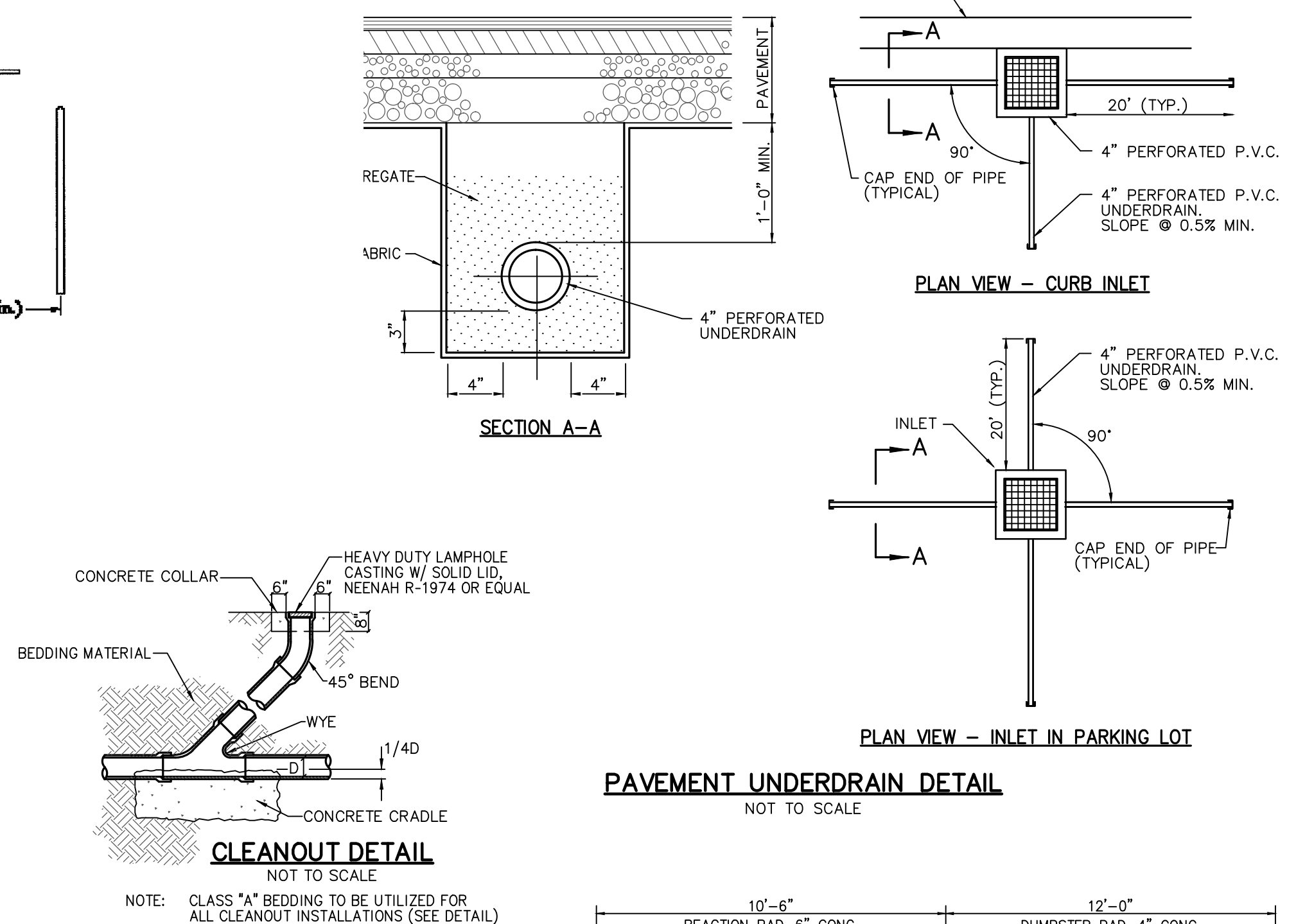
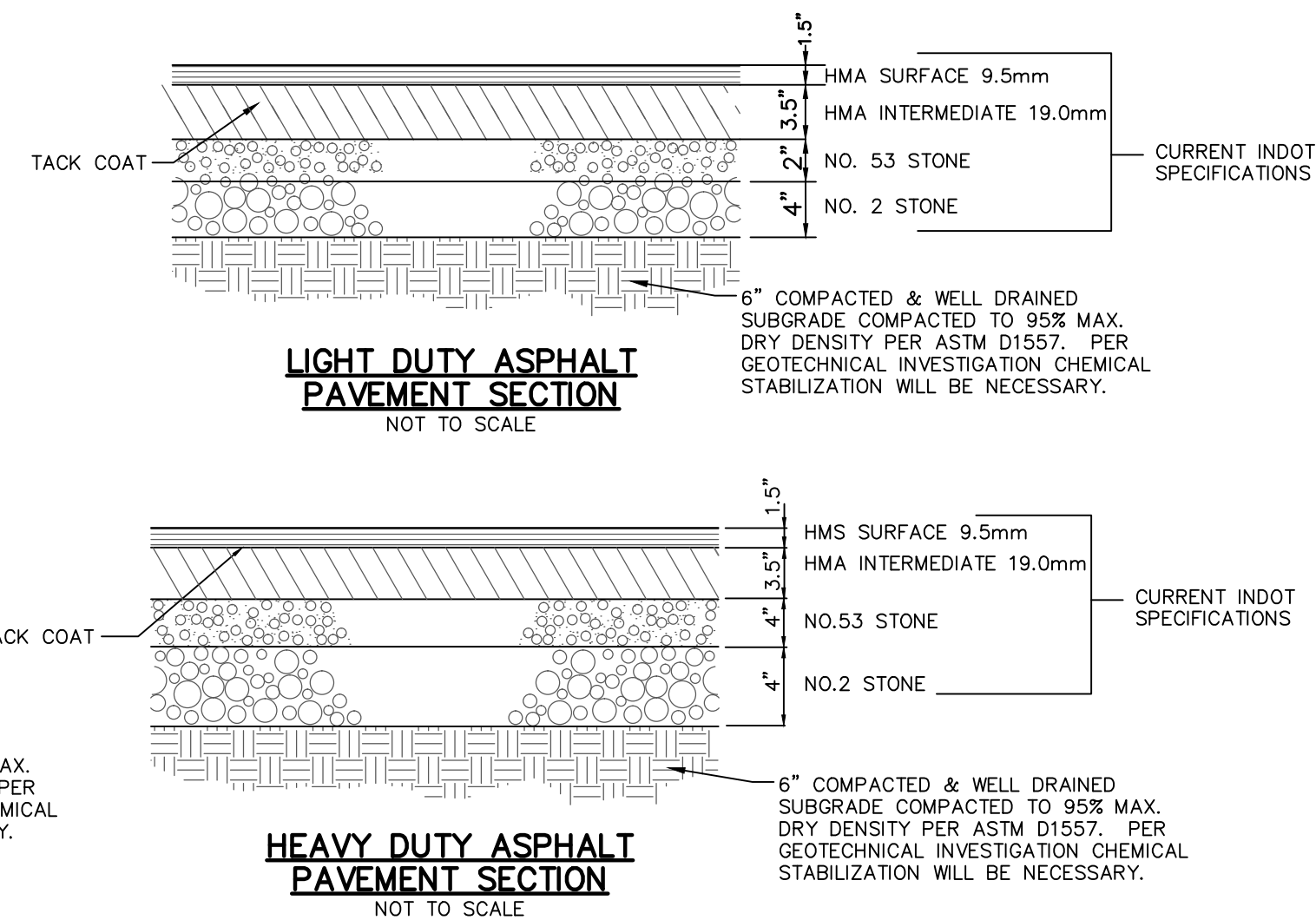
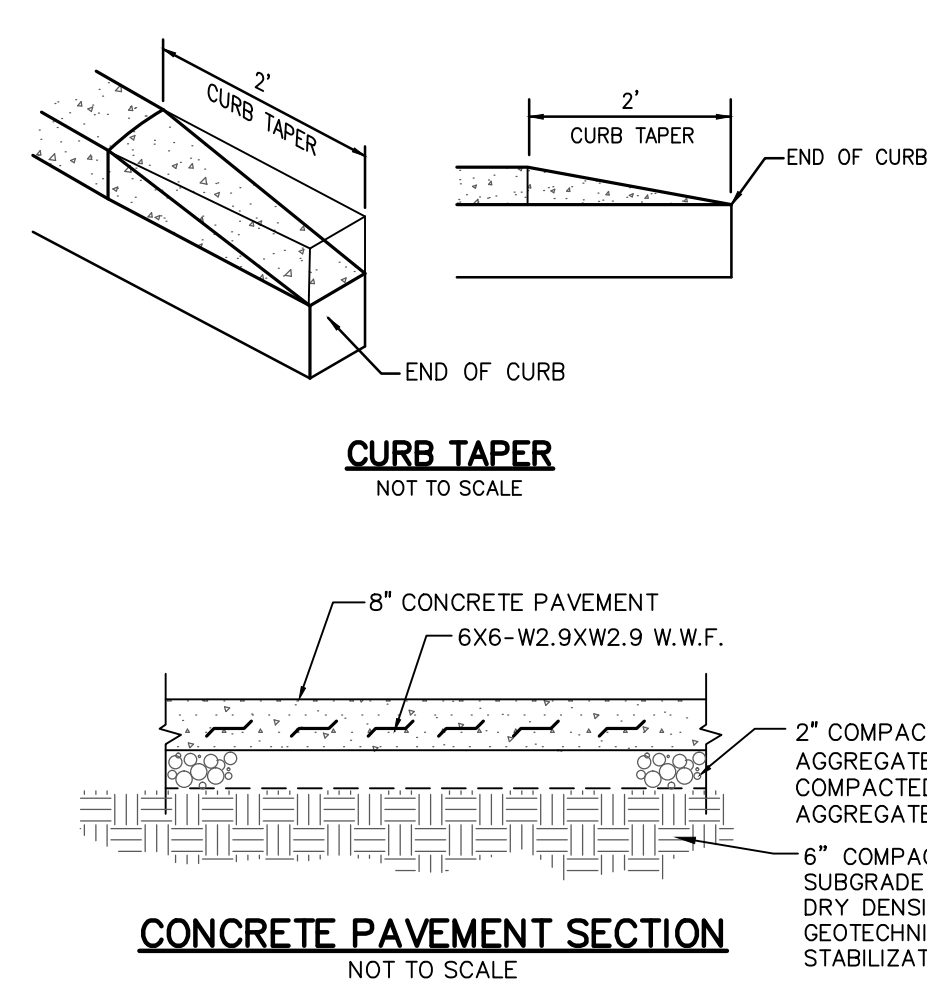
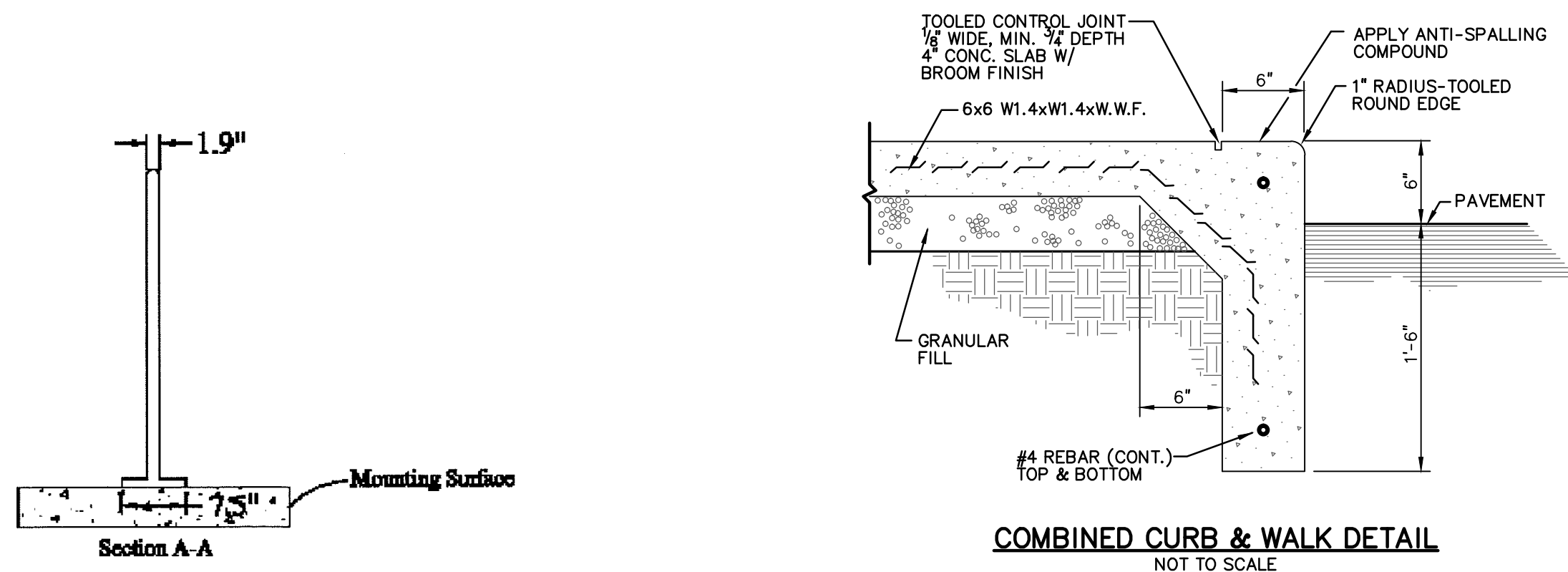
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TITLE:
EROSION CONTROL
DETAILS

SHEET NUMBER: _____

C521

COMMENTS:



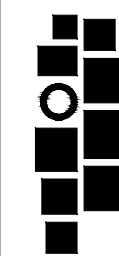
**13,225 TYPE-B
CHAMFER DRIVE-THRU**

STORE NUMBER: 10591

**101ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA**

**PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER:** 071776

ARCHITECT OF RECORD

CONSULTANT:

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REVISIONS:

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3	CITY COMMENTS	09-23-2015

PLANNING MGR:	JL
DRAWING BY:	RC
DATE:	05-29-201
JOB NUMBER:	2007.0100
TITLE:	

SITE DETAILS

SHEET NUMBER:

C601

COMMENTS:

CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

SECTION 03401 GENERAL

03401.01
Introduction

This section covers all work necessary for the construction of the storm sewer piping systems and related items complete, including catch basins and inlet drains, manholes, junction chambers, diversion chambers, outfall structures, and miscellaneous structures.

This specification covers the following types of materials for storm sewers, culverts, underdrains, inlet drains, conduits, and miscellaneous applications:

1. Reinforced Concrete Pipe and Fittings
2. Polyvinyl Chloride Pipe (PVC)
3. Corrugated Metal Pipe
4. Structural Plate Arches
5. Aluminum or Aluminized Steel Pipe and Structural Plate
6. Multi-Plate Pipe and Pipe Arches
7. PVC Composite Pipe
8. Corrugated Polyethylene Pipe: SSD (Perforated and Non-Perforated)

All lots shall have access to a subsurface or storm drain or open ditch.

Storm sewer systems shall have a maximum of four hundred (400) feet between structures.

This specification requires project plans and construction specifications to be submitted to and approved by all appropriate regulatory agencies prior to beginning any work.

Before construction and before fabrication, the Contractor shall submit to the Westfield Public Works Department (WPWD) for approval calculations on the thickness or strength class and drawings showing pipe lengths, joints, and other construction and installation details.

Pipe Marking

Each length of pipe shall bear the name or trademark of the manufacturer, the location of the plant, and the date of manufacture. Each length shall likewise be marked to designate the class or strength of the pipe. The marking shall be made on the exterior or interior of the pipe barrel near the bell or groove end and shall be plainly visible.

The minimum diameter of all storm sewers shall be 12 inches. When the minimum 12 inch diameter pipe will not limit the rate of release to the required amount, the rate of release for detention storage shall be controlled by an orifice plate or other device, subject to acceptance of the WPWD.

03400-1

Pipe shall be furnished circular or as a pipe-arch shape as required and shall be fabricated with helical corrugations and a continuous welded seam extending from end to end of each length of pipe.

Each end of each pipe with the welded seam shall have two annular corrugations referred to permit joining with huffer bands.

Coupling bands shall be huffer bands.

Multi-plate Pipe and Pipe Arches

Multi-plate pipe and pipe arch structures shall be in accordance with AASHTO M-167. They shall be made with steel sections with corrugations 6 inches wide by 2 inches deep running at right angles to the section.

Bolts and nuts shall be special heat-treated galvanized 3/4 inch diameter bolts in accordance with ASTM specifications.

Multi-plate pipes and pipe arches shall be designed in accordance with the manufacturer's design criteria and in accordance with the drawings.

Detailed instructions regarding erection shall be furnished by the manufacturer.

PVC Composite Pipe and Fittings

ABS or PVC composite pipe and fittings shall conform to ASTM D2880, Latest Revision.

Corrugated Polyethylene Pipe and Fittings

Corrugated polyethylene pipe shall comply with the requirements for materials, test methods, dimensions, and marking in accordance with AASHTO M-252 for pipe diameters 6" - 10".

The resin material shall meet ASTM D3350 cell classification 335400C.

The pipe lengths shall be connected using a gasketed, bell and spigot joint. This joint shall consist of a factory installed, gasketed double bell polyethylene coupling, a factory welded bell or integral wall. The spigot end of the pipe shall be furnished with a factory installed elastomeric profile "O"-ring rubber gasket that meets ASTM F477.

The pipe shall be shipped with a removable wrap to protect the gasket. Provide fabrication to the joint prior to pushing together. At least two (2) corrugations of the spigot end must insert into the bell end.

All HDPE pipe shall be certified through the Plastic Pipe Institute (PPI) Third Party Certification Program. All HDPE pipe delivered and installed shall bear the Third Party Administered PPI Seal.

Subsurface Drain Tiles

Double wall, smooth bore perforated, corrugated polyethylene tile, manufactured under specification ASTM F467, shall be required for all subsurface drains installed in swales. Double wall, smooth bore perforated, corrugated polyethylene drain tile shall be required for curb sub-grade drainage.

Polyethylene tile shall possess male and female pipe ends, which allow the construction of overlapping gasket pipe joints, in conformance with the requirements of ASTM D3312. The

03400-6

03501.10
Laying Pipe

All pipes shall be re-inspected for soundness and damage due to handling immediately before being lowered into the trench. Any pipe found to be unsound or damaged will be rejected and shall be removed immediately from the site of the work.

Except by permission of the WPWD not more than 100 feet of trench shall be opened at any one time. Not more than 30 feet of trench may be opened in advance of the completed pipe laying operation, and not more than one street crossing may be obstructed by the same trench at any one time.

No portion of a storm sewer pipe, open culvert, manhole, inlet, or subsurface drain tile system shall be installed directly or indirectly onto frozen ground or with frozen backfill materials.

Where ground water is encountered, the contractor shall make every effort necessary to secure a dry trench bottom prior to installation of the storm water system. The contractor shall be required to maintain the groundwater level below the base of the excavation. The City or the Westfield Public Works Department, will not assume any liability for the actions of the Developer or Contractor in the performance of the required dewatering operation. If trench conditions permitted in this section cannot be achieved, the WPWD may terminate installation until such efforts can be achieved.

All pipes shall be laid accurately to the required line and grade as shown on the drawings, and in the manner prescribed by the pipe manufacturer and appropriate ASTM Specifications, to form a close, concentric joint with the adjoining pipe and to bring the invert of each section to the required grade. The supporting of pipe on blocks will not be permitted.

Pipe laying shall precede upgrade, beginning at the lower end of the sewer.

Practically, watertight work is required, and the Contractor shall construct the sewers with the type of joint specified.

Joints between precast structures shall be sealed with (1) An approved rubber gasket manufactured and installed in accordance with ASTM C 443, latest revision, (2) A 1/2 inch diameter non-asphaltic mastic (Kent Seal or approved equal) conforming to AASHTO M-198 and Federal Specifications SS 521-A, or (3) mortar or butyl rubber sealant on the outside and (4) mortar sealed on the inside and finished smooth.

The annular space between the pipe and precast structure walls shall be filled inside and outside with a great mixture composed of 2 parts of fine aggregate and one part of Portland Cement or Class "A" Concrete. Columns shall be formed around the annular space between the pipe and precast structure and trowel and broom finished.

All pipes shall be laid to the line and grade as shown on the drawings. Variations from a uniform line and grade as shown on the drawings shall be cause for the line to be rejected.

The ends of the pipe shall be satisfactorily cleaned just before laying, and the joint shall be made in a satisfactory manner in accordance with the recommendations of the manufacturer on the particular type of joint. All joint work shall be done by experienced workmen.

All pipes shall be bedded as described in this specification under Pipe Bedding. Bell holes shall be excavated in advance of pipe laying so the entire pipe barrel will bear uniformly on the prepared subgrade.

Each length of pipe shall be mechanically pulled "home" with a winch or come-along against the section previously laid and held in place until the trench and bedding are prepared for the trench pipe section. Care shall be taken in laying the pipe so not to damage the bell or the spigot end of

03500-4

CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

SECTION 03401 GENERAL

03401.01
Introduction

This section covers all work necessary for the construction of the storm sewer piping systems and related items complete, including catch basins and inlet drains, manholes, junction chambers, diversion chambers, outfall structures, and miscellaneous structures.

This specification covers the following types of materials for storm sewers, culverts, underdrains, inlet drains, conduits, and miscellaneous applications:

1. Reinforced Concrete Pipe and Fittings
2. Polyvinyl Chloride Pipe (PVC)
3. Corrugated Metal Pipe
4. Structural Plate Arches
5. Aluminum or Aluminized Steel Pipe and Structural Plate
6. Multi-Plate Pipe and Pipe Arches
7. PVC Composite Pipe
8. Corrugated Polyethylene Pipe: SSD (Perforated and Non-Perforated)

All lots shall have access to a subsurface or storm drain or open ditch.

Storm sewer systems shall have a maximum of four hundred (400) feet between structures.

This specification requires project plans and construction specifications to be submitted to and approved by all appropriate regulatory agencies prior to beginning any work.

Before construction and before fabrication, the Contractor shall submit to the Westfield Public Works Department (WPWD) for approval calculations on the thickness or strength class and drawings showing pipe lengths, joints, and other construction and installation details.

Pipe Marking

Each length of pipe shall bear the name or trademark of the manufacturer, the location of the plant, and the date of manufacture. Each length shall likewise be marked to designate the class or strength of the pipe. The marking shall be made on the exterior or interior of the pipe barrel near the bell or groove end and shall be plainly visible.

The minimum diameter of all storm sewers shall be 12 inches. When the minimum 12 inch diameter pipe will not limit the rate of release to the required amount, the rate of release for detention storage shall be controlled by an orifice plate or other device, subject to acceptance of the WPWD.

03400-1

gasket material shall conform to all requirements of ASTM F477. As an alternative, pipe joints utilizing external coupling bands will be accepted provided the minimum AASHTO requirements for watertight joint tightness are also achieved.

Storm sewer pipe shall be of the size shown on the drawings and shall meet all requirements of these specifications. Subsurface drains in swales shall have clean-outs installed every 300 feet, changes in direction, high points, and dead ends.

Catch basins and curb inlet structures which are two (2) feet by two (2) feet in size shall not have a depth deeper than four (4) feet from the invert of the lowest pipe to the lowest part of the rim elevation of the casting. All heave castings on a two (2) foot by two (2) foot box shall have a square riser with a round hole. All structures, which do not meet these criteria shall be a manhole type, which is forty-eight (48) inches in diameter.

Castings

Cast iron or ductile iron frames and gratings for catch basins and drain inlets shall be as shown on the drawings. Barring surfaces shall be clean and shall provide uniform contact. Castings shall be tough, close-grained gray iron, sound, smooth, clean, free from blisters, blow holes, shrinkage, cold shuts, and all defects and shall conform to ASTM A48 Class 30-B.

During construction, precautionary measures such as adequate screening of grates shall be maintained to deter earth and other materials from entering the drains.

The following castings types are required:

1. Manholes - Neneah R 1772 A or equivalent
2. Besshive Inlets - Neneah R 4342 or equivalent
3. "Roll Curb" Inlets - Neneah 3501 - TR or TL or equivalent
4. "Chair Back" Curb Inlet - Neneah 3287 - 10V or equivalent
5. Other types shall require approval of the WPWD.

Curb inlet castings which possess open backs or have grate bars parallel to traffic flow (are not "bicycle" safe) will not be accepted by the WPWD.

Storm sewer casting manhole covers, beehive inlets, curb inlets or other approved casting shall have the following phrases cast in recessed letters two (2) inches in height:

1. "Storm Sewer"
2. "Drains to River" or "Drains To Wasteway"
3. "Dump No Waste"
4. Other phrases shall require approval of the WPWD.

All casting frames shall have a horizontal bearing surface around the entire perimeter of the frame in order to support the cover or grate.

Bench Walls

Bench walls shall be shaped and formed for a clean transition with proper hydraulics to allow the smooth conveyance of flows through the structure. The bench wall shall form a defined channel, to a minimum height of the spring line of the pipe.

Bench walls shall be formed using full depth Class "A" concrete. Solid concrete block, stone or sand shall not be permitted as a base or filler for the construction of the bench wall.

03400-3

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01
Pipe Cover, Grate, and Separation from Sanitary Sewers

Pipe grade shall be such that, in general, a minimum of 2.0 feet of cover is maintained over the top of the pipe. If the pipe is to be placed under pavement, then the minimum pipe cover shall be 2.5 feet from top of pavement to top of pipe. Uniform slopes shall be maintained between inlets, manholes and inlets to manholes. Final grade shall be set with full consideration of the capacity required, sedimentation problems, and other design parameters. Minimum and maximum allowable slopes shall be those capable of producing velocities of between 2.5 and 10 feet per second, respectively, when the sewer is flowing full. Maximum permissible velocities for various storm sewer materials are listed in Table 03501-1. A minimum of 18 inches of vertical separation between storm sewers, water and sanitary sewers shall be required. When this is not possible, the sanitary sewer must be encased in concrete or ductile iron within 5 feet, each side, of the crossing centerline and in relation to the waterline, water class pipe must be under the storm and sanitary sewers. Minimum horizontal separation between storm sewers, water and sanitary sewers shall be 10.0 feet and 8.0 feet to the structures.

Rear Yard Swale

Rear yard swales shall have a minimum slope of 2% gradient. Swales less than a 2% gradient are required to have double wall, smooth bore perforated drain tile installed two (2) feet below the invert of the swale. Minimum swale slope shall be greater than 1% gradient. Subsurface drains shall have a minimum slope of 0.5% gradient.

Proposed road grades will be required to be graded within two (2) inches of the proposed sub-grade prior to installation of SSD. Trench width for SSD shall be a minimum of three (3) inches on both sides of the SSD, with a minimum trench width of twelve (12) inches.

03501.02
Alignment

Storm sewers shall be straight between manholes and/or inlets.

03501.03
Manholes/Inlets

All manholes and inlets must be pre-stamped with an appropriate message per the City of Westfield Public Works Department Standards and Specifications. Manholes and/or inlets shall be installed to provide human access to continuous underground storm sewers for the purpose of inspection and maintenance. The casting access minimum inside diameter shall be no less than 22 inches or a rectangular opening of no less than 22 inches by 22 inches. Manholes shall be provided at the following locations:

1. Where two or more storm sewers converge.
2. Where pipe size or the pipe material changes.
3. Where a change in horizontal alignment occurs.
4. Where a change in pipe slope occurs.

03500-1

graded gravel or sand is used to backfill between the bedding material and a plane 12 inches (300 mm) over the top of the pipe, it shall be hand placed. If fine sand, silt, or clayey gravels are used for initial backfilling over the pipe, the material shall be hand placed to 6 to 8 inches layers and hand compacted on both sides of the pipe to an elevation 12 inches (300 mm) over the top of the pipe. Care should be taken so not to compact directly over the pipe.

In yielding subsolls, the trench bottom shall be undercut to the depth necessary and backfilled with graded, crushed stone to form a firm foundation.

Where excavation occurs in rock or hard shale, the trench bottom shall be undercut and a minimum of 6 inches (150 mm) crushed stone bedding placed prior to pipe installation.

03501.12
Concrete "Cradle (Class "A" Bedding)

Concrete cradles shall be constructed of Class "A" concrete and of the design shown on the detailed drawings.

Manholes and other structures are to be constructed at locations shown on the drawings and in accordance with the following specifications:

Precast concrete manhole sections shall conform to ASTM Designation C478, except as modified herein:

1. The joint design of the precast sections shall consist of a bell or groove on one end of the unit of pipe and a spigot or tongue on the adjacent end of the joining section.
2. The joint shall consist of a flat rubber gasket attached to the spigot end of the precast manhole section and shall conform to Sections 6.1.6, 6.1.7 and 9 of ASTM Designation 443, latest revision.

Openings in manhole sections for sewer connections shall be cut at the point of manufacture and shall be circular or hexagonal shaped with smooth or roughened surfaces to improve mortar bond. Doghouse structures shall be permitted with approval from the WPWD.

Manhole bases shall be cast-in-place concrete, reinforced as shown on the Standard Detail Sheet. Manhole bases shall be cast on a minimum of 6 inches of compacted crushed stone.

Manhole chambers or inlets (flow lines) shall be preformed and poured with Class "A" concrete in the spring line of the connecting pipe. The finished invert shall be a semi-circular shaped, trowel and broom finished, smooth, channeled directing the flow to the downstream sewer.

Manhole frames and lids shall be of good quality cast iron, conforming to ASTM Designation A48 and as shown on Detail #2 on the Standard Detail Sheet (See Section 2-11 C-1). Unless specifically designated otherwise, manhole castings shall be the non-bedding type. The joint between the casting frame and cone section shall be fully mortared or gasketed and coated with heavy rubber or a coal tar epoxy coating upon reaching its final set to become a watertight joint. The casting frame shall be bolted through all tiers and into the cone section.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. Steps shall be placed as shown on the drawings.

For flexible pipe, corrugated metal pipe, the placement of embolment material or haunching around the pipe must be done with care. The ability of the pipe to withstand loading in a trench depends a large part on the method employed in its installation. If crushed stone, pea gravel, or

Reinforced Concrete Pipes and Fittings

Reinforced concrete pipe and fittings shall conform to ASTM C76, latest revision, for circular pipe and ASTM C507 for elliptical pipe.

Reinforced concrete pipe and fittings for normal conditions shall be reinforced in accordance with ASTM C76, Class III, IV or V, Wall B (minimum). Acceptance shall be on the basis of Subsection 4.1.1 of ASTM C76.

Circumferential reinforcing in circular pipe shall be required. Only with approval from the WPWD will alterations of reinforcing or construction of elliptical and circumferential reinforcing or pipe circular reinforcing shall be permitted, in circular pipe.

Concrete pipe shall be steam cured and shall not be shipped from point of manufacture for at least five days after having been cast.

Joints shall conform to the requirements of ASTM C443. Gaskets shall be of an oil resistant type having a maximum swell of 90% when tested in accordance with ASTM D471. Lubricant for jointing shall be approved by gasket manufacturer.

All rubber gaskets shall be similar to and equal to "Press-Seal" or "Talon" conforming to ASTM Designation C443, latest revision. The gasket shall be attached to the spigot of the pipe and shall be the sole element depended upon to make the joint flexible and practically watertight.

Barly rustic joint sealant in type or rowel applied from specifically made for permanently sealing joints in tongue and groove concrete sewer pipe. The material shall adhere tightly to the pipe surface and form a tight, flexible joint. The material shall have been in use for at least five years. Test results and material specifications shall be submitted to the WPWD and shall be approved prior to use on the project.

Polyvinyl Chloride Pipes and Fittings

Polyvinyl chloride (PVC) pipe and fittings shall comply with ASTM D3034.

Corrugated Metal Pipe and Pipe Arches

The following specifications shall govern the manufacture of the corrugated steel pipe and pipe arches:

1. Specifications for Zinc Coated (galvanized) Steel Sheets (ASTM A444).
2. Manufacture of Corrugated Steel Culverts and Underdrains (AASHTO M-36).
3. Structural Plate for Pipe Arches and Arches (AASHTO M-167).
4. Bituminous Coated Corrugated Steel Pipe and Arches (AASHTO M-190).
5. Sheet Material (ASTM A525).

Bituminous Coated Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type A coating.

5. At intervals in straight sections of sewer, not to exceed the maximum allowed. The maximum distance between storm sewer manholes shall be as shown in Table 03501-2.

In addition to the above requirements, a minimum drop of 0.1 foot through manholes and inlet structures should be provided. Pipe slope should not be so steep that inlets surcharge (i.e. hydraulic grade line should remain below rim elevation).

Manhole/inlet inside sizing shall be according to the City of Westfield Public Works Department Standards and Specifications. Note that the WPWD may require the applicant to provide pre-treatment BMP's prior to discharge of the storm sewer line into a pond.

Bedding and backfill materials around storm sewer pipe, subsurface drains, and the associated structures shall be according to the City of Westfield Public Works Department Standards and Specifications. The specifications for the construction of storm sewers and subsurface drains, including backfill requirements, shall be less stringent than those set forth in the latest edition of the INDOT Standard Specifications. Additionally, ductile iron pipe shall be laid in accordance with American Water Works Association (AWWA) C-600 and clay pipe shall be laid in accordance with either American Society of Testing Materials (ASTM) C-12 or the appropriate American Association of State Highway and Transportation Officials (AASHTO) specifications. Discharge on newly installed storm systems will not be allowed. Also, infiltration from cracks, missing pieces, and joints shall not be allowed. Variations from these standards must be justified and receive approval from the WPWD. Notification must be made to WPWD inspectors at least 48 hours prior to installation. All structures shall require inspection prior to backfill.

Special hydraulic structures required to control the flow of water in storm runoff drainage systems include junction chambers, drop manholes, settling basins, and other special structures. The use of these structures shall be limited to those locations justified by prudent planning and by careful and thorough hydraulic engineering analysis. Certification of special structures by a certified Structural Engineer may also be required.

The use of stormwater lift stations will not be permitted under any circumstances.

Unless otherwise approved, perforated subsurface drain tiles, footer drains, or sump pump lines shall connect to a storm structure. Storm sewer connections shall be provided by either precast or drilled holes, which are to be a minimum of two (2) inches larger than the O.D. of the connecting tile. Drain tile connections shall be made with either "Tee" or "Wye" method.

Blind connections to storm sewer pipes shall not be allowed.

Subsurface drain tile as specified herein may be used to convey water collected in sump pits and footer drains to an acceptable storm sewer outlet, provided these drain tiles are properly sized to accept these flows.

Gutter or building drains shall not be allowed to drain directly into storm sewer systems.

After any connection to the storm sewer system, provisions for the connections shall be shown in the drainage calculations for the system. Specific language shall be provided in the protective covenants, on the record plat, or with the parcel deed of record, noting the ability or inability of the system to accommodate any permitted connections, for example, sump pumps and footing drains.

TABLE 03501-1

Typical Values of Manning's "n"		
Material	Manning's "n"	Maximum Velocity (feet/second)
Closed Conduits		
Concrete	0.013	10
Vitrified Clay	0.013	10
HDPE	0.012	10
PVC	0.011	10
Circular CMP, Annular Corrugations, 2 1/2 x 1/2 inch		
Unpaved	0.024	7
25% Paved	0.021	7
50% Paved	0.018	7
100% Paved	0.013	7
Concrete Culverts	0.013	10
HDPE or PVC	0.012	10
Open Channels		
Concrete, Trowel Finish	0.013	10
Concrete, Broom Finish	0.015	10
Grout	0.018	10
Riprap Placed	0.030	10
Riprap Dumped	0.035	10
Gabion	0.028	10
New Earth (1)	0.025	4
Existing Earth (2)	0.030	4
Dense Growth of Weeds	0.400	4
Dense Weeds and Brush	0.040	4
Swale with Grass	0.035	4

Source of Manning's "n" values: *HEAVY CONSTRUCTION Drainage Manual*, March, 1981.

(1) Existing earth (fairly uniform, with some weeds).

Bituminous Coated and Paved Inverts Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end.

After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch. In addition, bituminous material shall be applied to form a smooth pavement in the bottom 25% of pipe and in the bottom 40% of pipe arch as required by AASHTO M-190 for Type C Coating.

Smooth Lined Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. Each pipe shall have two lifting lugs welded to the outside of the pipe.

After the ends have been rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type A coating. The pipe shall be centrifugally lined on the inside with bituminous material to form a smooth surface which fills the corrugations to a minimum thickness of 1/8 inch above the crests of the corrugations. The bituminous lining material shall meet the requirements of AASHTO M-190.

Bituminous Coated Pipe Couplings

Coupling bands shall be the same base metal and spelter coating as the pipe. Bands shall be 6.064 inch thick and 10.12 inches wide. Bands shall be bituminous coated and shall have two corrugations 7-5/8 inches center to center. Bands 12 inch diameter through 30 inch diameter shall be one-piece and 36 inch diameter through 96 inch diameter shall be two-piece. Band laps 12 inch diameter through 48 inch diameter shall be joined by one galvanized bar, bolt, and strap connector. Band laps 54 inch diameter through 96 inch diameter shall be joined by two galvanized bar, bolt, and strap connectors.

Aluminum Alloy Structural Plate

Aluminum alloy plates and fasteners intended for use in the construction of structural plate pipe and pipe arch for storm sewers shall meet the applicable requirements of AASHTO M-219. The plate shall be fabricated from aluminum alloy 5052 H141. The chemical composition of the plates shall conform to ASTM B209 alloy 5052.

The corrugations shall have a pitch of 9 inches plus or minus 3/8 inch and depth of 2-1/2 inches plus or minus 1/8 inch. The inside crown radius of the corrugations shall be not less than 2 inches.

The structural plate pipe or arches shall be assembled in accordance with the manufacturer's erection instructions and in accordance with the drawings.

Aluminized Steel Pipe and Arches

Aluminized coated corrugated steel pipe and pipe arch intended for use in the construction of storm sewers shall meet the applicable requirements of AASHTO M-36. Sheet material shall meet the latest revision to ASTM A525 and AAS

EXTERIOR FINISH CALCULATIONS			
ELEVATION	TOTAL MASONRY		
SPRING MILL STREET – WEST ELEVATION	MASONRY	785 SQ. FT.	
	MASONRY PERCENTAGE OF TOTAL FACADE	24%	
EAST ELEVATION	MASONRY	927 SQ. FT.	
	MASONRY PERCENTAGE OF TOTAL FACADE	28%	
161TH STREET – NORTH ELEVATION	MASONRY	469 SQ. FT.	
	MASONRY PERCENTAGE OF TOTAL FACADE	23%	
SOUTH ELEVATION	MASONRY	546 SQ. FT.	
	MASONRY PERCENTAGE OF TOTAL FACADE	26%	



SPRING MILL STREET - WEST ELEVATION

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



EAST ELEVATION

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



161TH STREET - NORTH ELEVATION

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



SOUTH ELEVATION

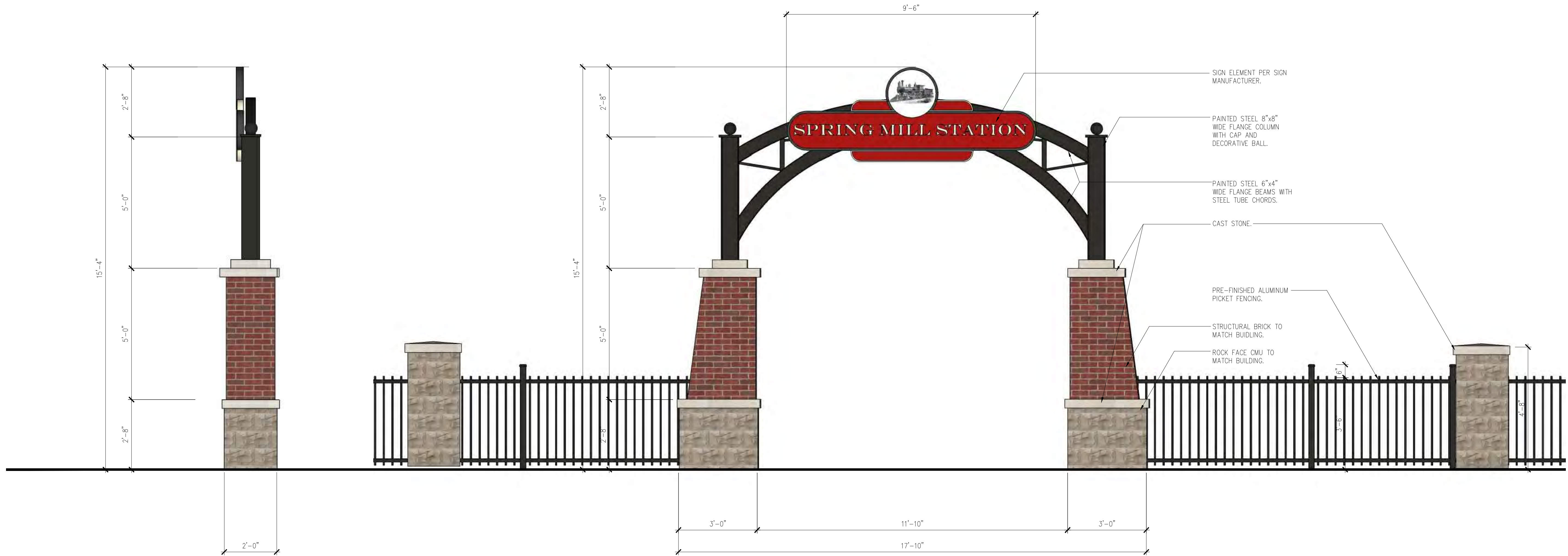
SCALE: 1/8" = 1'-0"

T.M.
CROWLEY
& ASSOCIATES

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Detroit, MI 48226
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DECORATIVE ARCH SIDE ELEVATION
SCALE: 1/2" = 1'-0"

DECORATIVE ARCH FRONT ELEVATION
SCALE: 1/2" = 1'-0"

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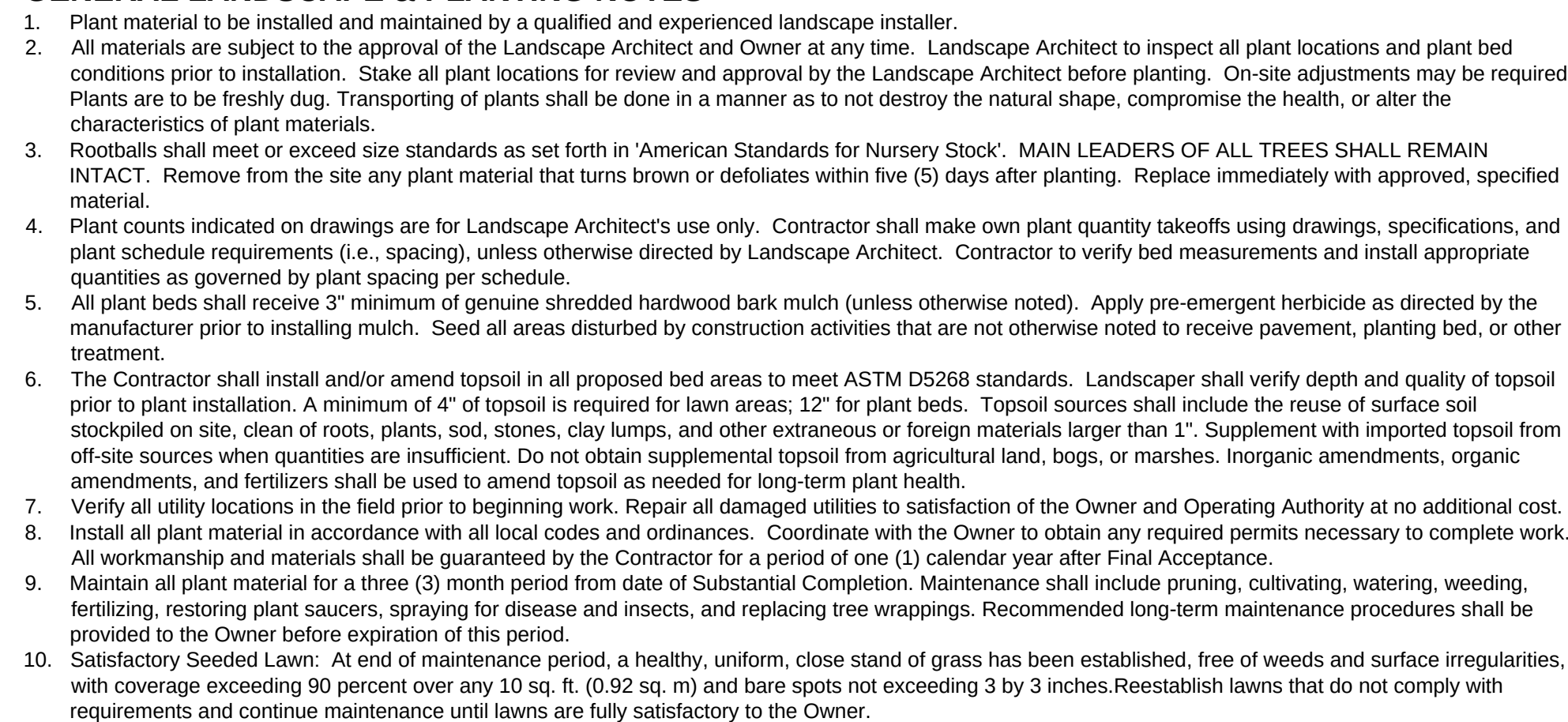
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	TAC COMMENTS	07-10-2015
	PER OWNER	08-27-2015
	CITY COMMENTS	09-23-2015

COMMENTS:



LANDSCAPING AND SCREENING
Section 4.4.3 A
Complies with Zoning Ordinance (WC 1.06.050)

Land Use Type: Business Uses 1.324 Acre
Requirement: 10 Shade Trees + 10 Ornamental Trees + 25 Shrubs/acre
Required: 13 Shade Trees + 13 Ornamental Trees + 33 Shrubs
Provided: 13 Shade Trees + 13 Ornamental Trees + 33 Shrubs

Requirement: 3 shade or evergreen trees + 2 Ornamental trees + 25 shrubs/100 l.f.
161st Street - 225 l.f.
Required: 7 shade trees + 5 ornamental trees + 56 shrubs
Provided: 7 shade trees + 5 ornamental trees + 63 shrubs

Spring Mill Road - 255 l.f.
Required: 8 shade trees + 5 ornamental trees + 64 shrubs/grasses
Provided: 8 shade trees + 5 ornamental trees + 122 shrubs/grasses

Not Required per PUD

65 Spaces/36,888 s.f.
10% to be Landscaped
Requirements: 1 Tree + 4 Shrubs per Island
Required: 3,688 s.f. of green
Provided: 8 islands/3,572 s.f.
Required: 8 trees + 32 shrubs
Provided: 10 trees + 39 shrubs

Requirement: 1 Tree/30 l.f. + 1 shrub/3 l.f. of parking lot length
Required: 15 trees + 150 shrubs
Provided: 15 Trees (see Street Tree requirement) + 150 Shrubs

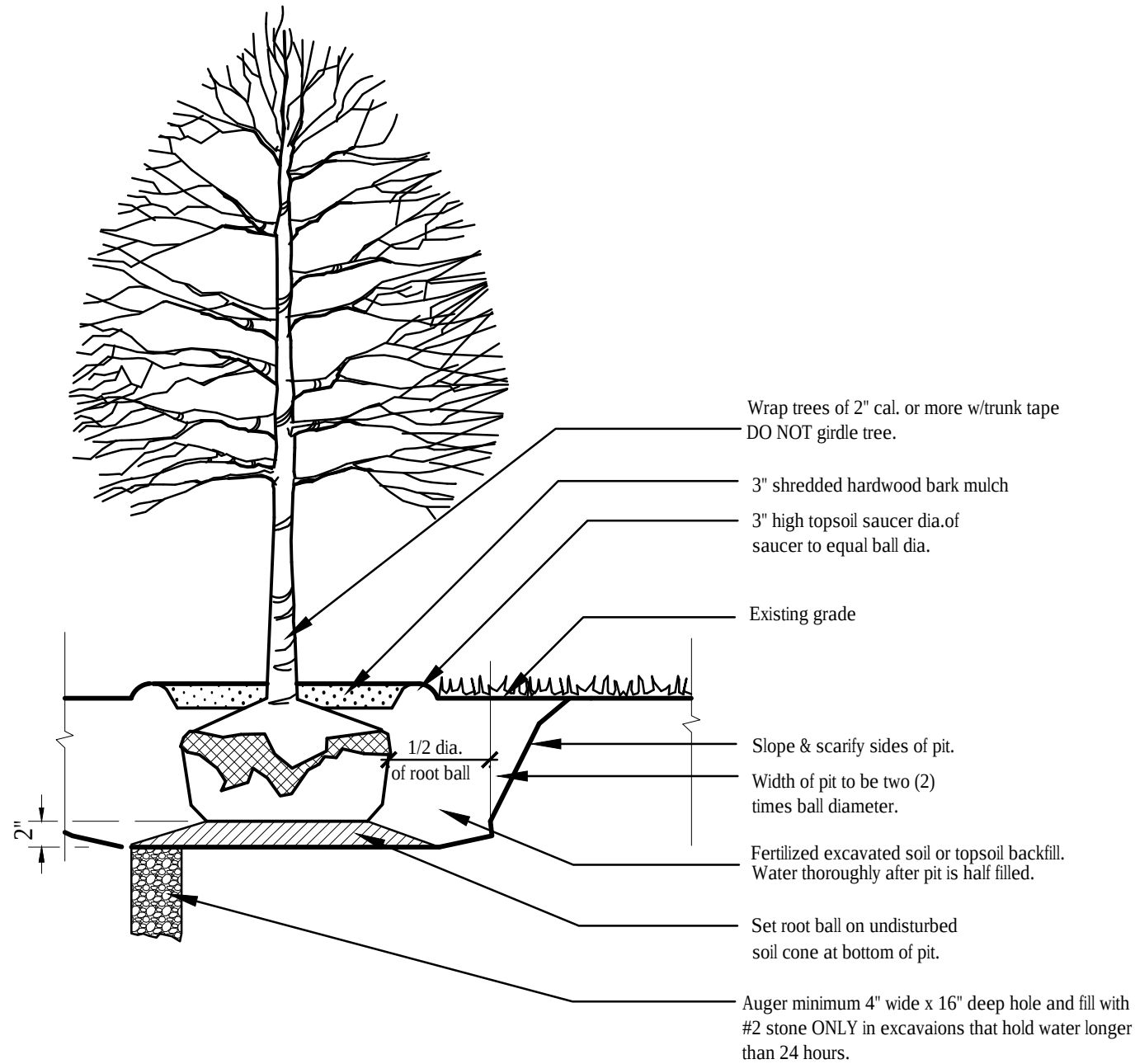
Front Building Facade: 244 l.f.
Requirement: 1 Tree or shrub/12 l.f. of frontage only
Required: 20 trees or shrubs
Provided: 23 shrub + 30 ornamental grasses

 Areas to receive Lawn

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

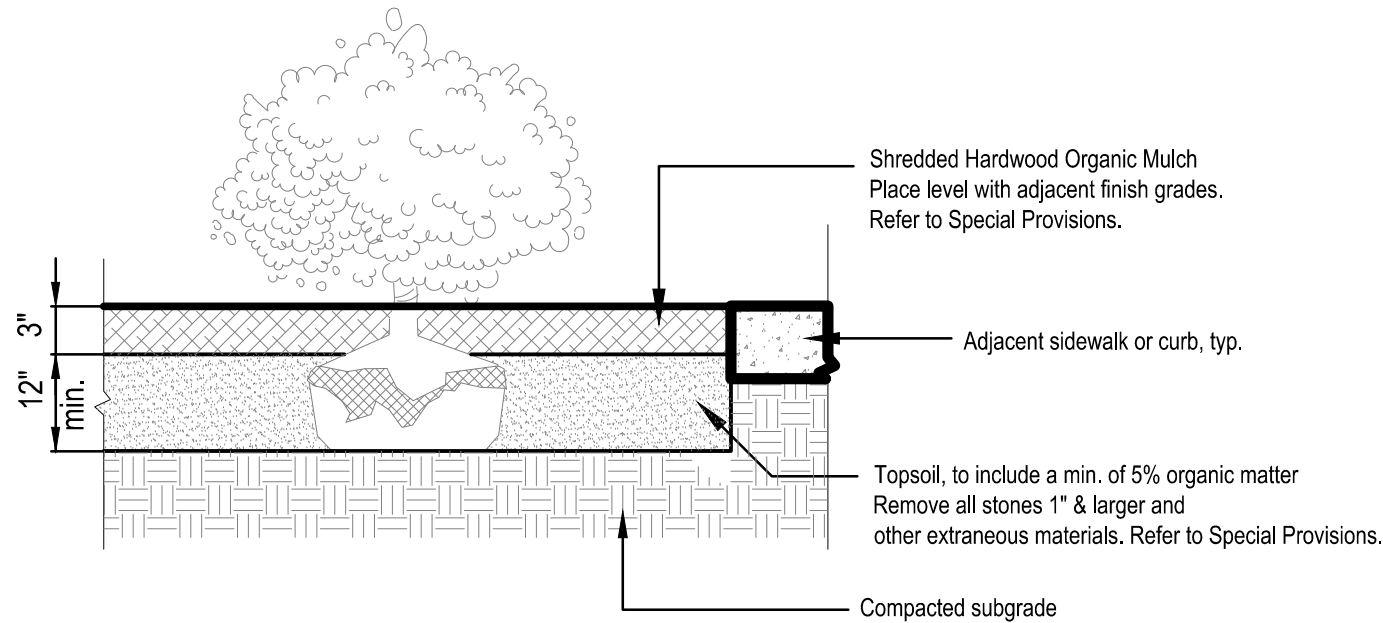
PLANT_SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS
TREES						
Ace-x	Acer freemanii `Armstrong`	Freeman Maple	B & B	2"Cal	4	
Ace-s	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	7	strong central leader, symmetrical, full, matched
Ame-x	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	B & B	6"-7" ht	6	multi-trunk, 3-5 trunks, symmetrical, full
Gle-s	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2"Cal	4	strong central leader, symmetrical, full, matched
Lir-t	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	2	strong central leader, symmetrical, full, matched
Mal-x	Malus x `Red Jewel`	Crab Apple	B & B	1.5"Cal	4	
Que-r	Quercus rubra	Red Oak	B & B	2"Cal	6	spring dug, strong central leader, symmetrical, full, matched
Zel-s	Zelkova serrata	Sawleaf Zelkova	B & B	2"Cal	3	
SHRUBS						
Bux-x	Buxus x `Green Gem`	Green Gem Boxwood	Container	18"	37	Space @ 2'-0" O.C.
Deu-c	Deutzia gracilis `Chardonnay Pearls` TM	Chardonnay Pearls Deutzia	Container	24"	30	Space @ 3'-0" O.C.
Ile-v	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	Container	24"	52	Provide 1 Jim Dandy per grouping
Jun-c	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	Container	24" spread	10	space @ 5'-0" o.c.
Jun-v	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	Container	18" spread	48	Space @ 3'-0" O.C.
Myr-p	Myrica pensylvanica `Morton`	Silver Sprite Bayberry	Container	30"	2	space @ 5'-0" o.c.
Vib-x	Viburnum x juddii	Judd Viburnum	Container	24"	41	space @ 5'-0" o.c.
GRASSES						
Cal-k	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2	31	Space @ 3'-0" O.C.
Pan-v	Panicum virgatum `Heavy Metal`	Blue Switch Grass	pot	#2	31	Space @ 3'-0" O.C.
Spo-h	Sporobolus heterolepis `Tara`	Prairie Dropseed	pot	#1	83	Space @ 2'-0" O.C.



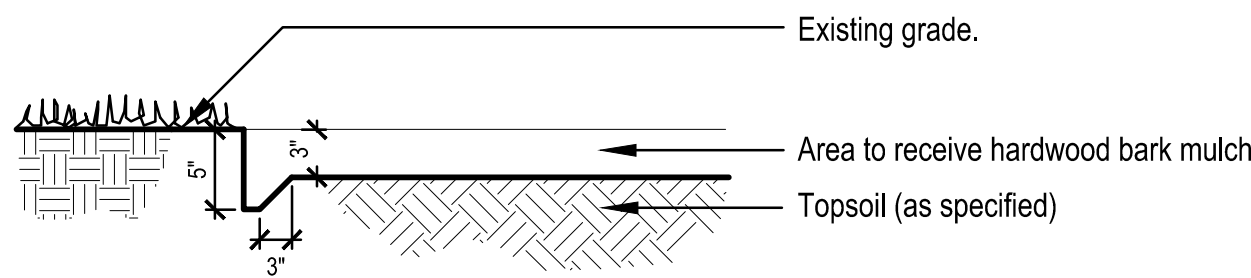
TREE PLANTING

Not to Scale



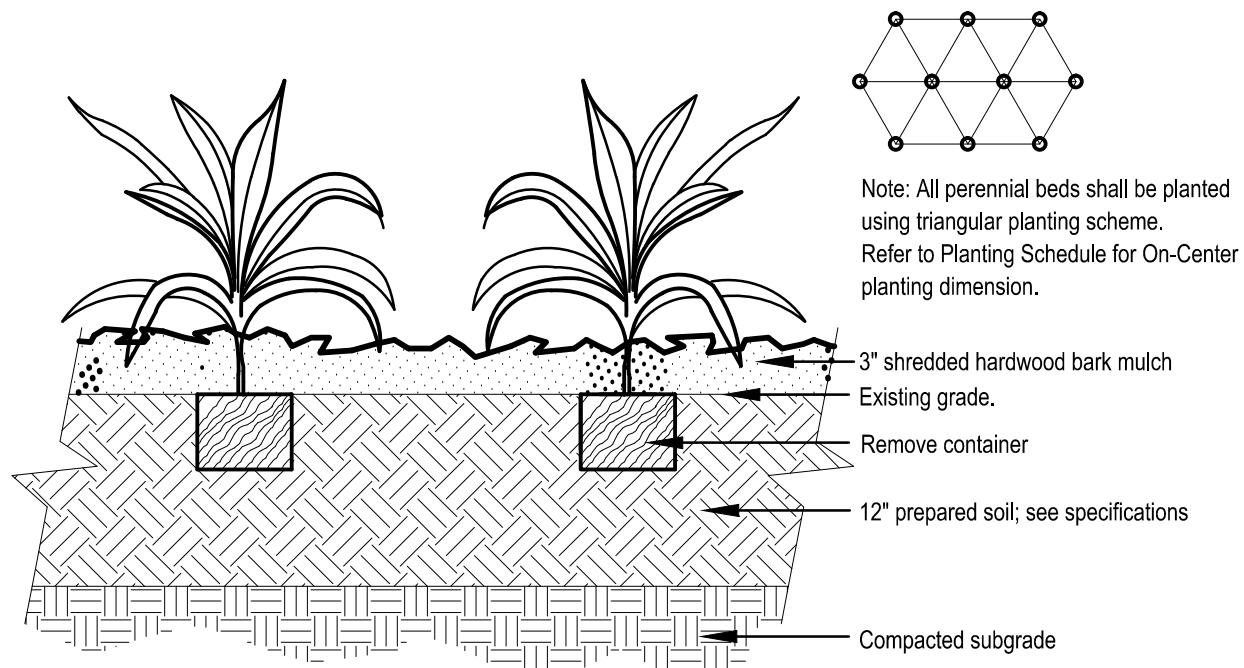
LANDSCAPE BED PREPARATION

Not to Scale



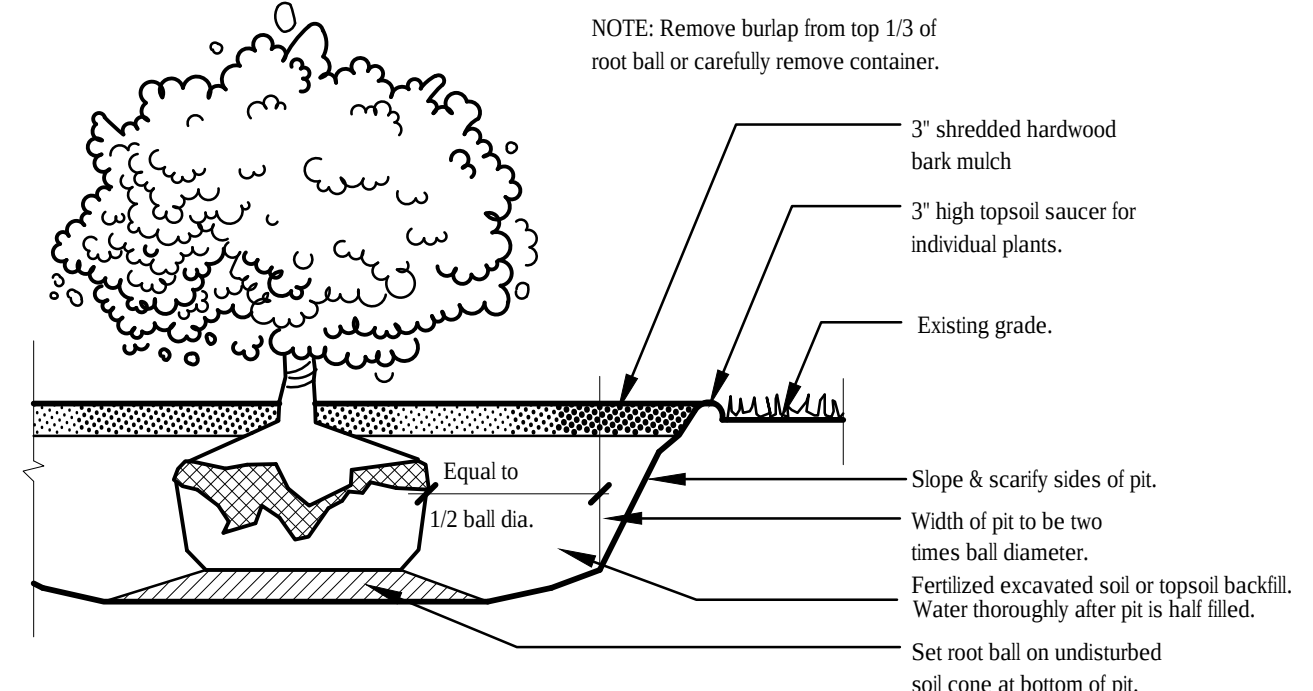
SPADE EDGE

Not to Scale



PERENNIAL PLANTING

Not to Scale



SHRUB PLANTING

Not to Scale

MONSOON



E - MATTE WHITE

Plant creations by The Wright Garden

The Monsoon Planter is a striking rethink of the standard window box in an audaciously modern package that takes on a decidedly different look in each finish. Select from marine grade paints or our line of signature Fusions, a process by which metal is fused to the fiberglass structure to create an object of unparalleled strength and beauty. Casters and recessed base are optional. Additional sizes available.

SIZE	LENGTH	WIDTH	HEIGHT
A	28"	6"	20"
B	28"	20"	38"
C	28"	25"	38"
D	30"	12"	20"
E	36"	16"	24"
F	36"	24"	24"
G	48"	12"	24"
H	48"	18"	32"
I	48"	24"	24"
J	54"	6"	30"
K	60"	14"	24"
L	60"	24"	24"
M	72"	18"	36"
N	78"	24"	24"



M - CAST IRON



E - BRONZE



E - COPPER



G - STAINLESS STEEL



I - BRONZE



L - MATTE BLACK

Items actively stocked in Bronze, Copper, and Matte Black.

color to be selected by Owner

CVS
pharmacy

13,225 TYPE-B
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

181ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:



DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Pkwy.
Suite 160
Indianapolis, Indiana 46280
Phone (317) 705-8800
Contact: Craig Forgey

SEAL:



REVISIONS:

TAC COMMENTS	07-10-2015
PER OWNER	08-27-2015
CITY COMMENTS	09-23-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

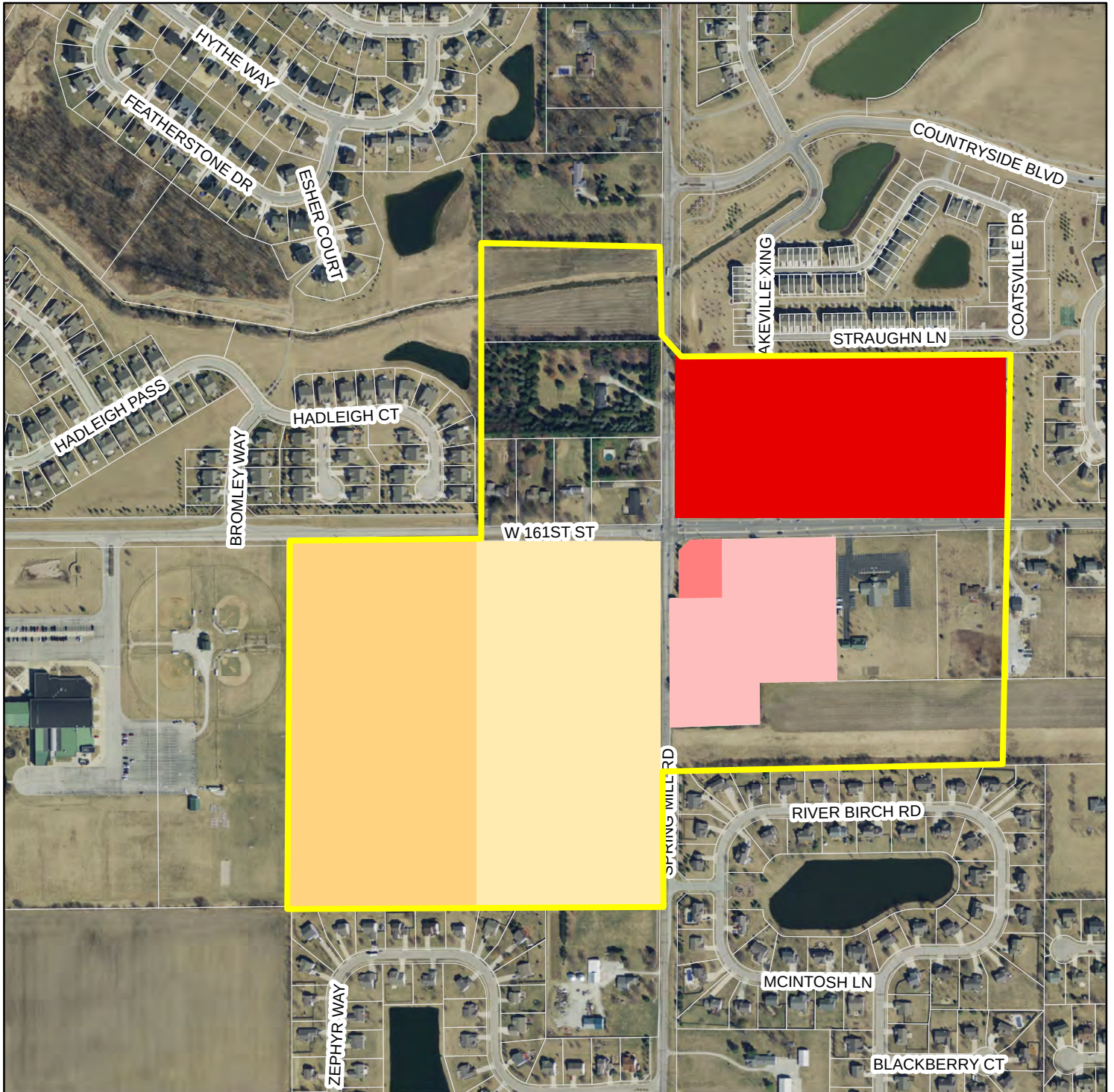
TITLE:

PLANTING
DETAILS

SHEET NUMBER:

C702

COMMENTS:



- | | | | |
|---|---|---|---|
|  | Spring Mill Station Study Area |  | Spring Mill Commons, Existing Commercial |
|  | CVS, 1510-DDP-21 |  | Spring Mill Station SWC PUD, Multi-family and commercial |
|  | Spring Mill Station SE Corner, Commercial |  | Potential Commercial, coordinating with multi-family for vehicular access |

Revised Elevations, October 19th 2015



Elevations Approved July 21st, 2015

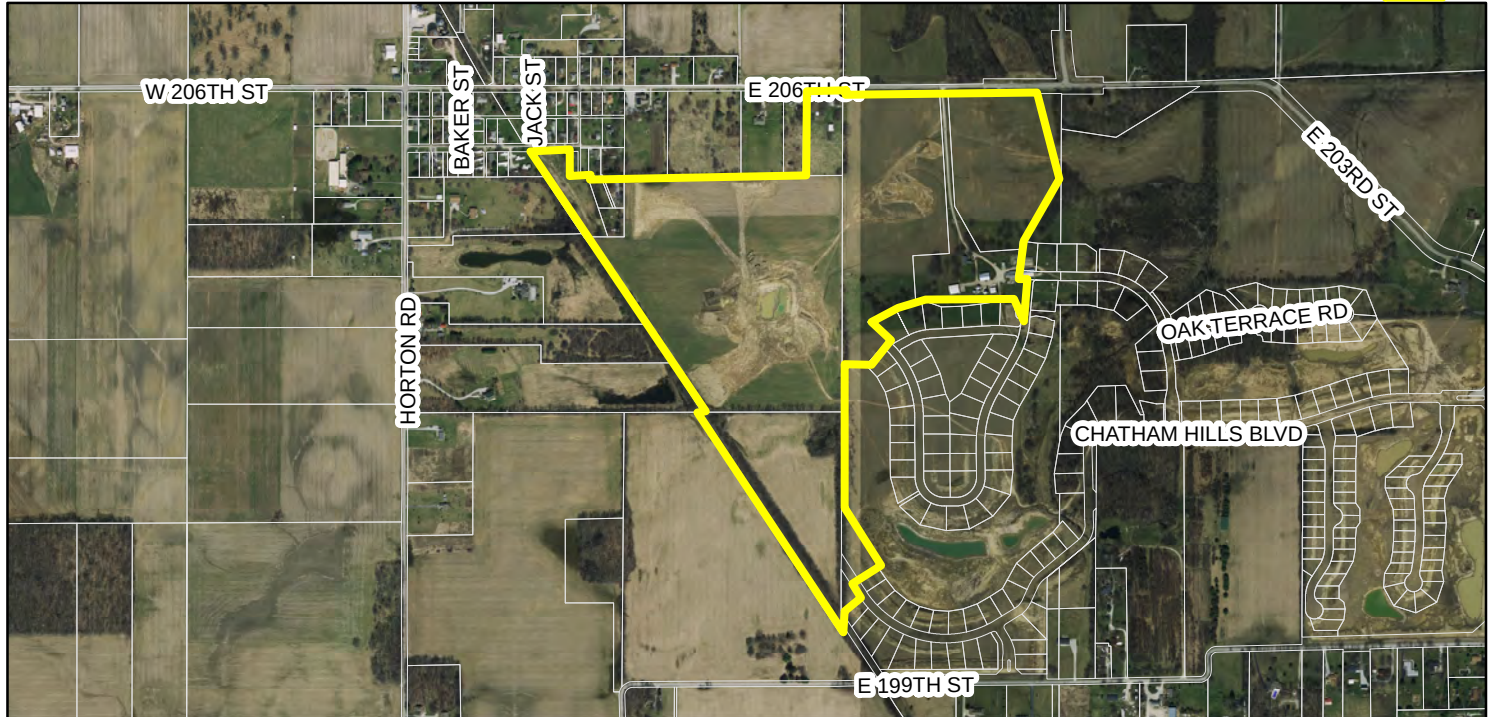




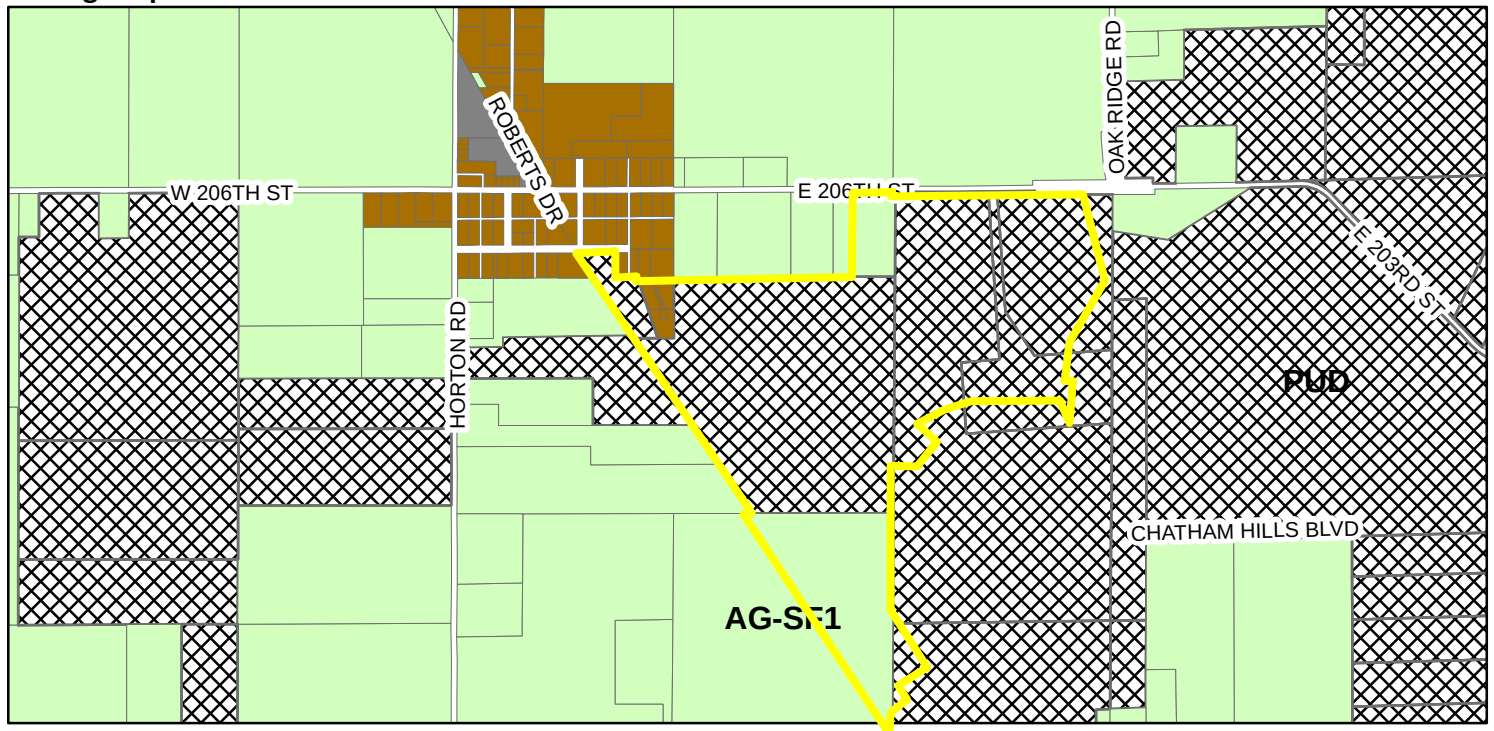
CONDITIONS

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2. That approval of the window graphics be delegated to staff with guidance from the Spring Mill Station Task Group.

Aerial Location Map



Zoning Map



Zoning

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

PUD (Planned Unit Development)
SF-5 (Single Family - 5)
Parcel

Adjacent Property Owners and Use		
	Owner	Use
1	Chatham Hills LLP	Recreational
2	Chatham Hills LLP	Recreational
3	Chatham Hills LLP	Single Family Residential
4	Chatham Hills LLP	Single Family Residential
5	Chatham Hills LLP	Single Family Residential
6	Chatham Hills LLP	Single Family Residential
7	John C and Casey O Haverluc	Single Family Residential
8	Mark E and DeborahK Cordes	Single Family Residential
9	Scott and Heather Halliburton	Single Family Residential
10	Richard and Jenny Parker	Single Family Residential
11	Mark and Allison Juleen	Single Family Residential
12	Kenneth T and Kim S Fingers	Single Family Residential
13	Chatham Hills LLP	Single Family Residential
14	Chatham Hills LLP	Single Family Residential
15	Karl Manders	Agricultural
16	Arien J Janicki and Brian J Raby	Single Family Residential
17	Mikel G and Josefine Esher	Single Family Residential
18	Chatham Oaks LLP	Vacant

Adjacent Property Owners and Use		
	Owner	Use
19	William Allen Anderson	Single Family Residential
20	Paul D and Vennia E Kissling	Single Family Residential
21	Roy H and Margarette P Fields	Single Family Residential
22	Dale A St. Louis	Single Family Residential
23	Herbert and Shirley Holliday	Single Family Residential
24	Clifton M Whitel	Single Family Residential
25	M T Family Limited Ptn	Single Family Residential
26	John F Rheinheimer Jr	Single Family Residential
27	Darrin C and Beth Simpson	Single Family Residential
28	Darrin C and Regin B Simpson	Single Family Residential
29	Shirlee Mand Timothy W Cooper	Single Family Residential
30	Hortonville Mthly Mtgs Friends Church	Institutional
31	Hinkle Creek Creek Farms LLC	Vacant
32	Hinkle Creek Creek Farms LLC	Single Family Residential
33	Kathrine M Bolger	Single Family Residential
34	Hinkle Creek Creek Farms LLC	Agricultural
35	Dale F and Sarah L Schultz	Agricultural
36	Hinkle Creek Creek Farms LLC	Vacant

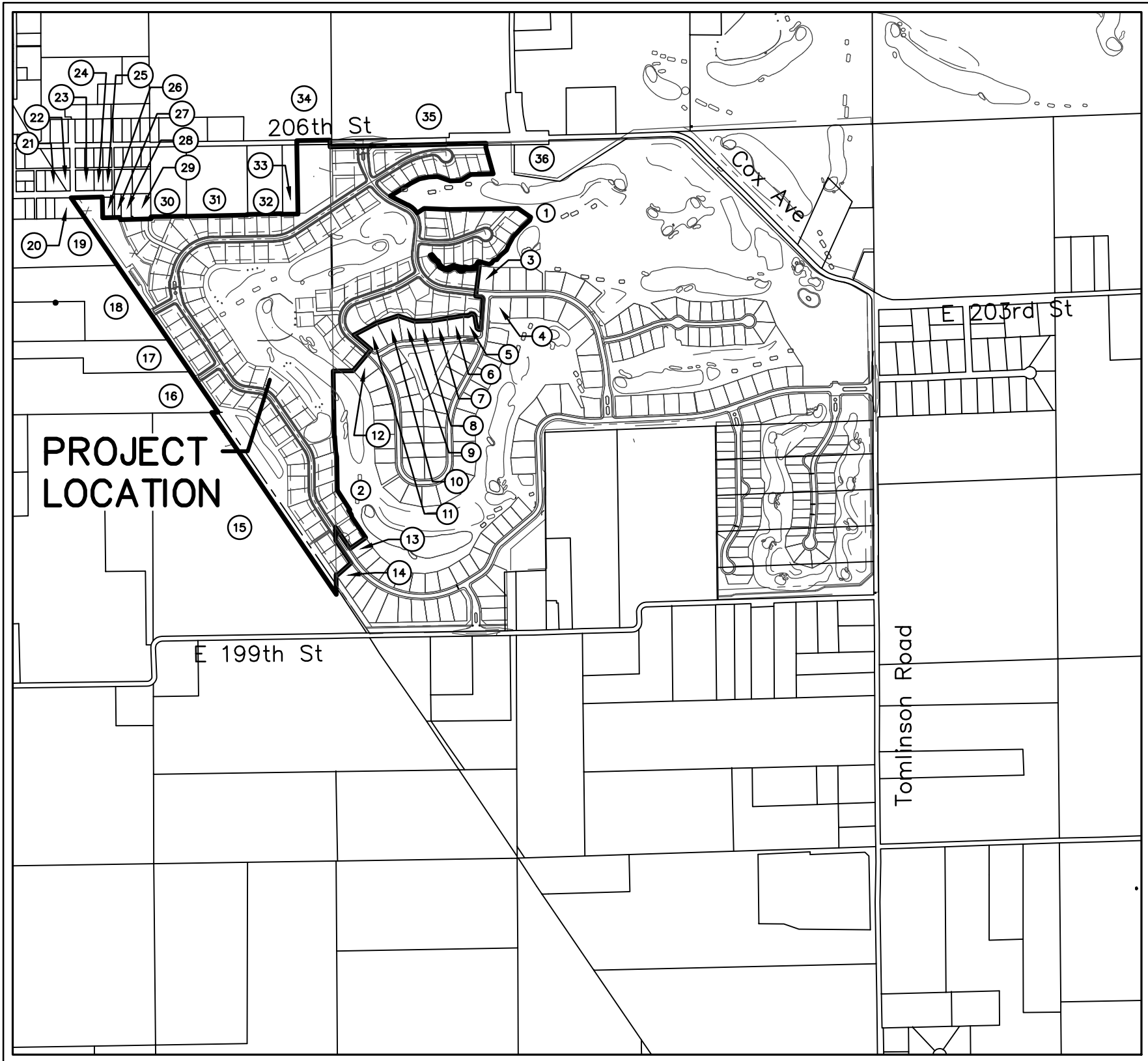
CHATHAM HILLS - SECTION TWO

PRIMARY PLAT

ZONING: PUD

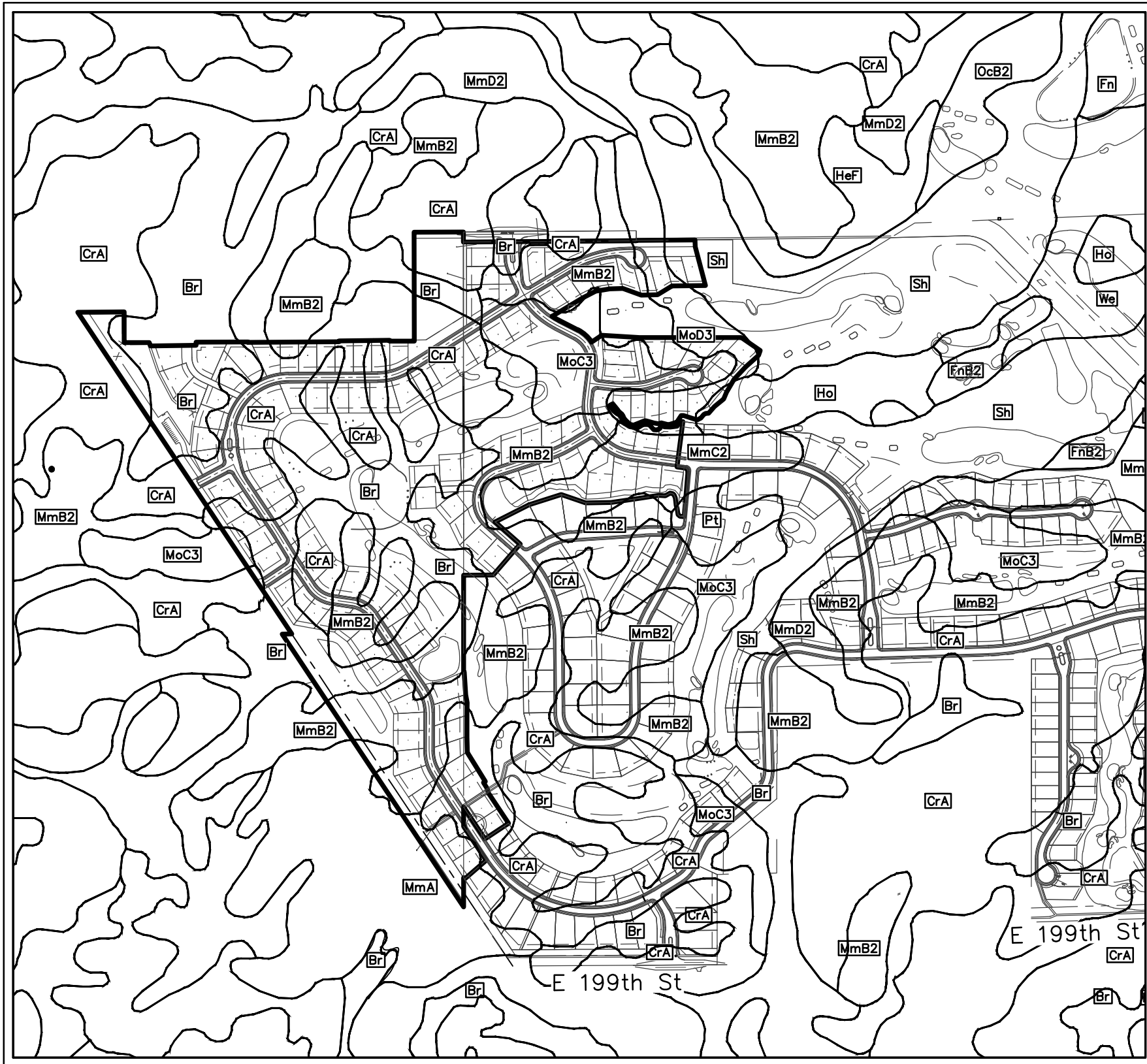


INDEX	
SHEET No.	SHEET NAME
1	TITLE SHEET
2	OVERALL PRIMARY PLAT
3-9	PRIMARY PLAT
10	OVERALL DEVELOPMENT PLAN
11-17	DEVELOPMENT PLAN
18-22	LANDSCAPE BUFFER PLAN
23	LANDSCAPE PLAN DETENTION AREA
24-30	STREET TREE LANDSCAPE PLAN



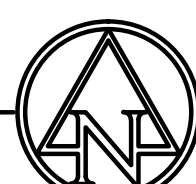
VICINITY MAP

NOT TO SCALE



SOILS MAP

NOT TO SCALE



UTILITY CONTACTS

CITY OF WESTFIELD - PUBLIC WORKS
JEREMY LOLLAR / PHIL SUNDLING
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3100

CITY OF WESTFIELD - STORMWATER
JOHN RANKIN
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 450-0923

CITY OF WESTFIELD - FIRE DEPARTMENT
GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD, INDIANA 46074
(317) 804-3307

CITY OF WESTFIELD - PARKS DEPARTMENT
MELODY JONES
2728 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804-3184

GAS PIPELINES:
INDIANA GAS / VECTREN
RESA GLOVER / CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
(317) 776-5550

BUCKEYE PARTNERS, L.P.
KYLE SMITH
940 BUCKEYE ROAD
LIMA, OHIO 45804
(419) 993-8008

HAMILTON COUNTY SURVEYOR'S OFFICE
GREG HOYES
ONE HAMILTON COUNTY SQUARE, SUITE 188
NOBLESVILLE, INDIANA 46060
(317) 776-8495

HAMILTON COUNTY HIGHWAY DEPARTMENT
DAVE LUCAS
1700 S. 10th STREET
NOBLESVILLE, INDIANA 46060
(317) 773-7770

ELECTRIC:
DUKE ENERGY - NOBLESVILLE OFFICE
BILL OLDHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
(317) 776-5331

COMMUNICATIONS:
COMCAST CABLE
MATT STRINGER
533 E. 65TH STREET
INDIANAPOLIS, INDIANA 46220
(317) 275-6493

AT&T
STEVE KREBS
5858 N. COLLEGE
INDIANAPOLIS, INDIANA 46220
(317) 252-4275

GAS:
INDIANA GAS / VECTREN
RESA GLOVER / CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
(317) 776-5331

CITIZENS GAS OF WESTFIELD
RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202
(317) 927-4684

SANITARY SEWER AND WATER
CITIZENS WATER AND WASTEWATER OF WESTFIELD
JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
(317) 263-6442

ENGINEER:

ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

SURVEYOR:

MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

PLANS PREPARED FOR:



CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

PLANS PREPARED BY:



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SOIL DESCRIPTIONS & LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hamilton County, Indiana, indicates Brookston silty clay loam, Crosby silt loam, Fox loam, Houghton muck, Miami silt loam, Miami clay loam, Pits, Shoals silt loam are located on the site.

The suitability of soils for landscaping, golf courses, local roads and single family dwellings are considered to be somewhat to very limited due to their ponding properties. The suitability of these soils is considered to be very limited for shallow excavations and buildings due to the depth to the saturated zone and their ponding properties.

The on-site soil will be treated as recommended by the geotechnical engineer if the conditions are unsuitable for the proposed construction. Remedial treatments may include, but are not limited to, removal of unsuitable soil and backfilling with engineered material, installation of a geofabric within or under the pavement system, or treatment of the subgrade with lime stabilization.

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE ROAD OR STREET" INCLUDING, WITHOUT LIMITATION, CHATHAM CREEK DRIVE, ASHBURY ROAD, CHATHAM HILLS COURT, WEXFORD HILL COURT AND WOODBURY HILL DRIVE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

DESIGN DATA

NUMBER OF LOTS= 134
TOTAL ACRES= 96.32
ZONING = PUD

ALL STORMWATER INFRASTRUCTURE CONTAINED WITHIN BLOCKS TO BE PRIVATELY OWNED AND MAINTAINED.

ALL COMMON AREA SHALL BE OWNED, OPERATED & MAINTAINED IN PERPETUITY BY AN OWNER'S ASSOCIATION OR OTHER LEGAL ENTITY. A LEGALLY BINDING MECHANISM SHALL BE UTILIZED TO COLLECT FEES TO MAINTAIN ALL COMMON AREAS AS ORIGINALLY DESIGNED AND COMMITTED TO THE CITY. ALSO, FENCES AND WALLS INSTALLED AS PART OF THE ORIGINAL DEVELOPMENT SHALL BE MAINTAINED (E.G. FINISH, MATERIALS, LOCATION, & SIZE). NEW FENCES OR WALLS INSTALLED IN COMMON AREAS SHALL BE OF UNIFORM DESIGN THROUGHOUT THE COMMON AREA AND SHALL BE SUBSTANTIALLY SIMILAR TO FENCES OR WALLS ESTABLISHED ELSEWHERE WITHIN THE DEVELOPMENT. ANY PLANT MATERIAL INSTALLED WITHIN COMMON AREA SHALL NOT BE REMOVED UNLESS DISEASED OR DEAD. IF LANDSCAPING IS REMOVED, AN EQUIVALENT TYPE OF REPLACEMENT PLANT SHALL BE INSTALLED. ADDITIONALLY, A MINIMUM OF 2/3 OF THE DBH OF THE REMOVED LANDSCAPING SHALL BE INSTALLED, WHETHER AS ONE PLANT OR MULTIPLE PLANTS. ADDITIONAL LANDSCAPING MAY BE ADDED TO COMMON AREAS AS LONG AS IT IS OUTSIDE AN EASEMENT THAT PREVENTS THAT ACTIVITY.

NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.



ANDREW R. TAYLOR, P.E.

DATE: OCTOBER 15, 2015

PLOT DATE: 10/15/2015 3:54 PM
PLOT SCALE: 1"=200'
DRAWING FILE: P:\2014\01381\Drawings\Civil\Construction Documents - Phase I\Primary Plat\2014.01381.PP 02 OVER PLAT PHIL.dwg
EDIT DATE: 10/12/2015
EDITED BY: DDOOTTERY

SITE DATA TABLE	
SECTION 2	
ACREAGE -	96.315
# OF LOTS -	134
DENSITY -	1.39 LOTS/ACRE
OPEN SPACE -	34.15 ACRES±
OPEN SPACE (EXCLUDING LAKES) -	28.74 ACRES±
LAKE AREA -	5.42 ACRES±
COMMON AREA -	8.72 ACRES±

SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

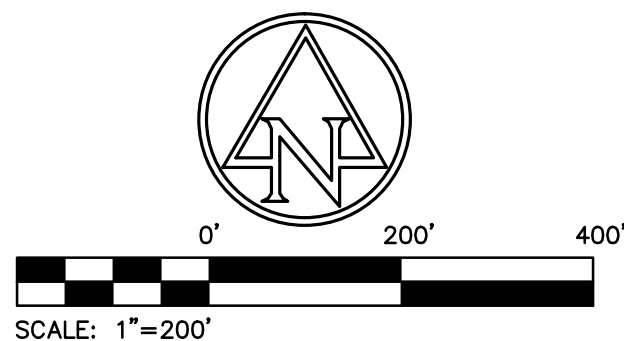
OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
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CHATHAM HILLS - SECTION TWO

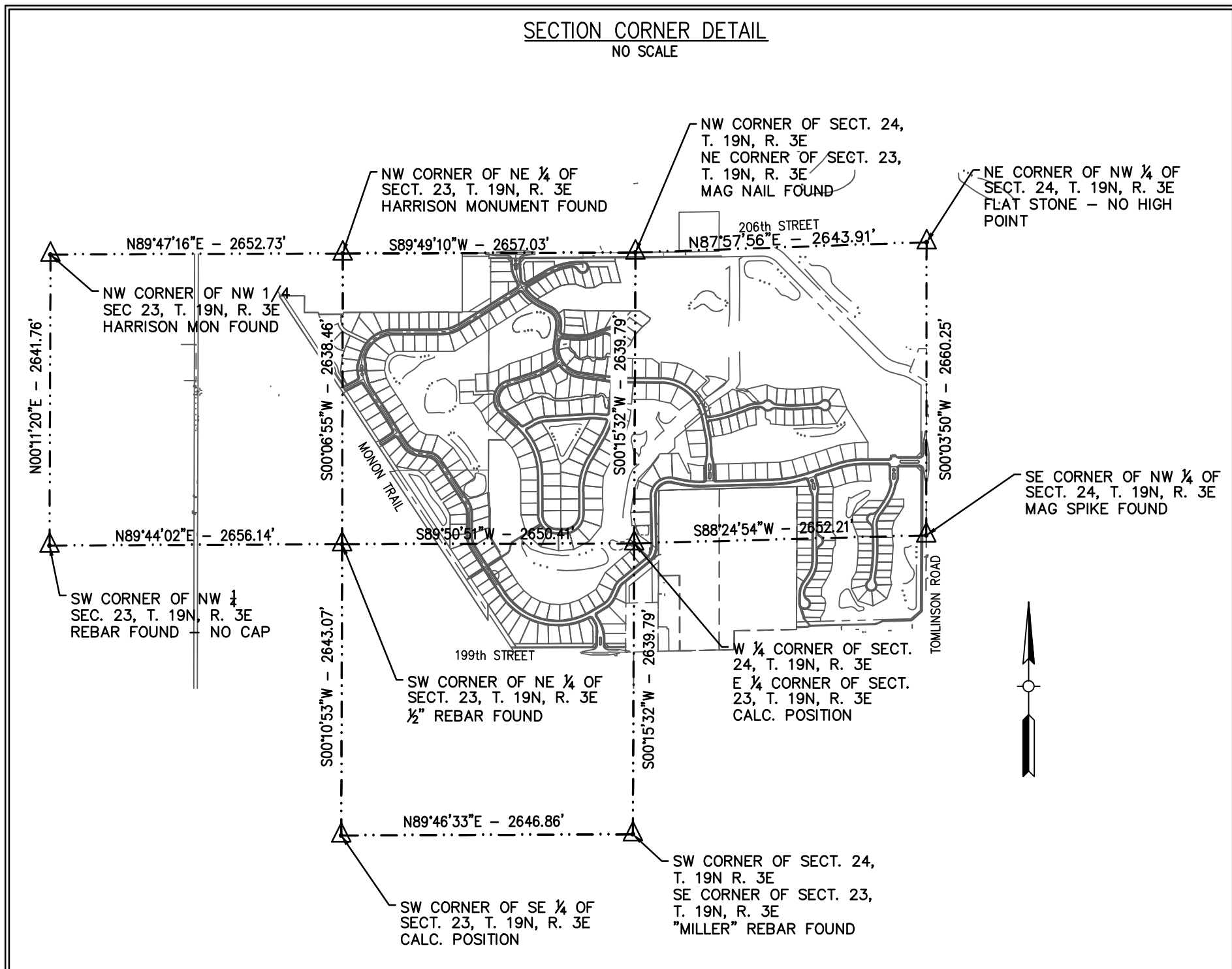
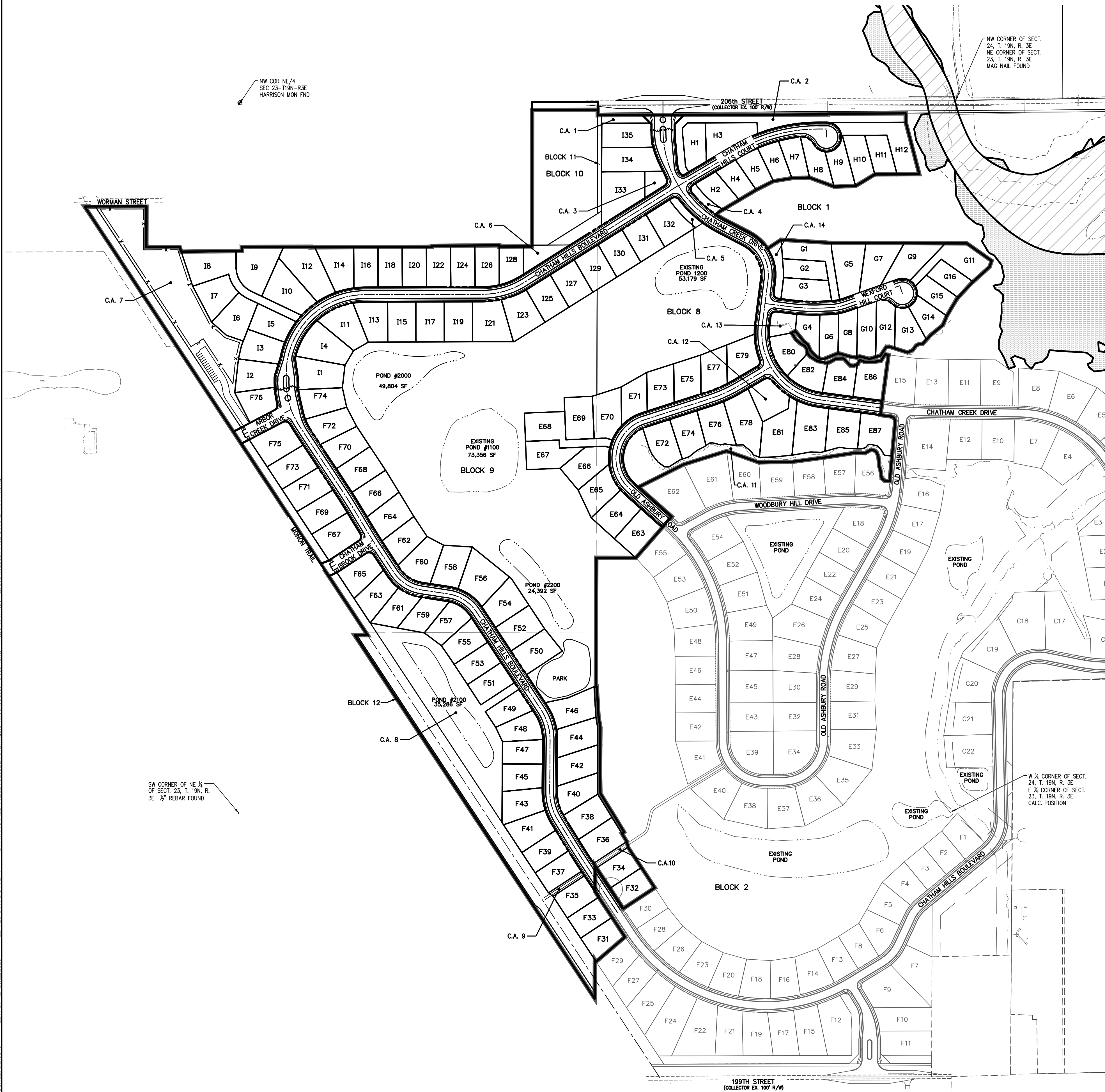
PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



LEGEND:

- | | |
|----------------------|--|
| C.A. | COMMON AREA |
| --- | EXISTING STREAM |
| --- | POND NORMAL POOL |
| --- | SECTION II BOUNDARY |
| --- | LEGAL DRAIN EASEMENT |
| ○ | SECTION CORNER / MONUMENT |
| [Hatched Box] | 100 YR FEMA FLOODPLAIN
PER NOV. 19, 2014
PANEL 18057C0109G |
| [Diagonal Lines Box] | 100 YR FEMA FLOODWAY
PER NOV. 19, 2014
PANEL 18057C0109G |



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HOLEY MOLEY SAYS
"DIG SAFELY"



Know what's below.
Call before you dig.



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.

HENKE
DEVELOPMENT
GROUP
development • acquisitions • advisory

THE CLUB AT
Chatham Hills

AMERICAN
STRUCTUREPOINT
INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CHATHAM HILLS SECTION II 199th Street & Tomlinson Road Westfield, Indiana

ANDREW R. TAYLOR
REGISTERED
No. 11400406
STATE OF
INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX	
DATE:	09/04/2015
PROJECT PHASE:	PRIMARY PLAT

REVISION SUMMARY		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

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

Project Number 2014.01381

OVERALL PRIMARY PLAT

2

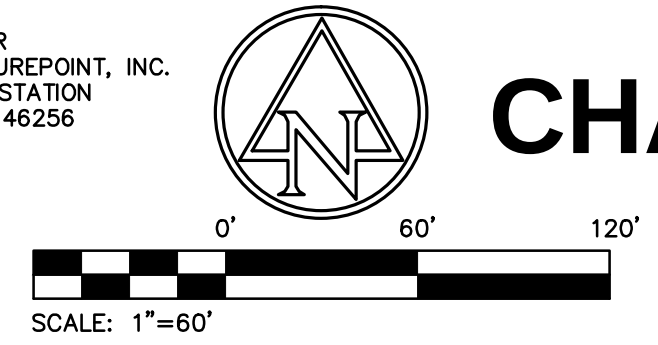
Archive Number 2014.01381

SITE DATA TABLE	
SECTION 2	
ACREAGE - 96.315	
# OF LOTS - 134	
DENSITY - 1.39 LOTS/ACRE	
OPEN SPACE (EXCLUDING LAKES) - 28.74 ACRES±	
LAKE AREA - 5.42 ACRES±	
COMMON AREA - 8.72 ACRES±	

SURVEYOR:
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7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580



CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

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DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks			Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings			C.A.
	Width	Lot Frontage	Area (SF)	Front	Side	Rear			Shade Trees	Ornamental Evergreens	Shrubs	
1-C	110'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre	0	-

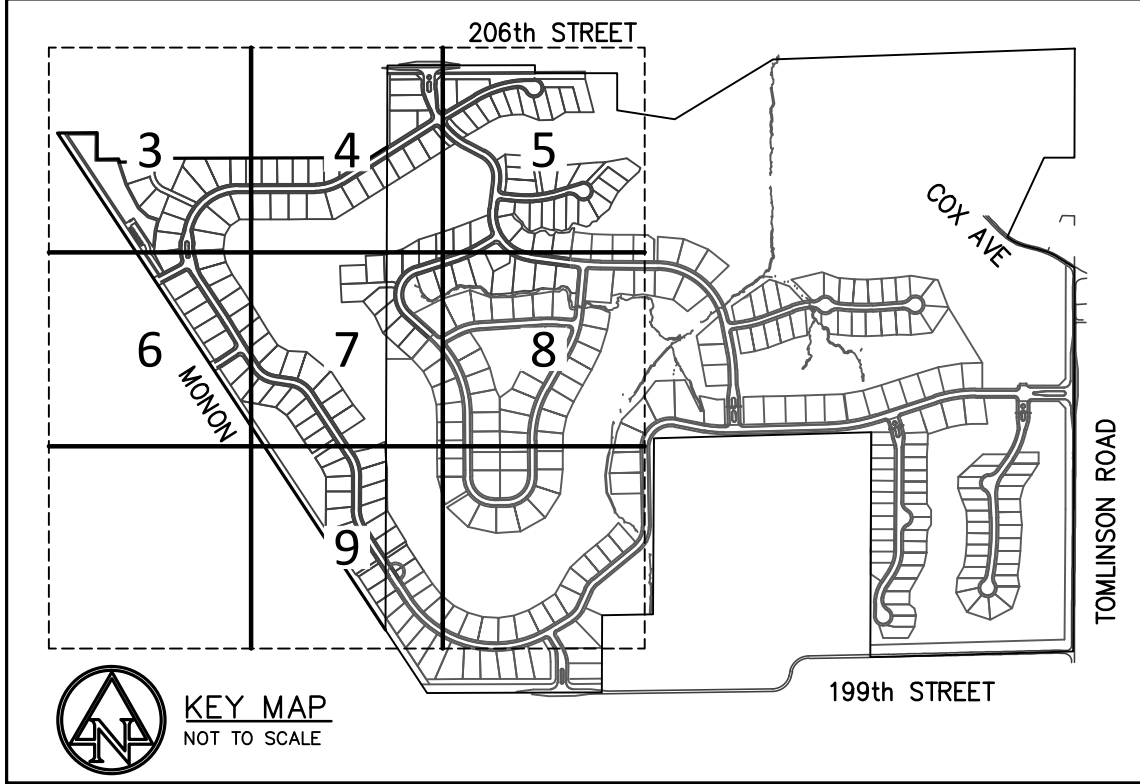
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	118.01	200.00	S16° 31' 23"E	116.30
C2	125.46	150.00	S57° 23' 16"E	121.84
C3	125.46	150.00	S57° 23' 17"E	121.83
C4	40.12	1000.00	S32° 16' 40"E	40.12
C5	40.11	1000.00	S32° 16' 39"E	40.11
C6	176.03	300.00	S16° 37' 00"E	173.52
C7	458.33	293.00	S45° 00' 24"W	413.01
C8	161.92	290.00	S73° 49' 26"W	159.83
C9	319.80	600.00	S74° 33' 07"W	316.03
C10	435.35	400.00	S31° 21' 37"E	414.18
C11	182.66	150.00	S27° 39' 17"E	171.58
C12	390.97	250.00	S37° 34' 18"E	352.33
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	61.20	200.00	S79° 22' 01"W	60.97
C15	65.69	2000.00	S32° 29' 09"E	65.69
C16	111.44	200.00	S15° 34' 56"E	110.00
C18	17.69	150.00	N59° 57' 06"E	17.68
C19	315.46	150.00	N11° 52' 40"E	260.46
C20	109.79	500.00	N65° 50' 10"E	109.57

- LEGEND:**
- A.E. ACCESS EASEMENT
 - I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.W. VARIABLE WIDTH
 - C.A. COMMON AREA
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - T.P.E. TREE PRESERVATION EASEMENT
 - EXISTING STREAM
 - POND NORMAL POOL
 - SECTION II BOUNDARY
 - LEGAL DRAIN EASEMENT
 - * ADA RAMP
 - o STREET LIGHT
 - o SECTION CORNER / MONUMENT
 - 100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
 - 100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L1	24.116	S19° 25' 39.21"W
L2	82.063	S48° 04' 23.90"W
L3	10.489	S48° 04' 23.90"W
L4	70.379	S42° 42' 56.00"W
L5	8.204	S42° 42' 56.00"W
L6	72.114	S30° 27' 22.59"W
L7	37.174	S23° 18' 14.94"W
L8	58.246	S50° 46' 43.20"W
L9	23.080	S41° 37' 44.42"W
L10	20.096	S41° 37' 44.42"W
L11	14.596	S84° 16' 41.29"W
L12	11.170	S65° 04' 02.72"W
L13	22.718	S36° 39' 38.60"W
L14	20.975	S66° 39' 08.48"W
L15	49.799	N72° 13' 46.03"W
L16	20.672	N72° 13' 46.03"W
L17	11.239	S88° 57' 23.29"W
L18	39.497	S33° 45' 44.90"W
L19	18.362	S73° 18' 24.34"W
L20	24.173	S73° 18' 24.34"W
L21	37.962	N75° 21' 47.89"W
L22	10.436	S60° 04' 57.44"W
L23	1.125	N81° 18' 14.30"W
L24	24.097	N81° 18' 14.30"W
L25	42.252	N73° 48' 48.18"W
L26	5.394	N87° 08' 34.23"W
L27	1.573	N87° 08' 34.23"W
L28	149.134	S00° 48' 48.17"W
L29	15.127	S77° 36' 05.37"E
L30	4.714	N77° 36' 05.37"W
L31	28.726	N45° 46' 59.57"W
L32	11.374	N39° 52' 49.06"W
L33	23.122	N23° 38' 21.20"W
L34	18.783	N50° 57' 00.64"W
L35	50.648	N39° 08' 49.08"W

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L36	29.472	S31° 49' 20.86"E
L37	22.533	S49° 01' 49.91"E
L38	17.399	S61° 14' 14.93"E
L39	15.753	S35° 20' 11.97"E
L40	15.275	S06° 38' 21.03"E
L41	13.455	S37° 03' 17.57"E
L42	34.911	S58° 12' 44.67"E
L43	18.225	S81° 43' 33.96"E
L44	11.842	S73° 20' 29.03"E
L45	8.069	N83° 18' 37.81"E
L46	5.909	N83° 18' 37.81"E
L47	28.169	N60° 01' 34.17"E
L48	28.259	N88° 44' 17.47"E
L49	35.804	S42° 55' 51.97"E
L50	15.702	S87° 20' 02.21"E
L51	12.987	N63° 26' 43.66"E
L52	2.533	N63° 26' 43.66"E
L53	15.340	N22° 55' 40.41"E
L54	17.334	S69° 54' 34.66"E
L55	29.170	S86° 52' 46.35"E
L56	33.810	N83° 09' 43.67"E
L57	29.018	N32° 10' 03.18"E
L58	13.061	S82° 25' 52.14"E
L59	26.850	S24° 53' 15.88"E
L60	34.384	S38° 55' 34.53"E
L61	30.195	S53° 39' 03.53"E
L62	15.701	S88° 39' 41.43"E
L63	49.973	N57° 24' 18.37"E
L64	8.556	N71° 37' 00.06"E
L65	26.487	N71° 37' 00.06"E
L66	37.290	N50° 49' 21.79"E
L67	28.808	N63° 10' 26.06"E
L68	9.490	N55° 28' 39.09"E
L69	15.698	N55° 28' 39.09"E
L70	10.982	N85° 03' 29.61"E

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L71	31.175	S76° 03' 37.65"E
L72	15.986	N76° 58' 36.92"E
L73	30.842	S81° 27' 11.11"E
L74	12.646	N88° 22' 16.87"E
L75	24.493	N88° 23' 46.78"E
L76	39.089	S51° 27' 29.94"E
L77	15.569	S32° 07' 23.03"E
L78	23.745	S68° 49' 02.37"E
L79	2.436	S68° 49' 02.37"E
L80	56.381	S87° 44' 08.76"W
L81	62.952	S84° 06' 14.21"W
L82	1.540	N84° 06' 12.46"E
L83	68.978	S80° 14' 21.03"W
L84	38.107	S87° 38' 38.15"E
L85	14.694	N75° 17' 29.16"E
L86	56.537	S74° 26' 39.94"W
L87	29.071	S81° 08' 24.65"E
L88	38.216	S88° 21' 08.13"E
L89	12.557	S88° 21' 08.13"E
L90	17.885	N74° 54' 18.17"E
L91	14.003	N41° 09' 12.28"E
L92	11.689	N83° 31' 11.83"E
L93	25.048	S76° 07' 43.74"E
L94	20.645	S42° 12' 44.95"E
L95	21.879	S29° 54' 34.39"E
L97	28.463	S84° 44' 15.15"E
L99	26.819	N60° 28' 18.81"E
L100	14.664	S74° 02' 09.15"E
L101	8.109	S46° 25' 40.78"E
L102	16.748	S22° 29' 22.61"E
L103	37.001	S04° 57' 54.65"E
L104	12.192	S19° 25' 29.14"E
L105	34.162	S08° 45' 18.93"E
L106	12.810	S50° 18' 42.44"E
L107	20.000	S84° 40' 04.07"E



HOLEY MOLEY SAYS
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Know what's below.
Call before you dig.

811

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.

HENKE DEVELOPMENT GROUP
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THE CLUB AT

Chatham Hills

AMERICAN STRUCTUREPOINT INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CHATHAM HILLS SECTION II

199th Street & Tomlinson Road
Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX	
DATE:	09/04/2015
PROJECT PHASE:	PRIMARY PLAT

REVISION SUMMARY		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

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

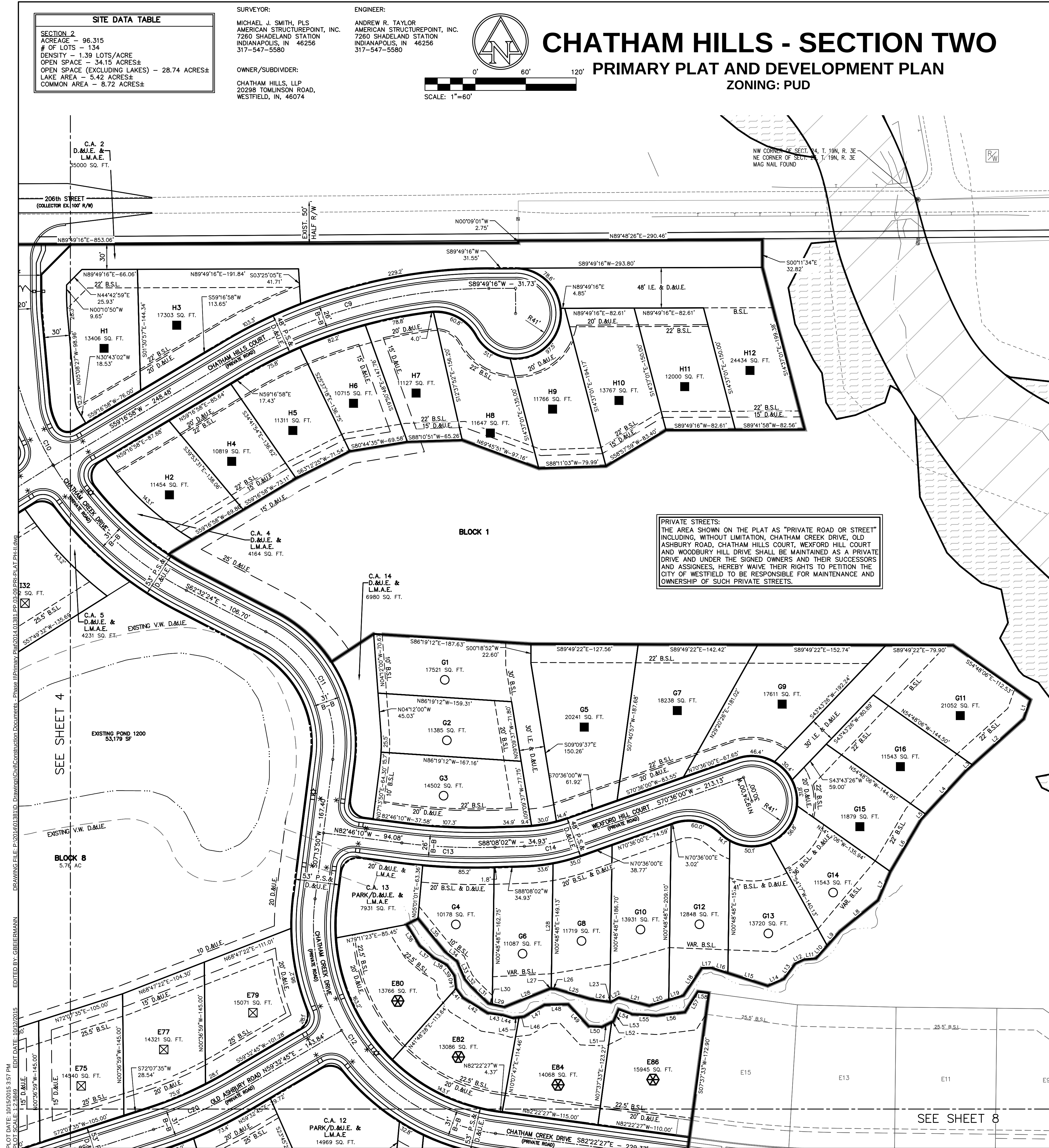
Project Number 2014.01381

PRIMARY PLAT

3

Archive Number 2014.01381

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EDIT DATE: 10/12/2015
EDIT BY: GRIERMAN
PLOT DATE: 10/15/2015 3:56 PM
PLOT SCALE: 1:24849



DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
 1-C	110'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
 1-D	105'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
 1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
 1-F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
C.A.	—	—	—	—	—	—	—	—	—	10 / acre		0

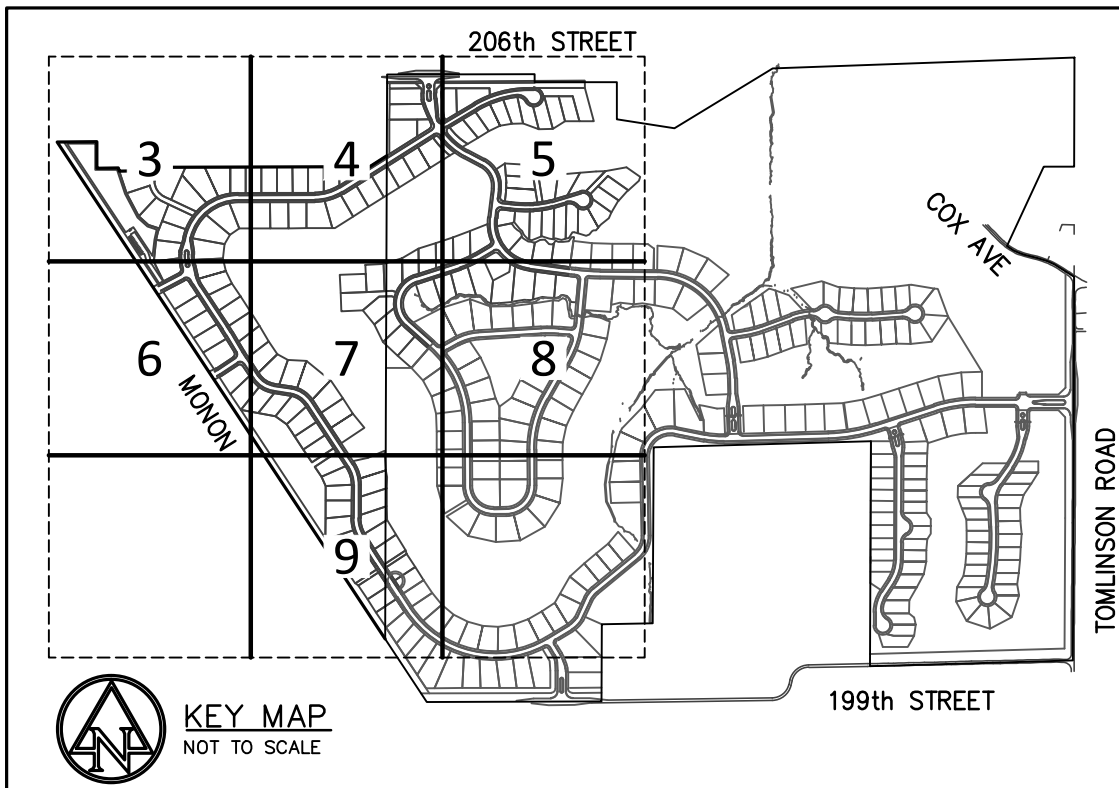
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
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C2	125.46	150.00	S57° 23' 16"E	121.84
C3	125.46	150.00	S57° 23' 17"E	121.83
C4	40.12	1000.00	S32° 16' 40"E	40.12
C5	40.11	1000.00	S32° 16' 39"E	40.11
C6	176.03	300.00	S16° 37' 00"E	173.52
C7	458.33	293.00	S45° 00' 24"W	413.01
C8	161.92	290.00	S73° 49' 26"W	159.83
C9	319.80	600.00	S74° 33' 07"W	316.03
C10	435.35	400.00	S31° 21' 37"E	414.18
C11	182.66	150.00	S27° 39' 17"E	171.58
C12	390.97	250.00	S37° 34' 18"E	352.33
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	61.20	200.00	S79° 22' 01"W	60.97
C15	65.69	2000.00	S32° 29' 09"E	65.69
C16	111.44	200.00	S15° 34' 56"E	110.00
C18	17.69	150.00	N59° 57' 06"E	17.68
C19	315.46	150.00	N11° 52' 40"E	260.46
C20	109.79	500.00	N65° 50' 10"E	109.57

LEGEND:		ACCESS EASEMENT
A.E.		
I.E. & D.&U.E.		INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.		DRAINAGE & UTILITY EASEMENT
B.S.L.		BUILDING SETBACK LINE
V.W.		VARIABLE WIDTH
C.A.		COMMON AREA
L.M.A.E.		LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.		TREE PRESERVATION EASEMENT
---		EXISTING STREAM
---		POND NORMAL POOL
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o		100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
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L10	20.096	S41° 37' 44.42"W
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L87	29.071	S81° 08' 24.65"E
L88	38.216	S88° 21' 08.13"E
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L90	17.885	N74° 54' 18.17"E
L91	14.003	N41° 09' 12.28"E
L92	11.689	N83° 31' 11.83"E
L93	25.048	S76° 07' 43.74"E
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L104	12.192	S19° 25' 29.14"E
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L106	12.810	S50° 18' 42.44"E
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AMERICAN STRUCTUREPOINT INC.

CHATHAM HILLS SECTION II
199th Street & Tomlinson Road
Westfield, Indiana

ANDREW R. TAYLOR
REGISTERED
No. 11400406
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX

DATE:
09/04/2015

PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

Project Number 2014.01381

PRIMARY PLAT

5

Archive Number 2014.01381

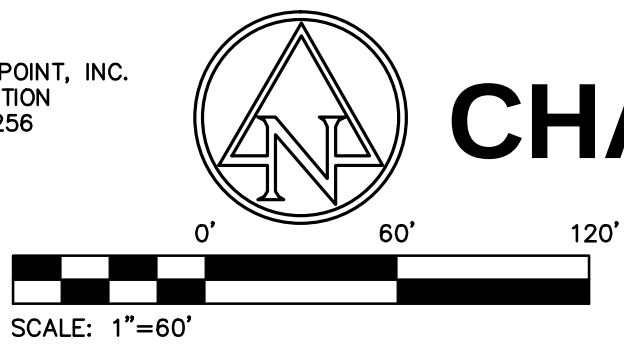
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PLOT DATE: 10/15/2015 3:58 PM
PLOT SCALE: 1:2,884.9
EDITED BY: GRIERMAN

SITE DATA TABLE	
SECTION 2	
ACREAGE - 96.315	
# OF LOTS - 134	
DENSITY - 1.39 LOTS/ACRE	
OPEN SPACE (EXCLUDING LAKES) - 28.74 ACRES±	
LAKE AREA - 5.42 ACRES±	
COMMON AREA - 8.72 ACRES±	

SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
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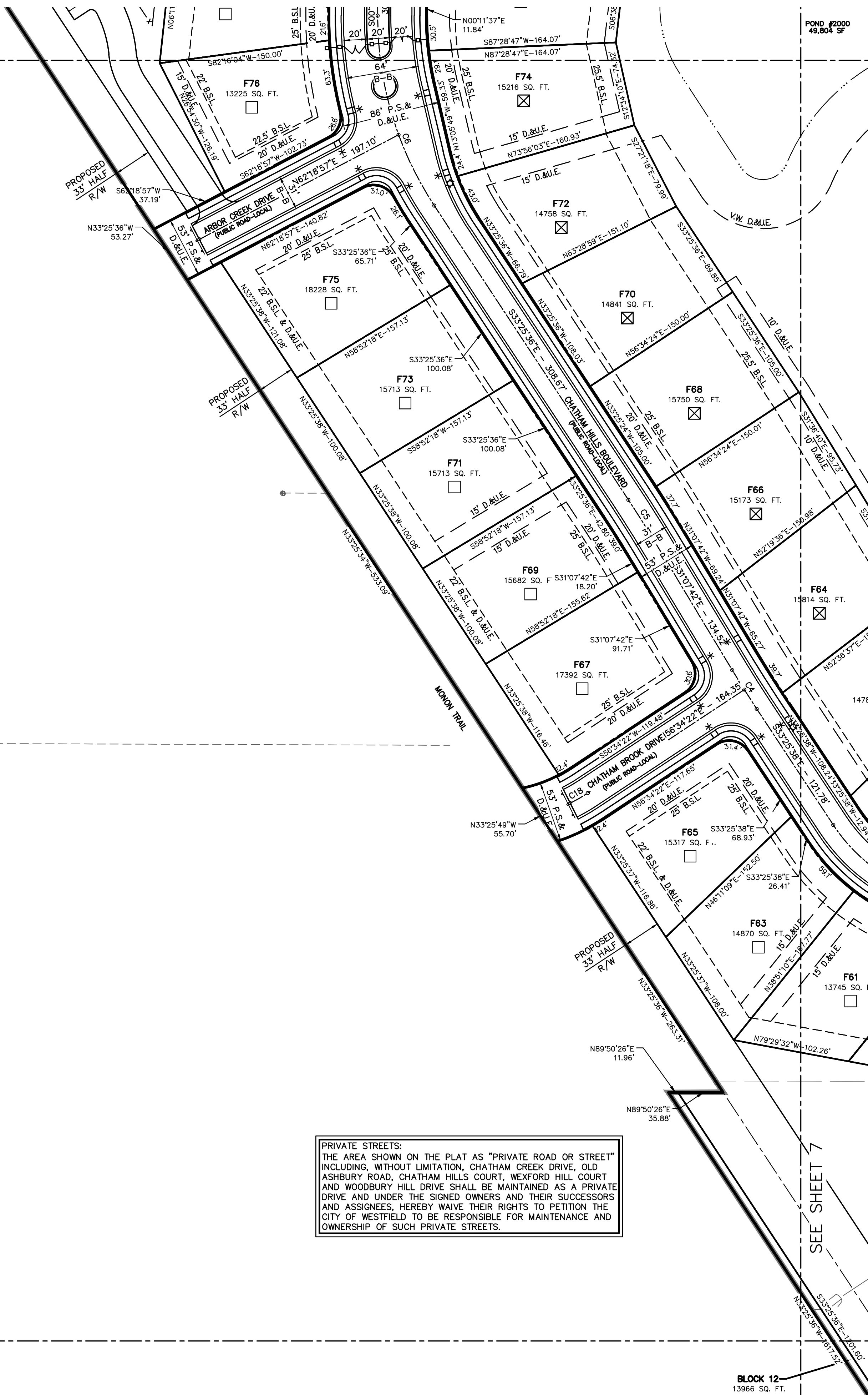


CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SEE SHEET 3



PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE ROAD OR STREET"
INCLUDING, WITHOUT LIMITATION, CHATHAM CREEK DRIVE, OLD
ASHBURY ROAD, CHATHAM HILLS COURT, WEXFORD HILL COURT
AND WOODBURY HILL DRIVE SHALL BE MAINTAINED AS A PRIVATE
DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS
AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE
CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND
OWNERSHIP OF SUCH PRIVATE STREETS.

BLOCK 12
13968 SQ. FT.

SEE SHEET 7

DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks			Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings			
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1-D	105'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre	-	0

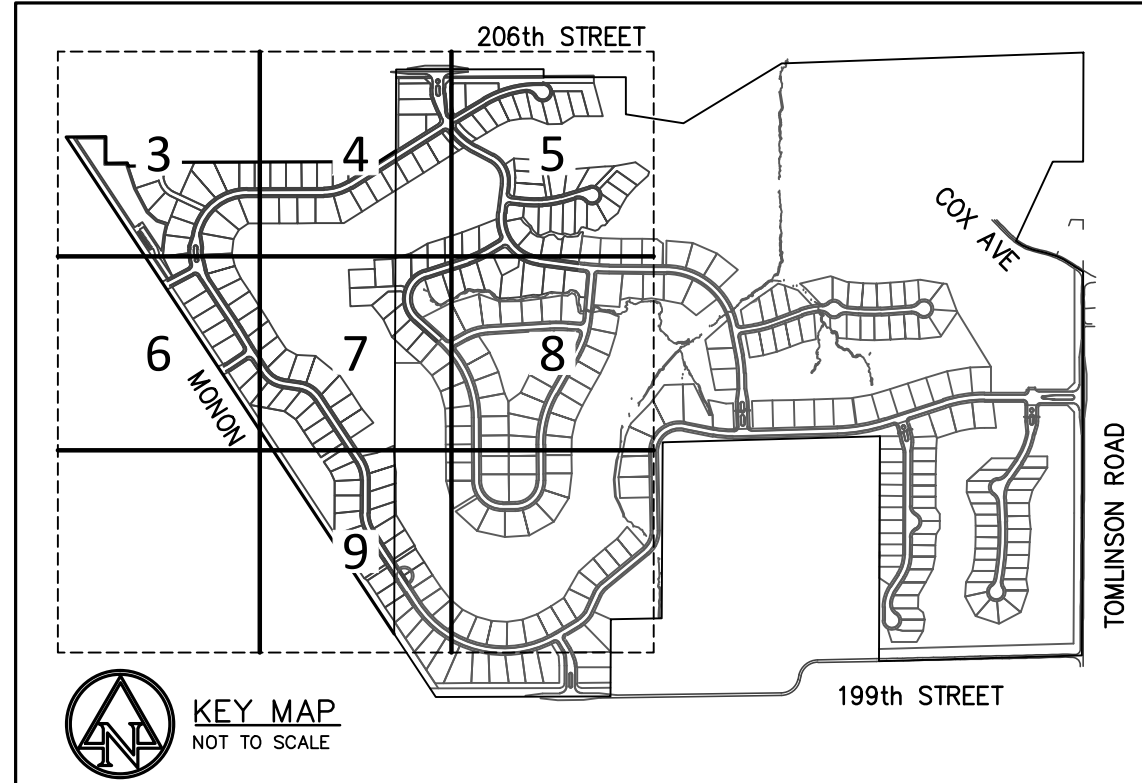
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I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
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L14	20.975	S66° 39' 08.48"W
L15	49.799	N72° 13' 46.03"W
L16	20.672	N72° 13' 46.03"W
L17	11.239	S88° 57' 23.29"W
L18	39.497	S33° 45' 44.90"W
L19	18.362	S73° 18' 24.34"W
L20	24.173	S73° 18' 24.34"W
L21	37.962	N75° 21' 47.89"W
L22	10.436	S60° 04' 57.44"W
L23	1.125	N81° 18' 14.30"W
L24	24.097	N81° 18' 14.30"W
L25	42.252	N73° 48' 48.18"W
L26	5.394	N87° 08' 34.23"W
L27	1.573	N87° 08' 34.23"W
L28	149.134	S00° 48' 48.17"W
L29	15.127	S77° 36' 05.37"E
L30	4.714	N77° 36' 05.37"E
L31	28.726	N45° 46' 59.57"W
L32	11.374	N39° 52' 49.06"W
L33	23.122	N23° 38' 21.20"W
L34	18.783	N50° 57' 00.64"W
L35	50.648	N39° 08' 49.08"W

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L36	29.472	S31° 49' 20.86"E
L37	22.533	S49° 01' 49.91"E
L38	17.399	S61° 14' 14.93"E
L39	15.753	S35° 20' 11.97"E
L40	15.275	S06° 38' 21.03"E
L41	13.455	S37° 03' 17.57"E
L42	34.911	S58° 12' 44.67"E
L43	18.225	S81° 43' 33.96"E
L44	11.842	S73° 20' 29.03"E
L45	8.069	N83° 18' 37.81"E
L46	5.909	N83° 18' 37.81"E
L47	28.169	N60° 01' 34.17"E
L48	28.259	N88° 44' 17.47"E
L49	35.804	S42° 55' 51.97"E
L50	15.702	S87° 20' 02.21"E
L51	12.987	N63° 26' 43.66"E
L52	2.533	N63° 26' 43.66"E
L53	15.340	N22° 55' 40.41"E
L54	17.334	S69° 54' 34.66"E
L55	29.170	S86° 52' 46.35"E
L56	33.810	N83° 09' 43.67"E
L57	29.018	N32° 10' 03.18"E
L58	13.061	S82° 25' 52.14"E
L59	26.850	S24° 53' 15.88"E
L60	34.384	S38° 55' 34.53"E
L61	30.195	S53° 39' 03.53"E
L62	15.701	S88° 39' 41.43"E
L63	49.973	N57° 24' 18.37"E
L64	8.556	N71° 37' 00.06"E
L65	26.487	N71° 37' 00.06"E
L66	37.290	N50° 49' 21.79"E
L67	28.808	N63° 10' 26.06"E
L68	9.490	N58° 28' 39.09"E
L69	15.698	N55° 28' 39.09"E
L70	10.982	N85° 03' 29.61"E

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L71	31.175	S76° 03' 37.65"E
L72	15.986	N76° 58' 36.92"E
L73	30.842	S81° 27' 11.11"E
L74	12.646	N88° 22' 16.87"E
L75	24.493	N88° 23' 46.78"E
L76	39.089	S51° 27' 29.94"E
L77	15.569	S32° 07' 23.03"E
L78	23.745	S68° 49' 02.37"E
L79	2.436	S68° 49' 02.37"E
L80	56.381	S87° 44' 08.76"W
L81	62.952	S84° 06' 14.21"W
L82	1.540	N84° 06' 12.46"E
L83	68.978	S80° 14' 21.03"W
L84	38.107	S87° 38' 38.15"E
L85	14.694	N75° 17' 29.16"E
L86	56.537	S74° 26' 39.94"W
L87	29.071	S81° 08' 24.65"E
L88	38.216	S88° 21' 08.13"E
L89	12.557	S88° 21' 08.13"E
L90	17.885	N74° 54' 18.17"E
L91	14.003	N41° 09' 12.28"E
L92	11.689	N83° 31' 11.83"E
L93	25.048	S76° 07' 43.74"E
L94	20.645	S42° 12' 44.95"E
L95	21.879	S29° 54' 34.39"E
L97	28.463	S84° 44' 15.15"E
L99	26.819	N60° 28' 18.81"E
L100	14.664	S74° 02' 09.15"E
L101	8.109	S46° 25' 40.78"E
L102	16.748	S22° 29' 22.61"E
L103	37.001	S04° 57' 54.65"E
L104	12.192	S19° 25' 29.14"E
L105	34.162	S08° 45' 18.93"E
L106	12.810	S50° 18' 42.44"E
L107	20.000	S84° 40' 04.07"E



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PER INDIANA STATE LAW ICB-1-26.
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
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HENKE DEVELOPMENT GROUP
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THE CLUB AT
Chatham Hills

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CHATHAM HILLS SECTION II

199th Street & Tomlinson Road
Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX	
DATE:	09/04/2015
PROJECT PHASE:	PRIMARY PLAT

REVISION SUMMARY		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

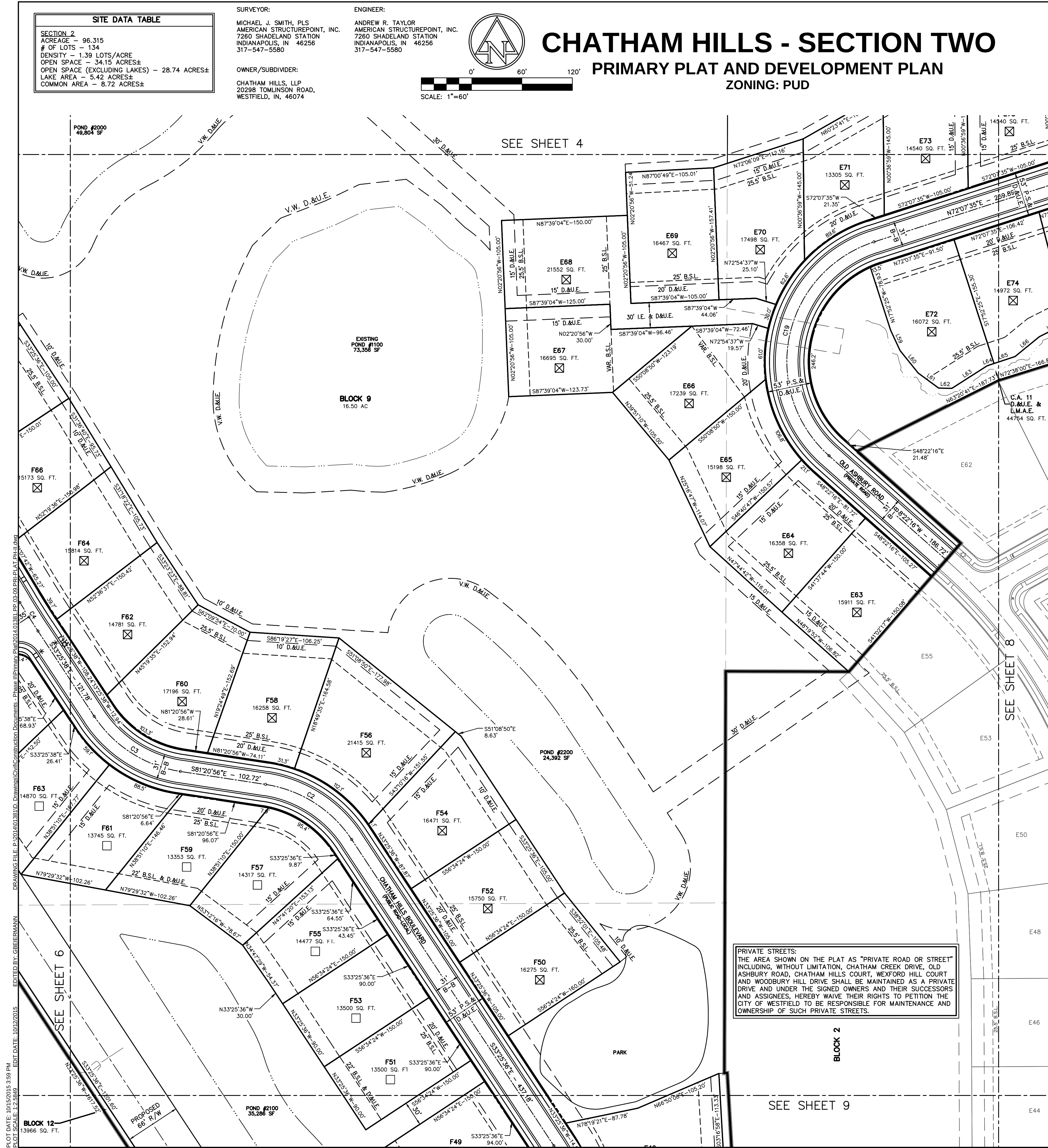
I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law.

Project Number 2014.01381

PRIMARY PLAT

6

Archive Number 2014.01381

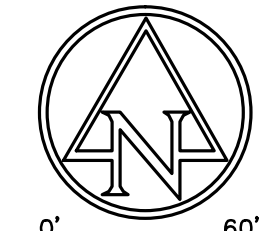


SITE DATA TABLE	
SECTION 2	
ACREAGE - 96.315	
# OF LOTS - 134	
DENSITY - 1.39 LOTS/ACRE	
OPEN SPACE - 34.15 ACRES±	
OPEN SPACE (EXCLUDING LAKES) - 28.74 ACRES±	
LAKE AREA - 5.42 ACRES±	
COMMON AREA - 8.72 ACRES±	

SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580



CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
1-C	110'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre		

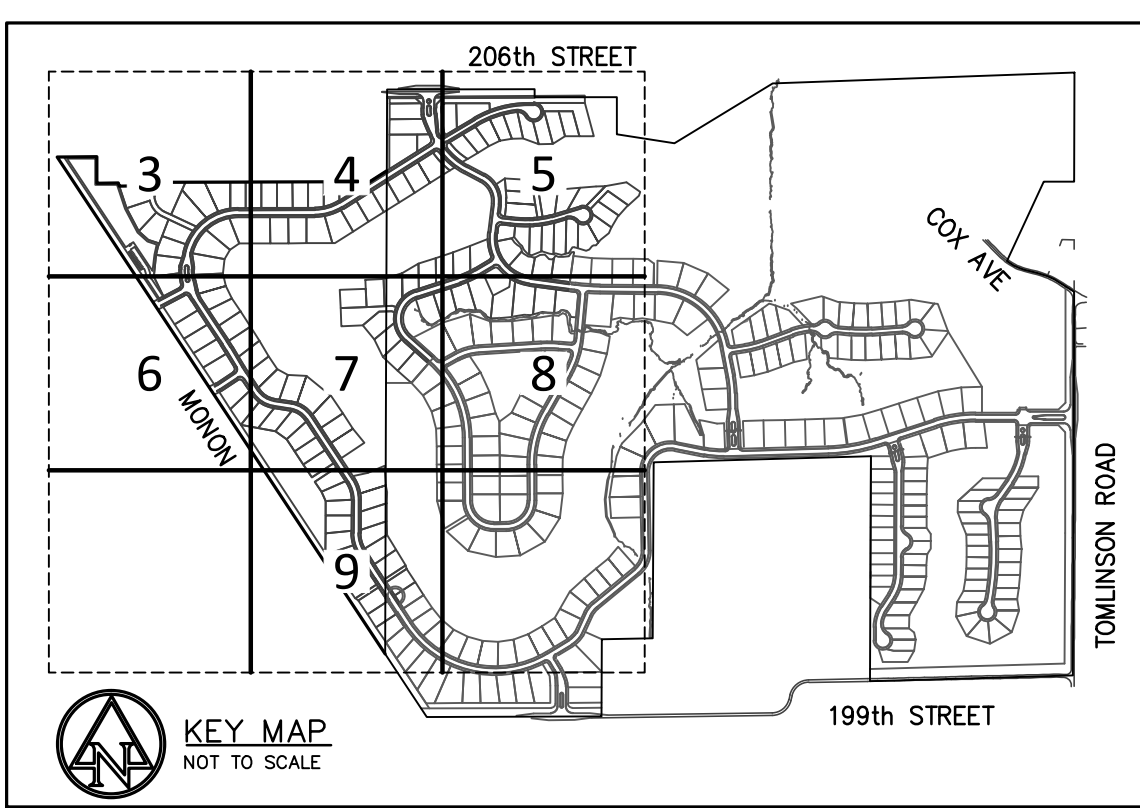
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	118.01	200.00	S16° 31' 23"E	116.30
C2	125.46	150.00	S57° 23' 16"E	121.84
C3	125.46	150.00	S57° 23' 17"E	121.83
C4	40.12	1000.00	S32° 16' 40"E	40.12
C5	40.11	1000.00	S32° 16' 39"E	40.11
C6	176.03	300.00	S16° 37' 00"E	173.52
C7	458.33	293.00	S45° 00' 24"W	413.01
C8	161.92	290.00	S73° 49' 26"W	159.83
C9	319.80	600.00	S74° 33' 07"W	316.03
C10	435.35	400.00	S31° 21' 37"E	414.18
C11	182.66	150.00	S27° 39' 17"E	171.58
C12	390.97	250.00	S37° 34' 18"E	352.33
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	61.20	200.00	S79° 22' 01"W	60.97
C15	65.69	2000.00	S32° 29' 09"E	65.69
C16	111.44	200.00	S15° 34' 56"E	110.00
C18	17.69	150.00	N59° 57' 06"E	17.68
C19	315.46	150.00	N11° 52' 40"E	260.46
C20	109.79	500.00	N65° 50' 10"E	109.57

- LEGEND:**
- A.E. ACCESS EASEMENT
 - I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.W. VARIABLE WIDTH
 - C.A. COMMON AREA
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - T.P.E. TREE PRESERVATION EASEMENT
 - EXISTING STREAM
 - POND NORMAL POOL
 - SECTION II BOUNDARY
 - LEGAL DRAIN EASEMENT
 - * ADA RAMP
 - o STREET LIGHT
 - SECTION CORNER / MONUMENT
 - 100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
 - 100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L1	24.116	S19° 25' 39.21"W
L2	82.063	S48° 04' 23.90"W
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L5	8.204	S42° 42' 56.00"W
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L8	58.246	S50° 46' 43.20"W
L9	23.080	S41° 37' 44.42"W
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L11	14.596	S50° 46' 43.20"W
L12	11.170	S65° 04' 02.72"W
L13	22.718	S36° 39' 38.60"W
L14	20.975	S66° 39' 08.48"W
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L49	35.804	S42° 55' 51.97"E
L50	15.702	S87° 20' 02.21"E
L51	12.987	N63° 26' 43.66"E
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L54	17.334	S69° 54' 34.66"E
L55	29.170	S86° 52' 46.35"E
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L84	38.107	S87° 38' 38.15"E
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L88	38.216	S88° 21' 08.13"E
L89	12.557	S88° 21' 08.13"E
L90	17.885	N74° 54' 18.17"E
L91	14.003	N41° 09' 12.28"E
L92	11.689	N83° 31' 11.83"E
L93	25.048	S76° 07' 43.74"E
L94	20.645	S42° 12' 44.95"E
L95	21.879	S29° 54' 34.39"E
L96	28.463	S84° 44' 15.15"E
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CHATHAM HILLS SECTION II

199th Street & Tomlinson Road
Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX	
DATE:	09/04/2015
PROJECT PHASE:	PRIMARY PLAT

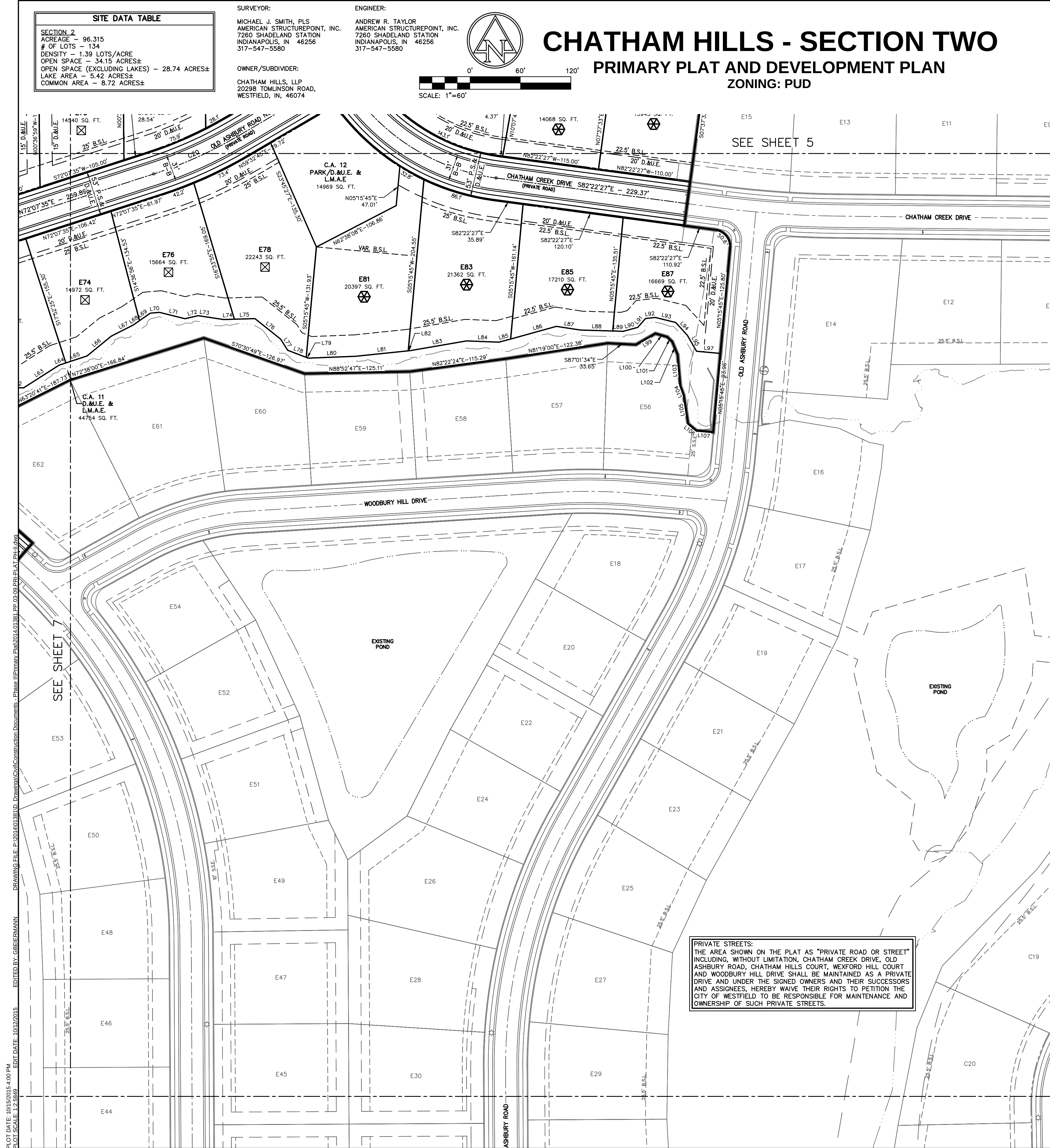
REVISION SUMMARY		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

Project Number 2014.01381

PRIMARY PLAT

7

Archive Number 2014.01381



DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
1-C	110'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre	-	0

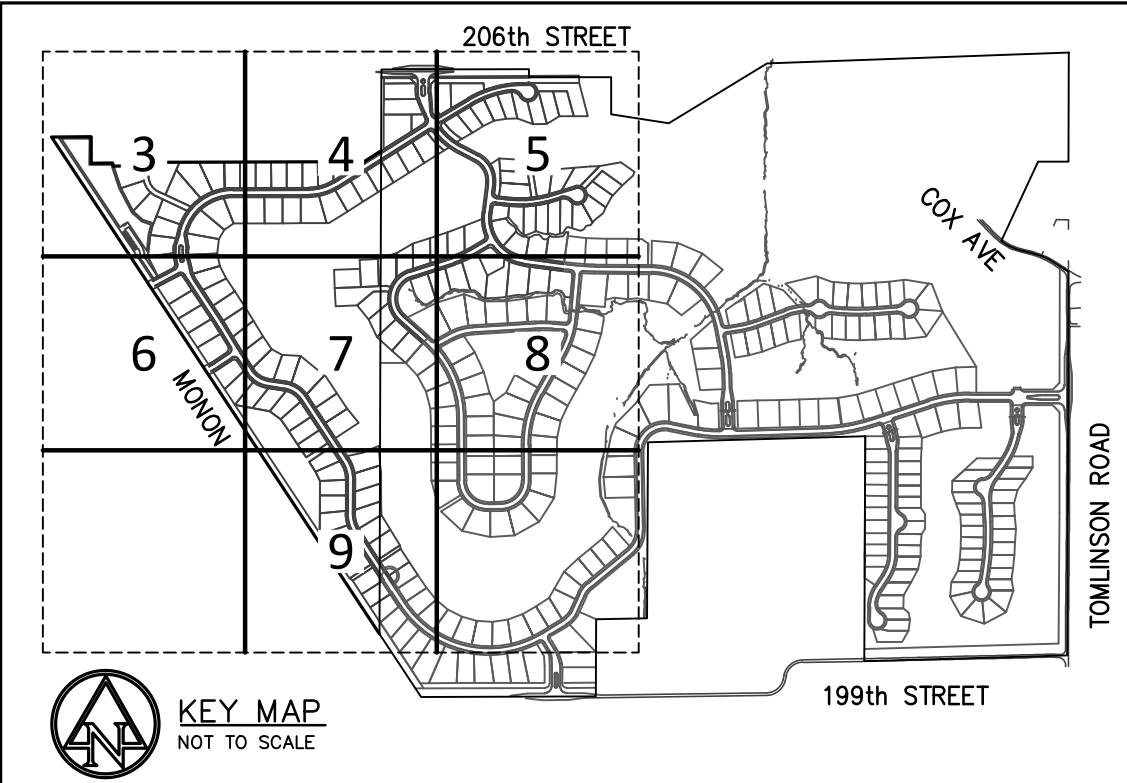
CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	118.01	200.00	S16° 31' 23"E	116.30
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LEGEND:	
A.E.	ACCESS EASEMENT
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D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
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L38	17.399	S61° 14' 14.93"E
L39	15.753	S35° 20' 11.97"E
L40	15.275	S06° 38' 21.03"E
L41	13.455	S37° 03' 17.57"E
L42	34.911	S58° 12' 44.67"E
L43	18.225	S81° 43' 33.96"E
L44	11.842	S73° 20' 29.03"E
L45	8.069	N83° 18' 37.81"E
L46	5.909	N83° 18' 37.81"E
L47	28.169	N60° 01' 34.17"E
L48	28.259	N88° 44' 17.47"E
L49	35.804	S42° 55' 51.97"E
L50	15.702	S87° 20' 02.21"E
L51	12.987	N63° 26' 43.66"E
L52	2.533	N63° 26' 43.66"E
L53	15.340	N22° 55' 40.41"E
L54	17.334	S69° 54' 34.66"E
L55	29.170	S86° 52' 46.35"E
L56	33.810	N83° 09' 43.67"E
L57	29.018	N32° 10' 03.18"E
L58	13.061	S82° 25' 52.14"E
L59	26.850	S24° 53' 15.88"E
L60	34.384	S38° 55' 34.53"E
L61	30.195	S53° 39' 03.53"E
L62	15.701	S88° 39' 41.43"E
L63	49.973	N57° 24' 18.37"E
L64	8.556	N71° 37' 00.06"E
L65	26.487	N71° 37' 00.06"E
L66	37.290	N50° 49' 21.79"E
L67	28.808	N63° 10' 26.06"E
L68	9.490	N55° 28' 39.09"E
L69	15.698	N55° 28' 39.09"E
L70	10.982	N85° 03' 29.61"E

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L71	31.175	S76° 03' 37.65"E
L72	15.986	N76° 58' 36.92"E
L73	30.842	S81° 27' 11.11"E
L74	12.646	N88° 22' 16.87"E
L75	24.493	N88° 23' 46.78"E
L76	39.089	S51° 27' 29.94"E
L77	15.569	S32° 07' 23.03"E
L78	23.745	S68° 49' 02.37"E
L79	2.436	S68° 49' 02.37"E
L80	56.381	S87° 44' 08.76"W
L81	62.952	S84° 06' 14.21"W
L82	1.540	N84° 06' 12.46"E
L83	68.978	S80° 14' 21.03"W
L84	38.107	S87° 38' 38.15"E
L85	14.694	N75° 17' 29.16"E
L86	56.537	S74° 26' 39.94"W
L87	29.071	S81° 08' 24.65"E
L88	38.216	S88° 21' 08.13"E
L89	12.557	S88° 21' 08.13"E
L90	17.885	N74° 54' 18.17"E
L91	14.003	N41° 09' 12.28"E
L92	11.689	N83° 31' 11.83"E
L93	25.048	S76° 07' 43.74"E
L94	20.645	S42° 12' 44.95"E
L95	21.879	S29° 54' 34.39"E
L97	28.643	S84° 44' 15.15"E
L99	26.819	N60° 28' 18.81"E
L100	14.664	S74° 02' 09.15"E
L101	8.109	S46° 25' 40.78"E
L102	16.748	S22° 29' 22.61"E
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L104	12.192	S19° 25' 29.14"E
L105	34.162	S08° 45' 18.93"E
L106	12.810	S50° 18' 42.44"E
L107	20.000	S84° 40' 04.07"E



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HENKE DEVELOPMENT GROUP
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Chatham Hills

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CHATHAM HILLS
SECTION II
199th Street &
Tomlinson Road
Westfield, Indiana

REGISTERED PROFESSIONAL ENGINEER
No. 11400406
STATE OF INDIANA
CERTIFIED BY

ISSUANCE INDEX

DATE:
09/04/2015
PROJECT PHASE:
PRIMARY PLAT

REVISION SUMMARY

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

Project Number 2014.01381

PRIMARY PLAT

8

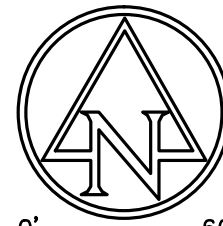
Archive Number 2014.01381

SITE DATA TABLE	
SECTION 2	
ACREAGE - 96.315	
# OF LOTS - 134	
DENSITY - 1.39 LOTS/ACRE	
OPEN SPACE (EXCLUDING LAKES) - 28.74 ACRES±	
LAKE AREA - 5.42 ACRES±	
COMMON AREA - 8.72 ACRES±	

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OWNER/SUBDIVIDER:
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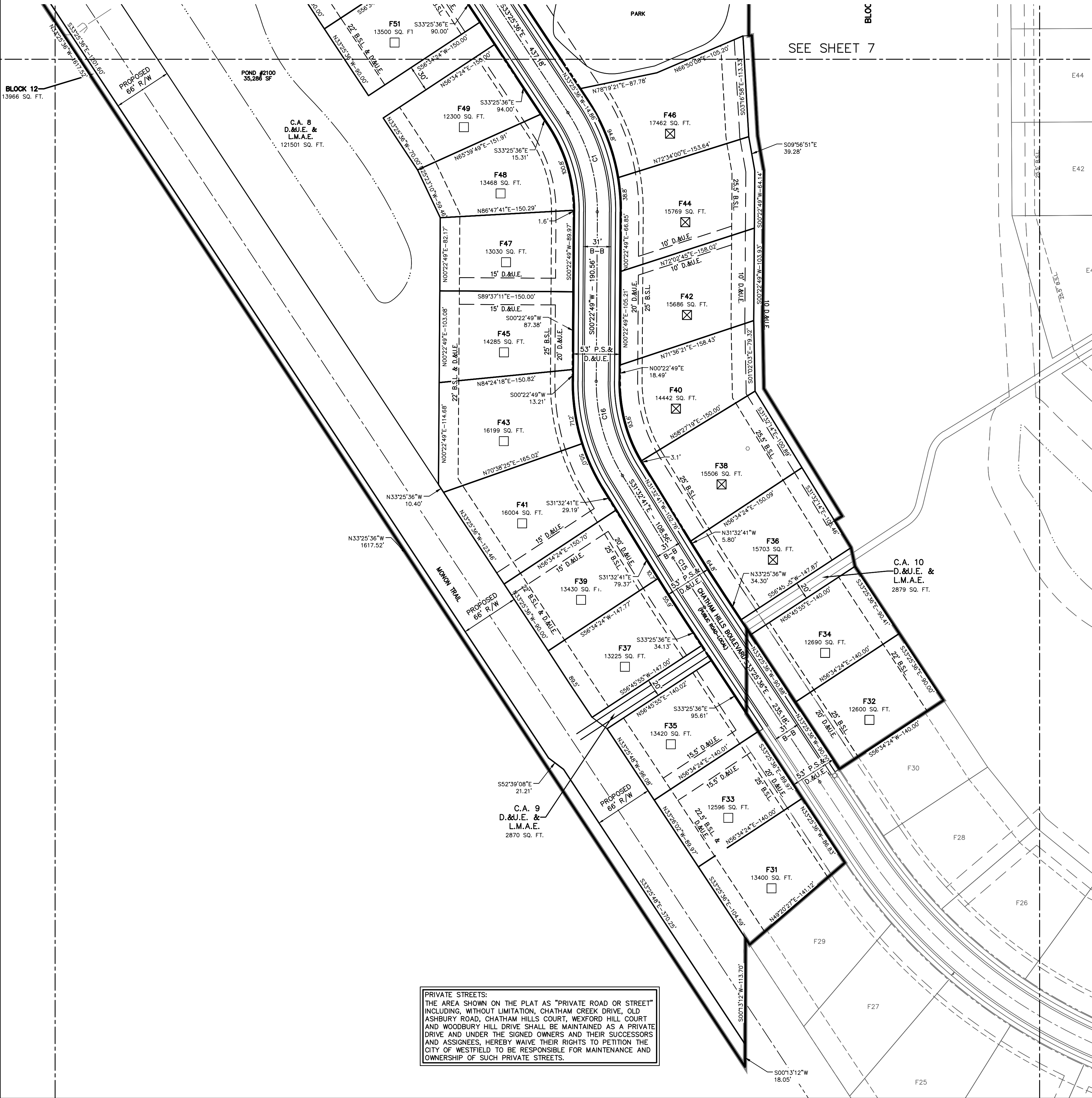
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SCALE: 1"=60'

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SEE SHEET 7



PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE ROAD OR STREET"
INCLUDING, WITHOUT LIMITATION, CHATHAM CREEK DRIVE, OLD
ASHBURY ROAD, CHATHAM HILLS COURT, WEXFORD HILL COURT
AND WOODBURY HILL DRIVE SHALL BE MAINTAINED AS A PRIVATE
DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS
AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE
CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND
OWNERSHIP OF SUCH PRIVATE STREETS.

DEVELOPMENT STANDARDS MATRIX												
District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
1-C	110'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
C.A.	-	-	-	-	-	-	-	-	-	10 / acre	-	0

LEGEND:

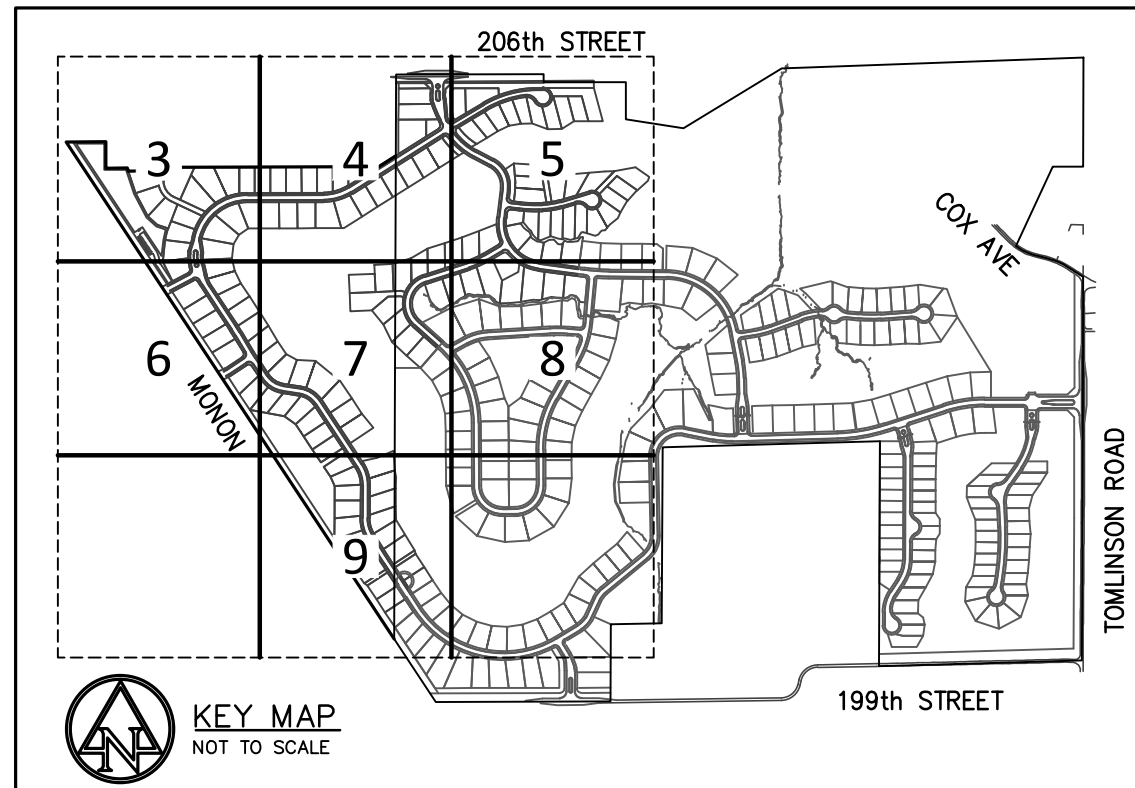
A.E. ACCESS EASEMENT
I.E. & D.&U.E. INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E. DRAINAGE & UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE
V.W. VARIABLE WIDTH
C.A. COMMON AREA
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
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--- SECTION II BOUNDARY
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* ADA RAMP
o STREET LIGHT
* * * SECTION CORNER / MONUMENT
100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	118.01	200.00	S16° 31' 23"E	116.30
C2	125.46	150.00	S57° 23' 16"E	121.84
C3	125.46	150.00	S57° 23' 17"E	121.83
C4	40.12	1000.00	S32° 16' 40"E	40.12
C5	40.11	1000.00	S32° 16' 39"E	40.11
C6	176.03	300.00	S16° 37' 00"E	173.52
C7	458.33	293.00	S45° 00' 24"W	413.01
C8	161.92	290.00	S73° 49' 26"W	159.83
C9	319.80	600.00	S74° 33' 07"W	316.03
C10	435.35	400.00	S31° 21' 37"E	414.18
C11	182.66	150.00	S27° 39' 17"E	171.58
C12	390.97	250.00	S37° 34' 18"E	352.33
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	61.20	200.00	S79° 22' 01"W	60.97
C15	65.69	2000.00	S32° 29' 09"E	65.69
C16	111.44	200.00	S15° 34' 56"E	110.00
C18	17.69	150.00	N59° 57' 06"E	17.68
C19	315.46	150.00	N11° 52' 40"E	260.46
C20	109.79	500.00	N65° 50' 10"E	109.57

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L1	24.116	S19° 25' 39.21"W
L2	82.063	S48° 04' 23.90"W
L3	10.489	S48° 04' 23.90"W
L4	70.379	S42° 42' 56.00"W
L5	8.204	S42° 42' 56.00"W
L6	72.114	S30° 27' 22.59"W
L7	37.174	S23° 18' 14.94"W
L8	58.246	S50° 46' 43.20"W
L9	23.080	S41° 37' 44.42"W
L10	20.096	S41° 37' 44.42"W
L11	14.596	S84° 16' 41.29"W
L12	11.170	S65° 04' 02.72"W
L13	22.718	S36° 39' 38.60"W
L14	20.975	S66° 39' 08.68"W
L15	49.799	N72° 13' 46.03"W
L16	20.672	N72° 13' 46.03"W
L17	11.239	S88° 57' 23.29"W
L18	39.497	S33° 45' 44.90"W
L19	18.362	S73° 18' 24.34"W
L20	24.173	S73° 18' 24.34"W
L21	37.962	N75° 21' 47.89"W
L22	10.436	S60° 04' 57.44"W
L23	1.125	N81° 18' 14.30"W
L24	24.097	N81° 18' 14.30"W
L25	42.252	N73° 48' 48.18"W
L26	5.394	N87° 08' 34.23"W
L27	1.573	N87° 08' 34.23"W
L28	149.134	S00° 48' 48.17"W
L29	15.127	S77° 36' 05.37"E
L30	4.714	N77° 36' 05.37"W
L31	28.726	N45° 46' 59.57"W
L32	11.374	N39° 52' 49.06"W
L33	23.122	N23° 38' 21.20"W
L34	18.783	N50° 57' 00.64"W
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CHATHAM HILLS
SECTION II
199th Street &
Tomlinson Road
Westfield, Indiana



CERTIFIED BY

ISSUANCE INDEX

DATE:	
09/04/2015	
PROJECT PHASE:	
PRIMARY PLAT	

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

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

Project Number 2014.01381

PRIMARY PLAT

SITE DATA TABLE
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ACREAGE - 96.315
OF LOTS - 134
DENSITY - 1.39 LOTS/ACRE
OPEN SPACE - 34.15 ACRES±
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7260 SHADELAND STATION
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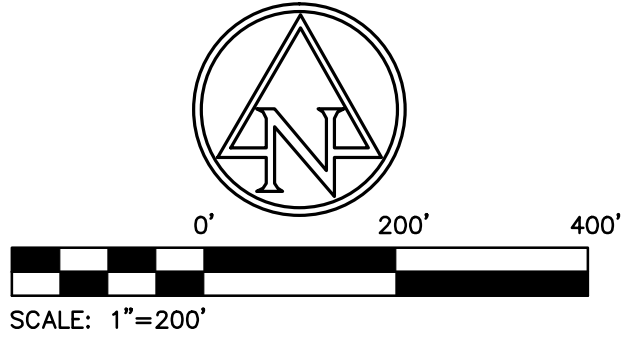
OWNER/SUBDIVIDER:
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20298 TOMLINSON ROAD, WESTFIELD,
IN, 46074

ENGINEER:
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CHATHAM HILLS - SECTION TWO

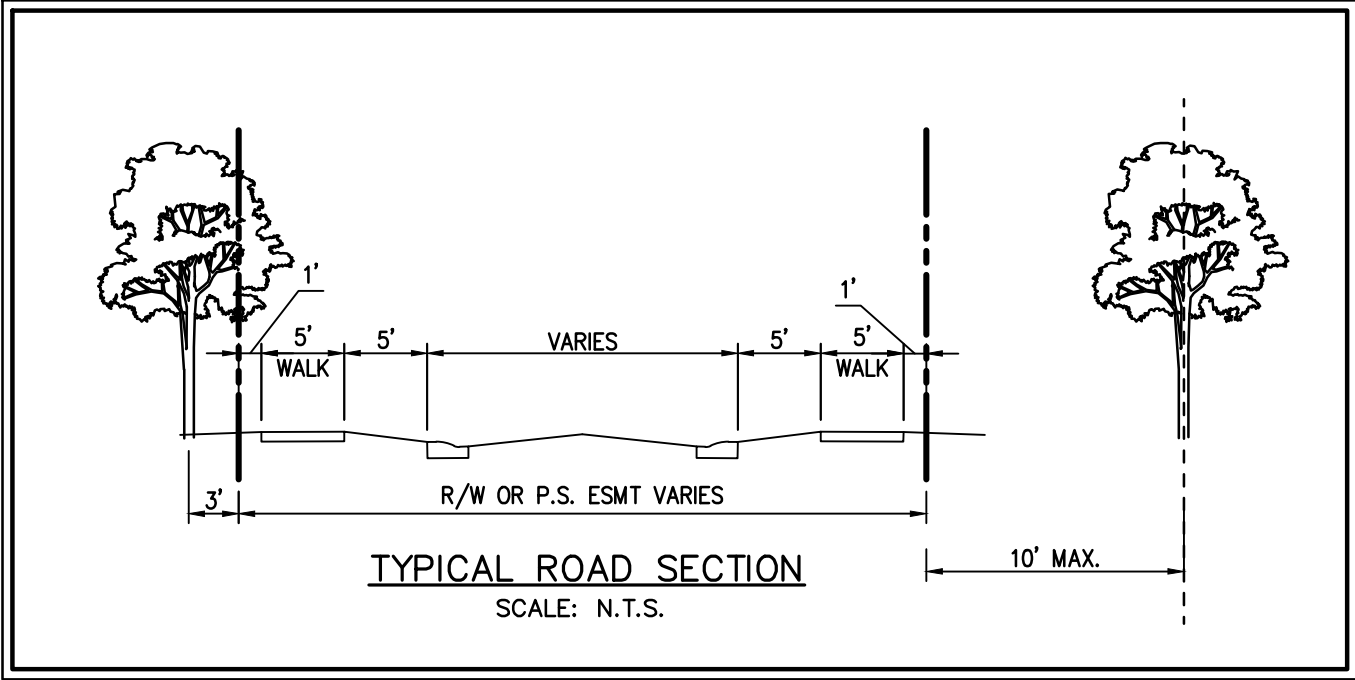
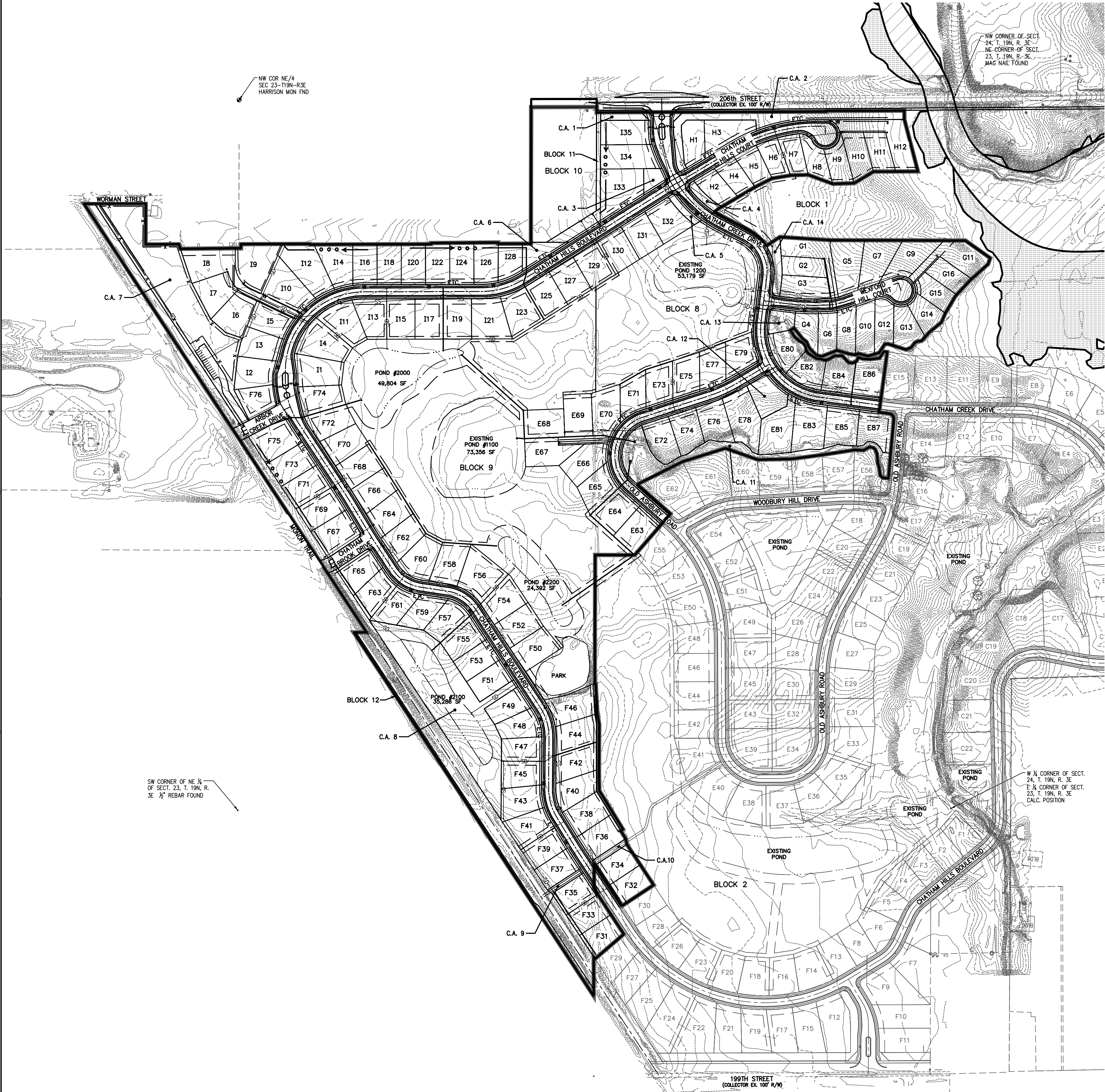
PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



LEGEND:

- C.A. COMMON AREA
- EXISTING STREAM
- POND NORMAL POOL
- SECTION II BOUNDARY
- LEGAL DRAIN EASEMENT
- SECTION CORNER / MONUMENT
- 100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
- 100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
- ETC PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
- W PROPOSED WATER
- SS PROPOSED SANITARY SEWER
- SD PROPOSED STORM SEWER
- G PROPOSED GAS



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THE AREA SHOWN ON THE PLAT AS "PRIVATE ROAD OR STREET" INCLUDING, WITHOUT LIMITATION, CHATHAM CREEK DRIVE, OLD ASHBURY ROAD, CHATHAM HILLS COURT, WEXFORD HILL COURT AND WOODBURY HILL DRIVE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

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Project Number 2014.01381

OVERALL
DEVELOPMENT
PLAN

10

Archive Number 2014.01381

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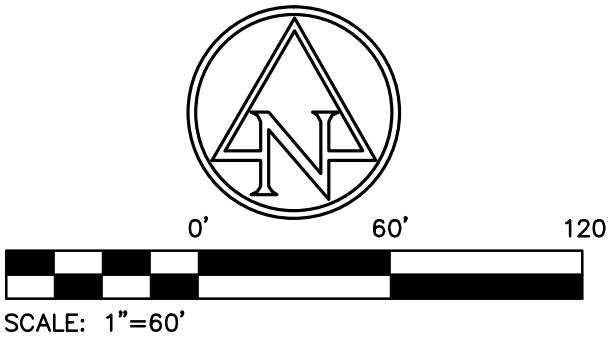
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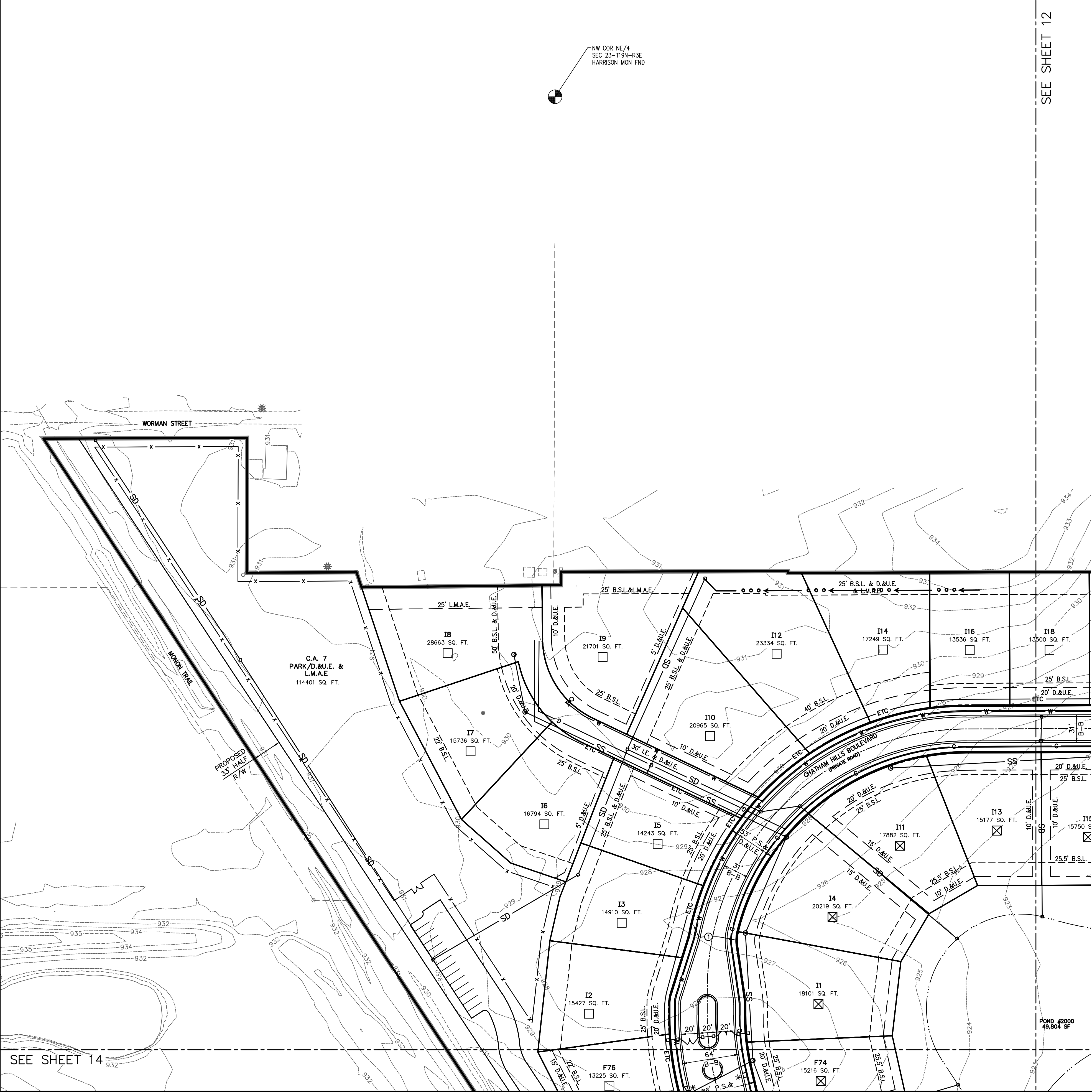
PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

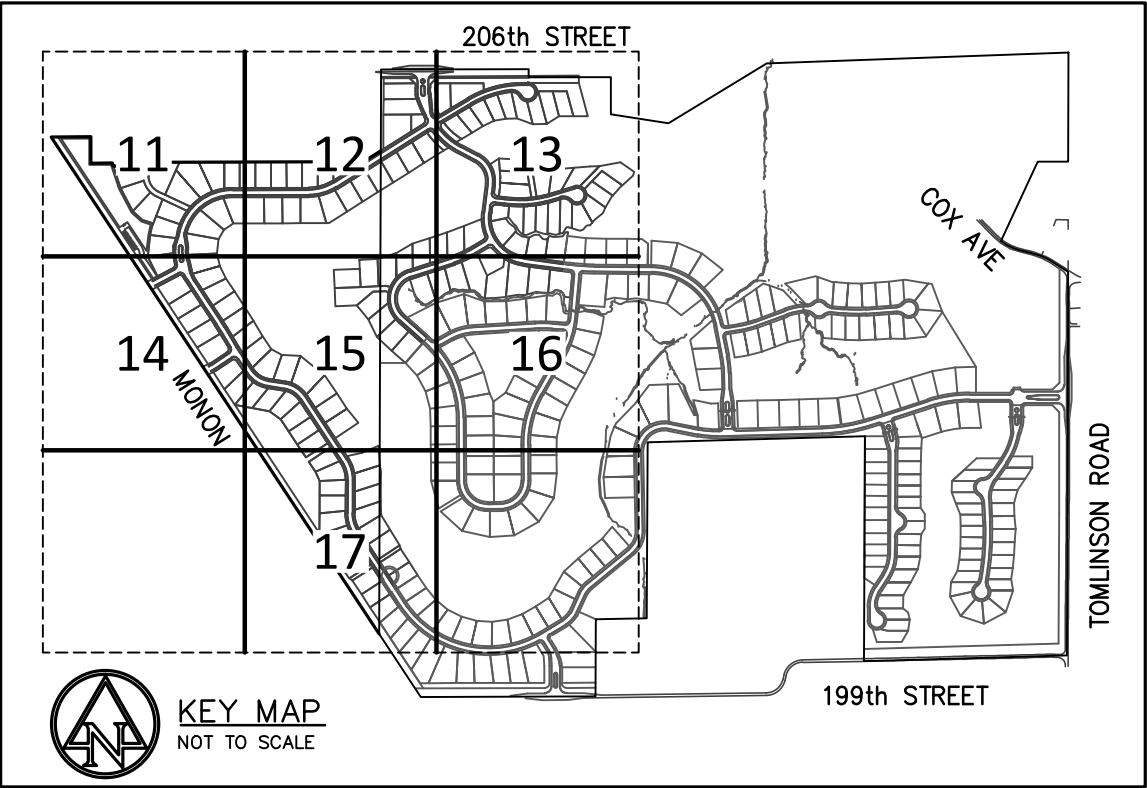


LEGEND:	
A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L	BUILDING SETBACK LINE
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+	PROPOSED VALVE
T	PROPOSED TEE
①	PROPOSED CONCRETE SIDEWALK
②	PROPOSED ASPHALT PATH
o o o	PROPOSED FLOW LINE

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PLOT DATE: 10/15/2015 4:03 PM
PLOT SCALE: 1"=60'



PRIVATE STREETS:
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ISSUANCE INDEX		
DATE:	09/04/2015	
PROJECT PHASE:	PRIMARY PLAT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

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Project Number 2014.01381

DEVELOPMENT PLAN

11

Archive Number 2014.01381

DRAWING FILE: P:\2014\01381\Drawings\Chatham Hills\Construction Documents - Phase I\Primary Plat\2014.01381.PP.11.17.DP.Plot.dwg
PLOT DATE: 10/15/2015 4:04 PM
PLOT SCALE: 1"=60'

SITE DATA TABLE	
SECTION 2	
ACREAGE - 96.315	
# OF LOTS - 134	
DENSITY - 1.39 LOTS/ACRE	
OPEN SPACE - 34.15 ACRES±	
OPEN SPACE (EXCLUDING LAKES) - 28.74 ACRES±	
LAKE AREA - 5.42 ACRES±	
COMMON AREA - 8.72 ACRES±	

SURVEYOR:
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INDIANAPOLIS, IN 46256
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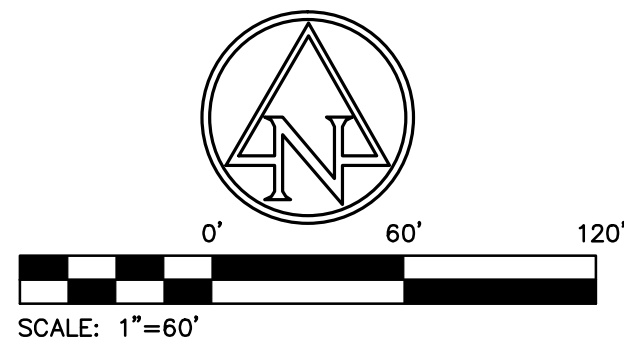
ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
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OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

CHATHAM HILLS - SECTION TWO

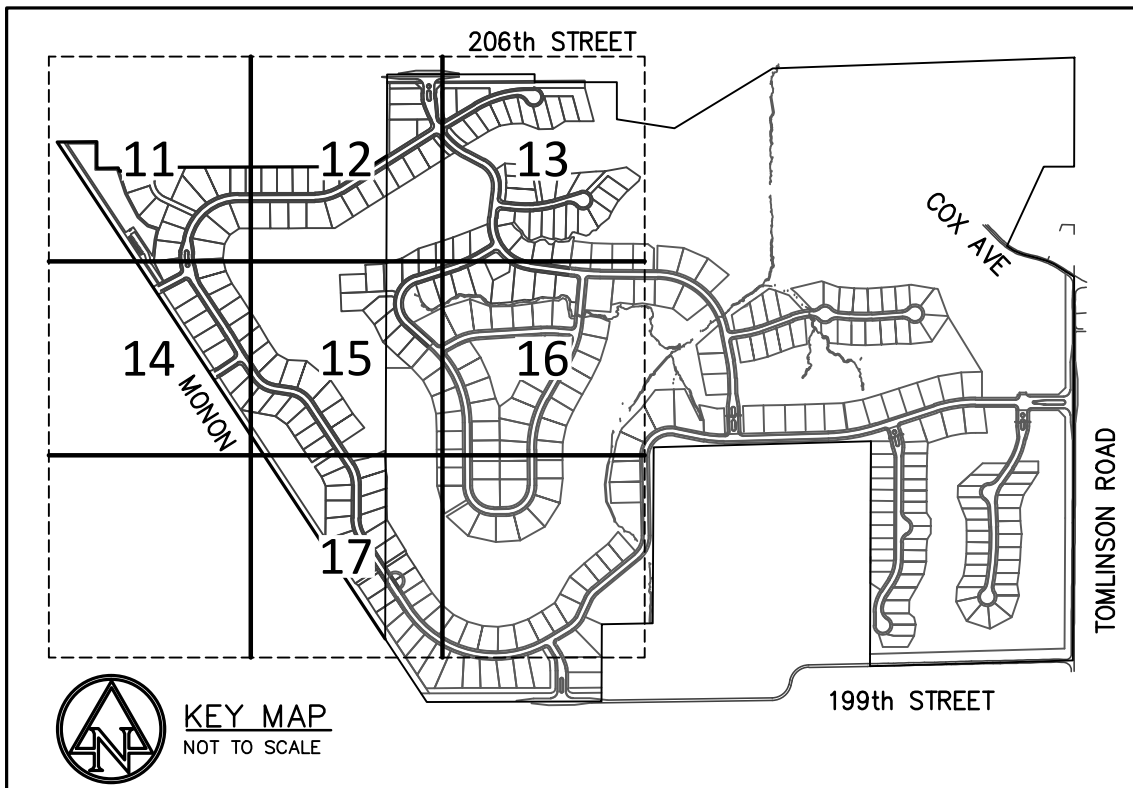
PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



LEGEND:	
A.E.	ACCESS EASEMENT
I.E. & D.&U.E.	INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
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---	POND NORMAL POOL
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*	ADA RAMP
o	STREET LIGHT
o o o	SECTION CORNER / MONUMENT
▨	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
▩	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
---	ETC
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SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
G	PROPOSED GAS
HO	PROPOSED FIRE HYDRANT
V	PROPOSED VALVE
T	PROPOSED TEE
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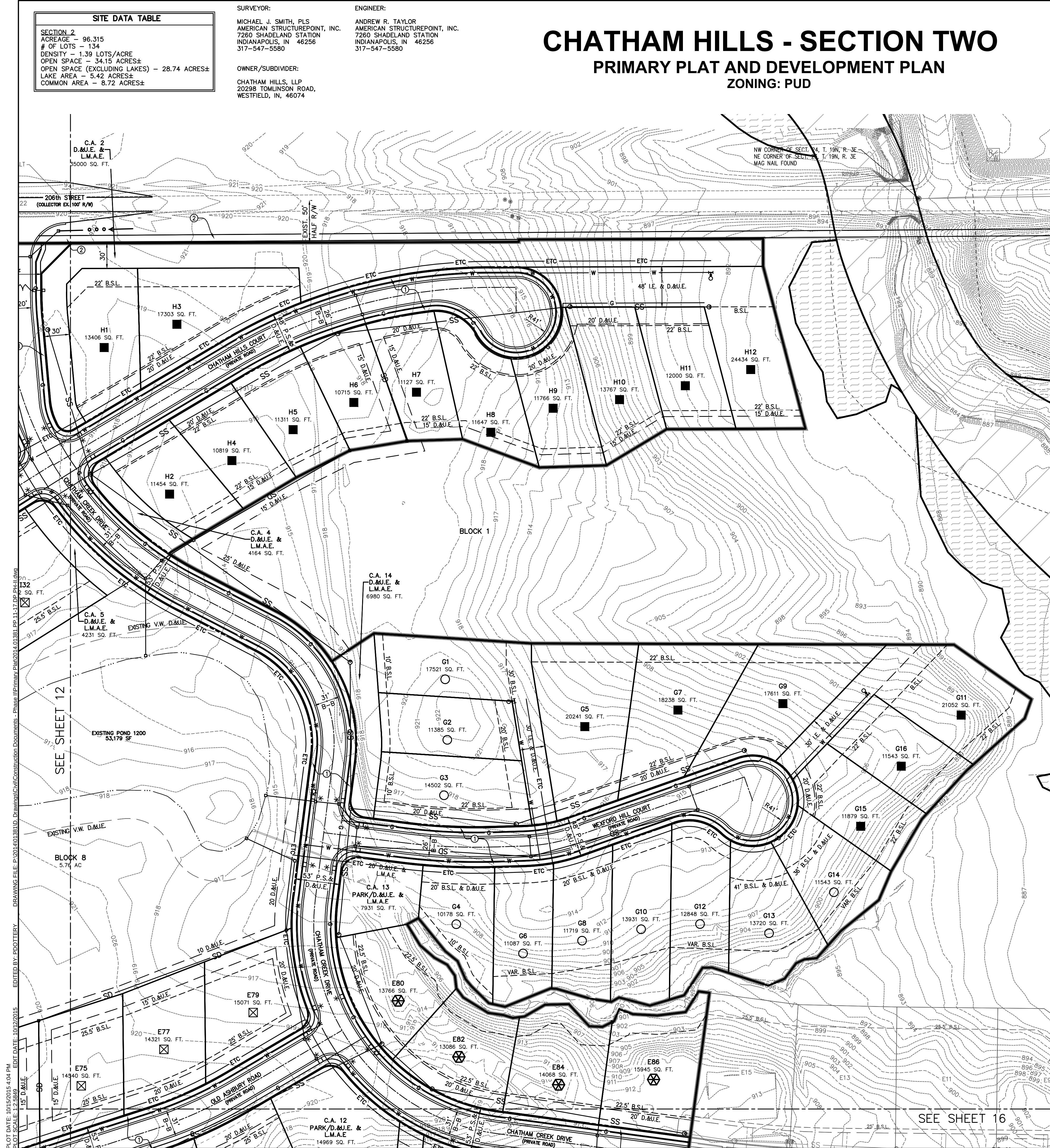
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Project Number 2014.01381

DEVELOPMENT PLAN

12

Archive Number 2014.01381



0' 60' 120'

SCALE: 1"=60'

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D.&U.E. DRAINAGE & UTILITY EASEMENT

B.S.L. BUILDING SETBACK LINE

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L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT

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EXISTING STREAM

POND NORMAL POOL

SECTION II BOUNDARY

LEGAL DRAIN EASEMENT

ADA RAMP

STREET LIGHT

SECTION CORNER / MONUMENT

100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G

100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G

ETC PROPOSED ELECTRIC, TELEPHONE & CABLE LINES

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SS PROPOSED SANITARY SEWER

SD PROPOSED STORM SEWER

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KEY MAP
NOT TO SCALE

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09/04/2015

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PRIMARY PLAT

REVISION SUMMARY

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Project Number 2014.01381

DEVELOPMENT PLAN

13

Archive Number 2014.01381

PLOT DATE: 10/15/2015 4:04 PM
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EDIT DATE: 10/12/2015
EDITED BY: POOTTERY

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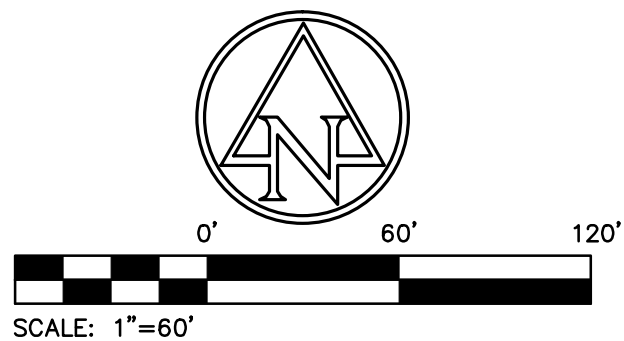
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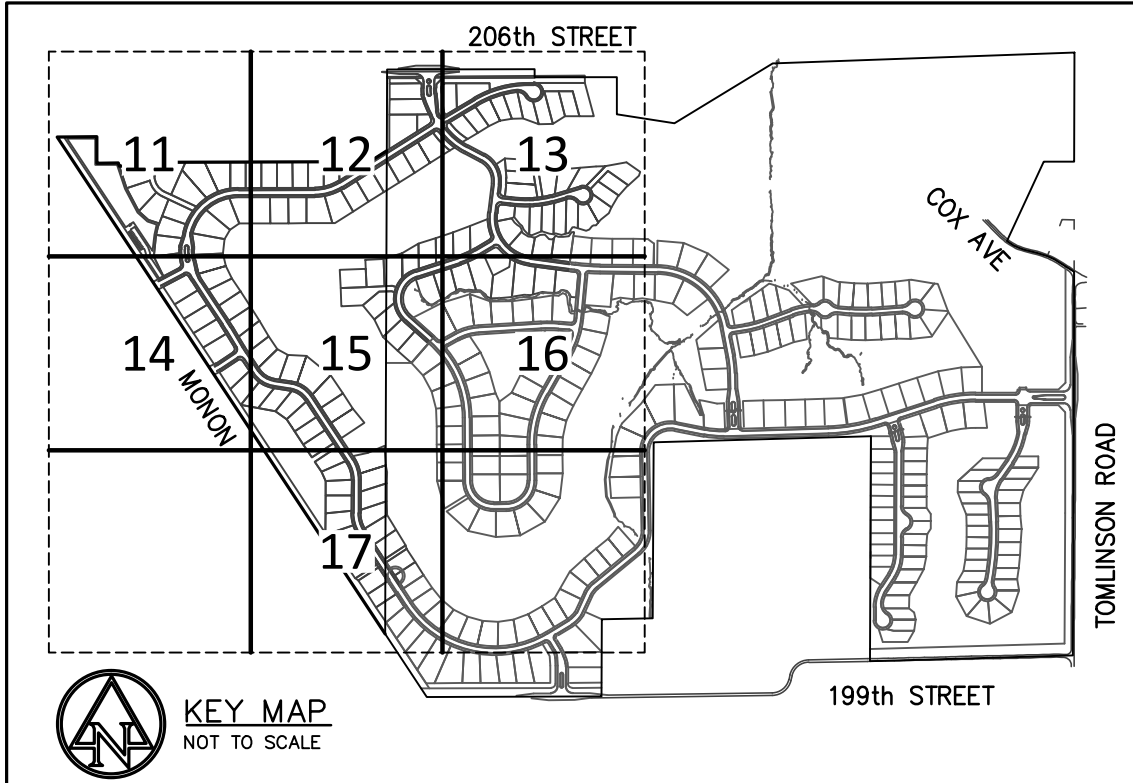
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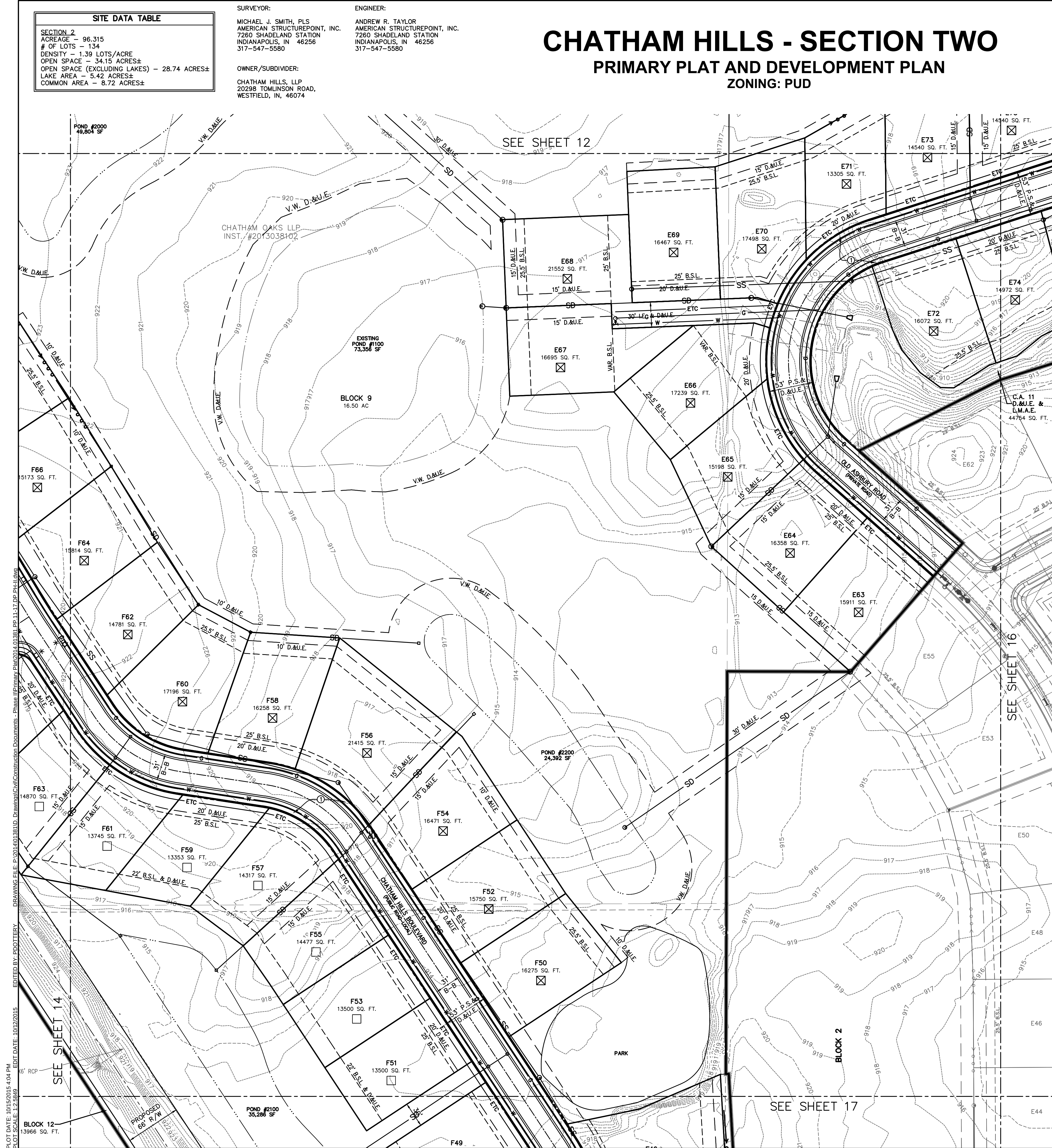
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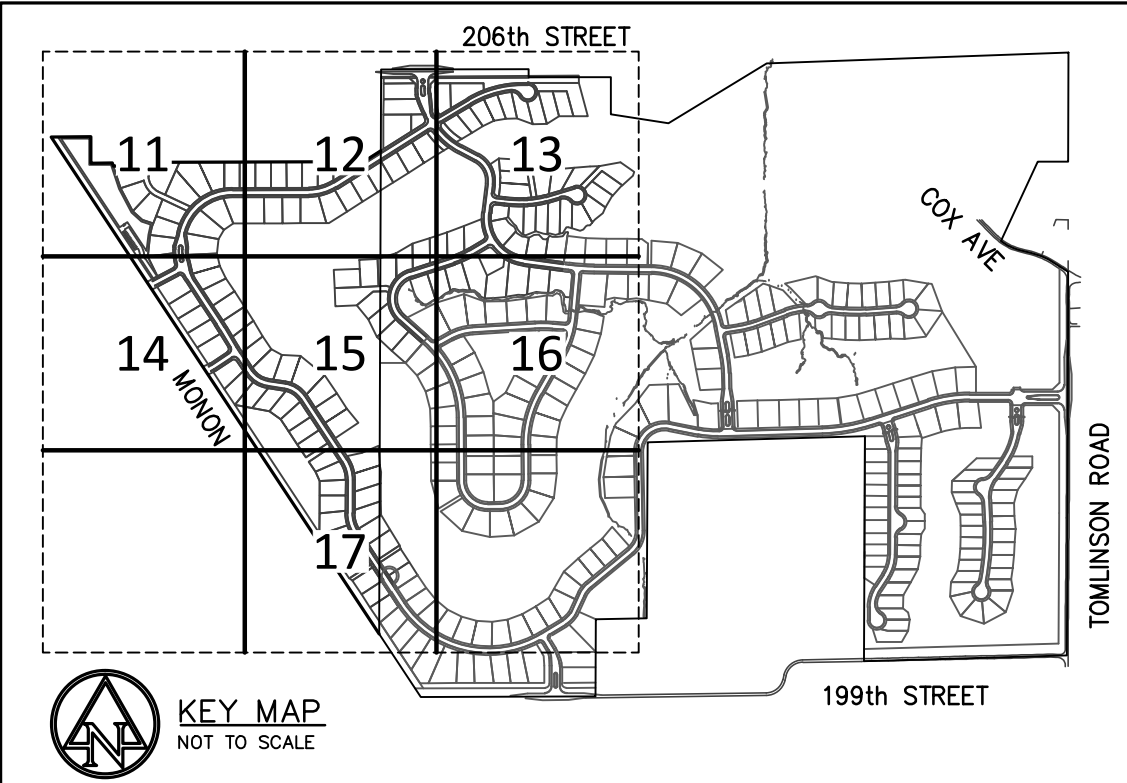
DEVELOPMENT
PLAN

14

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DEVELOPMENT PLAN

15

Archive Number 2014.01381

PLOT DATE: 10/15/2015 4:05 PM
PLOT SCALE: 1"=60'
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EDIT DATE: 10/12/2015
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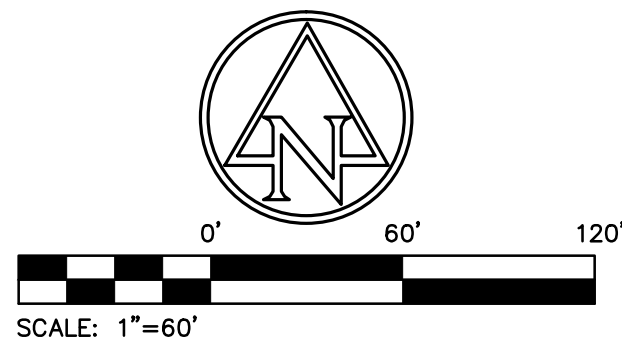
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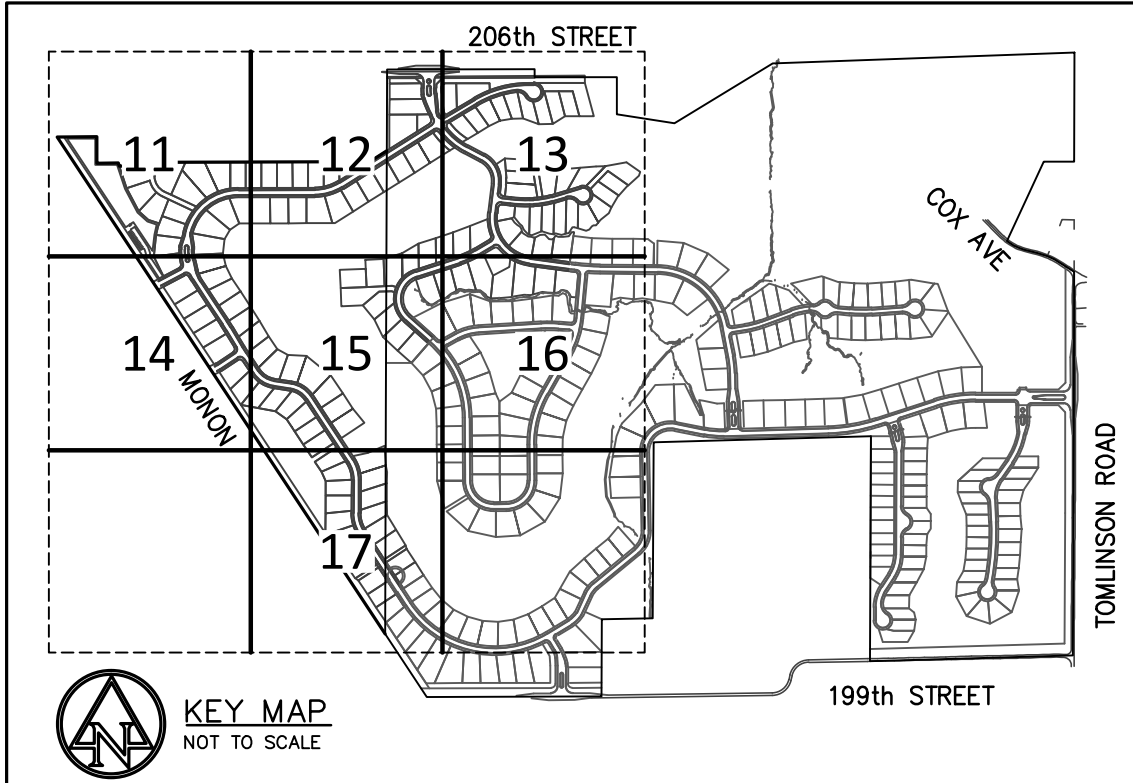
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DEVELOPMENT PLAN

17

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PLOT DATE: 10/15/2015 4:06 PM
PLOT SCALE: 1"=30'
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EDIT DATE: 10/12/2015
EDITED BY: GRIEDEMANN

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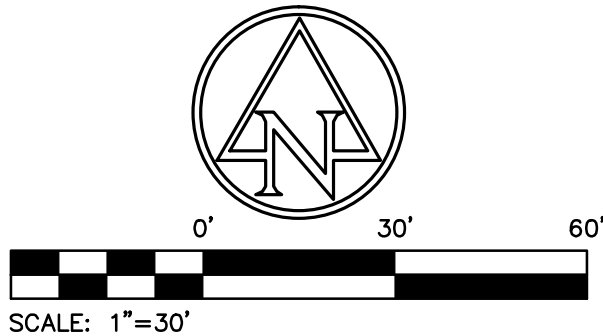
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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

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**LANDSCAPE
BUFFER PLAN**

18

Archive Number 2014.01381

WORMAN STREET

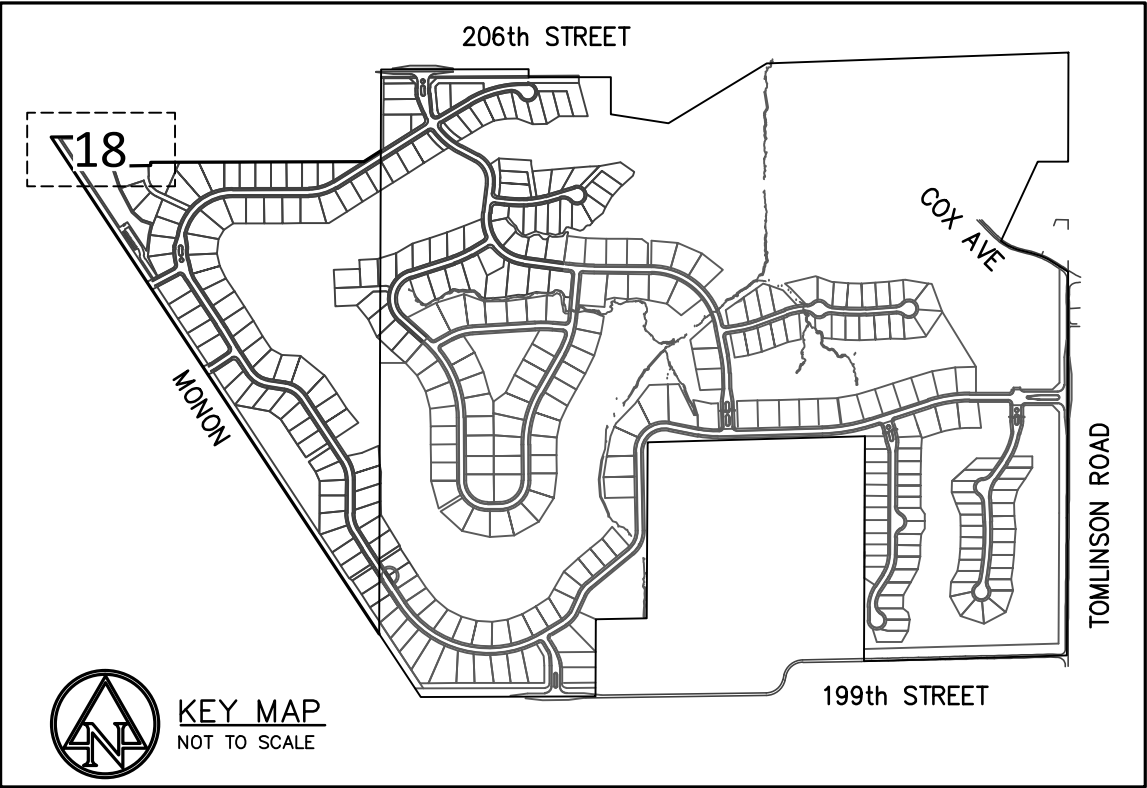
SEE SHEET #19



Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	3	2-1/2" B&B	HIGH BRANCHING, SPECIMEN QUALITY
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	9	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEAG GREEN JUNIPER	27	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
PA	PICEA ABIES	NORWAY SPRUCE	8	8" B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	4	8" B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
QR	QUERCUS RUBRA	NORTHERN RED OAK	1	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
QI	QUERCUS IMBRICARIA	SHINGLE OAK	3	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	6	30" CONT.	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS

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



HOLEY MOLEY SAYS
"DIG SAFELY"



Know what's below.
Call before you dig.



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.

SECTION 2
ACREAGE - 96.315
OF LOTS - 134
DENSITY - 1.39 LOTS/ACRE
OPEN SPACE - 34.15 ACRES±
OPEN SPACE (EXCLUDING LAKES) - 28.74 ACRES±
LAKE AREA - 5.42 ACRES±
COMMON AREA - 8.72 ACRES±

SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

SEE SHEET #19

SEE SHEET #21

LANDSCAPING NOTES:
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KEY MAP
NOT TO SCALE

206th STREET
199th STREET
TOMLINSON ROAD
MONON

HOLEY MOLEY SAYS
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Project Number 2014.01381

LANDSCAPE
BUFFER PLAN

20

Archive Number 2014.01381

SITE DATA TABLE	
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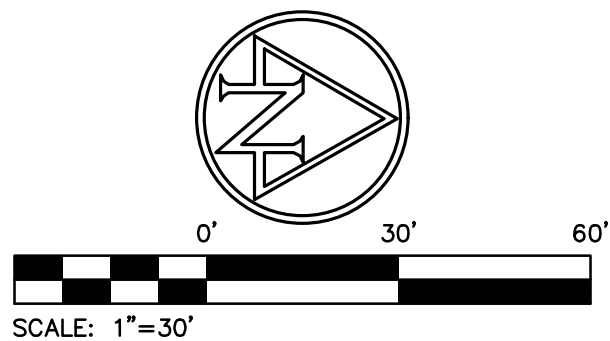
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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	1	2-1/2" B&B	HIGH BRANCHING, SPECIMEN QUALITY
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
BN	BETULA NIGRA 'BMNTF'	DURAHEAT RIVER BIRCH	3	10-12' B&B	3-STEM CLUMP FORM, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	15	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	3	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	8	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	3	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	5	8' B&B	SINGLE LEADER, STRONG BLUE COLOR, MATCHING
QR	QUERCUS RUBRA	NORTHERN RED OAK	4	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	9	30" CONT.	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	5	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
VD	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	15	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS



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CHATHAM HILLS
SECTION II
199th Street &
Tomlinson Road
Westfield, Indiana



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ISSUANCE INDEX	
DATE:	09/04/2015
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
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2	TAC COMMENTS	10/15/15

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Project Number 2014.01381

LANDSCAPE
BUFFER PLAN

20

Archive Number 2014.01381

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EDIT DATE: 10/12/2015
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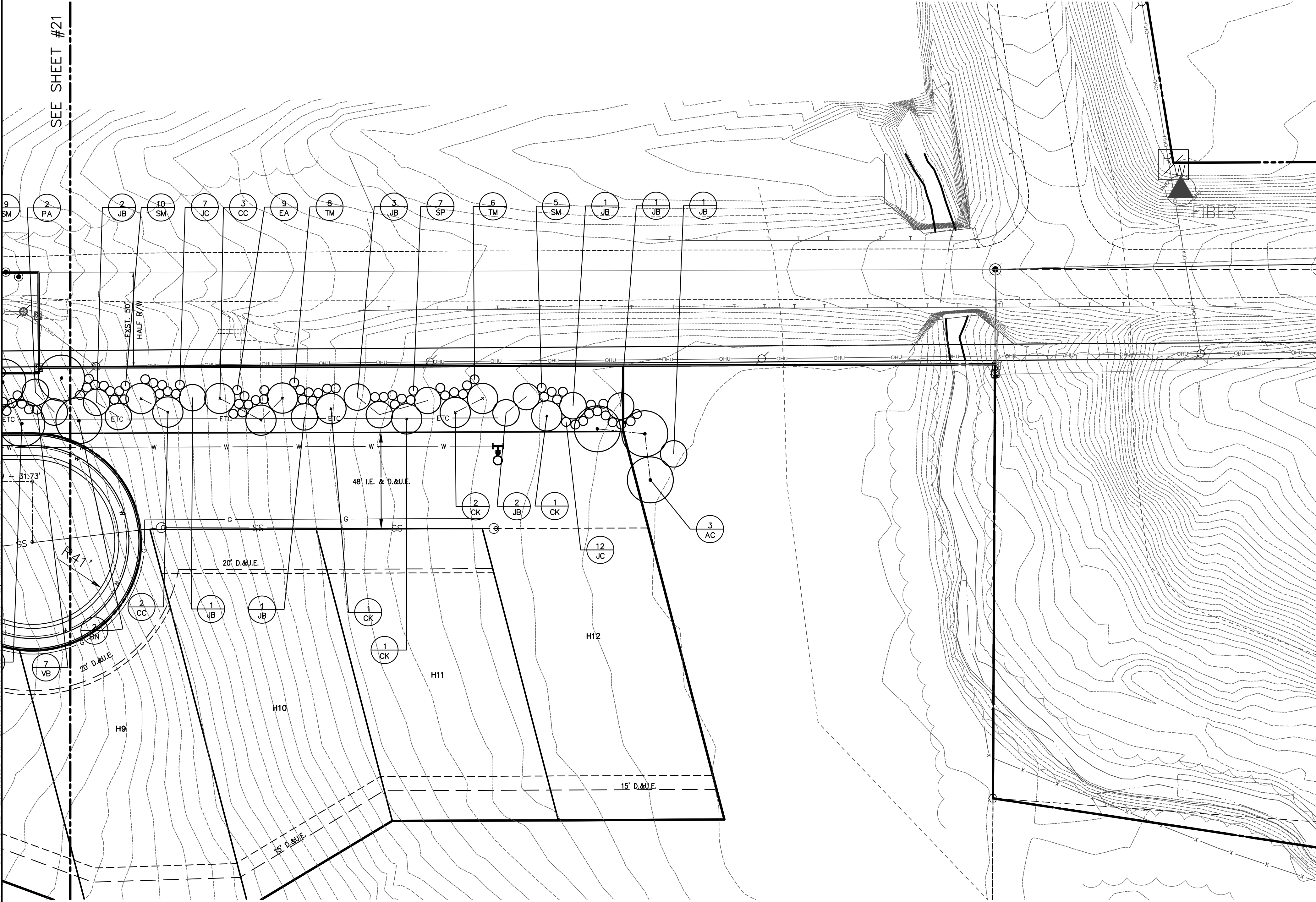
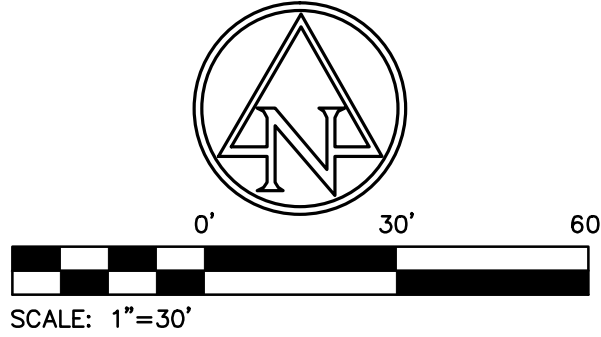
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ENGINEER:
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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

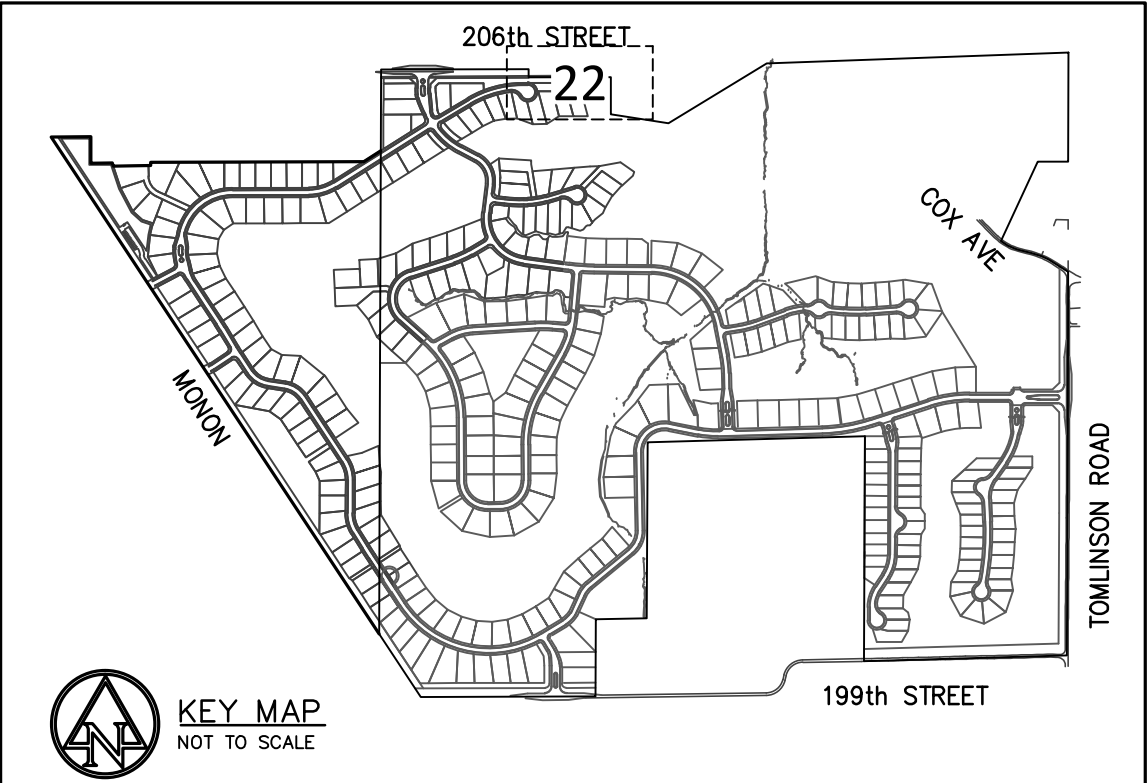
ZONING: PUD



Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	3	2-1/2" B&B	MATCHING SPECIMENS
CC	CERCIS CANADENSIS	EASTERN REDBUD	5	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
CK	CORNUS KOUSA	CHINESE DOGWOOD	5	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	9	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
JB	JUNIPERUS CHINENSIS 'HETZLI' 'BLUE POINT'	BLUE POINT JUNIPER	12	6" B&B	6" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	19	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	15	30" CONT.	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	7	30" CONT.	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
TM	TAXUS x MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADING YEW	14	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS

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CHATHAM HILLS
SECTION II
199th Street &
Tomlinson Road
Westfield, Indiana



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ISSUANCE INDEX	
DATE:	
09/04/2015	
PROJECT PHASE:	
PRIMARY PLAT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
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Project Number 2014.01381

LANDSCAPE
BUFFER PLAN

22

Archive Number 2014.01381

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 EDIT DATE: 10/12/2015
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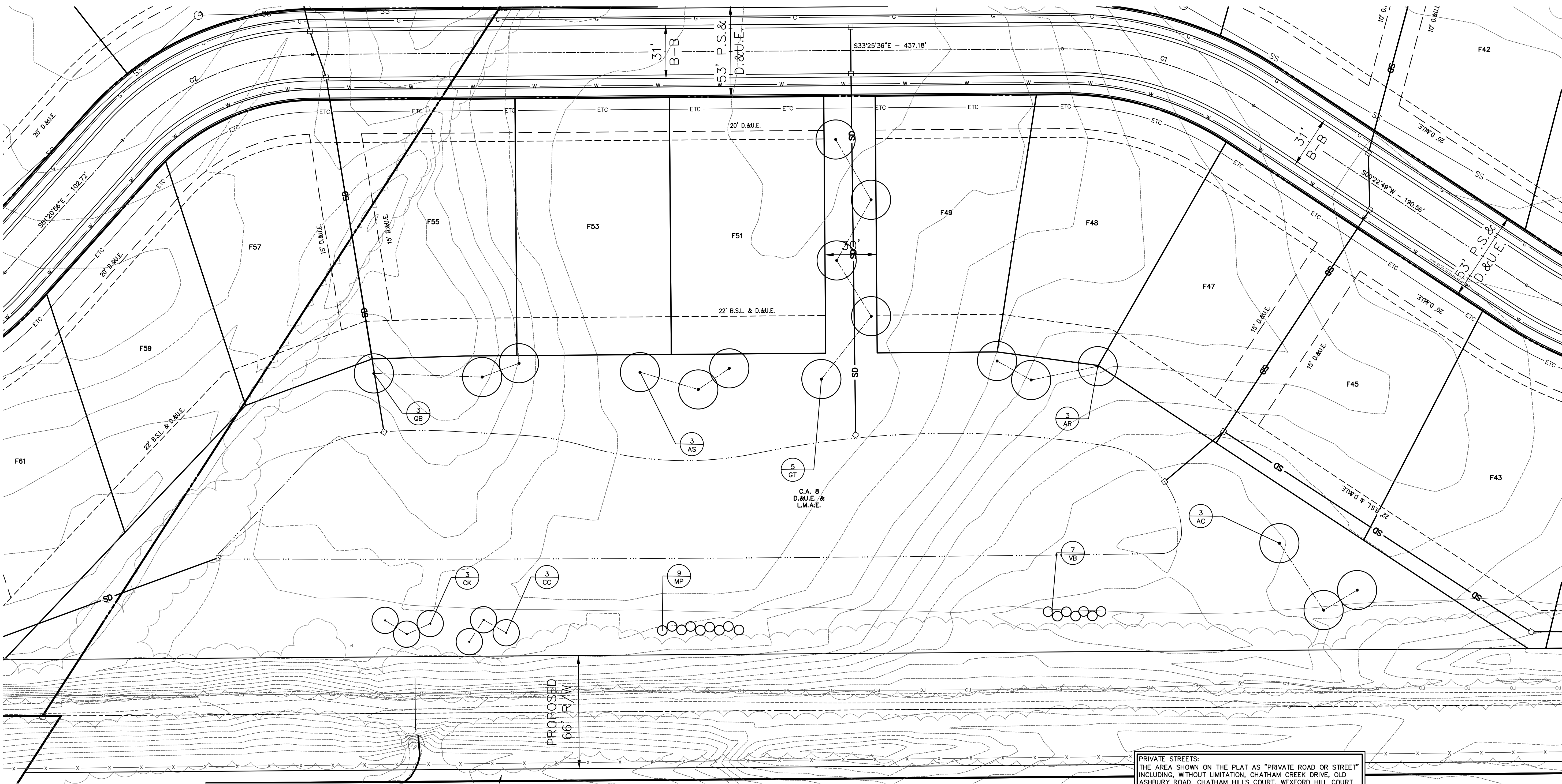
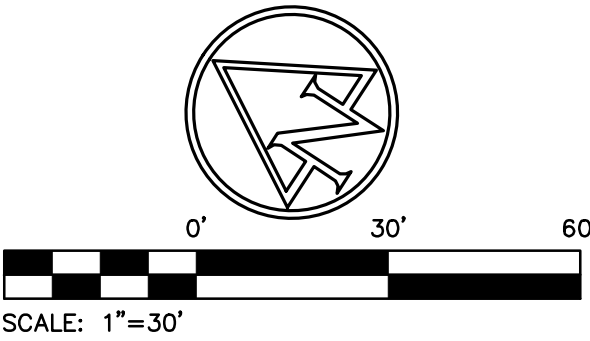
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 7260 SHADELAND STATION
 INDIANAPOLIS, IN 46256
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ENGINEER:
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 7260 SHADELAND STATION
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CHATHAM HILLS - SECTION TWO PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD

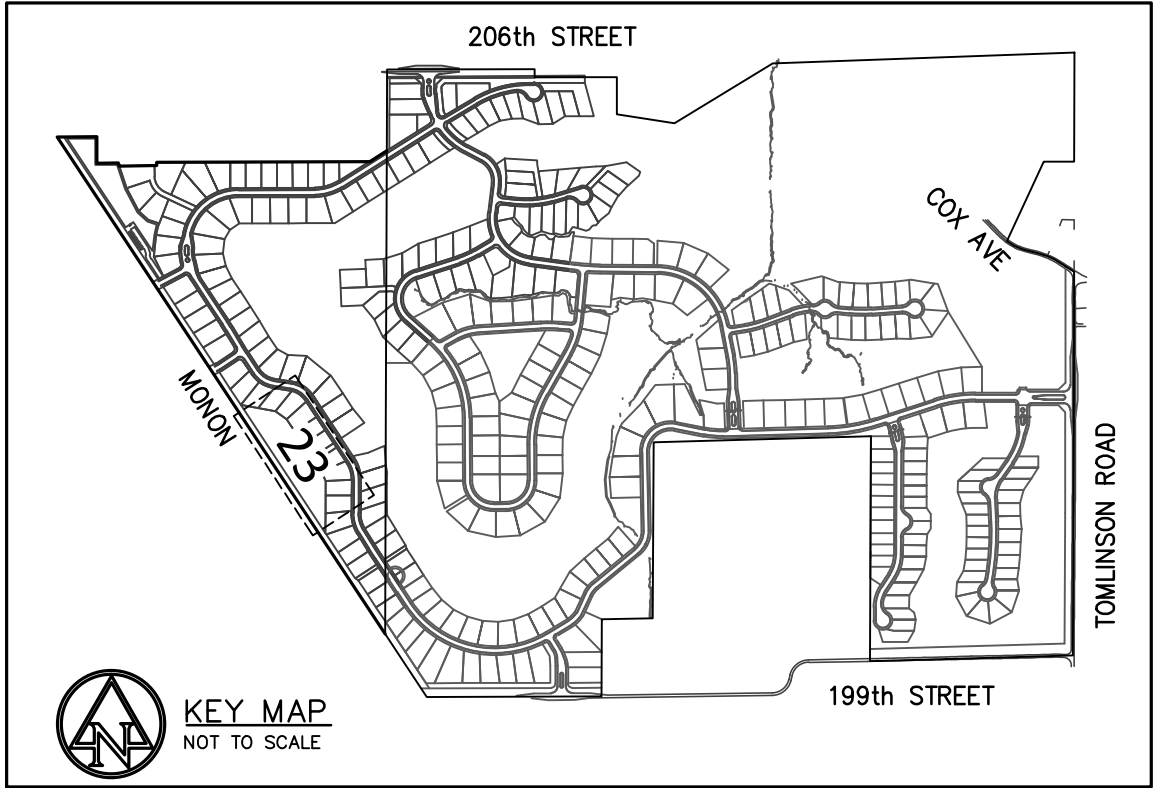


PLANT MATERIAL SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	3	2-1/2" B&B	MATCHING SPECIMENS
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	3	2" B&B	MATCHING SPECIMENS
CK	CORNUS KOUSA	CHINESE DOGWOOD	3	2" B&B	MATCHING SPECIMENS
GT	GLEDISTISIA TRIACANTHOS 'INERMIS' SKYLINE'	SKYLINE HONEYLOCUST	5	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
MP	MYRICA PENNSYLVANICA	NORTHERN BAYBERRY	9	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	3	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5', MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	7	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS

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CHATHAM HILLS SECTION II
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ISSUANCE INDEX

DATE:	09/04/2015
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REVISION SCHEDULE

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LANDSCAPE PLAN
DETENTION AREA

23

Archive Number 2014.01381

SITE DATA TABLE
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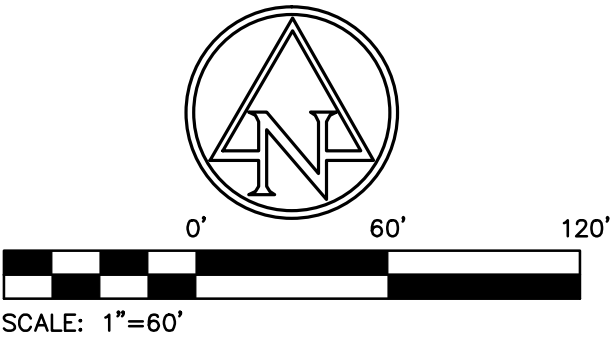
OWNER/SUBDIVIDER:
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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



CHATHAM HILLS
SECTION II
199th Street &
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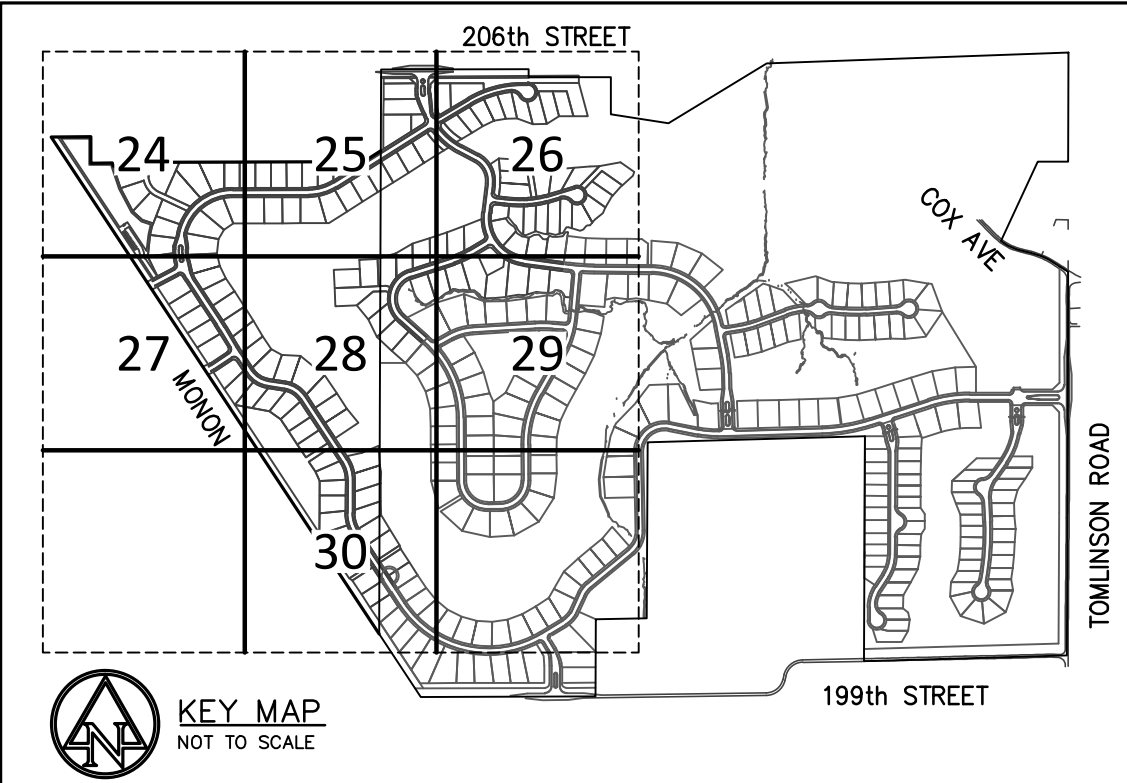
STREET TREE LANDSCAPE PLAN

24

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EDIT BY: ATAYLOR

SURVEYOR:	ENGINEER:
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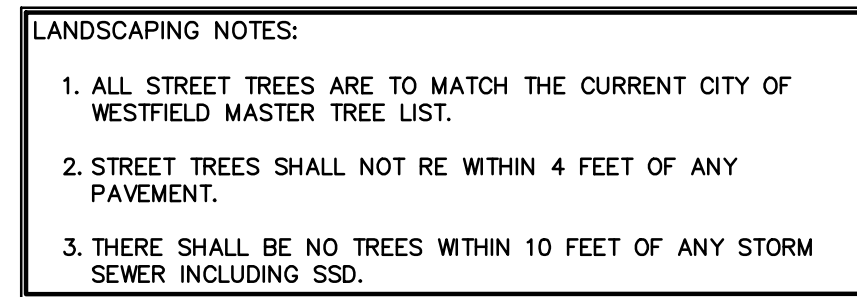
ANDREW R. TAYLOR
REGISTERED
No.
11400406
STATE OF
INDIANA
PROFESSIONAL ENGINEER

ISSUANCE INDEX
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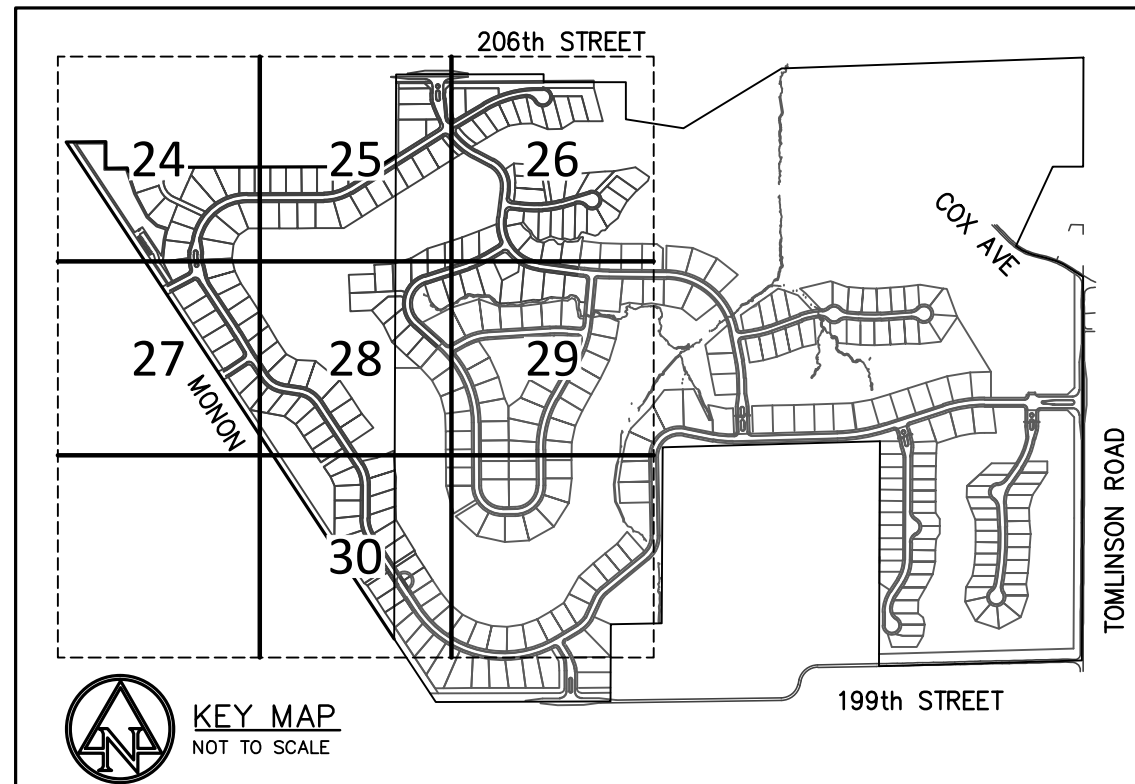
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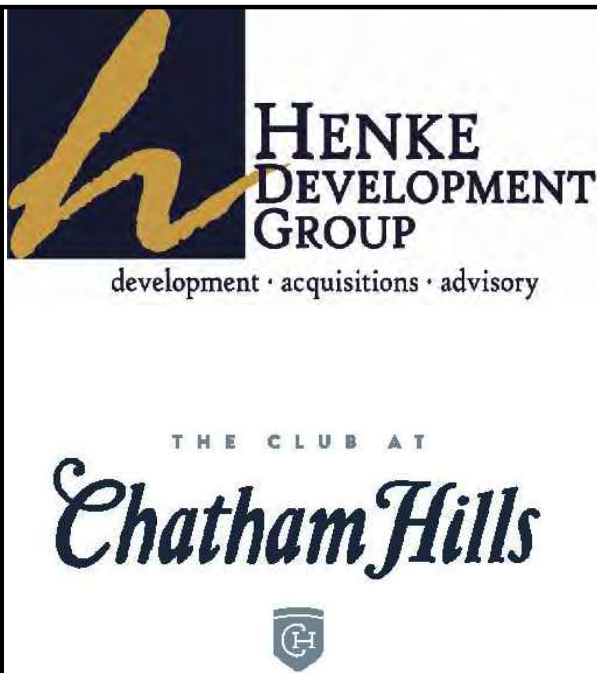
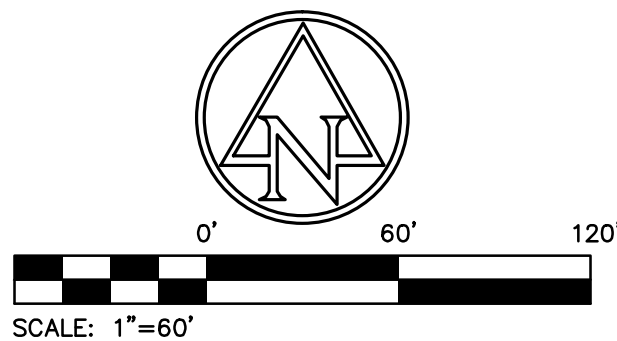
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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



CHATHAM HILLS
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STREET TREE LANDSCAPE PLAN

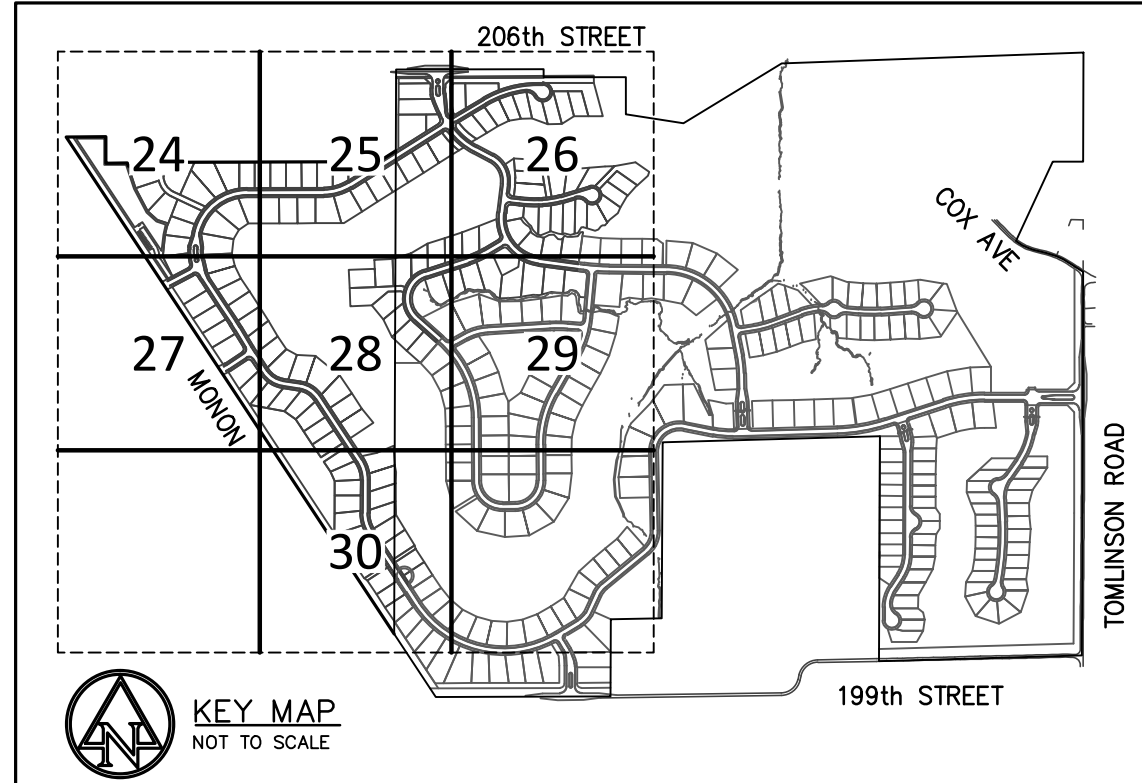
26

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IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

PLOT DATE: 10/15/2015 4:09 PM
PLOT SCALE: 1"=60'
DRAWING FILE: P:\2014\01381\01381.Dwg
DRAWING TITLE: Chatham Hills - Section II - Primary Plat
EDIT DATE: 10/15/2015
EDITED BY: ATAYLOR

SITE DATA TABLE	
SECTION 2	
ACREAGE - 96.315	
# OF LOTS - 134	
DENSITY - 1.39 LOTS/ACRE	
OPEN SPACE - 34.15 ACRES±	
OPEN SPACE (EXCLUDING LAKES) - 28.74 ACRES±	
LAKE AREA - 5.42 ACRES±	
COMMON AREA - 8.72 ACRES±	

SURVEYOR:
MICHAEL J. SMITH, PLS
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

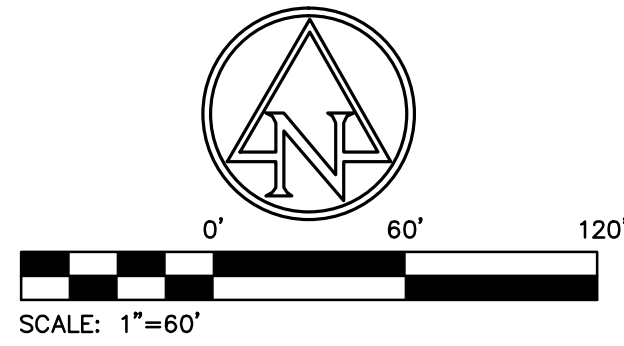
OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

ENGINEER:
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

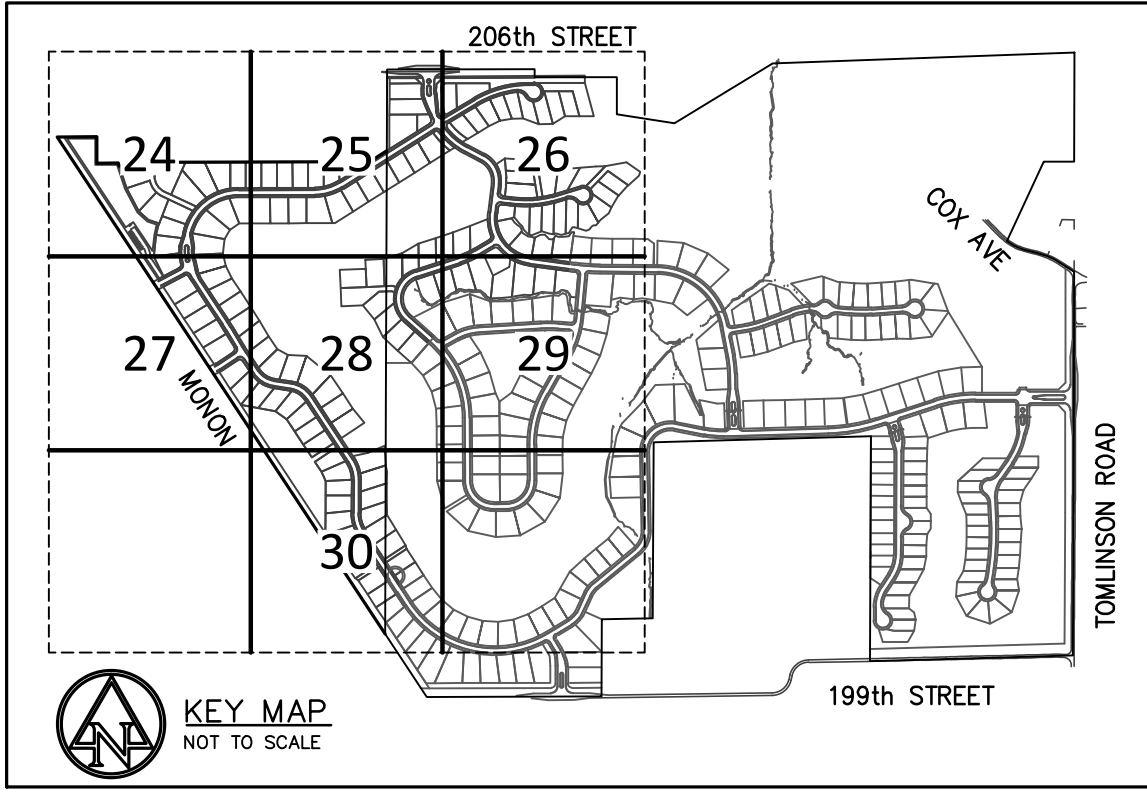


LANDSCAPING NOTES:

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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HENKE
DEVELOPMENT
GROUP
development • acquisitions • advisory

THE CLUB AT
Chatham Hills

AMERICAN
STRUCTUREPOINT
INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

CHATHAM HILLS SECTION II 199th Street & Tomlinson Road Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX		
DATE:		
09/04/2015		
PROJECT PHASE:		
PRIMARY PLAT		

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	10/09/15
2	TAC COMMENTS	10/15/15

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

Project Number 2014.01381

STREET TREE LANDSCAPE PLAN

27

Archive Number 2014.01381

SURVEYOR:	ENGINEER:
MICHAEL J. SMITH, PLS AMERICAN STRUCTUREPOINT, INC. 7250 SHADELAND STATION INDIANAPOLIS, IN 46256 317-547-5580	ANDREW R. TAYLOR AMERICAN STRUCTUREPOINT, INC. 7250 SHADELAND STATION INDIANAPOLIS, IN 46256 317-547-5580
OWNER/SUBDIVIDER:	
CHATHAM HILLS, LLP 20298 TOMLINSON ROAD, WESTFIELD, IN, 46074	



ANDREW R. TAYLOR
REGISTERED
No.
11400406
STATE OF
INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

[illegible]

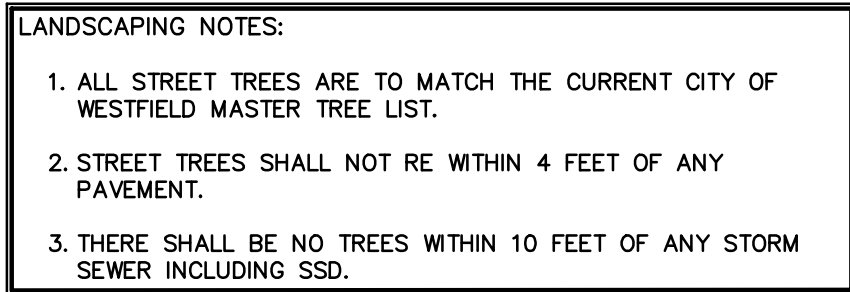
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Project Number	2014.01381
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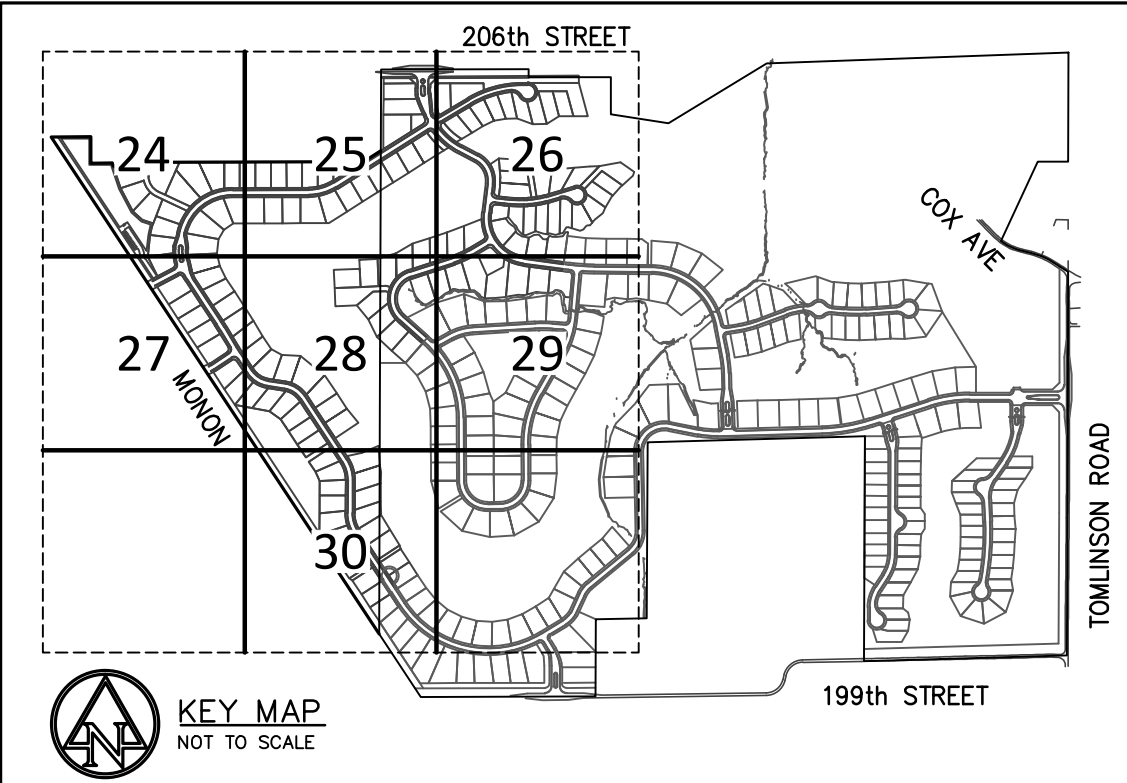
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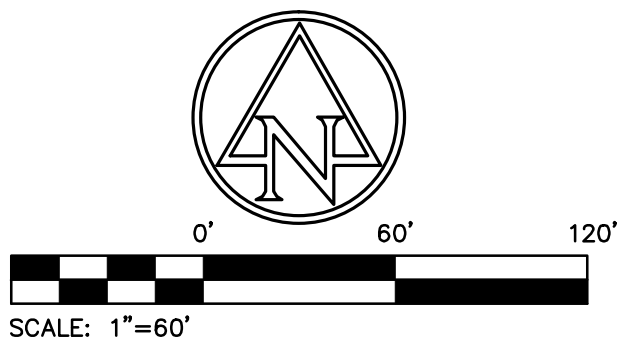
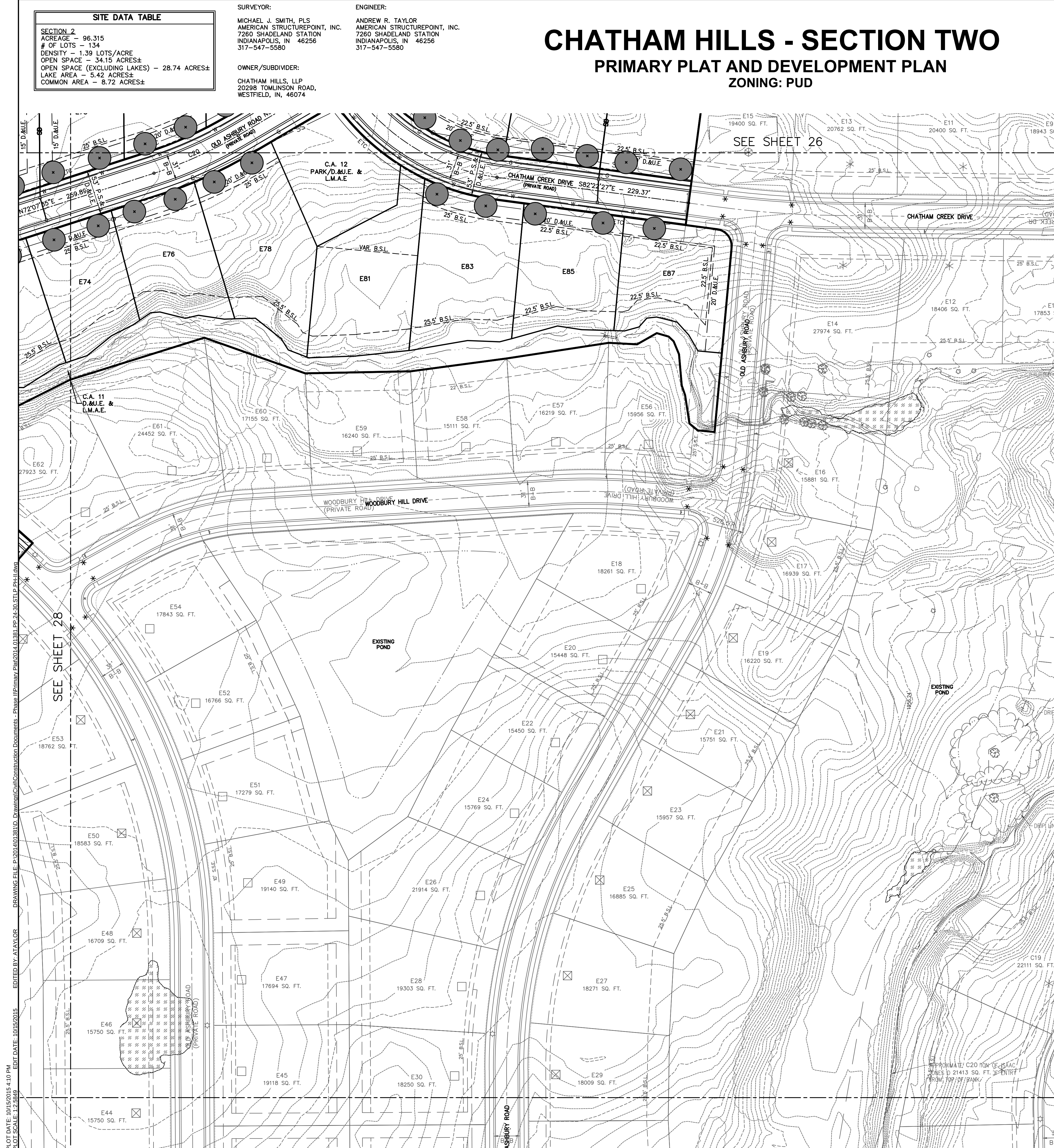
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**CHATHAM HILLS
SECTION II
199th Street &
Tomlinson Road
Westfield, Indiana**



CERTIFIED BY

ISSUANCE INDEX

DATE:
09/04/2015
PROJECT PHASE:
PRIMARY PLAT

REVISION SUMMARY

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1	TAC COMMENTS	10/09/15
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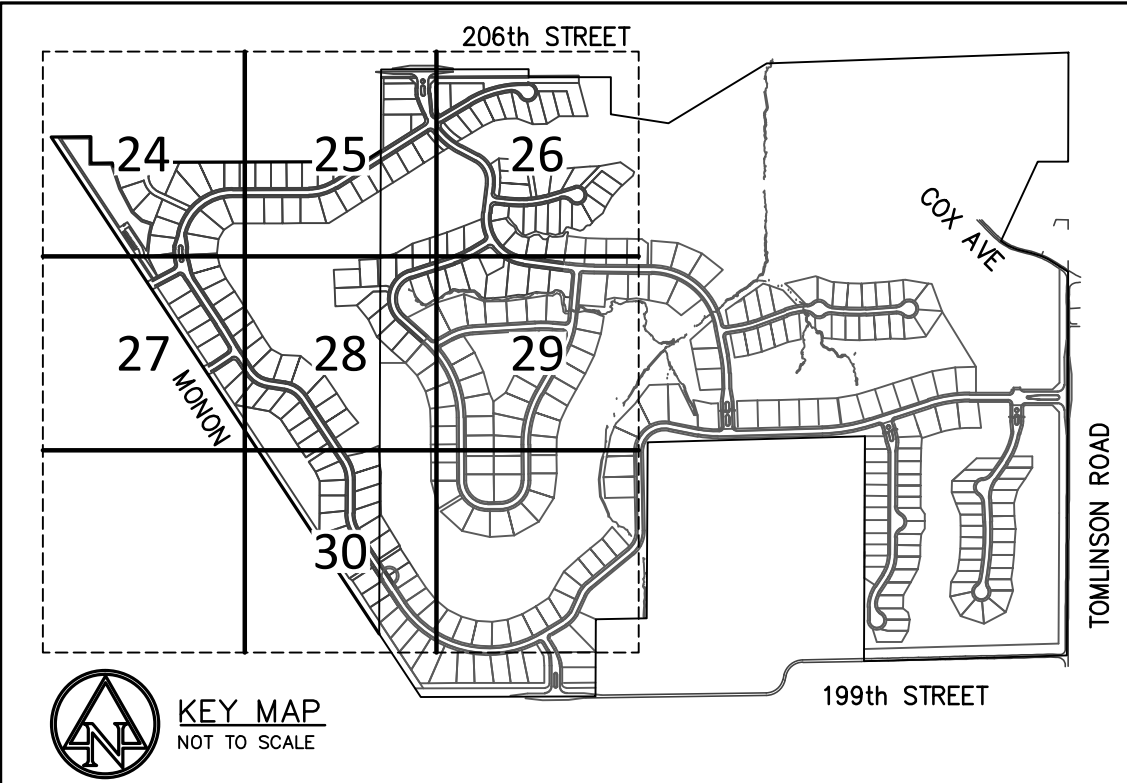
**STREET TREE
LANDSCAPE PLAN**

29

Archive Number 2014.01381

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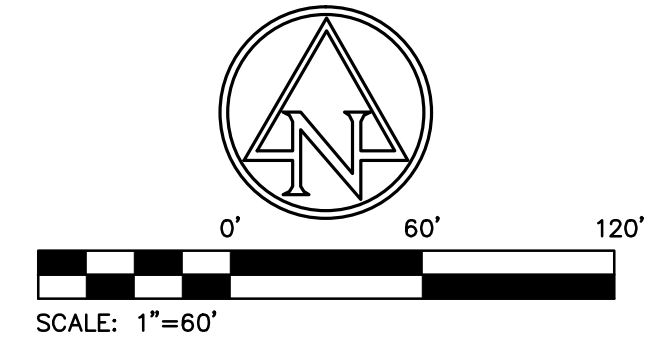
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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

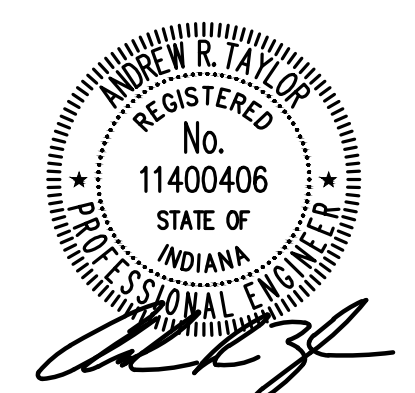
ZONING: PUD



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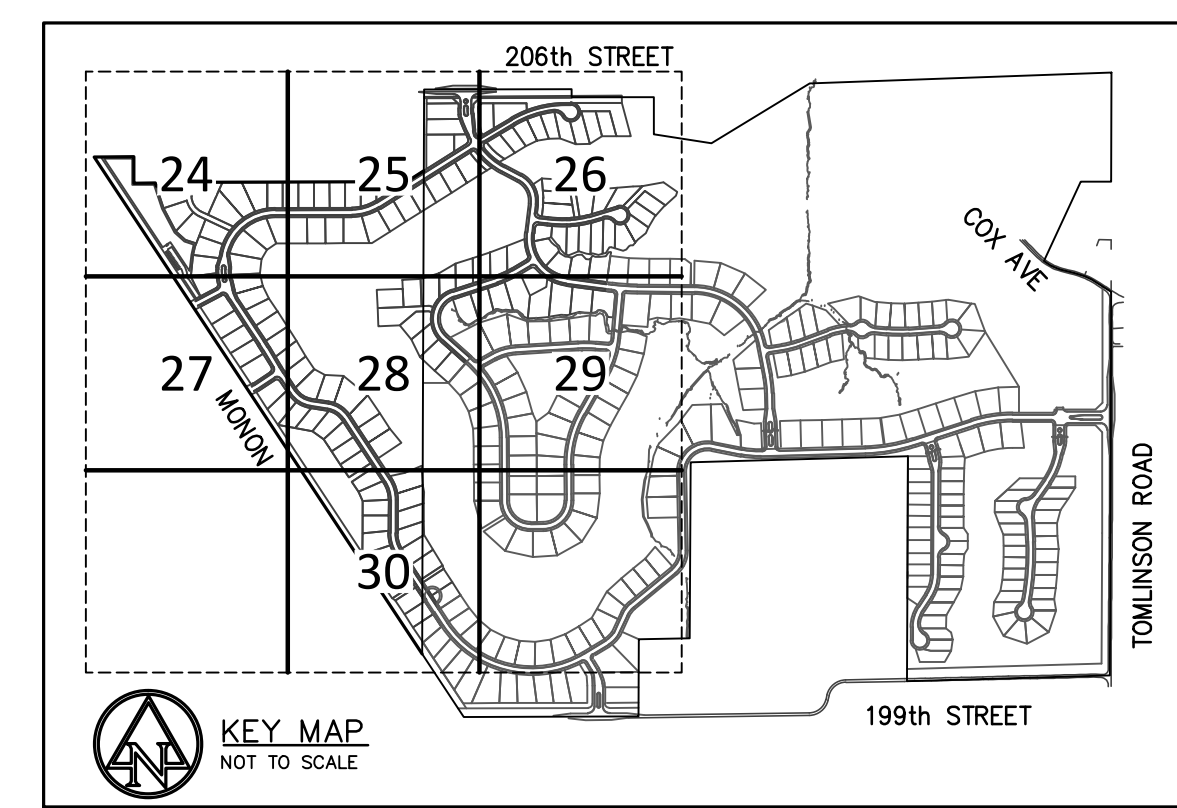
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October 13, 2015

TO: Steve Henke
Henke Development Group, LLC
1 S. Rangeline Road, Carmel, IN 46032

RE: Chatham Hills – Waiver Request

In response to an email from Andy Taylor, Project Manager for American Structurepoint, on Monday, October 5, 2015 regarding the right-of-way dedication along 206th Street along the frontage of the parcel known as the Robinson parcel:

- 1.) Right-of-Way Dedication Waiver – Public Works supports Henke Development's request to lessen the dedication from 50' half right-of-way to 30' half right-of-way along this particular parcel.

If you have any additional questions or need any clarification please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Sundling".

Phil Sundling, PE
Project Management Supervisor
City of Westfield Public Works Department
2706 E. 171st Street
Westfield, IN 46074
(317) 517-1945
psundling@westfield.in.gov

Mayor
Andy Cook

City Council
Jim Ake
Steven Hoover
Robert L. Horkay
Chuck Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 19, 2015
1510-SPP-21 & 1510-ODP-21

WAIVERS

1. Reduction of right-of-way dedication from a 50' half right-of-way to a 30' half right-of-way for Block 10 ("The Robinson Parcel")
-

CONDITIONS

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2. Approval of the landscape plan be delegated to staff upon completion of a tree inventory survey.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 19, 2015
1510-SPP-21 & 1510-ODP-21
Exhibit 1

Petition Number: 1510-SPP-21 & 1510-ODP-21
Subject Site Address: 203rd Street and Tomlinson Road.
Petitioner: Chatham Hills LLP by American Structurepoint, Inc.
Representative: Andy Taylor, American Structurepoint Inc.
Request: Petitioner requests Overall Development Plan and Primary Plat review of 192 single-family residential lots and golf course.
Current Zoning: Chatham Hills PUD (Ordinance 13-24)
Amendment to Andover North PUD (Ordinance 15-28, pending)
Underlying Zoning is SF-4
Current Land Use: Agricultural/Undeveloped
Approximate Acreage: 94.49 acres +/-
Property History: 1311-PUD-11, Rezoning to the Chatham Hills PUD (Ordinance 13-24)
1510-PUD-19, Amendment to Chatham Hills PUD (Ordinance 15-28, pending)
Exhibits:
1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Waiver Response (Public Works)
7. Waiver and Conditions
Staff Reviewer: Pam Howard

HISTORY AND PROCEDURAL

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the October 5, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

BACKGROUND

The applicable zoning district is the Chatham Hills PUD District Ordinance No. 13-24 (the "PUD Ordinance"). The petitioner has simultaneously filed an amendment to the PUD as Ordinance 15-28 (1510-PUD-19).

The petitioner is requesting a waiver to reduce the right-of-way dedication for a single parcel along 206th Street from 50' to 30'. The Westfield Public Works Department supports this request (**Exhibit 6**).



CHATHAM HILLS PUD

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

Permitted Uses within District I (Section 7)

1. Single-Family Residential
2. Golf Course and Club Uses

Bulk and Density Standards (Section 9)

1. District Subarea 1- C (Lots E80-E87)

- a. Minimum Lot Width – 110’
- b. Minimum Lot Frontage – 30’
- c. Minimum Lot Area – 12,500 SF
- d. Maximum Number of Dwelling Units in Subarea – 1,500

Comment: 8 lots proposed in sec 2 + 0 in sec 1 = 8, COMPLIANT

2. District Subarea 1-D (Lot I1, I3, I11, I13, I15, I17, I19, I21, I23, I25, I27, I29, I30-I32, E63-E79, F36, F38, F40, F42, F44, F46, F50, F52, F54, F56, F58, F60, F62, F64, F66, F68, F70, F72, F74)

- a. Minimum Lot Width – 105’
- b. Minimum Lot Frontage – 30’
- c. Minimum Lot Area – 12,500 SF
- d. Maximum Number of Dwelling Units in Subarea – 1,500

Comment: 53 lots proposed in sec 2 + 23 in sec 1 = 76, COMPLIANT

3. District Subarea 1-E (Lot I2, I4-I10, I12, I14, I16, I18, I20, I22, I24, I26, I28, I33-I35, F31-F35, F37, F39, F41, F43, F45, F47-F49, F51, F53, F55, F57, F59, F61, F63, F65, F67, F69, F71, F73, F75, F76)

- a. Minimum Lot Width – 90’
- b. Minimum Lot Frontage – 30’
- c. Minimum Lot Area – 10,000 SF
- d. Maximum Number of Dwelling Units in Subarea – 1,500

Comment: 45 lots proposed in sec 2 + 53 in sec 1 = 98, COMPLIANT

4. District Subarea 1-F (Lots H1-H12, G5, G7, G9, G11, G15, G16)

- a. Minimum Lot Width – 80’
- b. Minimum Lot Frontage – 25’
- c. Minimum Lot Area – 10,000 SF
- d. Maximum Number of Dwelling Units in Subarea – 975

Comment: 18 lots proposed in sec 2 + 25 in sec 1 = 43, COMPLIANT



5. District Subarea 1-G (Lots G1-G4, G6, G8, G10, G12-G14)

- a. Minimum Lot Width – 70'
- b. Minimum Lot Frontage – 20'
- c. Minimum Lot Area – 7,750 SF
- d. Maximum Number of Dwelling Units in Subarea – 600

Comment: 10 lots proposed in sec 2 + 55 in sec 1= 65, COMPLIANT

6. Maximum Density (number of dwellings) in District I – 1,500

Comment: 134 lots proposed in sec 2 + 192 in sec 1= 326, COMPLIANT

Landscaping and Screening (Section 11)

7. Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

Comment: Petitioner will provide tree inventory when completed.

8. Installation of Landscaping: The installation of landscaping required by this Ordinance may be delayed, at the Director's determination, due to: (i) periods of adverse weather; (ii) availability of plant material; (iii) conflicts between construction scheduling (e.g., Golf Course construction, completion of Development Amenities or infrastructure) and proper planting conditions; and/or (iv) if required landscaping is dependent on tree preservation credits to be further determined (e.g., from the Golf Course).

9. Road Frontage Standards: The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.

Comment: See External Street Landscaping Standards under the UDO section below.

10. Buffer Yards: The buffer yard requirements of the Unified Development Ordinance (Article 6.8) shall apply, except as provided below:

- a. Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
- b. Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- c. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.
- d. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

- e. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences (UDO Article 6.8, L).

Open Space and Amenity Standards (Section 12)

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

Comment: 27.45 acres (29%) proposed in this section, excluding lakes = COMPLIANT

Lighting Standards (Section 14)

The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions:

13. Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
14. Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
15. Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other

types of bulbs.

Comment: This will be reviewed for compliance during the building permitting/inspection stage.

16. Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.
17. Real or faux gas lights may be used without shielding.
18. Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

Pedestrian and Bicycle Connectivity (Section 15)

19. Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to:
(i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities.
20. The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District.
21. Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation.

Infrastructure Standards (Section 20)

22. The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.
23. The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets or alternative transportation corridors (e.g., Monon Trail) that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such streets and/or alternative transportation corridors sufficient to meet the requirements of the Thoroughfare Plan and the



Monon & Midland Trace Trail Master Plan.

- a. In addition to the fifty (50) foot half right-of-way required to be dedicated along 199th Street, pursuant to the Thoroughfare Plan, the Developer shall dedicate an additional twenty (20) feet of right-of-way (for a total right-of-way dedication of seventy (70) feet north from the centerline of 199th Street) for portions of the Real Estate that are located between the centerline of Tomlinson Road and a point approximately one thousand one hundred and seventy feet (1,170') west along 199th Street.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Chatham Hills PUD District. The plans comply except for those items identified as outstanding below:

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

Comment: All current SF-4 standards have been modified by the Chatham Hills PUD Ordinance.

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

Comment: No lots are located in the floodway, though floodway areas are located to the east of lots H12 and G11.

Wellhead Protection District Overlay (Article 5.7)

Comment: This project does not fall within a Wellhead Protection Zone.

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

Comment: The Accessory Use and Building Standards will be reviewed for each residential and non-residential accessory building in the future.

Architectural Standards (Article 6.3)

Comment: The Architectural Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Building Standards (Article 6.4)

Comment: The Building Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Height Standards (Article 6.6)

Comment: The Height Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Landscaping Standards (Article 6.8)

24. Placement: Installed plantings shall comply with the following:

- a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
- c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
- d. 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.
- e. 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.
- f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

25. Detention and Retention Areas:

- a. Natural Appearance:
 - i. Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings

(see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

Comment: Not applicable to areas included in the golf course.

- ii. Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - iii. Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - iv. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - v. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- b. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
- i. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
 - ii. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
 - iii. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
- c. Minimum Lot Landscaping Requirements
- i. Single-Family Residential (per Lot under 8,000 SF)
 - 1. Shade Trees – 2

- 2. Ornamental or Evergreen Trees – 1
 - 3. Shrubs – 4
 - ii. Single-Family Residential (per Lot over 8,000 SF)
 - 1. Shade Trees – 4
 - 2. Ornamental or Evergreen Trees – 2
 - iii. Open Space/Common Area (per acre)
 - 1. Shade Trees, Ornamental, or Evergreen Trees – 10
 - 2. Shrubs – 0
- d. Foundation Plantings

Comment: Foundation Planting requirements will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.
- e. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - i. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
 - ii. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - iii. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise

prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

f. Buffer Yard Requirements

Comment: Buffer Yard Requirements are superseded by the Chatham Hills PUD Ordinance, see Chatham Hills PUD, Section 11 above.

g. Parking Area Landscaping

Comment: The Parking Area Landscaping standards will be reviewed during a subsequent Detailed Development Plan Review for non-residential buildings/uses.

Lighting Standards (Article 6.9)

26. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
27. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
28. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
29. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
30. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

31. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
32. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

Outdoor Storage and Display (Article 6.21)

33. Residential Districts (regarding Recreational Vehicles)
Comment: Outdoor Storage and Display standards will be monitored by Code Enforcement for compliance.
34. Business Districts



Outdoor Café and Eating Areas (Article 6.13)

Parking Standards (Article 6.14)

35. Single-Family Dwellings – Two (2) spaces per Dwelling Unit

Comment: The Single-Family Dwelling Parking Standards will be reviewed at the building permit stage for each residential building.

36. Golf Course – Parking Space requirements for the Golf Course uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

Comment: The Golf Course Parking Standards will be reviewed during a subsequent Detailed Development Plan Review for the associated clubhouse.

Setback Standards (Article 6.16)

Comment: The Setback Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Sign Standards (Article 6.17)

Comment: The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed “Approved” by approval of the Overall Development Plan or Primary Plat.

Vision Clearance Standards (Article 6.19)

37. **Vision Clearance:** 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: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.

Yard Standards (Article 6.21)

Comment: The Yard Standards will be reviewed at the building permit stage for each residential building and during a subsequent Detailed Development Plan Review process for each non-residential building.

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

Comment: The Construction Standards are reviewed by the Public Works Department. They Public Works Department may identify outstanding items that will need to be addressed prior to Overall Development Plan and Primary Plat approval.

Design Standards (Chapter 8)

Block Standards (Article 8.1)

38. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

Easement Standards (Article 8.3)

39. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
40. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
41. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
42. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.

Comment: Private Street Easement language should be included in the secondary plat.

Monument and Marker Standards (Article 8.5)

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

Open Space and Amenity Standards (Article 8.6)

43. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.

Comment: See Open Space landscaping requirements above.

44. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

45. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.

46. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

47. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance

Comment: Pathway amenities are COMPLIANT. Other amenities will be reviewed during a subsequent Detailed Development Plan Review(s).

48. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.

Comment: Not applicable to this submittal. Other amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).

49. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

50. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.

51. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.

Comment: Superseded by PUD.

52. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

Pedestrian Network Standards (Article 8.7)

53. 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.
54. 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.
55. 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.
56. 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.
57. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
58. 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.
59. 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.

60. **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.

61. 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.

62. 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).

Storm Water Standards (Article 8.8)

63. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).

Comment: The Storm Water Standards are reviewed by the Public Works Department. The Public Works Department may identify outstanding items that will need to be addressed prior to Overall Development Plan and Primary Plat approval.

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

Street Light Standards (Article 8.10)

Street Sign Standards (Article 8.11)

Surety Standards (Article 8.12)

Utility Standards (Article 8.13)

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

64. **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.

Primary Plat Review (Article 10.12, I)

65. 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.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

October 19, 2015
1510-SPP-21 & 1510-ODP-21
Exhibit 1

- xii. Building setback lines.
 - xiii. Legend and notes.
 - xiv. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - xv. Other features or conditions which would affect the subdivision favorable or adversely.
 - xvi. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - xvii. 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.
 - xviii. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - xix. 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.
 - xi. 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.

Comment: Working with petitioner to obtain a copy.



STAFF COMMENTS

1. **Compliance:** The Primary Plat and Overall Development Plan comply with the applicable zoning ordinance, except as otherwise noted here in with regard to the petitioner's requested waiver, as further noted below:
 - a. **Reduction of right-of-way dedication from a 50' half right-of-way to a 30' half right-of-way for Block 10 ("The Robinson Parcel")**
2. **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - a. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - b. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - c. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - d. The proposed development is consistent with and compatible with other development located in the area.
 - e. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.
3. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following conditions:
 - 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.
 - b. Approval of the landscape plan be delegated to staff upon completion of a tree inventory survey.
4. If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
5. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Pamela Howard

From: Christopher Bluto <Christopher.Bluto@metronetinc.com>
Sent: Friday, October 16, 2015 1:49 AM
To: Rob Antrim; Craig Forgey
Cc: Pamela Howard; cbluto_2000@yahoo.com; blutochris@yahoo.com
Subject: RE: Updated CVS Elevations

Rob & Craig,

Thank you for taking the time to sit down with the members of the Spring Mill Station Group on Monday October 13th to explain the differentiations in the differing CVS elevations submitted at the last APC meeting. We appreciate your group listening to our concerns regarding the unforeseen changes in those elevations. We also appreciate your understanding and hard work to make adjustments that will balance out those changes.

Pamela Howard with the City of Westfield did send the revised edition of the elevations to the group on Wednesday. The feedback was positive and the group was happy with the improved result from the agreed to updates. Therefore the Spring Mill Station Task Group supports approval of the updated elevations, as long as the APC is inclined to agree and approve upon their own review.

I will be out of town next week which means I will not be able to attend the meeting on Monday. Pamela Howard has all of the feedback from the group and will convey our support to the APC on Monday. Please let me know if there is anything else you need to convey the Spring Mill Station Task Group's positive recommendation at the meeting.

Christopher Bluto
Business Development Manager

From: Rob Antrim [mailto:rantrim@tmcrowley.com]
Sent: Thursday, October 15, 2015 6:56 PM
To: cbluto_2000@yahoo.com; Christopher Bluto <Christopher.Bluto@metronetinc.com>
Cc: Craig Forgey <cforgey@tmcrowley.com>
Subject: Updated CVS Elevations

Chris,

Attached are the updated CVS elevations including the items noted below that we discussed in Monday's meeting with Pam Howard and the Neighborhood task group. I wanted to share this to confirm that we've addressed all comments in preparation to Monday's meeting. Thanks again for your help pulling everyone together so quickly. Please confirm you support the attached updated elevations. I attached the comparison elevations for reference as well so you can see what has been revised.

- 1) Raise the break between the horizontal and vertical siding on all four sides of the building 18".
- 2) Use vertical siding between the overhang and the arch instead of the horizontal siding.
- 3) Move the column to the left of the drive-thru window closer to the window so the window is centered between the columns and continue the mansard roof to the new location of the brick column.
- 4) Add a brick column to the corner between the back of the building and the chamfered drive-thru wall.
- 5) We also added a decorative light fixture to the door on the South elevation

Thank you,
Rob

Rob Antrim



Executive VP of Real Estate

Direct: 317.574.7338

Mobile: 317.502.9032

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