CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_10_05_2015

Monday, October 05, 2015 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Monday, October 05, 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 - September 8, 2015
Documents: September 8, 2015 APC Minutes

Review APC Rules & Procedures

ITEMS OF BUSINESS

1509-ODP-19, 1509-SPP-19 & 1509-DDP-16
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 Bridgeweater PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Site Plan | Exhibit 6: Detailed Development Plan | Exhibit 7: Building Elevations | Exhibit 8: Open Space Improvements

1509-CPA-01
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Grand Junction Sub-District Addendum

1510-PUD-20 [PUBLIC HEARING]
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.
Documents: Exhibit 1 - Staff Report | Exhibit 2 - Aerial Location Map | Exhibit 3 - Concept Plan | Exhibit 4 - Ord. 06-49 Bridgewater PUD | Exhibit 5 - Proposed PUD Ordinance

1510-DDP-20 [PUBLIC HEARING]
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.
Documents: Exhibit 1 - Staff Report | Exhibit 2 - Aerial Location Map | Exhibit 3 - Detailed Development Plan | Exhibit 4 - Elevations | Exhibit 5 - Landscape Plan | Exhibit 6 - Overall Site Plan

1510-ODP-22 & 1510-SPP-22 [PUBLIC HEARING]
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.
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-PUD-19 [PUBLIC HEARING]
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Zoning Map | Exhibit 4: Amendment Ordinance | Exhibit 5: Neighborhood Meeting Summary

1510-ODP-21 & 1510-SPP-21 [PUBLIC HEARING]
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

1510-DDP-21 [PUBLIC HEARING]

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 Comparisions | Exhibit 9: Conditions

1510-DDP-18 [CONTINUED to OCTOBER 19, 2015]
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.

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.

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:	1509-SPP-19, 1509-ODP-19 & 1509-DDP-16
Subject Site Address:	NW Corner of Gray Road & 146th Street
Petitioner:	KGR Bridgewater, LLC by American Structurepoint, Inc. (the "Petitioner")
Request:	KRG Bridgewater, LLC by American Structurepoint requests Overall Development Plan and Primary Plat review of two (2) commercial lots on approximately 7.63 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.
Current Zoning:	Bridgewater PUD
Current Land Use:	Retail Center
Approximate Acreage:	7.63 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Site Plan 6. Detailed Development Plan 7. Building Elevations 8. Open Space Improvement
Staff Reviewer:	Andrew Murray

PROCEDURAL

Requests for Overall Development Plan, Primary Plat and Detailed Development Plan review are required to be considered at a public hearing. The public hearing for these petitions was held at the Tuesday, September 8, 2015 Advisory Plan Commission (the "APC") meeting.

Approval of an Overall Development Plan, Primary Plat and 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 7.63 acre +/- site is located on the northwest corner of 146th Street and Gray Road (see Exhibit 2) within the Bridgewater Marketplace. The request has two components: (1) approval of an Overall Development Plan/Primary Plat for the Bridgewater Marketplace Section 4 subdivision to allow for the development of Outlot 2; and (2) approval of a Detailed Development Plan for a 14,400 square foot retail building located on Outlot 2 of the Bridgewater Marketplace Section 4 subdivision.

These petitions were reviewed by the Technical Advisory Committee at its August 25, 2015 meeting. This request has been properly noticed for a public hearing at the September 8, 2015 APC meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of the 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 4.23 & Article 5.3(G))
12) Legend and notes.

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

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 (Article 10.7(E) of the UDO)

Development Plans shall comply with and be approved 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 the LB District Standards (Bridgewater PUD – Exhibit 6, WC 14.04.050)

41) Minimum Setback Requirements.
42) Minimum Lot Area.
43) Minimum Lot Frontage.
44) Use of Required Yards.
45) Building Height.
46) Square Footage Requirements.
47) Parking.
48) Loading.
49) Lighting.
50) Signage.
51) Development Plan.

BRIDGEWATER PUD (ORD. 06-49)

The plans comply except for those identified as outstanding below:

52) Section 8: Uses
53) Section 10: Development and Architectural Standards
    1. Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feel.
    2. Open Space shall be greater than or equal to twenty percent (20%) of Area Y.
    3. Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, solder courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.
    4. Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking;

provided that pedestrian circulation and access to store entrances are not impaired. The following standards and guidelines are applicable:

a. To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
b. Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the cafe.
c. Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
d. Outdoor cafes shall be required to provide additional outdoor trash receptacles.
e. Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
f. The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

5. All Non-residential Uses and Mixed-Use Buildings:
    a. Minimum lot area: two thousand (2,000) square feet.
    b. Minimum lot width at building line: twenty-five (25) feet
    c. Minimum lot depth: seventy (70) feet.
    d. Yard dimensions
        i. Set back from Internal Streets – No minimum
        ii. Set back from External Streets – This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity, slope requirement (one (1) foot of building height for every two (2) feet of building set back). In no case shall the setback be less than thirty (30) feet. The setback area shall be landscaped according to standards set forth in Section 10, Landscaping.
        iii. Side yard (each side) – No minimum
        iv. Rear yard – A minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.
    e. Maximum building height – Fifty (50) feet
    f. Maximum building footprint coverage – One hundred percent (100%)
    g. All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.
6. The following restrictions shall apply to all owner or tenant occupied space in Area Y:
    a. One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet;

b. One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4;
c. One single tenant office space may be up to forty thousand (40,000) square feet;
d. Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;
e. Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet;
f. All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

7. Area Y Parking Requirements
   a. Parking shall be provided in Area Y both off-street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated areas shall be provided as follows: Retail. Three and one half (3.5) parking spaces for each one thousand square feet of floor area, provided however that in no case shall any individual tenant or owner provide less than five (5) parking spaces).
   b. M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.

54) <u>Exhibit 17. General Architectural Standards – Area Y</u>

1. Neo-traditional architectural style
2. Building Facades - Buildings along an External Street shall have two (2) front facades, one of which is faux. Access to the building provided along the internal parking areas. Elevation facing External Street (faux façade) with similar architectural features as access side of the building. Examples of architectural treatments for the External Street side of the building include: windows, doors, pilasters, pediments, rails, and balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentals. Design elements and detailing shall be contained completely around the structure.
3. Open Space - A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

4. Pedestrian Circulation - The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open

spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

55) Section 11. Landscaping
1. Perimeter yards along External Streets shall be landscaped.
2. Area Y Perimeter yards along External Streets shall be landscaped with shade trees, ornamental trees and shrubs.
3. There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center in a staggered pattern.
4. Parking Lot and Drive-Through Facilities Adjacent to External Streets.

56) Exhibit 18 – Landscaping Standards (WC 16.06.010)
1. HVAC Units
2. Softening of walls and fences.
3. On-Site (Business)
4. Road Frontage
    a. Shade trees required to be planted along road frontage shall be located outside drainage and utility easement, shall be located in a manner that mitigates interference with infrastructure located within such easement and may be clustered or grouped in order to attain creative site design.

5. Buffer Yards - Not applicable
6. Interior Parking Lot Landscaping
7. Parking Lot Island
8. Perimeter Parking Lot Landscaping

DESIGN STANDARDS (Chapter 8 of UDO)

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

57) Easement Standards
58) Utility Standards

DEPARTMENT COMMENTS

The plans are fully complaint. Staff recommends approving 1509-SPP-19, 1509-ODP-19 and 1509-DDP-16 with the following condition:

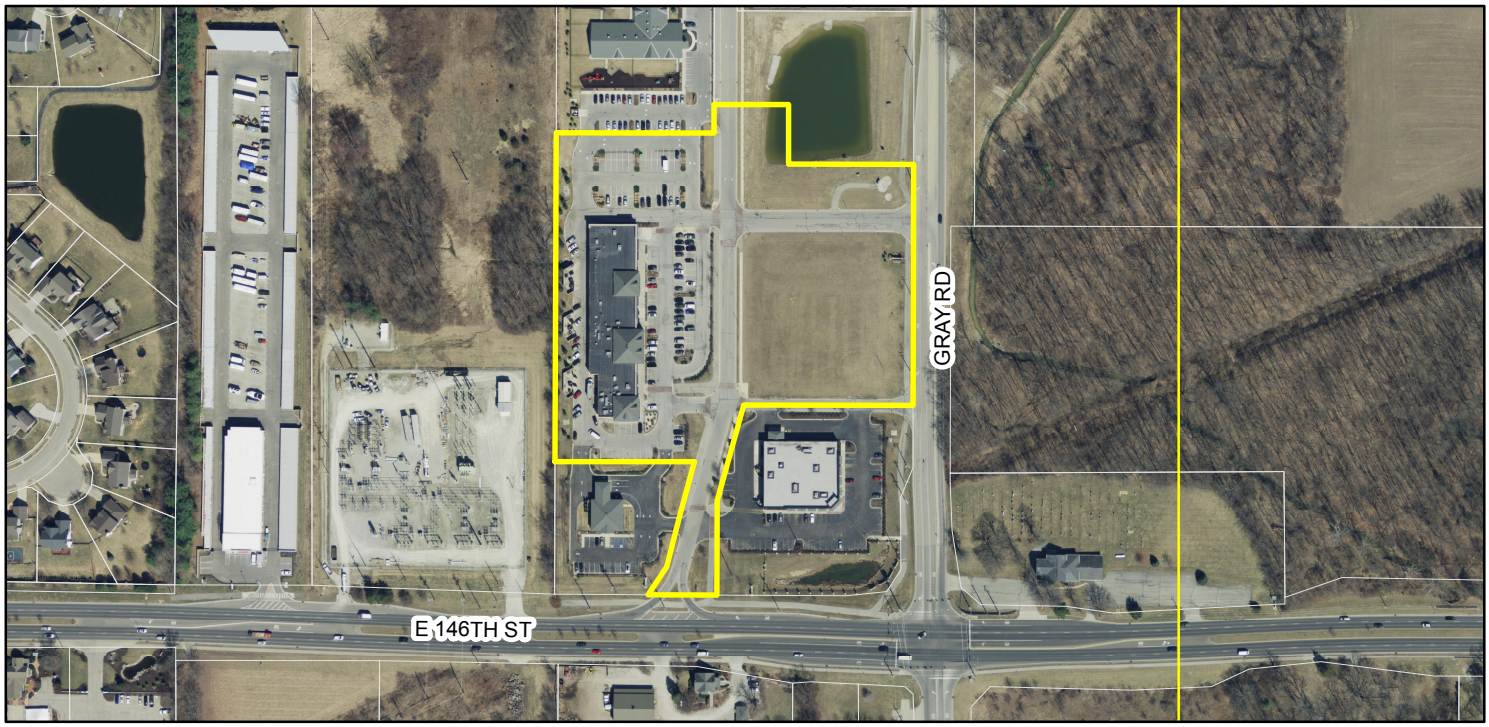
1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Property Location Map
1509-SPP-19, 1509-ODP-19 & 1509-DDP-16

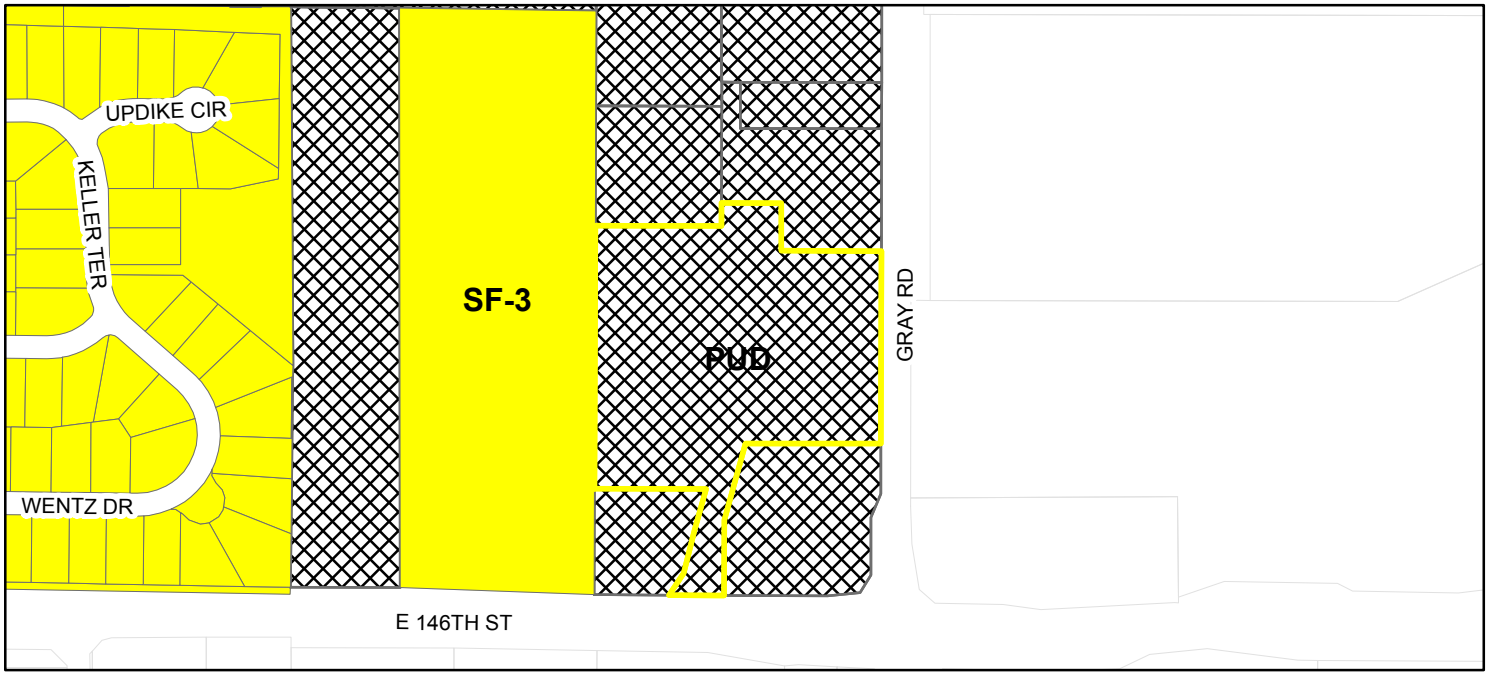
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

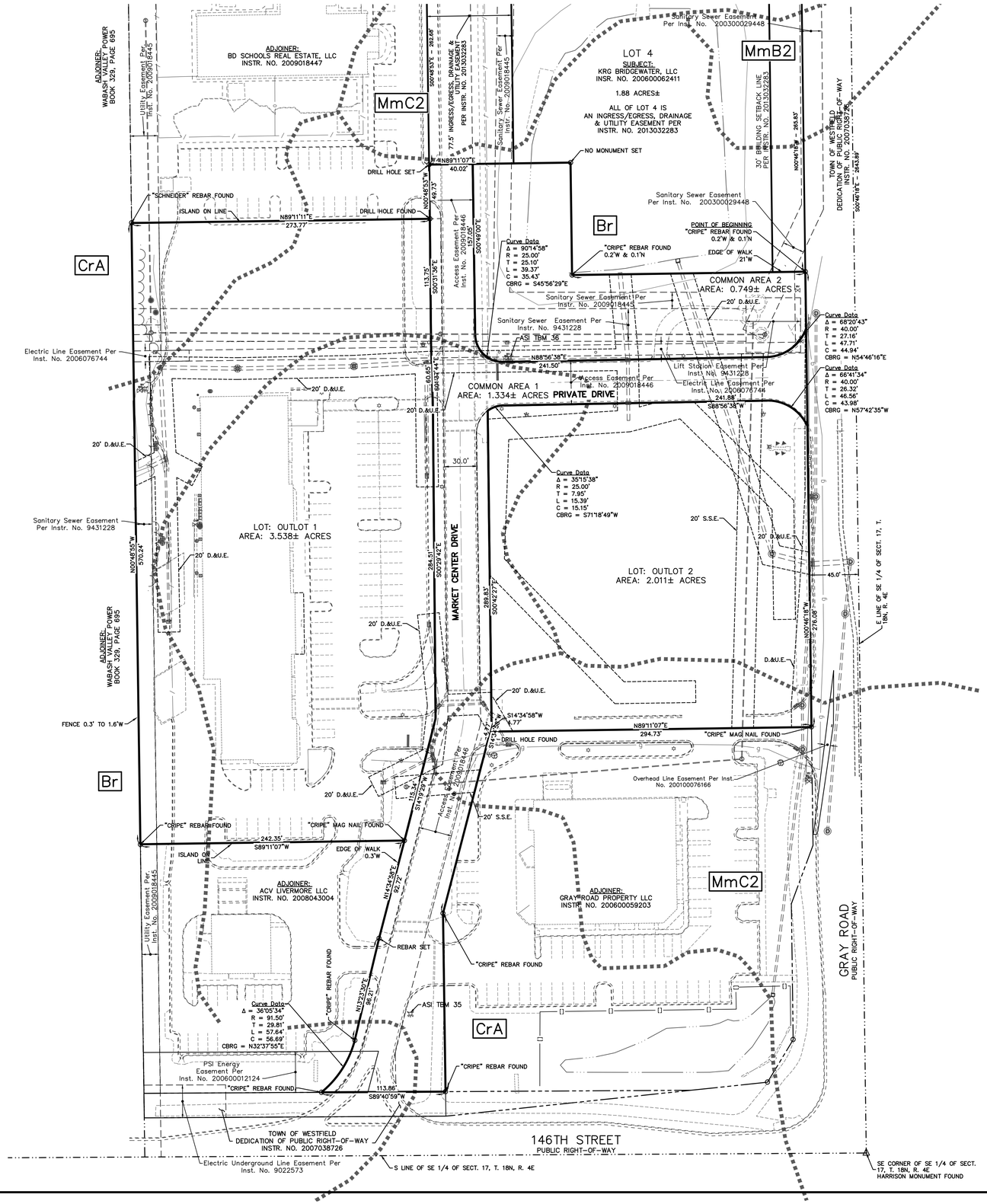


Zoning

- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)

PRIMARY PLAT FOR BRIDGEWATER MARKETPLACE SECTION 4

PART OF THE S.E. 1/4 OF SECTION 17, T18N, R4E
HAMILTON COUNTY, INDIANA

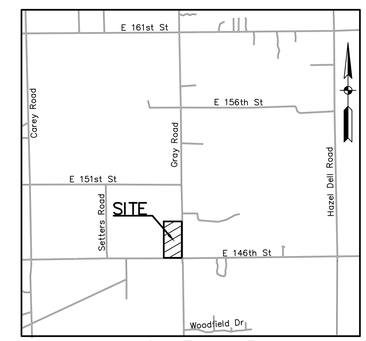


0' 50' 100'

SCALE: 1"=50'

LEGEND:

△	Section Corner Monument
○	5/8" dia. Rebar set w/cap stamped "Structurepoint – 0094" unless otherwise noted
XxX	SOIL TYPE
▬ ▬ ▬ ▬	SOIL BOUNDARY
A.E., D.U.&S.S.E.	Access, Drainage, Utility & Sanitary Sewer Easement
D.U.&S.E.	Drainage, Utility & Sewer Easement
D.&U.E.	Drainage & Utility Easement
S.S.E.	Sanitary Sewer Easement
D.E.	Drainage Easement
B.S.L.	Building Setback Line
V.W.	Variable Width



VICINITY MAP
not to scale

SURVEYOR:

xxxxxxxxx
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

KRG BRIDGEWATER
30 SOUTH MERIDIAN STREET, SUITE 100
INDIANAPOLIS, IN 496204

UTILITY LOCATIONS:
SANITARY MAIN EXTENSION (8") ON THE WEST END OF THE SITE RUNNING NORTH/SOUTH.
WATER (8") MAIN ON THE WEST END OF THE SITE RUNNING NORTH/SOUTH.
GAS/ELECTRIC/TELEPHONE CONNECTIONS AT WEST END OF SITE.

SOURCE OF TITLE

KRG Bridgewater LLC
Instrument Numbers: _____

PRIMARY PLAT FOR
BRIDGEWATER MARKET PLACE
SECTION 4

PREPARED FOR:
KRG BRIDGEWATER, LLC

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

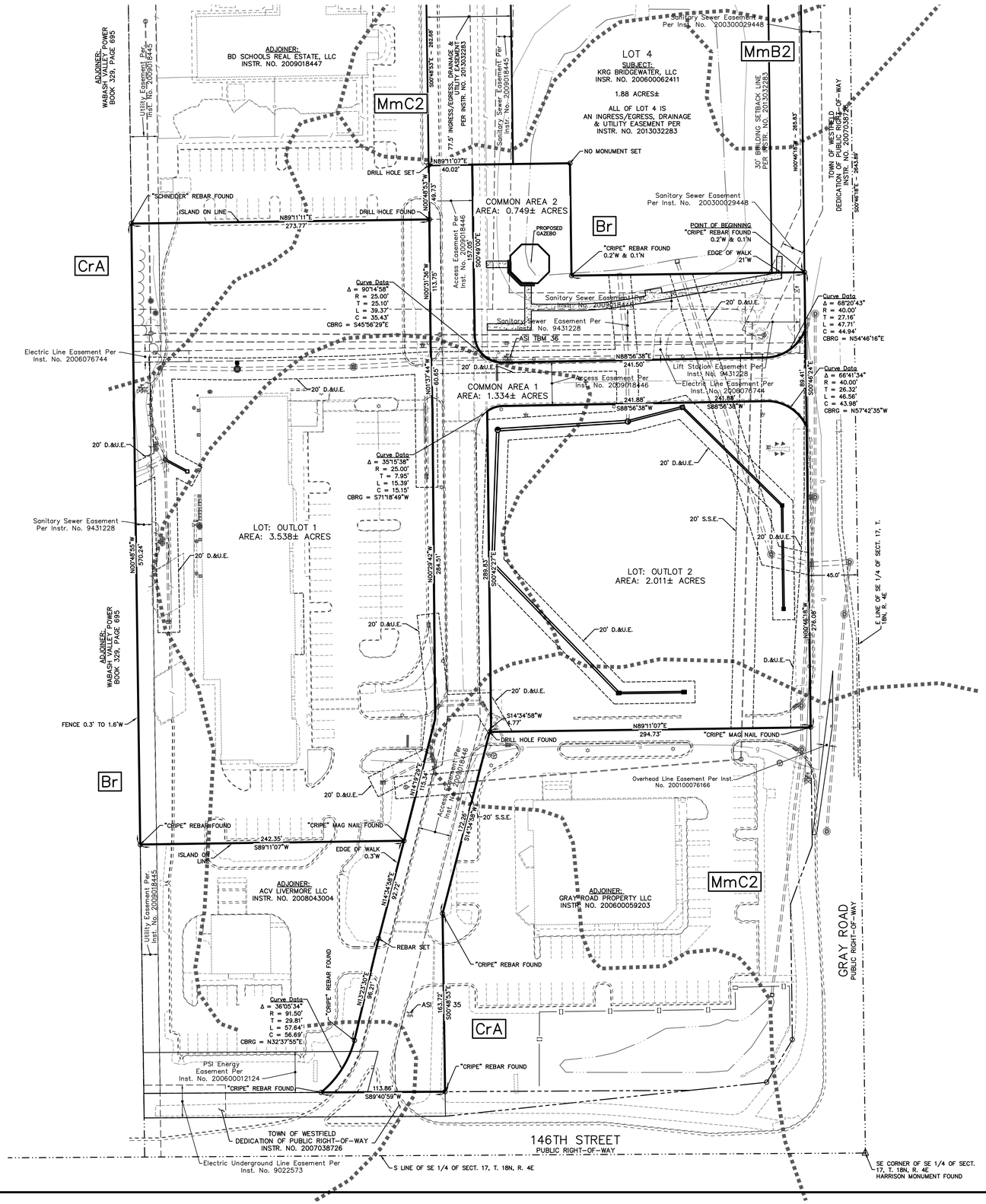
AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

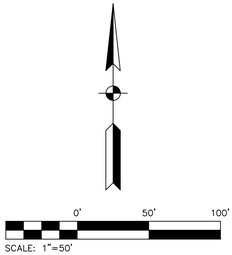
SCALE: 1" = 50'	REVISIONS	DATE	SHEET NO. 1
DATE: 09-11-2015			
DRAWN BY: RCB			
CHECKED BY: JLW	JOB NO. 2015.01267	ARCHIVE NO.	OF 1

PLOT SCALE: 1:1 EDIT DATE: 7/31/15 – 11:49 AM EDITED BY: JWILKERSON DRAWING FILE: P:\2015\01267\D_DRAWINGS\CIVIL\PRIMARY PLAT\2015-09-11\2015.01267.CE.2015-09-11.PRIMARY PLAT.DWG

OVERALL DEVELOPMENT PLAN FOR BRIDGEWATER MARKETPLACE SECTION 4

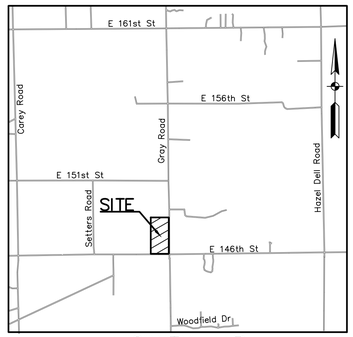
PART OF THE S.E. 1/4 OF SECTION 17, T18N, R4E
HAMILTON COUNTY, INDIANA





LEGEND:

△	Section Corner Monument
○	5/8" dia. Rebar set w/cap stamped "Structurepoint – 0094" unless otherwise noted
XxX	SOIL TYPE
▬ ▬ ▬ ▬	SOIL BOUNDARY
A.E., D.U.&S.S.E.	Access, Drainage, Utility & Sanitary Sewer Easement
D.U.&S.E.	Drainage, Utility & Sewer Easement
D.&U.E.	Drainage & Utility Easement
S.S.E.	Sanitary Sewer Easement
D.E.	Drainage Easement
B.S.L.	Building Setback Line
V.W.	Variable Width



VICINITY MAP
not to scale

SURVEYOR:

xxxxxxxxx
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

KRG BRIDGEWATER LLC
30 SOUTH MERIDIAN STREET, SUITE 100
INDIANAPOLIS, IN 496204

UTILITY LOCATIONS:
SANITARY MAIN EXTENSION (8") ON THE WEST END OF THE SITE RUNNING NORTH/SOUTH.
WATER (8") MAIN ON THE WEST END OF THE SITE RUNNING NORTH/SOUTH.
GAS/ELECTRIC/TELEPHONE CONNECTIONS AT WEST END OF SITE.

SOURCE OF TITLE

KRG Bridgewater LLC
Instrument Numbers: _____

OVERALL DEVELOPMENT PLAN FOR BRIDGEWATER MARKET PLACE SECTION 4

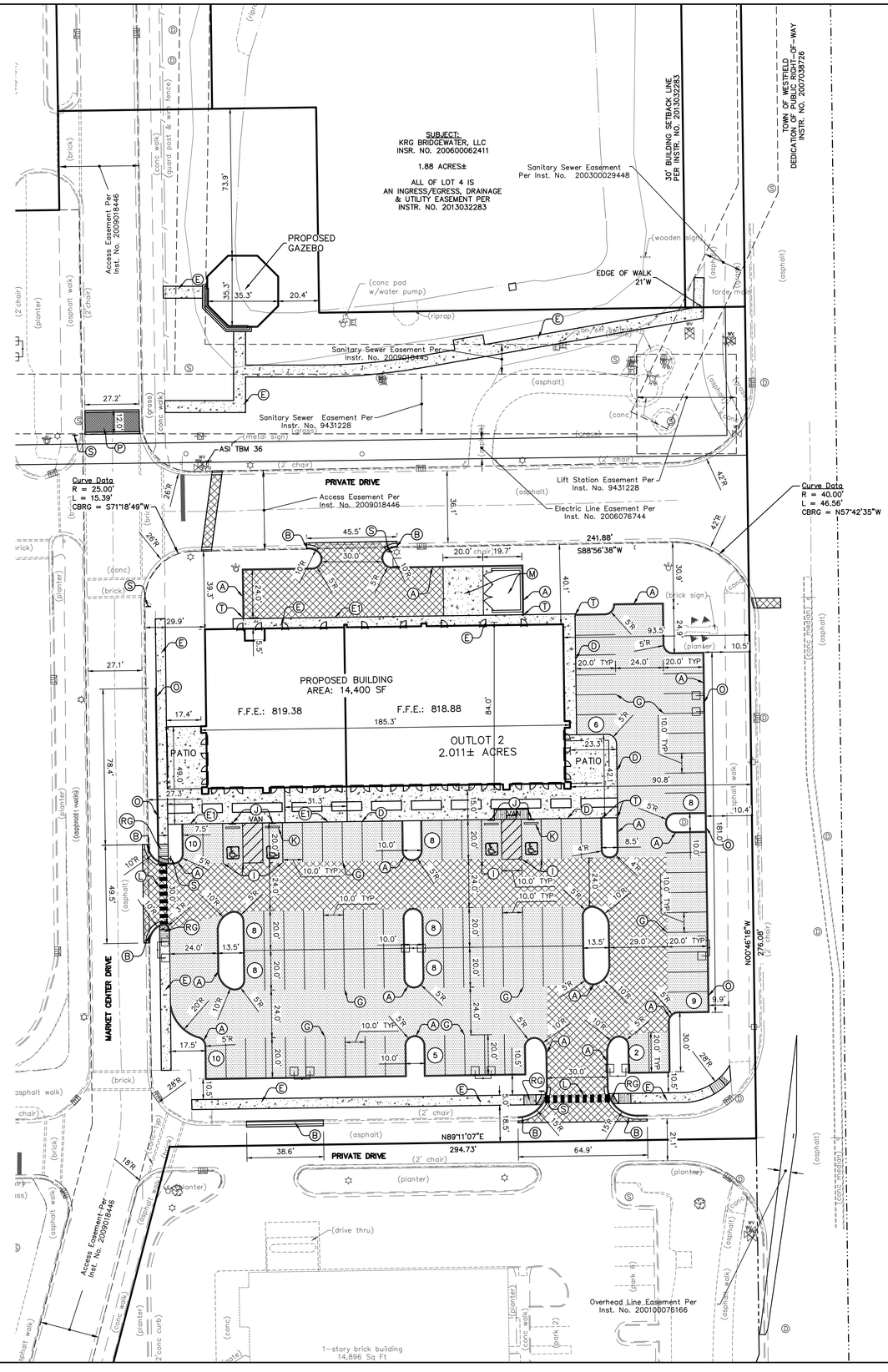
PREPARED FOR:
KRG BRIDGEWATER, LLC

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

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

SCALE: 1" = 50'	REVISIONS	DATE	SHEET NO.
DATE: 08-04-2015			1
DRAWN BY: RCB			
CHECKED BY: JLW	JOB NO. 2015.01267	ARCHIVE NO.	OF 1

PLOT SCALE: 1:1 EDIT DATE: 7/31/15 – 11:36 AM EDITED BY: RBERGER DRAWING FILE: P:\2015\01267\D DRAWINGS\CIVIL\OVERALL DEVELOPMENT PLAN\2015.01267.CE.2015-09-01.OVERALL DEVELOPMENT PLAN.DWG



0' 30' 60'

SCALE: 1"=30'

EXISTING LEGEND

- AIR CONDITIONER
- BEEHIVE INLET
- CURB INLET
- CLEAN OUT
- DRAINAGE MANHOLE
- ELECTRIC METER BOX
- ELECTRIC CROSS BOX
- FLAG POLE
- FIRE HYDRANT
- FIRE VALVE SHUT OFF
- GROUND LIGHT
- GAS METER
- GAS MARKER SIGN
- GAS VALVE
- GUY WIRE
- HOSE BIB
- INLET
- LID
- LIGHT POLE
- MAILBOX
- MANHOLE
- POST
- POWER POLE
- SPRINKLER CONTROL VALVE
- SIGN
- SANITARY MANHOLE
- STAND PIPE
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE MARKER SIGN
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC POLE
- TELEPHONE CROSS BOX
- VENT
- WELL
- WATER METER
- WATER VALVE
- CONCRETE END SECTION
- ohe OVERHEAD ELECTRIC LINE
- oht OVERHEAD TELEPHONE LINE
- rcp REINFORCED CONCRETE PIPE
- REBAR SET = 5/8" DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET

PROPOSED SITE LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE
- (#) PARKING ROW COUNT
- (A) 6" STRAIGHT CONCRETE CURB
- (B) 2' CONCRETE CURB AND GUTTER
- (C) LIP GUTTER WITH UNDERDRAIN
- (D) COMBINED WALK & CURB
- (E) CONCRETE SIDEWALK
- (E1) CONCRETE SIDEWALK FLUSH WITH ASPHALT
- (F) 6" CONCRETE PIPE BOLLARD
- (G) 4" SOLID WHITE, PAINT LINE
- (G1) 4" SOLID WHITE, THERMOPLASTIC LINE
- (H) 24" STOP BAR, WHITE, PAINT LINE
- (I) 4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
- (J) ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (K) CONCRETE WHEEL STOP
- (L) 24" WHITE, THERMOPLASTIC, PEDESTRIAN CROSSWALK
- (M) DUMPSTER PAD
- (N) BICYCLE RACKS
- (O) CURB WALL
- (P) BRICK PEDESTRIAN CROSSWALK
- (R) RAMP (GENERAL)
- (RH) A.D.A. RAMP (TYPE "H")
- (RC) A.D.A. RAMP (TYPE "C")
- (RG) A.D.A. RAMP (TYPE "G")
- (S) STOP SIGN
- (T) CURB TAPER
- HANDICAP ACCESSIBLE PARKING SPACE
- DIRECTIONAL ARROW, WHITE, THERMOPLASTIC
- LIGHT POLE

RETAIL SITE PARKING ANALYSIS

TOTAL S.F. =	14,000 SF
REQUIRED RATIO =	3.5 SPACES PER 1,000 SF
TOTAL SPACES REQUIRED =	51
STANDARD PARKING (10'x20')	86
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	4
TOTAL PROPOSED PARKING	90

GENERAL NOTES:

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

CAUTION !!

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

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

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

SITE PLAN

C200

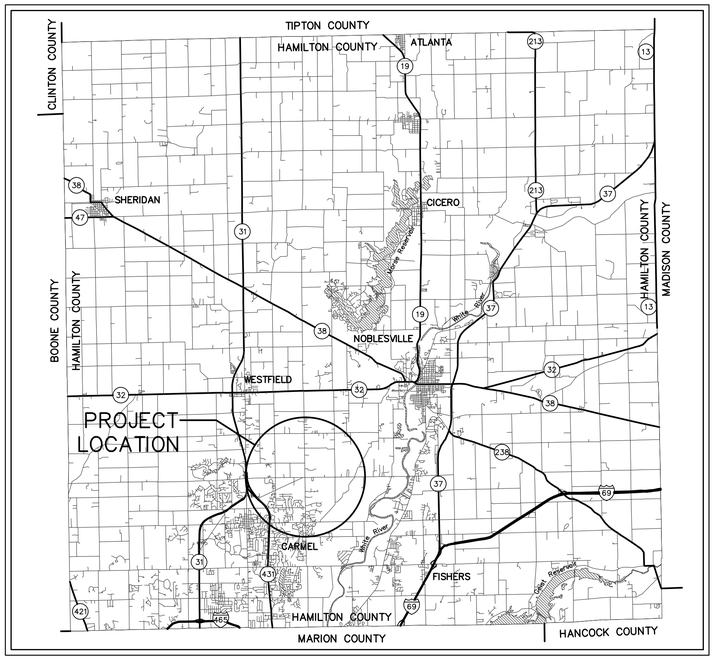
PLOT DATE: 9/14/2015 11:45 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/14/2015
EDITED BY: RLESNAU
DRAWING FILE: P:\2015\01267\D_Drawings\Civil\Construction Documents\02015.01267 CE C200 SP.dwg

DEVELOPMENT PLANS
FOR
BRIDGEWATER POINTE SHOPPES

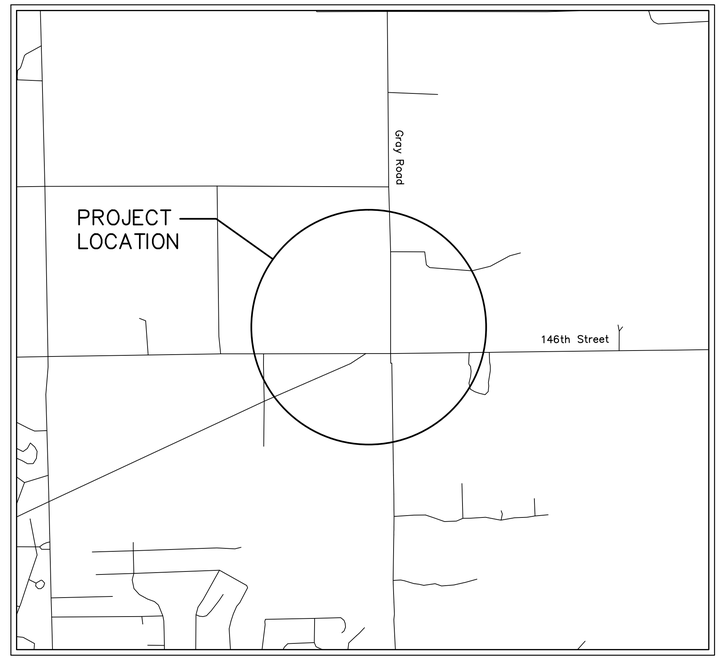
CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES 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.
811 OR 1-800-382-5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

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.

WESTFIELD, INDIANA
S.E. 1/4 SECTION 17, T18N, R4E, WASHINGTON TOWNSHIP, HAMILTON COUNTY



LOCATION MAP
NOT TO SCALE



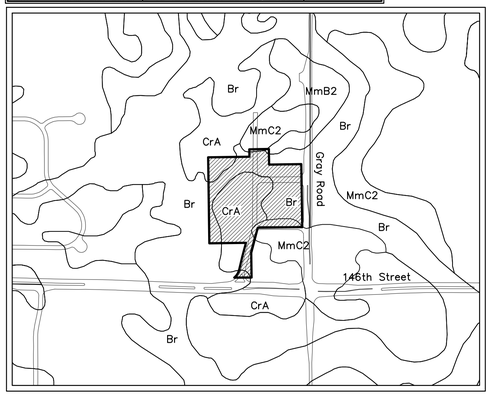
VICINITY MAP
NOT TO SCALE

INDEX

DESCRIPTION	SHEET No.
TITLE SHEET	C001
GENERAL NOTES	C002
SPECIFICATIONS	C003
EXISTING TOPOGRAPHY – DEMO PLAN	C100
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C400
STORM SEWER PLAN AND PROFILES	C410–C412
EROSION CONTROL PLAN	C500
STORMWATER POLLUTION PREVENTION PLAN	C510
EROSION CONTROL DETAILS	C520–C521
SITE DETAILS	C600–C603
PLANTING PLAN	C700
PLANTING DETAILS	C701
SITE PHOTOMETRIC PLAN	E401
SITE PHOTOMETRIC PLAN SPECS	E402

PLAN DATE: 07–31–2015

SOIL DESCRIPTIONS:
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)
MmC2 – MIAMI SILT LOAM (6 TO 12 PERCENT SLOPES, ERODED)



SOILS MAP
NOT TO SCALE

REV	DATE	DESCRIPTION

UTILITY CONTACTS

CITY OF WESTFIELD – PUBLIC WORKS
JOHN PANKIN
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3100

CITY OF WESTFIELD – STORMWATER
WES ROOD
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3100

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

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

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

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

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

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

PLANS PREPARED FOR:
KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204
CONTACT: TONY HALSEY
PHONE: (317) 577–5600

PLANS PREPARED BY:
AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

APPROVAL PENDING
NOT FOR CONSTRUCTION
JARED L. WILKERSON, P.E.

C001
JOB# 2015.01267

PRINT DATE: 9/14/15
PLOT SCALE: 1:2.5849 EDIT DATE: 9/11/15 – 1:15 PM EDITED BY: RLESNAU DRAWING FILE: P:\2015\01267\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02015.01267.CE.C001.TS.DWG

GENERAL NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
6. 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.

SITE NOTES

1. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
5. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
6. 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.
7. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
8. 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.
9. 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.
10. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
11. RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
12. CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
13. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURES DIRECTIONS.
14. ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
15. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
16. CHAMFER ALL ENDS OF CURBS.

DEMOLITION NOTES

1. CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
2. PROTECT TREES TO REMAIN DURING CONSTRUCTION.
3. 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.
4. 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.
5. THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
7. 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.
8. 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.
9. PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
10. ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
11. NO ON-SITE BURNING IS PERMITTED.
12. CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
13. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
14. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. 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.
3. 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.
4. 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.
5. 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.
6. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
7. ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
8. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
9. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
10. 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.
11. 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.
12. CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

1. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. 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.
3. 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.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
5. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
6. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
7. 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.
8. 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.
9. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
10. ALL STORM SEWER AND ROOF DRAIN PIPES THAT OUTLET TO GROUND SURFACE SHALL BE CONSTRUCTED WITH A CONCRETE END SECTION AND GABION BASKET ARMOR.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
2. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION OR CITY OF WESTFIELD INSPECTOR.
4. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
5. 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.
6. 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.
7. 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.
8. 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.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. 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 18057C0227G, DATED NOVEMBER 19, 2014.
11. SCHEDULE OF EARTHWORK ACTIVITIES:
    a. 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.
    b. 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.
    c. 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.
15. PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
16. CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

NOTE:
1. ALL WORK TO CONFORM TO CITY OF WESTFIELD STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY WORK TO CONFORM TO CITIZENS WESTFIELD STANDARDS.

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

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
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www.structurepoint.com

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

GENERAL NOTES

C002

PLOT DATE: 9/14/2015 11:43 AM
PLOT SCALE: 1:2.5849 EDIT DATE: 9/3/2015 EDITED BY: RBERGER DRAWING FILE P:\2015\01267\D Drawings\Civil\Construction Documents\2015\01267 CE C002 GN.dwg

EARTHWORK:

A. GENERAL

1. EARTHWORK INCLUDES CLEARING, GRUBBING, SUBGRADE PREPARATION, REMOVAL OF TREES AND VEGETATION (INCLUDING STUMPS), PROTECTION OF TREES TO REMAIN, STRIPPING AND STORAGE OF TOPSOIL, FILL COMPACTION AND ROUGH GRADING OF ENTIRE SITE AS INDICATED ON DRAWINGS.

2. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED.

3. CONTRACTOR SHALL PROVIDE AND PLACE ANY ADDITIONAL FILL MATERIAL FROM OFF THE SITE AS MAY BE NECESSARY TO PRODUCE THE GRADES REQUIRED AS SHOWN ON THE DRAWINGS. FILL OBTAINED FROM OFF SITE MUST BE SUITABLE SOIL AS DEFINED IN THE SPECIFICATIONS OR AS OTHERWISE APPROVED BY OWNER.

4. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS CURRENT STATE AND SHALL REMOVE ALL TRASH, RUBBISH, AND DEBRIS FROM THE SITE PRIOR TO STARTING EXCAVATION.

5. EXCEPT FOR STRIPPED TOPSOIL AND OTHER MATERIALS INDICATED TO BE STOCKPILED OR OTHERWISE REMAIN OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.

6. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, DRIVES, FACILITIES, ETC. WITHOUT OWNER PERMISSION OR AUTHORITY HAVING JURISDICTION.

7. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING EARTHWORK AND CLEARING OPERATIONS. EROSION CONTROL MEASURES SHOULD BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION.

8. CONTRACTOR SHALL CAREFULLY MAINTAIN ALL BENCHMARKS, MONUMENTS, AND OTHER REFERENCE POINTS. IF DISTURBED, CONTRACTOR SHALL ENGAGE LICENSED LAND SURVEY FOR REPLACEMENT OF REFERENCE POINTS.

9. WHERE THESE SPECIFICATIONS CONFLICT WITH TOWN OF DAYTON STANDARDS, THE STANDARDS OF THE JURISDICTION HAVING AUTHORITY SHALL PREVAIL.

B. MATERIALS

1. CONTRACTOR TO PROVIDE BORROW SOIL MATERIALS WHEN SUFFICIENT SATISFACTORY SOIL MATERIALS ARE NOT AVAILABLE FROM EXCAVATIONS.

2. SATISFACTORY (OR SUITABLE) SOILS: SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM ACCORDING TO ASTM D2487, OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATERIAL.

3. UNSATISFACTORY (OR UNSUITABLE) SOILS: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487, OR A COMBINATION OF THESE GROUPS. UNSATISFACTORY SOILS ALSO INCLUDES SATISFACTORY SOILS NOT MAINTAINED WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.

C. EXECUTION

1. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER UNLESS PERMISSION IS GRANTED. NOTIFY OWNER AT LEAST TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

2. REMOVE OBSTRUCTIONS, TREES, SHRUBS, AND OTHER VEGETATION AS REQUIRED FOR NEW CONSTRUCTION. STRIP TOPSOIL TO DEPTH AS REQUIRED IN THE FIELD TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS. STOCKPILE TOPSOIL AWAY FROM EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL AND GRADE STOCKPILES TO DRAIN SURFACE WATER.

3. REMOVE EXISTING ABOVE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND NECESSARY TO FACILITATE NEW CONSTRUCTION.

4. PROTECT SUBGRADES AND FOUNDATION SOILS FROM FREEZING TEMPERATURES, FROST, AND PONDING WATER.

5. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS FOR ALL STRUCTURES, WALKS, PAVEMENTS, AND UTILITY TRENCHES.

6. CONTRACTOR SHALL FURNISH AND OPERATE ALL DEWATERING MEASURES REQUIRED TO FACILITATE NEW CONSTRUCTION AND IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

6. PROOF ROLL SUBGRADE BELOW BUILDING PAVEMENTS WITH A PNEUMATIC-TIRED DUMP TRUCK TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF ROLL WET OR SATURATED SUBGRADES. RECONSTRUCT SUBGRADES DAMAGED BY FREEZING TEMPERATURES, FROST, RAIN, ACCUMULATED WATER, OR CONSTRUCTION ACTIVITIES AS DIRECTED BY ENGINEER OR OWNER REPRESENTATIVE, WITHOUT ADDITIONAL COMPENSATION.

7. BACKFILL ALL UTILITY TRENCHES BENEATH PAVEMENT (AND WITHIN 5') WITH GRANULAR MATERIAL.

8. SOIL FILL: USE SATISFACTORY SOIL MATERIAL UNDER ALL WALKS, PAVEMENTS, STEPS, RAMPS, BUILDING SLABS, FOOTINGS, AND FOUNDATIONS.

9. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL SOIL LAYER BEFORE COMPACTION TO WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT. DO NOT PLACE BACKFILL OR FILL SOIL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT EXCEEDS OPTIMUM MOISTURE CONTENT BY 2 PERCENT AND IS TOO WET TO COMPACT TO SPECIFIED UNIT WEIGHT.

10. COMPACTION OF SOIL BACKFILLS AND FILLS: COMPACT ALL FILL MATERIAL BELOW STRUCTURES, PAVEMENTS, WALKS, UTILITY TRENCHES, AND STEPS (AND WITHIN 5 FEET OF SAID AREAS) TO 98 PERCENT OF THE MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 (STANDARD PROCTOR DENSITY). COMPACT ALL FILL MATERIALS BELOW TURF OR UNPAVED AREAS TO 90 PERCENT OF THE MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D 698 (STANDARD PROCTOR DENSITY). ALL FILL MATERIALS TO BE COMPACTED IN MAXIMUM 8-INCH LIFTS.

11. SITE ROUGH GRADING: SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING. FINISH SUBGRADES TO REQUIRED ELEVATIONS WITHIN THE FOLLOWING TOLERANCES:

i. TURF OR UNPAVED AREAS: PLUS OR MINUS 1 INCH
ii. WALKS: PLUS OR MINUS I/2 INCH.
iii. PAVEMENTS: PLUS OR MINUS 1/2 INCH
iv. INSIDE BUILDING LINES: FINISH SUBGRADE TO A TOLERANCE OF $\frac{1}{2}$ INCH WHEN TESTED WITH A 10-FOOT STRAIGHTEDGE.

12. QUALITY CONTROL: QUALIFIED GEOTECHNICAL ENGINEER TO BE ENGAGED AS TESTING AGENCY AS DIRECTED BY OWNER.

13. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE THEY LOSE COMPACTION DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER.

STORM SEWER:

A. GENERAL

1. STORM SEWER INCLUDES ALL PIPES, FITTINGS, MANHOLES, CLEANOUTS, TRANSITION COUPLINGS, CATCH BASINS, INLETS, END SECTIONS, AND OUTLETS.

2. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED.

3. CONTRACTOR SHALL LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE. DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER UNLESS PERMISSION IS GRANTED. NOTIFY OWNER AT LEAST TWO DAYS IN ADVANCE OF PROPOSED UTILITY INTERRUPTIONS.

B. PRODUCTS

1. PE PIPE AND FITTINGS: PE DRAINAGE PIPE AND FITTINGS NP 3 TO NPS 10, AASHTO M 252M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS. PE DRAINAGE PIPE AND FITTINGS NPS 12 TO NPS 60, AASHTO M 294M, TYPE S, WITH SMOOTH WATERWAY FOR COUPLING JOINTS.

2. PVC PIPE AND FITTINGS: PIPE: ASTM F 949, PVC, CORRUGATED PIPE WITH BELL AND SPIGOT ENDS FOR GASKETED JOINTS. FITTINGS: ASTM 949, PVC MOLDED OR FABRICATED, SOCKET TYPE. GASKETS: ASTM F 477, ELASTOMERIC SEALS.

3. CONCRETE PIPE AND FITTINGS: REINFORCED CONCRETE SEWER PIPE AND FITTINGS MEETING ASTM C 76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS. PIPE TO BE CLASS III UNLESS OTHERWISE INDICATED ON PLANS.

4. COMPLY WITH ASTM C 1173, ELASTOMERIC SLEEVE-TYPE REDUCING OR TRANSITION COUPLING, FOR JOINTING UNDERGROUND NON-PRESSURE PIPING. INCLUDE ENDS OF SAME SIZES AS PIPING TO BE JOINED, AND CORROSION-RESISTANT METAL TENSION BAND AND TIGHTENING MECHANISM ON EACH END.

5. CLEANOUTS: CAST IRON CLEANOUTS: ASME A112.36.2M ROUND, GRAY-IRON HOUSING WITH CLAMPING DEVICE AND ROUND, SECURED, SCORIATED, GRAY-IRON COVER. HEAVY DUTY TOP LOADING IS REQUIRED. PLASTIC CLEANOUTS: PVC BODY WITH PVC THREADED PLUG.

6. MANHOLES AND CATCH BASINS: STANDARD REINFORCED PRECAST CONCRETE MANHOLES MEETING ASTM C 478. MINIMUM 48-INCH DIAMETER UNLESS OTHERWISE INDICATED. BASE SECTION TO BE MINIMUM 6-INCH THICKNESS AND 4-INCH THICKNESS FOR WALLS AND BASE RISER SECTION. REINFORCED CONCRETE GRADE RINGS, 6-9 INCH TOTAL THICKNESS, TO MATCH DIAMETER OF MANHOLE FRAME AND COVER. MANHOLE FRAMES AND COVERS AS INDICATED ON DRAWINGS. PIPE CONNECTORS SHOULD BE PROVIDED TO MEET ASTM C293, RESILIENT, OF SIZE REQUIRED, FOR EACH PIPE CONNECTING TO THE BASE SECTION.

7. CONCRETE: CAST-IN-PLACE CONCRETE ACCORDING TO ACI 318 AND ACI 350/350R AND IN ACCORDANCE WITH THE FOLLOWING:

i. CEMENT: ASTM C 150, TYPE III
ii. FINE AGGREGATE: ASTM C 33, SAND
iii. COARSE AGGREGATE: ASTM C 33, CRUSHED GRAVEL
iv. WATER: POTABLE

8. PORTLAND CEMENT DESIGN MIX: 4,000 PSI MINIMUM WITH 0.45 MAXIMUM WATER/CEMENTIOUS MATERIALS RATIO. REINFORCING FABRIC TO MEET ASTM A 185/A 185M, STEEL, WELDED WIRE FABRIC, PLAIN. REINFORCING BARS TO MEET ASTM A 615/A 615M, GRADE 60 DEFORMED STEEL.

9. MANHOLE CHANNELS TO BE FORMED WITH AN INVERT SLOPE OF 2 PERCENT THROUGH THE MANHOLE AND BENCHES AT 4 PERCENT, SLOPED TO DRAIN INTO CHANNEL.

10. INLETS: PROVIDE INLETS WITH HEAVY DUTY CASTINGS AS SHOWN ON DRAWINGS.

11. OUTLETS: CONCRETE END SECTION SHOULD BE PROVIDED AT ALL PIPE ENDS AND AS INDICATED ON DRAWINGS. RIP RAP APRONS TO BE INSTALLED AT ALL END SECTIONS TO DIMENSIONS INDICATED. AVERAGE RIP-RAP SIZE TO BE 6-INCHES UNLESS OTHERWISE INDICATED ON DRAWINGS.

C. EXECUTION

1. INSTALL PIPING BEGINNING AT LOW POINT, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM. INSTALL GASKETS, SEALS, SLEEVES, AND OTHER COUPLINGS ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS.

2. WHEN INSTALLING PIPE UNDER STREETS OR OTHER OBSTRUCTIONS THAT CANNOT BE DISTURBED, USE PIPE-JACKING PROCESS OF MICRO-TUNNELING.

3. INSTALL PIPING PITCHED DOWN IN DIRECTION OF FLOW. INSTALL PE CORRUGATED SEWER PIPING IN ACCORDANCE WITH ASTM D 2231. INSTALL PVC PIPING ACCORDING TO ASTM D 2321 AND ASTM F 1668. INSTALL REINFORCED CONCRETE SEWER PIPING IN ACCORDANCE WITH ASTM C 1479 AND ACPA'S "CONCRETE PIPE INSTALLATION MANUAL."

4. PIPE JOINT CONSTRUCTION: JOIN CORRUGATED PE PIPE ACCORDING TO ASTM D 3212 FOR PUSH ON JOINTS. JOIN PVC CORRUGATED SEWER PIPING IN ACCORDANCE WITH ASTM D 2321 FOR ELASTOMERIC-SEAL JOINTS. JOIN REINFORCED CONCRETE PIPE ACCORDING TO ACPA'S "CONCRETE PIPE INSTALLATION MANUAL" FOR RUBBER-GASKETED JOINTS. JON DISSIMILAR PIPE MATERIALS WITH NON-PRESSURE TYPE FLEXIBLE COUPLINGS.

5. CONTRACTOR TO INSPECT INTERIOR OF PIPING AND MANHOLES FOR DEFECTS. DEFECTS REQUIRING CORRECTION INCLUDE THE FOLLOWING:

i. ALIGNMENT: LESS THAN FULL DIAMETER OF INSIDE OF PIPE IS VISIBLE BETWEEN STRUCTURES.
ii. DEFLECTION: FLEXIBLE PIPING WITH DEFLECTION THAT PREVENTS PASSAGE OF BALL OR CYLINDER OF SIZE NOT LESS THAN 92.5 PERCENT OF PIPING DIAMETER.
iii. DAMAGE: CRUSHED, BROKEN, CRACKED, OR OTHERWISE DAMAGED PIPING.
iv. INFILTRATION: WATER LEAKAGE INTO PIPING.
v. EXFILTRATION: WATER LEAKAGE FROM OR AROUND PIPING

STORM SEWER (CONT.):

REPLACE DEFECTIVE PIPING USING NEW MATERIALS, AND REPEAT INSPECTION UNTIL DEFECTS ARE WITHIN ALLOWANCES SPECIFIED.

6. TEST NEW PIPING SYSTEMS, AND PARTS OF EXISTING SYSTEMS THAT HAVE BEEN ALTERED, EXTENDED, REPAIRED, FOR LEAKS AND DEFECTS. FOR GRAVITY FLOW STORM DRAINAGE PIPING: TEST ACCORDING TO REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, UNI-B-6, AND THE FOLLOWING:
i. EXCEPTION: PIPING WITH SOILTIGHT JOINTS UNLESS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
ii. OPTION: TEST PLASTIC PIPING ACCORDING TO ASTM F 1417
iii. OPTION: TEST CONCRETE PIPING ACCORDING TO ASTM C 924

7. SUBMIT TESTING REPORTS AS REQUIRED BY OWNER OR AUTHORITY HAVING JURISDICTION.

ASPHALT PAVING:

A. GENERAL

1. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY CHANGES, ERRORS, OR OMISSIONS FOUND ON THE PLANS OR IN THE FIELD, BEFORE WORK IS STARTED OR RESUMED.

2. USE MATERIALS AND GRADATIONS THAT HAVE PERFORMED SATISFACTORILY IN PREVIOUS INSTALLATIONS.

B. PRODUCTS
1. AGGREGATES
i. COURSE AGGREGATE: ASTM D 692/D92M, SOUND; ANGULAR CRUSHED STONE, CRUSHED GRAVEL, OR CURED, CRUSHED BLAST-FURNANCE SLAG.
ii. FINE AGGREGATE: ASTM D 1073 OR AASHTO M 29, SHARP-EDGED NATURAL SAND OR SAND PREPARED FROM STONE, GRAVEL, CURED BLAST-FURNANCE SLAG, OR COMBINATIONS THEREOF.
a. FOR HOT-MIX ASPHALT, LIMIT NATURAL SAND TO A MAXIMUM OF 20 PERCENT BY WEIGHT OF THE TOTAL AGGREGATE MASS.
iii. MINERAL FILLER: ASTM D 242 OR AASHTO M 17, ROCK OR SLAG DUST, HYDRAULIC CEMENT, OR OTHER INERT MATERIAL.
2. ASPHALT MATERIALS
i. ASPHALT BINDER: AASHTO M 320, PG 64-22 (OR AS OTHERWISE RECOMMENDED BY INDOT STANDARDS)
ii. ASPHALT CEMENT: PER INDOT STANDARDS
iii. CUTBACK PRIME COAT: PER INDOT STANDARDS
iv. EMULSIFIED ASPHALT PRIME COAT: PER INDOT STANDARDS
v. TACK COAT: PER INDOT STANDARDS
vi. WATER: POTABLE.
vii. UNDERSEALING ASPHALT: ASTM D 3141; PUMPING CONSISTENCY.
3. AUXILIARY MATERIALS
i. RECYCLED MATERIALS FOR HOT-MIX ASPHALT MIXES: RECLAIMED ASPHALT PAVEMENT; RECLAIMED, UNBOUND AGGREGATE BASE MATERIAL; AND RECYCLED ASPHALT SHINGLES FROM SOURCES AND GRADATIONS THAT HAVE PERFORMED SATISFACTORILY IN PREVIOUS INSTALLATIONS, EQUAL TO PERFORMANCE OF REQUIRED HOT-MIX ASPHALT PAVING PRODUCED FROM ALL NEW MATERIALS.
ii. HERBICIDE: COMMERCIAL CHEMICAL FOR WEED CONTROL, REGISTERED BY THE EPA, AND NOT CLASSIFIED AS "RESTRICTED USE" FOR LOCATIONS AND CONDITIONS OF APPLICATION. PROVIDE IN GRANULAR, LIQUID, OR WETTABLE POWDER FORM.
iii. SAND: ASTM D 1073 OR AASHTO M 29, GRADE NO. 2 OR NO. 3.
4. MIXES
i. RECYCLED CONTENT OF HOT-MIX ASPHALT: PER INDOT STANDARDS
ii. HOT-MIX ASPHALT: DENSE-GRADED, HOT-LAID, HOT-MIX ASPHALT PLANT MIXES APPROVED BY INDOT AND COMPLYING WITH THE FOLLOWING REQUIREMENTS:
a. PROVIDE MIXES WITH A HISTORY OF SATISFACTORY PERFORMANCE IN GEOGRAPHICAL AREA WHERE PROJECT IS LOCATED.
b. BASE COURSE: 25.0 MM OR 19.0 MM (AS INDICATED ON DRAWINGS)
c. SURFACE COURSE: 9.5MM

C. EXECUTION
1. EXAMINATION
i. VERIFY THAT SUBGRADE IS DRY AND IN SUITABLE CONDITION TO BEGIN PAVING.
ii. PROOF-ROLL SUBGRADE BELOW PAVEMENTS WITH HEAVY PNEUMATIC-TIRED EQUIPMENT TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. PROOFROLL TO BE PERFORMED BY QUALIFIED GEOTECHNICAL ENGINEER.
a. COMPLETELY PROOF-ROLL SUBGRADE IN ONE DIRECTION LIMIT VEHICLE SPEED TO 3 MPH.
b. PROOF ROLL WITH A LOADED 10-WHEEL, TANDEM-AXLE DUMP TRUCK WEIGHING NOT LESS THAN 15 TONS
c. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
d. PROCEED WITH PAVING ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2. SURFACE PREPARATION
i. GENERAL: IMMEDIATELY BEFORE PLACING ASPHALT MATERIALS, REMOVE LOOSE AND DELETERIOUS MATERIAL FROM SUBSTRATE SURFACES. ENSURE THAT PREPARED SUBGRADE IS READY TO RECEIVE PAVING.
ii. HERBICIDE TREATMENT: APPLY HERBICIDE ACCORDING TO MANUFACTURER'S RECOMMENDED RATES AND WRITTEN APPLICATION INSTRUCTIONS. APPLY TO DRY, PREPARED SUBGRADE OR SURFACE OF COMPACTED-AGGREGATE BASE BEFORE APPLYING PAVING MATERIALS.
a. MIX HERBICIDE WITH PRIME COAT IF FORMULATED BY MANUFACTURER FOR THAT PURPOSE.
iii. CUTBACK PRIME COAT: APPLY UNIFORMLY OVER SURFACE OF COMPACTED UNBOUND-AGGREGATE BASE COURSE AT A RATE OF 0.15 TO 0.50 GAL./SQ. YD. APPLY ENOUGH MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD, SURFACE. ALLOW PRIME COAT TO CURE.
a. 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.
b. PROTECT PRIMED SUBSTRATE FROM DAMAGE UNTIL READY TO RECEIVE PAVING.
iv. TACK COAT: APPLY UNIFORMLY TO SURFACES OF EXISTING PAVEMENT AT A RATE OF 0.05 TO 0.15 GAL./SQ. YD.
a. ALLOW TACK COAT TO CURE UNDISTURBED BEFORE APPLYING HOT-MIX ASPHALT PAVING.
b. AVOID SMEARING OR STAINING ADJOINING SURFACES, APPURTENANCES, AND SURROUNDINGS. REMOVE SPILLAGES AND CLEAN AFFECTED SURFACES.
3. PLACING HOT-MIX ASPHALT
i. 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.
a. PLACE HOT-MIX ASPHALT BASE COURSE IN NUMBER OF LIFTS AND THICKNESSES INDICATED.
b. PLACE HOT-MIX ASPHALT SURFACE COURSE IN SINGLE LIFT.
c. SPREAD MIX AT A MINIMUM TEMPERATURE OF 250 DEG F
d. BEGIN APPLYING MIX ALONG CENTERLINE OF CROWN FOR CROWNED SECTIONS AND ON HIGH SIDE OF ONE-WAY SLOPES UNLESS OTHERWISE INDICATED.
e. REGULATE PAVER MACHINE SPEED TO OBTAIN SMOOTH, CONTINUOUS SURFACE FREE OF PULLS AND TEARS IN ASPHALT-PAVING MAT.
ii. PLACE PAVING IN CONSECUTIVE STRIPS NOT LESS THAN 10 FEET WIDE UNLESS INFILL EDGE STRIPS OF A LESSER WIDTH ARE REQUIRED.
a. AFTER FIRST STRIP HAS BEEN PLACED AND ROLLED, PLACE SUCCEEDING STRIPS AND EXTEND ROLLING TO OVERLAP PREVIOUS STRIPS. OVERLAP MIX PLACEMENT ABOUT 1 TO 1-1/2 INCHES FROM STRIP TO STRIP TO ENSURE PROPER COMPACTION OF MIX ALONG LONGITUDINAL JOINTS.
b. COMPLETE A SECTION OF ASPHALT BASE COURSE BEFORE PLACING ASPHALT SURFACE COURSE.
iii. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
4. JOINTS
i. 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.
a. CLEAN CONTACT SURFACES AND APPLY TACK COAT TO JOINTS.
b. OFFSET LONGITUDINAL JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 6 INCHES
c. OFFSET TRANSVERSE JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 24 INCHES
d. CONSTRUCT TRANSVERSE JOINTS AT EACH POINT WHERE PAVER ENDS A DAY'S WORK AND RESUMES WORK AT A SUBSEQUENT TIME. CONSTRUCT THESE JOINTS USING EITHER "BULKHEAD" OR "PAPERED" METHOD ACCORDING TO AI MS-22, FOR BOTH "ENDING A LANE" AND "RESUMPTION OF PAVING OPERATIONS."
e. COMPACT JOINTS AS SOON AS HOT-MIX ASPHALT WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT.
f. COMPACT ASPHALT AT JOINTS TO A DENSITY WITHIN 2 PERCENT OF SPECIFIED COURSE DENSITY.
5. COMPACTION
i. 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.
a. COMPLETE COMPACTION BEFORE MIX TEMPERATURE COOLS TO 185 DEG F
ii. BREAKDOWN ROLLING: COMPLETE BREAKDOWN OR INITIAL ROLLING IMMEDIATELY AFTER ROLLING JOINTS AND OUTSIDE EDGE. EXAMINE SURFACE IMMEDIATELY AFTER BREAKDOWN ROLLING FOR INDICATED CROWN, GRADE, AND SMOOTHNESS. CORRECT LAYDOWN AND ROLLING OPERATIONS TO COMPLY WITH REQUIREMENTS.
iii. INTERMEDIATE ROLLING: BEGIN INTERMEDIATE ROLLING IMMEDIATELY AFTER BREAKDOWN ROLLING WHILE HOT-MIX ASPHALT IS STILL HOT ENOUGH TO ACHIEVE SPECIFIED DENSITY. CONTINUE ROLLING UNTIL HOT-MIX ASPHALT COURSE HAS BEEN UNIFORMLY COMPACTED TO THE FOLLOWING DENSITY:
a. AVERAGE DENSITY: 96 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D 6927 OR AASHTO T 245, BUT NOT LESS THAN 94 PERCENT OR GREATER THAN 100 PERCENT.
b. AVERAGE DENSITY: 92 PERCENT OF REFERENCE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D 2041, BUT NOT LESS THAN 90 PERCENT OR GREATER THAN 96 PERCENT.
iv. FINISH ROLLING: FINISH ROLL PAVED SURFACES TO REMOVE ROLLER MARKS WHILE HOT-MIX ASPHALT IS STILL WARM.
v. EDGE SHAPING: WHILE SURFACE IS BEING COMPACTED AND FINISHED, TRIM EDGES OF PAVEMENT TO PROPER ALIGNMENT. BEVEL EDGES WHILE ASPHALT IS STILL HOT; COMPACT THOROUGHLY.
vi. REPAIRS: REMOVE PAVED AREAS THAT ARE DEFECTIVE OR CONTAMINATED WITH FOREIGN MATERIALS AND REPLACE WITH FRESH, HOT-MIX ASPHALT. COMPACT BY ROLLING TO SPECIFIED DENSITY AND SURFACE SMOOTHNESS.
vii. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED.
viii. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
6. INSTALLATION TOLERANCES
i. PAVEMENT THICKNESS: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN THE FOLLOWING TOLERANCES:
a. BASE COURSE: PLUS OR MINUS 1/2 INCH
b. SURFACE COURSE: PLUS 1/4 INCH NO MINUS.
ii. PAVEMENT SURFACE SMOOTHNESS: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS:
a. BASE COURSE: 1/4 INCH
b. SURFACE COURSE: 1/8 INCH
c. CROWNED SURFACES: TEST WITH CROWNED TEMPLATE CENTERED AND AT RIGHT ANGLE TO CROWN. MAXIMUM ALLOWABLE VARIANCE FROM TEMPLATE IS 1/4 INCH
7. FIELD QUALITY CONTROL
i. TESTING AGENCY: CONTRACTOR TO ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
ii. THICKNESS: IN-PLACE COMPACTED THICKNESS OF HOT-MIX ASPHALT COURSES WILL BE DETERMINED ACCORDING TO ASTM D 3549.
iii. SURFACE SMOOTHNESS: FINISHED SURFACE OF EACH HOT-MIX ASPHALT COURSE WILL BE TESTED FOR COMPLIANCE WITH SMOOTHNESS TOLERANCES.
iv. IN-PLACE DENSITY: TESTING AGENCY WILL TAKE SAMPLES OF UNCOMPACTED PAVING MIXTURES AND COMPACTED PAVEMENT ACCORDING TO ASTM D 979 OR AASHTO T 168.
a. REFERENCE MAXIMUM THEORETICAL DENSITY WILL BE DETERMINED BY AVERAGING RESULTS FROM FOUR SAMPLES OF HOT-MIX ASPHALT-PAVING MIXTURE DELIVERED DAILY TO SITE, PREPARED ACCORDING TO ASTM D 2041, AND COMPACTED ACCORDING TO JOB-MIX SPECIFICATIONS.
b. IN-PLACE DENSITY OF COMPACTED PAVEMENT WILL BE DETERMINED BY TESTING CORE SAMPLES ACCORDING TO ASTM D 1188 OR ASTM D 2726.
v. ONE CORE SAMPLE WILL BE TAKEN FOR EVERY 1000 SQ. YD. OR LESS OF INSTALLED PAVEMENT, WITH NO FEWER THAN THREE CORES TAKEN.
vi. FIELD DENSITY OF IN-PLACE COMPACTED PAVEMENT MAY ALSO BE DETERMINED BY NUCLEAR METHOD ACCORDING TO ASTM D 2950 AND CORRELATED WITH ASTM D 1188 OR ASTM D 2726.
vii. REPLACE AND COMPACT HOT-MIX ASPHALT WHERE CORE TESTS WERE TAKEN.
viii. 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:

A. GENERAL

1. CONCRETE PAVING SECTION INCLUDES DRIVEWAYS, ROADWAYS, PARKING LOTS, CURBS AND GUTTERS, WALKS, AND CONCRETE APRONS.

2. ACTION SUBMITTALS
i. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.
ii. OTHER ACTION SUBMITTALS
a. DESIGN MIXTURES: FOR EACH CONCRETE PAVING MIXTURE. INCLUDE ALTERNATE DESIGN MIXTURES WHEN CHARACTERISTICS OF MATERIALS PROJECT CONDITIONS, WEATHER, TEST RESULTS, OR OTHER CIRCUMSTANCES WARRANT ADJUSTMENTS.
b. MATERIAL TEST REPORTS: FROM A QUALIFIED TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE OF THE FOLLOWING WITH REQUIREMENTS INDICATED, BASED ON COMPREHENSIVE TESTING OF CURRENT MATERIALS.

3. QUALITY ASSURANCE
i. READY-MIX-CONCRETE MANUFACTURER QUALIFICATIONS: A FIRM EXPERIENCED IN MANUFACTURING READY-MIXED CONCRETE PRODUCTS AND THAT COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT.
ii. ACI PUBLICATIONS: COMPLY WITH ACI 301 (ACI 301M) UNLESS OTHERWISE INDICATED.
iii. HANDICAP STANDARDS: PROVIDE RAMPS INDICATED FOR HANDICAP ACCESS IN ACCORDANCE WITH ANSI A117 AND FEDERAL AMERICANS WITH DISABILITIES ACT (ADA).

B. PRODUCTS
1. STEEL REINFORCEMENT
i. RECYCLED CONTENT: POST CONSUMER RECYCLED CONTENT PLUS ONE-HALF OF PRECONSUMER RECYCLED CONTENT NOT LESS THAN 25 PERCENT.
ii. PLAIN-STEEL WELDED WIRE REINFORCEMENT: ASTM A 185/A 185M, FABRICATED FROM AS-DRAWN STEEL WIRE INTO FLAT SHEETS.
iii. DEFORMED-STEEL WELDED WIRE REINFORCEMENT: ASTM A 497/A 497M, FLAT SHEET.
iv. REINFORCING BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420); DEFORMED.
v. PLAIN-STEEL WIRE: ASTM A 82/A 82M, AS DRAWN.
vi. DEFORMED-STEEL WIRE: ASTM A 496/A 496M.
vii. DOWEL BARS: ASTM A 615/A 615M, GRADE 60 (GRADE 420) PLAIN-STEEL BARS; ZINC COATED (GALVANIZED) AFTER FABRICATION ACCORDING TO ASTM A 767/A 767M, CLASS I COATING. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.
viii. 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.

2. CONCRETE MATERIALS
i. CEMENTITIOUS MATERIAL: USE THE FOLLOWING CEMENTITIOUS MATERIALS, OF SAME TYPE, BRAND, AND SOURCE THROUGHOUT PROJECT:
a. PORTLAND CEMENT: ASTM C 150, PORTLAND CEMENT TYPE I.
b. FLY ASH: ASTM C 618, CLASS C OR CLASS F.
c. GROUND GRANULATED BLAST-FURNACE SLAG: ASTM C 989, GRADE 100 OR 120.
ii. NORMAL-WEIGHT AGGREGATES: ASTM C 33,UNIFORMLY GRADED, AND AS FOLLOWS:
a. COMBINED AGGREGATE GRADATION: WELL GRADED FROM COARSEST TO FINEST WITH NOT MORE THAN 18 PERCENT AND NOT LESS THAN 8 PERCENT RETAINED ON A INDIVIDUAL SIEVE, EXPECT THAT LESS THAN 8 PERCENT MAY BE RETAINED ON COARSEST SIEVE AND ON NO. 50 SIEVE, AND LESS THAN 8 PERCENT MAY BE RETAINED ON SIEVES FINER THAN NO. 50.
b. USE CRUSHED LIMESTONE COARSE AGGREGATE FOR CONCRETE EXPOSED TO WEATHER.
iii. WATER: POTABLE AND COMPLYING WITH ASTM C 94/C 94M.
iv. AIR-ENTRAINING ADMIXTURE: ASTM C 260.
v. CHEMICAL ADMIXTURES: ADMIXTURES CERTIFIED BY MANUFACTURER TO BE COMPATIBLE WITH OTHER ADMIXTURES AND TO CONTAIN NOT MORE THAN 0.1 PERCENT WATER-SOLUBLE CHLORIDE IONS BY MASS OF CEMENTITIOUS MATERIAL.
vi. NOTE: WHERE CLASS A, B, OR C CONCRETE IS REFERENCE IN PLANS OR SPECIFICATIONS, THE CLASS IS AS DEFINED IN ACI 347-04.

3. CURING MATERIALS
i. ABSORPTIVE COVER: AASHTO M 182, CLASS 3, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROXIMATELY 9 OZ./SQ. YD. (305 G/SQ. M) DRY.
ii. MOISTURE-RETAINING COVER: ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET.
iii. WATER: POTABLE.
iv. EVAPORATION RETARDER: WATERBORNE, MONOMOLECULAR, FILM FORMING, MANUFACTURED FOR APPLICATION TO FRESH CONCRETE.
v. CLEAR, WATERBORNE, MEMBRANE-FORMING CURING COMPOUND: ASTM C 309, TYPE 1, CLASS B, DISSIPATING.
vi. WHITE, WATERBORNE, MEMBRANE-FORMING CURING COMPOUND: ASTM C 309, TYPE 2, CLASS B, DISSIPATING.

4. FIBER REINFORCEMENT
i. FIBROUS REINFORCEMENT: 100% VIRGIN HOMOPOLYMER POLYPROPYLENE MULTIFILAMENT FIBERS FOR SECONDARY REINFORCEMENT OF CONCRETE, ASTM C 116, TYPE III. SHALL CONTAIN NO REPROCESSED OLEFIN MATERIALS.
a. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING: FIBERMESH 150; PROPEX CONCRETE SYSTEMS CORP., STEALTH FIBER MICRO REINFORCEMENT; SI CONCRETE SYSTEMS, OR APPROVED EQUAL

5. RELATED MATERIALS
i. JOINT FILLERS: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER OR ASTM D 1752, CORK OR SELF-EXPANDING CORK IN PREFORMED STRIPS.
ii. PENETRATING ANTI-SPALLING SEALER: THE SEALER SHALL BE A SILANE WATER BASED COMPOUND WHICH HAS A 96% CHLORIDE-ION SCREEN AND A REPELLENCY FACTOR OF 92% WHEN TESTED IN ACCORDANCE WITH NCHRP #244, TEST METHOD. IN ADDITION, THE SEALER-TREATED CONCRETE MUST EXHIBIT NO SCALING WHEN EXPOSED TO 120 CYCLES OF FREEZING-AND-THAWING IN ACCORDANCE WITH ASTM C 672.
a. PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE ONE OF THE FOLLOWING: "WEATHER WORKER HEAVY-DUTY WB (J-27 WB)"; DAYTON SUPERIOR CORP., "ENVIROSEAL 20"; HYDROZO INCORP., "PENTANE WB"; L & M CONSTRUCTION CHEMICALS, INC.

6. CONCRETE MIXTURES
i. PREPARE DESIGN MIXTURES, PROPORTIONED ACCORDING TO ACI 301 (ACI 301M), WITH THE FOLLOWING PROPERTIES:
a. COMPRESSIVE STRENGTH (28 DAYS): 4000 PSI (27.6 MPA).
b. MAXIMUM WATER-CEMENTITIOUS MATERIALS RATIO AT POINT OF PLACEMENT: 0.45.
c. SLUMP LIMIT: 5 INCHES (125 MM), PLUS OR MINUS 1 INCH (25 MM).
d. AIR CONTENT: 6.5 PERCENT PLUS OR MINUS 1.5 PERCENT.
ii. CHEMICAL ADMIXTURES: USE ADMIXTURES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

7. CONCRETE MIXING
i. READY-MIXED CONCRETE: MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE ACCORDING TO ASTM C 94/C 94M. FURNISH BATCH CERTIFICATES FOR EACH BATCH DISCHARGED AND USED IN THE WORK.

B. EXECUTION
1. EXAMINATION AND PREPARATION
i. PROOF-ROLL PREPARED SUBBASE SURFACE BELOW CONCRETE PAVING TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING.
ii. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.

2. EDGE FORMS AND SCREED CONSTRUCTION
i. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
ii. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.

3. STEEL REINFORCEMENT
i. GENERAL: COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.

4. JOINTS
i. GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGES TRUE TO LINE, WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED.
ii. 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.
iii. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, OTHER FIXED OBJECTS, AND WHERE INDICATED.
iv. 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.
v. EDGING: AFTER INITIAL FLOATING, TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS IN CONCRETE WITH AN EDGING TOOL TO A 1/4-INCH (6-MM) RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE EDGING-TOOL MARKS ON CONCRETE SURFACES.

5. CONCRETE PLACEMENT
i. MOISTEN SUBBASE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
ii. COMPLY WITH ACI 301 (ACI 301M) REQUIREMENTS FOR MEASURING, MIXING, TRANSPORTING, PLACING, AND CONSOLIDATING CONCRETE.
iii. DEPOSIT AND SPREAD CONCRETE IN A CONTINUOUS OPERATION BETWEEN TRANSVERSE JOINTS. DO NOT PUSH OR DRAG CONCRETE INTO PLACE OR USE VIBRATORS TO MOVE CONCRETE INTO PLACE.
iv. SCREED PAVING SURFACE WITH A STRAIGHTEDGE AND STRIKE OFF.
v. COMMENCE INITIAL FLOATING USING BULL FLOATS OR DARBIES TO IMPART AN OPEN-TEXTURED AND UNIFORM SURFACE PLANE BEFORE EXCESS MOISTURE OR BLEED WATER APPEARS ON THE SURFACE. DO NOT FURTHER DISTURB CONCRETE SURFACES BEFORE BEGINNING FINISHING OPERATIONS OR SPREADING SURFACE TREATMENTS.

7. CONCRETE PROTECTION AND CURING
i. GENERAL: PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES.
ii. COMPLY WITH ACI 306.1 FOR COLD-WEATHER PROTECTION.
iii. EVAPORATION RETARDER: APPLY EVAPORATION RETARDER TO CONCRETE SURFACES IF HOT, DRY, OR WINDY CONDITIONS CAUSE MOISTURE LOSS APPROACHING 0.2 LB/SQ. FT. X H (1 KG/SQ. M X H) BEFORE AND DURING FINISHING OPERATIONS. APPLY ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AFTER PLACING, SCREEDING, AND BULL FLOATING OR DARBYING CONCRETE BUT BEFORE FLOAT FINISHING.
iv. BEGIN CURING AFTER FINISHING CONCRETE BUT NOT BEFORE FREE WATER HAS DISAPPEARED FROM CONCRETE SURFACE.
v. CURING METHODS: CURE CONCRETE BY MOISTURE CURING, MOISTURE-RETAINING-COVER CURING, CURING COMPOUND, OR A COMBINATION OF THESE.
vi. PENETRATING, ANTI-SPALLING SEALER TREATMENT: APPLY COMPOUNDS TO CLEAN, DRY CONCRETE SURFACES FREE OF OIL, DIRT, AND OTHER FOREIGN MATERIAL ACCORDING TO MANUFACTURER'S SPECIFICATIONS. SEALER TO BE APPLIED TO ALL EXTERIOR CONCRETE PAVING AND CURBS AFTER CONCRETE HAS CURED 28 DAYS.

8. PAVING TOLERANCES
i. COMPLY WITH TOLERANCES IN ACI 117 AND AS FOLLOWS:
a. ELEVATION: 3/4 INCH (19 MM).
b. THICKNESS: PLUS 3/8 INCH (10 MM), MINUS 1/4 INCH (6 MM).
c. SURFACE: GAP BELOW 10-FOOT- (3-M-) LONG, UNLEVELED STRAIGHTEDGE NOT TO EXCEED 1/2 INCH (13 MM).
d. JOINT SPACING: 3 INCHES (75 MM).
e. CONTRACTION JOINT DEPTH: PLUS 1/4 INCH (6 MM), NO MINUS.
f. JOINT WIDTH: PLUS 1/8 INCH (3 MM), NO MINUS.
ii. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE MARKINGS OF DIMENSIONS INDICATED WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS (0.4 MM).

9. REPAIRS AND PROTECTION
i. 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.
ii. 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.
iii. MAINTAIN CONCRETE PAVING FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP PAVING NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

KITE REALTY GROUP
30 S. MERIDIAN ST,
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AMERICAN STRUCTUREPOINT INC.
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BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

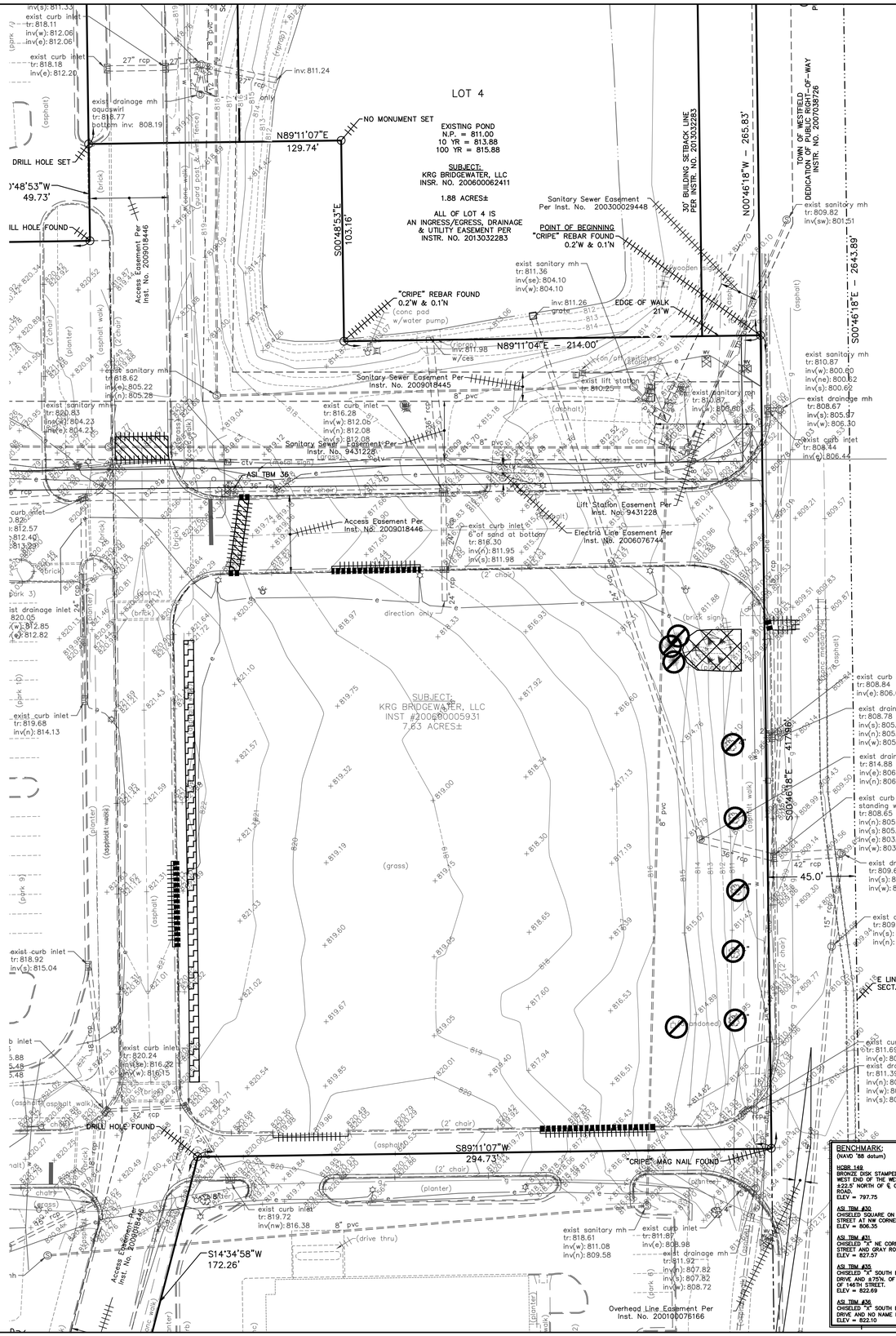
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

SPECIFICATIONS

C003

PLOT DATE: 9/14/2015 11:44 AM PLOT SCALE: 1:2.5849 EDIT DATE: 7/22/2015 EDITED BY: RBERGER DRAWING FILE: P:\2015\01267\D. Drawings\Civil\Construction Documents\02015.01267.CE.C003.SPECS.dwg



SCALE: 1"=30'

0' 30' 60'

EXISTING LEGEND

- AIR CONDITIONER
- BEEHIVE INLET
- CURB INLET
- CLEAN OUT
- DRAINAGE MANHOLE
- ELECTRIC METER BOX
- ELECTRIC CROSS BOX
- FLAG POLE
- FIRE HYDRANT
- FIRE VALVE SHUT OFF
- GROUND LIGHT
- GAS METER
- GAS MARKER SIGN
- GAS VALVE
- GUY WIRE
- HOSE BIB
- INLET
- LID
- LIGHT POLE
- MAILBOX
- MANHOLE
- POST
- POWER POLE
- SPRINKLER CONTROL VALVE
- SIGN
- SANITARY MANHOLE
- STAND PIPE
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE MARKER SIGN
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC POLE
- TELEPHONE CROSS BOX
- VENT
- WELL
- WATER METER
- WATER VALVE
- CONCRETE END SECTION
- ohe OVERHEAD ELECTRIC LINE
- oht OVERHEAD TELEPHONE LINE
- rcp REINFORCED CONCRETE PIPE
- REBAR SET = 5/8" DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT - 0094" SET

DEMOLITION LEGEND

- OBJECTS TO BE ADJUSTED TO PROPOSED GRADE
- EXISTING CONCRETE TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED
- OBJECT TO BE REMOVED
- OBJECT TO BE RELOCATED
- CONCRETE CURB & GUTTER TO BE REMOVED
- PAVEMENT TO BE SAWCUT

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principle Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 46 minutes 18 seconds East (basis of bearings per Instrument Number 200600005931, on file in the Office of the Recorder of Hamilton County, Indiana) 1,249.15 feet along the east line of said Southeast Quarter to the northeast corner of the 8.000-acre parcel conveyed in Instrument Number 2006062411, on file in the Office of said Recorder; thence South 89 degrees 46 minutes 53 seconds West 45.00 feet along the north line of said 8.000-acre parcel to the west right-of-way line of Gray Road as described in Instrument Number 2007038726, on file in the Office of said Recorder; thence South 00 degrees 46 minutes 18 seconds East 585.64 feet along said west right-of-way line to the southeast corner of Lot 4 in Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing South 00 degrees 46 minutes 18 seconds East 417.96 feet along said west right-of-way line to the north line of the parcel conveyed to Gray Road Property LLC in Instrument Number 200600059203, on file in the Office of said Recorder, the following three (3) courses are along the north and west lines thereof; 1)thence South 89 degrees 11 minutes 07 seconds West 294.73 feet; 2)thence South 14 degrees 34 minutes 58 seconds West 172.26 feet; 3)thence South 00 degrees 48 minutes 53 seconds East 163.72 feet to the north right-of-way line of 146th Street as described in said Instrument Number 2007038726; thence South 89 degrees 40 minutes 59 seconds West 113.86 feet along said north right-of-way line to the southeast corner of the parcel conveyed to ACV Livermore, LLC in Instrument Number 2008043004, on file in the Office of said Recorder, the following four (4) courses are along the east and north liens thereof; 1)thence northeasterly 57.64 feet along a non-tangent curve to the left having a radius of 91.50 feet and subtended by a long chord having a bearing of North 32 degrees 37 minutes 55 seconds East and a length of 56.69 feet; 2)thence North 13 degrees 23 minutes 30 seconds East 96.21 feet; 3)thence North 14 degrees 34 minutes 58 seconds East 92.72 feet; 4)thence South 89 degrees 11 minutes 07 seconds West 242.35 feet to the west line of the parcel conveyed to KRG Bridgewater, LLC in Instrument Number 200600005931, on file in the Office of said Recorder; thence North 00 degrees 48 minutes 53 seconds West 570.24 feet along said west line to the southwest corner of the parcel conveyed to BD Schools Real Estate, LLC in Instrument Number 2009018447, the following two (2) courses are along the south and east lines thereof; 1)thence North 89 degrees 11 minutes 11 seconds East 273.77 feet; 2)thence North 00 degrees 48 minutes 53 seconds West 49.73 feet to a southwest corner of said Lot 4, the following three (3) courses are along the south and west lines thereof; 1)thence North 89 degrees 11 minutes 07 seconds East 129.74 feet; 2)thence South 00 degrees 48 minutes 53 seconds East 103.16 feet; 3)thence North 89 degrees 11 minutes 04 seconds East 214.00 feet to the POINT OF BEGINNING. Containing 7.63 acres, more or less.
AND
Lots 1, 2 and 4 of Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder.

GENERAL NOTES:

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

BENCHMARK:
(NAVD '88 datum)

HCBR 149
BRONZE DISK STAMPED "HAMILTON COUNTY GEODETIC CONTROL" SET IN THE WEST END OF THE WEST WINGWALL OF THE BRIDGE OVER VESTAL-KIRKENDAL: ±22.5' NORTH OF ℄ OF 156th STREET; AND ±332' WEST OF HAZEL DELL ROAD.
ELEV = 797.75

ASI TBM #30
CHISELED SQUARE ON NW CORNER OF A HEADWALL ±65' SOUTH OF 146TH STREET AT NW CORNER OF SITE.
ELEV = 806.35

ASI TBM #31
CHISELED "X" NE CORNER OF TRAFFIC PEDESTAL AT SE CORNER OF 146TH STREET AND GRAY ROAD.
ELEV = 827.57

ASI TBM #35
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT ±40' EAST OF MARKET CENTER DRIVE AND ±755'N. OF ℄ OF 146TH STREET.
ELEV = 822.69

ASI TBM #36
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT NE CORNER OF MARKET CENTER DRIVE AND NO NAME ROAD FOR ENTRANCE TO THE "LOCAL".
ELEV = 822.10

CAUTION !!

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

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

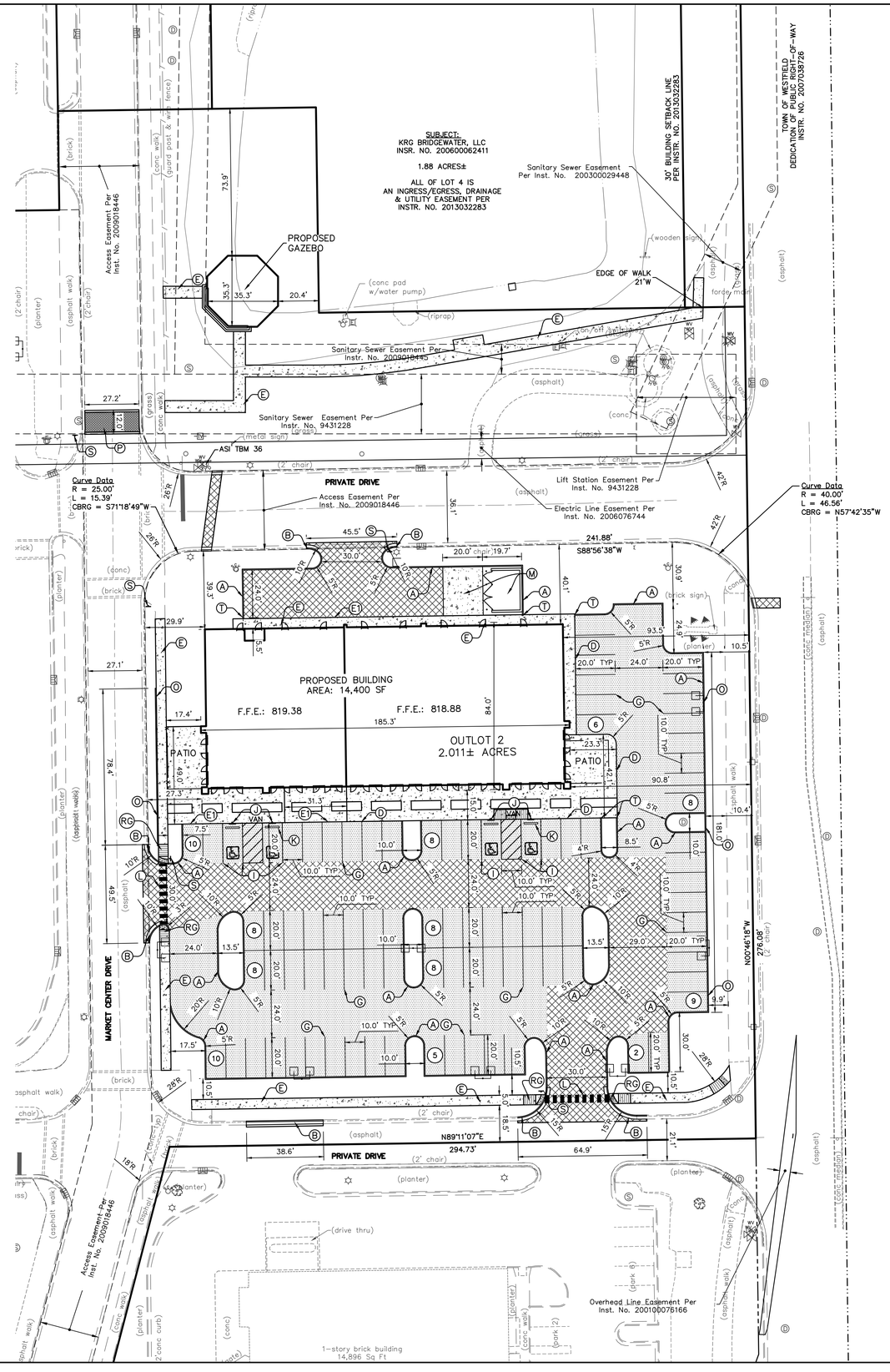
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

EXISTING TOPOGRAPHY - DEMOLITION PLAN

C100

PLOT DATE: 9/14/2015 11:44 AM
PLOT SCALE: 1:2.5849 EDIT DATE: 8/3/2015 EDITED BY: RBERGER DRAWING FILE: P:\2015\01267\0 Drawings\Civil\Construction Documents\02015.01267.CE.C100.XTDMP.dwg



0' 30' 60'

SCALE: 1"=30'

EXISTING LEGEND

- AIR CONDITIONER
- BEEHIVE INLET
- CURB INLET
- CLEAN OUT
- DRAINAGE MANHOLE
- ELECTRIC METER BOX
- ELECTRIC CROSS BOX
- FLAG POLE
- FIRE HYDRANT
- FIRE VALVE SHUT OFF
- GROUND LIGHT
- GAS METER
- GAS MARKER SIGN
- GAS VALVE
- GUY WIRE
- HOSE BIB
- INLET
- LID
- LIGHT POLE
- MAILBOX
- MANHOLE
- POST
- POWER POLE
- SPRINKLER CONTROL VALVE
- SIGN
- SANITARY MANHOLE
- STAND PIPE
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE MARKER SIGN
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC POLE
- TELEPHONE CROSS BOX
- VENT
- WELL
- WATER METER
- WATER VALVE
- CONCRETE END SECTION
- ohe OVERHEAD ELECTRIC LINE
- oht OVERHEAD TELEPHONE LINE
- rcp REINFORCED CONCRETE PIPE
- REBAR SET = 5/8" DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET

PROPOSED SITE LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE
- PARKING ROW COUNT
- (A) 6" STRAIGHT CONCRETE CURB
- (B) 2' CONCRETE CURB AND GUTTER
- (C) LIP GUTTER WITH UNDERDRAIN
- (D) COMBINED WALK & CURB
- (E) CONCRETE SIDEWALK
- (E1) CONCRETE SIDEWALK FLUSH WITH ASPHALT
- (F) 6" CONCRETE PIPE BOLLARD
- (G) 4" SOLID WHITE, PAINT LINE
- (G1) 4" SOLID WHITE, THERMOPLASTIC LINE
- (H) 24" STOP BAR, WHITE, PAINT LINE
- (I) 4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
- (J) ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (K) CONCRETE WHEEL STOP
- (L) 24" WHITE, THERMOPLASTIC, PEDESTRIAN CROSSWALK
- (M) DUMPSTER PAD
- (N) BICYCLE RACKS
- (O) CURB WALL
- (P) BRICK PEDESTRIAN CROSSWALK
- (R) RAMP (GENERAL)
- (RH) A.D.A. RAMP (TYPE "H")
- (RC) A.D.A. RAMP (TYPE "C")
- (RG) A.D.A. RAMP (TYPE "G")
- (S) STOP SIGN
- (T) CURB TAPER
- HANDICAP ACCESSIBLE PARKING SPACE
- DIRECTIONAL ARROW, WHITE, THERMOPLASTIC
- LIGHT POLE

RETAIL SITE PARKING ANALYSIS

TOTAL S.F. =	14,000 SF
REQUIRED RATIO =	3.5 SPACES PER 1,000 SF
TOTAL SPACES REQUIRED =	51
STANDARD PARKING (10'x20')	86
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	4
TOTAL PROPOSED PARKING	90

GENERAL NOTES:

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3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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ISSUANCE INDEX
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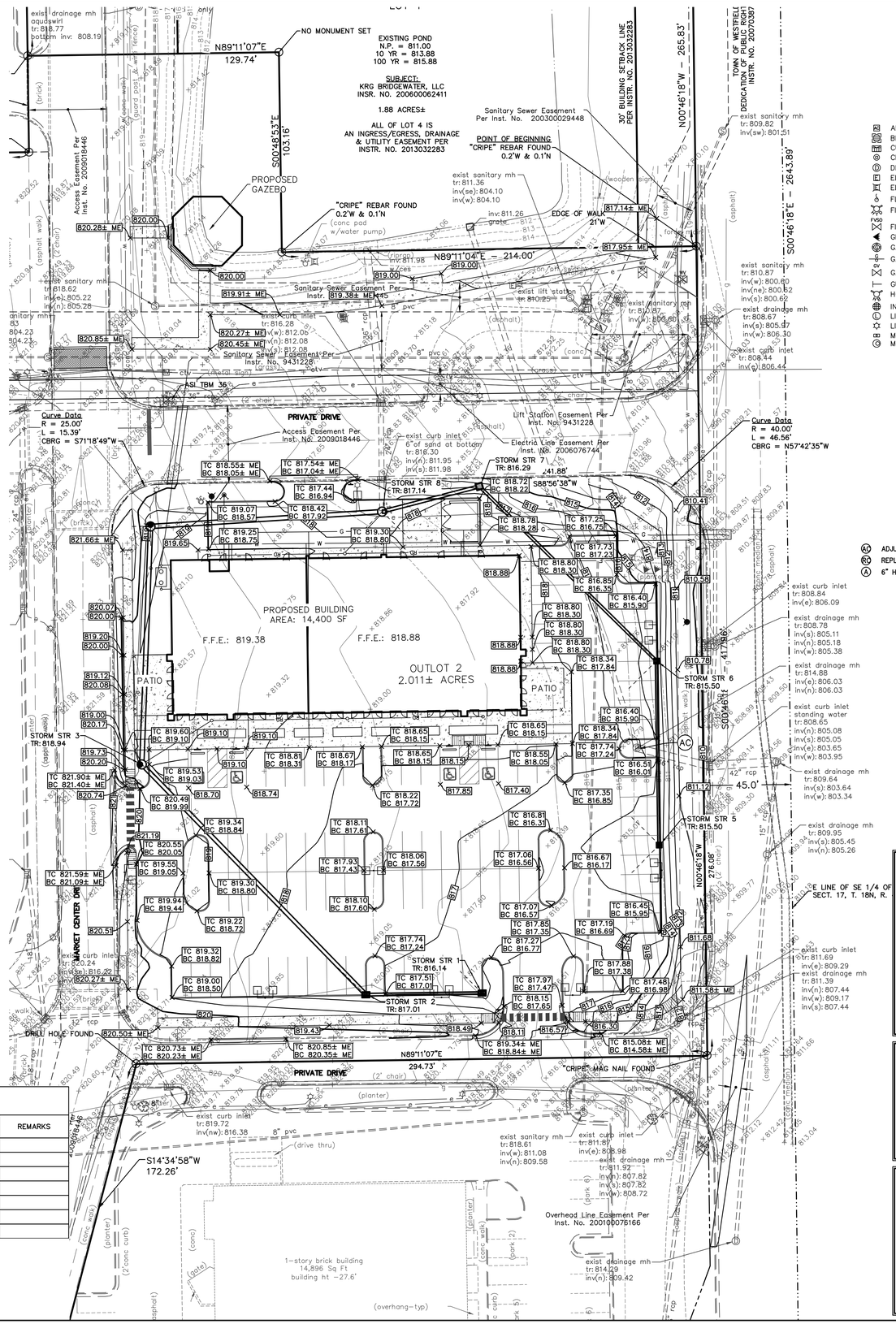
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

SITE PLAN

C200

PLOT DATE: 9/14/2015 11:45 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/14/2015
EDITED BY: RLESNAU
DRAWING FILE: P:\2015\01267\D_Drawings\Civil\Construction Documents\02015.01267.CE.C200.SP.dwg



SCALE: 1"=30'

0' 30' 60'

EXISTING LEGEND

AIR CONDITIONER	POST
BEEHIVE INLET	POWER POLE
CURB INLET	SPRINKLER CONTROL VALVE
CLEAN OUT	SIGN
DRAINAGE MANHOLE	SANITARY MANHOLE
ELECTRIC METER BOX	STAND PIPE
ELECTRIC CROSS BOX	TELEPHONE HANDHOLE
FLAG POLE	TELEPHONE MANHOLE
FIRE HYDRANT	TELEPHONE MARKER SIGN
FIRE VALVE SHUT OFF	TELEPHONE PEDESTAL
GROUND LIGHT	TRANSFORMER
GAS METER	TRAFFIC POLE
GAS MARKER SIGN	TELEPHONE CROSS BOX
GAS VALVE	VENT
GUY WIRE	WELL
HOSE BIB	WATER METER
INLET	WATER VALVE
LID	CONCRETE END SECTION
LIGHT POLE	ohe OVERHEAD ELECTRIC LINE
MAILBOX	oht OVERHEAD TELEPHONE LINE
MANHOLE	rcp REINFORCED CONCRETE PIPE
	REBAR SET = 5/8" DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET

PROPOSED GRADING LEGEND

M.E.	MATCH EXISTING
EP	EDGE OF PAVEMENT
BC	BOTTOM OF CURB
TC	TOP OF CURB
000	CONTOURS
	FLOW LINE
TC 000.50 BC 000.00	CURB ELEVATIONS
000.00	SPOT ELEVATIONS
	RIDGE LINE

(AC) ADJUST EXISTING CASTING TO PROPOSED GRADE
(RC) REPLACE EXISTING CASTING W/ APPROPRIATE FLAT CASTING
(A) 6" HDPE SMOOTH BORE DUAL WALL SSD

BENCHMARK:
(NAVD '88 datum)

HCBB 149
BRONZE DISK STAMPED "HAMILTON COUNTY GEODETIC CONTROL" SET IN THE WEST END OF THE WEST WINGWALL OF THE BRIDGE OVER VESTAL-KIRKENDAL; ±22.5' NORTH OF ℄ OF 156th STREET; AND ±332' WEST OF HAZEL DELL ROAD.
ELEV = 797.75

ASI TBM #30
CHISELED SQUARE ON NW CORNER OF A HEADWALL ±65' SOUTH OF 146TH STREET AT NW CORNER OF SITE.
ELEV = 806.35

ASI TBM #31
CHISELED "X" NE CORNER OF TRAFFIC PEDESTAL AT SE CORNER OF 146TH STREET AND GRAY ROAD.
ELEV = 827.57

ASI TBM #35
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT ±40' EAST OF MARKET CENTER DRIVE AND ±75'N. OF ℄ OF 146TH STREET.
ELEV = 822.69

ASI TBM #36
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT NE CORNER OF MARKET CENTER DRIVE AND NO NAME ROAD FOR ENTRANCE TO THE "LOCAL".
ELEV = 822.10

GENERAL NOTES:

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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 "M" INLET / R-3287-10V	816.14		12" RCP 813.04 (W) [2]	60'	12"	0.40%	2	
2	TYPE "M" INLET / R-3287-10V	817.01	12" RCP 812.80 (E) [1]	18" RCP 812.80 (NW) [3]	166'	18"	0.25%	3	
3	TYPE "C" MANHOLE / R-4342	818.94	18" RCP 812.39 (SE) [2]	21" RCP 812.39 (N) [4]	123'	21"	0.21%	4	
4	TYPE "C" MANHOLE / R-4342	818.29	21" RCP 812.13 (S) [3]	21" RCP 812.13 (E) [8]	120'	21"	0.21%	8	
5	TYPE "A" INLET / R-3010	815.50		12" RCP 812.68 (N) [6]	95'	12"	0.31%	6	
6	TYPE "A" INLET / R-3010	815.50	12" RCP 812.39 (S) [5]	12" RCP 812.39 (NW) [7]	128'	12"	0.30%	7	
7	TYPE "F" INLET / R-1772	816.29	12" RCP 812.00 (SE) [6]	15" RCP 812.00 (W) [8]	52'	15"	0.23%	8	

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ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

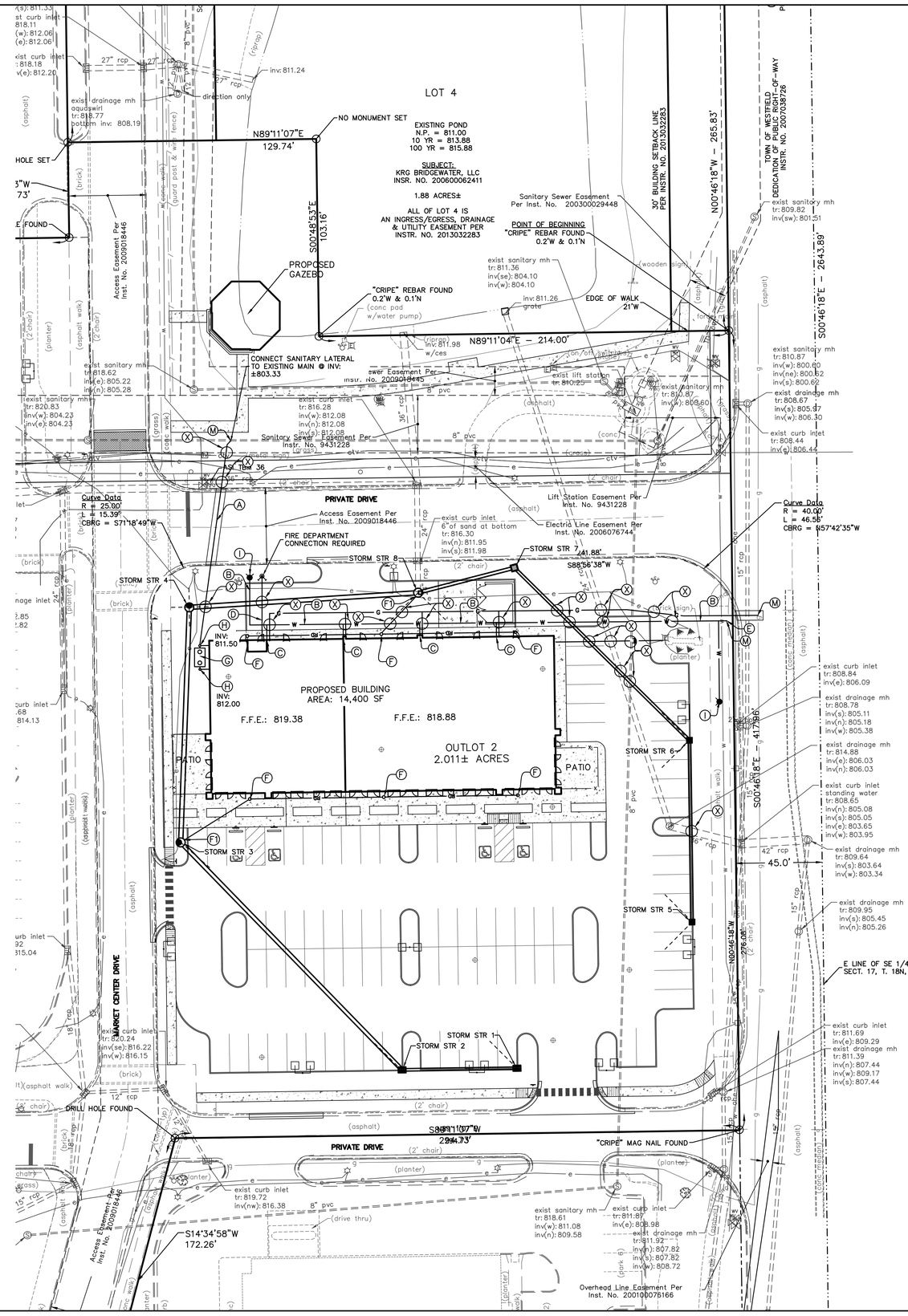
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

GRADING PLAN

C300

PLOT DATE: 9/14/2015 11:45 AM
PLOT SCALE: 1:2.5949
EDIT DATE: 9/14/2015
EDITED BY: RLESNAU
DRAWING FILE: P:\2015\2127\D. Drawings\Civil\Construction Documents\2015.01267.CE.C300.GP.dwg



SCALE: 1"=30'

EXISTING LEGEND

- AIR CONDITIONER
- BEEHIVE INLET
- CURB INLET
- CLEAN OUT
- DRAINAGE MANHOLE
- ELECTRIC METER BOX
- ELECTRIC CROSS BOX
- FLAG POLE
- FIRE HYDRANT
- FIRE VALVE SHUT OFF
- GROUND LIGHT
- GAS METER
- GAS MARKER SIGN
- GAS VALVE
- GUY WIRE
- HOSE BIB
- INLET
- LID
- LIGHT POLE
- MAILBOX
- MANHOLE
- POST
- POWER POLE
- SPRINKLER CONTROL VALVE
- SIGN
- SANITARY MANHOLE
- STAND PIPE
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE MARKER SIGN
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC POLE
- TELEPHONE CROSS BOX
- VENT
- WELL
- WATER METER
- WATER VALVE
- CONCRETE END SECTION
- ohe OVERHEAD ELECTRIC LINE
- oht OVERHEAD TELEPHONE LINE
- rcp REINFORCED CONCRETE PIPE
- REBAR SET = 5/8" DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET

PROPOSED UTILITY LEGEND

- RD — ROOF DRAIN
- G — GAS LINE
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- W — WATER LINE
- 20 LF OF 4" PERFORATED PVC UNDERDRAIN
- GM — GAS METER
- T — ELECTRICAL TRANSFORMER
- VALVE
- WATER METER PIT
- HYDRANT
- MANHOLE

(A) 6" SDR 26 PVC SANITARY LATERAL @ 1.04% SLOPE
(B) 6" PVC C900 WATER LINE
(C) DOMESTIC SERVICE CONNECTION (REFER TO MEP PLANS)
(D) 4" FIRE PROTECTION LINE
(E) TAPPING SLEEVE AND VALVE
(F) ROOF DRAIN CLEANOUT
(FI) CONNECT ROOF DRAIN TO STORM STRUCTURE
(G) GREASE TRAP (REFER TO MEP PLANS)
(H) SANITARY CLEAN OUT
(I) FIRE HYDRANT AND VALVE ASSEMBLY
(M) COORDINATE CONNECTION WITH UTILITY COMPANY.
(X) CONTRACTOR TO ENSURE VERTICAL CONFLICTS DO NOT EXIST. 18" VERTICAL SEPARATION REQUIRED BETWEEN UTILITY CROSSINGS. IF 18" OF SEPARATION CANNOT BE OBTAINED CONCRETE CRADLES MAY BE USED FOR CONFLICTS BETWEEN EXISTING WATER AND GRAVITY UTILITIES OR CONFLICTS BETWEEN GRAVITY UTILITIES

BENCHMARK:
(NAVD '88 datum)

HCBB 149
BRONZE DISK STAMPED "HAMILTON COUNTY GEODETIC CONTROL" SET IN THE WEST END OF THE WEST WINGWALL OF THE BRIDGE OVER VESTAL-KIRKENDAL; ±22.5' NORTH OF ℄ OF 156th STREET; AND ±332' WEST OF HAZEL DELL ROAD.
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ASI TBM 430
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ELEV = 806.35

ASI TBM 431
CHISELED "X" NE CORNER OF TRAFFIC PEDESTAL AT SE CORNER OF 146TH STREET AND GRAY ROAD.
ELEV = 827.57

ASI TBM 435
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT ±40' EAST OF MARKET CENTER DRIVE AND ±75'N. OF ℄ OF 146TH STREET.
ELEV = 822.69

ASI TBM 436
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT NE CORNER OF MARKET CENTER DRIVE AND NO NAME ROAD FOR ENTRANCE TO THE "LOCAL".
ELEV = 822.10

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ISSUANCE INDEX
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PROJECT PHASE:

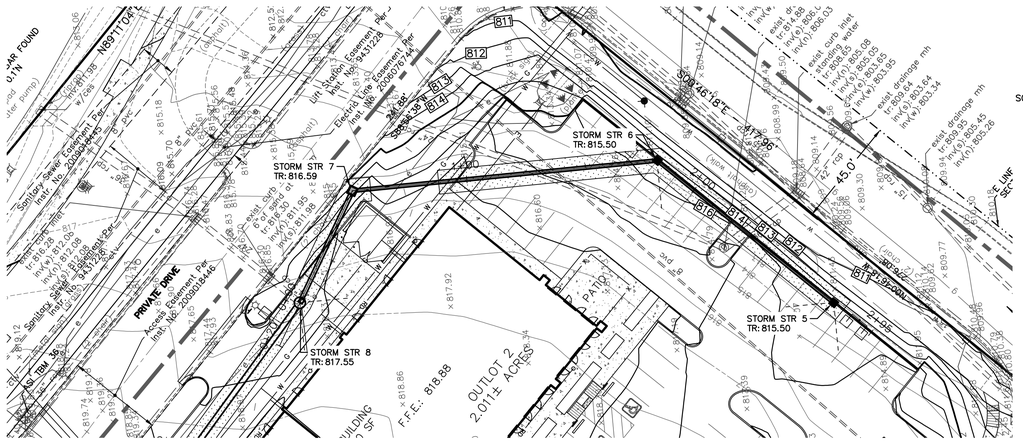
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

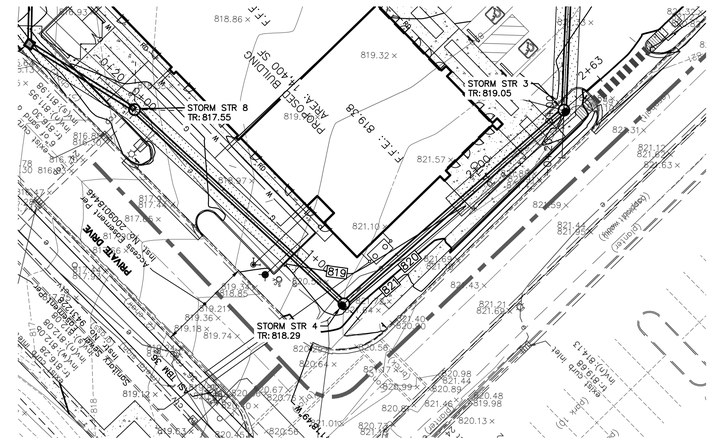
Project Number 2015.01267

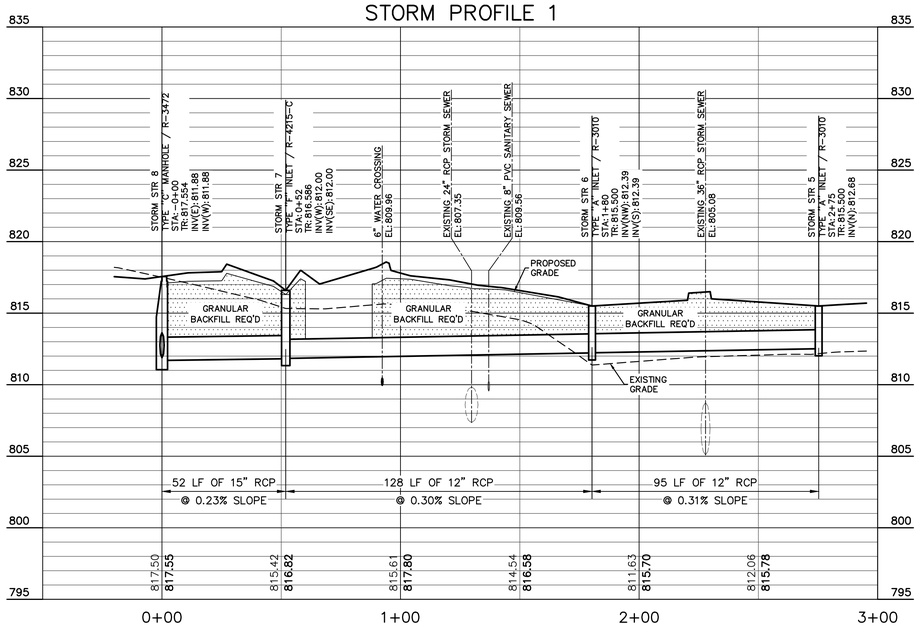
UTILITY PLAN

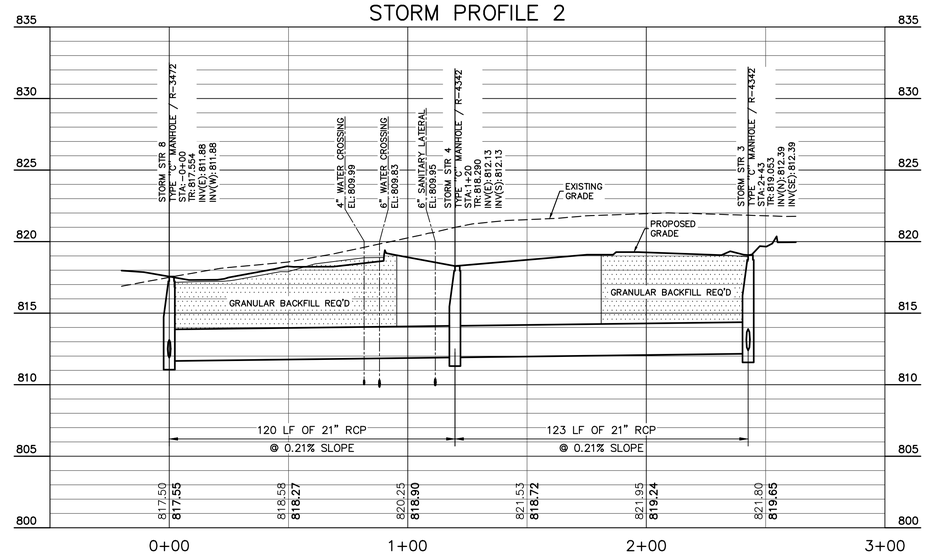
C400

PLOT DATE: 9/14/2015 11:46 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 8/11/2015
EDITED BY: RLESNAU
DRAWING FILE: P:\2015\01267\D. Drawings\Civil\Construction Documents\02015.01267.CE.C400.UP.dwg









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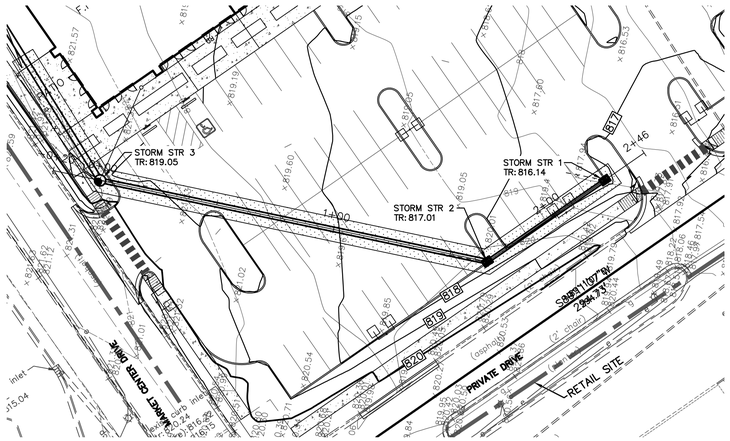
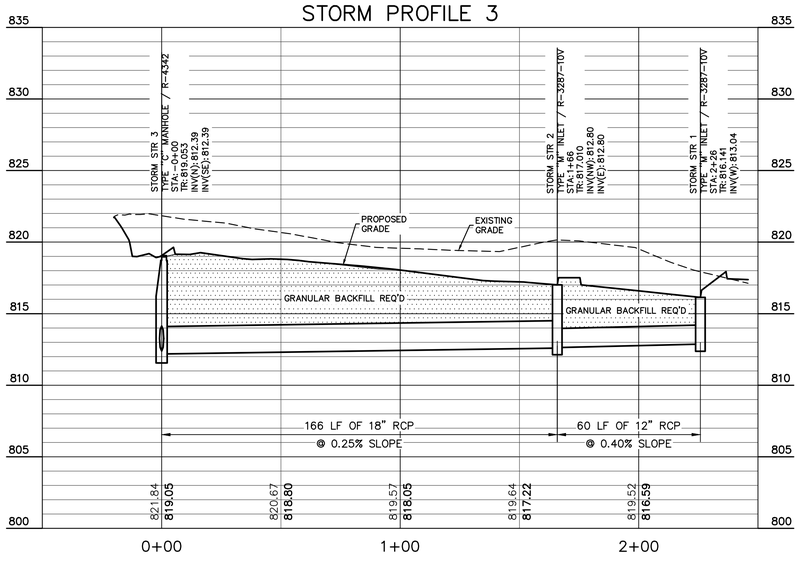
STORM SEWER PLAN AND PROFILES

C410

PLOT DATE: 9/14/2015 11:47 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/14/2015
EDITED BY: JWILKERSON
DRAWING FILE: P:\2015\01267\D_Drawings\Civil\Construction Documents\02015.01267.CE.C410.C419.STMPP.dwg



SCALE: HORIZ. 1"=30'
VERT. 1"=5'



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
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2	TYPE "M" INLET / R-3287-10V	817.01	12" RCP 812.80 (E) [1]	18" RCP 812.80 (NW) [3]	166'	18"	0.25%	3	
3	TYPE "C" MANHOLE / R-4342	819.05	18" RCP 812.39 (SE) [2]	21" RCP 812.39 (N) [4]	123'	21"	0.21%	4	
4	TYPE "C" MANHOLE / R-4342	818.29	21" RCP 812.13 (S) [3]	21" RCP 812.13 (E) [8]	120'	21"	0.21%	8	
5	TYPE "A" INLET / R-3010	815.50		12" RCP 812.68 (N) [6]	95'	12"	0.31%	6	
6	TYPE "A" INLET / R-3010	815.50	12" RCP 812.39 (S) [5]	12" RCP 812.39 (NW) [7]	128'	12"	0.30%	7	
7	TYPE "F" INLET / R-1772	816.59	12" RCP 812.00 (SE) [6]	15" RCP 812.00 (W) [8]	52'	15"	0.23%	8	
8	TYPE "C" MANHOLE / R-3472	817.55	15" RCP 811.88 (E) [7] 21" RCP 811.88 (W) [4]						

GRANULAR BACKILL REQUIRED

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APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

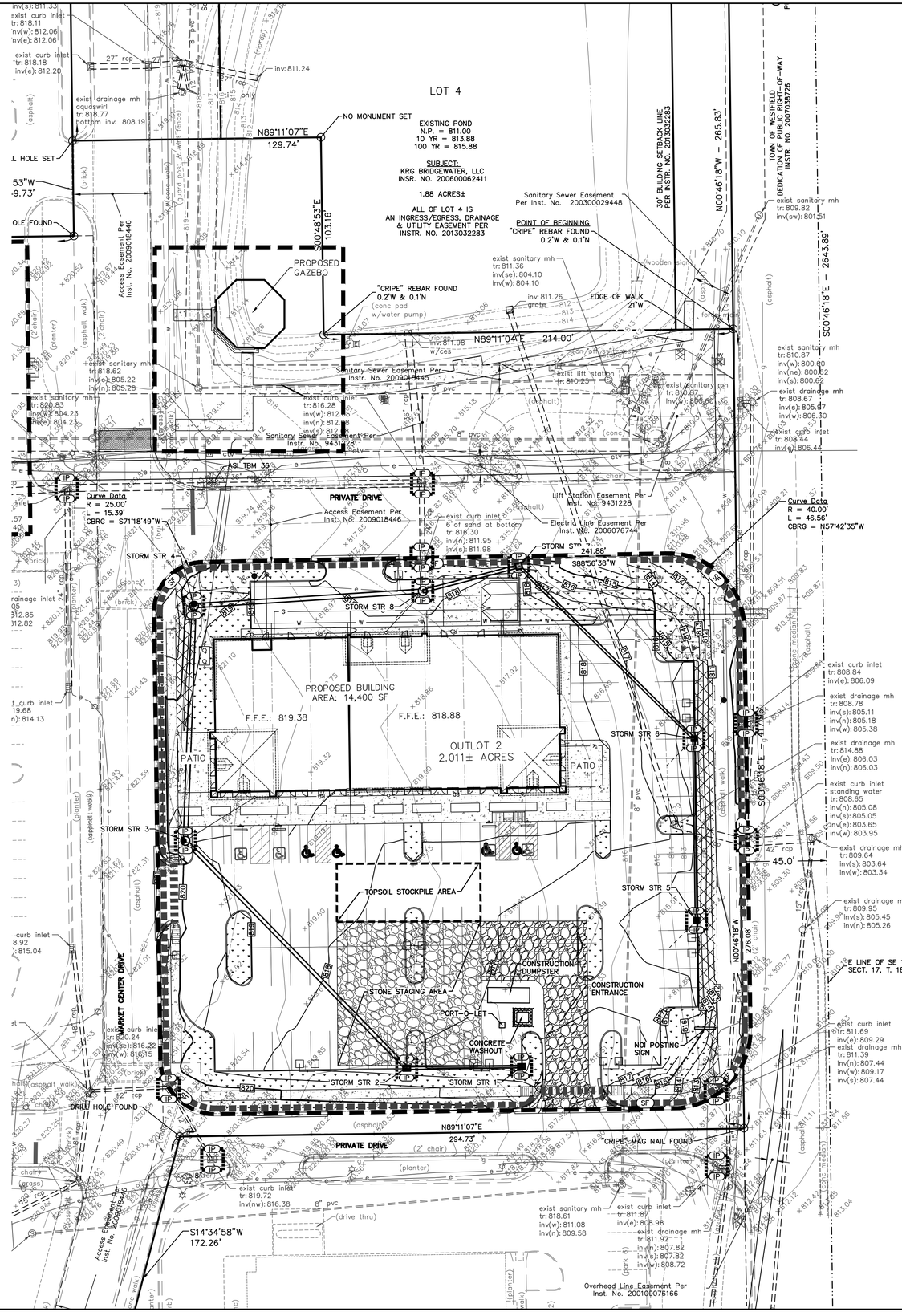
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

STORM SEWER PLAN AND PROFILES

C411

PLOT DATE: 9/14/2015 11:47 AM
PLOT SCALE: 1:2.3849 EDIT DATE: 9/14/2015 EDITED BY: JWILKERSON DRAWING FILE: P:\2015\01267\D_Drawings\Civil\Construction Documents\2015.01267.CE.C410-C412.STMPP.dwg



SCALE: 1"=30'

0' 30' 60'

EXISTING LEGEND

- AIR CONDITIONER
- BEEHIVE INLET
- CURB INLET
- CLEAN OUT
- DRAINAGE MANHOLE
- ELECTRIC METER BOX
- ELECTRIC CROSS BOX
- FLAG POLE
- FIRE HYDRANT
- FIRE VALVE SHUT OFF
- GROUND LIGHT
- GAS METER
- GAS MARKER SIGN
- GAS VALVE
- GUY WIRE
- HOSE BIB
- INLET
- LID
- LIGHT POLE
- MAILBOX
- MANHOLE
- POST
- POWER POLE
- SPRINKLER CONTROL VALVE
- SIGN
- SANITARY MANHOLE
- STAND PIPE
- TELEPHONE HANDHOLE
- TELEPHONE MANHOLE
- TELEPHONE MARKER SIGN
- TELEPHONE PEDESTAL
- TRANSFORMER
- TRAFFIC POLE
- TELEPHONE CROSS BOX
- VENT
- WELL
- WATER METER
- WATER VALVE
- CONCRETE END SECTION
- ohe OVERHEAD ELECTRIC LINE
- oht OVERHEAD TELEPHONE LINE
- rcp REINFORCED CONCRETE PIPE
- REBAR SET = 5/8" DIA. REBAR W/CAP STAMPED "STRUCTUREPOINT – 0094" SET

PROPOSED EROSION CONTROL LEGEND

- SF — SILT FENCE
- CONSTRUCTION LIMITS
- IP — INLET PROTECTION
- EROSION CONTROL BLANKET
- SEEDING WITH MULCH
- GRAVEL CONSTRUCTION ENTRANCE

NOTE:
ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WFWD INSPECTOR.

BENCHMARK:
(NAVD '88 datum)

HCBR 149
BRONZE DISK STAMPED "HAMILTON COUNTY GEODETIC CONTROL" SET IN THE WEST END OF THE WEST WINGWALL OF THE BRIDGE OVER VESTAL-WIKENDALL; ±22.5' NORTH OF ℄ OF 156th STREET; AND ±332' WEST OF HAZEL DELL ROAD.
ELEV = 797.75

ASI TBM #30
CHISELED SQUARE ON NW CORNER OF A HEADWALL ±65' SOUTH OF 146TH STREET AT NW CORNER OF SITE.
ELEV = 806.35

ASI TBM #31
CHISELED "X" NE CORNER OF TRAFFIC PEDESTAL AT SE CORNER OF 146TH STREET AND GRAY ROAD.
ELEV = 827.57

ASI TBM #35
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT ±40' EAST OF MARKET CENTER DRIVE AND ±75'N. OF ℄ OF 146TH STREET.
ELEV = 822.69

ASI TBM #36
CHISELED "X" SOUTH BOLT OF FIRE HYDRANT NE CORNER OF MARKET CENTER DRIVE AND NO NAME ROAD FOR ENTRANCE TO THE "LOCAL".
ELEV = 822.10

GENERAL NOTES:

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

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

EROSION CONTROL PLAN

C500

PLOT DATE: 9/14/2015 11:48 AM
PLOT SCALE: 1:2.9849 EDIT DATE: 9/14/2015 EDITED BY: RLESNAU DRAWING FILE: P:\2015\01267\D_Drawings\Civil\Construction Documents\C2015.01267.CE.C500.ECP.dwg

SITE NAME

The area scheduled for construction is known as "4014 Bridgewater Marketplace" (hereinafter referred to as the "Project").

PROJECT LOCATION

The property is located northwest of the intersection of 146th Street and Gray Road in Westfield, Indiana, at a latitude of 40°03'29" N and a longitude of 86°09'08" W.

OWNER'S INFORMATION

Name: KRG Bridgewater LLC.
Address: 30 South Meridian Street, Suite 100, Indianapolis, IN 46204
Representative: Tony Halsey, PE
Title:
Telephone:

OPERATOR'S INFORMATION

Name: KRG Bridgewater LLC.
Address: 30 South Meridian Street, Suite 100, Indianapolis, IN 46204
Representative: Tony Halsey, PE
Title:
Telephone:

NOTICE OF INTENT

All parties defined as owners or operators must submit a Notice of Intent (NOI) at least 48 hours prior to commencement of on-site construction activities. Submittal of late NOI's is not prohibited; however, authorization under the construction general permit is only for discharges that occur after permit coverage is granted. Unpermitted discharges may be subject to enforcement actions by the EPA. For the purposes of this permit, an operator is defined as any party meeting either of the following requirements:

a) The party has operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications.
b) The party has day-to-day operational control of those activities at a project that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit conditions.

A2 11" x 17" PLAT

Refer to the Site Plan.

A3 PROJECT NARRATIVE

The proposed project consists of the construction of a new 14,400 sf retail building on Outlot 2 with the corresponding infrastructure, including but not limited to concrete sidewalks and drives, utilities and storm sewer system and a Goodwill Store within an existing building west of the site.

A4 VICINITY MAP

Refer to Title Sheet

A5 LEGAL DESCRIPTION OF THE PROJECT SITE

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principle Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 46 minutes 18 seconds East (basis of bearings per Instrument Number 200600005931, on file in the Office of the Recorder of Hamilton County, Indiana) 1,249.15 feet along the east line of said Southeast Quarter to the northeast corner of the 8.000-acre parcel conveyed in Instrument Number 2006062411, on file in the Office of said Recorder; thence South 89 degrees 46 minutes 53 seconds West 45.00 feet along the north line of said 8.000-acre parcel to the west right-of-way line of Gray Road as described in Instrument Number 2007038726, on file in the Office of said Recorder; thence South 00 degrees 46 minutes 18 seconds East 585.64 feet along said west right-of-way line to the southeast corner of Lot 4 in Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing South 00 degrees 46 minutes 18 seconds East 417.96 feet along said west right-of-way line to the north line of the parcel conveyed to Gray Road Property LLC in Instrument Number 200600059203, on file in the Office of said Recorder, the following three (3) courses are along the north and west lines thereof; 1)thence South 89 degrees 11 minutes 07 seconds West 294.73 feet; 2)thence South 14 degrees 34 minutes 58 seconds West 172.26 feet; 3)thence South 00 degrees 48 minutes 53 seconds East 163.72 feet to the north right-of-way line of 146th Street as described in said Instrument Number 2007038726; thence South 89 degrees 40 minutes 59 seconds West 113.86 feet along said north right-of-way line to the southeast corner of the parcel conveyed to ACV Livermore, LLC in Instrument Number 2008043004, on file in the Office of said Recorder, the following four (4) courses are along the east and north liens thereof; 1)thence northeasterly 57.64 feet along a non-tangent curve to the left having a radius of 91.50 feet and subtended by a long chord having a bearing of North 32 degrees 37 minutes 55 seconds East and a length of 56.69 feet; 2)thence North 13 degrees 23 minutes 30 seconds East 96.21 feet; 3)thence North 14 degrees 34 minutes 58 seconds East 92.72 feet; 4)thence South 89 degrees 11 minutes 07 seconds West 242.35 feet to the west line of the parcel conveyed to KRG Bridgewater, LLC in Instrument Number 200600005931, on file in the Office of said Recorder; thence North 00 degrees 48 minutes 53 seconds West 570.24 feet along said west line to the southwest corner of the parcel conveyed to BD Schools Real Estate, LLC in Instrument Number 2009018447, the following two (2) courses are along the south and east lines thereof; 1)thence North 89 degrees 11 minutes 11 seconds East 273.77 feet; 2)thence North 00 degrees 48 minutes 53 seconds West 49.73 feet to a southwest corner of said Lot 4, the following three (3) courses are along the south and west lines thereof; 1)thence North 89 degrees 11 minutes 07 seconds East 129.74 feet; 2)thence South 00 degrees 48 minutes 53 seconds East 103.16 feet; 3)thence North 89 degrees 11 minutes 04 seconds East 214.00 feet to the POINT OF BEGINNING. Containing 7.63 acres, more or less.

AND

Lots 1, 2 and 4 of Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder.

A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS

The site will not be subdivided; therefore, there are no individual lots on the property. The proposed site improvements are shown on the included plans.

A7 HYDROLOGIC UNIT CODE (HUC)

05120201090020

A8 STATE AND FEDERAL WATER QUALITY PERMITS

A Rule 5 IDEM Permit is required.

A9 SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE

Stormwater drainage from the site will be conveyed by a proposed storm sewer to the side of the site where it will then discharge to an existing pond.

A10 LOCATION AND NAME OF ALL WETLANDS, LAKES, AND WATERCOURSES ON AND ADJACENT TO THE SITE

No wetlands, lakes or watercourses have been identified on the site that may be impacted by stormwater discharges as a result of the proposed construction activities.

A11 IDENTIFICATION OF ALL RECEIVING WATERS

White River-Vestal Ditch/Michener Ditch is the ultimate receiving water for the project area.

A12 IDENTIFICATION OF ALL POTENTIAL DISCHARGES TO GROUND WATER

There are no locations on site where surface water may be discharged into ground water.

A13 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES

The site is not located within a floodplain, floodway or floodway fringe as indicated on the flood insurance rate map (firm) for Hamilton County, in, Map Number 18057c0227g, dated November 19, 2014.

A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE

Pre-construction 10-year discharge: 4.65 cfs
Post-construction 10-year discharge: 8.15 cfs

A15 ADJACENT LAND USE

North: Detention Pond
East: Woods
South: Commercial
West: Commercial

A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS

Approximate boundaries of disturbed areas are as identified on the Erosion Control Plan.

A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER

Approximate areas of existing vegetative cover are as shown on the existing topography sheets.

A18 SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hamilton County, Indiana, indicates Brookston silty clay loam and Crosby silt loam soils are located on the site.

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.

A19 LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS

Locations of stormwater systems: Refer to the Utility Plan
Size of storm sewer: Refer to the Utility Plan
Details of storm inlets and manholes: Refer to Site Details

A20 PLANS FOR ANY OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT

~~No off-site construction activities will be associated with this project.~~

A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL

Excess soil shall be immediately stockpiled, surrounded with silt fence and seeded and/or removed from the construction site in accordance with all applicable laws. If topsoil stockpiles are anticipated for this project, they are shown on the Erosion Control Plan.

A22 EXISTING SITE TOPOGRAPHY

Refer to the Existing Topography Plan

A23 PROPOSED FINAL SITE TOPOGRAPHY

Refer to the Grading Plan

B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

The following potential pollutant sources may be associated with construction activities on site:

1. Material storage areas (more specifically described below)
2. Construction waste material
3. Fuel storage areas and fueling stations
4. Exposed soils
5. Leaking vehicles and equipment
6. Sanitary waste from temporary toilet facilities
7. Litter
8. Windblown dust
9. Soil tracking off site from construction equipment

The following construction materials may be staged or stored on site at various points during development of the site:

1. Structural fill
2. Pavement Base Stone
3. HDPE, PVC, RCP or Ductile Iron pipe
4. Precast concrete, HDPE or PVC drainage and sanitary structures
5. Rock rip-rap

B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND-DISTURBING ACTIVITIES

1. Schedule pre-construction meeting with City of Westfield at least 48 hrs prior to commencing construction.
2. Install construction entrance.
3. Utilize the gravel construction entrance for installation of the perimeter silt fence. Add stone if needed. Post the NOI at the entrance. Add protection measures to existing inlets.
4. Install staging area, fueling station, material storage area and concrete truck washout.
5. Strip the top soil and grade.
6. Complete the cut and fills on the site.Install check dams or stabilize the slopes with erosion control blankets.
7. Prior to building construction install stone surface for paved areas.
8. Building pads and disturbed areas left dormant for more than 15 days, must be temporarily seeded.
9. Start building construction. Install staging area for building materials.
10. Install storm sewer and other utilities. Provide inlet protection immediately upon completion of the inlet and install riprap outlet protection prior to installing outlets. Final grade and stabilize slopes when inlets are functioning.
11. Seed the perimeter of the site.
12. Complete utility installation, curbs, paving and building construction.
13. Install landscaping plant material and stabilize all disturbed areas.
14. Remove all erosion and sediment control practices when areas have a uniform grass cover.

B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS

Construction entrances will be in place prior to any site construction or demolition. Entrances are shown on the Erosion Control Plan, refer to the Erosion Control Details for details.

B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS

Sheet flow areas will be protected by seed and mulch or hydroseeding. Erosion control blankets will be installed on sloped areas where the slope exceeds 6:1 (horizontal to vertical). Silt Fencing will be utilized to prevent sedimentation from leaving the site. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS

Proposed swales will be stabilized with erosion control blankets, and rock donuts will be installed to slow runoff to inlets. Straw bales and silt fences will not be allowed as concentrated flow protection measures. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS

The contractor shall install appropriate inlet protection measures at each inlet. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. Straw bales will not be allowed as inlet protection measures.

B7 RUNOFF CONTROL MEASURES

Silt fence will be utilized to prevent sedimentation from leaving the boundaries of the site via runoff.

B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS

Stormwater outlets will be protected by riprap aprons to prevent scour erosion. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS

Rip rap aprons at outlets will be utilized to prevent grade destabilization. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B10 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE

The existing wet detention pond was master planned as a stormwater quality treatment measure for the proposed project.

B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON

Surface stabilization is required on any bare or thinly vegetated area that is scheduled or likely to remain inactive for a period of 15 days or more. Refer to the Temporary Seeding Detail within Erosion Control Details for specifics on soil amendments, seed mixtures and mulching.

B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS

A. Loosen lawn area to a minimum depth of 6 inches. Mix soil amendments and fertilizers with topsoil at rates specified. Organic soil amendments such as peat, compost or manure shall be applied at 2" depth evenly over soil and incorporated into the top 6" of topsoil. Provide fertilizer with percentage of nitrogen required to provide not less than 1 pound of actual nitrogen per 1,000 sq. ft. of lawn area and not less than 4 percent phosphoric acid and 2 percent potassium. At least 50 percent of nitrogen to be organic form. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
B. Fertilizer for lawns: provide a fast release fertilizer with a composition of 1 lb per 1,000 sq. ft. of actual nitrogen, 4 percent phosphorous, and 2 percent potassium by weight.
C. Slow-release fertilizer for trees and shrubs: granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorous and potassium made up of a composition by weight of 5 percent
D. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Limit fine grading to areas that can be planted within immediate future. Remove trash, debris, stones larger than 1 inch diameter, and other objects that may interfere with planting or maintenance operations. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds 5 miles per hour.
E. Distribute seed evenly over entire area by sowing equal quantity in 2 directions at right angles to each other.
F. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with a fine spray.
G. Install erosion control blankets as indicated on the plan.
H. Protect seeded areas against erosion by spreading clean, seed-free straw mulch after completion of seeding operations. Spread uniformly to form a continuous blanket not less than 1-1/2 inches loose measurements over seeded areas.
I. Water newly planted lawn areas and keep moist until new grass is established. Immediately repair any lawn areas disturbed by construction activities including tree and shrub installation.
J. Refer to the Permanent Seeding Details within the Erosion Control Detail Sheet, for timing of permanent seeding, grass seed specifications and mulching specifications.

B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN

Solid Waste Disposal
No solid material, including building materials, is permitted to be discharged to surface waters or buried on site. All solid waste materials, including disposable materials incidental to the construction activity, must be collected in containers or closed dumpster's. The collection containers must be emptied periodically and the collected material hauled to a landfill permitted by the State and/or appropriate local municipality to accept the waste for disposal.

A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper solid waste procedures.

Hazardous Waste
Whenever possible, minimize the use of hazardous materials and generation of hazardous wastes. All hazardous waste materials will be disposed in the manner specified by federal, state, or local regulations or by the manufacturer.

Use containment berms in fueling and maintenance areas and where potential for spills is high.

A foreman or supervisor should be designated in writing to oversee, enforce and instruct construction workers on proper hazardous waste procedures. The location of any hazardous waste storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the facility.

Dust Control/Off-Site Vehicle Tracking
During construction, water trucks should be used, as needed, by each contractor or subcontractor to reduce dust. After construction, the site should be stabilized to reduce dust.

Construction traffic should enter and exit the site at a Construction Entrance with a rock pad or equivalent device. The purpose of the rock pad is to minimize the amount of soil and mud that is tracked onto existing streets. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts.

Sanitary/Septic
Contractors and subcontractors must comply with all state and local sanitary sewer, portable toilet, or septic system regulations. Sanitary facilities shall be provided at the site by each contractor or subcontractor throughout construction activities. The sanitary facilities should be utilized by all construction personnel and be serviced regularly. All expenses associated with providing sanitary facilities are the responsibility of the contractors and subcontractors. The location of any sanitary facilities should be indicated on the stormwater pollution prevention plan by the operator following on-site location of said facilities.

Water Source
Water used to establish and maintain grass, to control dust, and for other construction purposes must originate from a public water supply or private well approved by the State or local health department.

Equipment Fueling and Storage Areas
Equipment fueling, maintenance, and cleaning should only be completed in protected areas (i.e., bermed area). Leaking equipment and maintenance fluids will be collected and not allowed to discharge onto soil where they may be washed away during a rain event.

Equipment wash down (except for wheel washes) should take place within an area surrounded by a berm. The use of detergents is prohibited.

Hazardous Material Storage
Chemicals, paints, solvents, fertilizers, and other toxic or hazardous materials should be stored in their original containers (if original container is not resealable, store the products in clearly labeled, waterproof containers). Except during application, the containers should be kept in trucks or in bermed areas within covered storage facilities. Runoff containing such materials shall be collected, removed from the site, and disposed of in accordance with the federal, state, and local regulations.

As may be required by federal, state or local regulations, the Contractor should have a Hazardous Materials Management Plan and/or Hazardous Materials Spill and Prevention Program in place. A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper hazardous materials storage and handling procedures. The location of any hazardous material storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the storage areas.

Material Handling and Spill Prevention
Discharge of hazardous substances or oil into stormwater is subject to reporting requirements. In the event of a spill of a hazardous substance, the operator is required to notify the National Response Center (1-800-424-8802) to properly report the spill. In addition, the operator shall submit a written description of the release (including the type and amount of material released, the date of the release, the circumstances of the release, and the steps to be taken to prevent future spills) to the local governing authority. The SWPPP must be revised within 14 calendar days after the release to reflect the release, adding the information above along with modifications to minimize the possibility of future occurrences. Each contractor and subcontractor is responsible for complying with these reporting requirements.

Concrete Washout
All concrete trucks waste material shall be completely contained and disposed in accordance with all local, state, and federal regulations. A pit or container is required when cleaning concrete chutes.

Spill Response Plan
Minor - Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill.

- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly.

Semi-Significant Spills - Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill:

- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly.
- Contact 911 if the spill could be a safety issue.
- Contact supervisors and designated site inspectors immediately.
- Contaminated solids are to be removed to an approved landfill.

Major or Hazardous Spills - More than ten gallons, there is the potential for death, injury or illness to humans or animals, or has the potential for surface or groundwater pollution.

- Control or contain the spill without risking bodily harm. Temporarily plug storm drains if possible to prevent migration of the spill into the stormwater system.
- Immediately contact the local Fire Department at 911 to report any hazardous material spill.
- Contact supervisors and designated site inspectors immediately. Governing authorities responsible for storm water facilities should be contacted as well. The contractor is responsible for having these contact numbers available at the job site. A written report should be submitted to the owner as soon as possible.
- As soon as possible but within 2 hours of discovery, contact the local agency responsible for spill management. The following information should be noted for future reports to the agency:
  - Name, address and phone number of person making the spill report
  - The location of the spill
  - The time of the spill
  - Identification of the spilled substance
  - Approximate quantity of the substance that has been spilled or may be further spilled
  - The duration and source of the spill
  - Name and location of the damaged waters
  - Name of spill response organization
  - What measures were taken in the spill response
  - Other information that may be significant

Additional regulations or requirements may be present. A spill response professional should be consulted to make sure all appropriate and required steps have been taken. Contaminated solids should only be removed from the site after approval is given by the appropriate agency.

B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE

Inspection Schedule/Reporting
All impacted areas, as well as all erosion and sediment control devices, will be inspected every seven (7) calendar days and within 24 hours after a rainfall of 0.5 inch or greater. Where sites have been final or temporarily stabilized or on sites where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), such inspections shall be conducted at least once every month.

Inspections shall be conducted and a written report prepared, by a designated and qualified person familiar with the USEPA NPDES Storm Water General Permit, this SWPPP, and the Project.

Inspection reports shall be completed including scope of the inspection, name(s) and qualifications of personnel making the inspection, the date of the inspection, observations relating to the implementation of the SWPPP, and any actions taken as a result of incidents of noncompliance noted during the inspection. The inspection report should state whether the site was in compliance or identify any incidents of noncompliance. The contractor shall keep a copy of the inspection reports on site and permanently for a period of two years following construction. The on-site reports may be requested by inspections conducted by the local governing authority.

Construction Entrance
Locations where vehicles exit the site shall be inspected for evidence of off-site sediment tracking. Each contractor and subcontractor shall be responsible for maintaining the Construction Entrance and other controls as described in this SWPPP.

Material Storage Inspections
Inspectors must evaluate areas used for storage of materials that are exposed to precipitation. The purpose is to ensure that materials are protected and/or impounded so that pollutants cannot discharge from storage areas. Off-site material storage areas used solely by the subject project are considered to be part of the project and must be included in the erosion control plans and the site inspection reports.

Soil Stabilization Inspections
Seeded areas will be inspected to confirm that a healthy stand of vegetation is maintained. The site has achieved final stabilization once all areas are covered with pavement or have a stand of vegetation with at least 70% of the background vegetation density. The density of 70% or greater must be maintained to be considered as stabilized. The operator or their representative will water, fertilize, and reseed disturbed areas as needed to achieve this goal.

Erosion and Sediment Control Inspections
All controls should be inspected at least once every seven (7) calendar days and following any storm event of 0.5 inch or greater. The following is a list of inspection/maintenance practices that will be used for specific controls:

1. Geotextiles/Erosion Control Mats: Missing or loose matting must be replaced or re-anchored.
2. Inlet Protection: If silt fence inlet protection is to be used, sediment should be removed when it reaches approximately one-half the height of the fence. If a sump is used, sediment should be removed when the volume of the basin is reduced by 50%.
3. Diversion Swales: Clean debris or other obstructions as needed. Damage from storms or normal construction activities (i.e., tire ruts) shall be repaired immediately.
4. Mulching: Inspect for thin or bare spots caused by natural decomposition or weather-related events. Mulch in high traffic areas should be replaced on a regular basis to maintain uniform protection.
5. Sediment Trap: Accumulated silt shall be removed and the basin shall be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to one-half of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
6. Sediment Basin: Inspect frequently to check for damage and to ensure obstructions are not diminishing the effectiveness of the structures. Sediment shall be removed and the basin shall be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 20% of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
7. Silt Fence: Removal of built-up sediment will occur when the sediment reaches one-third the height of the fence.
8. Stabilized Construction Entrance: Periodic re-grading and top dressing with additional stone.
9. Straw Bales: Replace straw bales that show signs of deterioration.
10. Vegetation: Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Establish a watering and fertilizing schedule.
11. Good Housekeeping: Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges through screening of outfalls and daily pickup of litter.

In the event that sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize adverse impacts. An example of this may be the situation where sediment has washed into the street and could be carried into the storm sewers by the next rainfall and/or pose a safety hazard to users of public streets. Modifications/Revisions to SWPPP.

Based on inspection results, any necessary modification to this SWPPP shall be implemented within seven calendar days of the inspection. A modification is necessary if a control measure or operational procedure does not provide adequate pollutant control. All revisions shall be recorded on a Record of Revisions within seven calendar days of the inspection.

It is the responsibility of the operator to maintain effective pollutant discharge controls. Physical site conditions or contractor/subcontractor practices could make it necessary to install more controls than were originally planned. For example, localized concentrations of surface runoff or unusually steep areas could require additional silt barrier or other structural controls. Assessing the need for and installing additional controls will be a continuing contractor/subcontractor responsibility until final stabilization is achieved. Contractors and subcontractors implementing this SWPPP must remain alert to the need to periodically refine and update this SWPPP in order to accomplish the intended goals.

Notice of Termination
Compliance of the site with the General Construction Permit remains the responsibility of all operators that have submitted an NOI until such time as they have submitted a Notice of Termination (NOT). The permittee's authorization to discharge under the General Construction Permit terminates at midnight of the day the NOT is signed.

All permittees must submit an NOT within thirty (30) days after one or more of the following conditions have been met:

1. Final stabilization has been achieved on all portions of the site for which the permittee was responsible.
2. Another operator/permittee has assumed control over all areas of the site that have not been finally stabilized.
3. In residential construction operations, temporary stabilization has been completed and the residence has been transferred to the homeowner.

B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS

Since the entire site is under a single ownership, there are not any individual building lots.

C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE

The proposed land use is a proposed building with infrastructure. The pollutants and sources of each pollutant normally expected from this type of land use are listed below:

Pollutant Source: Passenger vehicles, delivery vehicles.
Type of Pollutant: Oil, gasoline, diesel fuel, any hydrocarbon associated with vehicular fuels and lubricants, grease, antifreeze, windshield cleaner solution, brake fluid, brake dust, rubber, glass, metal and plastic fragments, grit, road de-icing materials.

Pollutant Source: Building
Type of Pollutant: Cleaning solutions or solvents, leaks from HVAC equipment, grit from roof drainage, aggregate
or rubber fragments from roofing system.

Pollutant Source: Trash dumpster
Type of Pollutant: Cleaning solutions or solvents, litter (paper, plastic, general refuse associated with distribution operations), uneaten food products, bacteria.

Pollutant Source: Parking lot
Type of Pollutant: Any pollutant associated with vehicular sources, grit from asphalt wearing surface, bituminous compounds from periodic maintenance (sealing, resurfacing and patching), pavement de-icing materials, paint fragments from parking stall stripes, concrete fragments, wind-blown litter from off-site sources, elevated water temperatures from contact with impervious surfaces.

Pollutant Source: Lawn and landscape areas
Type of Pollutant: Fertilizers, soil, organic material (leaves, mulch, grass clippings)

C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION

The existing offsite stormwater detention ponds will remain in place as permanent feature after construction is completed. The purpose of the these measures is to restrict stormwater discharges and provide a sediment removal function.

C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES

Permanent Vegetation
Topsoil will be placed in lawn areas and seeded with grass, and graded not to exceed 3:1 slopes. Proposed landscape trees and shrubs will also be added. These Bio areas will act as a natural filter strip to help improve storm water quality. The vegetated areas will slow the velocities of storm water runoff, reduce sediment runoff, and reduce problems associated with mud or dust from bare soils.

Existing Wet Detention Pond
A wet detention pond detains storm water runoff long enough for contaminated sediments to settle and remain in the pond and allow the water in the pond to be displaced by the next rain event. The sedimentation process removes particulates, organic matter, and metals from the water while nutrients are removed through biological uptake. By capturing and detaining runoff, wet ponds control both storm water quality and quantity.

Good Housekeeping Measures
Good Housekeeping measures such as regular street sweeping, installation of trash receptacles, and reduction in fertilizer overspray can be incorporated by the owner and/or occupant.

C4 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE

No stormwater quality measures will be installed with this project. However, the existing wet detention pond located north of the development was designed as a BMP for the proposed project.

C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST-CONSTRUCTION STORMWATER QUALITY MEASURES

Maintenance requirements for the stormwater quality measures which will remain in place after construction is complete, are described below. Refer to the BMP Operations and Maintenance Manual for more detailed maintenance requirements.

Existing Detention Ponds
Inspect periodically as needed or at least every six months. Sediment shall be disposed of off site in accordance with all applicable laws. Areas that show sign of erosion shall be stabilized with erosion control blanket and/or seed as necessary.

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

STORMWATER POLLUTION PREVENTION PLAN

C510

PLOT DATE: 9/14/2015 11:48 AM
PLOT SCALE: 1:2.5949
EDIT DATE: 7/31/2015
EDITED BY: RBERGER
DRAWING FILE: P:\2015\01267\D Drawings\Civil\Construction Documents\2015 01267 CE C510 SWPPP.dwg

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30 S. MERIDIAN ST,
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DATE:
07-31-2015
PROJECT PHASE:

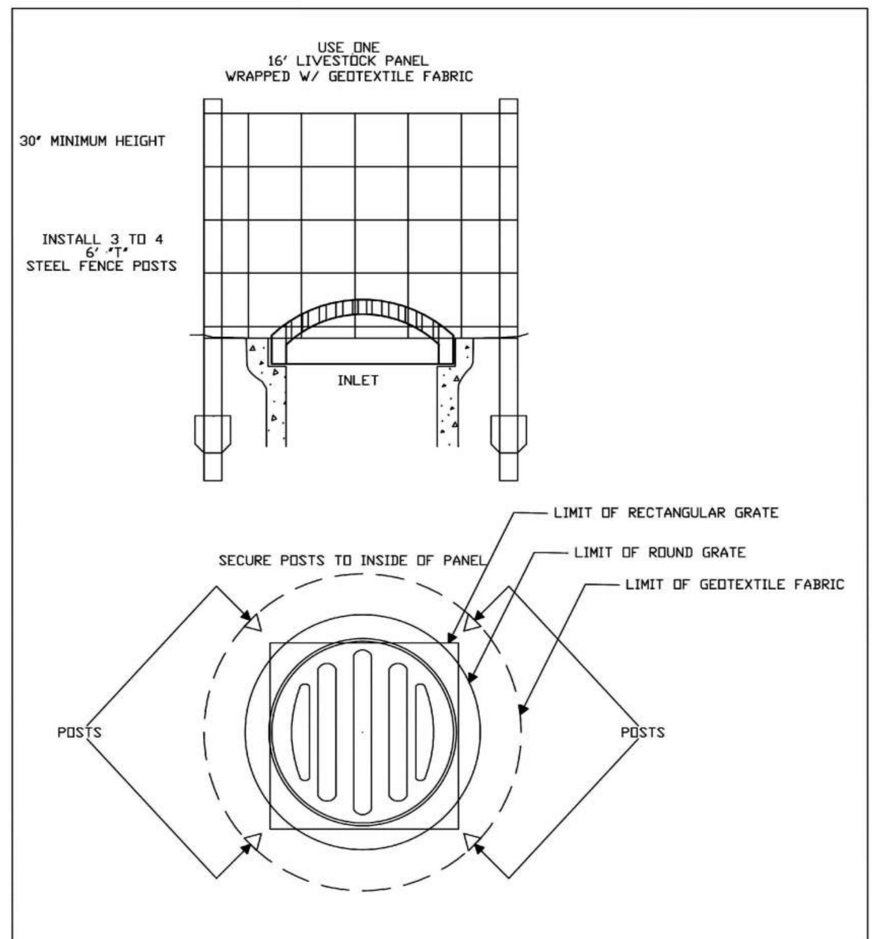
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.01267

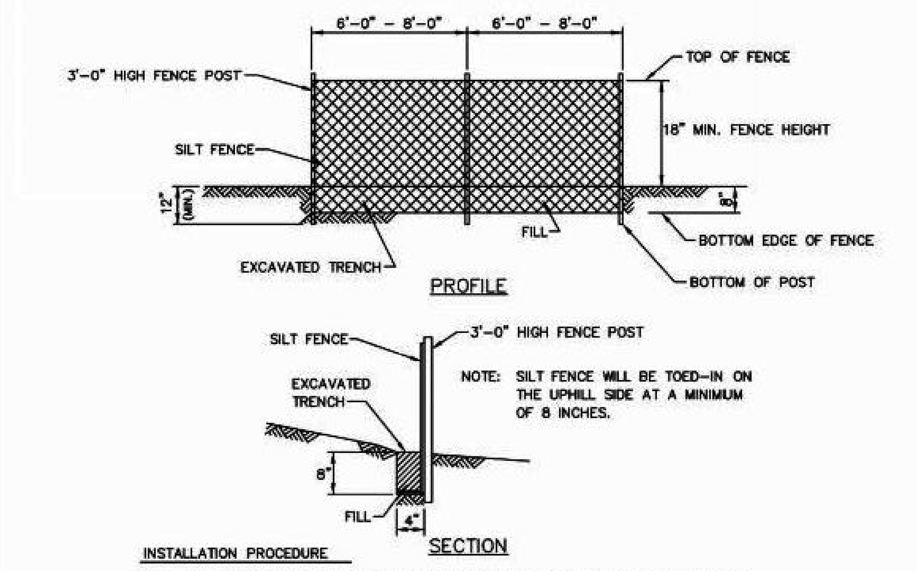
EROSION CONTROL DETAILS

C520



TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA
4/1/13
DATE
FIGURE EC-1



INSTALLATION PROCEDURE

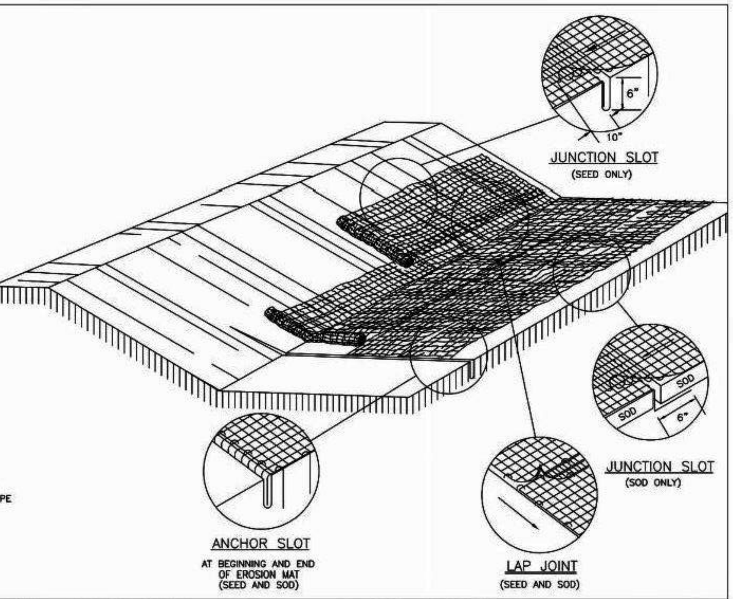
1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA
4/1/13
DATE
FIGURE EC-4

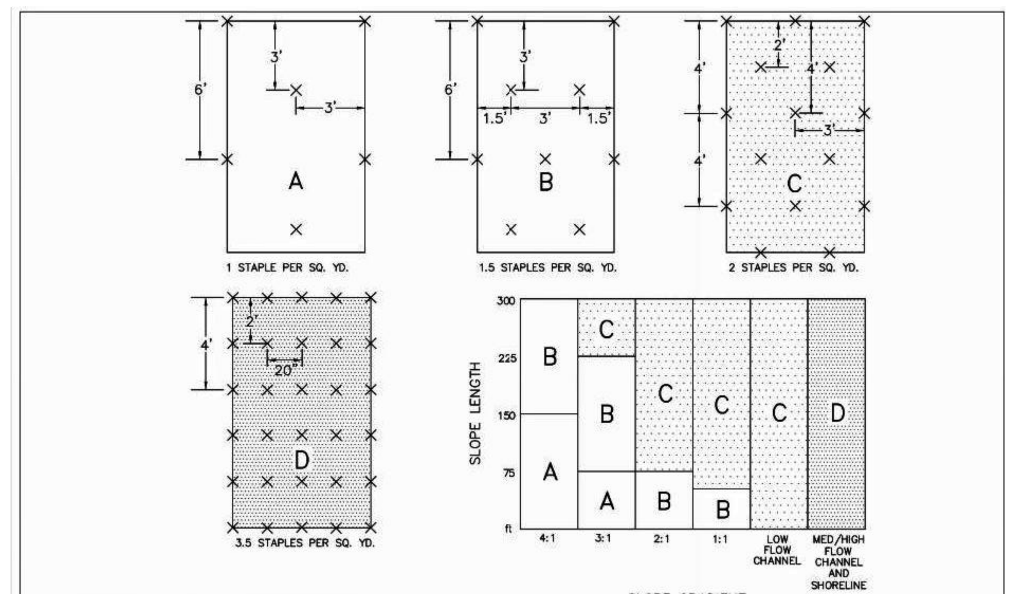
GENERAL NOTES

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. BLANKET TYPE TO BE NORTH AMERICAN GREEN S75 OR S150 (OR SIMILAR) DEPENDING ON SLOPE



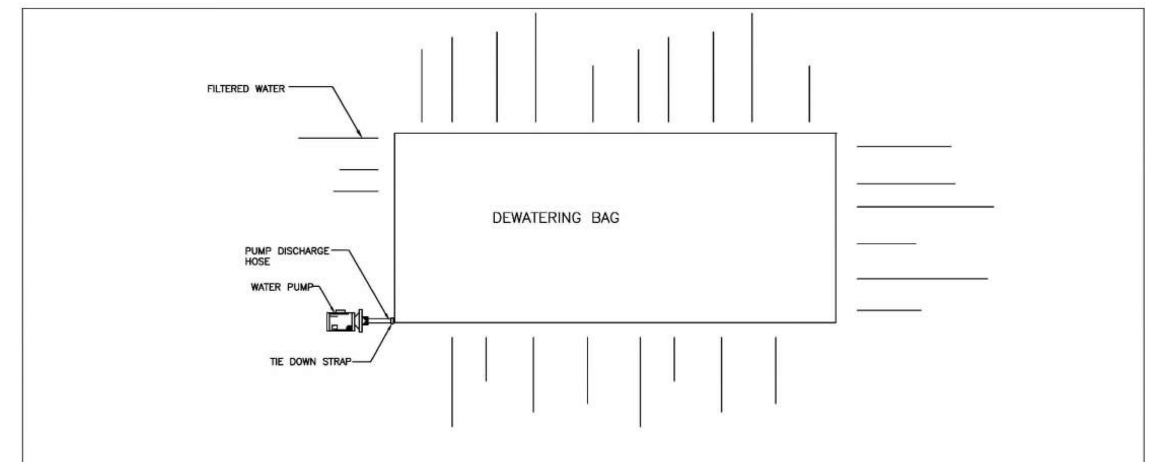
EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD, INDIANA
4/1/14
DATE
FIGURE EC-2



EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA
4/1/14
DATE
FIGURE EC-3



Dewatering Filtration Bag Size	Maximum Gallon Per Minute Capacity
4' x 6'	228
7.5' x 7.5'	534
10' x 10'	950
10' x 15'	1,425
15' x 15'	2,137
15' x 30'	4,275
15' x 65'	9,262

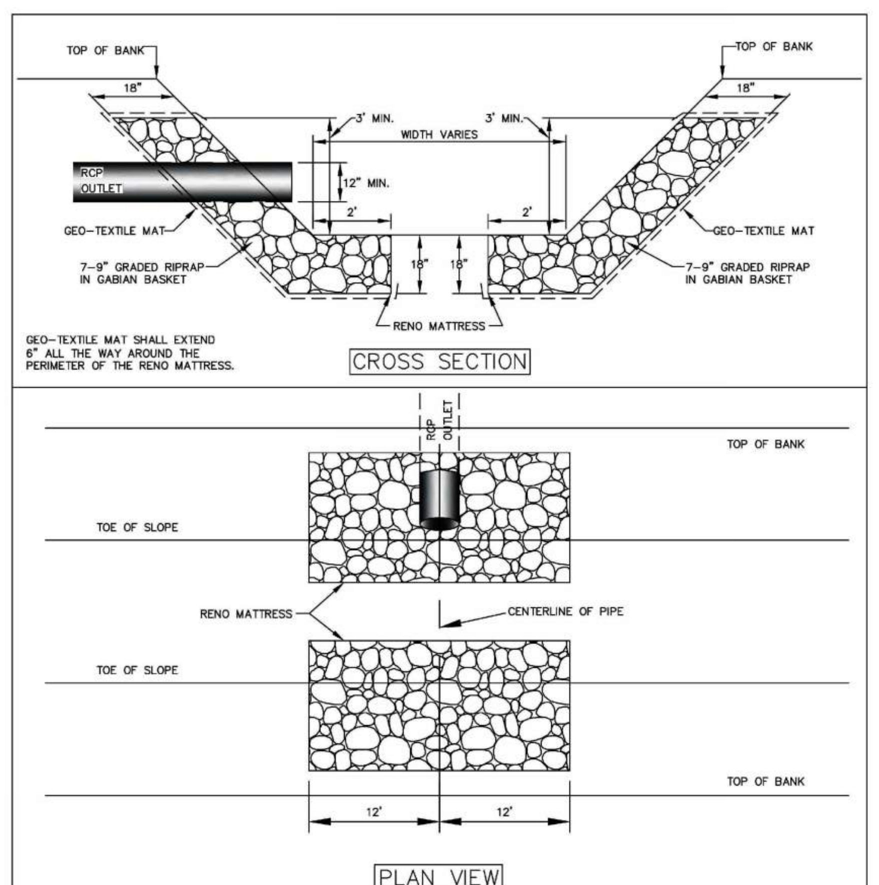
INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: PLACE LIFTING STRAPS (NOT INCLUDED) UNDER THE UNIT TO FACILITATE REMOVAL AFTER USE. UNFOLD D2 DEWATERING BAG ON A STABILIZED AREA OVER DENSE VEGETATION, STRAW OR OTHER COVER. PLACE BAG OVER OPEN GRADED STONE TO ACHIEVE MAXIMUM FILTRATION AND DRAINAGE. INSERT DISCHARGE HOSE FROM PUMP INTO D2 DEWATERING BAG A MINIMUM OF SIX INCHES AND TIGHTLY SECURE WITH THE ATTACHED STRAP TO PREVENT WATER FROM FLOWING OUT OF THE UNIT WITHOUT BEING FILTERED. IF USING OPTIONAL ABSORBENTS, PLACE ABSORBENT BOOM INTO THE D2 DEWATERING BAG. CLIP ABSORBENT BOOM TO TETHER PROVIDED INSIDE THE UNIT.

MAINTENANCE: REPLACE THE UNIT WHEN ½ FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

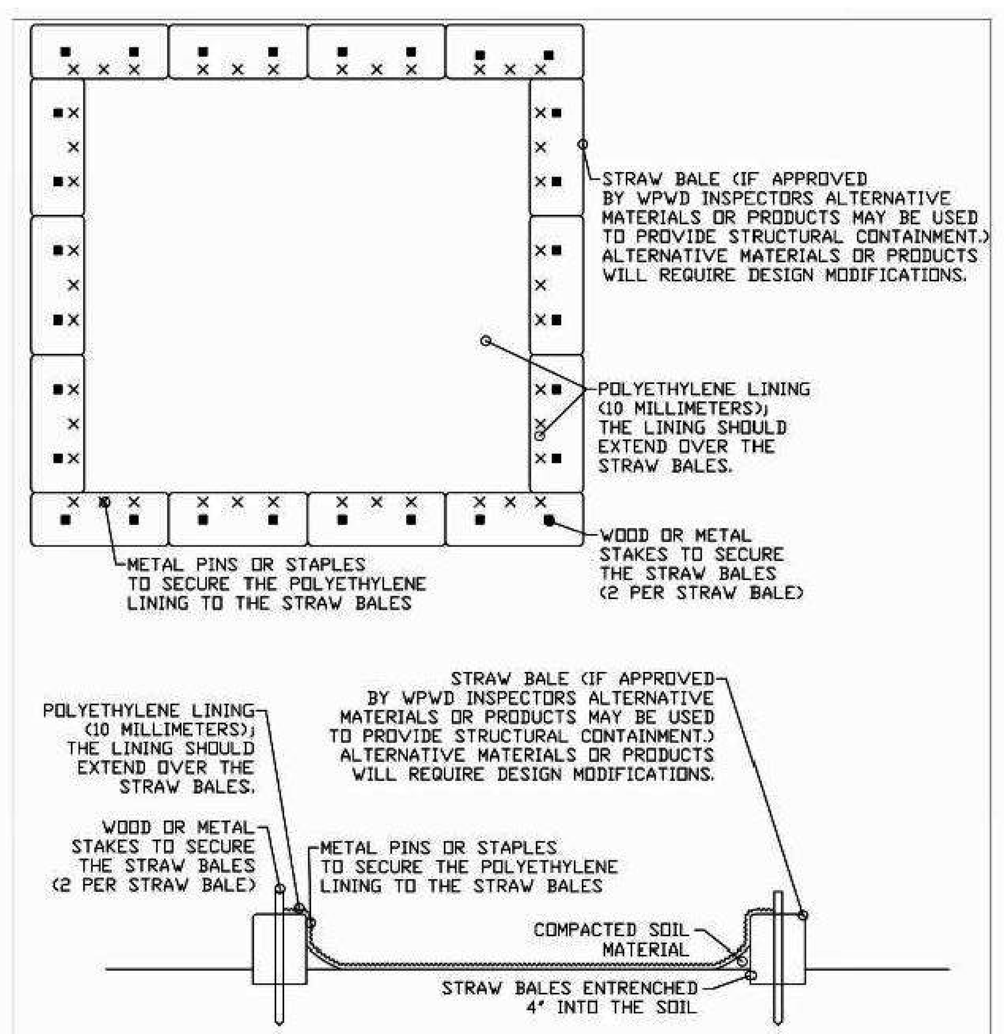
DEWATERING DETAIL AND SIZE CHART

CITY OF WESTFIELD, INDIANA
4/1/14
DATE
FIGURE EC-11



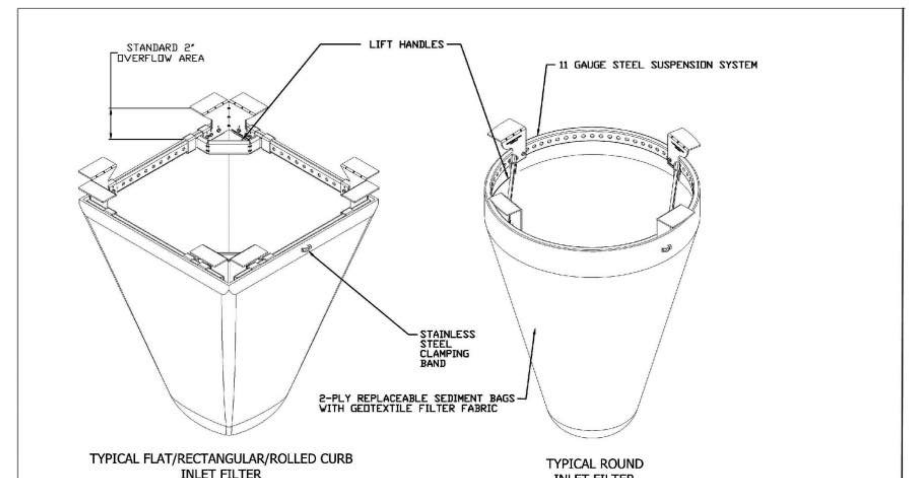
BANK ARMORMENT AT OUTLET PIPE
IN OPEN CHANNELS

CITY OF WESTFIELD, INDIANA
4/1/13
DATE
FIGURE ST-31

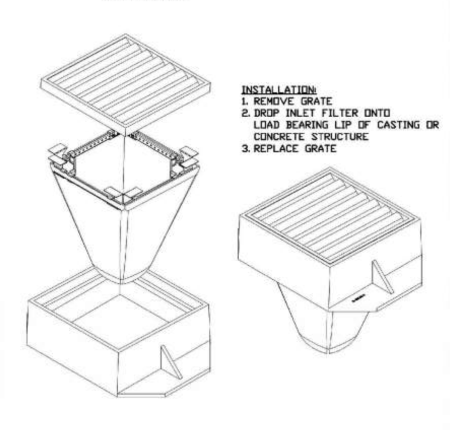


CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA
4/1/13
DATE
FIGURE EC-5



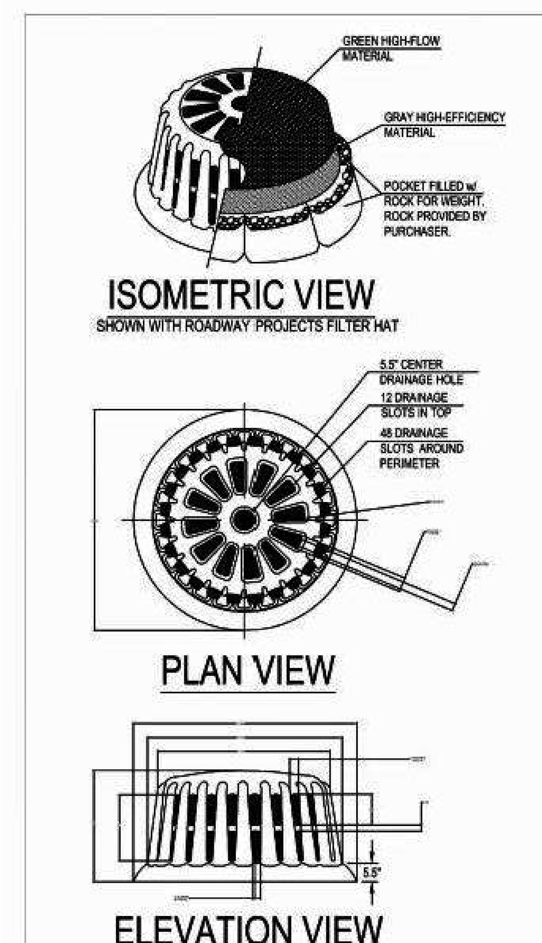
IPP *FLeX*storm Inlet Filter Specifications			
Material Property	*Test Method*	*Value (min ave)*	
> Inner Filter Bag Specs ($2\ ft^3$ min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*	



INSTALLATION:
1. REMOVE GRATE
2. DROP INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

INLET PROTECTION

CITY OF WESTFIELD, INDIANA
4/1/13
DATE
FIGURE EC-6



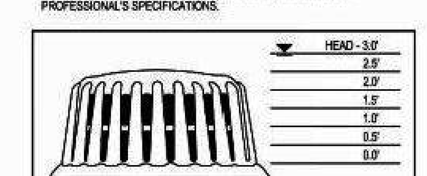
REPLACEMENT FILTERS: MODEL # R-140

FILTER OPTIONS
FILTER HAT IS AVAILABLE IN THREE OPTIONS:
1) ALL HIGH-FLOW MATERIAL
2) ALL HIGH-EFFICIENCY MATERIAL
3) HIGH-FLOW MATERIAL ON TOP HALF OF HAT, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS.)
IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER HAT. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER HAT INSTALLATION
FILTER HAT SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER HAT MATERIAL. EVERY FILTER HAT COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT R-100A DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

SPECIFICATIONS
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN PROFESSIONAL'S SPECIFICATIONS.



FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	EQUATION USED	OPENING AREA (SF)	FRAME FLOW (CFS)	FILTER AREA (SF)	FILTERED FLOW (CFS)
0.5	O	2.1	7	6	2
1.0	O	3.9	19	12	3
1.5	O	7.0	41	18	5
2.0	O	8.0	54	24	7
2.5	O	9.2	70	30	9
3.0	O	9.2	77	—	77

DUE TO NARROW SLOT, A TRANSITION WILL OCCUR BETWEEN WEIR AND ORIFICE CONDITIONS. ORIFICE FLOW WILL PROVIDE A MORE CONSERVATIVE ESTIMATE OF FLOW, THEREFORE THE LESSER OF THE ORIFICE AND WEIR FLOWS WILL BE USED FOR EACH STAGE CALCULATION.

FILTER MATERIAL ALLOWS 129 gpm/SF OR 0.29cfs/SF
ORIFICE EQUATION (O) = Q=0.6A(2gh)^0.5
P = FEET PERIMETER
h = HEAD IN FEET
Q = CAPACITY IN cfs
A = FREE OPEN AREA OF FRAME
g = 32.2 FEET-PER-SECOND/SECOND

SILT SAVER INLET PROTECTION MODEL #R-100

CITY OF WESTFIELD, INDIANA
4/1/14
DATE
FIGURE EC-15

PLOT DATE: 9/14/2015 11:49 AM
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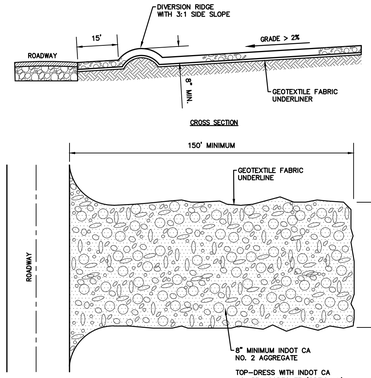

SPECIFICATIONS

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

DIMENSIONS
- WIDTH: TWENTY (20) FEET MINIMUM OR FULL WIDTH OF ENTRANCE/EXIT ROADWAY, WHICHEVER IS GREATER.
- LENGTH: ONE-HUNDRED FIFTY (150) FEET MINIMUM (LENGTH CAN BE SHORTER FOR SMALLER SITES).
- THICKNESS: EIGHT (8) 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 FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO (2) PERCENT, CONSTRUCT AN EIGHT (8) INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3-TO-1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD (SEE CROSS-SECTION VIEW ABOVE).
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 FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (INDOT CA NO. 53). OPTIONAL, USED PRIMARILY WHERE THE PURPOSE OF THE PAD IS TO KEEP SOIL FROM ADHERING TO VEHICLE TIRES.
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 LARGER 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
OPTIMUM 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 CULTIPACKER 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 FIRMING, THE SEEDBED WITH A ROLLER OR CULTIPACKER 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 SPARSELY 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 COMMERCIALLY. 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. CROWNVETCH* -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 EXISTIS 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 APPLICATION. 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.

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BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

EROSION CONTROL DETAILS

C521

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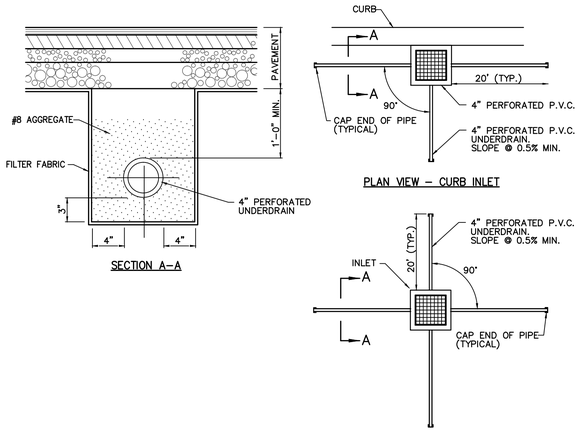
PLOT SCALE: 1:2.5849 EDIT DATE: 8/10/2015 EDITED BY: RLESNAU DRAWING FILE: P:\2015\01267\D_Drawings\Civil\Construction Documents\2015.01267.CE.C520.ECD.dwg



PAVEMENT UNDERDRAIN DETAIL
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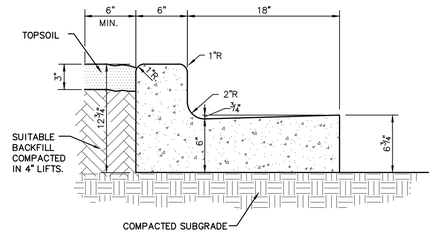

COMBINED CONCRETE CURB & GUTTER (TYPE II)
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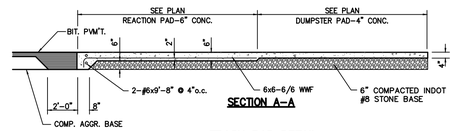

TRASH PAD DETAIL
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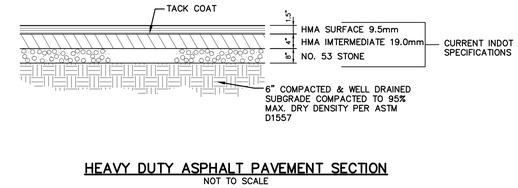

HEAVY DUTY ASPHALT PAVEMENT SECTION
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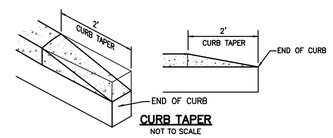

CURB TAPER
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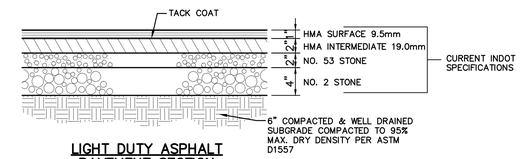

LIGHT DUTY ASPHALT PAVEMENT SECTION
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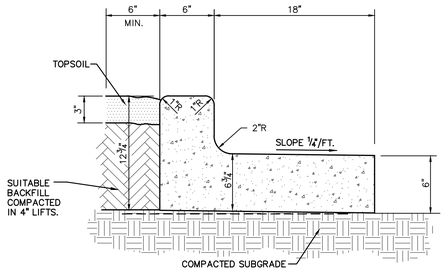

COMBINED CONCRETE CURB & GUTTER (TYPE III)
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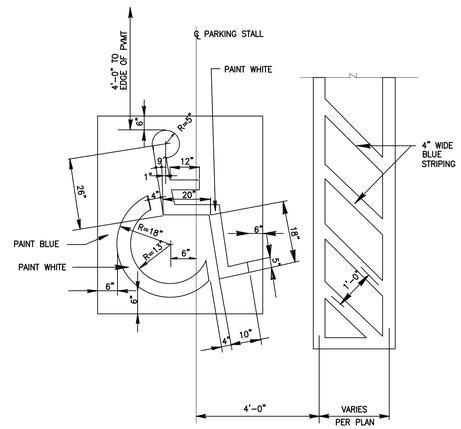
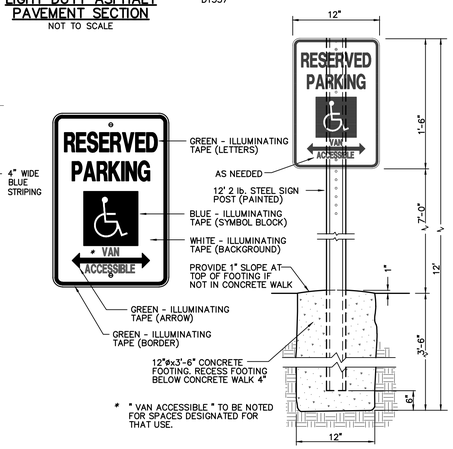
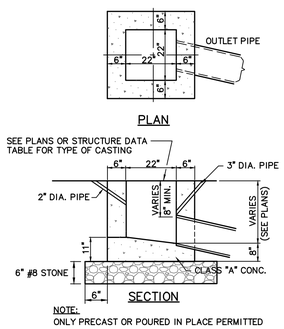


ADA PARKING SYMBOL AND STRIPING
NOT TO SCALE

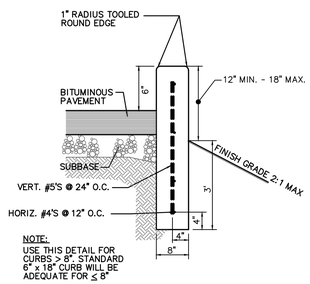


ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



NOTE:
ONLY PRECAST OR POURED IN PLACE PERMITTED

INLET TYPE "A"
NOT TO SCALE



NOTE:
USE THIS DETAIL FOR CURBS > 8". STANDARD 6" x 18" CURB WILL BE ADEQUATE FOR ≤ 8"

6" CONCRETE CURB WALL
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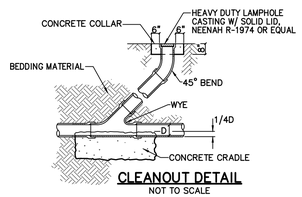
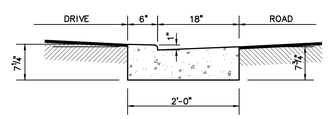
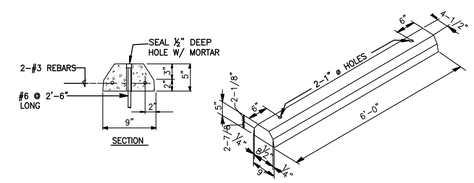


CLEANOUT DETAIL
NOT TO SCALE

NOTE: CLASS "A" BEDDING TO BE UTILIZED FOR ALL CLEANOUT INSTALLATIONS (SEE DETAIL)



CONCRETE LIP GUTTER
NOT TO SCALE
*REFER TO WESTFIELD UNDERDRAIN DETAIL FOR UNDERDRAIN SPECIFICATIONS



CONCRETE WHEEL STOP
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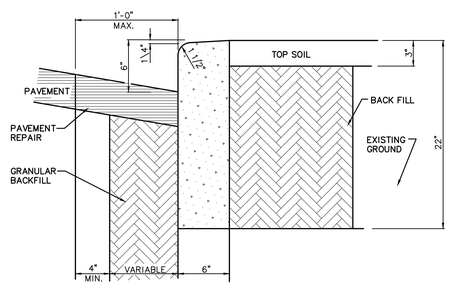

6" CONCRETE CURB
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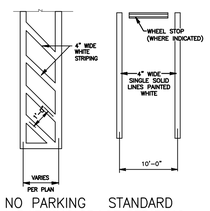

NO PARKING STANDARD

PARKING SPACE STRIPING
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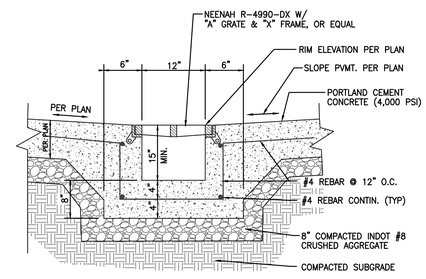
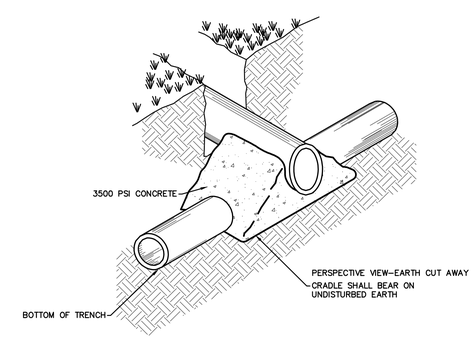


NOTES:

1. CONTRACTOR TO POUR CONCRETE AND PROVIDE ANCHOR RODS AS REQUIRED TO ACCOMMODATE FRAME. REFER TO MANUFACTURER SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. BOTTOM OF TRENCH TO SLOPE 0.5% MIN. FOR POSITIVE DRAINAGE. PROVIDE DISCHARGE PIPE AS INDICATED ON PLANS.

TRENCH DRAIN DETAIL
NOT TO SCALE



NOTE:

TO BE USED WHEN CLEAR DISTANCE (FROM EXTERIOR PIPE DIAMETER TO EXTERIOR PIPE DIAMETER) BETWEEN SANITARY SEWER PIPING (MAINS, LATERALS, FORCE MAINS, ETC.) AND ALL OTHER PIPES IS 18" OR LESS, PER ENGINEER'S DIRECTION, OR WHERE NOTED ON THE CONSTRUCTION PLANS. A MINIMUM CLEAR DISTANCE OF 3" MUST BE PROVIDED TO MAINTAIN STRUCTURAL INTEGRITY OF THE CONCRETE.

CONCRETE MUST NOT COME INTO CONTACT WITH FORCE MAIN. AT LEAST 3" OF SAND MUST BE PLACED AS A CUSHION AROUND THE FORCE MAIN.

IF THE CONFLICT IS BETWEEN A WATER MAIN AND ANY SANITARY SEWER PIPING, 18" CLEARANCE MUST BE MAINTAINED OR NOTE ABOVE APPLIES AND ONLY GRANULAR FILL MAYBE USED.

CONCRETE CRADLE DETAIL
NOT TO SCALE

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www.structurepoint.com

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

SITE DETAILS

C600

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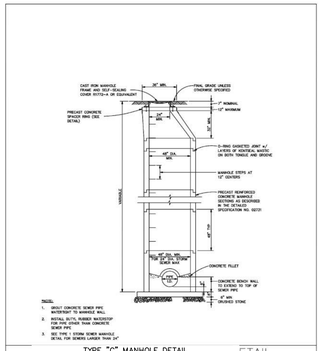
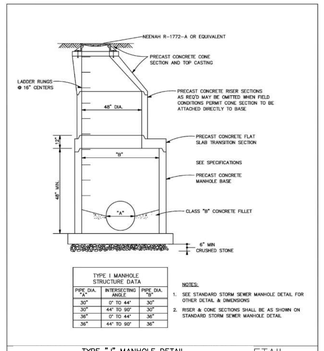


TYPE "C" MANHOLE DETAIL — ETAIL

CITY OF WESTFIELD, INDIANA — DATE 11/7/13 — FIGURE ST-1



TYPE "J" MANHOLE DETAIL — ETAIL

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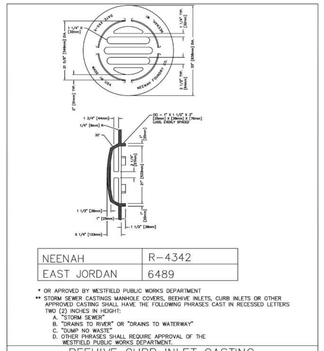


NEENAH	R-4342
EAST JORDAN	6489

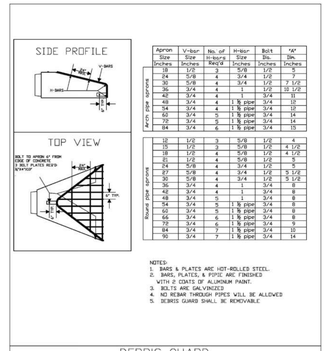
* OR APPROVED BY WESTFIELD PUBLIC WORKS DEPARTMENT

** STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT:

A. "STORM SEWER"
B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
C. "DUMP NO WASTE"
D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

BEEHIVE CURB INLET CASTING

CITY OF WESTFIELD, INDIANA — DATE 4/2/13 — FIGURE ST-10



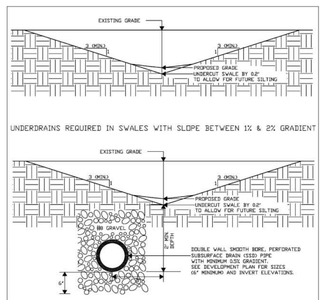
Approx. Size Inches	V-bar Size Inches	No. of H-bars Req'd	H-bar Size Inches	Bolt Dia. Inches	"A" Dim. Inches
18	1/2	3	5/8	1/2	5
24	5/8	4	3/4	1/2	7
30	5/8	4	3/4	1/2	7 1/2
36	3/4	4	1	3/4	9 1/2
48	3/4	4	1	3/4	12
48	3/4	4	1 1/4 pipe	3/4	12
54	3/4	4	1 1/4 pipe	3/4	12
60	3/4	5	1 1/4 pipe	3/4	14
72	3/4	5	1 1/4 pipe	3/4	14
84	3/4	6	1 1/4 pipe	3/4	15

Approx. Size Inches	V-bar Size Inches	No. of H-bars Req'd	H-bar Size Inches	Bolt Dia. Inches	"A" Dim. Inches
12	1/2	3	5/8	1/2	4
15	1/2	3	5/8	1/2	4 1/2
18	1/2	4	5/8	1/2	4 1/2
21	1/2	4	5/8	1/2	5
24	5/8	4	3/4	1/2	5 1/2
27	5/8	4	3/4	1/2	5 1/2
30	5/8	4	3/4	1/2	5 1/2
36	3/4	4	1	3/4	8
42	3/4	4	1	3/4	8
48	3/4	5	1	3/4	8
54	3/4	5	1 1/4 pipe	3/4	8
60	3/4	5	1 1/4 pipe	3/4	8
66	3/4	6	1 1/4 pipe	3/4	8
72	3/4	6	1 1/4 pipe	3/4	9
84	3/4	7	1 1/4 pipe	3/4	10
90	3/4	7	1 1/4 pipe	3/4	14

NOTES:
1. BARS & PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES, & PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED
4. NO REBAR THROUGH PIPES WILL BE ALLOWED
5. DEBRIS GUARD SHALL BE REMOVABLE

DEBRIS GUARD

CITY OF WESTFIELD, INDIANA — DATE 4/1/13 — FIGURE ST-29

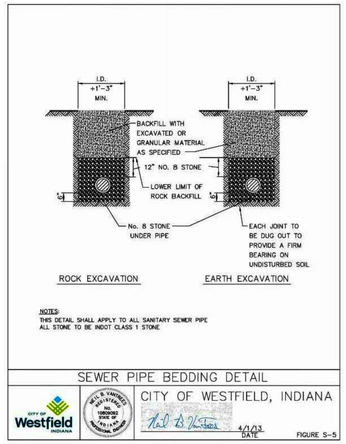


UNDERDRAINS REQUIRED IN SWALES WITH SLOPE BETWEEN 1% & 2% GRADIENT

MINIMUM CHANNEL SLOPE 1% GRADIENT

TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA — DATE 4/2/13 — FIGURE ST-43

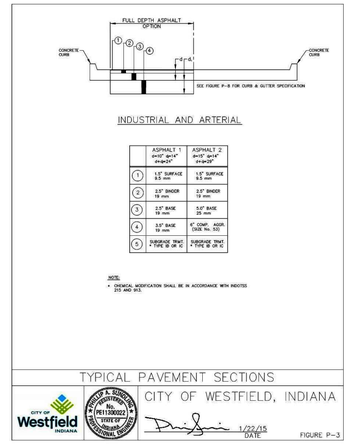


ROCK EXCAVATION — EARTH EXCAVATION

NOTES:
THIS DETAIL SHALL APPLY TO ALL SANITARY SEWER PIPE
ALL STONE TO BE INDOT CLASS 1 STONE

SEWER PIPE BEDDING DETAIL

CITY OF WESTFIELD, INDIANA — DATE 4/2/13 — FIGURE S-5



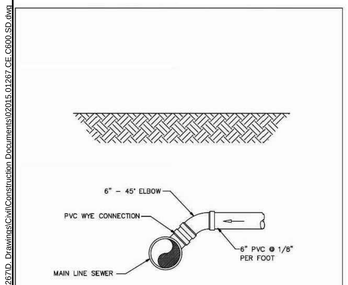
INDUSTRIAL AND ARTERIAL

	ASPHALT 1 (w=12' d=14" s=+=24")	ASPHALT 2 (w=12' d=14" s=+=25")
1	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
2	2.5" BINDER 19 mm	2.5" BINDER 19 mm
3	2.5" BASE 19 mm	5.0" BASE 25 mm
4	3.5" BASE 19 mm	4" COMP. AGGR. (SEE No. 53)
5	8" PROPOSED TRAFFIC FINE GR OR 4C	8" PROPOSED TRAFFIC FINE GR OR 4C

NOTE:
• CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 205 AND 303.

TYPICAL PAVEMENT SECTIONS

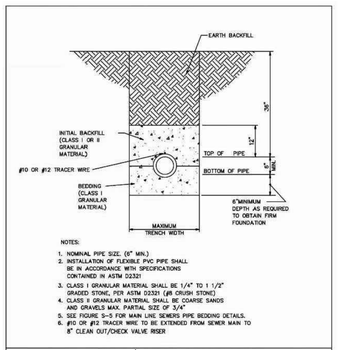
CITY OF WESTFIELD, INDIANA — DATE 1/22/15 — FIGURE P-3



SECTIONAL VIEW

HOUSE/BUILDING SERVICE CONNECTION DETAIL 2

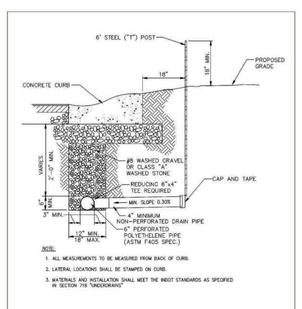
CITY OF WESTFIELD, INDIANA — DATE 4/2/13 — FIGURE S-11



NOTES:
1. NOMINAL PIPE SIZE. (6" MIN.)
2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND GRAVELS MAX. PARTIAL SIZE OF 3/4"
5. SEE FIGURE S-5 FOR MAIN LINE SEWERS PIPE BEDDING DETAILS.
6. #10 OR #12 TRACER WIRE TO BE EXTENDED FROM SEWER MAIN TO 6" CLEAN OUT/CHECK VALVE RISER

HOUSE/BUILDING SERVICE BEDDING DETAILS

CITY OF WESTFIELD, INDIANA — DATE 4/2/13 — FIGURE S-12



NOTE:
1. ALL MEASUREMENTS TO BE MEASURED FROM BACK OF CURB.
2. LATERAL LOCATIONS SHALL BE STAMPED ON CURB.
3. MATERIALS AND INSTALLATION SHALL MEET THE INDOT STANDARDS AS SPECIFIED IN SECTION 719 "UNDERDRAINS"

UNDERDRAIN DETAIL

CITY OF WESTFIELD, INDIANA — DATE 4/2/13 — FIGURE P-9

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

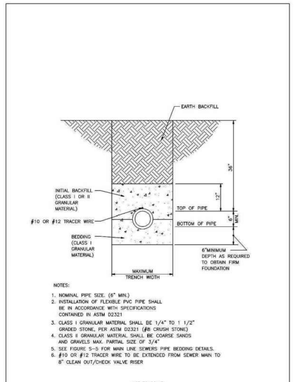
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

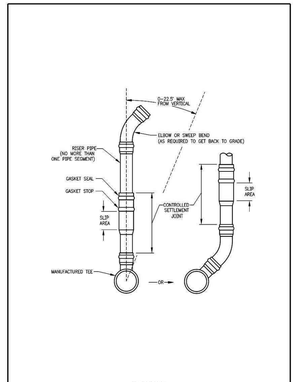
SITE DETAILS

C601

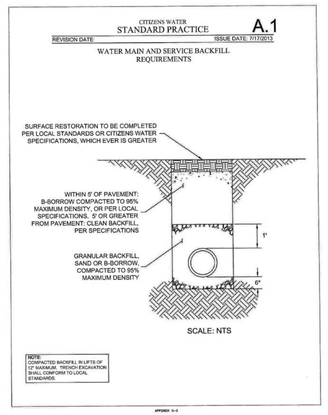
PLOT DATE: 9/14/2015 11:49 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/10/2015
EDITED BY: RLESNAU
DRAWING FILE: P:\2015\01267\D Drawings\Civil\Construction Documents\02015.01267.CE.C600.SD.dwg

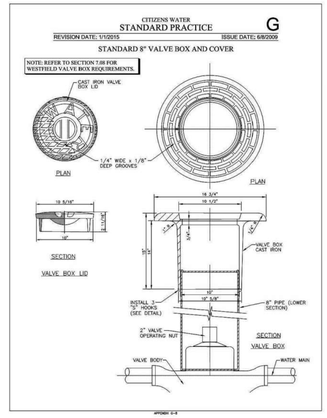


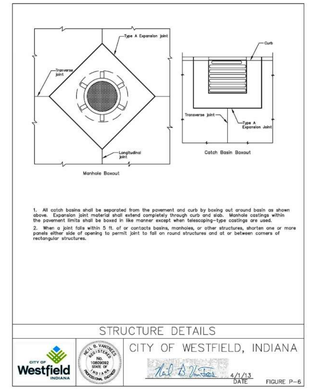
CITIZENS WESTFIELD STANDARD
HOUSE/BUILDING SERVICE BEDDING DETAILS
FIGURE 400.10-WF



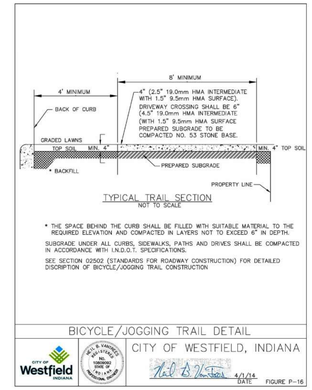
INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS
CONTROLLED SETTLEMENT JOINT INSTALLATION
FIGURE 400.07







STRUCTURE DETAILS
CITY OF WESTFIELD, INDIANA
4/1/13 DATE FIGURE P-6



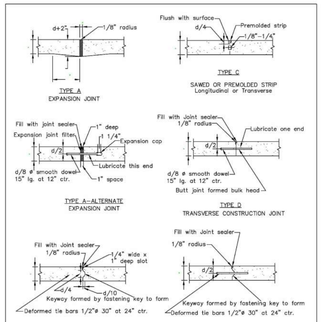
TYPICAL TRAIL SECTION

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

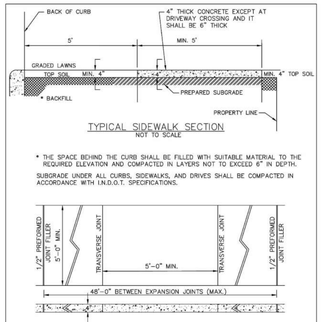
SUBGRADE UNDER ALL CURBS, SIDEWALKS, PATHS AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH I.N.D.O.T. SPECIFICATIONS.

SEE SECTION 02502 (STANDARDS FOR ROADWAY CONSTRUCTION) FOR DETAILED DISCRIPTION OF BICYCLE/JOGGING TRAIL CONSTRUCTION

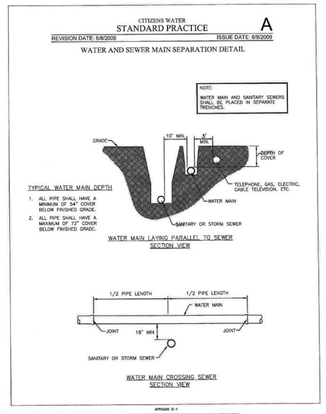
BICYCLE/JOGGING TRAIL DETAIL
CITY OF WESTFIELD, INDIANA
4/1/14 DATE FIGURE P-16

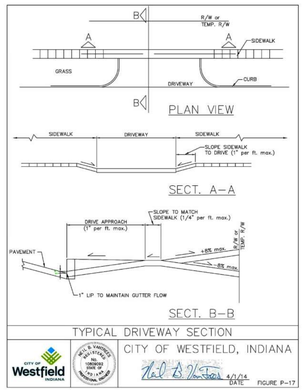


CONCRETE JOINT DETAILS
CITY OF WESTFIELD, INDIANA
4/1/13 DATE FIGURE P-5

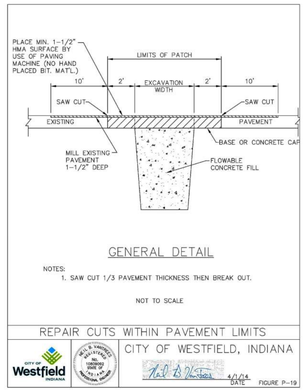


SIDEWALK DETAILS
CITY OF WESTFIELD, INDIANA
4/1/13 DATE FIGURE P-10

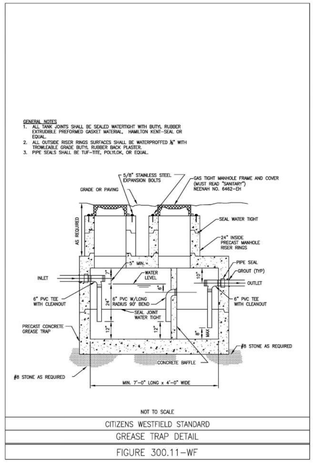




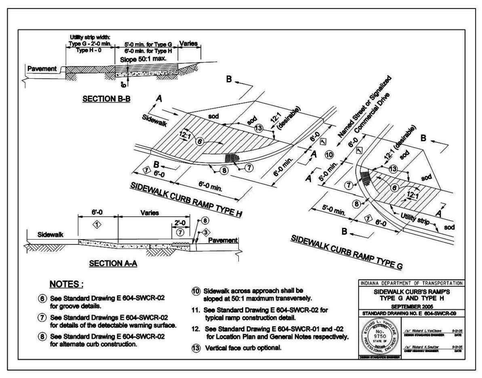
TYPICAL DRIVEWAY SECTION
CITY OF WESTFIELD, INDIANA
4/1/14 DATE FIGURE P-17



REPAIR CUTS WITHIN PAVEMENT LIMITS
CITY OF WESTFIELD, INDIANA
4/1/14 DATE FIGURE P-19



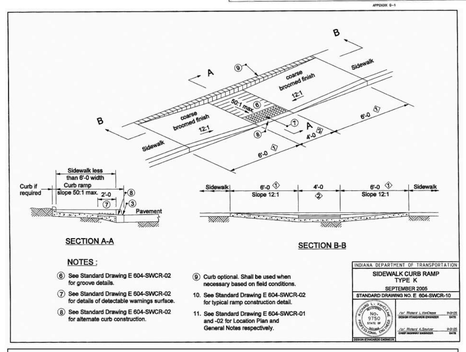
CITIZENS WESTFIELD STANDARD
GREASE TRAP DETAIL
FIGURE 300.11-WF



NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawings E 604-SWCR-02 for details of the detectable warning surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
10. Sidewalk across approach shall be sloped at 50:1 maximum transversely.
11. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
12. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.
13. Vertical face curb optional.

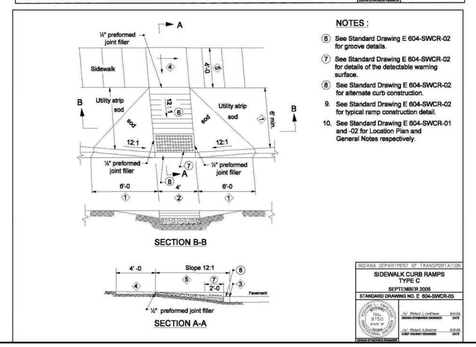
INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB'S RAMP'S TYPE G AND TYPE H
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-09



NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of detectable warnings surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
9. Curb optional. Shall be used when necessary based on field conditions.
10. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
11. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.

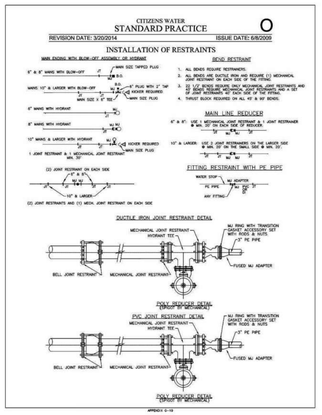
INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMP TYPE K
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-10



NOTES :

6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of the detectable warning surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
9. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
10. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMPS TYPE C
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-05



Bituminous Coated and Paved Invert 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 2-2/3 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 2-2/3 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 0.064 inch thick and 10-1/2 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 of ASTM A525 and AASHTO M-274. The coils from which the pipe is produced shall be coated with 1.0 ounce per square foot of commercially pure aluminum.

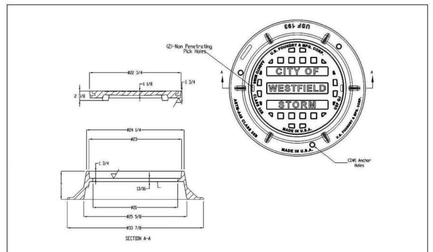
03400-5

SIDEWALK CURB RAMP NOTES

THE CITY OF WESTFIELD FOLLOWS THE INDOT GUIDELINES FOR SIDEWALK RAMPS.
THE LIST OF DETAILS BELOW CAN BE FOUND ON THE INDOT WEBSITE:
http://www.in.gov/dot/div/contracts/standards/drawings/sep13/e/sep600.htm

E 604-SWCR-01 Location Plan for Sidewalk Curb Ramps (eff. 09/01/05)
E 604-SWCR-02 Sidewalk Curb Ramps General Notes & Details (eff. 09/01/05)
E 604-SWCR-03 Sidewalk Curb Ramp Type A (eff. 09/01/05)
E 604-SWCR-04 Sidewalk Curb Ramp Type B (eff. 09/01/05)
E 604-SWCR-05 Sidewalk Curb Ramp Type C (eff. 09/01/05)
E 604-SWCR-06 Sidewalk Curb Ramp Type D (eff. 09/01/05)
E 604-SWCR-07 Sidewalk Curb Ramp Type E (eff. 09/01/05)
E 604-SWCR-08 Sidewalk Curb Ramp Type F (eff. 09/01/05)
E 604-SWCR-09 Sidewalk Curb Ramps Type G & H (eff. 09/01/05)
E 604-SWCR-10 Sidewalk Curb Ramp Type K (eff. 09/01/05)
E 604-SWCR-11 Sidewalk Curb Ramp Type L (eff. 09/01/05)
E 604-SWCR-12 Sidewalk Curb Ramp Improved Access (eff. 09/01/05)
E 604-SWCR-13 Sidewalk Curb Ramp Quantity Estimate (eff. 09/01/05)

SIDEWALK CURB RAMP NOTES
CITY OF WESTFIELD, INDIANA
4/1/13 DATE FIGURE P-11



MANHOLE SOLID LID CASTING
CITY OF WESTFIELD, INDIANA
1/22/15 DATE FIGURE ST-7

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2015.01267

SITE DETAILS

C602

PLOT DATE: 9/14/2015 11:49 AM
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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.

03401.02 Minimum Size for Storm Sewers

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.

03401.03 Materials

Manholes, Inlets, and Other Structures

Storm sewer manholes and inlets shall be constructed of precast reinforced concrete. Material and construction shall conform to the latest edition of the Indiana Department of Transportation (INDOT) Standard Specifications, Sections 702 and 720.

Materials for manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall comply with the following:

1. Cement shall be Portland cement and shall meet the requirements of ASTM Specification C150, ACI 301, and ACI 318. Concrete for precast manhole sections shall be 3000 psi concrete. Monolithic manholes shall use 4000 psi concrete. Ready-mix concrete shall conform to ASTM C94, Alternate 2. Maximum size of aggregate shall be 3/4 inch. Slump shall be between 2 and 5 inches.
2. Forms for chamber and structures shall be plywood or other approved material. Steel forms shall be used for the inside face of monolithic concrete manholes. Doghouse structures shall be permitted with approval from the WPWD.
3. Reinforcing steel shall conform to ASTM A615, Grade 60 deformed bars, or ASTM A616 Grade 60 deformed bars.
4. Mortar Materials:
   1. Sand – ASTM Designation C144, passing a No. 8 sieve.
   2. Cement - ASTM Designation C150, Type 1.
   3. Water - shall be potable.

The manufacturer shall provide openings for sewers entering and leaving the manhole. Any additional openings needed to be made in the field shall be made by drilling holes at least 1/2 inch in diameter with a maximum spacing of 3 inches.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. The manhole steps shall equal or exceed OSHA requirements.

Any other special manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall be constructed as detailed on the drawings.

Manhole bases shall be set on a minimum of six (6) inches of # 8 aggregate.

Concrete ends sections shall have a minimum of a twenty-four (24) inch precast toe plate bolted to the end section per Standard Detail (ST-30). Corrugated end sections with toe plates shall require WPWD approval.

Catch Basins

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

Catch Basins, for sediment control, locations to be determined by a Professional Engineer, and approved by the WPWD. Catch Basins shall be located within easily accessible dedicated easements or right of way of sufficient size to facilitate the required maintenance of these structures

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 beehive 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. Bearing 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 No. 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 – Neenah R 1772 A or equivalent
2. Beehive Inlets – Neenah R 4342 or equivalent
3. "Roll Curb" Inlets – Neenah 3501 – TR or TL or equivalent
4. "Chair Back" Curb Inlet – Neenah 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 Waterway"
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.

Reinforced Concrete Pipe 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 elliptical reinforcing or combination of elliptical and circumferential reinforcing or part 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 "Tylox" 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.

Butyl mastic joint sealant in rope or trowel applied form 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 Pipe 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, 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 2-2/3 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 2-2/3 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 0.064 inch thick and 10-1/2 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 of ASTM A525 and AASHTO M-274. The coils from which the pipe is produced shall be coated with 1.0 ounce per square foot of commercially pure aluminum.

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 reformed to permit joining with hugger bands.

Coupling bands shall be hugger 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 D2680, 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 bell. 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 lubrication 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 F667, shall be required for all subsurface drain tile 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 D2212. The

gasket material shall conform to all requirements of ASTM F477. As an alternative, pipe joints utilizing external couplings bands will be accepted provided the minimum AASHTO requirements for satisfying soil 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.

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01 Pipe Cover, Grade, and Separation from Sanitary Sewers

Pipe

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. Find 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 used for 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.

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 BMPs prior to discharge of the storm sewer line into a pond.

03501.04 Installation and Workmanship

Bedding and backfill materials around storm sewer pipes, 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 not 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. Dips/sags 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.

03501.05 Special Hydraulic Structures

Special hydraulic structures required to control the flow of water in storm runoff drainage systems include junction chambers, drop manholes, stilling 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.

03501.06 Connections to Storm Sewer System

Unless otherwise approved, perforated subsurface drain tiles, footer drains, or sump pumps 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 outlet directly into storm sewer systems.

To allow any connections 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.

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 encounter, 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 nor 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 outlined 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 block 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 version, (2) A 1/2 inch diameter non-asphaltic mastic (Kent Seal or approved equal) conforming to AADHTO M-198 and Federal Specifications SS 521-A, or 4 (3) mortar or butyl rubber sealed on the outside and (4) mortar sealed on the inside and brushed smooth.

The annular space between the pipe and precast structure walls shall be filled inside and outside with a grout mixture composed of 2 parts of fine aggregate and one part of Portland Cement or Class "A" Concrete. Collars 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 next pipe section. Care shall be taken in laying the pipe so not to damage the bell or the spigot end of

the pipe. Mechanical means consisting of a cable placed inside the pipe with a winch, jack, or come-along shall be considered to pull the pipe home where pushing the pipe will not result in a joint going completely home and staying in place.

The Contractor shall use laser beam equipment, surveying instruments, or other proven techniques to maintain accurate alignment and grade.

Open excavation shall be satisfactorily protected at all times. At the end of each day's work, the open ends of all pipes shall be protected against the entrance of animals, children, earth, or debris by bulkheads or stoppers. The bulkheads or stoppers shall be perforated to allow passage of water into the installed pipe line to prevent flotation of the pipe line. Any earth or other material that may find entrance into the main sewer or into any lateral sewer through any such open end of unplugged branch must be removed at the Contractor's expense. The cost of all such plugs, and the labor connected therewith, must be included in the regular bid for the sewers.

Storm sewer which outlets into a Hamilton County Regulated Drain shall be approved, inspected, and constructed per the latest standards of the Hamilton County Surveyor's Office.

03501.11 Pipe Bedding and Haunching

Each pipe section shall be laid in a firm foundation of bedding material and haunched and backfilled with care.

Prior to pipe installation, carefully bring bedding material to grade along the entire length of pipe to be installed. To provide adequate support for the pipe, the following bedding procedures shall be followed.

When angular 1/4 to 1/2 inch (6 to 12 mm) clean graded stone, slag, or crushed stone material is used for bedding, little or no compaction is necessary due to the nature of the angular particles. A depth of 4 to 6 inches is generally sufficient to provide uniform bedding. If Class I material is used for bedding, it must also be utilized for haunching up to or higher than the spring line of the pipe to avoid loss of side support through migration of Class II haunching material into the bedding.

1. Take care with coarse sands and gravels and maximum size 20 mm (3/4 inch) materials, to provide uniformly compacted bedding. Excavate the bedding material or place it to a point above the pipe bottom, determining such point by the depth of loose material resulting in the preparation of the bedding and the amount of compaction that will be required to bring the material to grade. Use hand or mechanical tamping to compact the bedding material to a minimum 85% Standard Proctor Density.
2. Slightly damp material will generally result in maximum compaction with a minimum of effort. If water is added to improve compaction or if water exists in the trench, take care to avoid saturation of Class II material, which could result in additional stability problems. Check grade of bedding after compaction.

Bedding material shall have a minimum thickness beneath the pipe of 4 inches (100 mm) or one-eighth of the outside diameter of the pipe, whichever is greater, and shall extend up the sides of the pipe one-sixth of the outside diameter of the pipe.

The rigid pipe, such as concrete or ductile iron, backfill between the bedding material and a plane 12 inches (300 mm) over the top of the pipe shall be hand-placed finely divided earth, free from debris and stones, or granular backfill if required.

For flexible pipe, corrugated metal pipe, the placement of embedment 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

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 in 6 to 8 inch 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 subsoils, 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.

03501.13 Manholes and Other Structures

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 horseshoe shaped with grooved 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 channels or inverts (flow lines) shall be preformed and poured with Class "A" concrete to the spring line of the connecting pipe. The finished invert shall be a semi-circular shaped, trowel and broom finished, smooth channel 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-locking type. The joint between the casting frame and cone section shall be fully mortared or gasketed and coated with butyl 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 risers 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.

TABLE 03501-1

Typical Values of Manning's "n"		
Material	*Manning's "n"*	*Maximum Velocities (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 2/3 x ½ 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
Gunite	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	0.040	4
Dense Weeds and Brush	0.040	4
Swale with Grass	0.035	4

Source of manning "n" values: HEC#15, Stormwater Drainage Manual, July 1993.
(1) New earth (uniform, sodded, clay soil)
(2) Existing earth (fairly uniform, with some weeds).

TABLE 03501-2

Maximum Distance Between Manholes	
Size of Pipe (Inches)	**Maximum Distance (Feet)**
All sizes	400

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

BRIDGEWATER POINTE SHOPPES

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-31-2015
PROJECT PHASE:

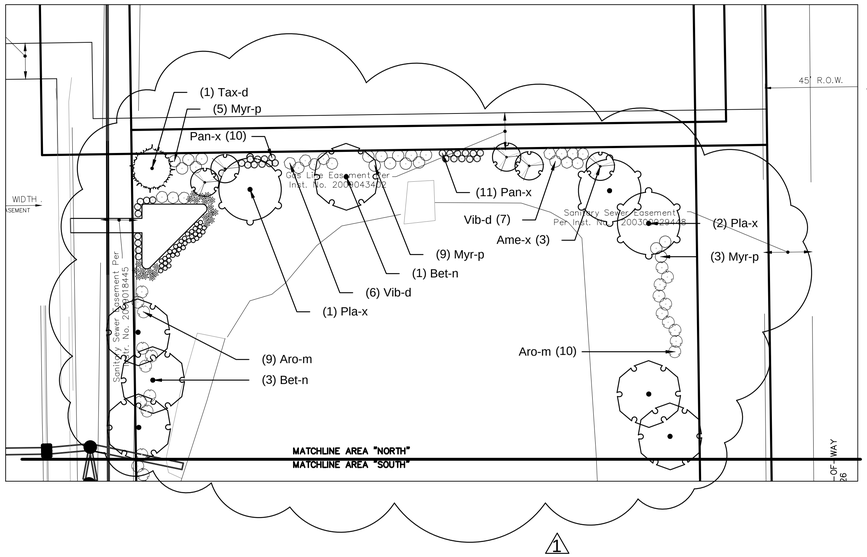
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

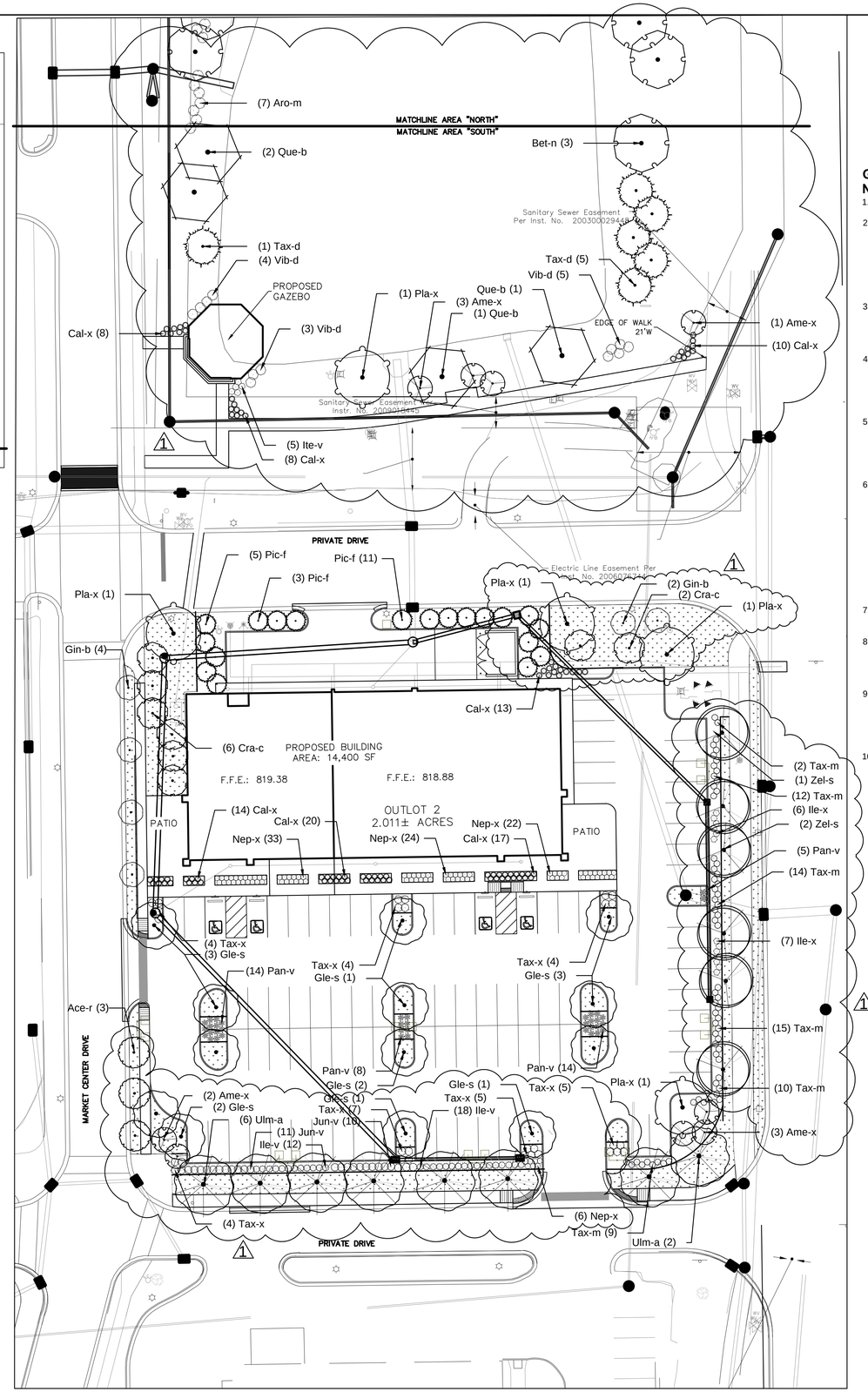
Project Number 2015.01267

SITE DETAILS

C603

PLOT DATE: 9/14/2015 11:50 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/10/2015
EDITED BY: RLESNAU
DRAWING FILE: P:\2015\01267\D_Drawings\Civil\Construction Documents\02015 01267 CE C600-SD.dwg





SCALE: 1"=30'

GENERAL LANDSCAPE & PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

KITE REALTY GROUP
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4014 BRIDGEWATER MARKETPLACE

146th Street and Gray Road Westfield, IN

ALISSA P. PRA... REGISTERED ARCHITECT
APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-21-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	9-29-15

Project Number 2015.01267

PLANTING PLAN

C700

PLOT DATE: 9/29/2015 9:29 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/29/2015
EDITED BY: APRAZEAU
DRAWING FILE: M:\15-883 Bridgewater Club\Dwg\ACAD-D2015.01267-CE-C700-LP.dwg

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES						
Ace-r	3	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2.5"Cal	columnar form
Bet-n	8	Betula nigra `Cully` TM	Heritage Birch	B & B	6` ht.	clumps form, 3-5 stems
Gin-b	6	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	B & B	2.5"Cal	columnar form
Gle-s	18	Gleditsia triacanthos `Imperial`	Imperial Honey Locust	B & B	2.5"Cal	strong central leader, symmetrical, full, matched
Pla-x	8	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	2.5"Cal	dug in spring
Que-b	4	Quercus bicolor	Swamp White Oak	B & B	2.5"Cal	dug in spring
Tax-d	7	Taxodium distichum	Bald Cypress	B & B	2.5"Cal	symmetrical, matched
Ulm-a	8	Ulmus americana `Princeton`	American Elm	B & B	2.5"Cal	matched
Zel-s	6	Zelkova serrata	Zelkova	B & B	2.5"Cal	spring dug
EVERGREEN TREES						
Pic-f	19	Picea pungens `Fat Albert`	Colorado Spruce	B & B	6` ht.	symmetrical, full
ORNAMENTAL TREES						
Ame-x	14	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	B & B	6` ht.	clump form, 5-13 stems
Cra-c	8	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	1.75"Cal	
SHRUBS						
Aro-m	26	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	container	30"	space @ 5`-0" o.c.
Ile-v	30	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	Container	24"	Provide 1 Jim Dandy in group
Ile-x	13	Ilex x meserveae `Blue Princess` TM	Blue Princess Holly	Container	24"	space @ 3`-0" o.c.
Ite-v	5	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	Container	18"	space @ 3`-0" o.c.
Jun-v	21	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	Container	24"	
Myr-p	17	Myrica pensylvanica	Northern Bayberry	container	30"	space @ 5`-0" o.c., allow to colonize
Tax-x	48	Taxus x media ` Denisiformis`	Dense Yew	Container	24"	space @ 3`-0" o.c.
Tax-m	62	Taxus x media `Hicksii`	Hicks Yew	Container	24"	space @ 3`-0" o.c.
Vib-d	28	Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	container	30"	space @ 5`-0" o.c., allow to mass
PERENNIALS AND ORNAMENTAL GRASSES						
Cal-x	90	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2	space @ 3`-0" o.c.
Nep-x	123	Nepeta x faassenii `Novanepjun`	Junior Walker Catmint	pot	#1	space @ 2`-0" o.c.
Pan-x	30	Panicum virgatum `Cloud Nine	Cloud Nine Switch Grass	pot	#2	space @ 3`-0" o.c.
Pan-v	63	Panicum virgatum `Heavy Metal`	Blue Switch Grass	pot	#2	space @ 3`-0" o.c.
Spo-h	35	Sporobolus heterolepis	Prairie Dropseed	pot	#1	space @ 2`-0" o.c.

AREA TO RECEIVE LAWN

1

ORDINANCE CHART

ZONING: PUD - Commercial Use
Requirements under the The Bridgewater Club Restate and Consolidate PUD ORDINANCE NO. 06-49

External Road Frontage: Gray Road 292 l.f. with parking along edge
Requirement: one shade tree or 2 ornamental trees/ 40 l.f. + evergreen hedge
Required: 7 Shade or 14 ornamental trees + evergreen hedge
Provided: 7 Shade Trees and evergreen hedge

Loading/Dumpster Area Screening - 35 l.f. along Gray Road
Requirement: Masony Wall at least 6' in height or Evergreen Tree hedge Minimum 6' at Planting and no more the 8' o.c. in a double staggered row. 1 Shade Tree and 2 Ornamental Trees/ 40 lf.
Required: 4 Evergreen Trees + 1 shade tree
Provided: 4 Evergreen Trees + 1 shade tree

From Westfield - Washington Township Zoning Ordinance
MINIMUM REQUIREMENTS
Lot Size: 89079 s.f. (2 acres)
Greenspace: 25757 s.f
Requirement: 10 Shade Trees +10 Ornamental Trees + 25 Shrubs / Acre
Required: 20 Shade Trees, 20 Ornamental Trees, and 51 Shrubs
Provided: 39 Shade Trees, 13 Ornamental Trees + 16 evergreen trees + 51 Shrubs

Loading/Dumpster Area Screening - 141 l.f.
Requirement: 6' high evergreen hedge @ 9' o.c.
Required: 16 Evergreen Trees
Provided: 16 Evergreen Trees

Parking Lot Interior Landscaping - 90 spaces/ 40,605
Requirement: 50 or more spaces requires 10% or more parking lot area landscaped. 1 Tree and 4 Shrubs/ parking lot island.
Required:4,061 s.f. islands
Provided: 4,165 s.f. 13 Islands w/ 14 Trees and 81 shrubs
**Due to utility and sign conflicts, two islands do not contain trees*

Parking Lot Perimeter Landscaping - south edge 17 spaces @ 10' = 170 l.f.
Requirement: 1 Tree + 10 shrubs/ 30 l.f.
Required: 6 Trees + 57 Shrubs
Provided: 6 Trees + 59 Shrubs

Road Frontage - internal roads
Requirement: 1 shade tree/40 l.f.
North: 291 l.f. - 30 l.f. (drive access)
Required: 7 shade trees
Provided: 3 shade trees limited space due to loading dock screening and utilities.

West: 288 l.f. - 25 l.f. (drive access)
Required: 7 shade trees
Provided: 7 shade trees

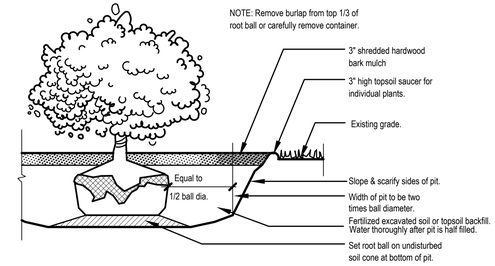
South: 291 l.f. - 25 l.f. (drive access) - 170 l.f. parking lot perimeter treatment.
Required: 2 shade trees
Provided: 2 shade trees

ORDINANCE CHART

Goodwill Parking Lot Renovation

ZONING:
The Bridgewater Club Restate and Consolidate PUD District
ORDINANCE NO. 06-49

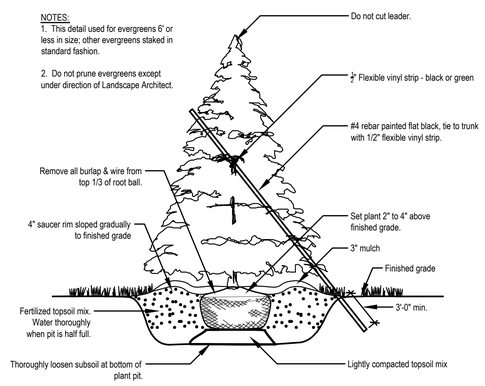
Parking Lot Interior Landscaping - Parking lot area= 41 Spaces, 23,145 s.f.
Requirement: 7.5% landscaped. 1 Tree and 4 Shrubs/ parking lot island.
Required: 1,736 s.f. of landscape islands
Provided: 1,352 s.f. landscape over three islands; 5 Trees + 15 shrubs



SHRUB PLANTING
Not to Scale

NOTES:
1. This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.

2. Do not prune evergreens except under direction of Landscape Architect.



EVERGREEN TREE PLANTING
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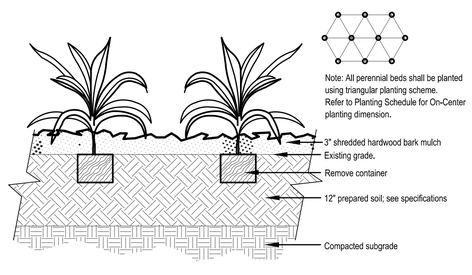

PERENNIAL PLANTING
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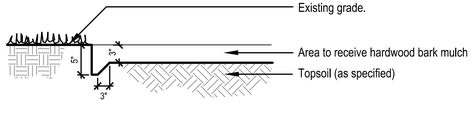

SPADE EDGE
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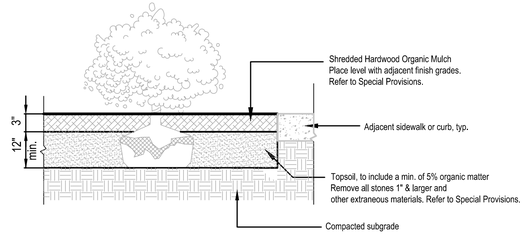

LANDSCAPE BED PREPARATION
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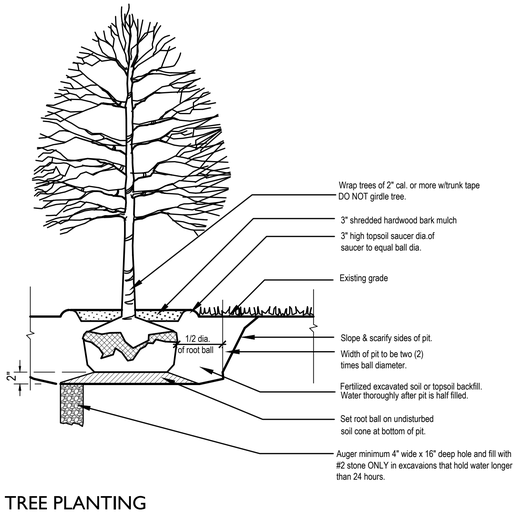

TREE PLANTING
Not to Scale

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4014 BRIDGEWATER MARKETPLACE

146th Street and Gray Road Westfield, IN

ALYSSA P. PRAY REGISTERED ARCHITECT
APPROVAL FOR BIDDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-21-2015
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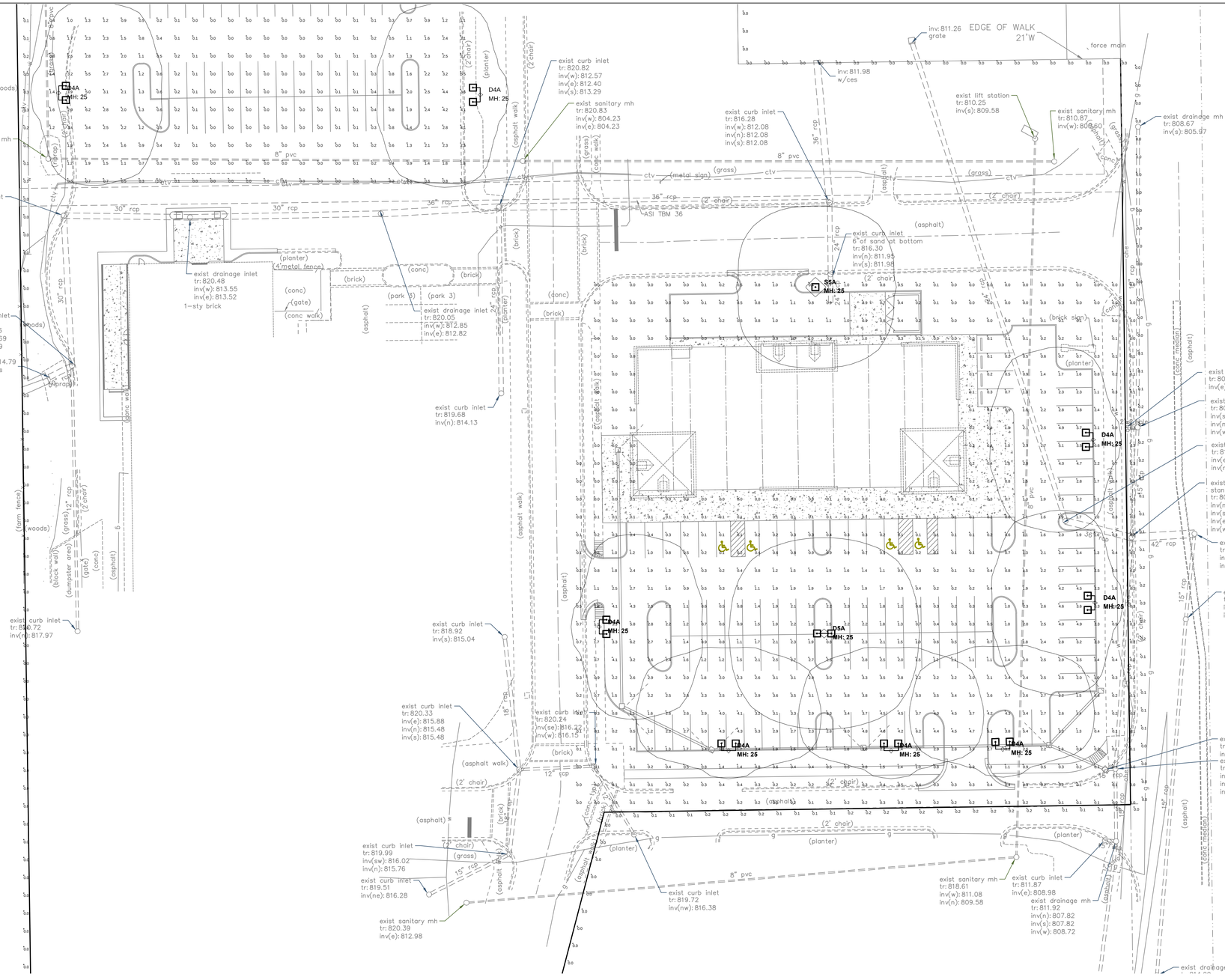
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	9-29-15

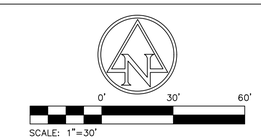
Project Number 2015.01267

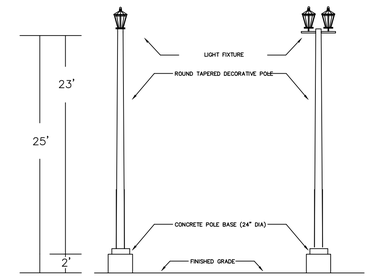
PLANTING DETAILS

C701

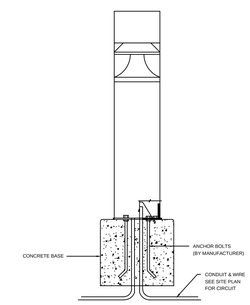
PLOT DATE: 9/29/2015 9:29 AM
PLOT SCALE: 1:2.5849 EDIT DATE: 9/29/2015 EDITED BY: APRAYZEAU DRAWING FILE: M-15-883 Bridgewater Club/Dwg/ACAD-02/2015-01267-CE-C700-LP.dwg







SITE LIGHTING POLE DETAIL
NTS



POLE BASE DETAIL
NO SCALE

NOTES:
1. VERIFY ANCHOR BOLT LOCATIONS WITH MANUFACTURER'S TEMPLATE PRIOR TO BASE CONSTRUCTION
2. MINIMUM CONDUIT SIZE AND COVER REQUIREMENT SHALL BE PER THE NEC.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts
	8	D4A	TWIN	7108	0.920	N25-L-HTL1TA-T4-84LC-3-4K-UNV-PT-FINISH-FIN2-PC-VOLT	94
	1	D5A	BACK-BACK	8460	0.920	N25-L-HTL1TA-T5W-84LC-3-4K-UNV-PT-FINISH-FIN2-PC-VOLT	94
	1	S5A	SINGLE	8460	0.920	N25-L-HTL1TA-T5W-84LC-3-4K-UNV-PT-FINISH-FIN2-PC-VOLT	94

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.15	6.2	0.0	N.A.	N.A.
EXISTING LOT-RECONFIGURATION	Illuminance	Fc	0.75	6.2	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.03	0.3	0.0	N.A.	N.A.
BACK LOT	Illuminance	Fc	0.64	1.1	0.0	N.A.	N.A.
FRONT PARKING	Illuminance	Fc	1.98	6.2	0.1	19.80	62.00
SIDE PARKING	Illuminance	Fc	1.84	5.1	0.1	18.40	51.00

BENCHMARK:

GENERAL NOTES:

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

CAUTION !!

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

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

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LIGHT|source
THE LIGHTING & CONTROLS EXPERTS

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SITE PHOTOMETRIC PLAN

E401

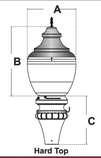
PLOT DATE: 7/30/2015 1:39 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 7/30/2015
EDITED BY: A463WK3
DRAWING FILE: C:\Users\a463wk3\Documents\LightSource\Bridgewater Marketplace - Westfield\LS-15-2004.dwg

New Orleans II - HT LED

Project Name:	Catalog Number:	Type

*N2S-L-HTL3CA

Dimensional Drawings



Hard Top

Fixture	A	B	C	Max. LEDs	Lbs
HTL1CA	16¼"	23¼"	16¾"	84	41

The **New Orleans II** LED series combines the latest in LED technology with traditional design and ease of maintenance for years of trouble-free operation. Superior LED optics allow for the use of fewer fixtures at less wattage and wider pole spacing to illuminate roadways with excellent uniformity. Eliminate the need for costly yearly maintenance by switching to energy-efficient LED lighting.

Choose New Orleans II Hard-top design. Choose from three different styles of capitals (Leaf, Fluted or smooth) to enhance any local architecture and environment. Type I, II, III, IV, V and V-W optics are available.

All models come with a removable, tool-less, twist-lock lens to provide rapid access to the driver assembly, which can then be removed without the use of tools. A twist-lock photocell receptacle is located on a tool-less access door which is an integral part of the **New Orleans II** capital.

The **New Orleans II** LED series is constructed of cast aluminum and features a high-quality, long lasting, durable powder coat finish in a variety of colors. The hard-top lenses can be ordered in either acrylic or high-strength polycarbonate. An optional decorative filigree band and cage can be ordered with a choice of four different finials. The **New Orleans II** design compliments any street, retail or pathway project. A wide selection of decorative mounting arms and poles are available to complete the systems' overall design.

The **New Orleans II** series is an ideal choice for street and municipal lighting projects, as well as any pedestrian application, such as parks, and city and urban centers.

Capital	Lens	Optics	Source	Milliamps	Kelvin	Voltage	Mounting	Finish	Options
N2L-L Leaf **N2F-L** Fluted **N2S-L** Smooth	Hard Top Only Clear Acrylic **(HTL1CA)** Clear Poly **(HTL1CP)** (Textured Acrylic) **(HTL1TA)** Clear Acrylic **(HTL2CA)** Clear Poly **(HTL2CP)** Clear Acrylic **(HTL3CA)** Clear Poly **(HTL3CP)**	Type I **(T1)** Type II **(T2)** Type III **(T3)** Type IV **(T4)** Type V **(T5)** Type VW **(T5W)**	# of LEDs 42 **(42LC)** 84 **(84LC)**	mA 350 **(3)** 530 **(5)**	4000K *Neutral white **(4K)** 5500K *Cool white **(55K)**	120-277 *Universal **(UNV)** 480 **(5)** 347 **(8)**	Post Top *Slips over 3"OD tenon x 4½" tall **(PT)**	Bronze **(BZ)** Black **(BK)** White **(WH)** Forest Green **(FG)** Grey **(GY)** Silver Metallic **(SL)** Verdigris **(VG)** Weathered Brown **(WB)** Custom Color **(CC)**	Finials* No. 1 **(FIN1)** No. 2 **(FIN2)** No. 3 **(FIN3)** No. 4 **(FIN4)** Photocell & Receptacle *Mounts inside post **(PC120)** **(PC208)** **(PC240)** **(PC277)** **(PC480)** Photo Receptacle *With sterling cap **(PER)** Filigree Band with Cage **(FBC)** Internal Light Shield **(ILS)** Globe Hanger **(GH)** 0-10 V Dimming Driver *Not available **(DIM)** *Finials are painted black with standard acorn lenses. They are painted to match fixture with Hard Top option.

For more detailed information on mounting, wiring or installation instructions, please consult factory. If poles are not ordered with fixtures, please specify mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.

VISIONAIRE LIGHTING
Performance In A Whole New Light!

ORNAMENTAL

New Orleans II - HT LED

Housing
• The **New Orleans II** LED Series features a cast aluminum capital available in smooth, fluted or leaf pattern with a spun aluminum hard top offered in 3 styles; with an optional internal twistlock photocell receptacle accessible thru an attached windowed door. All external hardware is stainless steel.

Lens Assembly
• The hard top series features a one-piece spun aluminum cap with a clear acrylic or poly acorn shaped lens.
• Fully gasketed with a form-fitting, premium extruded silicone gasket for complete weather and insect protection.

Optical System
• The highest-lumen-output **Evo/C LEDr** are utilized. Estimated life of the LEDs is 100,000 hours. IES Type I, II, III, IV, V and V-W distributions are standard. Available with up to 84LEDs.
• CRI values are 70 for 4000K and 75 for 5500K.

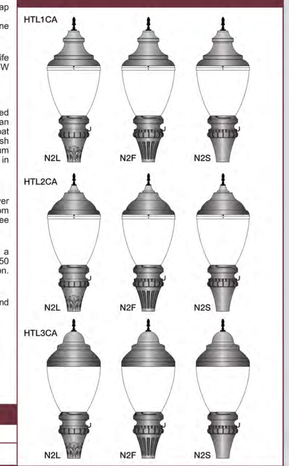
Quali-Guard® Finish
• Aluminum fixture components are chemically pre-treated through a multiple stage washer, and finished with an electrostatically-applied, thermoset polyester powder coat textured paint of a minimum of 3 to 5 millimeters thickness. Finish is oven-baked at a temperature of 400 °F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
• Finish is guaranteed for five (5) years.

Mounting
• The **New Orleans** II series is a post-top fixture that mounts over a 3-inch tenon, with a wide selection of decorative and custom mounting arms for both pole and wall mount applications (see Decorative Arms section of catalog).

Electrical Assembly
• The **New Orleans II LED** series is supplied with a high-performance LED driver that accepts 120 V thru 480 V, 50 hz to 60 hz input. Power factor is 90%. Rated for -40 °F operation.
• 10 kV surge protector supplied as standard.

Options
• Fixtures available with finials, photocell receptacle, filigree band with cage, globe hanger and an internal light shield.
• 0-10 V dimming driver.

Listings
• **New Orleans II LED** is UL listed, suitable for wet locations.
• Powder Coated Tough™.



EPA Data

Fixture	EPA
N2L / N2F / N2S	2.4

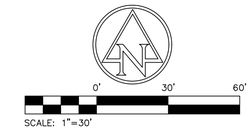
NEW ORLEANS II - HT LUMEN DATA

# LED's	KELVIN	mA	Type 1	Type 2	Type 3	Type 4	Type 5	Type 5-W	Wattage
42	5,500	350	3,432	2,982	2,594	3,159	4,205	3,760	46
42	5,500	530	4,882	3,443	3,226	4,576	5,932	5,281	68
84	5,500	350	6,864	5,965	5,189	6,318	8,411	7,520	92
84	5,500	530	9,765	8,686	6,453	9,152	11,864	10,562	136

Visit www.VisionaireLighting.com for up-to-the-minute chart information, including types not listed here.
* For 4000K multiply values by 0.90

19645 Rancho Way Rancho Dominguez, CA 90220.
Tel: (310) 612-5400 Fax: (310) 512-8495
www.visionairelighting.com

ORNAMENTAL



BENCHMARK:

GENERAL NOTES:

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

CAUTION !!:
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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

LIGHT|source
THE LIGHTING & CONTROLS EXPERTS

4014 BRIDGEWATER MARKETPLACE

146th Street and Gray Road Westfield, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-21-2015
PROJECT PHASE:

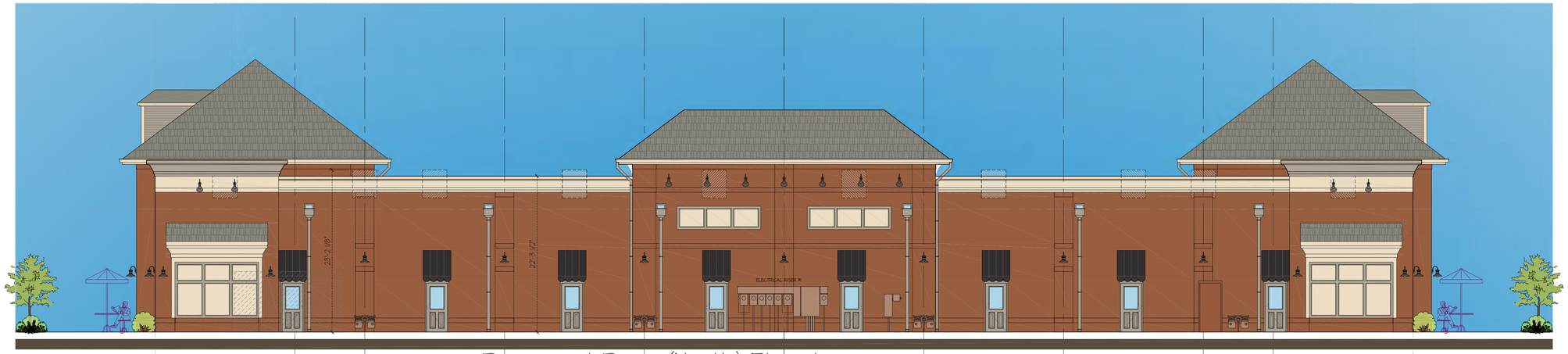
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01267

SITE PHOTOMETRIC PLAN SPECS

E402

PLOT DATE: 7/30/2015 1:09 PM
PLOT SCALE: 1:2.3849 EDIT DATE: 7/30/2015 EDITED BY: A463WK33 DRAWING FILE: C:\Users\a463wk3\Documents\Lightsource\Bridgewater Marketplace - Westfield\5-15-2004.dwg



Proposed Rear (North) Elevation

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

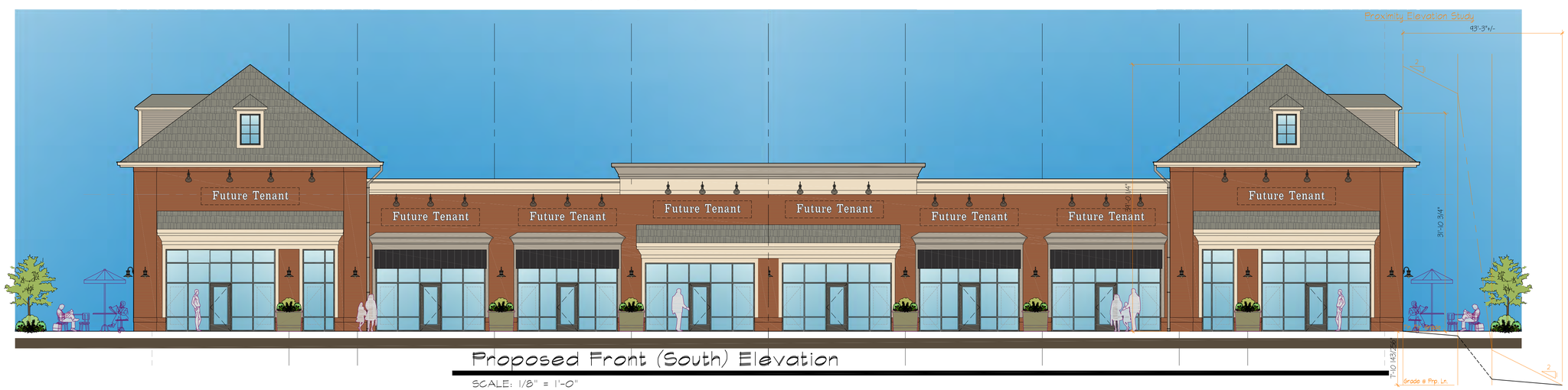
Proposed Side (East) Elevation

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

RTU Equipment Sight-Line Study

Proposed Side (West) Elevation

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



Proposed Front (South) Elevation

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

LEECH·HENSLEY ARCHITECTS inc
7395 East 126th St. Fishers, IN 46038
tel 317.842.1331 fax 317.842.7994

DRAWING REVIEW ISSUE
1 July 30, 2015
2 August 31, 2015
3 September 3, 2015
4 •
BUILDING AGENCY SUBMITTAL
•
CONSTRUCTION BID/ISSUE
•
REVISIONS
1 •
2 •
3 •
4 •
5 •

PRELIMINARY

FILE - DATE - TIME	
T 09/14/10 09:58	
PLOT SCALE	DRAWN BY:
SEEDING = 1'-0"	???

#4014 Bridgewater Pointe Shoppes

*** N. Gray Road
WESTFIELD, INDIANA
development proposed by:
Kite Realty Group

Preliminary Ext. Elevs.

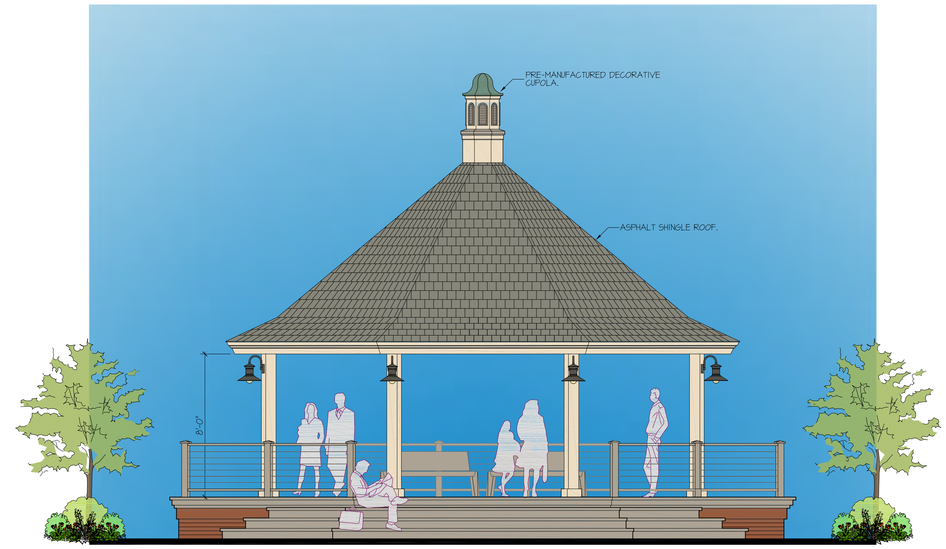
A2.0

PROJECT NO.
1812

LOCAL
LOCAL EATERY & PUB

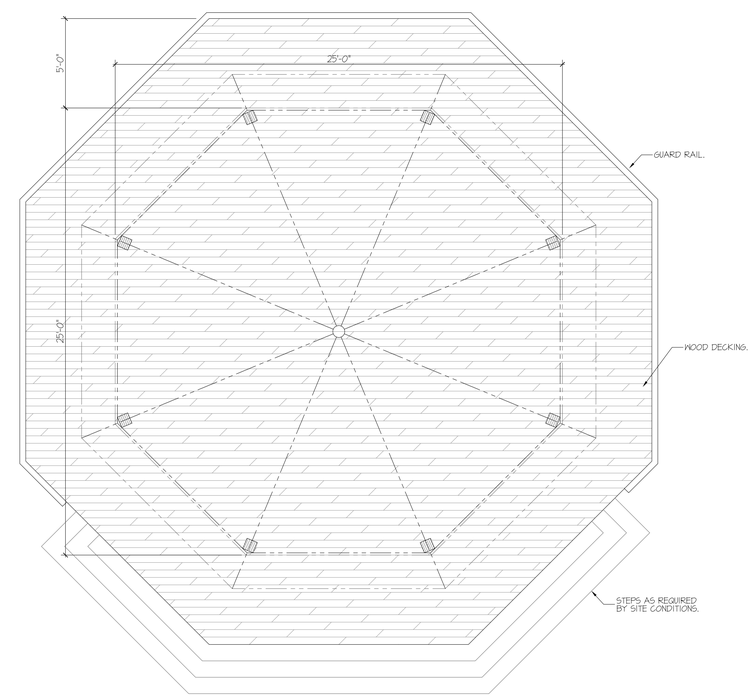
Schematic Site Layout

SCALE: 1" = 50'-0"



2 A2.2 ELEVATION

SCALE: 1/4" = 1'-0"



1 A2.2 PAVILION PLAN

SCALE: 1/4" = 1'-0"

LEECH·HENSLEY ARCHITECTS inc
7705 East 130th St. Fishers, IN 46038
tel 317.842.1331 fax 317.842.7994

DRAWING REVIEW ISSUE
1 AUGUST 27, 2015
2 August 28, 2015
3 August 31, 2015
4 September 11, 2015 #4
BUILDING AGENCY SUBMITTAL
•
CONSTRUCTION BID/ISSUE
•
REVISIONS
1 •
2 •
3 •
4 •
5 •

PRELIMINARY

FILE - DATE - TIME	
T 09/04/10 09:58	
PLOT SCALE	DRAWN BY:
SEEDING = 1'-0"	???

#4014 Bridgewater Pointe shoppes

***** N. Gray Road**
WESTFIELD, INDIANA
development proposed by:
Kite Realty Group

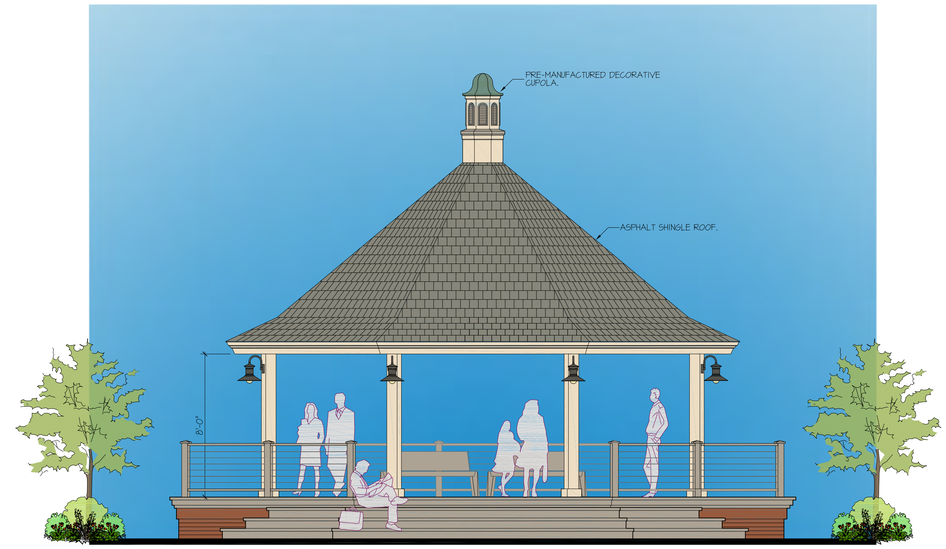
Preliminary Elevation

A2.2

PROJECT NO.
1515

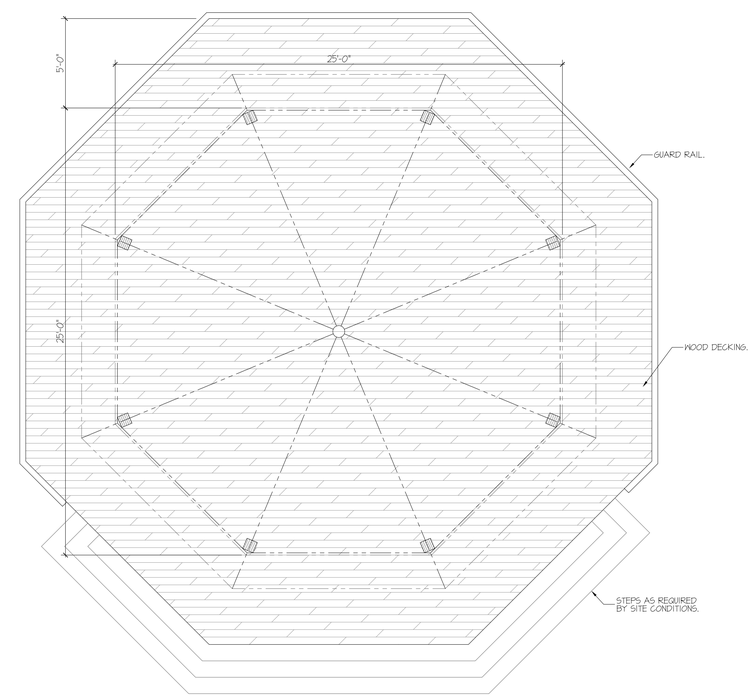
Schematic Site Layout

SCALE: 1" = 50'-0"



2 A2.2 ELEVATION

SCALE: 1/4" = 1'-0"



1 A2.2 PAVILION PLAN

SCALE: 1/4" = 1'-0"

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FILE - DATE - TIME	
T 09/04/10 09:58	
PLOT SCALE	DRAWN BY:
SEEDING = 1'-0"	???

#4014 Bridgewater Pointe shoppes

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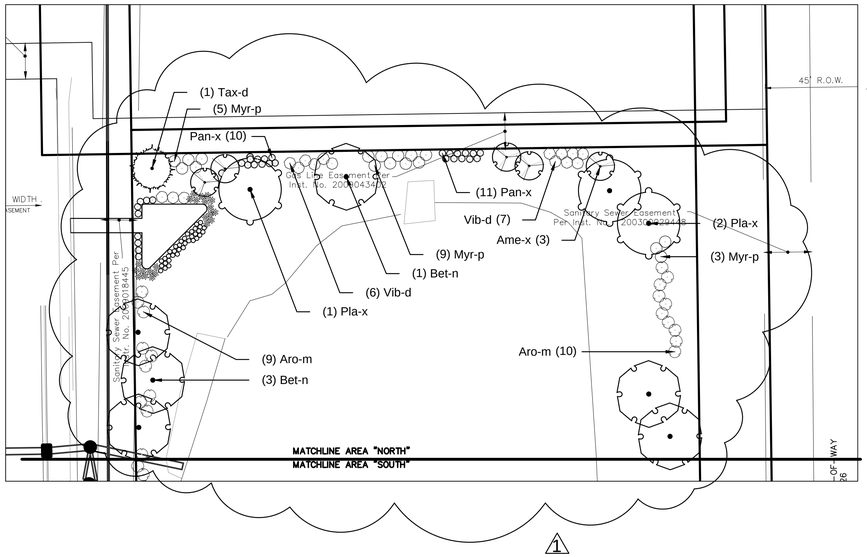
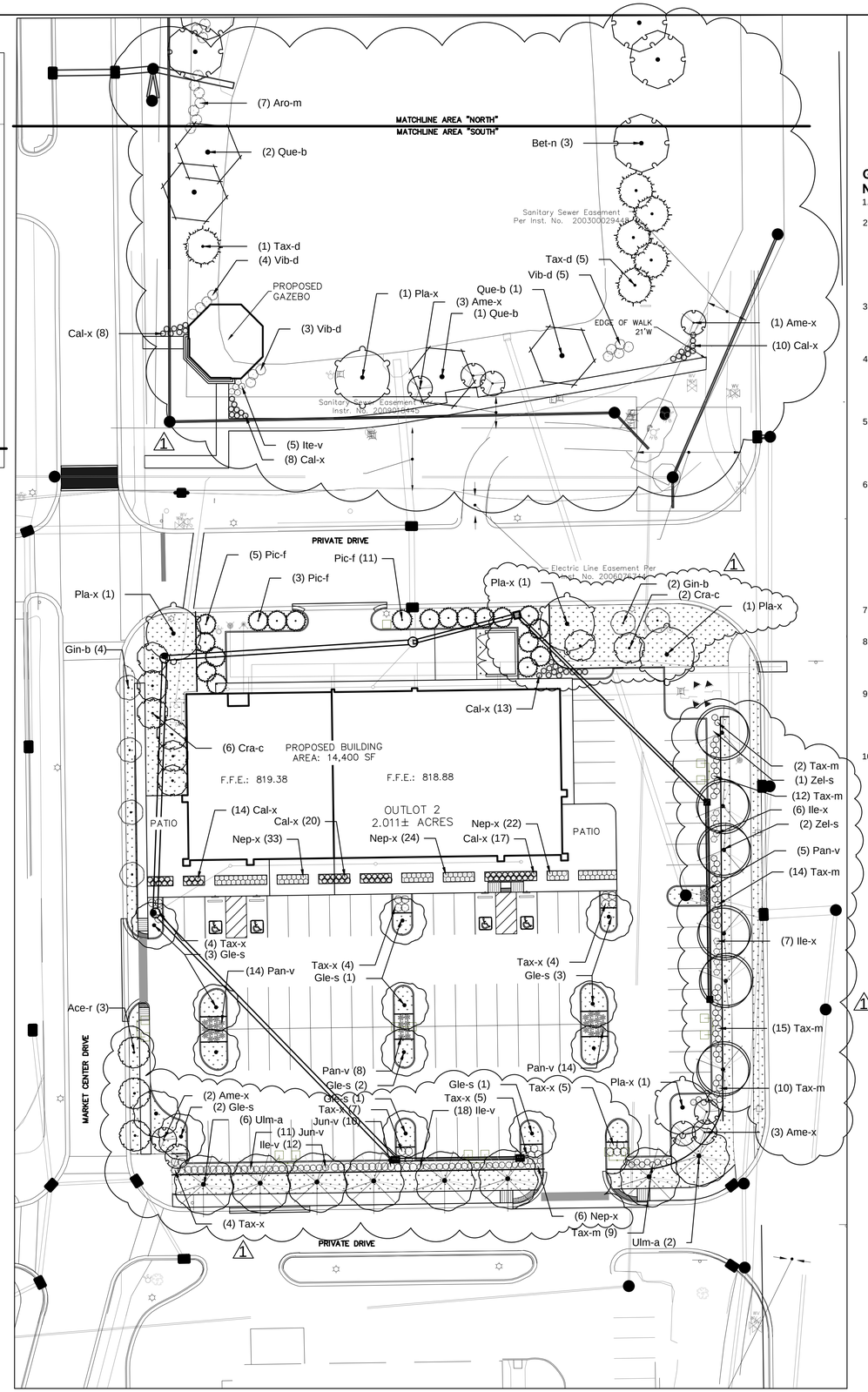
Preliminary Elevation

A2.2

PROJECT NO.
1515





SCALE: 1"=30'

GENERAL LANDSCAPE & PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

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317-485-6900 | www.context-design.com

4014 BRIDGEWATER MARKETPLACE

146th Street and Gray Road Westfield, IN

ALISSA P. PRA... REGISTERED ARCHITECT
APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-21-2015
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	9-29-15

Project Number 2015.01267

PLANTING PLAN

C700

PLOT DATE: 9/29/2015 9:29 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/29/2015
EDITED BY: APRAZEAU
DRAWING FILE: M:\15-883 Bridgewater Club\Dwg\ACAD-D2015.01267-CE-C700-LP.dwg

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES						
Ace-r	3	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2.5"Cal	columnar form
Bet-n	8	Betula nigra `Cully` TM	Heritage Birch	B & B	6` ht.	clumps form, 3-5 stems
Gin-b	6	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	B & B	2.5"Cal	columnar form
Gle-s	18	Gleditsia triacanthos `Imperial`	Imperial Honey Locust	B & B	2.5"Cal	strong central leader, symmetrical, full, matched
Pla-x	8	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	2.5"Cal	dug in spring
Que-b	4	Quercus bicolor	Swamp White Oak	B & B	2.5"Cal	dug in spring
Tax-d	7	Taxodium distichum	Bald Cypress	B & B	2.5"Cal	symmetrical, matched
Ulm-a	8	Ulmus americana `Princeton`	American Elm	B & B	2.5"Cal	matched
Zel-s	6	Zelkova serrata	Zelkova	B & B	2.5"Cal	spring dug
EVERGREEN TREES						
Pic-f	19	Picea pungens `Fat Albert`	Colorado Spruce	B & B	6` ht.	symmetrical, full
ORNAMENTAL TREES						
Ame-x	14	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	B & B	6` ht.	clump form, 5-13 stems
Cra-c	8	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	1.75"Cal	
SHRUBS						
Aro-m	26	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	container	30"	space @ 5`-0" o.c.
Ile-v	30	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	Container	24"	Provide 1 Jim Dandy in group
Ile-x	13	Ilex x meserveae `Blue Princess` TM	Blue Princess Holly	Container	24"	space @ 3`-0" o.c.
Ite-v	5	Itea virginica `Henry`s Garnet`	Henry`s Garnet Sweetspire	Container	18"	space @ 3`-0" o.c.
Jun-v	21	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	Container	24"	
Myr-p	17	Myrica pensylvanica	Northern Bayberry	container	30"	space @ 5`-0" o.c., allow to colonize
Tax-x	48	Taxus x media ` Denisiformis`	Dense Yew	Container	24"	space @ 3`-0" o.c.
Tax-m	62	Taxus x media `Hicksii`	Hicks Yew	Container	24"	space @ 3`-0" o.c.
Vib-d	28	Viburnum dentatum `Arrowwood`	Arrowwood Viburnum	container	30"	space @ 5`-0" o.c., allow to mass
PERENNIALS AND ORNAMENTAL GRASSES						
Cal-x	90	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2	space @ 3`-0" o.c.
Nep-x	123	Nepeta x faassenii `Novanepjun`	Junior Walker Catmint	pot	#1	space @ 2`-0" o.c.
Pan-x	30	Panicum virgatum `Cloud Nine	Cloud Nine Switch Grass	pot	#2	space @ 3`-0" o.c.
Pan-v	63	Panicum virgatum `Heavy Metal`	Blue Switch Grass	pot	#2	space @ 3`-0" o.c.
Spo-h	35	Sporobolus heterolepis	Prairie Dropseed	pot	#1	space @ 2`-0" o.c.

AREA TO RECEIVE LAWN

1

ORDINANCE CHART

ZONING: PUD - Commercial Use
Requirements under the The Bridgewater Club Restate and Consolidate PUD ORDINANCE NO. 06-49

External Road Frontage: Gray Road 292 l.f. with parking along edge
Requirement: one shade tree or 2 ornamental trees/ 40 l.f. + evergreen hedge
Required: 7 Shade or 14 ornamental trees + evergreen hedge
Provided: 7 Shade Trees and evergreen hedge

Loading/Dumpster Area Screening - 35 l.f. along Gray Road
Requirement: Masony Wall at least 6' in height or Evergreen Tree hedge Minimum 6' at Planting and no more the 8' o.c. in a double staggered row. 1 Shade Tree and 2 Ornamental Trees/ 40 lf.
Required: 4 Evergreen Trees + 1 shade tree
Provided: 4 Evergreen Trees + 1 shade tree

From Westfield - Washington Township Zoning Ordinance
MINIMUM REQUIREMENTS
Lot Size: 89079 s.f. (2 acres)
Greenspace: 25757 s.f
Requirement: 10 Shade Trees +10 Ornamental Trees + 25 Shrubs / Acre
Required: 20 Shade Trees, 20 Ornamental Trees, and 51 Shrubs
Provided: 39 Shade Trees, 13 Ornamental Trees + 16 evergreen trees + 51 Shrubs

Loading/Dumpster Area Screening - 141 l.f.
Requirement: 6' high evergreen hedge @ 9' o.c.
Required: 16 Evergreen Trees
Provided: 16 Evergreen Trees

Parking Lot Interior Landscaping - 90 spaces/ 40,605
Requirement: 50 or more spaces requires 10% or more parking lot area landscaped. 1 Tree and 4 Shrubs/ parking lot island.
Required:4,061 s.f. islands
Provided: 4,165 s.f. 13 Islands w/ 14 Trees and 81 shrubs
**Due to utility and sign conflicts, two islands do not contain trees*

Parking Lot Perimeter Landscaping - south edge 17 spaces @ 10' = 170 l.f.
Requirement: 1 Tree + 10 shrubs/ 30 l.f.
Required: 6 Trees + 57 Shrubs
Provided: 6 Trees + 59 Shrubs

Road Frontage - internal roads
Requirement: 1 shade tree/40 l.f.
North: 291 l.f. - 30 l.f. (drive access)
Required: 7 shade trees
Provided: 3 shade trees limited space due to loading dock screening and utilities.

West: 288 l.f. - 25 l.f. (drive access)
Required: 7 shade trees
Provided: 7 shade trees

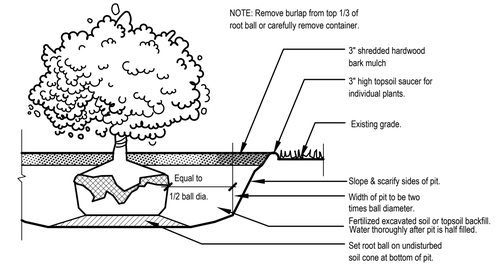
South: 291 l.f. - 25 l.f. (drive access) - 170 l.f. parking lot perimeter treatment.
Required: 2 shade trees
Provided: 2 shade trees

ORDINANCE CHART

Goodwill Parking Lot Renovation

ZONING:
The Bridgewater Club Restate and Consolidate PUD District
ORDINANCE NO. 06-49

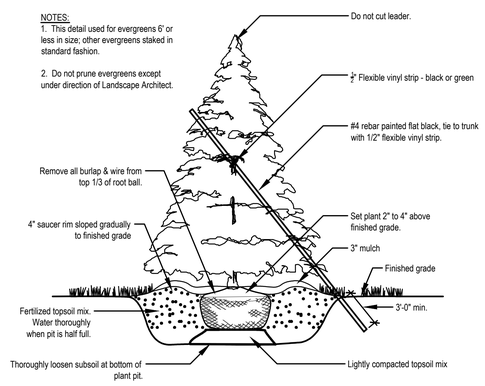
Parking Lot Interior Landscaping - Parking lot area= 41 Spaces, 23,145 s.f.
Requirement: 7.5% landscaped. 1 Tree and 4 Shrubs/ parking lot island.
Required: 1,736 s.f. of landscape islands
Provided: 1,352 s.f. landscape over three islands; 5 Trees + 15 shrubs



SHRUB PLANTING
Not to Scale

NOTES:
1. This detail used for evergreens 6' or less in size; other evergreens staked in standard fashion.

2. Do not prune evergreens except under direction of Landscape Architect.



EVERGREEN TREE PLANTING
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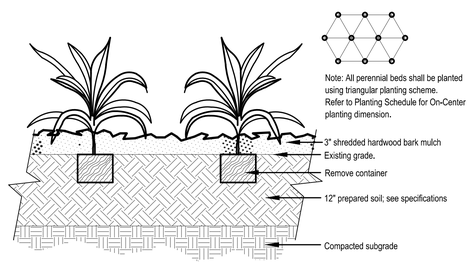

PERENNIAL PLANTING
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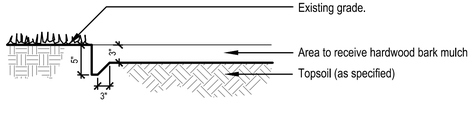

SPADE EDGE
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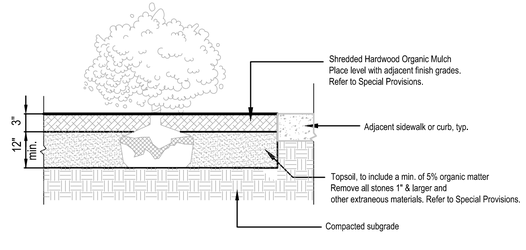

LANDSCAPE BED PREPARATION
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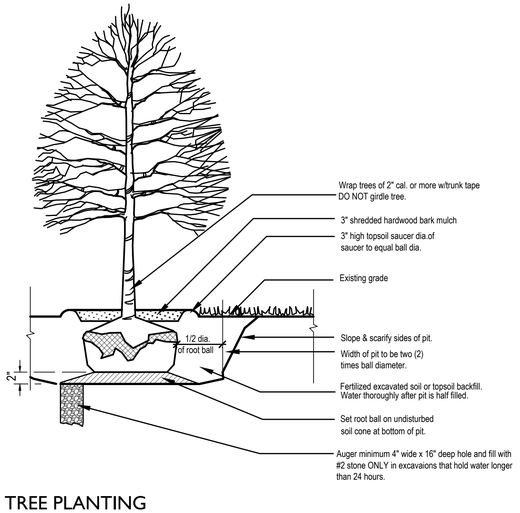

TREE PLANTING
Not to Scale

KITE REALTY GROUP
30 S. MERIDIAN ST,
SUITE 100,
INDIANAPOLIS, IN 46204

AMERICAN STRUCTUREPOINT INC.
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4014 BRIDGEWATER MARKETPLACE

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CERTIFIED BY

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Project Number 2015.01267

PLANTING DETAILS

C701

PLOT DATE: 9/29/2015 9:29 AM
PLOT SCALE: 1:2.5849 EDIT DATE: 9/29/2015 EDITED BY: APRAYZEAU DRAWING FILE: M-15-883 Bridgewater Club/Dwg/ACAD-02/2015-01267-CE-C700-LP.dwg

SCHENLEY

The **SCHENLEY BENCH WITH BACK** incorporates a unique tear-drop shape with wide flowing cast aluminum legs to present a sophisticated furniture statement. Also available with steel rods or Ipe hardwood.

Patent no. des. D629,233

SC26

STANDARD FEATURES
- Color: exclusive KEYSHIELD® polyester powder coating finish
- Support: bolt down or freestanding
- Fully assembled unit
- Continuous weld seams
- Three-year warranty
- Made in the USA

CUSTOM OPTIONS
- Color: custom KEYSHIELD® powder coat
- Support: bury extension
- Materials: steel rods, recycled plastic, Ipe wood
- Arms: center arms, additional arms, no arms
- Curves, reverse curves, angles
- Custom length

ENHANCEMENTS
- Inquire about coordinating litter receptacles, ash urns, planters, tables, and other furnishings
- Cushions
- Pillows
- Cast bronze plaques
- Laser cuts
- Decals

KEYSTONE RIDGE DESIGNS

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

SCHENLEY

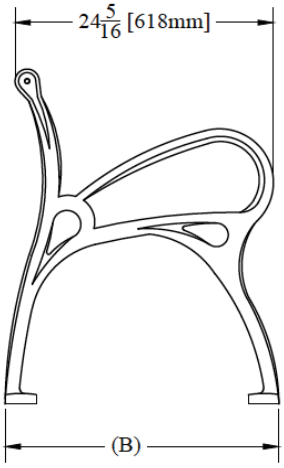
SCHENLEY BENCH WITH BACK
Bench with back is covered by patent no. des. D629,233.

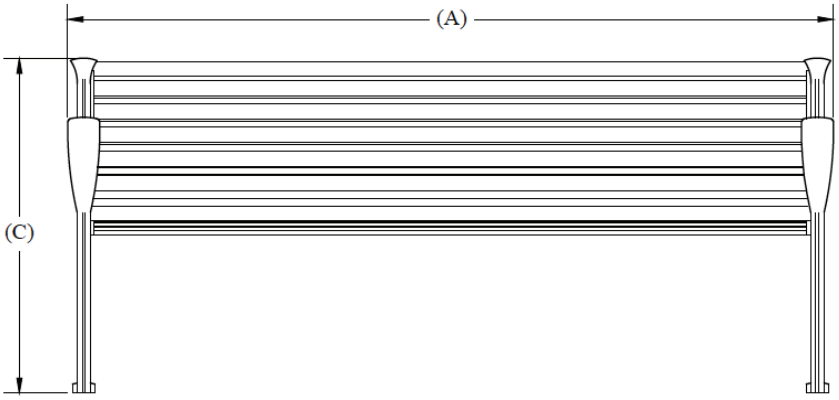
KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UVA damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT
The Schenley bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS
Commercial-grade materials, at least 25% recycled raw steel, 100% recyclable steel and sustainable hardwood; completely welded for optimum strength and stability according to Keystone Ridge Designs, Inc. CAD drawing; teardrop cast aluminum leg ends bolted to 1″ SCH 40 and 1″ 11 GA tubing center frame with either 1/8″ x ¾″ x 1-1/2″ steel rectangular tubing or 1″ x 2-5/8″ sustainable hardwood or recycled lumber slats.

	SC24 4ft	SC26 6ft	SC28 8ft
LENGTH (A)	48 7/8″	72″	94 7/8″
WIDTH (B)	25 3/4″	25 3/4″	25 3/4″
HEIGHT (C)	31 11/16″	31 11/16″	31 11/16″
SEAT HEIGHT	17 15/16″	17 15/16″	17 15/16″
WEIGHT	120 lbs.	155 lbs.	195 lbs.





PROPRIETARY STATEMENT
Keystone Ridge Designs, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources invested in designing, manufacturing and marketing Keystone Ridge Designs' products and services, we pursue design patents, copyrights, trademarks and service marks whenever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Designs' products will be rigorously protected.

KEYSTONE RIDGE® DESIGNS

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www.keystoneridgedesigns.com

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 2 commercial lots, 1 block and common area (the Lake)(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 for 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.

   Comment: Please label the subdivision, Grand Park Village – Lake Village Primary Plat and Overall Development Plan.

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.

   Comment: Additional right-of-way is needed for a roundabout at the intersection of 186th Street and Wheeler Road. Please coordinate with Westfield Public Works. Secondly, Wheeler Road should be labeled as a Secondary Arterial in accordance with the Thoroughfare Plan. Thirdly, please include proposed road cuts along Wheeler Road and Grand Park Blvd. Lastly, please include the previously approved primary plat for the northwest corner of the property in the plans.

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

   Comments: Please coordinate with Westfield Public Works and other applicable utility agencies, as necessary. Cross access easements shall be included to provide for connectivity from lots 1 and 2 to Block 1.

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)

   Comment: The Department is working with the Petitioner towards compliance.

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.

    Comment: The Petitioner is working with the Public Works Department towards compliance.

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.

    Comment: The petitioner is working with Leane Kmetz (lkmetz@westfield.in.gov or 317.379.1171) to properly address 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.

    <u>Comment:</u> The Department is working with the Petitioner to include appropriate cross-access easement(s).

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.

    <u>Comment:</u> Please show and label all multi-purpose paths along External Streets.

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.

    <u>Comment:</u> The Petitioner is working with the Public Works Department and utility providers towards compliance.

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.

Comment: Please see District Standards comments herein.

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

Comment: Please see PUD District Standards comments herein.

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)

Comment: The Lake is required to have Lot Frontage, in accordance with Article 6.10. At this time I am unable confirm compliance. As a result, as Block 1 develops, it is required that future Internal Streets will provide adequate Lot Frontage to comply with this standard. The Department and Petitioner anticipate this being a condition of approval for the primary plat/overall development plan.

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, except for those items identified as outstanding below:

48) Development Overview (Article 3 of PUD)

49) Thoroughfare Plan (Article 7 of PUD)

Comments:

External and Internal Streets are provided in accordance with the conceptual thoroughfare and pedestrian plan.

An 8' asphalt pedestrian path is required along the perimeter edge of the real estate; however, the exact location of this path may be further determined at the time of the Detailed Development Plan.

The required 12' Boardwalk or trail that will provide access to and around the Lake will be reviewed as part of the individual Lot's Detailed Development Plan; however it should be shown on the Overall Development Plan.

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

<u>Comment:</u> 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)

<u>DESIGN STANDARDS (Chapter 8 of UDO)</u>

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

56) Block Standards (Article 8.1)

57) Easement Standards (Article 8.3)

<u>Comment:</u> The Petitioner is coordinating with the Public Works Department and utility providers.

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)

<u>PROCESSES AND PERMITS (Chapter 10 of UDO)</u>

<u>Comments:</u>

In accordance with Instrument Number 201549260 as recorded in the Hamilton County Recorder's Office, property (the proposed Lake property) was deeded and subdivided to another entity Heritage Lake LLC. The legal mechanism to subdivide property is through platting, as stated in Article 10.12, which was not followed with the creation of this Lot. As a result, this newly created parcel may be impacted in the review of this primary plat (e.g. size of the Lake, Lot Frontage) as noted in this report.

DEPARTMENT COMMENTS

1) **Action:**
   Hold a public hearing at the October 5, 2015, APC Meeting.

2) **Recommendation:**
   Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.

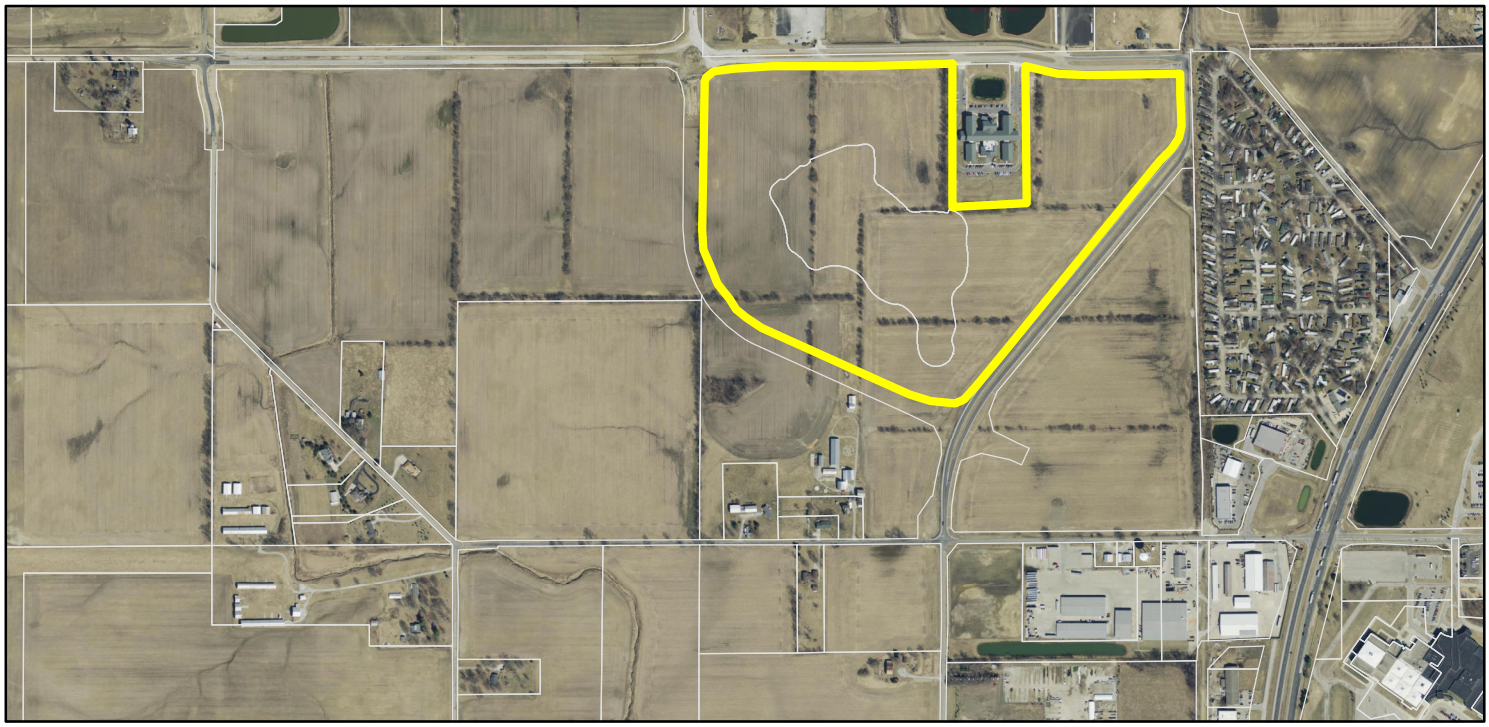
3) If any Plan Commission member has questions prior to the public hearing, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.

Property Location Map
1510-SPP-22 & 1510-ODP-22
Grand Park Village

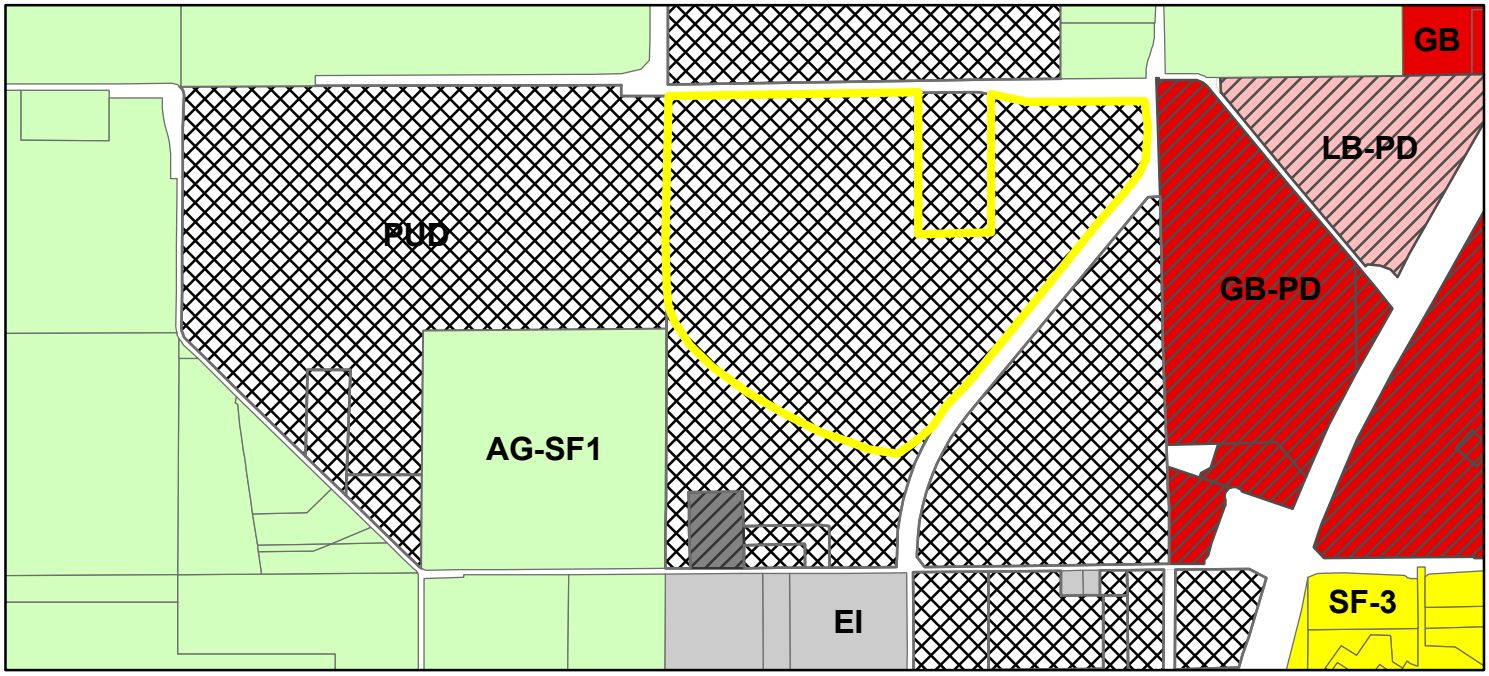
N
W E
S
Not To Scale

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)

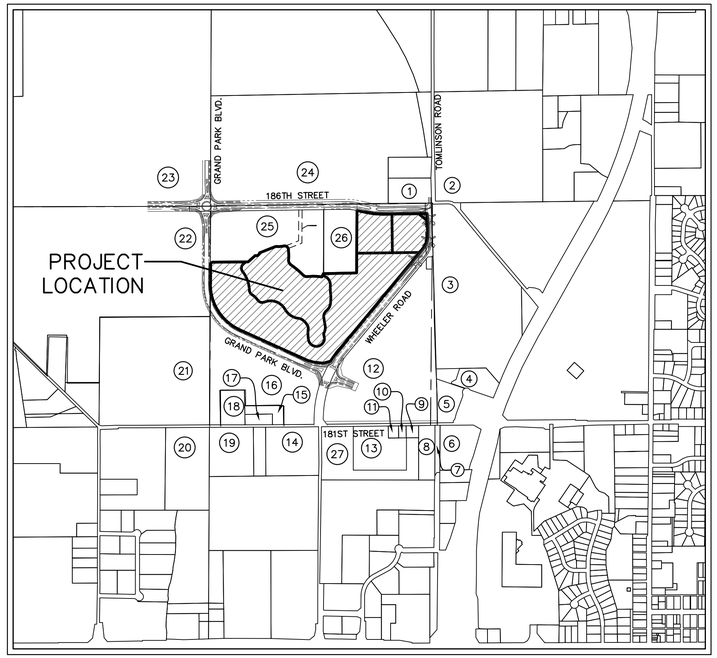
GRAND PARK VILLAGE

WESTFIELD, IN

PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD

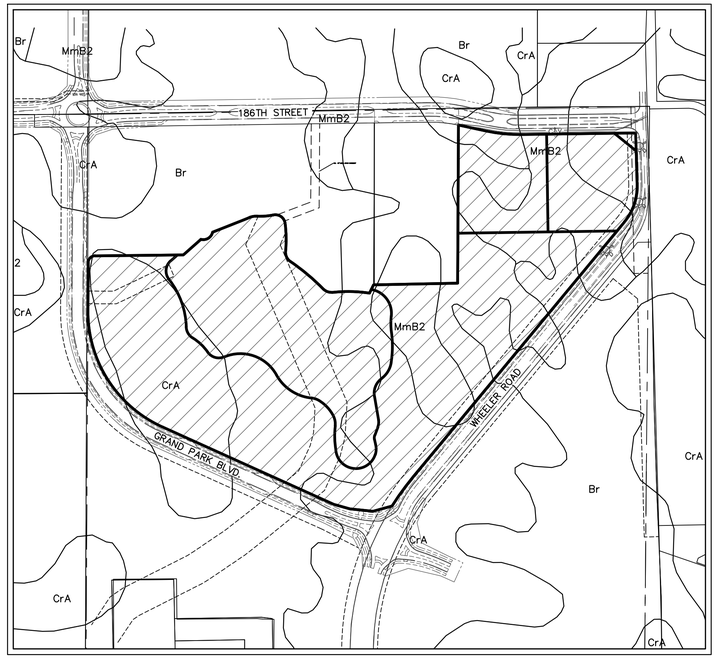
ADJACENT PROPERTIES		
	OWNER	LAND USE
1	JEREMIAH MICHAEL EMERICH	RESIDENTIAL
2	THROGMARTIN HENKE DEVELOPMENT LLP	AGRICULTURAL
3	MHC NORTH GLEN VILLAGE LLC	RESIDENTIAL
4	BRAUVIN NET LEASE LLC	SMALL RETAIL
5	KEN FINEIS INDUSTRIES LLC	SMALL RETAIL
6	HALL & HOUSE LLC	COMMERCIAL
7	HALL & HOUSE LLC	VACANT
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

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 PRIMARY PLAT	2
OVERALL DEVELOPMENT PLAN	3
OVERALL STREET TREE PLAN	4

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 129.44 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.

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

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
MIKE MORGAN / WES ROOD
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3136

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, INDIANA 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, 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

PLANS PREPARED FOR:

HENKE DEVELOPMENT GROUP
development · acquisitions · advisory

CORNERSTONE COMPANIES, INC.

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

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, 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 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" 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=	3
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 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.

APPROVAL PENDING

ANDREW R. TAYLOR, PE

1

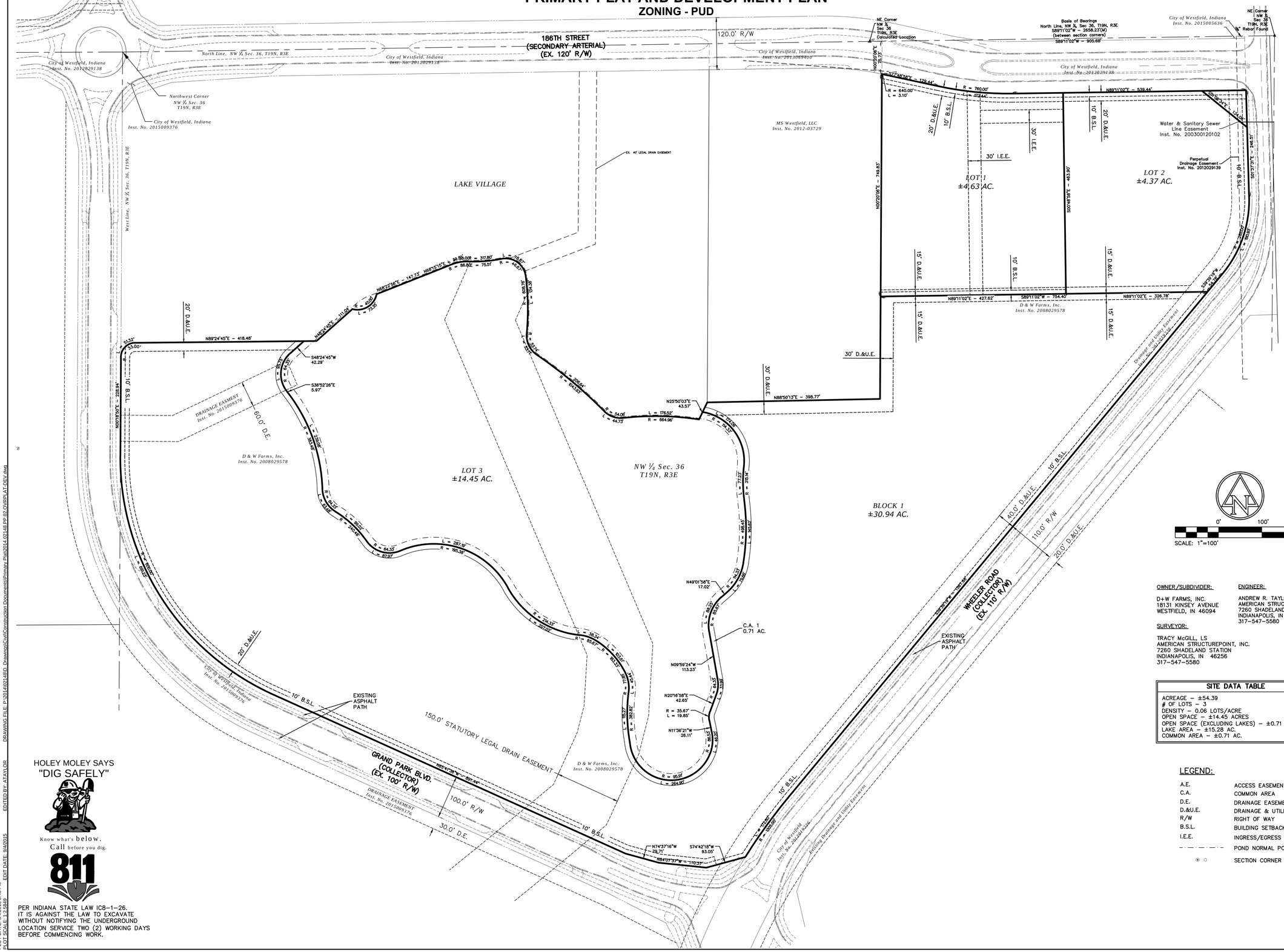
JOB# 2014.02148

PRINT DATE: 9/4/15
PLOT SCALE: 1:1 EDIT DATE: 9/4/15 – 3:17 PM EDITED BY: ATAYLOR DRAWING FILE: P:\2014\02148\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\PRIMARY PLAT\2014.02148.PP.01.TS.DWG

GRAND PARK VILLAGE

PRIMARY PLAT AND DEVELOPMENT PLAN

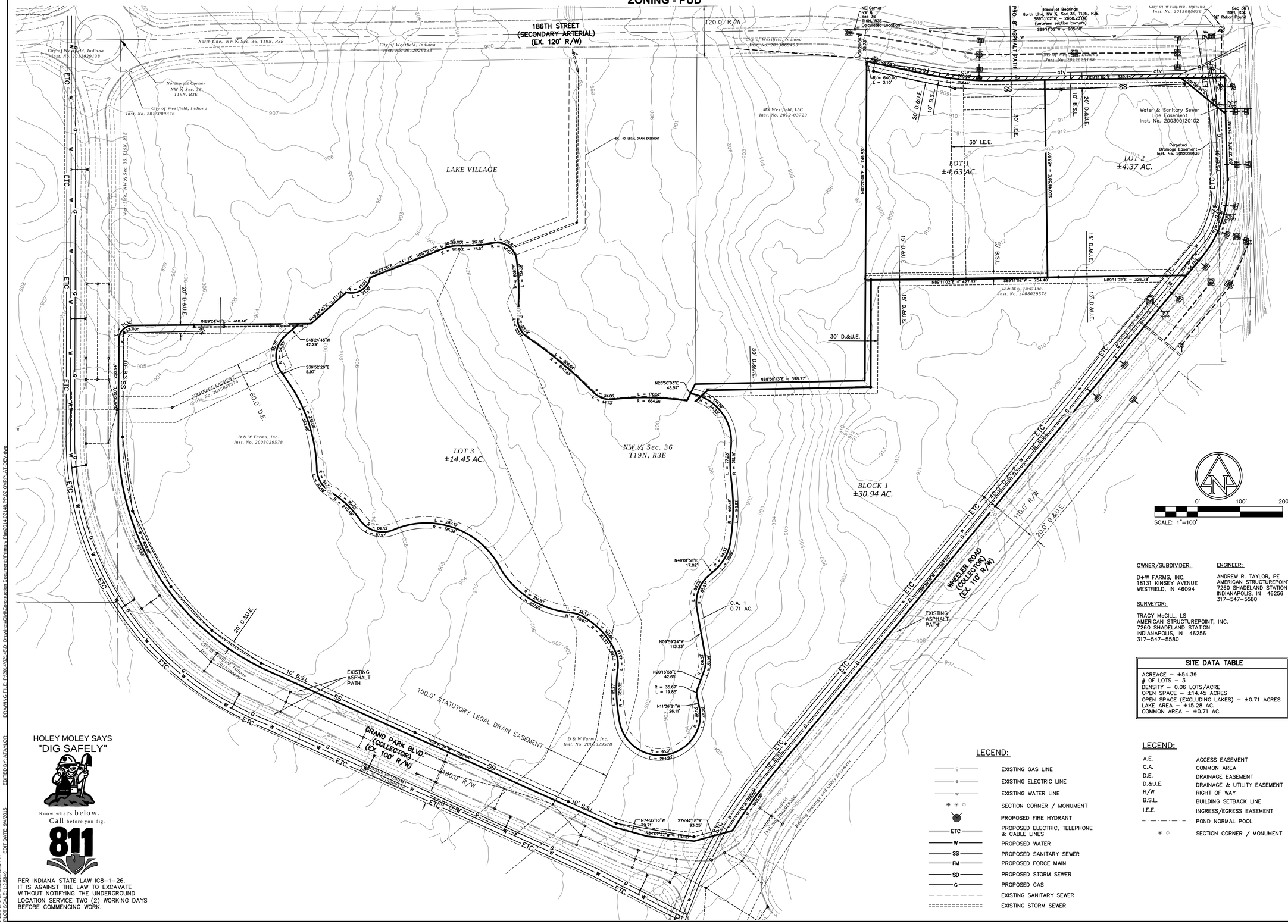
ZONING - PUD


186TH STREET
(SECONDARY ARTERIAL)
(EX. 120' R/W)
120.0' R/W
North Line, NW ¼ Sec. 36, T19N, R3E
City of Westfield, Indiana
Inst. No. 2012029138
City of Westfield, Indiana
Inst. No. 2013069400
City of Westfield, Indiana
Inst. No. 2015005636
NE Corner
NW ¼
Sec 36
T19N, R3E
Calculated Location
Basis of Bearings
North Line, NW ¼, Sec 36, T19N, R3E
S89°11'02"W – 2658.23'(M)
(between section corners)
S89°11'02"W – 905.68'
NE Corner
NW ¼
Sec 36
T19N, R3E
5/8" Rebar Found
Northwest Corner
NW ¼ Sec. 36
T19N, R3E
City of Westfield, Indiana
Inst. No. 2015009376
West Line, NW ¼, Sec. 36, T19N, R3E
MS Westfield, LLC
Inst. No. 2012-03729
EX. 40' LEGAL DRAIN EASEMENT
LAKE VILLAGE
LOT 1
±4.63 AC.
LOT 2
±4.37 AC.
Water & Sanitary Sewer
Line Easement
Inst. No. 200300120102
Perpetual
Drainage Easement
Inst. No. 2012029139
D & W Farms, Inc.
Inst. No. 2008029578
LOT 3
±14.45 AC.
NW ¼ Sec. 36
T19N, R3E
BLOCK 1
±30.94 AC.
DRAINAGE EASEMENT
Inst. No. 2015009376
60.0' D.E.
30.0' D.E.
100.0' R/W
110.0' R/W
150.0' STATUTORY LEGAL DRAIN EASEMENT
GRAND PARK BLVD.
(COLLECTOR)
(EX. 100' R/W)
WHEELER ROAD
(COLLECTOR)
(EX. 110' R/W)
EXISTING
ASPHALT
PATH
C.A. 1
0.71 AC.
Drainage and Utility Easement
Inst. No. 2014034326
City of Westfield
Inst. No. 2014034326
Drainage and Utility Easement
Inst. No. 2014034326
City of Westfield, Indiana
Inst. No. 2015009376
20' D.&U.E.
15' D.&U.E.
30' D.&U.E.
40.0' D.&U.E.
20.0' D.&U.E.
10' B.S.L.
30' I.E.E.
N89°24'45"E – 418.48'
N89°11'02"E – 539.44'
N89°11'02"E – 427.62'
S89°11'02"W – 754.40'
N89°11'02"E – 326.78'
N00°03'06"E – 748.83'
N00°03'06"E – 1,305.26'
N88°50'13"E – 398.77'
S48°24'45"W
42.29'
S36°52'26"E
5.97'
N25°50'03"E
43.57'
N49°01'58"E
17.02'
N09°59'24"W
113.23'
N20°16'58"E
42.65'
N11°36'21"W
28.11'
N74°37'16"W
29.71'
S74°42'18"W
93.05'
N84°07'37"W – 110.37'
S29°39'19"W – 84.84'
S01°37'31"E – 246.31'
S29°39'19"W – 90.93'
R = 760.00'
R = 640.00'
L = 3.10'
R = 95.97'
L = 264.90'
R = 100.00'
L = 172.80'
R = 1000.00'
R = 35.67'
L = 19.85'
R = 95.5'
L = 46.30'
R = 95.5'
L = 51.56'
R = 35.67'
L = 19.85'
R = 95.97'
L = 264.90'
R = 100.00'
L = 172.80'
R = 1000.00'
R = 760.00'
L = 90.93'
R = 95.97'
L = 264.90'
R = 95.97'
L = 264.90'
R = 95.97'
L = 264.90

GRAND PARK VILLAGE

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING - PUD



HOLEY MOLEY SAYS
"DIG SAFELY"

Know what's below.
Call before you dig.

811

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

LEGEND:

g	EXISTING GAS LINE
e	EXISTING ELECTRIC LINE
w	EXISTING WATER LINE
	SECTION CORNER / MONUMENT
	PROPOSED FIRE HYDRANT
ETC	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
W	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
FM	PROPOSED FORCE MAIN
SD	PROPOSED STORM SEWER
G	PROPOSED GAS
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER

OWNER/SUBDIVIDER:

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

SURVEYOR:

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

ENGINEER:

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

SITE DATA TABLE
ACREAGE – ±54.39
OF LOTS – 3
DENSITY – 0.06 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:

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

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

APPROVAL PENDING

THIS PLAT WAS PREPARED UNDER DIRECT SUPERVISION BY THE UNDERSIGNED.
DATED: _____

CERTIFIED BY

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

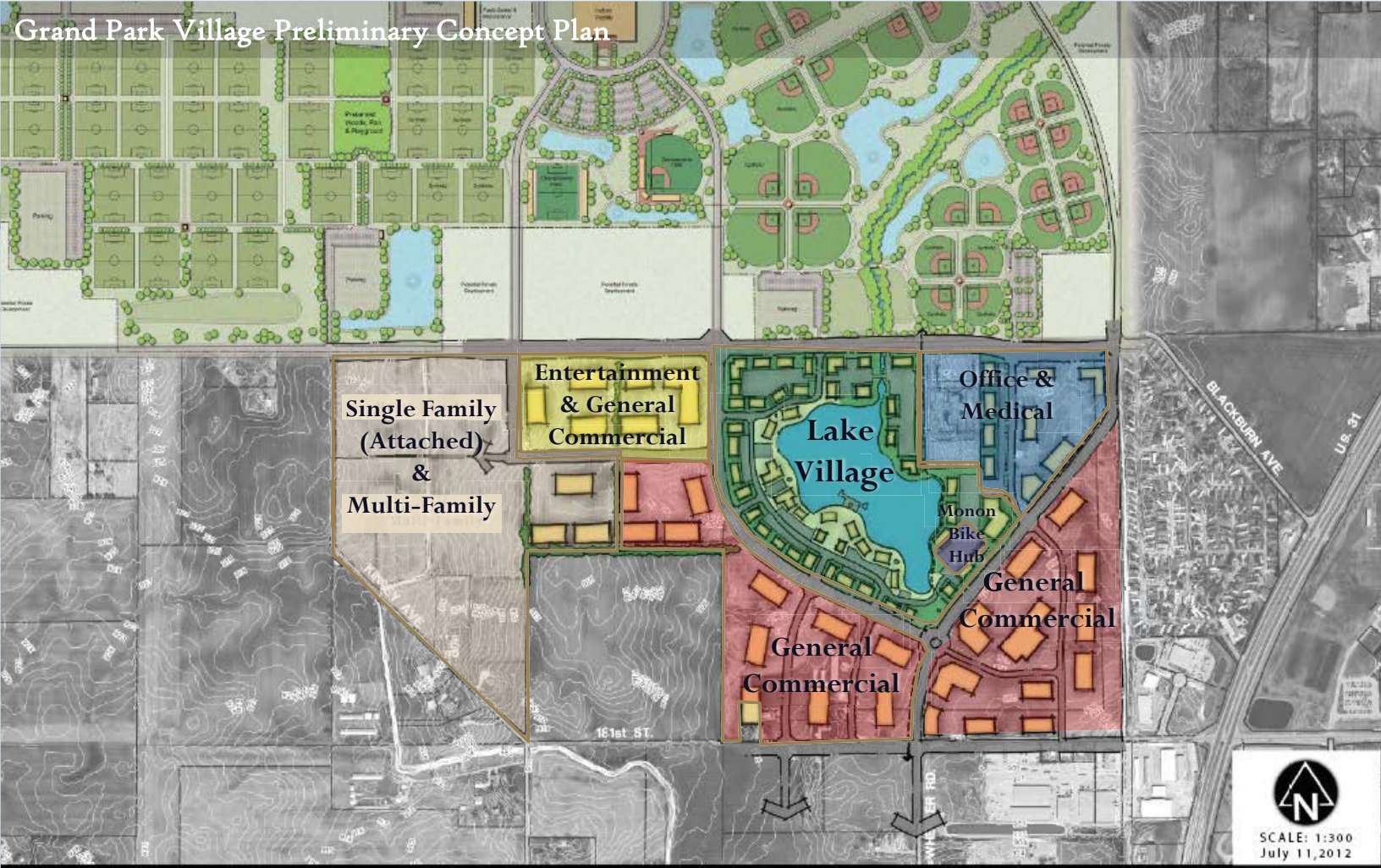
Project Number 2014.02148

OVERALL DEVELOPMENT PLAN

3

PLOT DATE: 9/4/2015 3:45 PM
PLOT SCALE: 1:2.5949
EDIT DATE: 9/4/2015
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\2014148\D. Drawings\Civil\Construction Documents\Primary Plat\2014.02148 PP 02 OVRPLAT-DEV.dwg

Grand Park Village Preliminary Concept Plan



GRAND PARK VILLAGE - ALT. A

WESTFIELD, INDIANA

STRUCTUREPOINT

SITE DATA TABLE
SECTION 2
ACREAGE – 94.49
OF LOTS – 134
DENSITY – 1.42 LOTS/ACRE
OPEN SPACE – 32.87 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES±
LAKE AREA – 5.42 ACRES±
COMMON AREA – 7.69 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

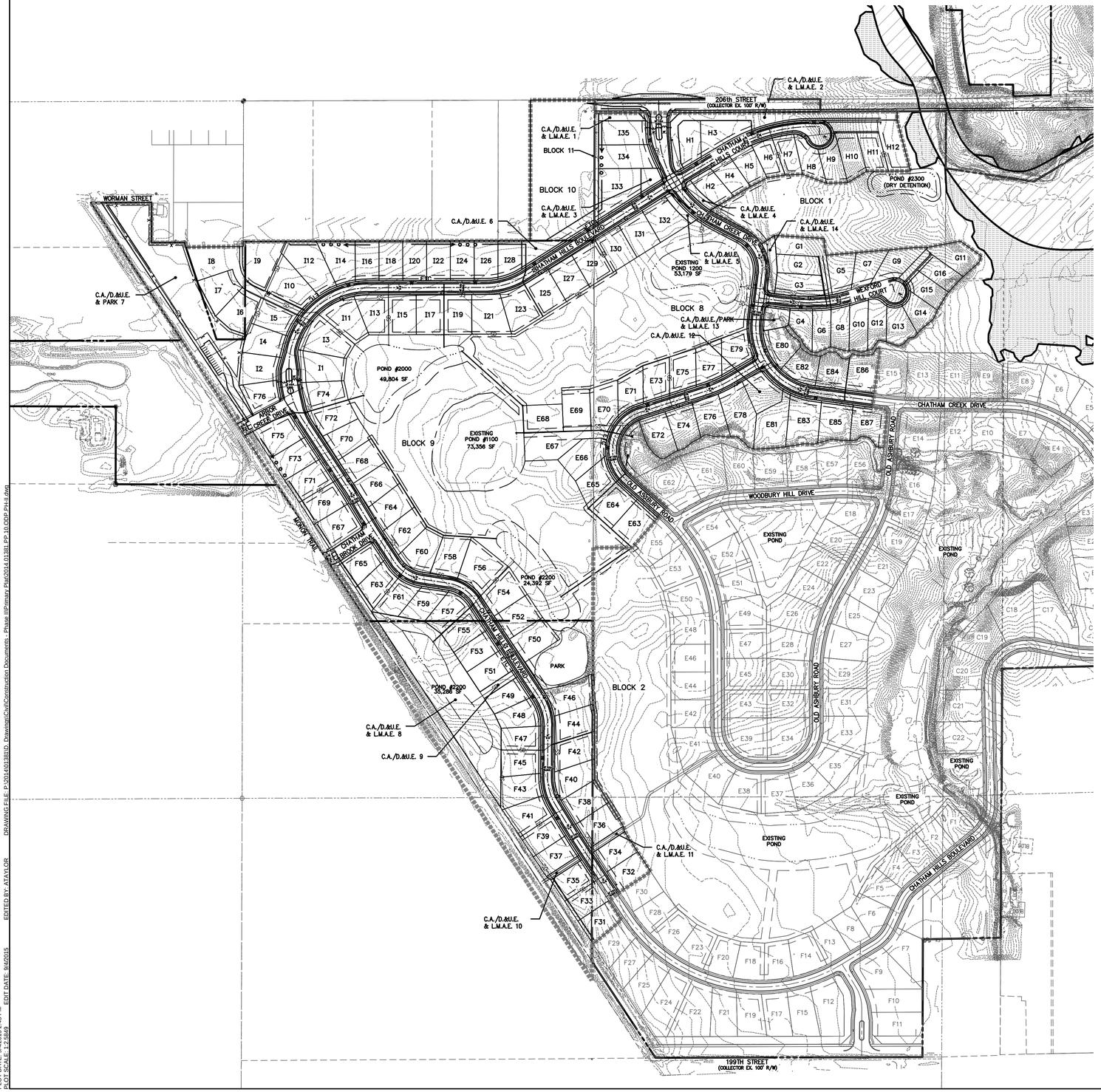
ENGINEER:

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

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

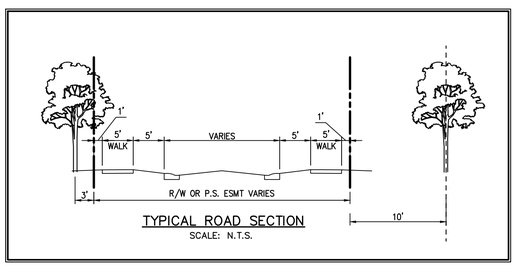
ZONING: PUD



0' 200' 400'
SCALE: 1"=200'

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



TYPICAL ROAD SECTION
SCALE: N.T.S.

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HENKE DEVELOPMENT GROUP
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THE CLUB AT Chatham Hills

AMERICAN STRUCTUREPOINT INC.

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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

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

Project Number 2014.01381

OVERALL DEVELOPMENT PLAN

10

Archive Number 2014.01381

PLOT DATE: 9/4/2015 2:45 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/4/2015
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 10.CXP.Plat-II.dwg

SITE DATA TABLE
SECTION 2
ACREAGE – 94.49
OF LOTS – 134
DENSITY – 1.42 LOTS/ACRE
OPEN SPACE – 32.87 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES±
LAKE AREA – 5.42 ACRES±
COMMON AREA – 7.69 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:

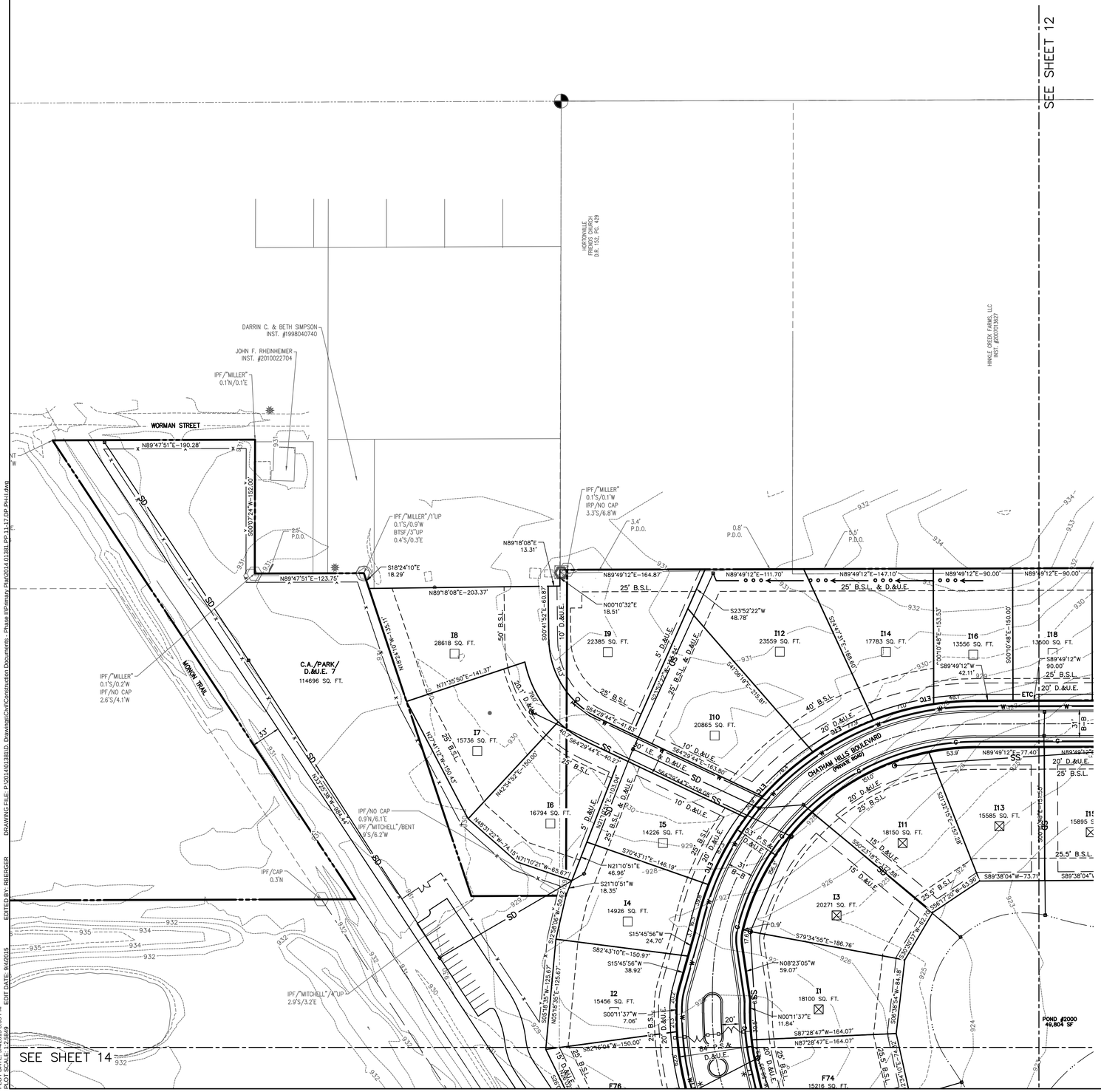
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

0' 60' 120'
SCALE: 1"=60'



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
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	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
W	PROPOSED WATER
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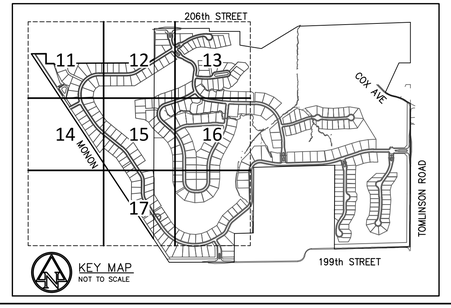

KEY MAP
NOT TO SCALE

HOLEY MOLEY SAYS
"DIG SAFELY"

Know what's below.
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PER INDIANA STATE LAW IC8-1-26.
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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

DEVELOPMENT PLAN

PLOT DATE: 9/4/2015 3:09 PM
PLOT SCALE: 1:2.8849
EDIT DATE: 9/4/2015
EDITED BY: RBERGER
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP-11-17 DP PH-II.dwg

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SURVEYOR:

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317-547-5580

ENGINEER:

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OWNER/SUBDIVIDER:

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20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=60'

LEGEND:

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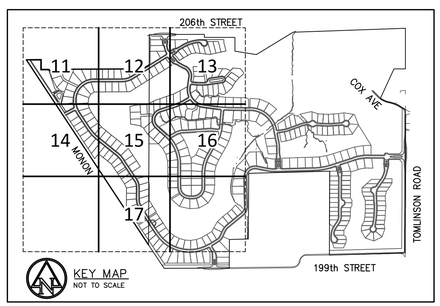

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DEVELOPMENT PLAN

12

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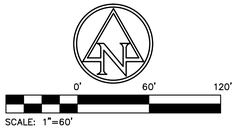
CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



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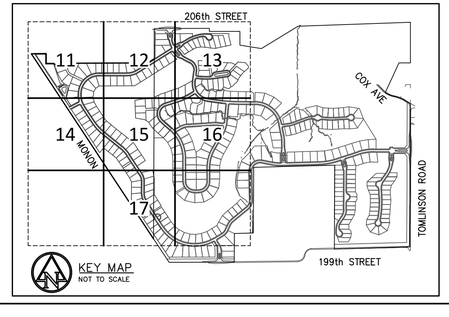

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Project Number 2014.01381

DEVELOPMENT PLAN

13

Archive Number 2014.01381

PLOT DATE: 9/4/2015 3:10 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/4/2015
EDITED BY: RBERGER
DRAWING FILE: P:\2014\01381\D. Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 11-17.dgn PH-Letter

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ENGINEER:

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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=60'

LEGEND:

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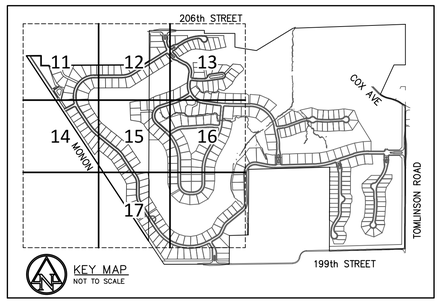

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DEVELOPMENT PLAN

14

Archive Number 2014.01381

PLOT DATE: 9/4/2015 3:10 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/4/2015
EDITED BY: RBERGER
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CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

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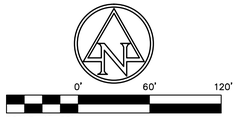

SCALE: 1"=60'

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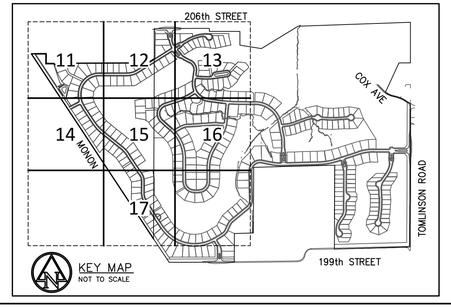

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DEVELOPMENT PLAN

15

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EDIT DATE: 9/4/2015
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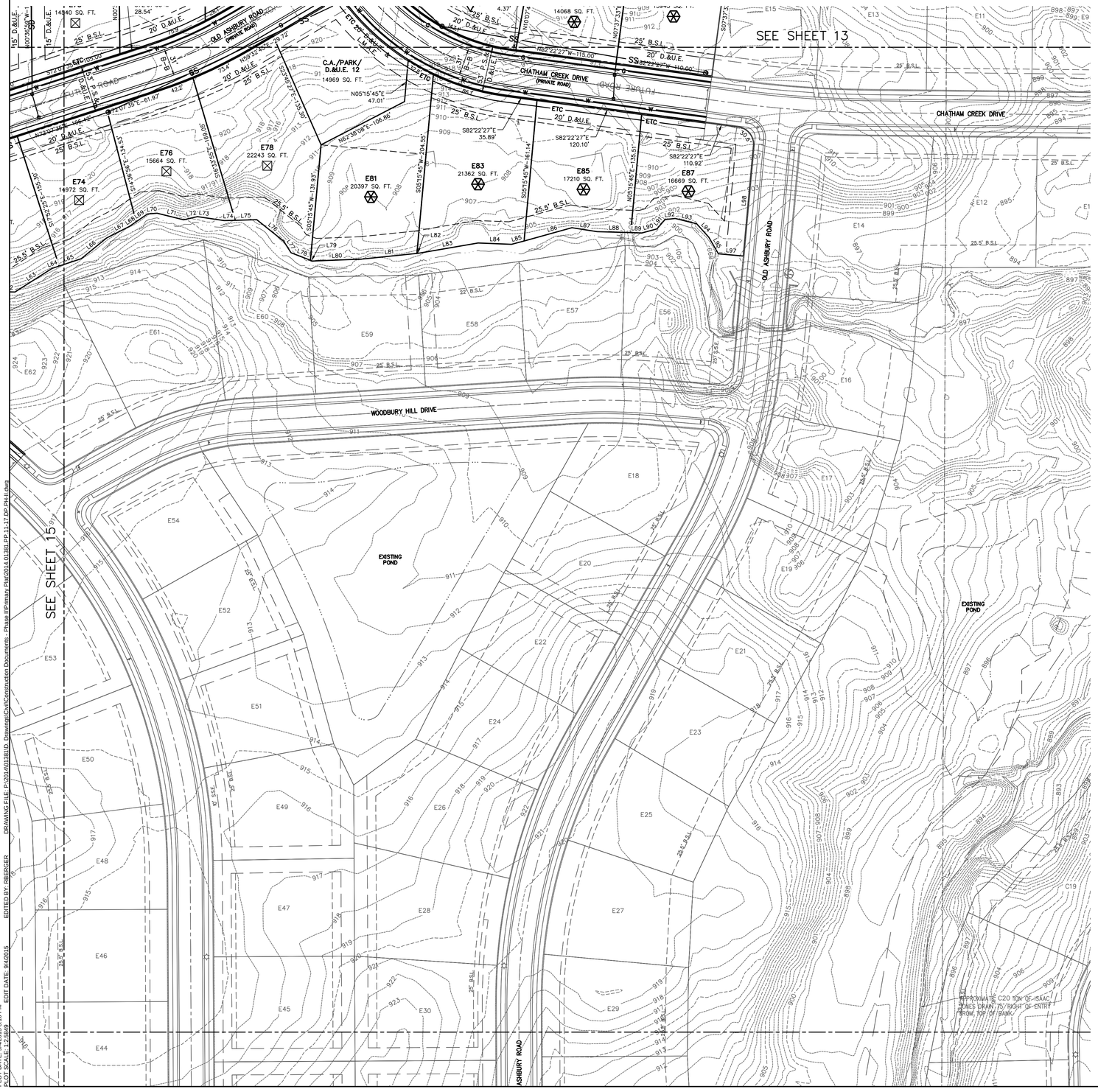
ZONING: PUD



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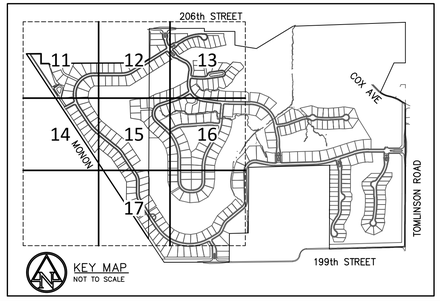

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DEVELOPMENT PLAN

16

Archive Number 2014.01381

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PLOT SCALE: 1:2.5849

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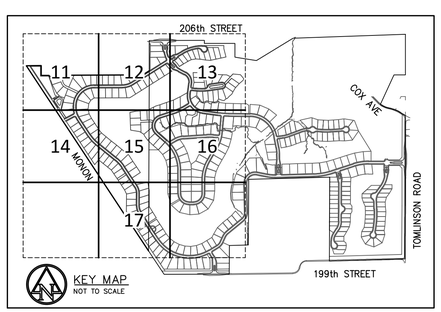
B.S.L	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
	EXISTING STREAM
	POND NORMAL POOL
	SECTION II BOUNDARY
	LEGAL DRAIN EASEMENT
	ADA RAMP
	STREET LIGHT
	SECTION CORNER / MONUMENT
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G
ETC	PROPOSED ELECTRIC, TELEPHONE & CABLE LINES
W	PROPOSED WATER
SS	PROPOSED SANITARY SEWER
SD	PROPOSED STORM SEWER
G	PROPOSED GAS
	PROPOSED FIRE HYDRANT
	PROPOSED VALVE
	PROPOSED TEE
1	PROPOSED CONCRETE SIDEWALK
2	PROPOSED ASPHALT PATH
	PROPOSED TIMBER GUARDRAIL
	PROPOSED FLOW LINE



HOLEY MOLEY SAYS
"DIG SAFELY"

Know what's below.
Call before you dig.

811

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

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

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

Project Number 2014.01381

DEVELOPMENT PLAN

17

Archive Number 2014.01381

PLOT DATE: 9/4/2015 3:11 PM
PLOT SCALE: 1:2.5949 EDIT DATE: 9/4/2015 EDITED BY: RBERGER DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 11-17 DP PH1.dwg

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
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'.

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, F32, F34, F36, F38, F40, F42, F44, F46, F50, F52, F54, F56, F58, F60, F62, F64, F66, F68, F70, F72, F74**)
    a. Minimum Lot Width – 105'
    Comment: Working with petitioner to ensure compliance for Lots F32, F34, and F58.
    b. Minimum Lot Frontage – 30'
    Comment: Working with petitioner to ensure compliance for Lot E68.
    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, F33, 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'
    Comment: Working with petitioner to ensure compliance for Lot I28.
    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'

Comment: Working with petitioner to ensure compliance for Lot G11.

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: Working with petitioner to obtain tree inventory, if trees are to be preserved in this section.

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.

<u>Comment:</u> Not applicable to this development plan, but will be reviewed as subsequent Development Plans for the Development Amenities are submitted.

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.

<u>Comment:</u> Not applicable to this development plan, but will be reviewed as subsequent Development Plans for the GB District are submitted.

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.

<u>Comment:</u> Working with petitioner to ensure 4' undulating mound will be provided for at least 60% of the length of the shared lot lines.

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).

<u>Open Space and Amenity Standards (Section 12)</u>

11. <u>Natural Areas:</u> 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. <u>Minimum Open Space:</u> 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.

<u>Comment:</u> 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.

    Comment: Working with petitioner to obtain fixture cut-sheet information and a photometric plan, if lighting is planned.

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.

    Comment: Not Applicable to this section.

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.

    Comment: Petitioner coordinating with WPWD.

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.

    Comment: Petitioner coordinating with WPWD.
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.

    Comment: Petitioner coordinating with WPWD.
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.

    Comment: Petitioner coordinating with WPWD.

    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.

Comment: Petitioner coordinating with WPWD.

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.
       Comment: Working with petitioner to ensure that no trees are within sight triangles.
    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.
       Comment: Petitioner coordinating with WPWD.
    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.
       Comment: Working with petitioner to ensure that all buffer yard plantings are located in a landscape easement or common area, and not located in D&UE.
    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.

Comment: Petitioner confirming compliance with WPWD.

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
         Comment:
         27.45 acres = 275 trees required; 142 new trees show outside of lots = 133 must be provided through preservation or new plantings
      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.
      Comment:
      - **206th Street (1,108 feet)**
        - **30' yard = COMPLIANT**
        - **Evergreen Trees – 44 required; 46 depicted = COMPLIANT**

- **Shade Trees – 33 required; 27 depicted = 5 additional shade trees needed**
- **Ornamental Trees – 33 required; 34 depicted = COMPLIANT**
- **Shrubs – 277 requires; 247 depicted = 30 additional shrubs needed**
- **3' mound required = COMPLIANT**

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.

Comment: Not Applicable.

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.

Comment: Petitioner confirming with WPWD and the utility companies that landscaping 206th Street does not conflict with any easements.

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)

Comment: Working with petitioner to obtain fixture cut-sheet information and a photometric plan, if lighting is planned.

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

    Comment: The Outdoor Storage and Display Standards will be reviewed during a subsequent Detailed Development Plan Review process for each non-residential building.

Outdoor Café and Eating Areas (Article 6.13)

Comment: The Outdoor Café and Eating Areas standards will be reviewed during a subsequent Detailed Development Plan Review process for each non-residential building.

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.
    Comment: Working with petitioner to ensure that no trees are within sight triangles.

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.

    Comment: Working with petitioner to add breaks to block containing lots F50-I32.

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.

    Comment: Petitioner coordinating with WPWD and the utility companies.

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.

    Comment: Petitioner coordinating with the Hamilton County Surveyor's Office and WPWD.

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.
    Comment: Petitioner coordinating with WPWD.
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.
    Comment: Petitioner coordinating with WPWD.
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.
    Comment: Petitioner coordinating with WPWD.
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.
    Comment: Petitioner coordinating with WPWD.
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.
Comment: Petitioner coordinating with WPWD.

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.
Comment: Petitioner coordinating with WPWD.
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).
Comment: Petitioner coordinating with WPWD.

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. They 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) **– Petitioner coordinating with WPWD.**
Street Light Standards (Article 8.10) **– Petitioner coordinating with WPWD.**
Street Sign Standards (Article 8.11) **– Petitioner coordinating with WPWD.**
Surety Standards (Article 8.12) **– Petitioner coordinating with WPWD.**
Utility Standards (Article 8.13) **– Petitioner coordinating with WPWD and utility companies.**

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).
        Comment: Petitioner coordinating with WPWD, HCSO, and utility companies.

vi. Statement concerning the location and approximate size or capacity of utilities to be installed.
<u>Comment:</u> Petitioner coordinating with WPWD and utility companies.

vii. Layout of Lots (showing dimensions, numbers and square footage);
<u>Comment:</u> Working with petitioner to ensure lot area is shown for all lots.

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

ix. Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

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

xi. Building setback lines.

xii. Legend and notes.

xiii. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
<u>Comment:</u> Petitioner coordinating with WPWD and HCSO.

xiv. Other features or conditions which would affect the subdivision favorable or adversely.

xv. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

xvi. A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
<u>Comment:</u> Petitioner coordinating with WPWD.

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

xviii. If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
<u>Comment:</u> Petitioner coordinating with HCSO.

xix. If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
<u>Comment:</u> Petitioner coordinating with IDNR, if necessary.

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.**

DEPARTMENTS COMMENTS

Action:

1. Hold a public hearing at the October 5, 2015, APC meeting.

Recommendation:

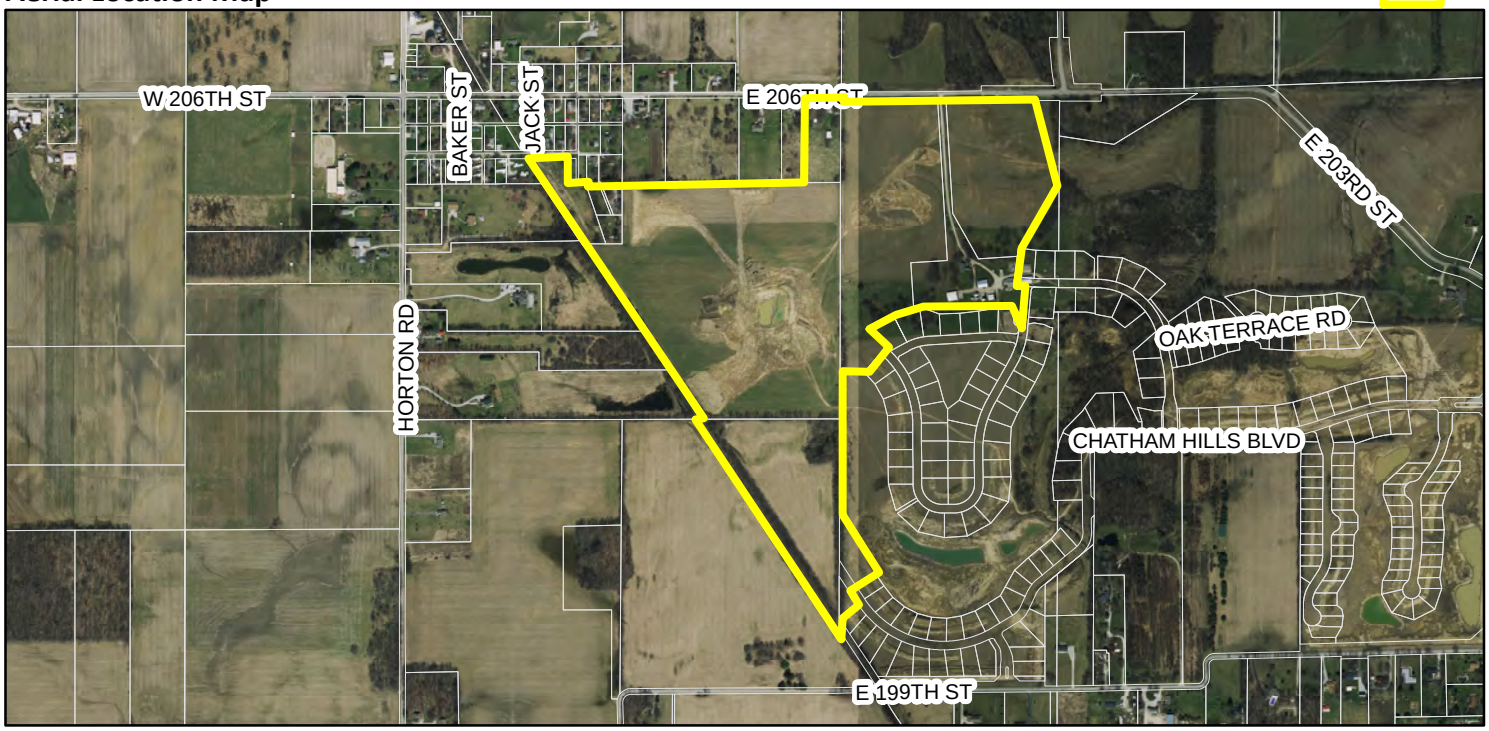
2. Prior to the final disposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional Department comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.

Property Location Map
Chatham Hills Section 2
1510-ODP-21 & 1510-SPP-21

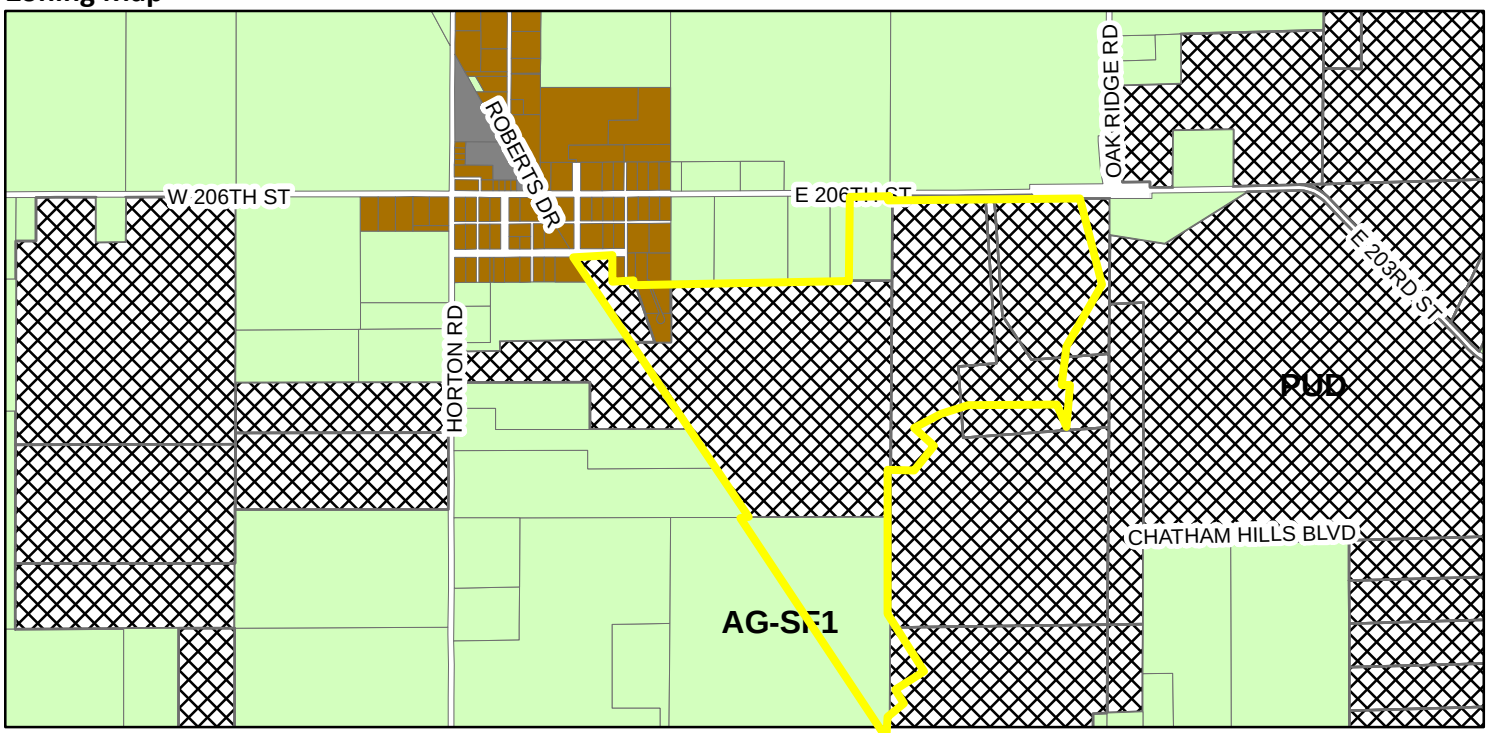
N
W E
S
Not To Scale

Aerial Location Map

Site



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 Haverluck	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	Arlen J Janicki and Brian J Raby	Single Family Residential
17	Mikel G and Josefine Esher	Single Family Residential
18	Chatham Oaks LLP	Vacant

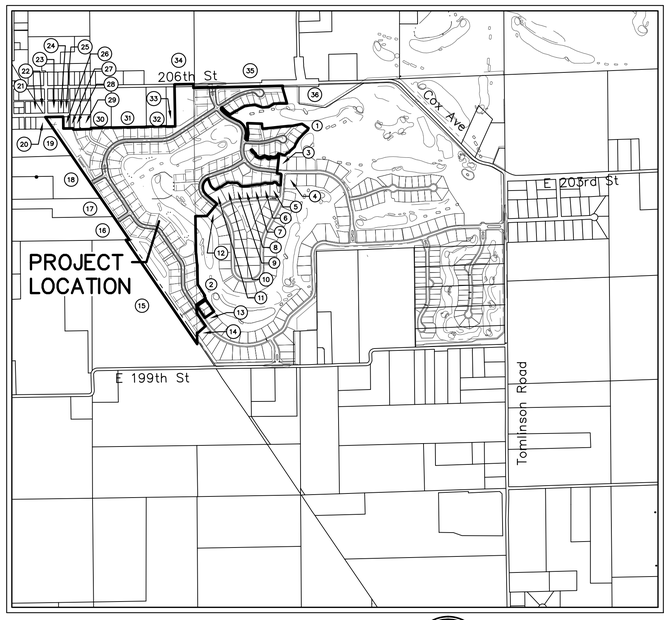
Adjacent Property Owners and Use		
	Owner	Use
19	William Allen Anderson	Single Family Residential
20	Paul D and Vennia E Kissling	Single Family Residential
21	Roy H and Margarette P Fields	Single Family Residential
22	Dale A St. Louis	Single Family Residential
23	Herbert and Shirley Holliday	Single Family Residential
24	Clifton M Whited	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 M and 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

THE CLUB AT Chatham Hills

CHATHAM HILLS - SECTION TWO

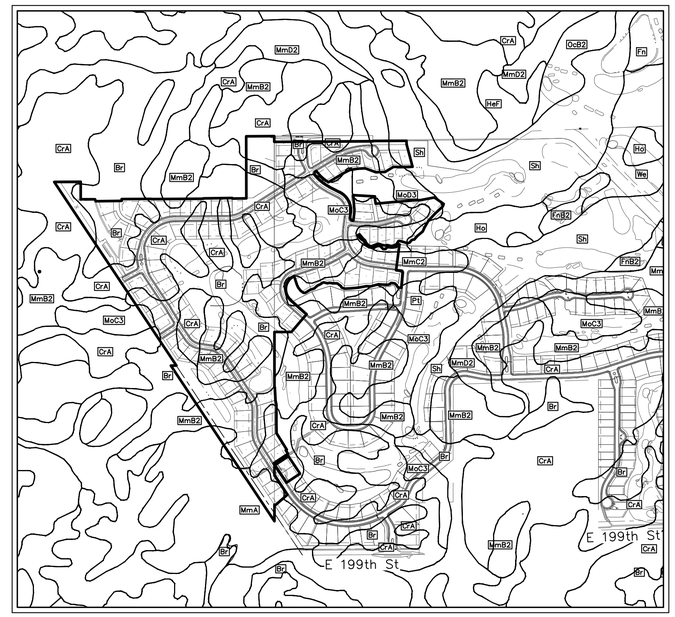
PRIMARY PLAT

ZONING: PUD



VICINITY MAP

NOT TO SCALE



SOILS MAP

NOT TO SCALE

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

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
MIKE MORGAN / WES ROOD
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3136

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
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GAS PIPELINES:
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RESA GLOVER / CHAD MILLER
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NOBLESVILLE, INDIANA 46061
(317) 776–5550

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KYLE SMITH
940 BUCKEYE ROAD
LIMA, OHIO 45804
(419) 993–8008

HAMILTON COUNTY SURVEYOR'S OFFICE
GREG HOYES
ONE HAMILTON COUNTY SQUARE, SUITE 188
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(317) 776–8495

HAMILTON COUNTY HIGHWAY DEPARTMENT
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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:
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533 E. 65TH STREET
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(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, INDIANA 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
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317–547–5580

OWNER/SUBDIVIDER:

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

PLANS PREPARED FOR:

HENKE DEVELOPMENT GROUP
development · acquisitions · advisory

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, 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.

DESIGN DATA

NUMBER OF LOTS=	134
TOTAL ACRES=	94.49
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.

APPROVAL PENDING

ANDREW R. TAYLOR, P.E.

DATE: SEPTEMBER 4, 2015

PRINT DATE: 9/4/15
PLOT SCALE: 1:1 EDIT DATE: 9/4/15 – 1:14 PM EDITED BY: ATAYLOR DRAWING FILE: P:\2014\01381\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS – PHASE II\PRIMARY PLAT\2014.01381.PP.01.TS.PH–II.DWG

SITE DATA TABLE
SECTION 2
ACREAGE – 94.49
OF LOTS – 134
DENSITY – 1.42 LOTS/ACRE
OPEN SPACE – 32.87 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES±
LAKE AREA – 5.42 ACRES±
COMMON AREA – 7.69 ACRES±

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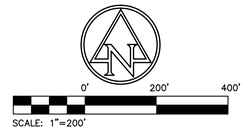
317-547-5580

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

HOLEY MOLEY SAYS
"DIG SAFELY"

Know what's below.
Call before you dig.

811

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

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

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

Project Number 2014.01381

OVERALL PRIMARY PLAT

2

Archive Number 2014.01381

PLOT DATE: 9/4/2015 2:58 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/4/2015
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 02-OVRPLAT PH-II.dwg

SITE DATA TABLE
SECTION 2
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ENGINEER:

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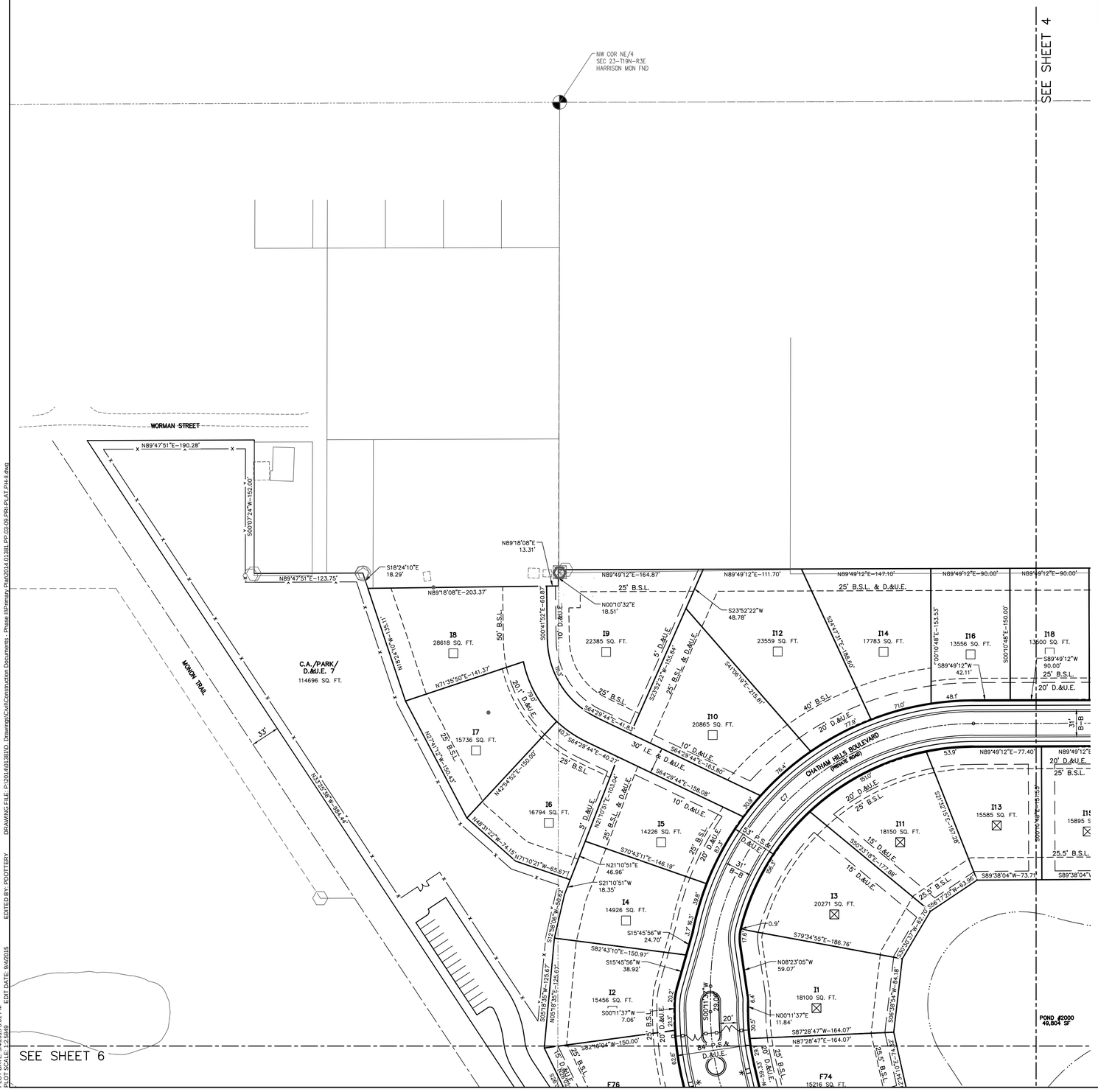
INDIANAPOLIS, IN 46256
317-547-5580

0' 60' 120'
SCALE: 1"=60'

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



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	469.28	300.00	S45° 00' 24"W	422.88
C8	159.97	286.50	S73° 49' 27"W	157.90
C15	65.69	2000.00	S32° 29' 09"E	65.69
C16	111.44	200.00	S15° 34' 56"E	110.00
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
C9	319.80	600.00	S74° 33' 07"W	316.03
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	108.73	424.00	S80° 47' 15"W	108.43
C19	315.46	150.00	N11° 52' 40"E	260.46
C20	109.79	500.00	N65° 50' 10"E	109.57
C18	17.69	150.00	N59° 57' 06"E	17.68

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	58.140	S68° 02' 35.78"W
L29	15.127	N77° 36' 05.37"W
L30	4.714	N77° 36' 05.37"W
L31	28.726	N45° 46' 59.57"W
L32	11.374	N39° 52' 49.06"W

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L33	23.122	N23° 38' 21.20"W
L34	18.783	N50° 57' 00.64"W
L35	50.648	N39° 08' 49.08"W
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

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
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
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

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
T.P.E.	TREE PRESERVATION EASEMENT
	EXISTING STREAM
	POND NORMAL POOL
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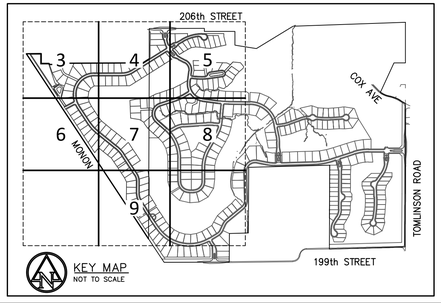
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G



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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

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

Project Number 2014.01381

PRIMARY PLAT

Archive Number 2014.01381

PLOT DATE: 9/4/2015 3:01 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/4/2015
EDITED BY: POOTTERY
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 03-09 PRELPLAT PH-II.dwg

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ENGINEER:

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OWNER/SUBDIVIDER:

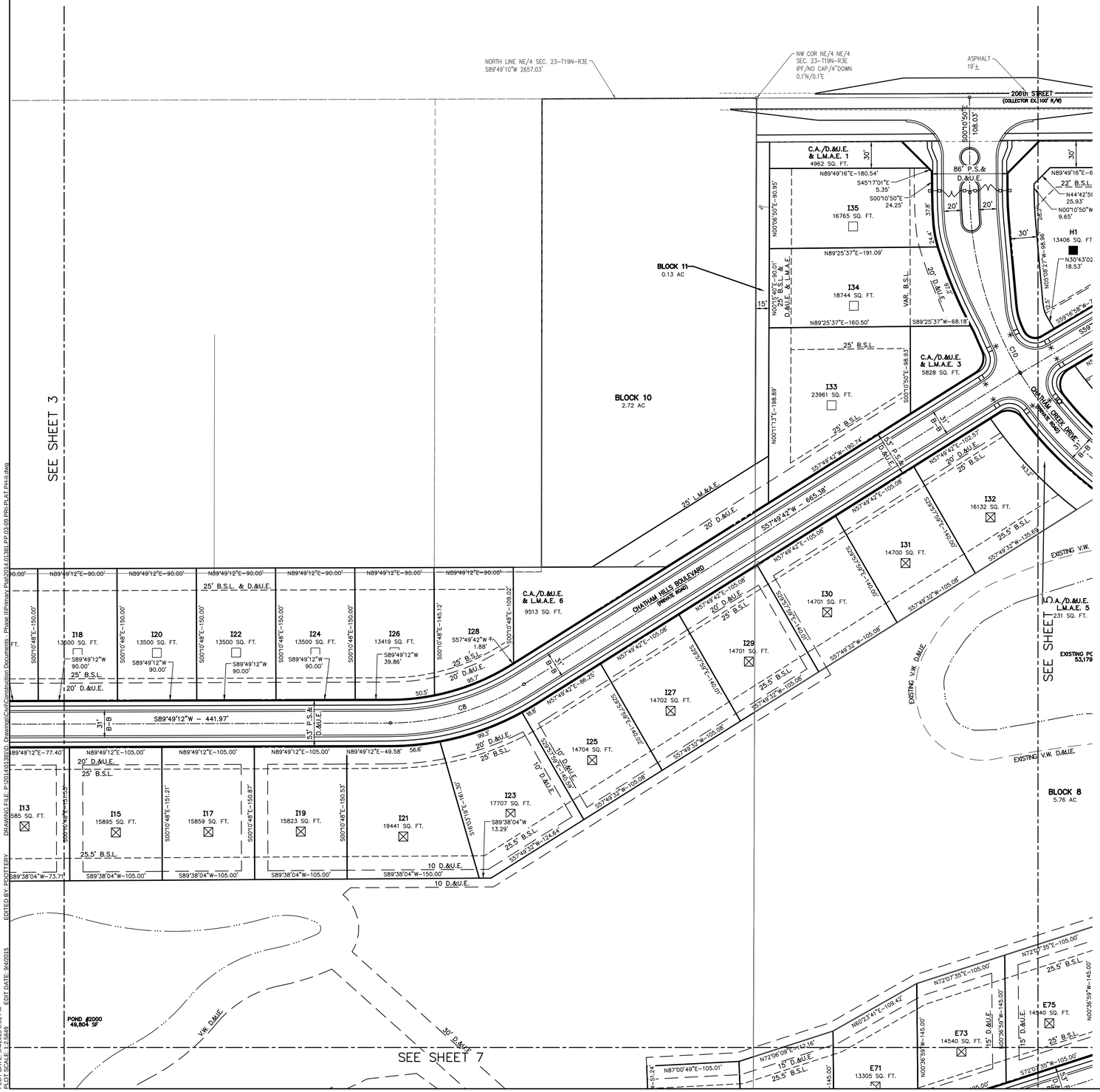
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

0' 60' 120'
SCALE: 1"=60'

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



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	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation			Shade Trees	Ornamental Evergreens	Shrubs
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■ 1–F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
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C6	176.03	300.00	S16° 37' 00"E	173.52
C7	469.28	300.00	S45° 00' 24"W	422.88
C8	159.97	286.50	S73° 49' 27"W	157.90
C15	65.69	2000.00	S32° 29' 09"E	65.69
C16	111.44	200.00	S15° 34' 56"E	110.00
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
C9	319.80	600.00	S74° 33' 07"W	316.03
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	108.73	424.00	S80° 47' 15"W	108.43
C19	315.46	150.00	N11° 52' 40"E	260.46
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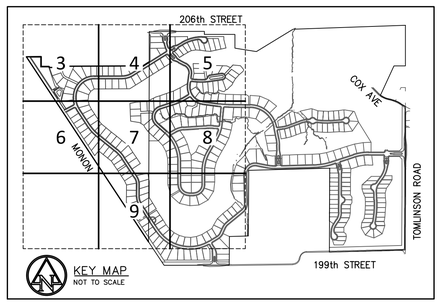

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PLOT DATE: 9/4/2015 3:01 PM
PLOT SCALE: 1:24849
EDIT DATE: 9/4/2015
EDITED BY: POOTTERY
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 03-09 PRI PLAT PH-II.dwg

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=60'

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C9	319.80	600.00	S74° 33' 07"W	316.03
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	108.73	424.00	S80° 47' 15"W	108.43
C19	315.46	150.00	N11° 52' 40"E	260.46
C20	109.79	500.00	N65° 50' 10"E	109.57
C18	17.69	150.00	N59° 57' 06"E	17.68

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	58.140	S68° 02' 35.78"W
L29	15.127	N77° 36' 05.37"W
L30	4.714	N77° 36' 05.37"W
L31	28.726	N45° 46' 59.57"W
L32	11.374	N39° 52' 49.06"W

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
L33	23.122	N23° 38' 21.20"W
L34	18.783	N50° 57' 00.64"W
L35	50.648	N39° 08' 49.08"W
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

PARCELS (E & G) LINE TABLE		
Line #	Length	Direction
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
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

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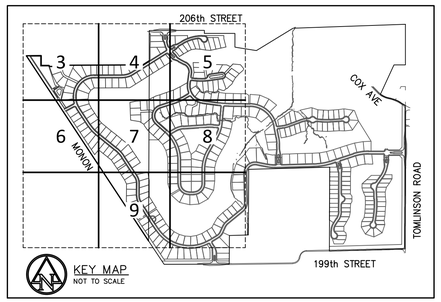
	100 YR FEMA FLOODPLAIN PER NOV. 19, 2014 PANEL 18057C0109G
	100 YR FEMA FLOODWAY PER NOV. 19, 2014 PANEL 18057C0109G



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Call before you dig.

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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.

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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

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

Project Number 2014.01381

PRIMARY PLAT

PLOT DATE: 9/4/2015 3:02 PM
PLOT SCALE: 1:2.5949
EDIT DATE: 9/4/2015
EDITED BY: PDOTTERY
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase I\Primary Plat\2014.01381 PP-02-09 PRIMARY PLAT PH-I.dwg

SITE DATA TABLE
SECTION 2 ACREAGE – 94.49 # OF LOTS – 134 DENSITY – 1.42 LOTS/ACRE OPEN SPACE – 32.87 ACRES± OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES± LAKE AREA – 5.42 ACRES± COMMON AREA – 7.69 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:

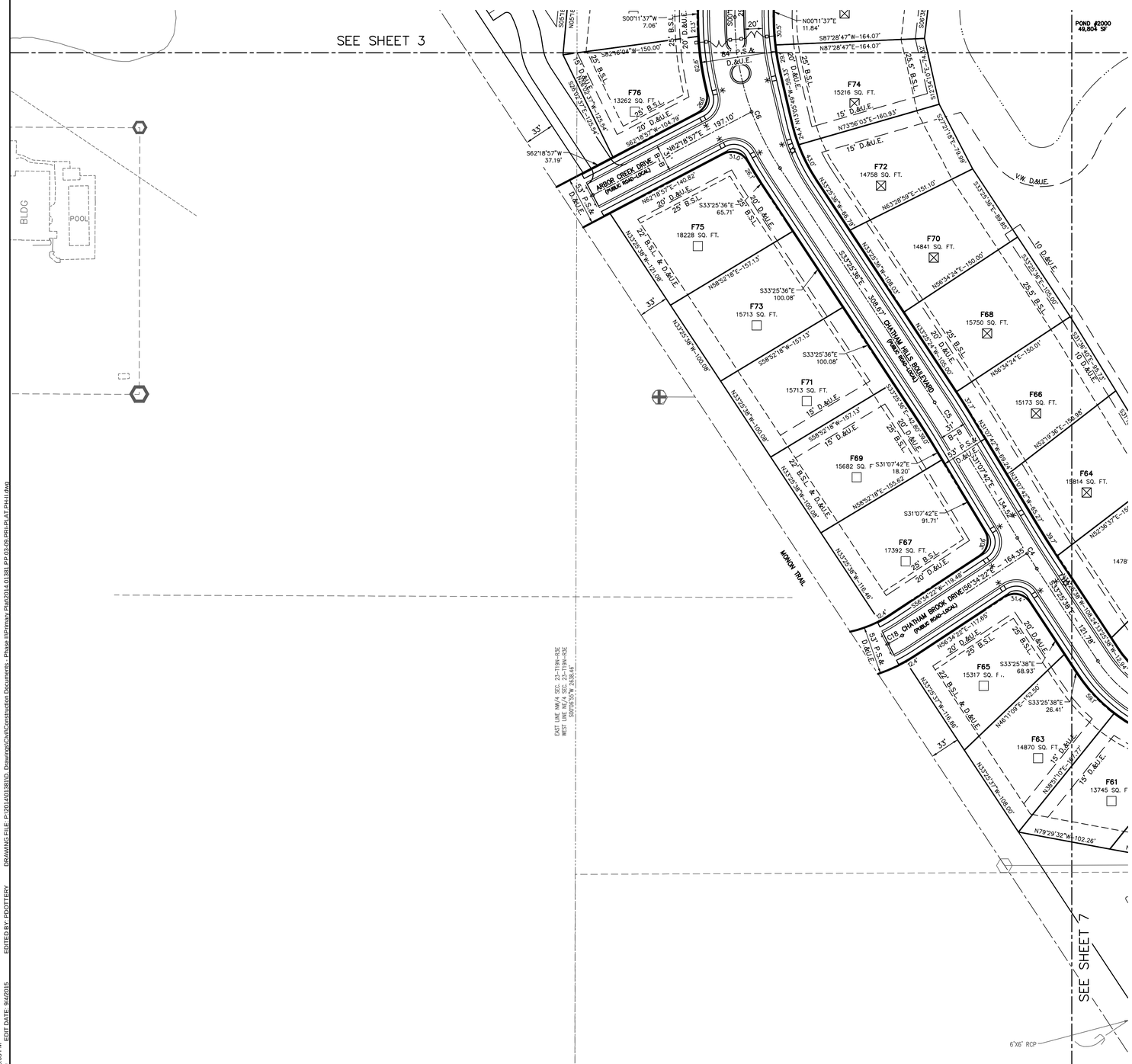
ANDREW R. TAYLOR
AMERICAN STRUCTUREPOINT, INC.
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256
317-547-5580

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

0' 60' 120'
SCALE: 1"=60'



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:

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C5	40.11	1000.00	S32° 16' 39"E	40.11
C6	176.03	300.00	S16° 37' 00"E	173.52
C7	469.28	300.00	S45° 00' 24"W	422.88
C8	159.97	286.50	S73° 49' 27"W	157.90
C15	65.69	2000.00	S32° 29' 09"E	65.69
C16	111.44	200.00	S15° 34' 56"E	110.00
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
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PARCELS (E & G) LINE TABLE		
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L68	9.490	N55° 28' 39.09"E
L69	15.698	N55° 28' 39.09"E
L70	10.982	N85° 03' 29.61"E
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
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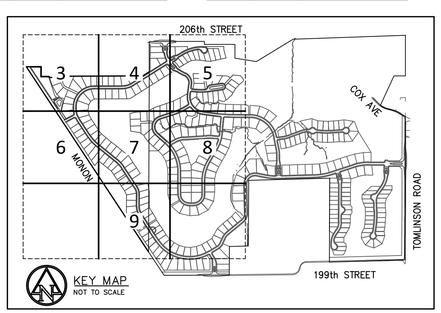

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CERTIFIED BY

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PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

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Project Number 2014.01381

PRIMARY PLAT

PLOT DATE: 9/4/2015 3:03 PM
PLOT SCALE: 1:2.5849 EDIT DATE: 9/4/2015 EDITED BY: PDOTTERY DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014\01381 PP 09.09 PRI PLAT PH-II.dwg

CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=60'

SITE DATA TABLE
SECTION 2
ACREAGE – 94.49
OF LOTS – 134
DENSITY – 1.42 LOTS/ACRE
OPEN SPACE – 32.87 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES±
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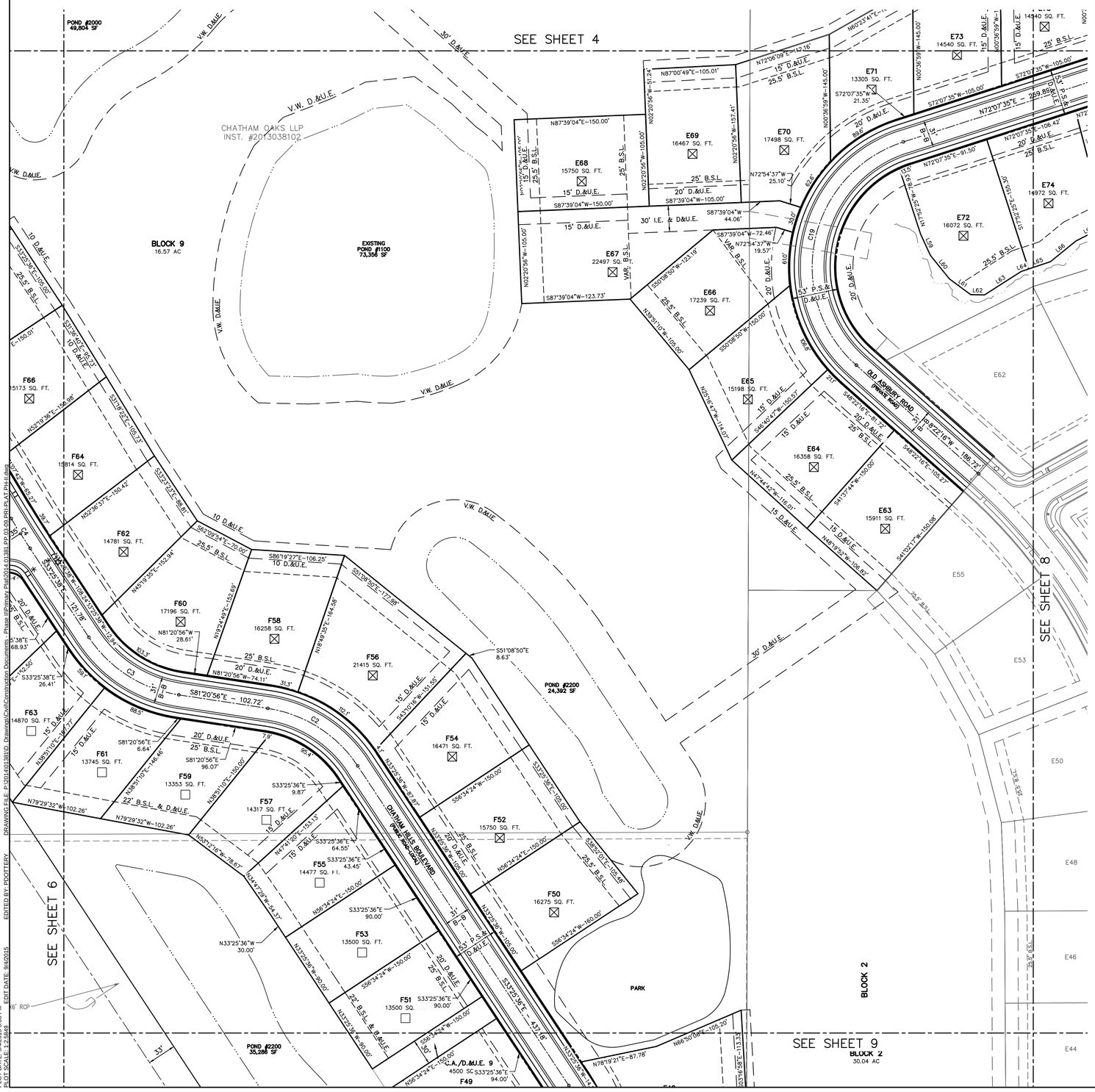

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot			Minimum Setbacks				Max. Building Height (ft.)	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings		
	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:

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C10	435.35	400.00	S31° 21' 37"E	414.18
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C9	319.80	600.00	S74° 33' 07"W	316.03
C13	111.14	700.00	N87° 19' 04"W	111.02
C14	108.73	424.00	S80° 47' 15"W	108.43
C19	315.46	150.00	N11° 52' 40"E	260.46
C20	109.79	500.00	N65° 50' 10"E	109.57
C18	17.69	150.00	N59° 57' 06"E	17.68

PARCELS (E & G) LINE TABLE

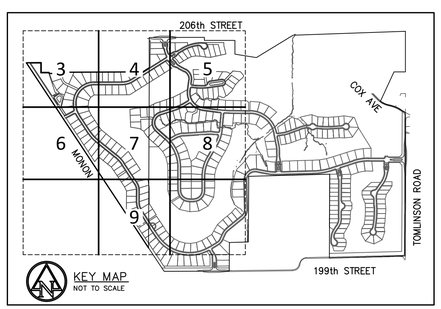
Line #	Length	Direction
L1	24.116	S19° 25' 39.21"W
L2	82.063	S48° 04' 23.90"W
L3	10.489	S48° 04' 23.90"W
L4	70.379	S42° 42' 56.00"W
L5	8.204	S42° 42' 56.00"W
L6	72.114	S30° 27' 22.59"W
L7	37.174	S23° 18' 14.94"W
L8	58.246	S50° 46' 43.20"W
L9	23.080	S41° 37' 44.42"W
L10	20.096	S41° 37' 44.42"W
L11	14.596	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	58.140	S68° 02' 35.78"W
L29	15.127	N77° 36' 05.37"W
L30	4.714	N77° 36' 05.37"W
L31	28.726	N45° 46' 59.57"W
L32	11.374	N39° 52' 49.06"W

PARCELS (E & G) LINE TABLE

Line #	Length	Direction
L33	23.122	N23° 38' 21.20"W
L34	18.783	N50° 57' 00.64"W
L35	50.648	N39° 08' 49.08"W
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

PARCELS (E & G) LINE TABLE

Line #	Length	Direction
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
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



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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.

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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

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

Project Number 2014.01381

PRIMARY PLAT

PLOT DATE: 9/4/2015 3:03 PM
PLOT SCALE: 1:2.5949
EDIT DATE: 9/4/2015
EDITED BY: PDOTTERY
DRAWING FILE: P:\2014\01381\D. Drawings\Civil\Construction Documents\ Phase II\Primary Plat\2014.01381 PP-09-09-PRI-PLAT Plat.dwg

SITE DATA TABLE
SECTION 2 ACREAGE – 94.49 # OF LOTS – 134 DENSITY – 1.42 LOTS/ACRE OPEN SPACE – 32.87 ACRES± OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES± LAKE AREA – 5.42 ACRES± COMMON AREA – 7.69 ACRES±

SURVEYOR:

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AMERICAN STRUCTUREPOINT, INC.
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INDIANAPOLIS, IN 46256
317-547-5580

ENGINEER:

ANDREW R. TAYLOR
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INDIANAPOLIS, IN 46256
317-547-5580

OWNER/SUBDIVIDER:

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

0' 60' 120'
SCALE: 1"=60'

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		0

LEGEND:

A.E.	ACCESS EASEMENT
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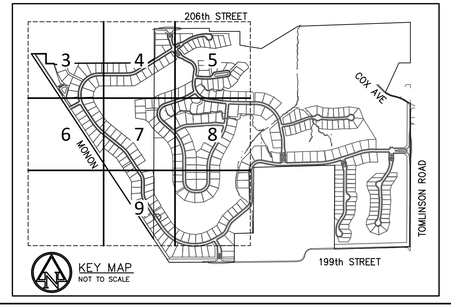

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REVISION SCHEDULE		
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Project Number 2014.01381

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PLOT DATE: 9/4/2015 3:04 PM
PLOT SCALE: 1:2.9949
EDIT DATE: 9/4/2015
EDITED BY: PDOTTERY
DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase I\Primary Plat\2014\01381 PP 09-09 PRIMPLAT PH-I.dwg

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0' 60' 120'
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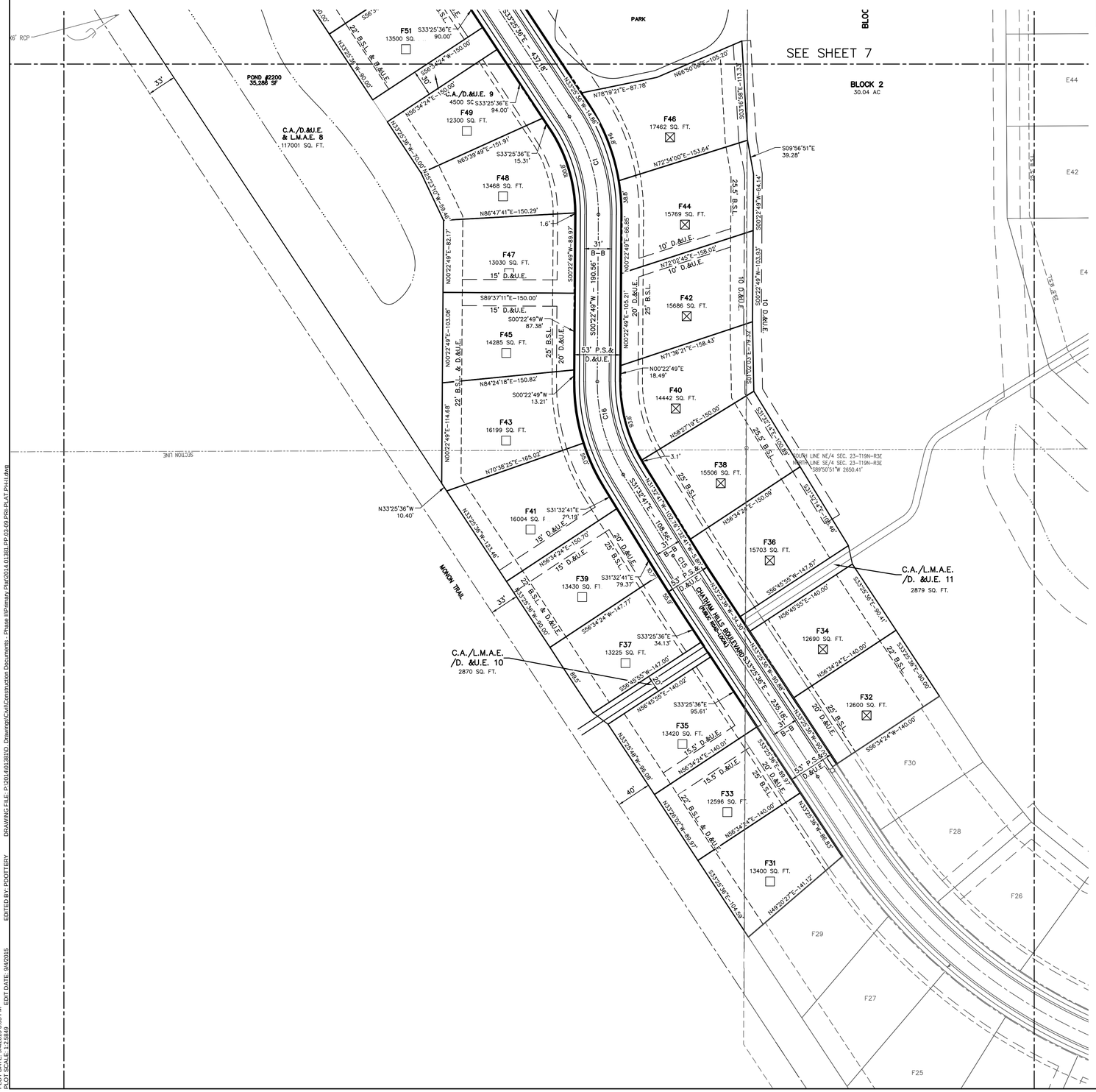

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☒ 1–D	105'	30'	12,500	25'	8'	25.5'	16'	45'	1,500	4	2	4
□ 1–E	90'	30'	10,000	25'	8'	22'	16'	40'	1,500	4	2	4
■ 1–F	80'	25'	10,000	22'	8'	22'	16'	40'	975	4	2	4
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LEGEND:

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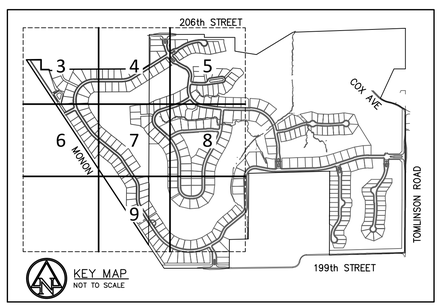
L1	24.116	S19° 25' 39.21"W
L2	82.063	S48° 04' 23.90"W
L3	10.489	S48° 04' 23.90"W
L4	70.379	S42° 42' 56.00"W
L5	8.204	S42° 42' 56.00"W
L6	72.114	S30° 27' 22.59"W
L7	37.174	S23° 18' 14.94"W
L8	58.246	S50° 46' 43.20"W
L9	23.080	S41° 37' 44.42"W
L10	20.096	S41° 37' 44.42"W
L11	14.596	S84° 16' 41.29"W
L12	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	58.140	S68° 02' 35.78"W
L29	15.127	N77° 36' 05.37"W
L30	4.714	N77° 36' 05.37"W
L31	28.726	N45° 46' 59.57"W
L32	11.374	N39° 52' 49.06"W

PARCELS (E & G) LINE TABLE

Line #	Length	Direction
L33	23.122	N23° 38' 21.20"W
L34	18.783	N50° 57' 00.64"W
L35	50.648	N39° 08' 49.08"W
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

PARCELS (E & G) LINE TABLE

Line #	Length	Direction
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
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



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CERTIFIED BY

ISSUANCE INDEX
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09/04/2015
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REVISION SCHEDULE		
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Project Number 2014.01381

PRIMARY PLAT

Archive Number 2014.01381

PLOT DATE: 9/4/2015 3:05 PM
PLOT SCALE: 1:2.5949 EDIT DATE: 9/4/2015 EDITED BY: PDOTTERY DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 09-09 PRI-PLAT PH-II.dwg

SITE DATA TABLE
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CHATHAM HILLS - SECTION TWO

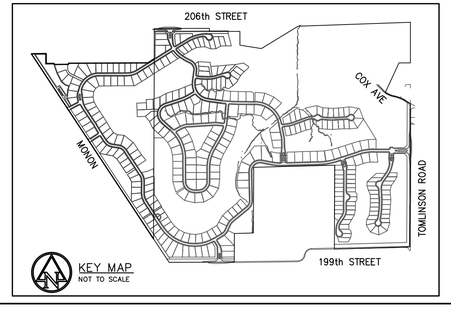
PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

0' 30' 60'
SCALE: 1"=30'

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.	3O" B&B SUBSTITUTE, NO FIELD POTTED PLANTS



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LANDSCAPE BUFFER PLAN

18

Archive Number 2014.01381

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PLOT SCALE: 1:2.5849
EDIT DATE: 9/11/2015 EDITED BY: PDOTTERY DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014.01381 PP 18-23 LP PH-II.dwg

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0' 30' 60'
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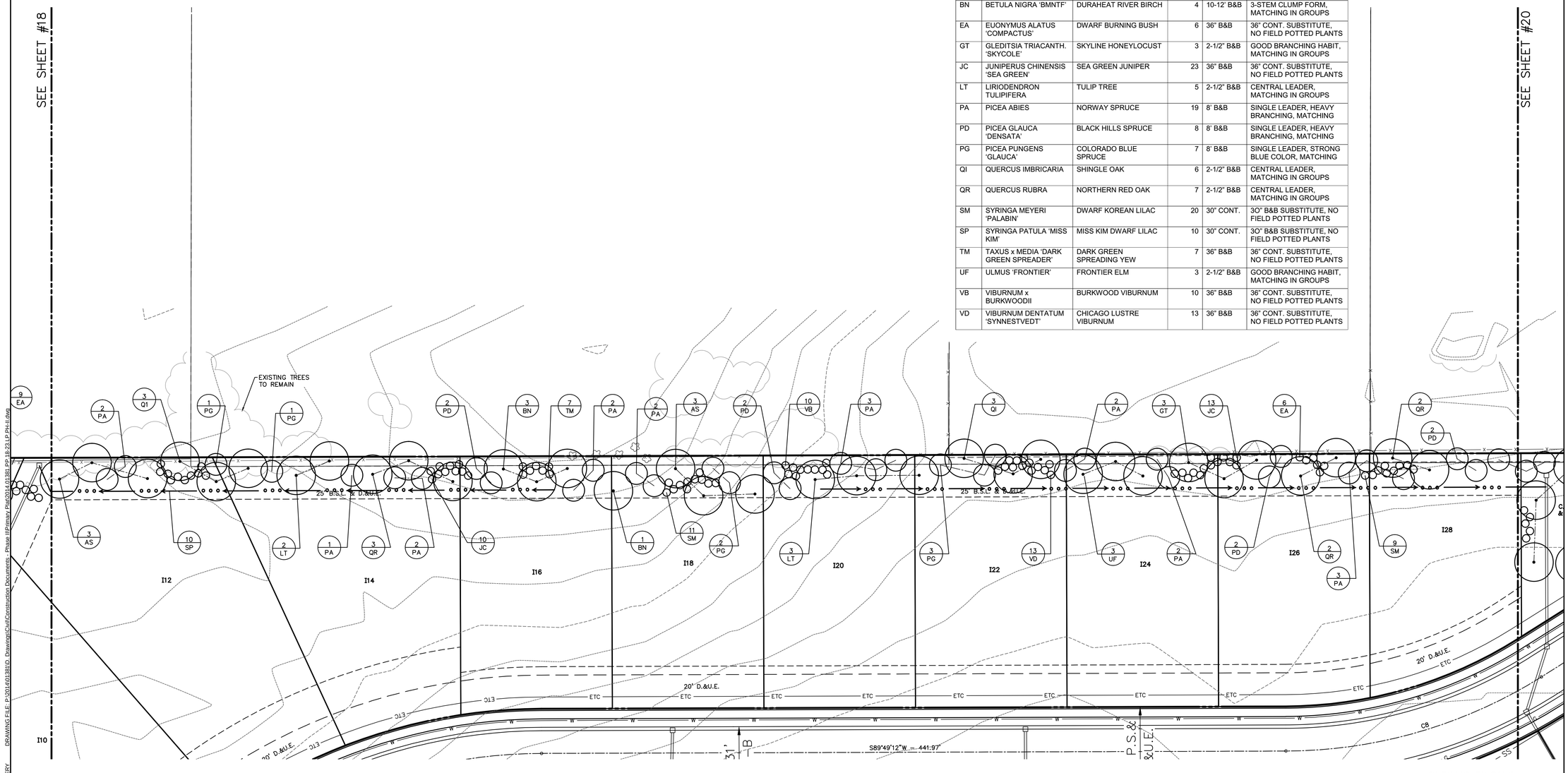
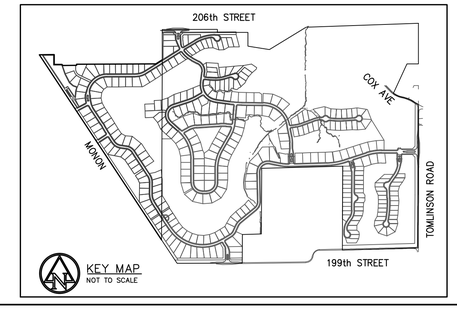
Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	6	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
BN	BETULA NIGRA 'BMNTF'	DURAHEAT RIVER BIRCH	4	10-12' B&B	3-STEM CLUMP FORM, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	6	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
GT	GLEDITSIA TRIACANTH. 'SKYCOLE'	SKYLINE HONEYLOCUST	3	2-1/2" B&B	GOOD BRANCHING HABIT, MATCHING IN GROUPS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	23	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	5	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	19	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	7	8' B&B	SINGLE LEADER, STRONG BLUE COLOR, MATCHING
QI	QUERCUS IMBRICARIA	SHINGLE OAK	6	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	7	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	20	30" CONT.	3O" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	10	30" CONT.	3O" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
TM	TAXUS x MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADING YEW	7	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
UF	ULMUS 'FRONTIER'	FRONTIER ELM	3	2-1/2" B&B	GOOD BRANCHING HABIT, MATCHING IN GROUPS
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	10	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
VD	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	13	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS





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LANDSCAPE BUFFER PLAN

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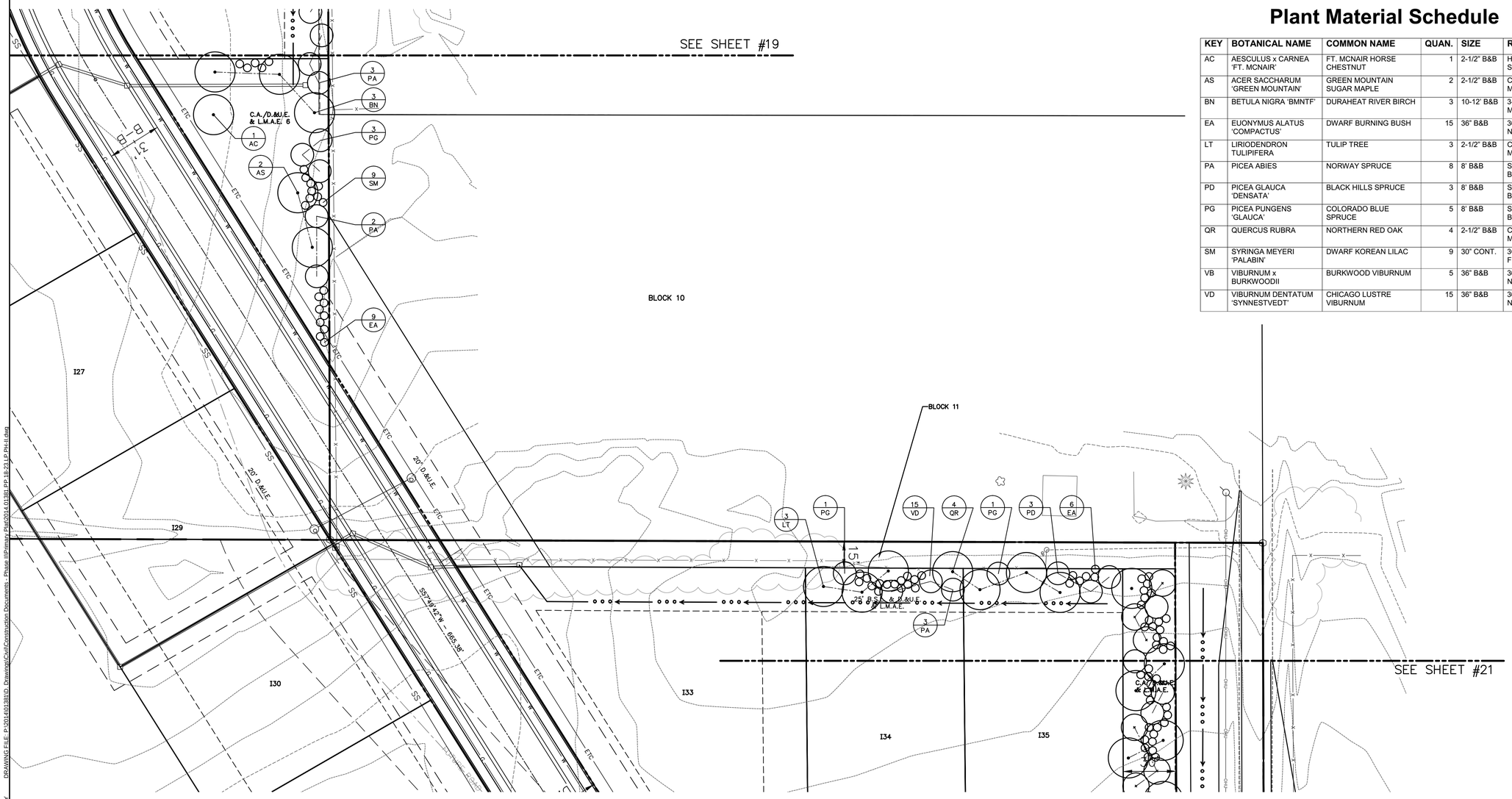

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AC	AESCULUS x CARNEA 'FT. MCNAIR'	FT. MCNAIR HORSE CHESTNUT	1	2-1/2" B&B	HIGH BRANCHING, SPECIMEN QUALITY
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
BN	BETULA NIGRA "BMNTF'	DURAHEAT 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
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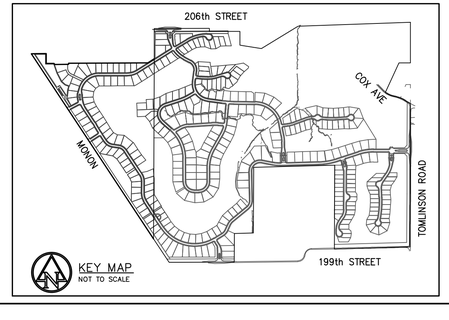

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LANDSCAPE BUFFER PLAN

20

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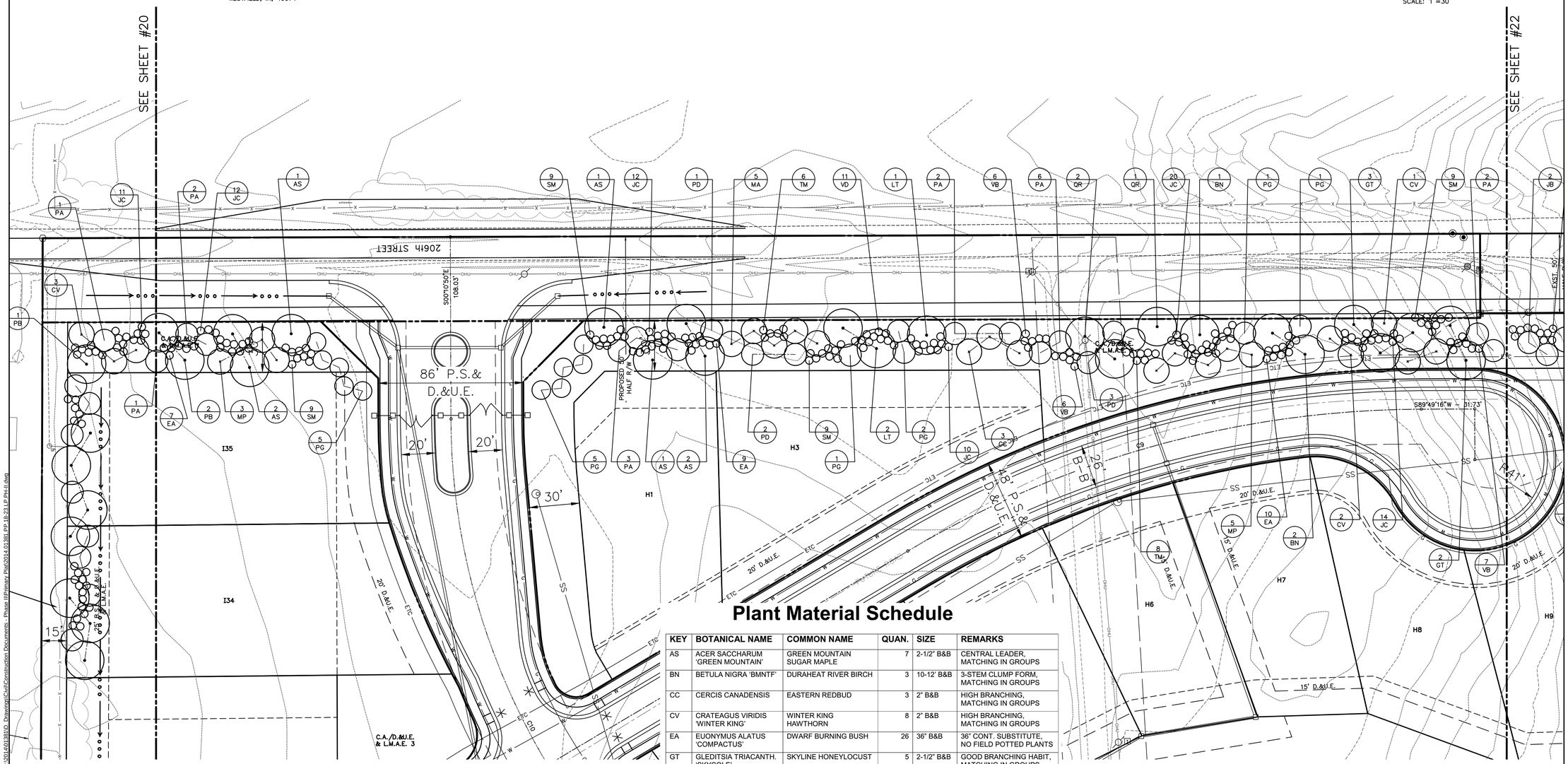
SCALE: 1"=30'



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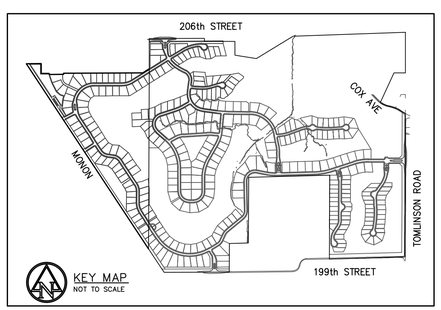
CC	CERCIS CANADENSIS	EASTERN REDBUD	3	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	8	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	26	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
GT	GLEDITSIA TRIACANTH. 'SKYCOLE'	SKYLINE HONEYLOCUST	5	2-1/2" B&B	GOOD BRANCHING HABIT, MATCHING IN GROUPS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	79	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
MA	MALUS 'ADAMS'	ADAMS FLOWERING CRAB	5	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	8	2" B&B	HIGH BRANCHING, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	13	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PB	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	3	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6	8' B&B	SINGLE LEADER, HEAVY BRANCHING, MATCHING
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	15	8' B&B	SINGLE LEADER, STRONG BLUE COLOR, MATCHING
QR	QUERCUS RUBRA	NORTHERN RED OAK	3	2-1/2" B&B	CENTRAL LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	36	30" CONT.	3O" 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
VB	VIBURNUM x BURKWOODII	BURKWOOD VIBURNUM	19	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS
VD	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	18	36" B&B	36" CONT. SUBSTITUTE, NO FIELD POTTED PLANTS



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Project Number 2014.01381

LANDSCAPE BUFFER PLAN

Archive Number 2014.01381

PLOT DATE: 9/11/2015 7:05 PM
PLOT SCALE: 1:2.9849 EDIT DATE: 9/11/2015 EDITED BY: PDOTTERY DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014\01381 PP 18-23 LP PH-II.dwg

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COMMON AREA – 7.69 ACRES±

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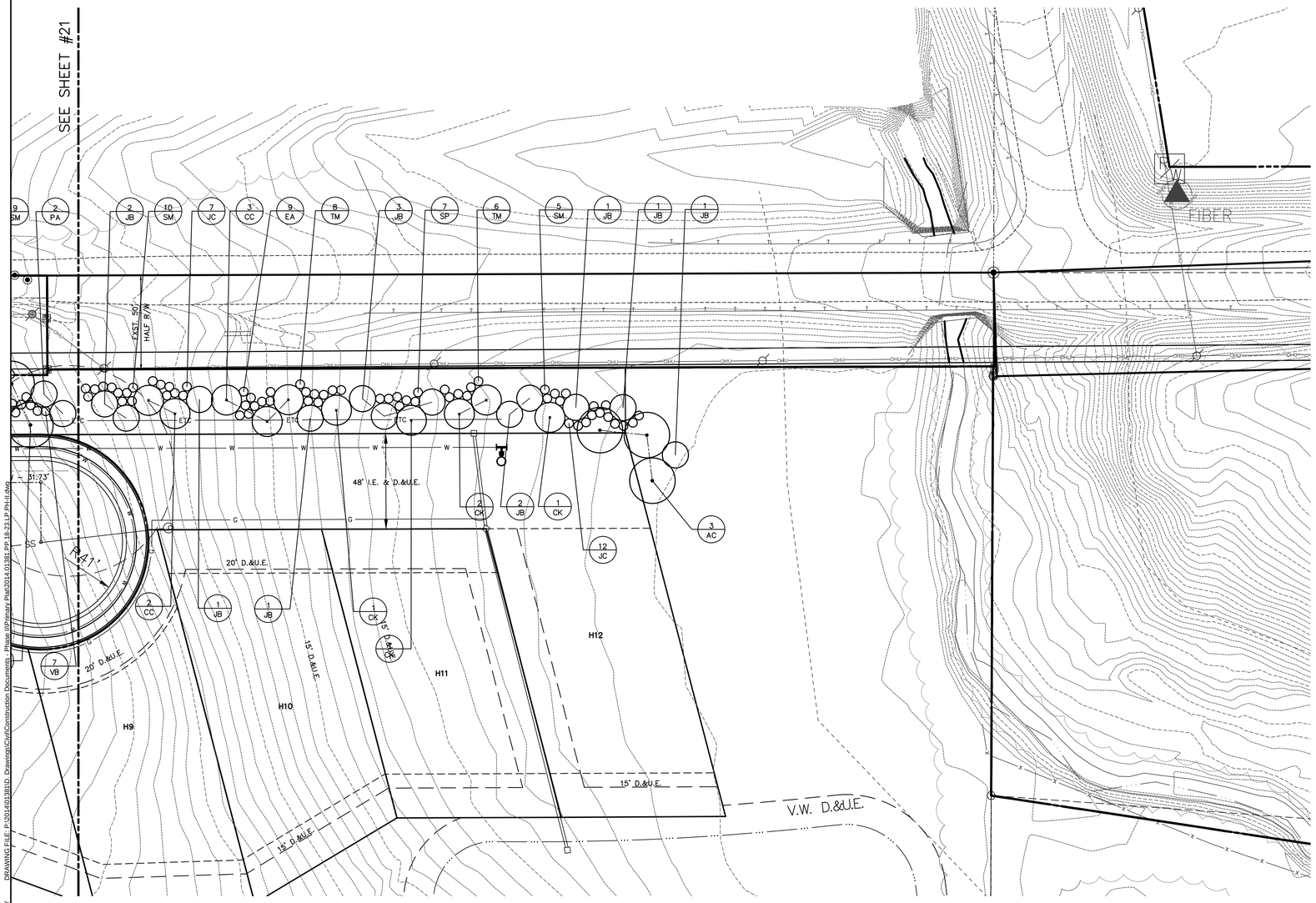
CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

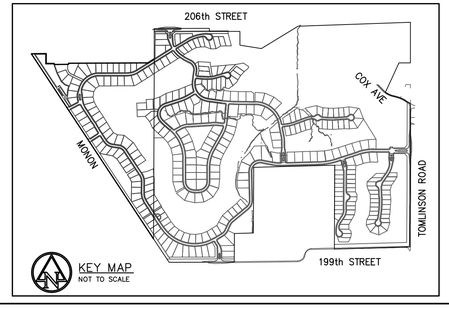
ZONING: PUD

0' 30' 60'
SCALE: 1"=30'



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 HETZII '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.	3O" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	7	30" CONT.	3O" 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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Archive Number 2014.01381

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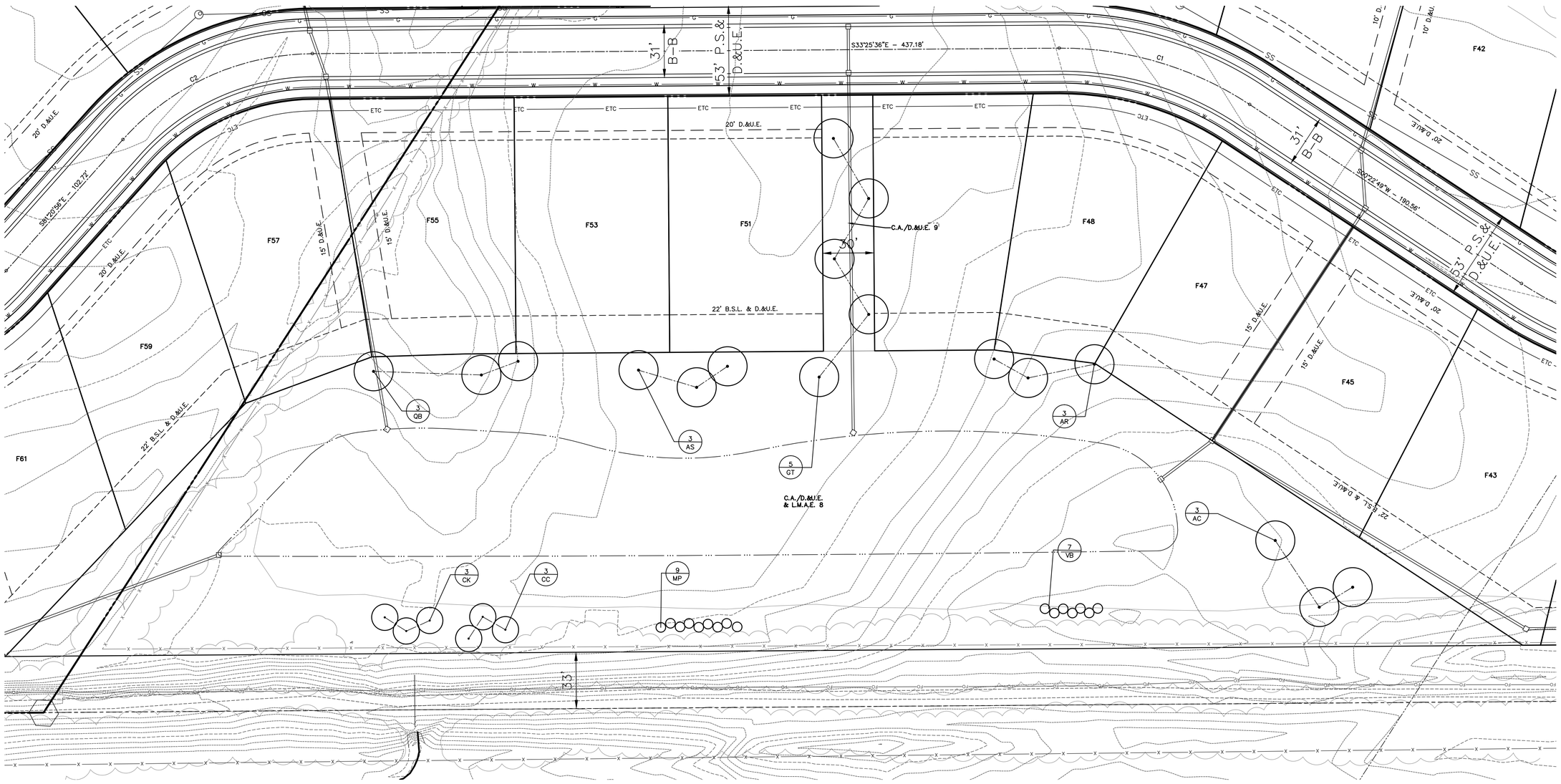
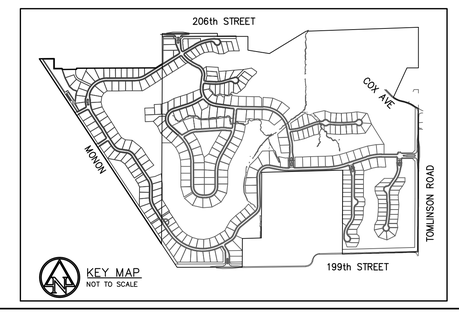


PLANT MATERIAL SCHEDULE

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	GLEDISTSIA 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. SUBSTITURE, 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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LANDSCAPE PLAN DETENTION AREA

Archive Number 2014.01381

PLOT DATE: 9/11/2015 7:06 PM
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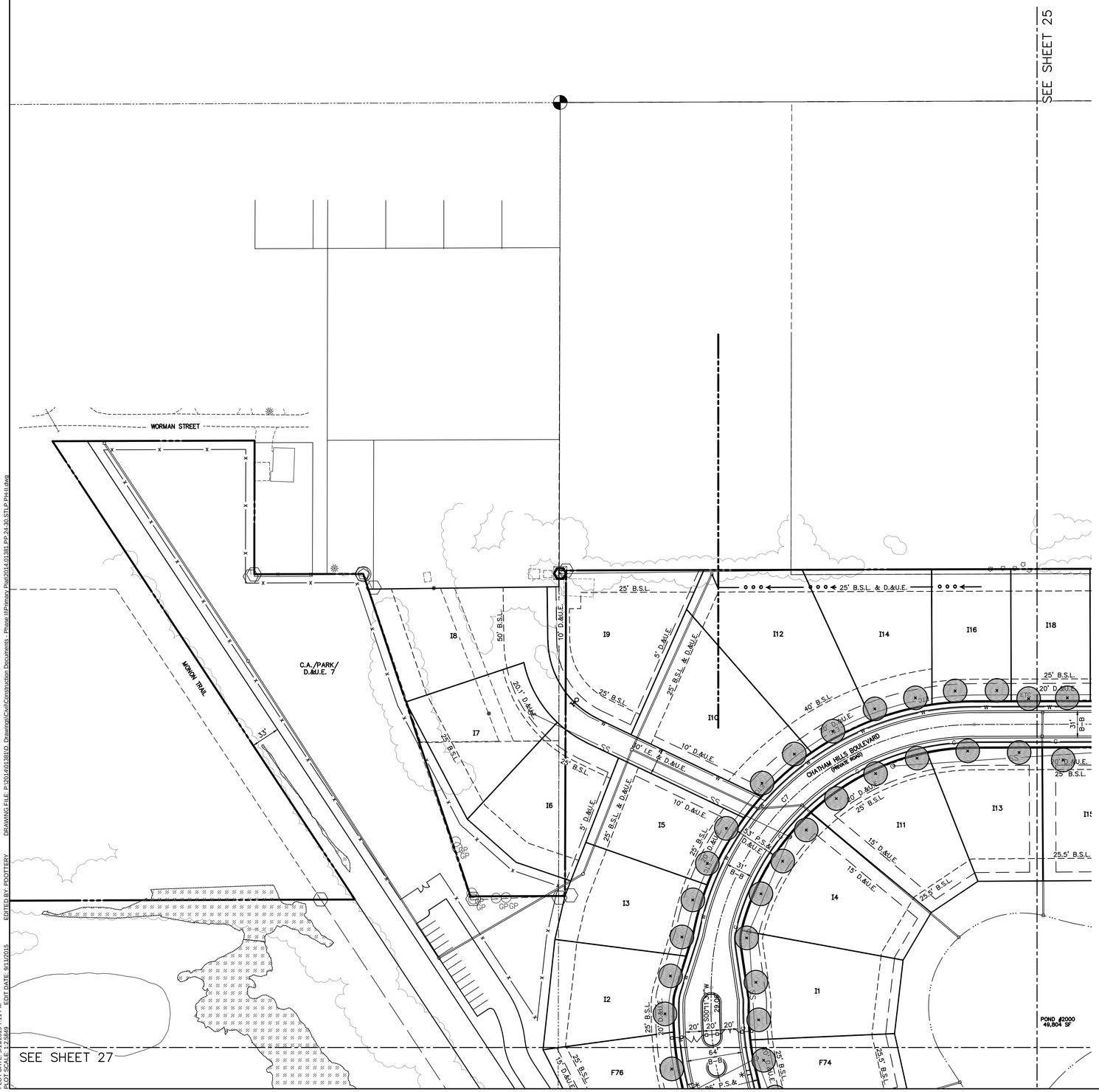

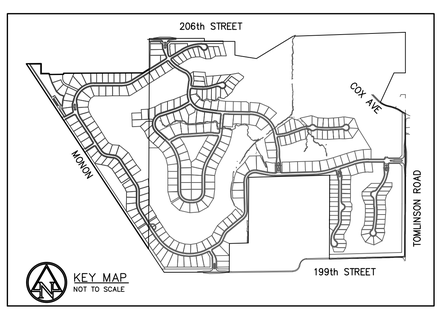

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STREET TREE LANDSCAPE PLAN

24

Archive Number 2014.01381

PLOT DATE: 9/12/2015 7:11 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 9/11/2015
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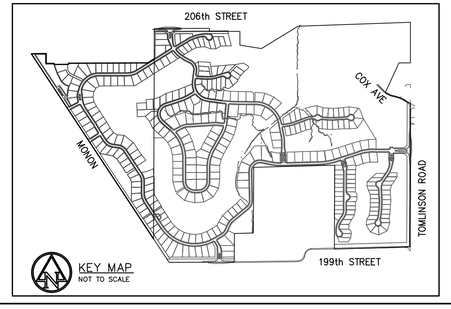

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STREET TREE LANDSCAPE PLAN

25

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EDIT DATE: 9/11/2015
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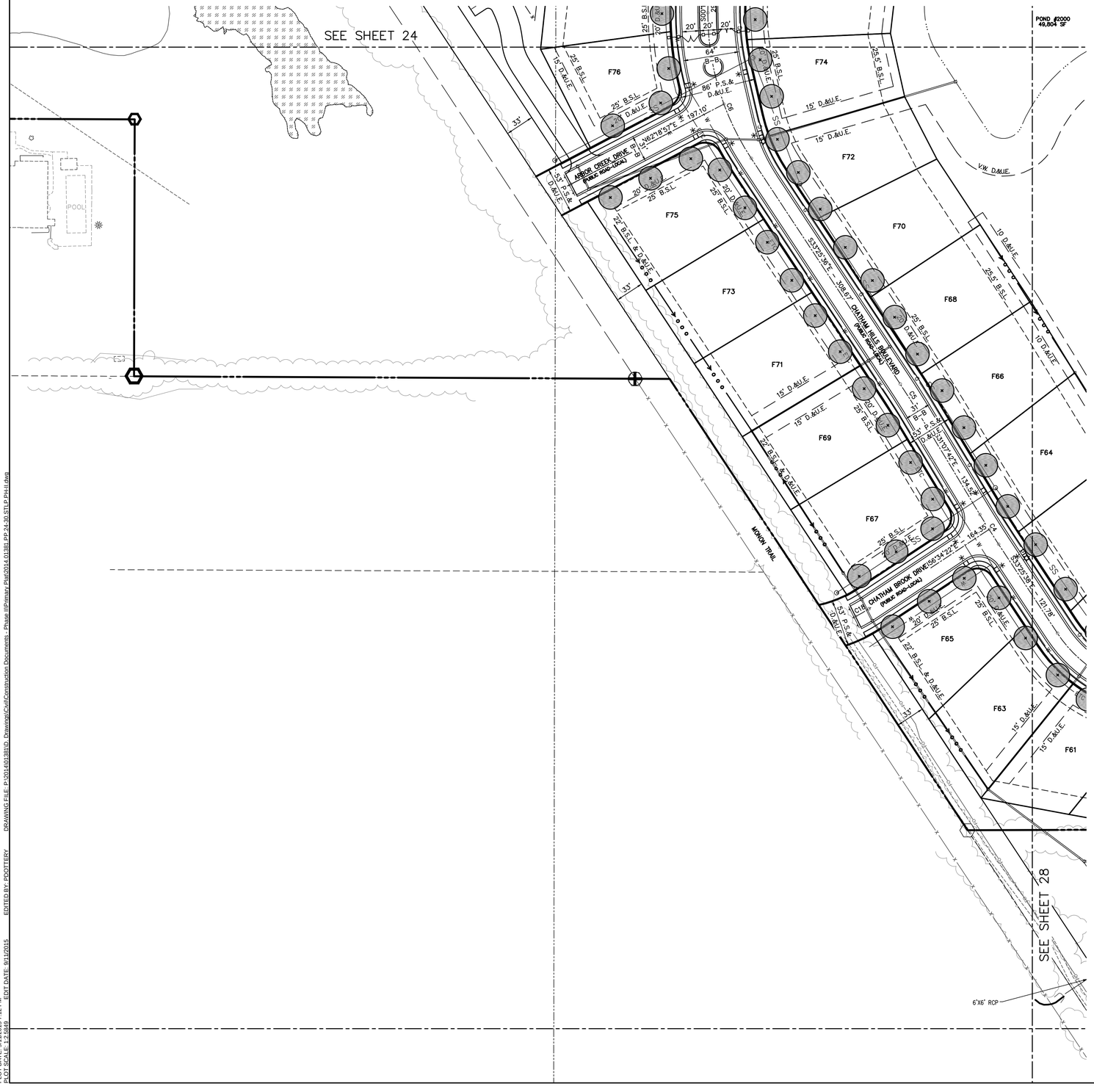

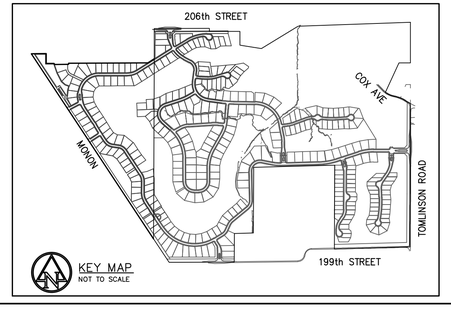

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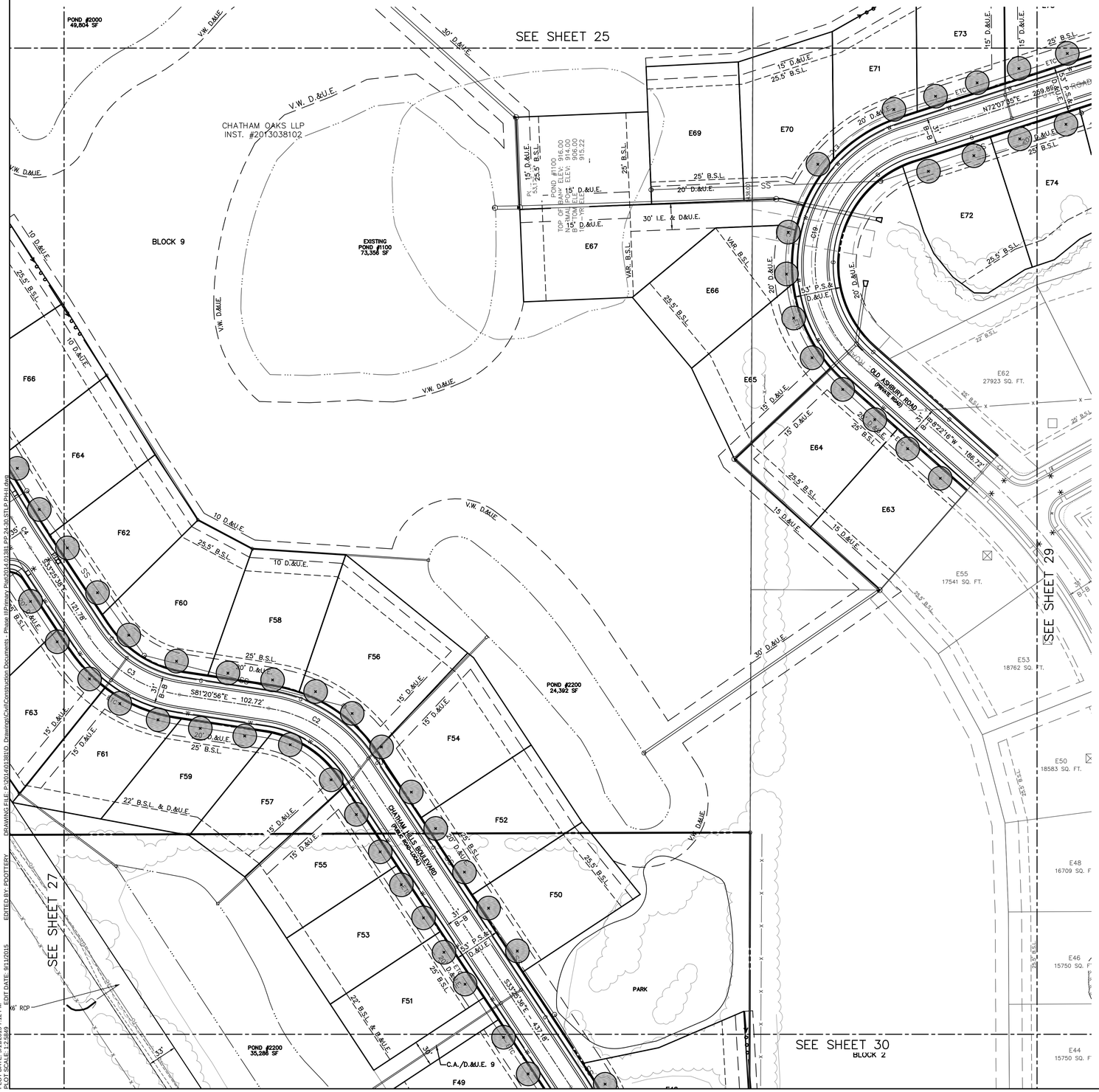
PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



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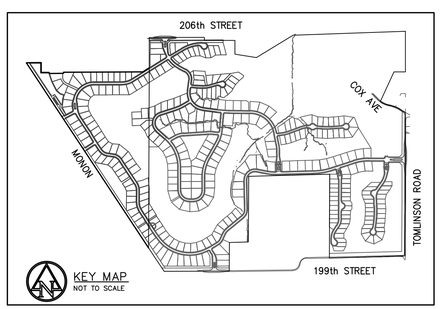

HOLEY MOLEY SAYS
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811

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

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
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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

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

Project Number 2014.01381

STREET TREE LANDSCAPE PLAN

28

Archive Number 2014.01381

PLOT DATE: 9/11/2015 7:12 PM
PLOT SCALE: 1:2.5(x)
EDIT DATE: 9/11/2015
EDITED BY: PDOTTERY
DRAWING FILE: P:\2014\01381\D_Drawings\Civil\Construction Documents - Phase I\Primary Plat\2014.01381_PP-24-30_ST-LP-Phase I.dwg

SITE DATA TABLE
SECTION 2
ACREAGE – 94.49
OF LOTS – 134
DENSITY – 1.42 LOTS/ACRE
OPEN SPACE – 32.87 ACRES±
OPEN SPACE (EXCLUDING LAKES) – 27.45 ACRES±
LAKE AREA – 5.42 ACRES±
COMMON AREA – 7.69 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:

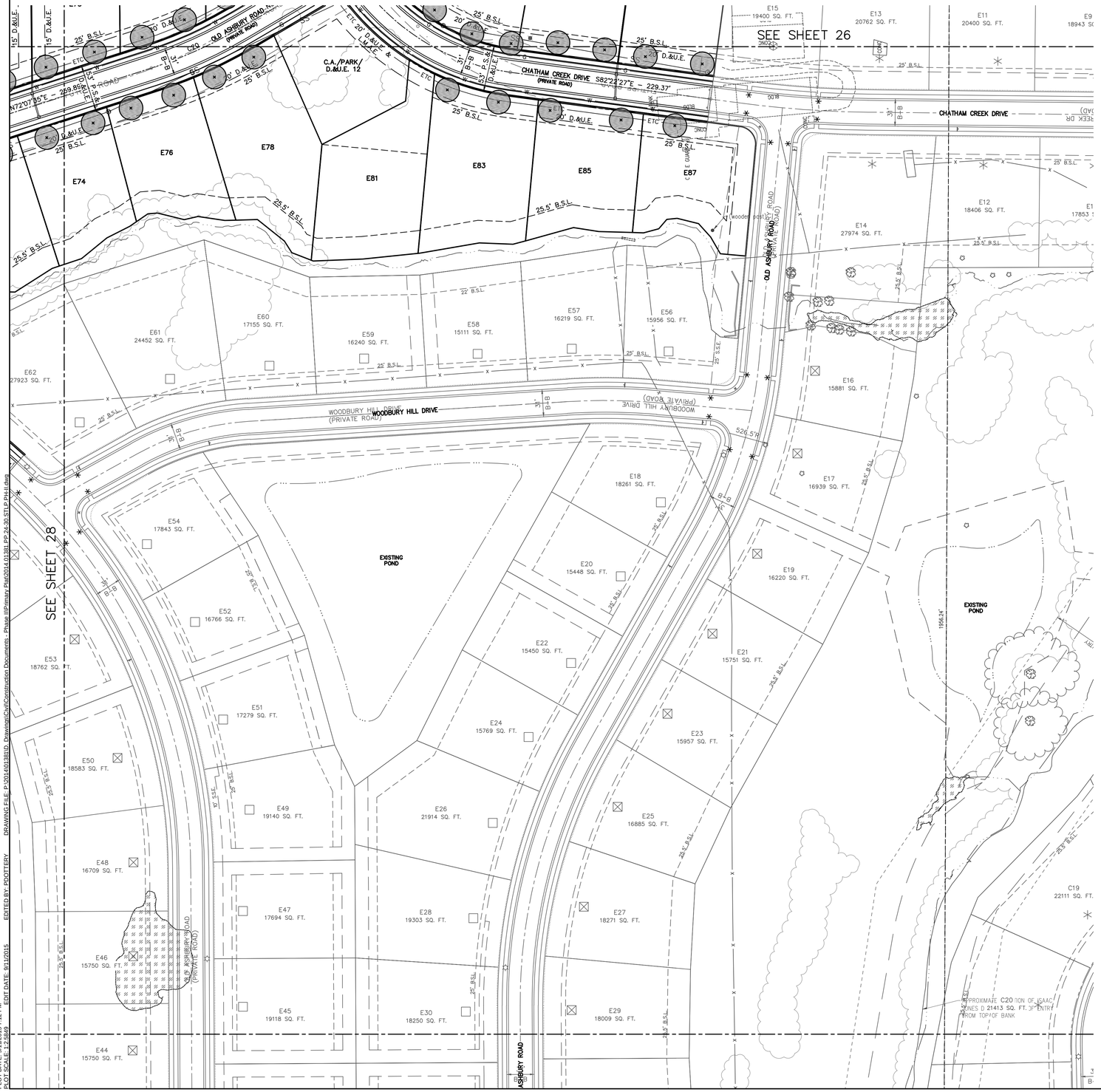
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD,
WESTFIELD, IN, 46074

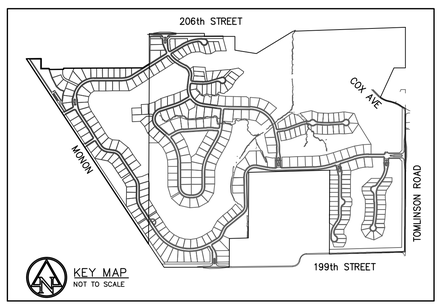
CHATHAM HILLS - SECTION TWO

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD

SCALE: 1"=30'





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STREET TREE LANDSCAPE PLAN

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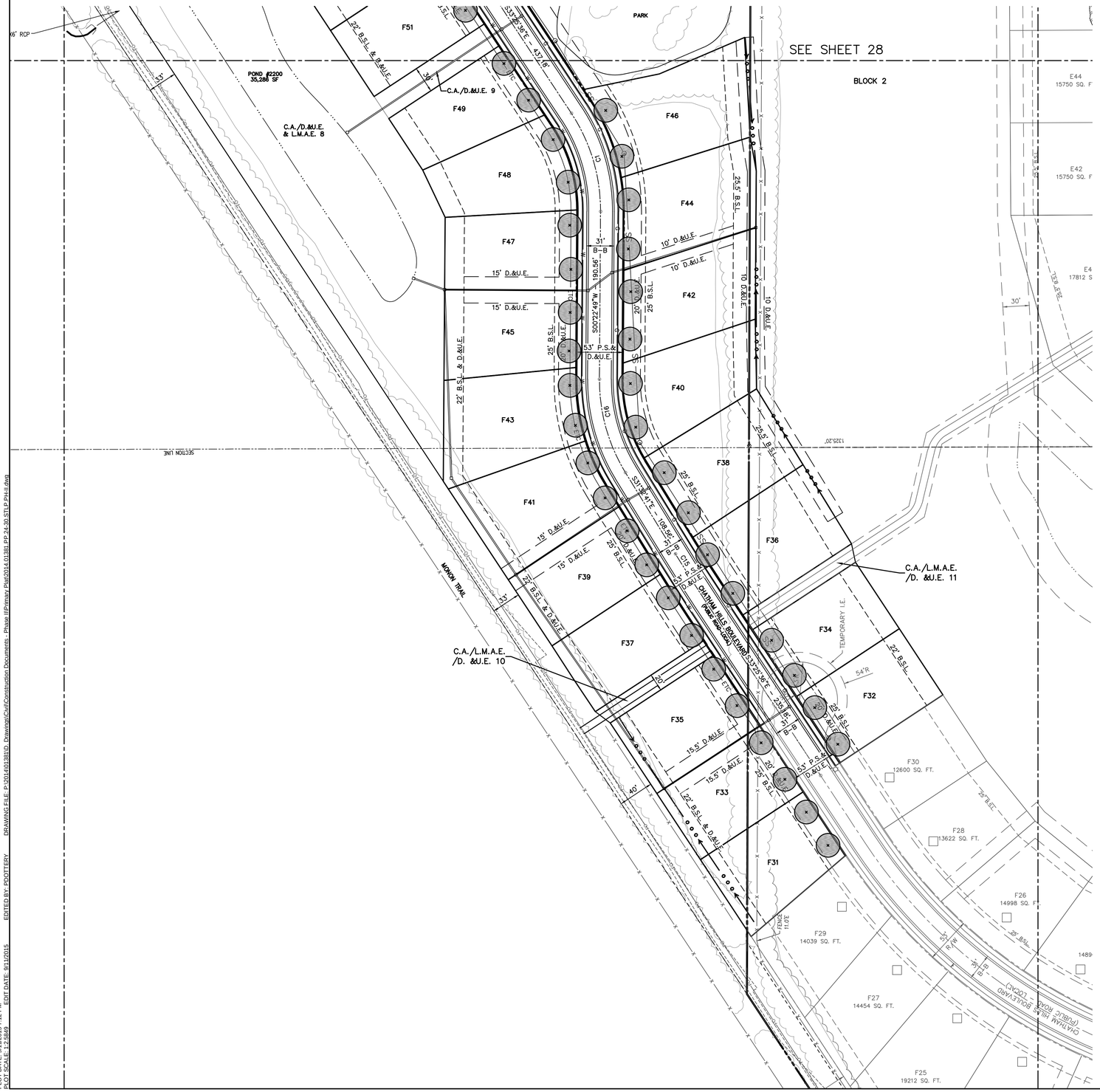
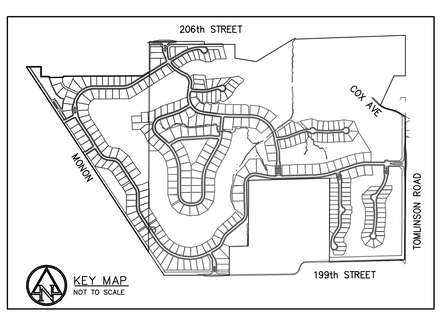
ZONING: PUD

0' 30' 60'
SCALE: 1"=30'





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STREET TREE LANDSCAPE PLAN

30

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PLOT SCALE: 1:2.5849 EDIT DATE: 9/11/2015 EDITED BY: PDOTTERY DRAWING FILE: P:\2014\01381\D Drawings\Civil\Construction Documents - Phase II\Primary Plat\2014\01381 PP 24-30 ST LP PH-II.dwg

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.

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)

STAFF COMMENTS

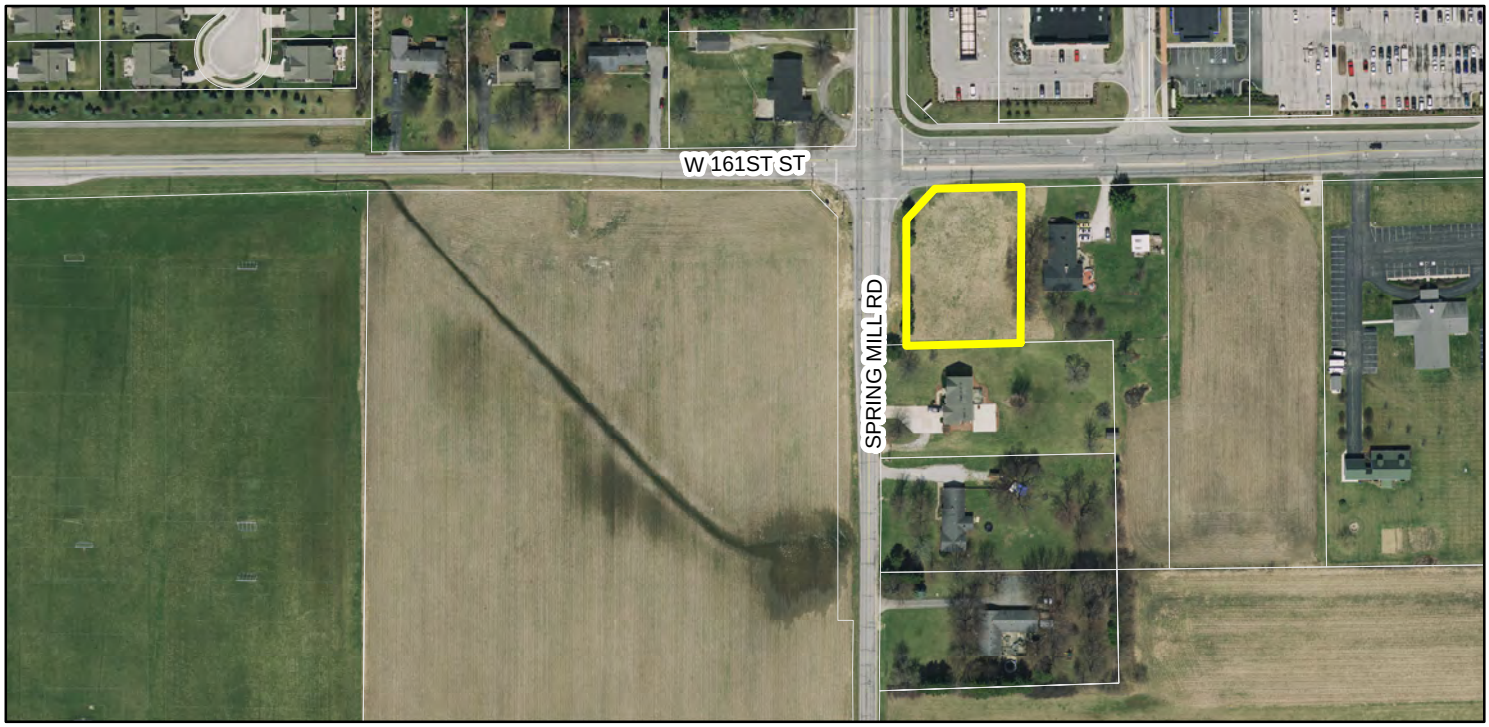
1) This item is scheduled for a public hearing.
2) The Detailed Development Plan complies with the applicable zoning ordinances.
3) Staff recommends approving the petition with the following conditions:
   a) All necessary approvals be obtained from the Westfield Public Works and the Hamilton County 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.
4) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Property Location Map
CVS
1510-DDP-21

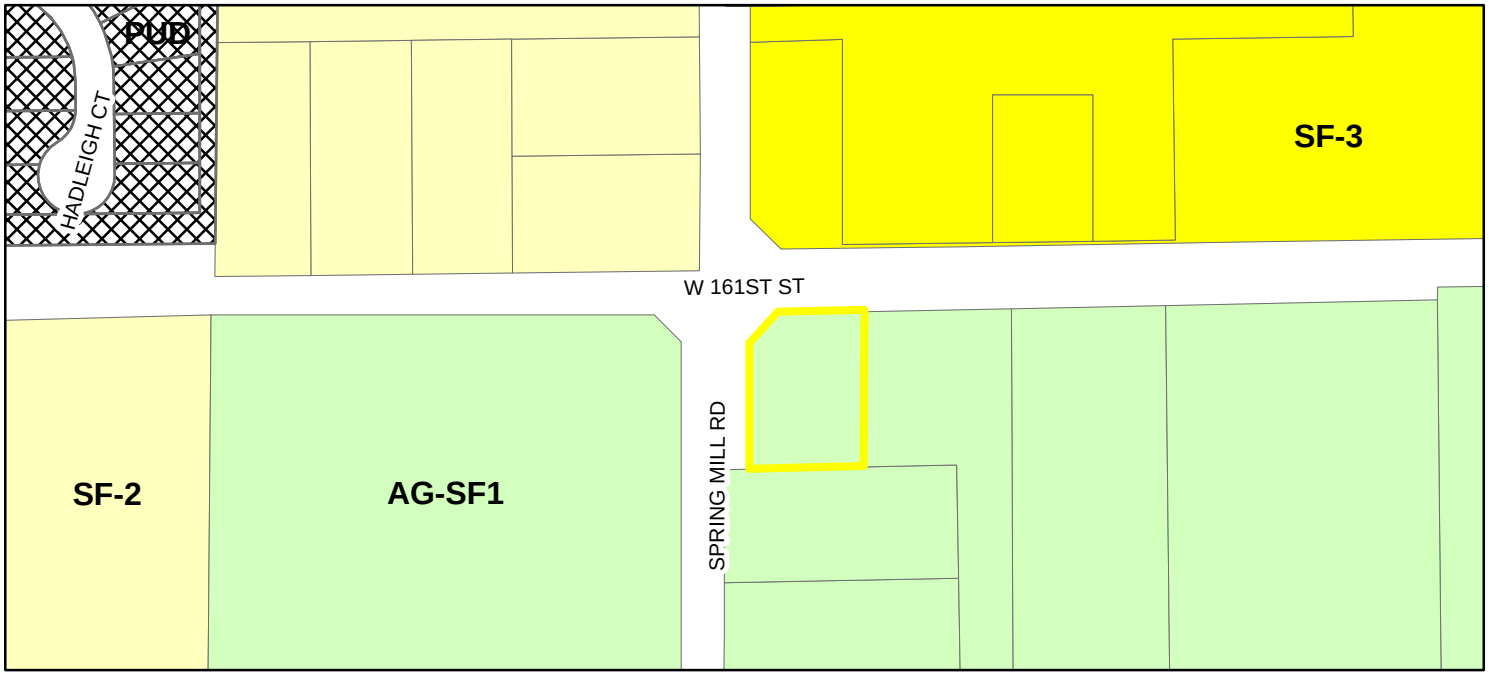
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

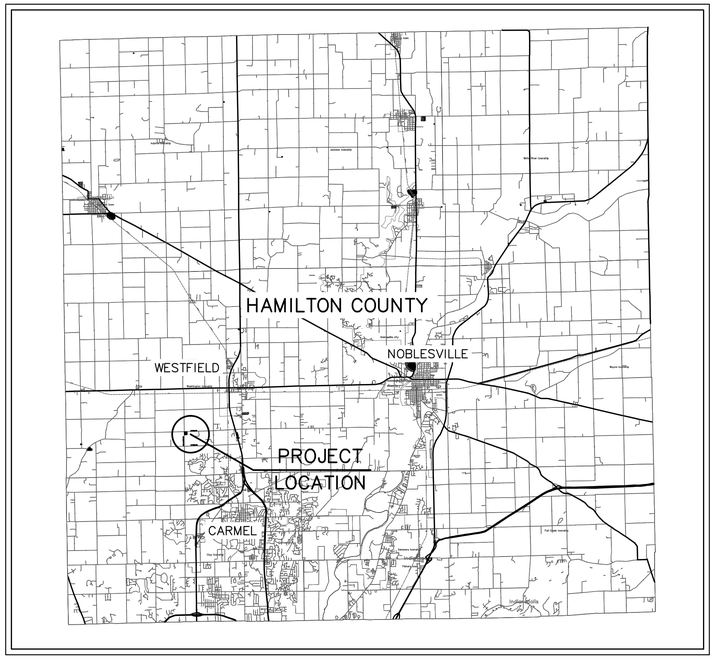


Zoning

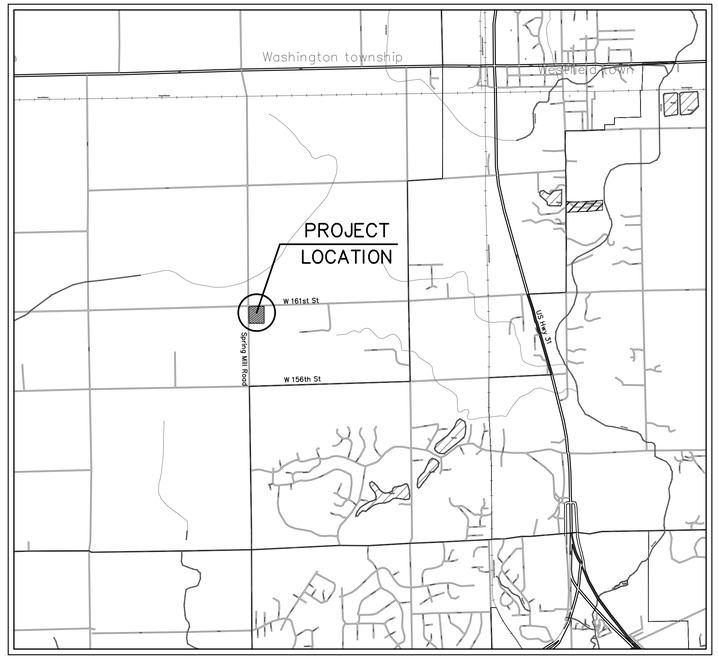
- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- Parcel

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
GENERAL NOTES	C004
EXISTING TOPOGRAPHY	C101
DEMOLITION PLAN	C110
SITE PLAN	C201
UTILITY PLAN	C301
3 GRADING PLAN	C401
STORM SEWER PLAN & PROFILE	C410
STORM SEWER PLAN & PROFILE	C411
EROSION CONTROL PLAN	C501
STORMWATER POLLUTION PREVENTION PLAN	C510
EROSION CONTROL DETAILS	C520
EROSION CONTROL DETAILS	C521
SITE DETAILS	C601
SITE DETAILS	C602
SITE DETAILS	C603
SITE DETAILS	C604
PLANTING PLAN	C701
PLANTING DETAILS	C702
SITE PHOTOMETRIC PLAN	C801
SITE PHOTOMETRIC PLAN	C802

PLAN DATE: 05/29/2015

3

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

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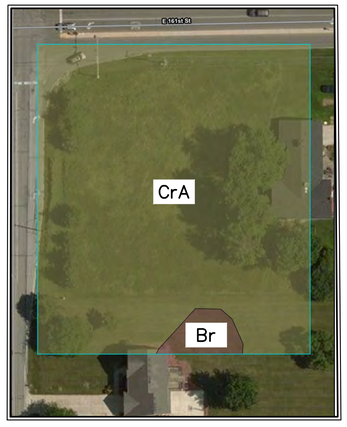

SOILS MAP
NOT TO SCALE

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

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. Utilities: 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.

B. 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, scoriated, 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.
6. Manholes: Perform hydraulic test according to ASTM C 969.

C. 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 waterway for coupling joints.
2. Silltight 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:

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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:	RCB
DATE:	05-29-2015
JOB NUMBER:	2007.01007

TITLE: CIVIL SPECIFICATIONS

SHEET NUMBER: C002

COMMENTS:

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
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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.

1.5 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 joined 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 widths 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 transverse 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.

I. 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 alkyd materials, 55 deg F for water-based materials, and not exceeding 95 deg F.

1.3 PAVEMENT-MARKING PAINT

A. Pavement-Marking Paint: Alkyd-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.

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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

TITLE:
CIVIL SPECIFICATIONS

SHEET NUMBER:
C003

COMMENTS:

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GENERAL NOTES

1. ALL WORK TO CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
6. 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

1. CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
2. PROTECT TREES TO REMAIN DURING CONSTRUCTION.
3. 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.
4. 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.
5. DEMOLISH FOUNDATIONS AND OTHER BELOW-GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 48 INCHES BELOW LOWEST FOUNDATION LEVEL.
6. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES, WITH COMPACTED GRANULAR BACKFILL.
7. THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
8. CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
9. 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.
10. 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.
11. PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
12. ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
13. NO ON-SITE BURNING IS PERMITTED.
14. CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
15. 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.
16. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

SITE NOTES

1. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
5. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
6. 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.
7. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
8. 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.
9. 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.
10. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
11. RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
12. CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
13. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
14. ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
15. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
16. CHAMFER ALL ENDS OF CURBS.

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. 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.
3. 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.
4. 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.
5. 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 GEOTECHINICAL 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.
6. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
7. ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
8. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
9. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
10. 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.
11. 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.
12. CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

1. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. 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.
3. 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.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
5. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
6. 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.
7. 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.
8. 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.
9. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
10. ALL STORM INLET CASTINGS TO BE STAMPED "DUMP NO WASTE – DRAINS TO WATERWAY".

EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
2. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
4. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
5. 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.
6. 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.
7. 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.
8. 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.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. 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.
11. SCHEDULE OF EARTHWORK ACTIVITIES:
    a. 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.
    b. 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.
    c. 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.
15. PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
16. CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
17. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE WESTFIELD PUBLIC WORKS DEPARTMENT INSPECTOR

ENVIRONMENTAL AND GEOTECHNICAL FINDINGS NOTES

1. CONTRACTOR SHALL REFER TO THE PHASE I ENVIRONMENTAL SITE ASSESSMENT PREPARED BY ALT & WITZIG FILE: 15IN0527 DATED JULY 31, 2015 FOR INFORMATION ON ENVIRONMENTAL FINDINGS ON THE SITE.
2. CONTRACTOR TO REFER TO THE GEOTECHINICAL ENGINEERING REPORT NAMED "SUBSURFACE INVESTIGATION & GEOTECHNICAL RECOMMENDATIONS; ALT & WITZIG FILE:15IN0510" DATED AUGUST 6, 2015" FOR INFORMATION ON HOW TO ADEQUATELY ADDRESS AND HANDLE SOIL CONDITIONS AS WELL AS REQUIRED SOIL PLACEMENT AND COMPACTION REQUIREMENTS.

CVS pharmacy

13,225 TYPE-B
CHAMFER DRIVE-THRU

STORE NUMBER: 10591
191ST 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:

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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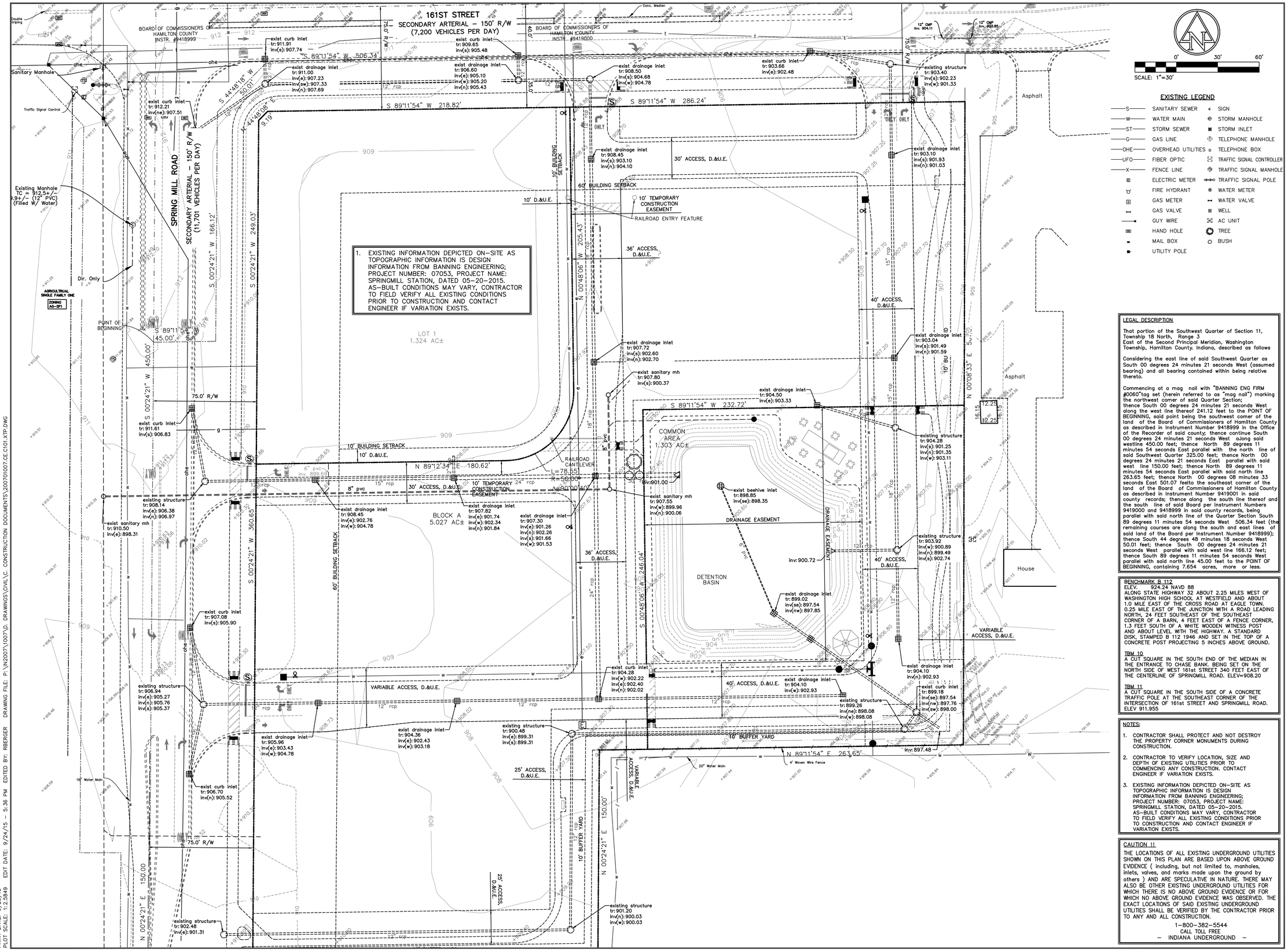

EXISTING LEGEND

—S—	SANITARY SEWER		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		

1. 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.

LEGAL DESCRIPTION

That portion of the Southwest Quarter of Section 11, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows

Considering the east line of said Southwest Quarter as South 00 degrees 24 minutes 21 seconds West (assumed bearing) and all bearing contained within being relative thereto.

Commencing at a mag nail with "BANNING ENG FIRM #0060"tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9418999 in the Office of the Recorder of said county; thence continue South 00 degrees 24 minutes 21 seconds West along said westline 450.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with the north line of said Southwest Quarter 325.00 feet; thence North 00 degrees 24 minutes 21 seconds East parallel with said west line 150.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with said north line 263.65 feet; thence North 00 degrees 08 minutes 33 seconds East 501.07 feeto the southeast corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9419001 in said county records; thence along the south line thereof and the south line of said Board per Instrument Numbers 9419000 and 9418999 in said county records, being parallel with said north line of the Quarter Section South 89 degrees 11 minutes 54 seconds West 506.34 feet (the remaining courses are along the south and east lines of said land of the Board per Instrument Number 9418999); thence South 44 degrees 48 minutes 18 seconds West 50.01 feet; thence South 00 degrees 24 minutes 21 seconds West parallel with said west line 166.12 feet; thence South 89 degrees 11 minutes 54 seconds West parallel with said north line 45.00 feet to the POINT OF BEGINNING, containing 7.654 acres, more or less.

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:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. 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 !!

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 –

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.
7260 SHADELAND STATION
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DEVELOPER:

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501 Pennsylvania Pkwy.
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Indianapolis, Indiana 46280
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Contact: Craig Forgey

SEAL:

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REVISIONS:

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2	PER OWNER	08–27–2015
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PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05–29–2015
JOB NUMBER:	2007.01007

TITLE:
EXISTING TOPOGRAPHY

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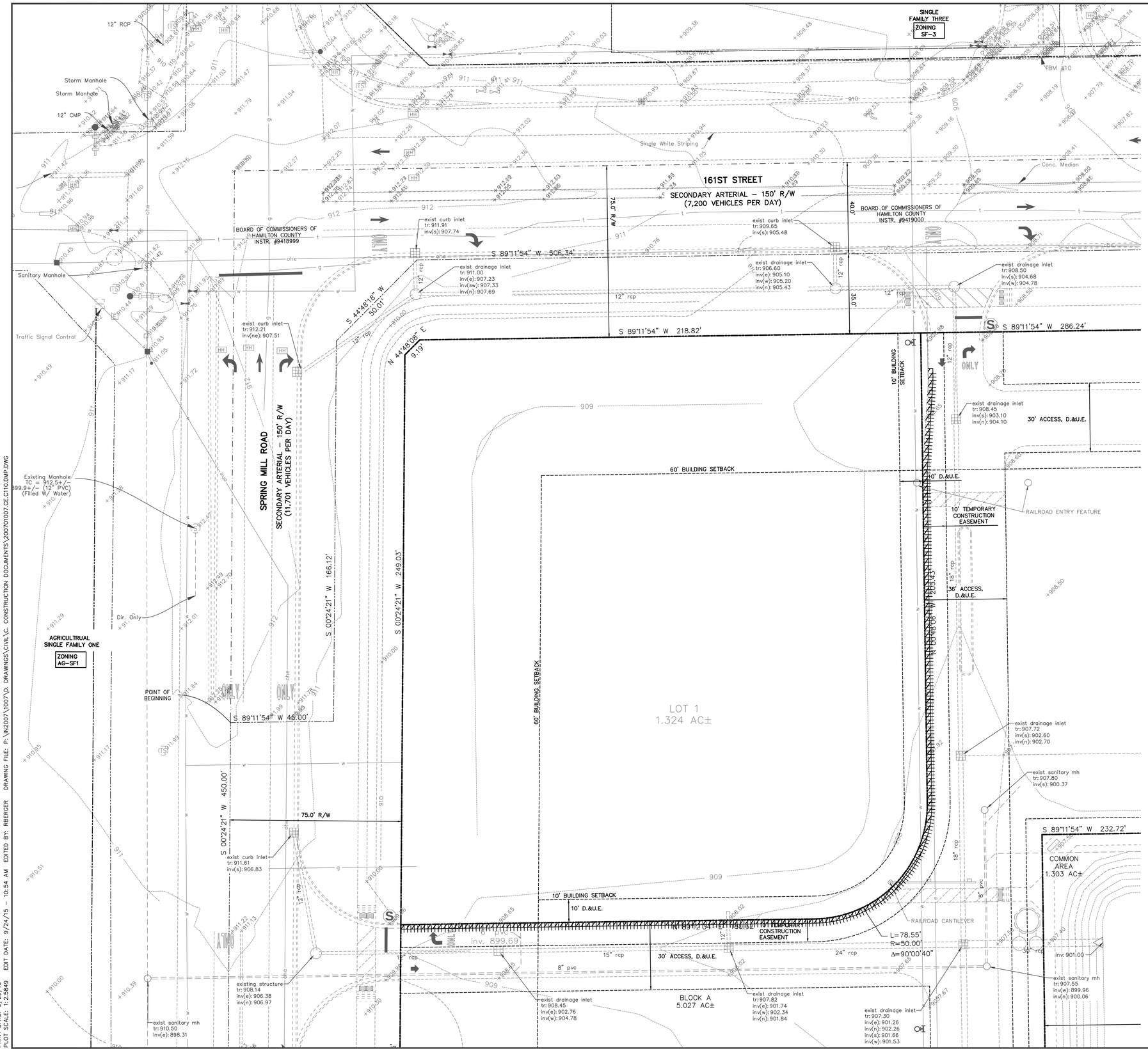

SCALE: 1"=20'

EXISTING LEGEND

—S—	SANITARY SEWER		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		

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

NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. 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 –

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.
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:

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

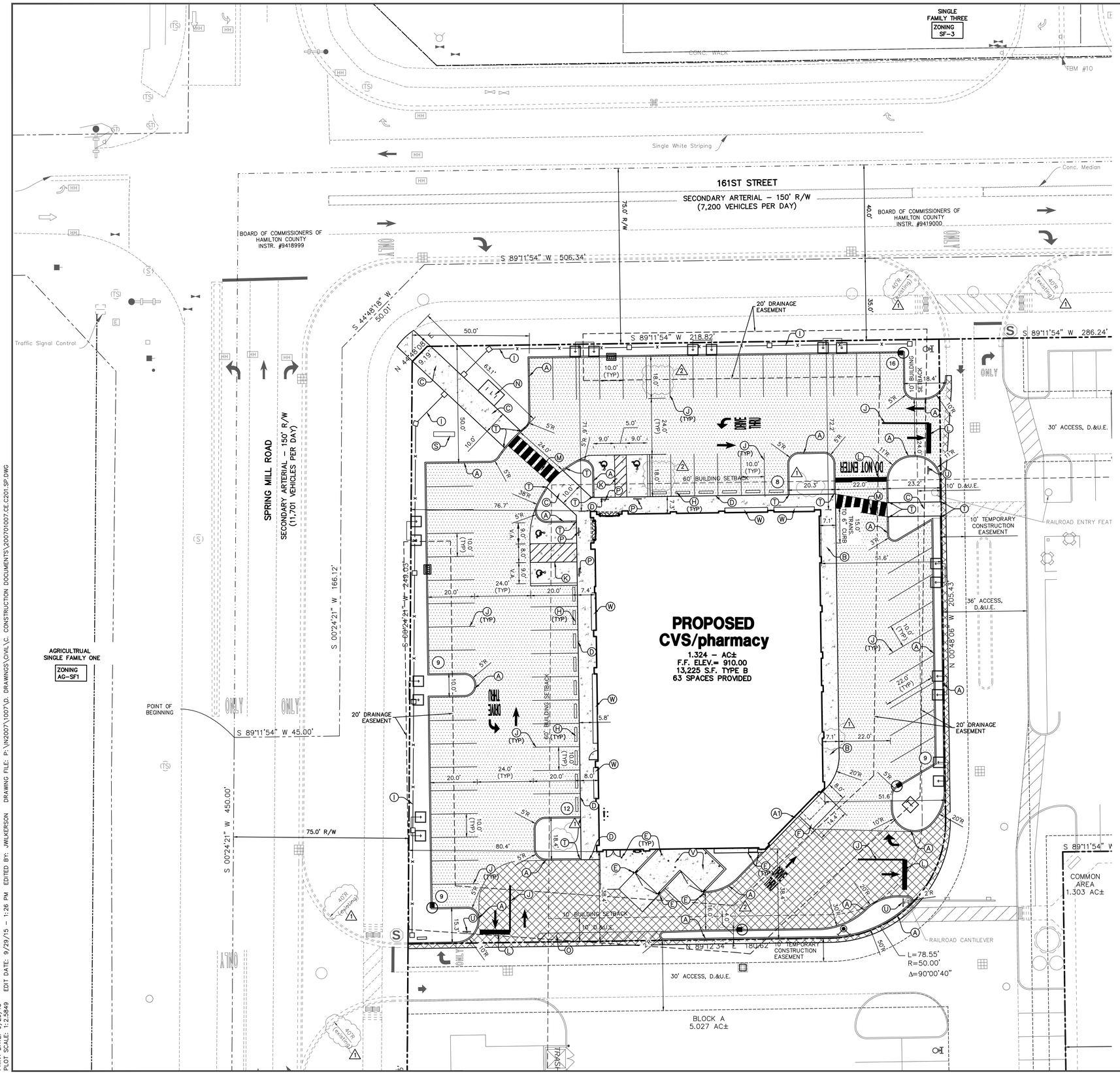
PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05–29–2015
JOB NUMBER:	2007.01007

TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C110

COMMENTS:

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/24/15 – 10:54 AM
EDITED BY: RBERGER
DRAWING FILE: P:\IN2007\007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\2007D1007.CE.C110.DMP.DWG



SCALE: 1"=20'

EXISTING LEGEND

—S—	SANITARY SEWER		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 SITE LEGEND

	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	CONCRETE
	DIRECTIONAL ARROWS, PAINTED WHITE
DRIVE THRU	WORD "DRIVE THRU", PAINTED WHITE
A	6" STRAIGHT CONCRETE CURB
A1	8" STRAIGHT CONCRETE CURB
B	COMBINED WALK & CURB
C	CONCRETE SIDEWALK
D	FLUSH CONCRETE SIDEWALK
E	6" DIA. STEEL PIPE BOLLARD
F	CONCRETE PAD
G	CONCRETE PAVEMENT
H	CONCRETE PARKING BUMPER
I	FENCE (SEE ARCHITECTURAL PLANS)
J	4" SOLID WHITE, PAINT LINE
K	4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
L	24" STOP BAR, WHITE, PAINT
M	24" WHITE, THERMOPLASTIC, PEDESTRIAN CROSSING
N	BIKE RACK (3 SPACES)
O	4" SOLID YELLOW, PAINT LINE
P	ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
S	PYLON SIGN
T	CURB TAPER
U	STOP SIGN
V	TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS)
W	PLANTER BED
	A.D.A. ACCESSIBLE PARKING SYMBOL PAINTED BLUE
T	CONCRETE TRANSFORMER PAD
	LIGHT POLE

PARKING ANALYSIS

CVS S.F.:	13,225 SF
PARKING PROVIDED :	59 SPACES
A.D.A. PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	4 SPACES
TOTAL PARKING PROVIDED =	63 SPACES

NOTES:

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– INDIANA UNDERGROUND –

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:

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7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
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DEVELOPER:

TMC Indiana 2, LLC
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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:	RCB
DATE:	05–29–2015
JOB NUMBER:	2007.01007

TITLE:

SITE PLAN

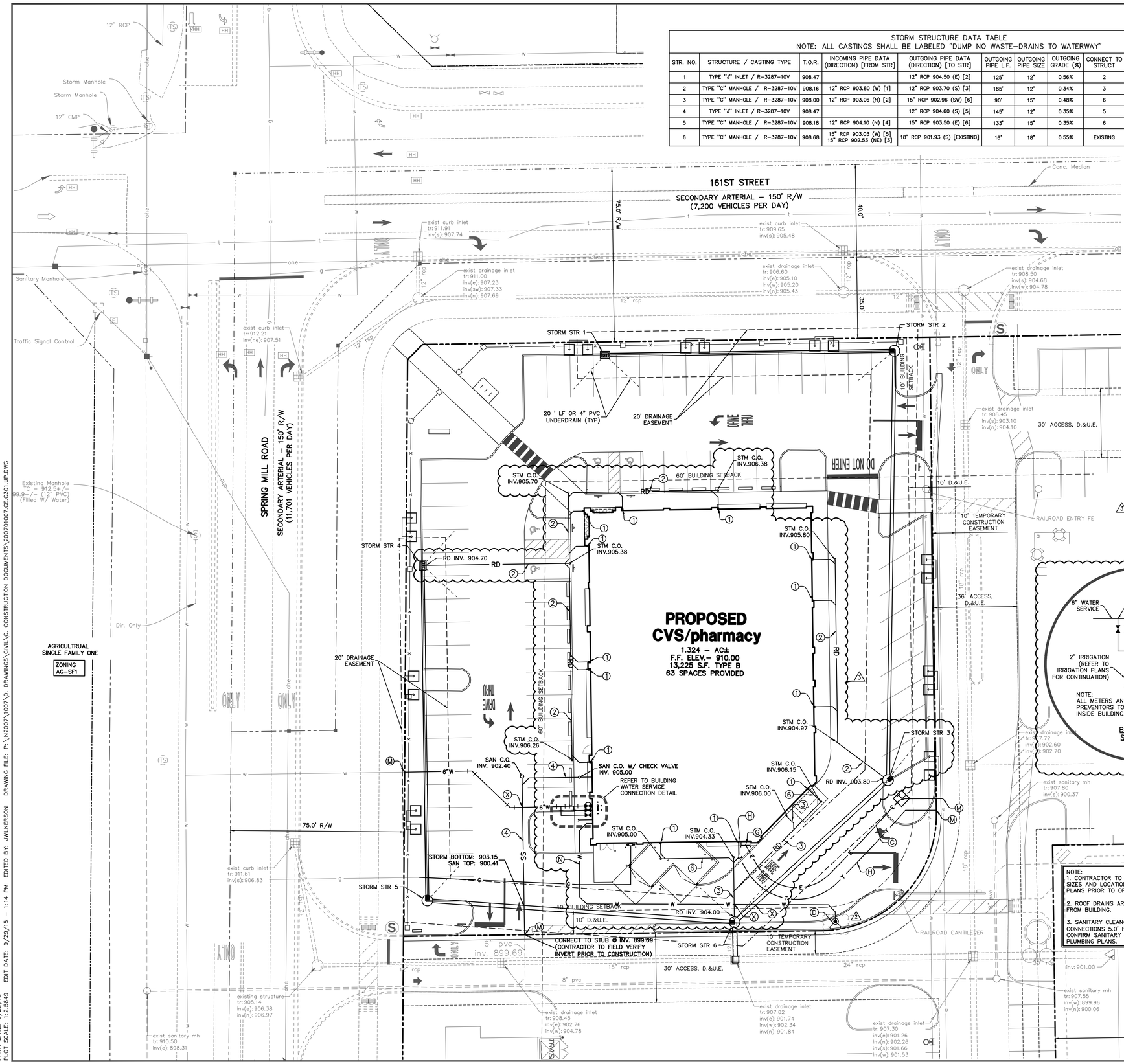
SHEET NUMBER:

C201

COMMENTS:

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/29/15 – 1:26 PM EDITED BY: JWLKERSON DRAWING FILE: P:\IN2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\200701007.CE.C201.SP.DWG

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'	18"	0.55%	EXISTING	FLAT TOP REQUIRED. CONTRACTOR TO FIELD VERIFY LOCATION AND INVERT OF EXISTING STUB PRIOR TO ORDERING MATERIALS.



SCALE: 1"=20'

EXISTING LEGEND

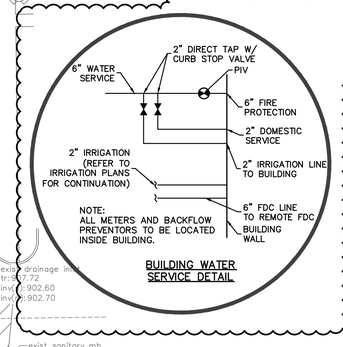
—S—	SANITARY SEWER		SIGN
—W—	WATER MAIN		STORM MANHOLE
—ST—	STORM SEWER		STORM INLET
—G—	GAS LINE		TELEPHONE MANHOLE
—OHE—	OVERHEAD UTILITIES		TELEPHONE BOX
—UFO—	FIBER OPTIC		TRAFFIC SIGNAL CONTROLLER
—X—	FENCE LINE		TRAFFIC SIGNAL MANHOLE
	ELECTRIC METER		TRAFFIC SIGNAL POLE
	FIRE HYDRANT		WATER METER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

PROPOSED 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
GM	GAS METER
T	ELECTRICAL TRANSFORMER
	VALVE
	WATER METER PIT
	POST INDICATOR VALVE
	HYDRANT
	FIRE DEPARTMENT CONNECTION WITH BUILDING ADDRESS

1. STM C.O. W/ 4" PVC SDR35 ROOF DRAIN @ 2.08% MIN. SLOPE INVERT: 906.50 (REDUCE AS REQUIRED AT BUILDING CONNECTION.)
2. 6" PVC SDR35 ROOF DRAIN @ 1.04% MIN. SLOPE
3. 10" PVC SDR35 ROOF DRAIN @ 1.04% MIN. SLOPE
4. 6" PVC SDR35 SAN. LATERAL @ 1.04% MIN. SLOPE
6. 4" PVC ROOF DRAIN @ 2.08% MIN. SLOPE

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
G. ELECTRIC SERVICE (1)–1" PVC CONDUIT WITH PULL WIRES AND (3)–4" PVC CONDUITS WITH PULL WIRES
H. TELEPHONE SERVICE (1)–4" PVC CONDUIT WITH PULL WIRES
M. COORDINATE CONNECTION WITH UTILITY COMPANY.
N. 6" FIRE PROTECTION LINE TO FDC
X. 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.)



BUILDING WATER SERVICE DETAIL

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

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NOTE:
1. CONTRACTOR TO COORDINATE ALL UTILITY MATERIALS, SIZES AND LOCATIONS WITH M.E.P. AND FIRE PROTECTION PLANS PRIOR TO ORDERING MATERIALS.

2. ROOF DRAINS ARE TO TIE INTO STUB CONNECTIONS 5.0' FROM BUILDING.

3. SANITARY CLEANOUTS ARE TO TIE INTO STUB CONNECTIONS 5.0' FROM BUILDING. CONTRACTOR TO CONFIRM SANITARY AND ROOF DRAIN CONNECTIONS WITH PLUMBING PLANS.

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PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849 EDIT DATE: 9/29/15 – 1:14 PM EDITED BY: JWILKERSON DRAWING FILE: P:\IN2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\200701007.CE.C301.UP.DWG

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.
7260 SHADELAND STATION
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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:	RCB
DATE:	05–29–2015
JOB NUMBER:	2007.01007

TITLE:
UTILITY PLAN

SHEET NUMBER:
C301

COMMENTS:

STORM STRUCTURE DATA TABLE NOTE: ALL CASTINGS SHALL BE LABELED "DUMP NO WASTE–DRAINS TO WATERWAY"									
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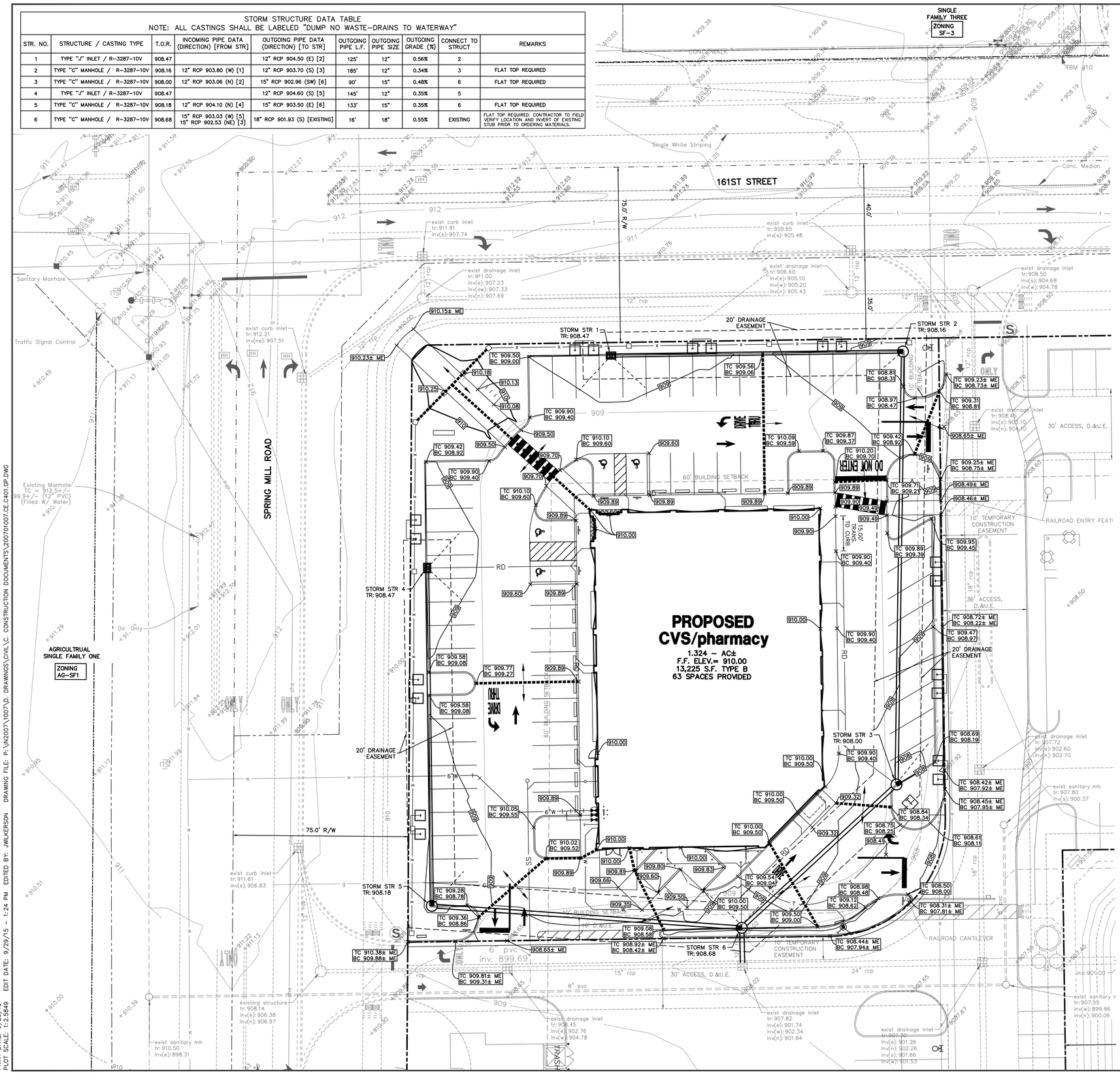

SCALE: 1"=20'

EXISTING LEGEND

—S—	SANITARY SEWER		SIGN
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	GAS METER		WATER VALVE
	GAS VALVE		WELL
	GUY WIRE		AC UNIT
	HAND HOLE		TREE
	MAIL BOX		BUSH
	UTILITY POLE		

PROPOSED GRADING LEGEND

M.E.	MATCH EXISTING
EP	EDGE OF PAVEMENT
BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
AC	ADJUST EXISTING CASTING TO PROPOSED GRADE
	4" PERFORATED PVC UNDERDRAIN
000	CONTOURS
	FLOW LINE
TC 000.50 BC 000.00	CURB ELEVATIONS
000.00	SPOT ELEVATIONS
	GRADE BREAK

BENCHMARK B 112
ELEV. 924.24 NAVD 88
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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

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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:

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REVISIONS:

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

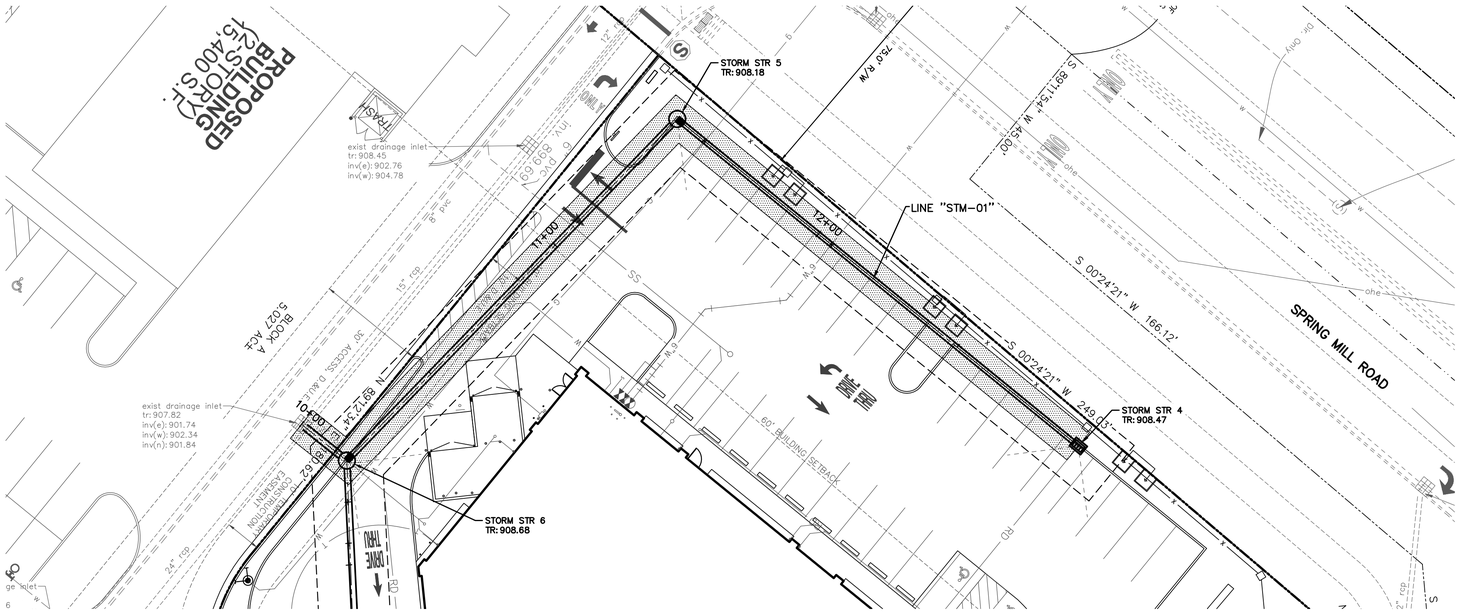
PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05–29–2015
JOB NUMBER:	2007.01007

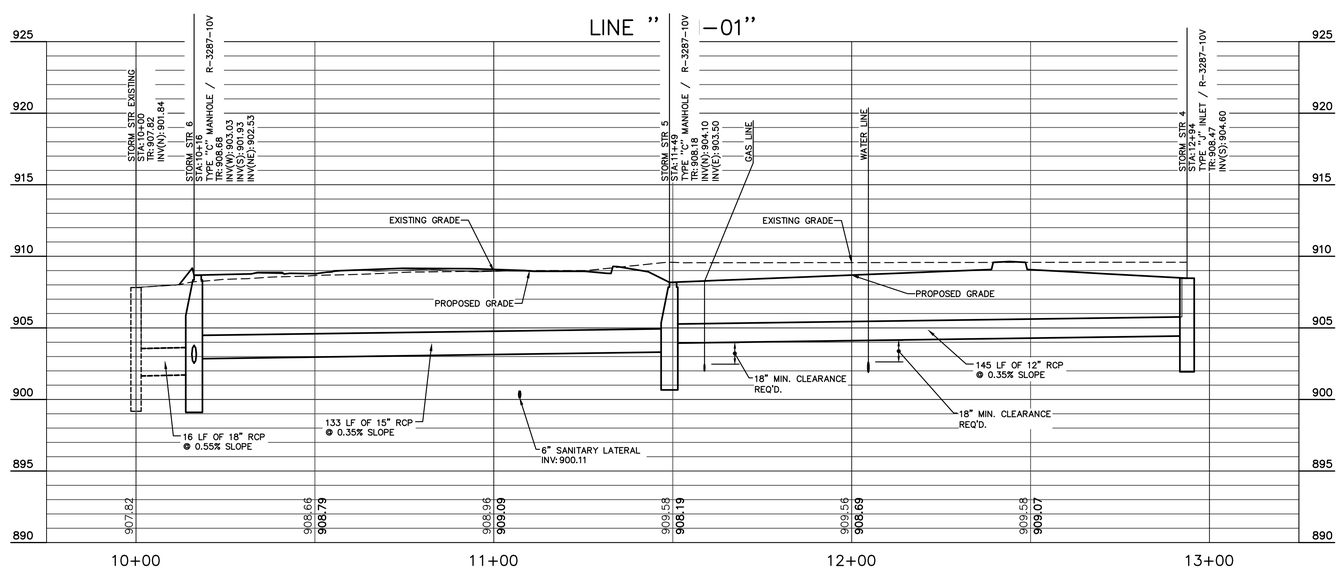
TITLE:
GRADING PLAN

SHEET NUMBER:
C401

COMMENTS:

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5949
EDIT DATE: 9/29/15 – 1:24 PM EDITED BY: MWLKERSON DRAWING FILE: P:\N2007\1007\D_DRAWINGS\CIVIL\C- CONSTRUCTION DOCUMENTS\20070101007.CE.C401.GP.DWG





SCALE: 1"=20'

EXISTING LEGEND

—S—	SANITARY SEWER		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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GRANULAR BACKFILL REQUIRED

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ELEV. 924.24 NAVD 88
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1-800-382-5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

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.
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:

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

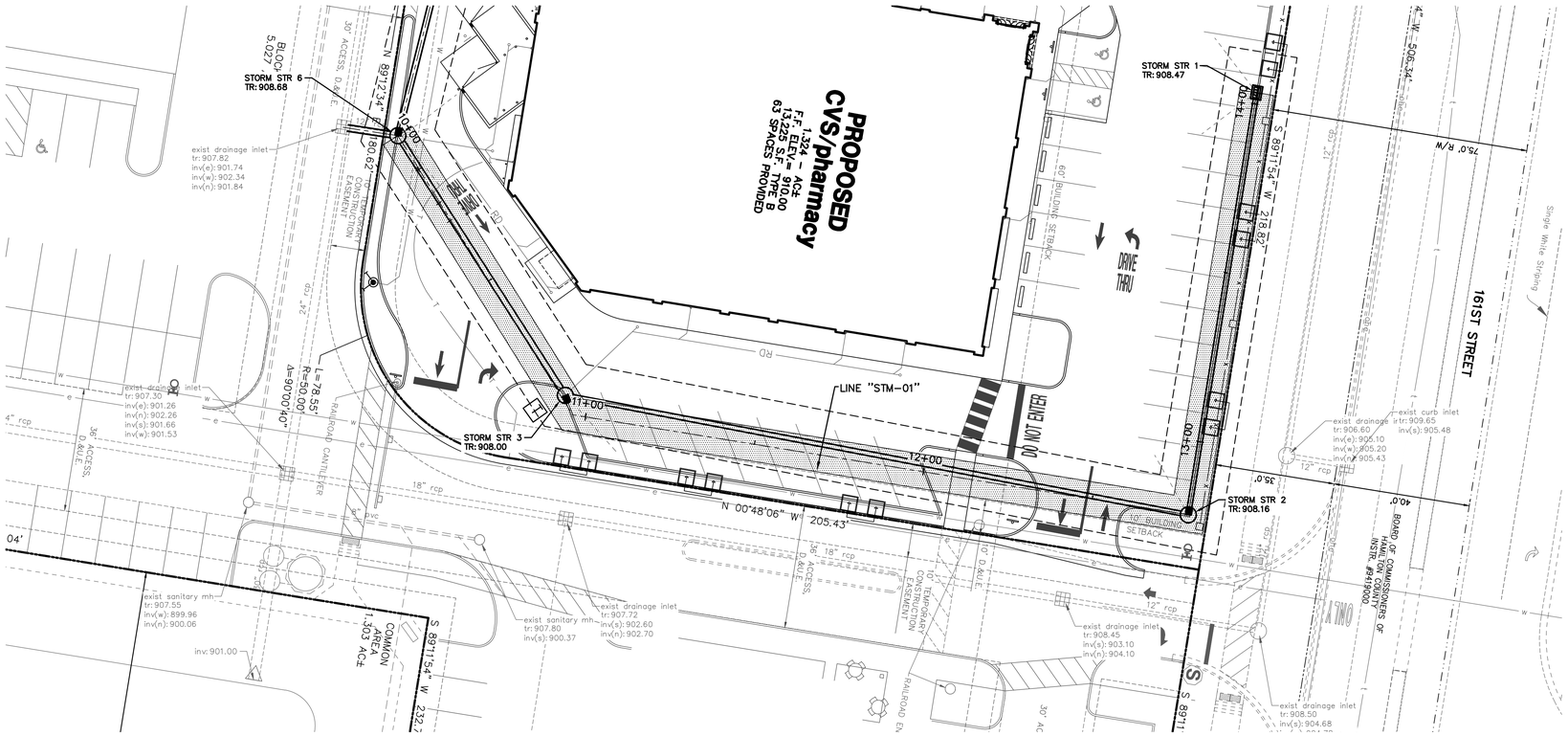
PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05-29-2015
JOB NUMBER:	2007.01007

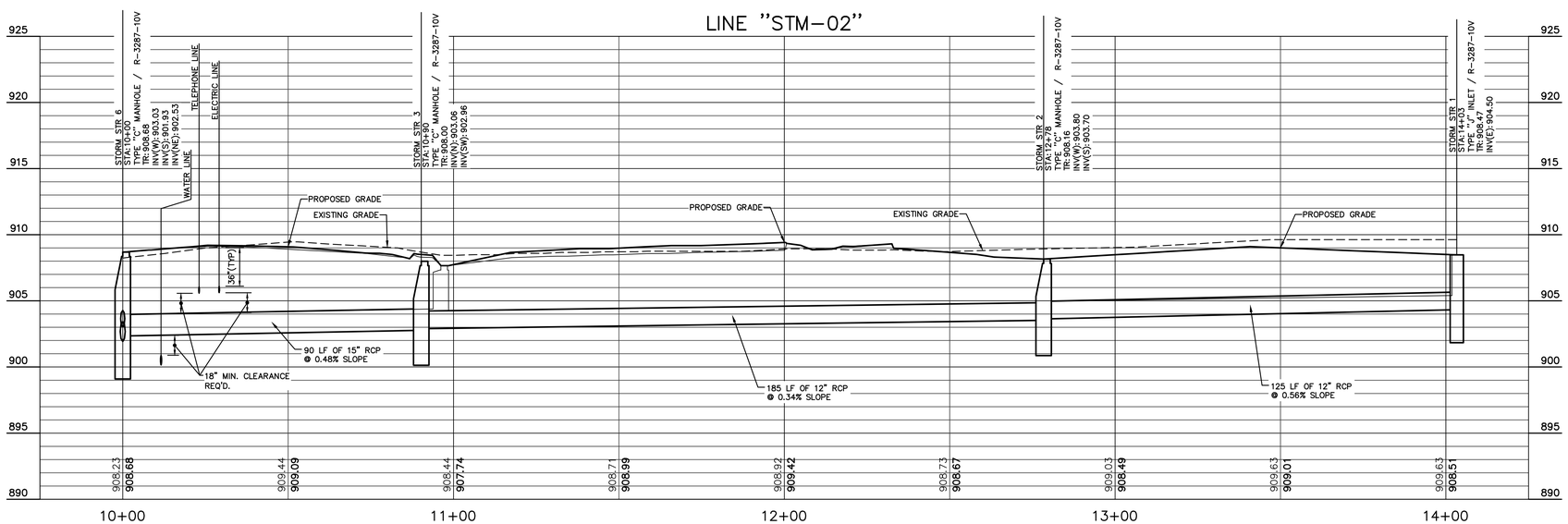
TITLE:
STORM SEWER PLAN & PROFILE

SHEET NUMBER:
C410

COMMENTS:

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/24/15 – 1:19 PM EDITED BY: RBERGER DRAWING FILE: P:\N2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\200701007.CE.C410.STMPP.DWG





SCALE: 1"=20'

EXISTING LEGEND

—S—	SANITARY SEWER		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
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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:

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Phone (317) 705-8800
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REVISIONS:

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

TITLE:
STORM SEWER PLAN & PROFILE

SHEET NUMBER:
C411

COMMENTS:

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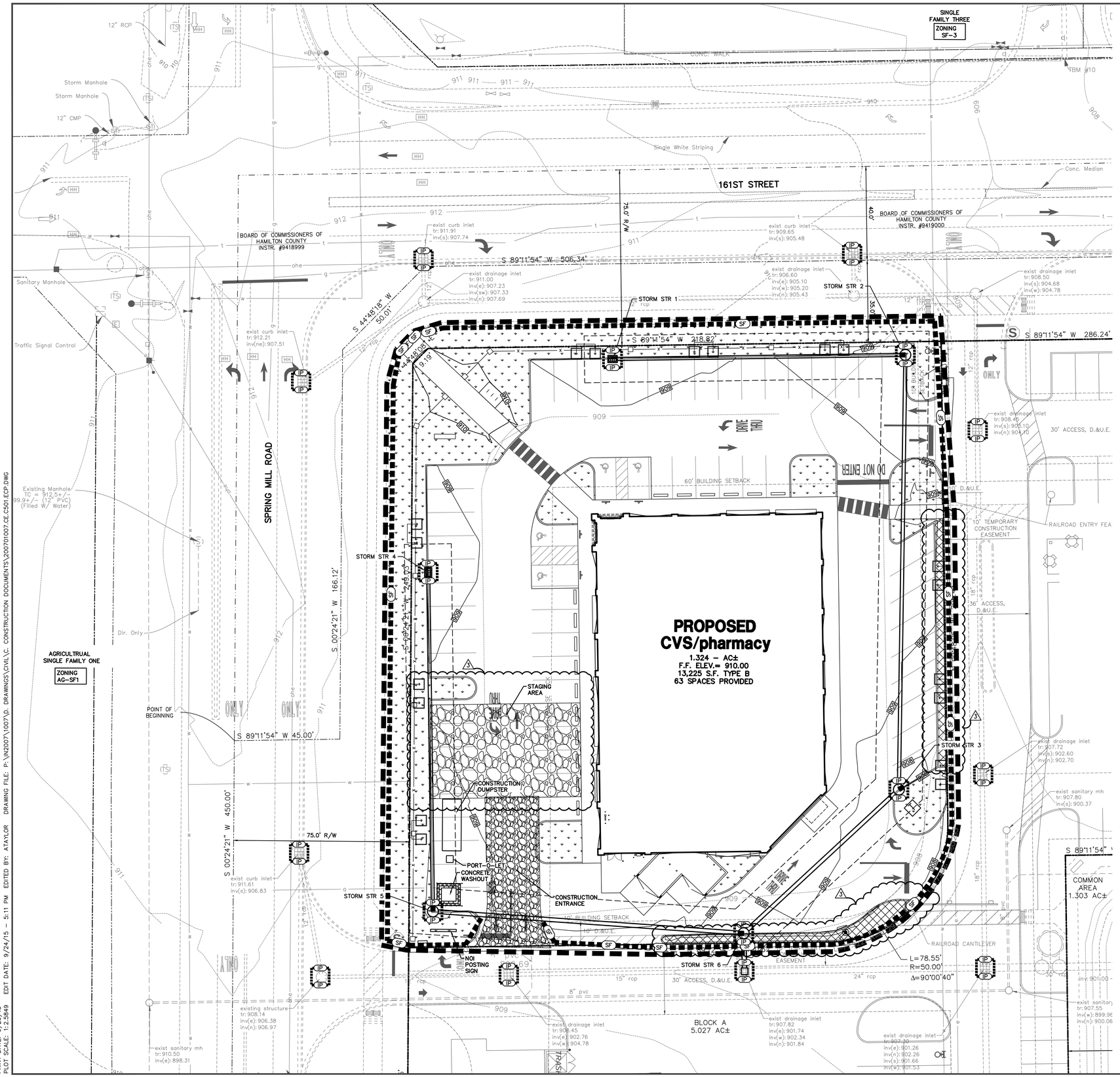

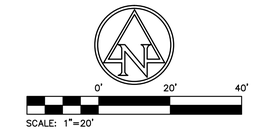

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PROPOSED EROSION CONTROL LEGEND

SF	SILT FENCE
IP	INLET PROTECTION
	PERMANENT SEEDING
	EROSION CONTROL BLANKET
	GRAVEL CONSTRUCTION ENTRANCE
	STAGING AREA
	CONSTRUCTION LIMITS

NOTE:

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

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CVS pharmacy

13,225 TYPE-B
CHAMFER DRIVE-THRU

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

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DEAL TYPE:
CS PROJECT NUMBER: 071776

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APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

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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

TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C501

COMMENTS:

PRINT DATE: 9/29/15
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SITE NAME
The area scheduled for construction is known as "CVS Pharmacy" (hereinafter referred to as the "Project").

PROJECT LOCATION
The property is located at the southeast corner of 161st Street and Springmill Road in Westfield, IN at a latitude of 40°01'12.8" N and a longitude of 86°09'49.4" W.

OWNER'S INFORMATION
Name: TMC Indiana 2, LLC
Address: 501 Pennsylvania Pkwy., Suite 160 Indianapolis, IN 46280
Representative: Craig Forgey
Title: Regional Representative
Telephone: 317-705-8800

OPERATOR'S INFORMATION
Name: TMC Indiana 2, LLC
Address: 501 Pennsylvania Pkwy., Suite 160 Indianapolis, IN 46280
Representative: Craig Forgey
Title: Regional Representative
Telephone: 317-705-8800

NOTICE OF INTENT
All parties defined as owners or operators must submit a Notice of Intent (NOI) at least 48 hours prior to commencement of on-site construction activities. Submittal of late NOI's is not prohibited; however, authorization under the construction general permit is only for discharges that occur after permit coverage is granted. Unpermitted discharges may be subject to enforcement actions by the EPA. For the purposes of this permit, an operator is defined as any party meeting either of the following requirements:

a) The party has operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications.
b) The party has day-to-day operational control of those activities at a project that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit conditions.

A2 11" x 17" PLAT

Refer to the Site Plan.

A3 PROJECT NARRATIVE

The project consists of a 13,225 sqft proposed CVS/Pharmacy on 1.324± acres on the southeast corner of 161st Street and Springmill Road in Westfield, IN. The site will consist of constructing drives, parking lot, utilities and building.

A4 VICINITY MAP

Refer to Title Sheet

A5 LEGAL DESCRIPTION OF THE PROJECT SITE

Refer to Existing Topography Sheet.

A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS

The site will not be subdivided; therefore, there are no individual lots on the property. The proposed site improvements are shown on the included plans.

A7 HYDROLOGIC UNIT CODE (HUC)

05120201120060 and 05120201090030

A8 STATE AND FEDERAL WATER QUALITY PERMITS

Not applicable

A9 SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE

STORMWATER DRAINAGE FROM THE SITE WILL BE CONVEYED BY A PROPOSED STORM SEWER TO THE SOUTHERN PORTION OF THE SITE.

A10 LOCATION AND NAME OF ALL WETLANDS, LAKES, AND WATERCOURSES ON AND ADJACENT TO THE SITE

NO WETLANDS, LAKES OR WATERCOURSES HAVE BEEN IDENTIFIED ON THE SITE THAT MAY BE IMPACTED BY STORMWATER DISCHARGES AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES.

A11 IDENTIFICATION OF ALL RECEIVING WATERS

Unnamed Tributary to Cool Creek is the ultimate receiving water for the project area.

A12 IDENTIFICATION OF ALL POTENTIAL DISCHARGES TO GROUND WATER

There are no locations on site where surface water may be discharged into ground water.

A13 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES

The lot is not located in a floodplain as indicated on the Hamilton County, IN, Flood Insurance Rate Map 18057C0120G dated November 19, 2014.

A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE

Pre-construction 10-year discharge: 3.11 cfs
Post-construction 10-year discharge: 6.15 cfs

A15 ADJACENT LAND USE

North: Commercial
East: Commercial
South: Commercial
West: Agricultural

A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS

Approximate boundaries of disturbed areas are as identified on the Erosion Control Plan.

A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER

Approximate areas of existing vegetative cover are as shown on the existing topography sheets.

A18 SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Clark County, Indiana, indicates Urban land - Udorents loamy substratum are located on the site.

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.

A19 LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS

Locations of stormwater systems: Refer to the Utility Plan or Storm Sewer Plan and Profiles
Size of storm sewer: Refer to the Utility Plan or Storm Sewer Plan and Profiles
Details of storm inlets and manholes: Refer to Site Details

A20 PLANS FOR ANY OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT

There will be no offsite construction activities associated with this project.

A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL

Excess soil shall be immediately stockpiled, surrounded with silt fence and seeded and/or removed from the construction site in accordance with all applicable laws. If topsoil stockpiles are anticipated for this project, they are shown on the Erosion Control Plan.

A22 EXISTING SITE TOPOGRAPHY

Refer to the Existing Topography Plan

A23 PROPOSED FINAL SITE TOPOGRAPHY

Refer to the Grading Plan

B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

The following potential pollutant sources may be associated with construction activities on site:

1. Material storage areas (more specifically described below)
2. Construction waste material
3. Fuel storage areas and fueling stations
4. Exposed soils
5. Leaking vehicles and equipment
6. Sanitary waste from temporary toilet facilities
7. Litter
8. Windblown dust
9. Soil tracking off site from construction equipment

The following construction materials may be staged or stored on site at various points during development of the site:

1. Structural fill
2. Pavement Base Stone
3. HDPE, PVC, RCP or Ductile Iron pipe
4. Precast concrete, HDPE or PVC drainage and sanitary structures
5. Rock rip-rap

B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND-DISTURBING ACTIVITIES

1. Schedule pre-construction meeting with City of Westfield DPW.
2. Install construction entrance.
3. Utilize the gravel construction entrance for installation of the perimeter silt fence. Add stone if needed. Post the NOI at the entrance. Add protection measures to existing inlets.
4. Install staging area, fueling station, material storage area and concrete truck washout.
5. Strip the top soil and grade.
6. Complete the cut and fills on the site. Final grade and seed the pond slopes. Install check dams or stabilize the slopes with erosion control blankets.
7. Prior to building construction install stone surface for paved areas.
8. Building pads left dormant for more than 15 days, must be temporarily seeded.
9. Start building construction. Install staging area for building materials.
10. Install storm sewer and other utilities. Provide inlet protection immediately upon completion of the inlet and install riprap outlet protection prior to installing outlets. Final grade and stabilize slopes when inlets are functioning.
11. Seed the perimeter of the site.
12. Complete utility installation, curbs, paving and building construction.
13. Install landscaping plant material and stabilize all disturbed areas.
14. Remove all erosion and sediment control practices when areas have a uniform grass cover.

B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS

Construction entrances will be in place prior to any site construction or demolition. Entrances are shown on the Erosion Control Plan, refer to the Erosion Control Details for details.

B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS

Sheet flow areas will be protected by seed and mulch or hydroseeding. Erosion control blankets will be installed on sloped areas where the slope exceeds 6:1 (horizontal to vertical). Silt Fencing will be utilized to prevent sedimentation from leaving the site. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS

Proposed swales will be stabilized with erosion control blankets, and rock donuts will be installed to slow runoff to inlets. Straw bales and silt fences will not be allowed as concentrated flow protection measures. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS

The contractor shall install appropriate inlet protection measures at each inlet. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. Straw bales will not be allowed as inlet protection measures.

B7 RUNOFF CONTROL MEASURES

None.

B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS

Stormwater outlets will be protected by riprap aprons to prevent scour erosion. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS

Rip rap aprons at outlets will be utilized to prevent grade destabilization. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

B10 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE

Refer to the Erosion Control Plan for locations of each stormwater quality measure and the Erosion Control Details.

B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON

Surface stabilization is required on any bare or thinly vegetated area that is scheduled or likely to remain inactive for a period of 15 days or more.
Refer to the Temporary Seeding Detail within Erosion Control Details for specifics on soil amendments, seed mixtures and mulching.

B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS

A. Loosen lawn area to a minimum depth of 6 inches. Mix soil amendments and fertilizers with topsoil at rates specified. Organic soil amendments such as peat, compost or manure shall be applied at 2" depth evenly over soil and incorporated into the top 6" of topsoil. Provide fertilizer with percentage of nitrogen required to provide not less than 1 pound of actual nitrogen per 1,000 sq. ft. of lawn area and not less than 4 percent phosphoric acid and 2 percent potassium. At least 50 percent of nitrogen to be organic form. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
B. Fertilizer for lawns: provide a fast release fertilizer with a composition of 1 lb per 1,000 sq. ft. of actual nitrogen, 4 percent phosphorous, and 2 percent potassium by weight.
C. Slow-release fertilizer for trees and shrubs: granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorous and potassium made up of a composition by weight of 5 percent
D. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Limit fine grading to areas that can be planted within immediate future. Remove trash, debris, stones larger than 1 inch diameter, and other objects that may interfere with planting or maintenance operations. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds 5 miles per hour.
E. Distribute seed evenly over entire area by sowing equal quantity in 2 directions at right angles to each other.
F. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with a fine spray.
G. Install erosion control blankets as indicated on the plan.
H. Protect seeded areas against erosion by spreading clean, seed-free straw mulch after completion of seeding operations. Spread uniformly to form a continuous blanket not less than 1-1/2 inches loose measurements over seeded areas.
I. Water newly planted lawn areas and keep moist until new grass is established. Immediately repair any lawn areas disturbed by construction activities including tree and shrub installation.
J. Refer to the Permanent Seeding Details within the Erosion Control Detail Sheet, for timing of permanent seeding, grass seed specifications and mulching specifications.

B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN

Solid Waste Disposal
No solid material, including building materials, is permitted to be discharged to surface waters or buried on site. All solid waste materials, including disposable materials incidental to the construction activity, must be collected in containers or closed dumpsters. The collection containers must be emptied periodically and the collected material hauled to a landfill permitted by the State and/or appropriate local municipality to accept the waste for disposal.

A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper solid waste procedures.

Hazardous Waste
Whenever possible, minimize the use of hazardous materials and generation of hazardous wastes. All hazardous waste materials will be disposed in the manner specified by federal, state, or local regulations or by the manufacturer.

Use containment berms in fueling and maintenance areas and where potential for spills is high.

A foreman or supervisor should be designated in writing to oversee, enforce and instruct construction workers on proper hazardous waste procedures. The location of any hazardous waste storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the facility.

Dust Control/Off-Site Vehicle Tracking
During construction, water trucks should be used, as needed, by each contractor or subcontractor to reduce dust. After construction, the site should be stabilized to reduce dust.

Construction traffic should enter and exit the site at a Construction Entrance with a rock pad or equivalent device. The purpose of the rock pad is to minimize the amount of soil and mud that is tracked onto existing streets. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts.

Sanitary/Septic
Contractors and subcontractors must comply with all state and local sanitary sewer, portable toilet, or septic system regulations. Sanitary facilities shall be provided at the site by each contractor or subcontractor throughout construction activities. The sanitary facilities should be utilized by all construction personnel and be serviced regularly. All expenses associated with providing sanitary facilities are the responsibility of the contractors and subcontractors. The location of any sanitary facilities should be indicated on the stormwater pollution prevention plan by the operator following on-site location of said facilities.

Water Source
Water used to establish and maintain grass, to control dust, and for other construction purposes must originate from a public water supply or private well approved by the State or local health department.

Equipment Fueling and Storage Areas
Equipment fueling, maintenance, and cleaning should only be completed in protected areas (i.e., bermed area). Leaking equipment and maintenance fluids will be collected and not allowed to discharge onto soil where they may be washed away during a rain event.

Equipment wash down (except for wheel washes) should take place within an area surrounded by a berm. The use of detergents is prohibited.

Hazardous Material Storage
Chemicals, paints, solvents, fertilizers, and other toxic or hazardous materials should be stored in their original containers (if original container is not resealable, store the products in clearly labeled, waterproof containers). Except during application, the containers should be kept in trucks or in bermed areas within covered storage facilities. Runoff containing such materials shall be collected, removed from the site, and disposed of in accordance with the federal, state, and local regulations.

As may be required by federal, state or local regulations, the Contractor should have a Hazardous Materials Management Plan and/or Hazardous Materials Spill and Prevention Program in place. A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper hazardous materials storage and handling procedures. The location of any hazardous material storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the storage areas.

Material Handling and Spill Prevention
Discharge of hazardous substances or oil into stormwater is subject to reporting requirements. In the event of a spill of a hazardous substance, the operator is required to notify the National Response Center (1-800-424-8802) to properly report the spill. In addition, the operator shall submit a written description of the release (including the type and amount of material released, the date of the release, the circumstances of the release, and the steps to be taken to prevent future spills) to the local governing authority. The SWPPP must be revised within 14 calendar days after the release to reflect the release, stating the information above along with modifications to minimize the possibility of future occurrences. Each contractor and subcontractor is responsible for complying with these reporting requirements.

Concrete Washout
All concrete trucks waste material shall be completely contained and disposed in accordance with all local, state, and federal regulations. A pit or container is required when cleaning concrete chutes.

Spill Response Plan
Minor - Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill.
- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly.

Semi-Significant Spills - Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill:
- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly.
- Contact 911 if the spill could be a safety issue.
- Contact supervisors and designated site inspectors immediately.
- Contaminated solids are to be removed to an approved landfill.

Major or Hazardous Spills - More than ten gallons, there is the potential for death, injury or illness to humans or animals, or has the potential for surface or groundwater pollution.
- Control or contain the spill without risking bodily harm. Temporarily plug storm drains if possible to prevent migration of the spill into the stormwater system.
- Immediately contact the local Fire Department at 911 to report any hazardous material spill.
- Contact supervisors and designated site inspectors immediately. Governing authorities responsible for storm water facilities should be contacted as well. The contractor is responsible for having these contact numbers available at the job site. A written report should be submitted to the owner as soon as possible.
- As soon as possible but within 2 hours of discovery, contact the local agency responsible for spill management. The following information should be noted for future reports to the agency:
  - Name, address and phone number of person making the spill report
  - The location of the spill
  - The time of the spill
  - Identification of the spilled substance
  - Approximate quantity of the substance that has been spilled or may be further spilled
  - The duration and source of the spill
  - Name and location of the damaged waters
  - Name of spill response organization
  - What measures were taken in the spill response
  - Other information that may be significant

Additional regulations or requirements may be present. A spill response professional should be consulted to make sure all appropriate and required steps have been taken. Contaminated solids should only be removed from the site after approval is given by the appropriate agency.

B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE

Inspection Schedule/Reporting
All impacted areas, as well as all erosion and sediment control devices, will be inspected every seven (7) calendar days and within 24 hours after a rainfall of 0.5 inch or greater. Where sites have been final or temporarily stabilized or on sites where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), such inspections shall be conducted at least once every month.

Inspections shall be conducted and a written report prepared, by a designated and qualified person familiar with the USEPA NPDES Storm Water General Permit, this SWPPP, and the Project.

Inspection reports shall be completed including scope of the inspection, name(s) and qualifications of personnel making the inspection, the date of the inspection, observations relating to the implementation of the SWPPP, and any actions taken as a result of incidents of noncompliance noted during the inspection. The inspection report should state whether the site was in compliance or identify any incidents of noncompliance. The contractor shall keep a copy of the inspection reports on site and permanently for a period of two years following construction. The on-site reports may be requested by inspections conducted by the local governing authority.

Construction Entrance
Locations where vehicles exit the site shall be inspected for evidence of off-site sediment tracking. Each contractor and subcontractor shall be responsible for maintaining the Construction Entrance and other controls as described in this SWPPP.

Material Storage Inspections
Inspectors must evaluate areas used for storage of materials that are exposed to precipitation. The purpose is to ensure that materials are protected and/or impounded so that pollutants cannot discharge from storage areas. Off-site material storage areas used solely by the subject project are considered to be part of the project and must be included in the erosion control plans and the site inspection reports.

Soil Stabilization Inspections
Seeded areas will be inspected to confirm that a healthy stand of vegetation is maintained. The site has achieved final stabilization once all areas are covered with pavement or have a stand of vegetation with at least 70% of the background vegetation density. The density of 70% or greater must be maintained to be considered as stabilized. The operator or their representative will water, fertilize, and reseed disturbed areas as needed to achieve this goal.

Erosion and Sediment Control Inspections
All controls should be inspected at least once every seven (7) calendar days and following any storm event of 0.5 inch or greater. The following is a list of inspection/maintenance practices that will be used for specific controls:

1. Geotextiles/Erosion Control Mats: Missing or loose matting must be replaced or re-anchored.
2. Inlet Protection: If silt fence inlet protection is to be used, sediment should be removed when it reaches approximately one-half the height of the fence. If a sump is used, sediment should be removed when the volume of the basin is reduced by 50%.
3. Diversion Swales: Clean debris or other obstructions as needed. Damage from storms or normal construction activities (i.e., tire ruts) shall be repaired immediately.
4. Mulching: Inspect for thin or bare spots caused by natural decomposition or weather-related events. Mulch in high traffic areas should be replaced on a regular basis to maintain uniform protection.
5. Sediment Trap: Accumulated silt shall be removed and the basin shall be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to one-half of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
6. Sediment Basin: Inspect frequently to check for damage and to ensure obstructions are not diminishing the effectiveness of the structures. Sediment shall be removed and the basin shall be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 20% of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
7. Silt Fence: Removal of built-up sediment will occur when the sediment reaches one-third the height of the fence.
8. Stabilized Construction Entrance: Periodic re-grading and top dressing with additional stone.
9. Straw Bales: Replace straw bales that show signs of deterioration.
10. Vegetation: Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Establish a watering and fertilizing schedule.
11. Good Housekeeping: Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges through screening of outfalls and daily pickup of litter.

In the event that sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize adverse impacts. An example of this may be the situation where sediment has washed into the street and could be carried into the storm sewers by the next rainfall and/or pose a safety hazard to users of public streets. Modifications/Revisions to SWPPP.

Based on inspection results, any necessary modification to this SWPPP shall be implemented within seven calendar days of the inspection. A modification is necessary if a control measure or operational procedure does not provide adequate pollutant control. All revisions shall be recorded on a Record of Revisions within seven calendar days of the inspection.

It is the responsibility of the operator to maintain effective pollutant discharge controls. Physical site conditions or contractor/subcontractor practices could make it necessary to install more controls than were originally planned. For example, localized concentrations of surface runoff or unusually steep areas could require additional silt barrier or other structural controls. Assessing the need for and installing additional controls will be a continuing contractor/subcontractor responsibility until final stabilization is achieved. Contractors and subcontractors implementing this SWPPP must remain alert to the need to periodically refine and update this SWPPP in order to accomplish the intended goals.

Notice of Termination
Compliance of the site with the General Construction Permit remains the responsibility of all operators that have submitted an NOI until such time as they have submitted a Notice of Termination (NOT). The permittee's authorization to discharge under the General Construction Permit terminates at midnight of the day the NOT is signed.

All permittees must submit an NOT within thirty (30) days after one or more of the following conditions have been met:

1. Final stabilization has been achieved on all portions of the site for which the permittee was responsible.
2. Another operator/permittee has assumed control over all areas of the site that have not been finally stabilized.
3. In residential construction operations, temporary stabilization has been completed and the residence has been transferred to the homeowner.

B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS

Since the entire site is under a single ownership, there are not any individual building lots.

C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE

The proposed land use is a retail pharmacy. The pollutants and sources of each pollutant normally expected from this type of land use are listed below:

Pollutant Source: Passenger vehicles, delivery vehicles.
Type of Pollutant: Oil, gasoline, diesel fuel, any hydrocarbon associated with vehicular fuels and lubricants, grease, antifreeze, windshield cleaner solution, brake fluid, brake dust, rubber, glass, metal and plastic fragments, grit, road de-icing materials.

Pollutant Source: Building
Type of Pollutant: Cleaning solutions or solvents, leaks from HVAC equipment, grit from roof drainage, aggregate or rubber fragments from roofing system.

Pollutant Source: Trash dumpster
Type of Pollutant: Cleaning solutions or solvents, litter (paper, plastic, general refuse associated with distribution operations), uneaten food products, bacteria.

Pollutant Source: Parking lot
Type of Pollutant: Any pollutant associated with vehicular sources, grit from asphalt wearing surface, bituminous compounds from periodic maintenance (sealing, resurfacing and patching), pavement de-icing materials, paint fragments from parking stall stripes, concrete fragments, wind-blown litter from off-site sources, elevated water temperatures from contact with impervious surfaces.

Pollutant Source: Lawn and landscape areas
Type of Pollutant: Fertilizers, soil, organic material (leaves, mulch, grass clippings)

C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION

Permanent vegetation, Existing Dry Detention Basin, and good housekeeping measures will remain after construction is completed. The purpose of the these measures is to provide post-construction stormwater quality.

C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES

Permanent Vegetation
Topsoil will be placed in lawn areas and seeded with grass, and graded not to exceed 3:1 slopes. Proposed landscape trees and shrubs will also be added. These Bio areas will act as a natural filter strip to help improve storm water quality. The vegetated areas will slow the velocities of storm water runoff, reduce sediment runoff, and reduce problems associated with mud or dust from bare soils.

Existing Dry Detention Basin
Basins collect, temporarily hold, and gradually release excess storm water from storm events. Detention is achieved through the use of an outlet structure that regulates the rate of storm water outflow.

Good Housekeeping Measures
Good Housekeeping measures such as regular street sweeping, installation of trash receptacles, and reduction in fertilizer overspray can be incorporated by the owner and/or occupant.

C4 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE

The following items are stormwater quality measures that will be installed during construction. These items will remain in place after construction is completed and are considered to serve an incidental function as post-construction stormwater quality BMPs.

Permanent Vegetation
Permanent vegetation will be planted in the parking lot islands and around the perimeter of the property.

Existing Dry Detention Basin
Existing Dry Detention Basin is located at the southeast corner of the overall development.

C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST-CONSTRUCTION STORMWATER QUALITY MEASURES

Maintenance requirements for the stormwater quality measures which will remain in place after construction is complete, are described below.

Permanent Vegetation
Permanent vegetation requires little maintenance if properly designed. Mow as needed during the growing season; inspect for erosion problems twice during the first year, annually thereafter, and remove trash and debris annually or more frequently if needed.

Detention Ponds (Wet or Dry)
Inspect periodically as needed or at least every six months. Sediment shall be disposed of off site in accordance with all applicable laws. Areas that show sign of erosion shall be stabilized with erosion control blanket and/or seed as necessary.

Good Housekeeping Measures
Good Housekeeping measures such as inspecting inlet castings, storm structures, and installation of trash receptacles to keep storm structures clear of trash and debris. Remove trash and debris annually or more frequently if needed.

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PLOT SCALE: 1:2.5849
EDIT DATE: 9/24/15 - 5:36 PM EDITED BY: RBERGER DRAWING FILE: P:\N2007\007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\20701007.CE.C510.SWPPP.DWG

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.
7260 SHADELAND STATION
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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:

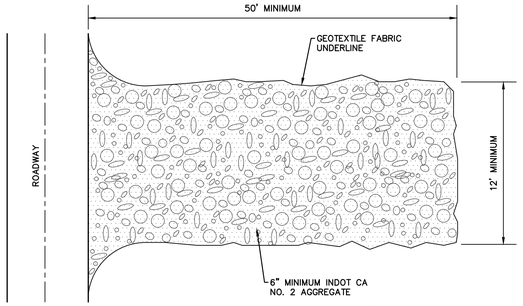
1	TAC COMMENTS	07-10-2015
2	PER OWNER	08-27-2015
3	CITY COMMENTS	09-23-2015

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

TITLE:
STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER:
C510

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
OPTIMUM 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 CULTIPACKER 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 FIRMING, THE SEEDBED WITH A ROLLER OR CULTIPACKER 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 SPARSELY 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 COMMERCIALLY. 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. CROWNVETCH* -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 EXISTIS 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 APPLICATION. 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

161ST 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:

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:	RCB
DATE:	05-29-2015
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TITLE: EROSION CONTROL DETAILS

SHEET NUMBER: C520

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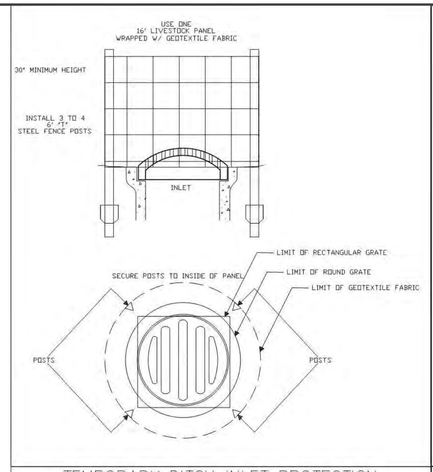
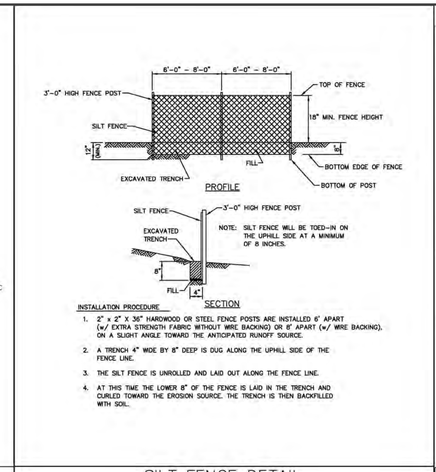


TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE EC-1



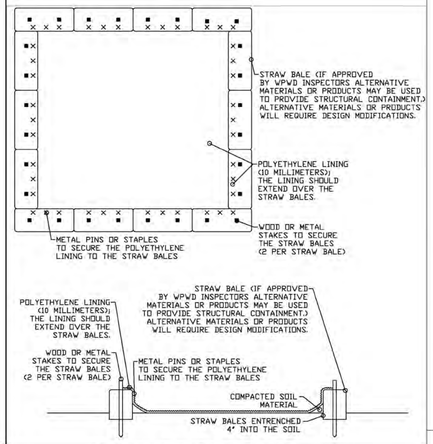
INSTALLATION PROCEDURE

1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA

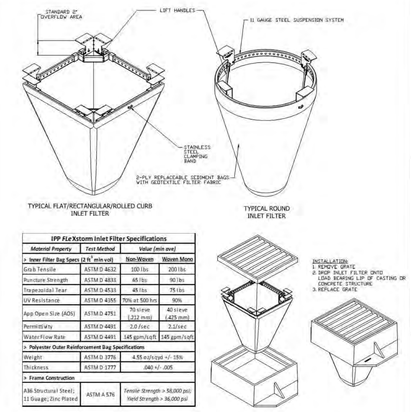
4/1/13 DATE FIGURE EC-4



CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE EC-5



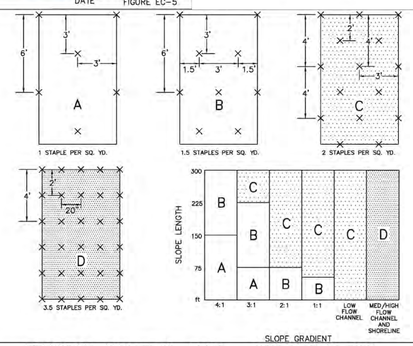
IPP FLo Xstorm Inlet Filter Specifications

Material Property	Test Method	Value (min.avg)	
> Inner Filter Bag Specs (2 ft² min.vol)		Non/Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	45 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	40 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D-4491	2.0 /sec	2.2/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sq.yd +/- 18%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
Alib Structural Steel; (11 Gauge; Zinc Plated)	ASTM A 576	Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi	

INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE EC-6



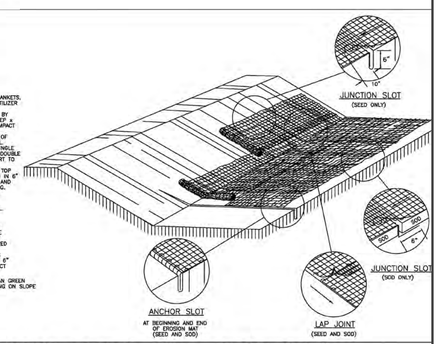
EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE EC-3

GENERAL NOTES

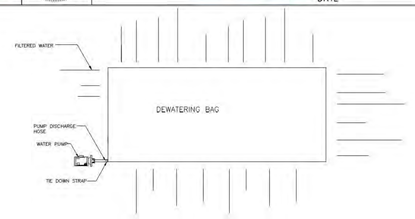
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW. ROLL SIDE BLANKETS DOWN.
4. PLACE BLANKETS END OVER END (TERRACE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. THE HORIZONTAL JUNCTION OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 3" BELOW THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE ADDITIONAL STAPLES 4" APART ACROSS ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. BLANKET TYPE TO BE: NORTH AMERICAN GREEN S75 OR S150 (OR SIMILAR) DEPENDING ON SLOPE



EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE EC-



Dewatering Filtration Bag Size	Maximum Gallon Per Minute Capacity
4' x 6'	228
7.5' x 7.5'	534
10' x 10'	950
10' x 15'	1,425
15' x 15'	2,137
15' x 30'	4,275
15' x 65'	9,262

INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: PLACE LIFTING STRAPS (NOT INCLUDED) UNDER THE UNIT TO FACILITATE REMOVAL AFTER USE. UNFOLD D2 DEWATERING BAG ON A STABILIZED AREA OVER DENSE VEGETATION, STRAW OR OTHER COVER. PLACE THE UNIT AWAY FROM ANY ROAD, DITCH, OR WATER BODY TO PREVENT DRAINAGE. INSERT DISCHARGE HOSE FROM PUMP INTO D2 DEWATERING BAG A MINIMUM OF SIX INCHES AND TIGHTLY SECURE WITH THE ATTACHED STRAP TO PREVENT WATER FROM FLOWING OUT OF THE UNIT WITHOUT BEING FILTERED. IF USING OPTIONAL ABSORBENTS, PLACE ABSORBENT BOOM INTO THE DEWATERING BAG. CLIP ABSORBENT BOOM TO TETHER PROVIDED INSIDE THE UNIT.

MAINTENANCE: REPLACE THE UNIT WHEN IN FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

DEWATERING DETAIL AND SIZE CHART

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE EC-

CVS pharmacy

13,225 TYPE-B
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

161ST STREET AND SPRING MILL ROAD
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TITLE:
EROSION CONTROL DETAILS

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Diagram 1: Bicycle Rack Type.

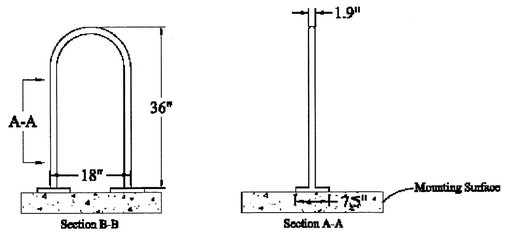
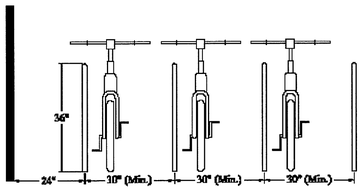
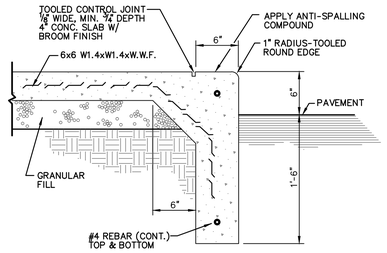
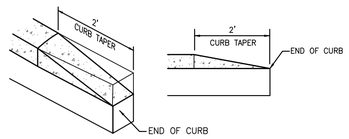


Diagram 2: Bicycle Parking Location and Design.





COMBINED CURB & WALK DETAIL
NOT TO SCALE



CURB TAPER
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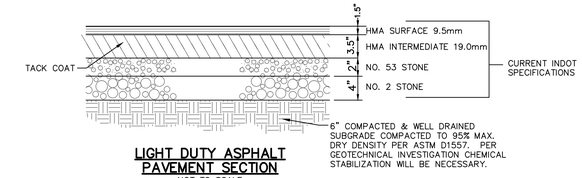

LIGHT DUTY ASPHALT PAVEMENT SECTION
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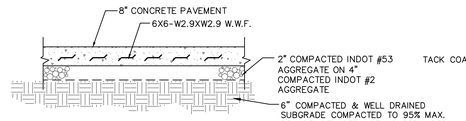

CONCRETE PAVEMENT SECTION
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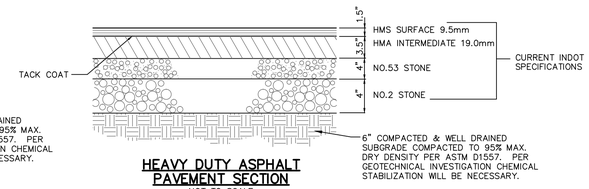

HEAVY DUTY ASPHALT PAVEMENT SECTION
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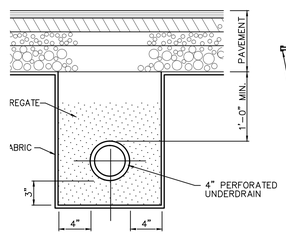
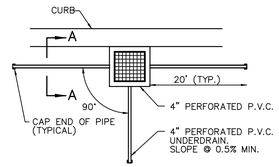
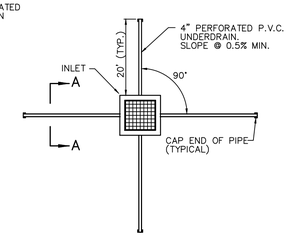


SECTION A-A

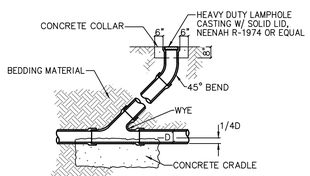


PLAN VIEW – CURB INLET



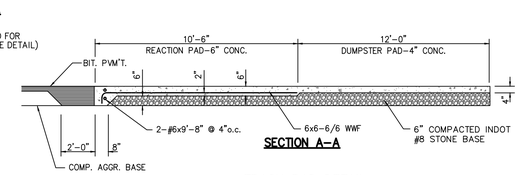
PLAN VIEW – INLET IN PARKING LOT

PAVEMENT UNDERDRAIN DETAIL
NOT TO SCALE



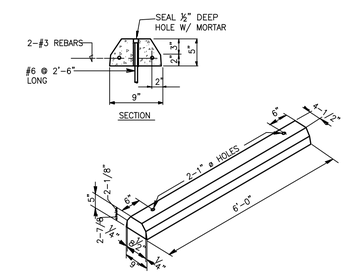
CLEANOUT DETAIL
NOT TO SCALE

NOTE: CLASS "A" BEDDING TO BE UTILIZED FOR ALL CLEANOUT INSTALLATIONS (SEE DETAIL)

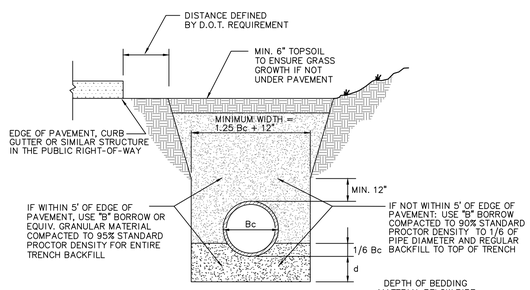


SECTION A-A

TRASH PAD DETAIL
NOT TO SCALE



CONCRETE WHEEL STOP
NOT TO SCALE



LEGEND

Bc= OUTSIDE DIAMETER
D= INSIDE DIAMETER
d= DEPTH OF BEDDING MATERIAL BELOW PIPE

NOTE:

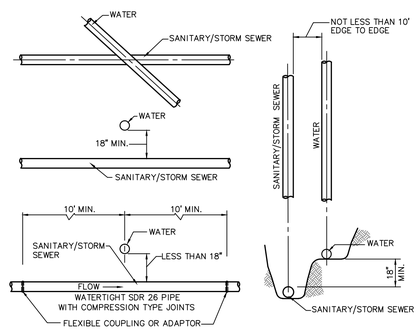
ALL INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.

A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

DEPTH OF BEDDING MATERIAL BELOW PIPE

D	d (MIN)
27" & SMALLER	3
30" TO 60"	4
66" & LARGER	6

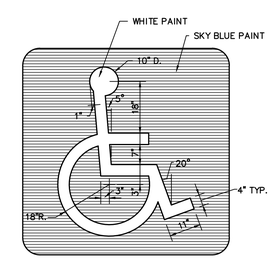
REINFORCED CONCRETE PIPE (RCP) BEDDING DETAIL
NOT TO SCALE



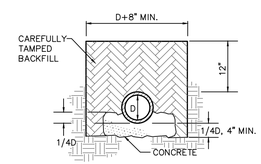
NOTES:

1. WHEN LATERAL SEPARATION IS 10' OR GREATER NO VERTICAL CLEARANCE IS NEEDED
2. ALL CROSSINGS AND SEPARATIONS TO BE 327 IAC, ARTICLES 3 & 8
3. WHEN HORIZONTAL SEPARATION IS LESS THAN 10' OR VERTICAL SEPARATION IS LESS THAN 18", SANITARY PIPE MUST BE WATERTIGHT SDR 26 WITH COMPRESSION TYPE JOINTS.
4. CONTRACTOR SHALL VERIFY THAT MORE STRINGENT SEPARATION REQUIREMENTS DO NOT EXIST WITH THE JURISDICTIONAL WATER UTILITY. IF THEY DO EXIST, CONTRACTOR SHALL FOLLOW THE MORE STRINGENT REQUIREMENTS.

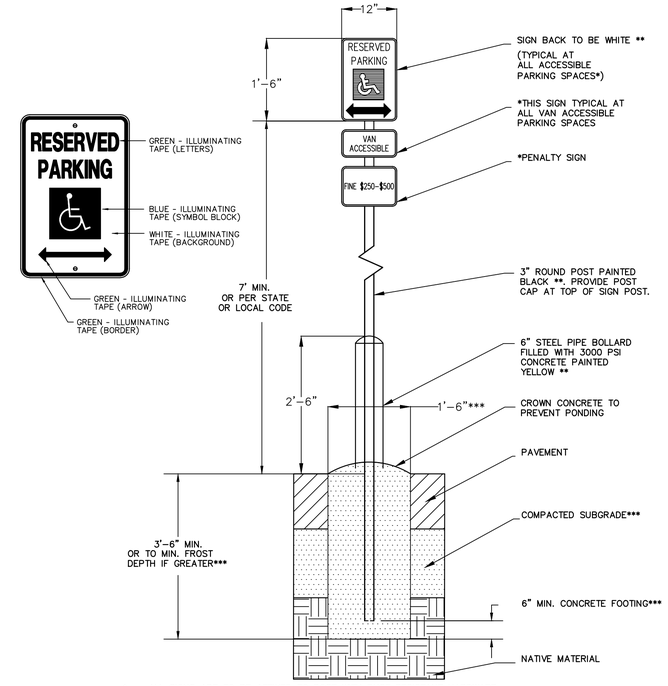
MIN. CROSSOVER & SEPARATION REQUIREMENTS FOR WATER & SANITARY/STORM SEWERS
NOT TO SCALE



HANDICAP PARKING SYMBOL DETAIL
NOT TO SCALE



CLASS "A" BEDDING CONCRETE CRADLE
NOT TO SCALE



* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
** SATIN FINISH, ACRYLIC POLYURETHANE ENAMEL OR: TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.
*** OR: PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMMENDATIONS.
NOTE: SIGN POST TO MATCH EXISTING CENTER'S SIGNS.

ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

CVS pharmacy

13,225 TYPE-B CHAMFER DRIVE-THRU

STORE NUMBER: 10591
191ST 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:

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

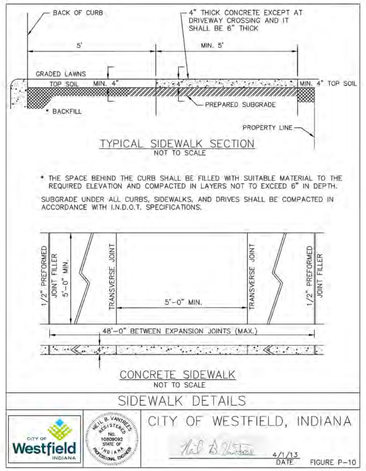
PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05-29-2015
JOB NUMBER:	2007.01007

TITLE: SITE DETAILS

SHEET NUMBER: C601

COMMENTS:

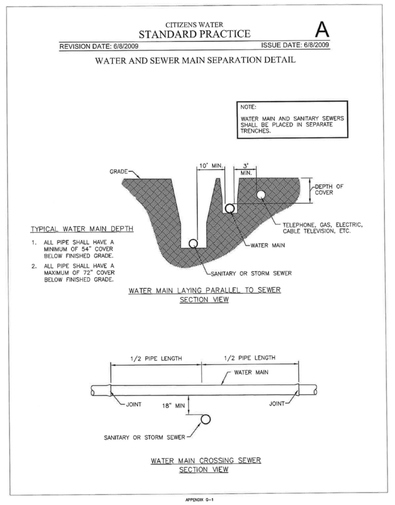
PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/28/15 - 5:10 PM EDITED BY: RBERGER DRAWING FILE: P:\IN2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\2007071007.CE.C601-C603.SD.DWG

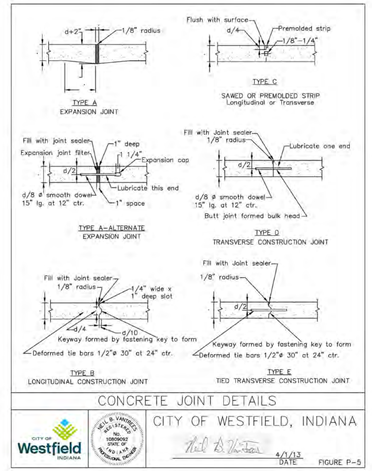


SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE P-10

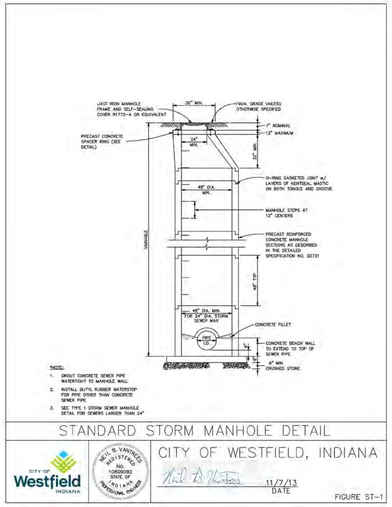




CONCRETE JOINT DETAILS

CITY OF WESTFIELD, INDIANA

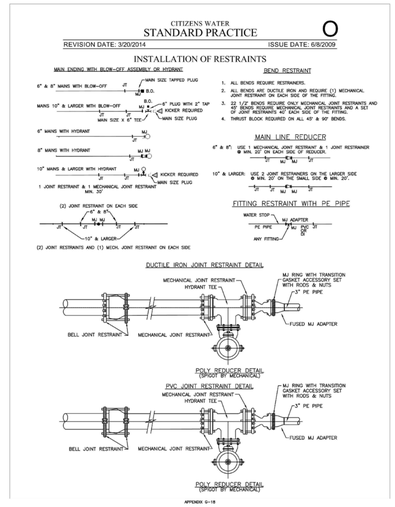
4/1/13 DATE FIGURE P-5

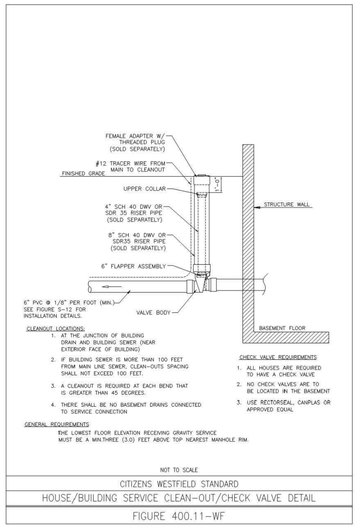


STANDARD STORM MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

11/7/13 DATE FIGURE ST-1

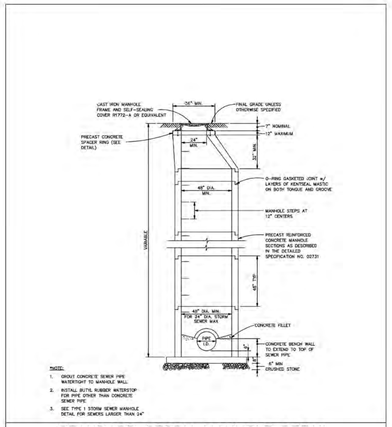




CITIZENS WESTFIELD STANDARD

HOUSE/BUILDING SERVICE CLEAN-OUT/CHECK VALVE DETAIL

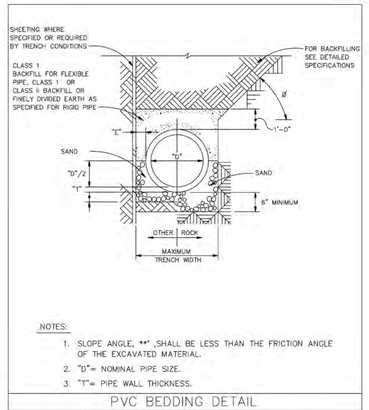
FIGURE 400.11-WF



TYPE "C" MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

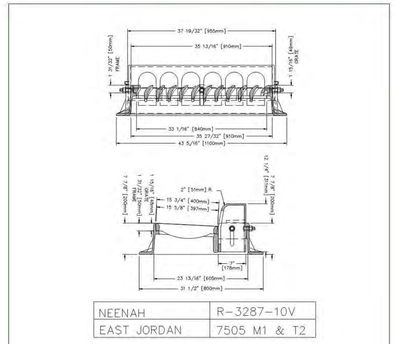
11/7/13 DATE FIGURE ST-1



PVC BEDDING DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE W-14



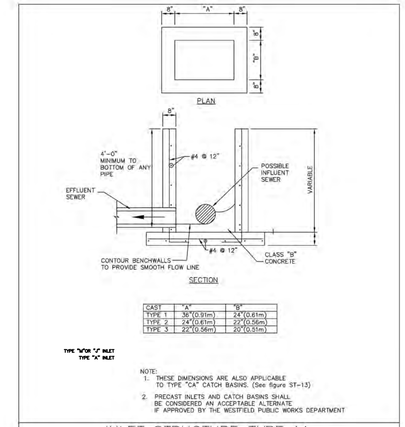
NEENAH	R-3287-10V
EAST JORDAN	7505 M1 & T2

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

CHAIR BACK CURB INLET CASTING

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-8

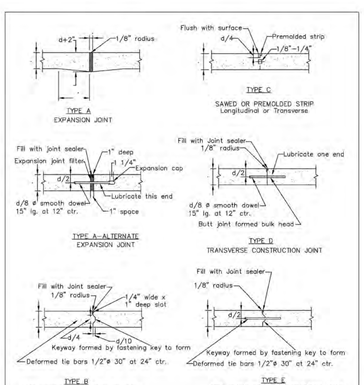


CAST	"A"	"B"
TYPE 1	36"(0.91m)	24"(0.61m)
TYPE 2	24"(0.61m)	22"(0.56m)
TYPE 3	22"(0.56m)	20"(0.51m)

INLET STRUCTURE TYPE 1A

CITY OF WESTFIELD, INDIANA

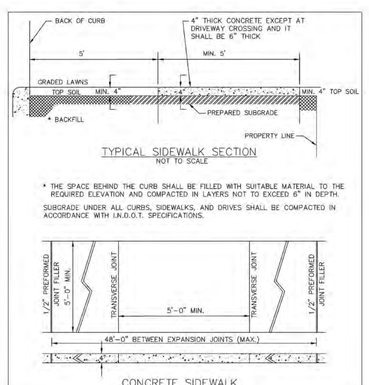
4/1/14 DATE FIGURE ST-11



CONCRETE JOINT DETAILS

CITY OF WESTFIELD, INDIANA

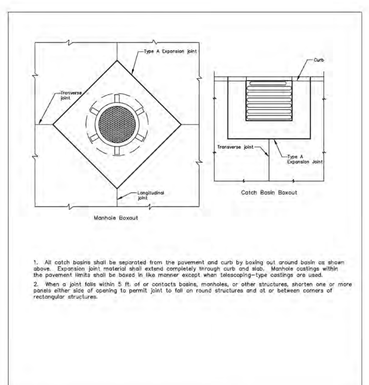
4/1/13 DATE FIGURE P-5



SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

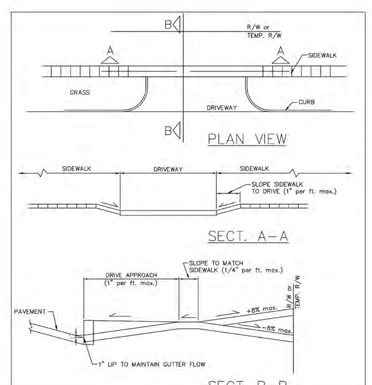
4/1/13 DATE FIGURE P-10



STRUCTURE DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE P-6



TYPICAL DRIVEWAY SECTION

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE P-17

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/28/15 - 5:10 PM EDITED BY: RBERGER DRAWING FILE: P:\N2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\2007010007.CE.C601-C603.SD.DWG

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.
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:

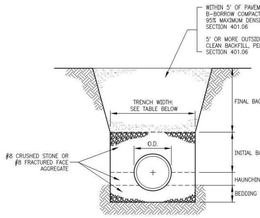
1	TAC COMMENTS	07-10-2015
2	PER OWNER	08-27-2015
3	CITY COMMENTS	09-23-2015

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

TITLE: SITE DETAILS

SHEET NUMBER: C602

COMMENTS:



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

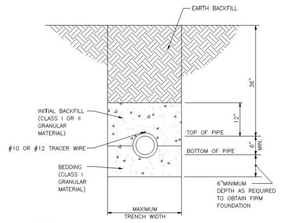
MINIMUM TRENCH WIDTHS	
PIPE SIZE	MINIMUM WIDTH
UP TO 18"	O.D. + 16"
18" & OVER	(O.D. x 1.25) + 12"

NOT TO SCALE

INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS

FLEXIBLE PIPE BEDDING & BACKFILL REQUIREMENTS

FIGURE 400.01



NOTES:

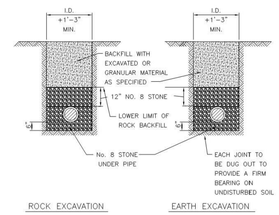
1. NOMINAL PIPE SIZE (6" MIN.)
2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND GRAVELS; MAX. PARTIAL SIZE OF 3/4"
5. SEE FIGURE 5-5 FOR MAIN LINE SEWERS PIPE BEDDING DETAILS.
6. #10 OR #12 TRACER WIRE TO BE EXTENDED FROM SEWER MAIN TO 8" CLEAN OUT/CHECK VALVE RISER

NOT TO SCALE

CITIZENS WESTFIELD STANDARD

HOUSE/BUILDING SERVICE BEDDING DETAILS

FIGURE 400.10-WF



NOTES:
THIS DETAIL SHALL APPLY TO ALL SANITARY SEWER PIPE
ALL STONE TO BE INDOT CLASS 1 STONE

NOT TO SCALE

CITIZENS WESTFIELD STANDARD

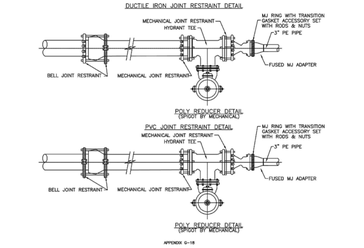
SEWER PIPE BEDDING DETAIL

FIGURE 400.09-WF

CITIZENS WATER
STANDARD PRACTICE **O**

REVISION DATE: 3/20/2014 ISSUE DATE: 6/8/2009

INSTALLATION OF RESTRAINTS

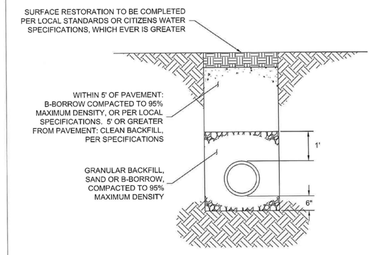


APPENDIX G-1B

CITIZENS WATER
STANDARD PRACTICE **A.1**

REVISION DATE: ISSUE DATE: 7/17/2013

WATER MAIN AND SERVICE BACKFILL REQUIREMENTS



SCALE: NTS

NOTE:
COMPACTED BACKFILL IN LIFTS OF 12" MAXIMUM. TRENCH EXCAVATION SHALL CONFORM TO LOCAL STANDARDS.

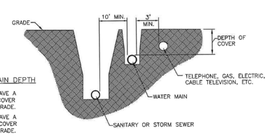
APPENDIX G-2

CITIZENS WATER
STANDARD PRACTICE **A**

REVISION DATE: 6/8/2009 ISSUE DATE: 6/8/2009

WATER AND SEWER MAIN SEPARATION DETAIL

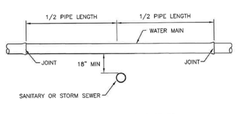
NOTE:
WATER MAIN AND SANITARY SEWERS SHALL BE PLACED IN SEPARATE TRENCHES.



TYPICAL WATER MAIN DEPTH

1. ALL PIPE SHALL HAVE A MINIMUM OF 54" COVER BELOW FINISHED GRADE.
2. ALL PIPE SHALL HAVE A MAXIMUM OF 72" COVER BELOW FINISHED GRADE.

WATER MAIN LAYING PARALLEL TO SEWER
SECTION VIEW



WATER MAIN CROSSING SEWER
SECTION VIEW

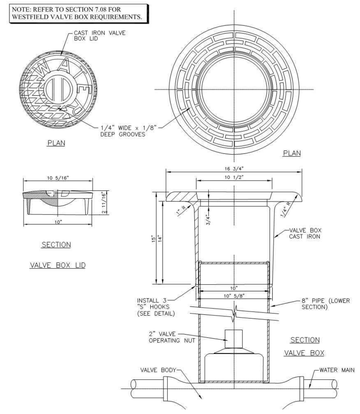
APPENDIX G-1

CITIZENS WATER
STANDARD PRACTICE **G**

REVISION DATE: 1/1/2015 ISSUE DATE: 6/8/2009

STANDARD 8" VALVE BOX AND COVER

NOTE: REFER TO SECTION 7.08 FOR WESTFIELD VALVE BOX REQUIREMENTS.



APPENDIX G-8

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
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CVS pharmacy

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DEVELOPER:

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Phone (317) 705-8800
Contact: Craig Forgey

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

1	TAC COMMENTS	07-10-2015
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3	CITY COMMENTS	09-23-2015

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

TITLE:
SITE DETAILS

SHEET NUMBER:
C603

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.

03401.02 Minimum Size for Storm Sewers

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.

CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

SECTION 03401 GENERAL

03401.01 Introduction

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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

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 beehive 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. Bearing 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 No. 30-B.

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

The following castings types are required:

1. Manholes – Neenah R 1772 A or equivalent
2. Beehive Inlets – Neenah R 4342 or equivalent
3. "Roll Curb" Inlets – Neenah 3501 – TR or TL or equivalent
4. "Chair Back" Curb Inlet – Neenah 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 Waterway"
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.

Reinforced Concrete Pipe 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 elliptical reinforcing or combination of elliptical and circumferential reinforcing or part 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 "Tylox" 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.

Butyl mastic joint sealant in rope or trowel applied form 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 Pipe 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, 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 2-2/3 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. 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 40% of pipe and in the bottom 25% of pipe and in the bottom 40% of pipe arch as required by AASHTO M-190 for Type C coating.

Bituminous Coated and Paved Invert 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 2-2/3 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 2-2/3 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 0.064 inch thick and 10-1/2 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 of ASTM A525 and AASHTO M-274. The coils from which the pipe is produced shall be coated with 1.0 ounce per square foot of commercially pure aluminum.

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 reformed to permit joining with hugger bands.

Coupling bands shall be hugger 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 D2680, 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 bell. 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 lubrication 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 F667, shall be required for all subsurface drain tile 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 D3212. The

gasket material shall conform to all requirements of ASTM F477. As an alternative, pipe joints utilizing external couplings bands will be accepted provided the minimum AASHTO requirements for satisfying soil 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.

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01 Pipe Cover, Grade, and Separation from Sanitary Sewers

Pipe

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 used for 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.

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 elevations).

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 BMPs prior to discharge of the storm sewer line into a pond.

03501.04 Installation and Workmanship

Bedding and backfill materials around storm sewer pipes, 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 not 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. Dips/sags 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.

03501.05 Special Hydraulic Structures

Special hydraulic structures required to control the flow of water in storm runoff drainage systems include junction chambers, drop manholes, stilling 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.

03501.06 Connections to Storm Sewer System

Unless otherwise approved, perforated subsurface drain tiles, footer drains, or sump pumps 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 outlet directly into storm sewer systems.

To allow any connections 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.

1. **Sump pumps** installed to receive and discharge groundwater or other stormwater shall be connected only into "D" subsurface drain (SSD) lateral connection. Sump pumps installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewers. A sump pump shall be used for one function only, either the discharge of stormwater or the discharge of sanitary sewage, each being connected to the respective receiving system only.
2. **Footing drains and perimeter drains** shall be connected only into "D" subsurface drain (SSD) lateral connection.
3. All **roof downspouts**, roof drains, or roof drainage piping shall discharge onto the ground and shall not be directly connected to the storm drainage system. Variation from this requirement may be requested and granted by the WPWD in special circumstances. No downspouts or roof drains shall be connected to the sanitary sewers.
4. **Garage and Basement floor drains and water softener discharge** shall not be connected to the storm sewers.
5. **Swimming Pool drains** shall not be connected to the storm sewers unless the water is dechlorinated prior to being connected to the storm sewer.

03501.07 Inspection and Rejection of Pipe

The quality of all materials, the process of manufacture, and the finished pipe shall be subject to inspection and approval by the WPWD. Such inspection may be made at the place of manufacture or on the construction site after delivery, or at both places; and the pipe shall be subject to rejection at any time on account of failure to meet any of the specifications' requirements even though sample pipes may have been accepted as satisfactory at the place of manufacture.

Prior to being lowered into the trench, each pipe shall be carefully inspected and those not meeting the specifications shall be rejected and at once removed from the work.

The WPWD shall have the right to cut cores from such pieces of the concrete pipe as the inspector desires for such inspection and tests as the inspector may wish to apply. The Developer/Contractor shall pay for the samples of an Independent Laboratory Testing.

Holes left by the removal of cores shall be filled in an approved manner by and at the expense of the manufacturer of the pipe.

The WPWD shall also have the right to take samples of concrete after it has been mixed, or as it is being placed in the forms or molds, and to make such inspection and tests thereof as the inspector may wish.

Any pipe which has been damaged after delivery will be rejected and replaced solely at the Contractor's expense.

03501.08 Handling Pipe

Each pipe section shall be handled into its position in the trench only in such manner and by such means as the WPWD approves as satisfactory. The Contractor will be required to furnish slings, straps, and other approved devices to permit satisfactory support of all parts of the pipe when it is lifted.

03501.09 Notice to WPWD

The WPWD shall be notified at least 48 hours prior to when the pipes are to be laid in the trench. At least 15 feet of the pipe shall, under ordinary circumstances, be laid before covering begins.

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 encounter, 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 nor 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 outlined 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 block 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 version, (2) A 1/2 inch diameter non-asphaltic mastic (Kent Seal or approved equal) conforming to AADHTO M-198 and Federal Specifications SS 521-A, or 4 (3) mortar or butyl rubber sealed on the outside and (4) mortar sealed on the inside and brushed smooth.

The annular space between the pipe and precast structure walls shall be filled inside and outside with a grout mixture composed of 2 parts of fine aggregate and one part of Portland Cement or Class "A" Concrete. Collars shall be formed around the annular space between the pipe and precast structure and troweled 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 next pipe section. Care shall be taken in laying the pipe so not to damage the bell or the spigot end of

the pipe. Mechanical means consisting of a cable placed inside the pipe with a winch, jack, or come-along shall be considered to pull the pipe home where pushing the pipe will not result in a joint going completely home and staying in place.

The Contractor shall use laser beam equipment, surveying instruments, or other proven techniques to maintain accurate alignment and grade.

Open excavation shall be satisfactorily protected at all times. At the end of each day's work, the open ends of all pipes shall be protected against the entrance of animals, children, earth, or debris by bulkheads or stoppers. The bulkheads or stoppers shall be perforated to allow passage of water into the installed pipe line to prevent flotation of the pipe line. Any earth or other material that may find entrance into the main sewer or into any lateral sewer through any such open end of unplugged branch must be removed at the Contractor's expense. The cost of all such plugs, and the labor connected therewith, must be included in the regular bid for the sewers.

Storm sewer which outlets into a Hamilton County Regulated Drain shall be approved, inspected, and constructed per the latest standards of the Hamilton County Surveyor's Office.

03501.11 Pipe Bedding and Haunching

Each pipe section shall be laid in a firm foundation of bedding material and haunched and backfilled with care.

Prior to pipe installation, carefully bring bedding material to grade along the entire length of pipe to be installed. To provide adequate support for the pipe, the following bedding procedures shall be followed.

When angular 1/4 to 1/2 inch (6 to 12 mm) clean graded stone, slag, or crushed stone material is used for bedding, little or no compaction is necessary due to the nature of the angular particles. A depth of 4 to 6 inches is generally sufficient to provide uniform bedding. If Class I material is used for bedding, it must also be utilized for haunching up to or higher than the spring line of the pipe to avoid loss of side support through migration of Class II haunching material into the bedding.

1. Take care with coarse sands and gravels and maximum size 20 mm (3/4 inch) materials, to provide uniformly compacted bedding. Excavate the bedding material or place it to a point above the pipe bottom, determining such point by the depth of loose material resulting in the preparation of the bedding and the amount of compaction that will be required to bring the material to grade. Use hand or mechanical tamping to compact the bedding material to a minimum 85% Standard Proctor Density.
2. Slightly damp material will generally result in maximum compaction with a minimum of effort. If water is added to improve compaction or if water exists in the trench, take care to avoid saturation of Class II material, which could result in additional stability problems. Check grade of bedding after compaction.

Bedding material shall have a minimum thickness beneath the pipe of 4 inches (100 mm) or one-eighth of the outside diameter of the pipe, whichever is greater, and shall extend up the sides of the pipe one-sixth of the outside diameter of the pipe.

The rigid pipe, such as concrete or ductile iron, backfill between the bedding material and a plane 12 inches (300 mm) over the top of the pipe shall be hand-placed finely divided earth, free from debris and stones, or granular backfill if required.

For flexible pipe, corrugated metal pipe, the placement of embedment 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

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 in 6 to 8 inch 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 subsoils, 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.

03501.13 Manholes and Other Structures

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 horseshoe shaped with grooved 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 channels or inverts (flow lines) shall be preformed and poured with Class "A" concrete to the spring line of the connecting pipe. The finished invert shall be a semi-circular shaped, trowel and broom finished, smooth channel 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-locking type. The joint between the casting frame and cone section shall be fully mortared or gasketed and coated with butyl 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 risers 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.

TABLE 03501-1

Typical Values of Manning's "n"		
Material	*Manning's "n"*	*Maximum Velocities (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 2/3 x ½ 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
Gunite	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	0.040	4
Dense Weeds and Brush	0.040	4
Swale with Grass	0.035	4

Source of manning "n" values: HEPWCC Stormwater Drainage Manual, July 1995.
(1) New earth (uniform, sodded, clay soil)
(2) Existing earth (fairly uniform, with some weeds).

TABLE 03501-2

Maximum Distance Between Manholes	
Size of Pipe (Inches)	**Maximum Distance (Feet)**
All sizes	400

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/28/15 – 5:10 PM EDITED BY: RBERGER DRAWING FILE: P:\IN2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\20070107.CE.C601–C603.SD.DWG

CVS pharmacy

13,225 TYPE-B CHAMFER DRIVE-THRU

STORE NUMBER: 10591

191ST 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
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p:(317) 547-5580 f:(317) 543-0270
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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:

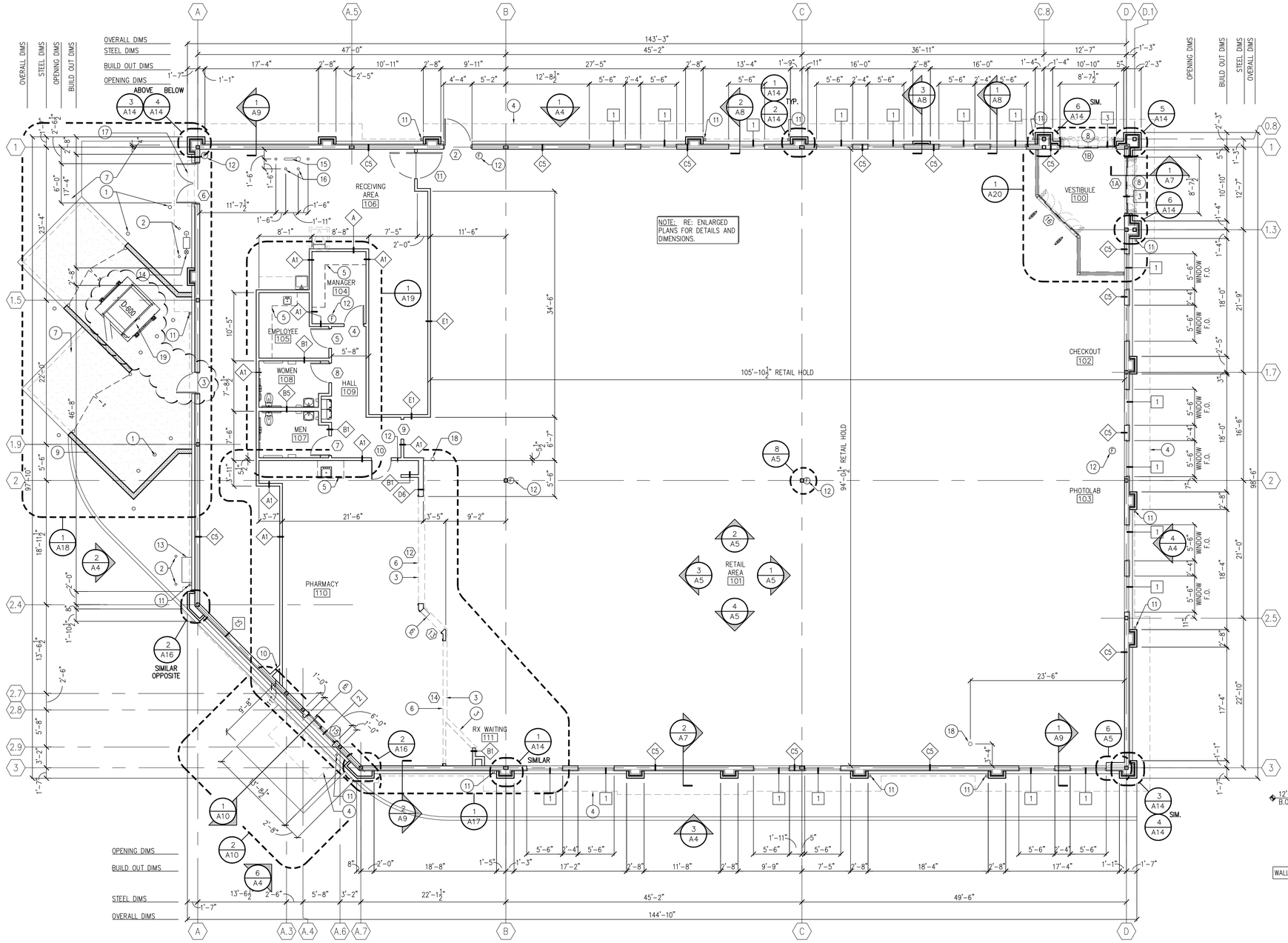
1	TAC COMMENTS	07–10–2015
2	PER OWNER	08–27–2015
3	CITY COMMENTS	09–23–2015

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

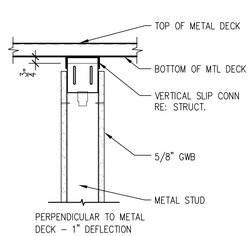
TITLE: SITE DETAILS

SHEET NUMBER: C604

COMMENTS:



1 A1 FLOOR PLAN
SCALE: 1/8"=1'-0"



2 A1 SLIP JOINT
SCALE: 1 1/2" = 1'-0"

NOTES BY SYMBOL

1. 6"ø PIPE BOLLARD – RE: 4/A18 AND EXTERIOR FINISH SCHEDULE.
2. 4"ø PIPE BOLLARD – RE: 4/A18 AND EXTERIOR FINISH SCHEDULE.
3. FACE OF SOFFIT / VALANCE ABOVE – RE: WALL SECTIONS.
4. FACE OF CANOPY / ROOF LINE ABOVE
5. CABINET BY MILLWORK SUPPLIER – RE:FIXTURE PLAN F1
6. COILING GRILLE
7. 6" THICK CONCRETE PAD FOR COMPACTOR AND LOADING AREA – RE: STRUCTURAL DRAWINGS.
8. PROVIDE HAND TROWELED CONTROL JOINTS AT ENTRY CONCRETE.
9. COMPACTOR/DUMPSTER ENCLOSURE
10. INSULATE CHASE WALLS WITH 3 1/2" BATT INSULATION
11. DOWNSPOUT LEADER – WITH DOWNSPOUT GUARD RE: 6/A18
12. PROVIDE LISTED AND LABELED DRY-CHEMICAL UL-RATED FIRE EXTINGUISHER, RE: SPECS.
13. ELECTRICAL METER AND DISCONNECT BY UTILITY CO. RE: ELEC
14. GAS METER, RE: PLUMBING
15. FIRE RISER: COORDINATE BOLLARD LOCATION WITH FIRE RISER LOCATION
16. 4"ø PIPE BOLLARD, SURFACE MOUNTED RE: 10/A18
17. RAIN CANOPY RE: 3/A13
18. FLOOR CLEANOUT, RE: PLUMBING
19. VERTICAL COMPACTOR

LEGEND

- X — WINDOW DESIGNATION RE: SHEET A21
- X — INDICATES DOOR–RE: SHEET A21 FOR DOOR SCHEDULE
- XX — PARTITION TYPE – RE: THIS SHEET
  - STUD DESIGNATION
  - WALL MATERIAL
- X — FLOOR PLAN NOTES THIS SHEET
- XX — FINISH DESIGNATION – RE: SHEET A21

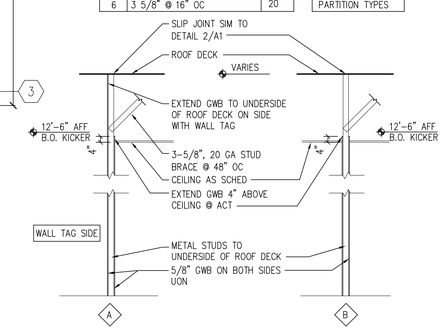
PARTITION TYPES

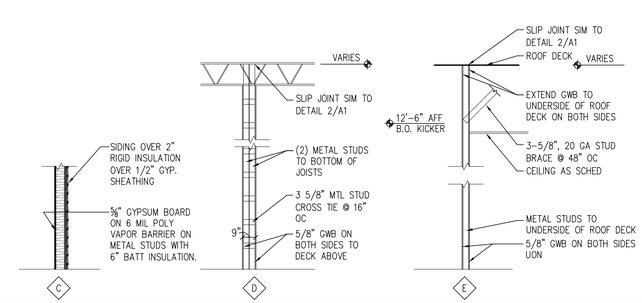
STUD DESIGNATIONS

STUD	DESCRIPTION	GA
1	3 5/8" @ 24" OC	20
2	6" @ 24" OC	20
3	1–1/2" "Z" FURRING @ 24"O.C.	24
4	2 5/8" @ 24" OC	20
5	6" @ 16" OC	18
6	3 5/8" @ 16" OC	20

NOTE: PROVIDE MOISTURE RESISTANT GYP BD @ ALL WET AREAS

NOTE: REFER TO FLOOR PLANS FOR LOCATION OF PARTITION TYPES





CVS pharmacy

COLONIAL
TYPE B-13225-RIGHT
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

161st ST. & SPRINGMILL RD.
WESTFIELD, IN
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FF&
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

AMERICAN STRUCTUREPOINT INC.

American Structurepoint
7260 Shadeland Station
Indianapolis, IN 46256
TEL (000) 000-0000

DEVELOPER:

T.M. CROWLEY & ASSOCIATES

501 Pennsylvania Pkwy
Suite 160
Indianapolis, IN 46280
TEL (317) 819-0110

SEAL:

REVISIONS:

09-18-2015	PERMIT SET
10-05-2015	ADDENDUM 2

CVS PROJECT MANAGER:	R. SMART
DRAWING BY:	D.CADARET
DATE:	09-18-2015
JOB NUMBER:	JCDT.15.0225.00

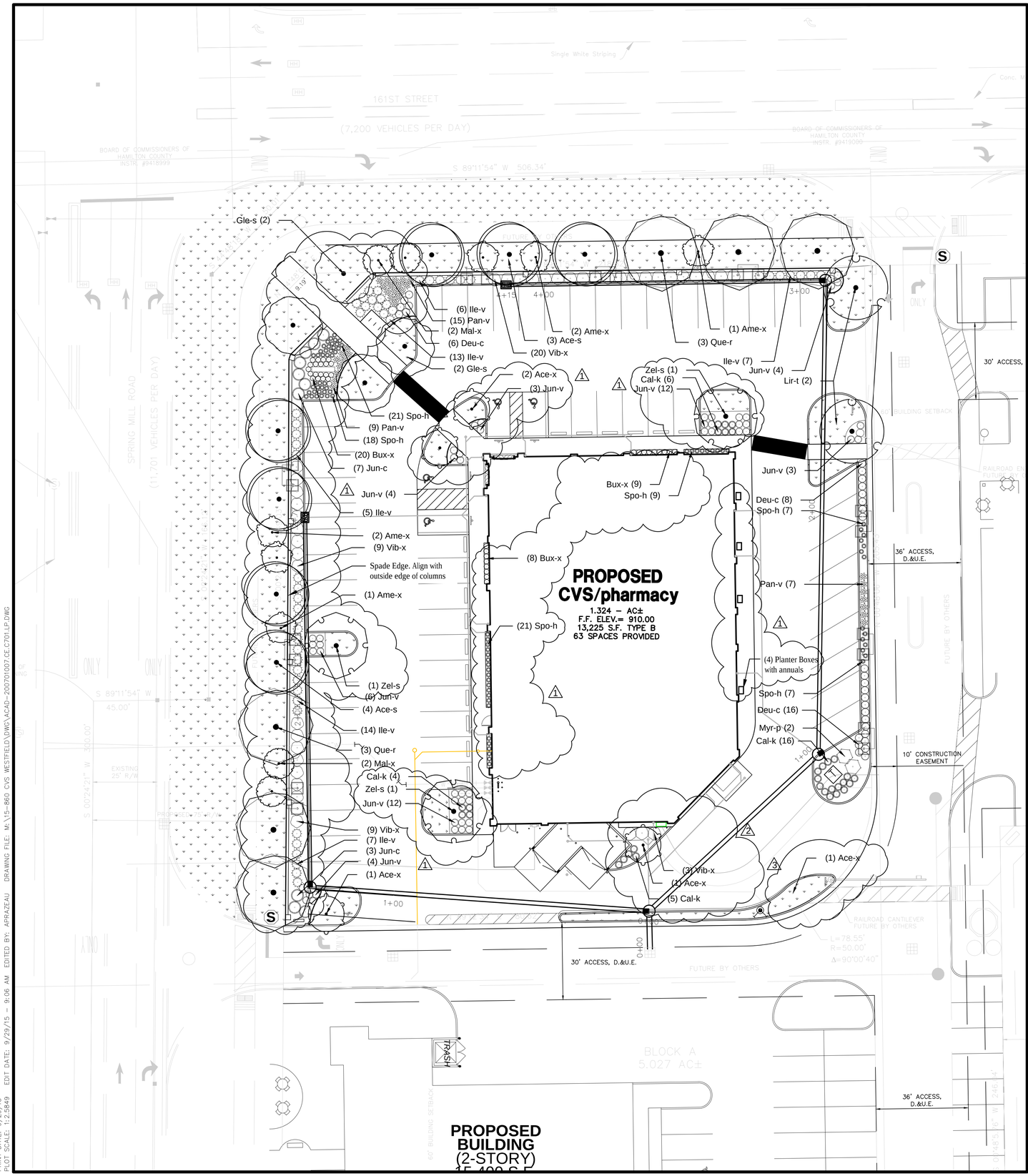
TITLE:

FLOOR PLAN & DETAILS

SHEET NUMBER:

A1

COMMENTS:



SCALE: 1"=20'

GENERAL LANDSCAPE & PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

LANDSCAPE ORDINANCE REQUIREMENTS

Site Zoned PUD Ordinance Number 14-46 Spring Mill Station

LANDSCAPING AND SCREENING
Section 4 4.3 A
Complies with Zoning Ordinace (WC 1.06.050)

ON-SITE REQUIREMENTS
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

STREET REQUIREMENTS
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

BUFFER YARDS
Not Required per PUD

PARKING AREA LANDSCAPING
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

PERIMETER PARKING LOT LANDSCAPING
448 lft @ 5' in Width
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

FOUNDATION PLANTINGS
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

HATCH LEGEND

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 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 –

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.
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:

ALYSSA P. PRAZEAU
REGISTERED
No. 2002–132
STATE OF INDIANA
LANDSCAPE ARCHITECT

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

TITLE:
PLANTING PLAN

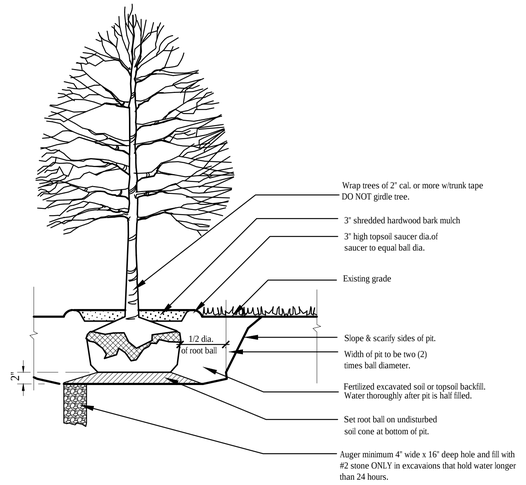
SHEET NUMBER:
C701

COMMENTS:

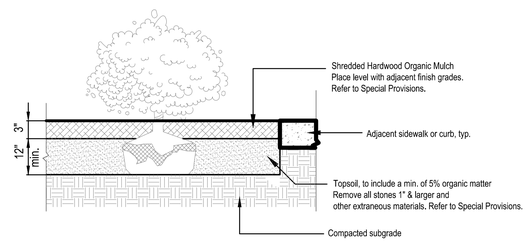
PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849 EDIT DATE: 9/29/15 – 9:06 AM EDITED BY: APRAZEAU DRAWING FILE: M:\15-860 CVS WESTFIELD\DWG\ACAD-200701007.CE.C701.LP.DWG

PLANT_SCHEDULE

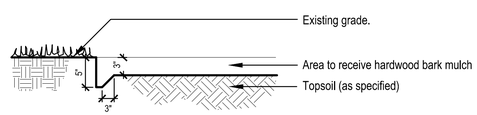
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS
TREES						
Ace-x	Acer freemanii `Armstrong`	Freeman Maple	B & B	2"Cal	4	
Ace-s	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	7	strong central leader, symmetrical, full, matched
Ame-x	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn 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.



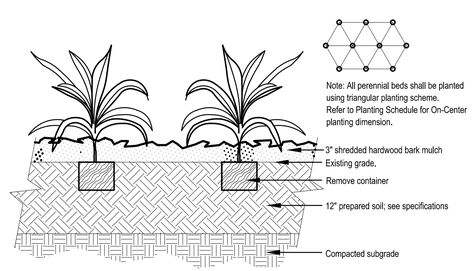
TREE PLANTING
Not to Scale



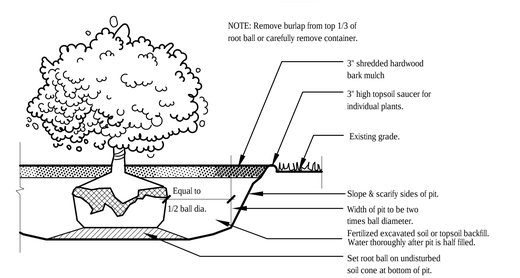
LANDSCAPE BED PREPARATION
Not to Scale



SPADE EDGE
Not to Scale



PERENNIAL PLANTING
Not to Scale



SHRUB PLANTING
Not to Scale

MONSOON

042

E - MATTE WHITE

Plant creations by The Wright Gardner

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.

AVAILABILITY

SIZE	LENGTH	WIDTH	HEIGHT
A	28"	6"	20"
B	28"	20"	38"
C	28"	25"	38"
D	30"	12"	20"
E	36"	12"	24"
F	36"	24"	24"
G	48"	14"	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

04 | WWW.IAPSF.COM | 1.800.426.6471

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

color to be selected by Owner

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849 EDIT DATE: 9/29/15 – 9:06 AM EDITED BY: APRAZEAU DRAWING FILE: M:\15-860 CVS WESTFIELD\DWG\ACAD-200701007 CE C701 LP.DWG

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.
7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
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DEVELOPER:

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

SEAL:

ALYSSA P. PRAZEAU
REGISTERED No. 2002-132 STATE OF INDIANA
LANDSCAPE ARCHITECT

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

TITLE:
PLANTING DETAILS

SHEET NUMBER:
C702

COMMENTS:

* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

Luminaire Location Summary

LumNo	Label	X	Y	Z *	Orient	Tilt
1	OB	604	208	9.33	270	0
2	OB	602	210	9.33	270	0
3	OB	609	213	9.33	270	0
4	OB	607	215	9.33	270	0
5	WP	551.8	207.2	12	270	0
6	WP	576.8	207.2	12	270	0
7	X	512.9	207.9	7	180	0
8	X	512.9	228.1	7	180	0
9	X	513.4	345.7	7	90	0
10	X	526.9	345.7	7	90	0
11	X	568.4	345.1	7	90	0
12	X	589	345	7	90	0
13	X	609.1	345	7	90	0
14	X	512.1	344.2	7	180	0
15	X	512.2	330.8	7	180	0
16	X	512.8	293.7	7	180	0
17	X	610.4	343.7	7	0	0
18	X	610.4	323.6	7	0	0
19	X2	510	419	17	270	0
20	X2	616	419	17	270	0
21	X2	659	237	17	180	0
22	X2	560.4	419	17	270	0
23	X2	437	343.2	17	0	0
24	X2	437	216.8	17	0	0
25	X2	437	274.9	17	0	0
26	X2	659	322.1	17	180	0
27	X2	659	274	17	180	0

* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

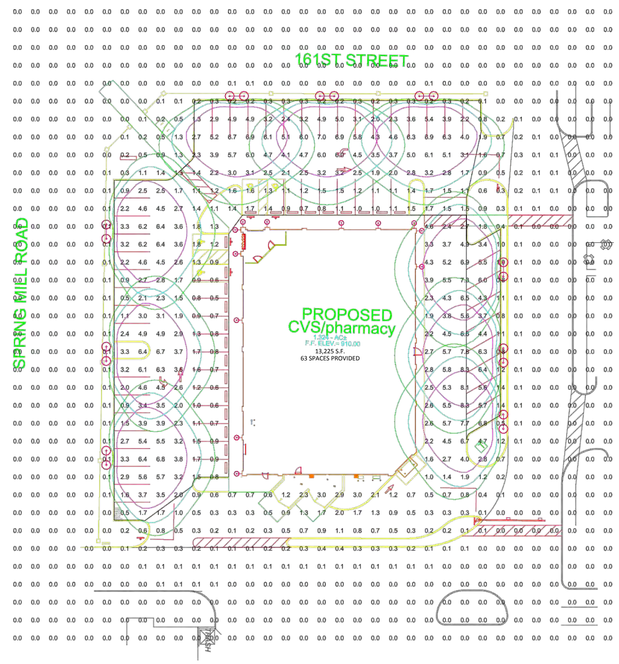
Luminaire Schedule

Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
	OB	4	PT2013-E0155	SINGLE	19.9	1130	0.950	0.900	1.000	0.855
	WP	2	DSXW1 LED 10C 1000 40K TFTM MVOLT	SINGLE	40	3065	0.950	0.950	1.000	0.903
	X	12	UCS-ANG-12LED-BW 5100K	SINGLE	32	1086	0.950	0.950	1.000	0.903
	X2	9	QTY 2 - UCL-T4-56LED-5K-700-HSS	ROTATED OPTICS	129.9	5761	0.950	0.950	1.000	0.903

Calculation Summary

Label	Description	Units	Avg	Max	Min	Avg/Min	Max/Min
CVS PARKING	1.0 FC MINIMUM	Fc	2.96	7.0	0.5	5.92	14.00

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



FOR PRICING CONTACT

NESCO
40 Hudson Rd
Canton, MA 02021
Tel: 781-828-9494
Fax: 781-575-1398
E-Mail: CVSplans@nescoweb.com

NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

REFERENCE ANGLE(S): 180° PLAN NORTH 0° 270°

REVISED FROM DRAWING NUMBER/SITTLE: 1575507

CVS #10591
WESTFIELD, IN

HUBBELL® Hubbell Lighting, Inc. 701 MILLENNIUM BLVD GREENVILLE, SC 29607

SCALE: 1" = 40' | DATE: 7/15/2015
DWN: ADC | APVD
DRAWING NO.: 1575568

Graphic Scale: 40 20 0 40 80

Y X 0,0

UCS – Universe Small Housing Scale

TYPE

- LED technology
- Modular system offers five luminous choices and five hood options for customization to complement site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting
- Powder coat finish in 13 standard colors with a polymer primer sealer

1. LUMINAIRE	2. LUMINOUS HOOD	3. LAMP/BALLAST	4. COLOR	5. OPTIONS	6. OPTIONS *(Internal)*	7. MOUNTING

UCS

1. LUMINAIRE
☐ UCS Universe small

2. LUMINOUS /HOOD

NO LUMINOUS & HOOD
ANGLED WINDOWS ☐ ANG; BELL RINGS ☐ BEL; FLARED ☐ FLR; STRAIGHT STR ☐; SKIRTED ☐ SKB

LUMINOUS & HOOD
4 LUMINOUS WINDOWS; SOLID RINGS; VERTICAL SLOTS; LUMINOUS RINGS
☐ WND-ANG ☐ SR-ANG ☐ VSL-ANG ☐ LUM-ANG
☐ WND-BEL ☐ SR-BEL ☐ VSL-BEL ☐ LUM-BEL
☐ WND-FLR ☐ SR-FLR ☐ VSL-FLR ☐ LUM-FLR
☐ WND-STR ☐ SR-STR ☐ VSL-STR ☐ LUM-STR
☐ WND-SKB ☐ SR-SKB ☐ VSL-SKB ☐ LUM-SKB

3. LAMP/BALLAST

LED *(Warm white (3000K), Neutral white (4200K), Bright white (5100K). 32 watts: 120 thru 277 volt)*
☐ 12LED-WW ☐ 12LED-NW ☐ 12LED-BW

COMPACT FLUORESCENT *(120 thru 277 volt ballast. -18°C min start temp. Specify wattage)*
☐ CF *(4 pin, 26, 32 or 42 watt lamp)*

METAL HALIDE
Medium base, ED-17 lamp. 120/208/240/277 volt ballast
☐ 50MH ☐ 70MH
G12 base, T-6 ceramic lamp
☐ 70MHT6 *(120/277/347 volt ballast)*

HIGH PRESSURE SODIUM
Medium base, ED-17 lamp
☐ 50HPS *(120/277 volt ballast)*
☐ 70HPS *(120/208/240/277 volt ballast)*

All ballasts and LED drivers are factory wired for 277 volts, unless specified. Lamps not included (except for LED options). For pole mounted fixtures, the ballast is located in the arm.

4. COLOR
☐ AWT *(Arctic White)*
☐ BLK *(Black)*
☐ MTB *(Matte Black)*
☐ DGN *(Dark Green)*
☐ DBZ *(Dark Bronze)*
☐ WRZ *(Weathered Bronze)*
☐ BRM *(Metallic Bronze)*
☐ VBL *(Verde Blue)*
☐ CRT *(Cortén)*
☐ MAL *(Matte Aluminum)*
☐ MDG *(Medium Grey)*
☐ ATG *(Antique Green)*
☐ LGY *(Light Grey)*
☐ RAL/PREMIUM COLOR *(Provide RAL)*
☐ CUSTOM COLOR *(Provide color chip for matching)*

5. OPTIONS - HOOD
The natural copper and stainless steel hoods are unfinished to develop a patina over time. All hoods have the under side finished in high reflectance white.
☐ COP *(Copper)* ☐ STS *(Stainless steel)*

6. OPTIONS - INTERNAL
☐ BLC *(Internal sleeve to block light when luminous element chosen)*
☐ 347 *(For HID, except 50MH & 50HPS, not available with LED)*
☐ FCO *(Full cutoff shield. Replaces luminous element)*

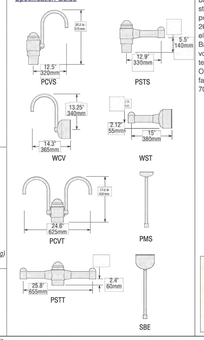
7. MOUNTING – *Must choose one*

WALL MOUNT *(Integral ballast. Uses the mounting plate with a prewired ballast)*
☐ WCV *(Curved arm)*
☐ WST *(Straight arm)*

POLE MOUNT
Single arm, fits over a 3/75mm pole
☐ PCVS *(Curved arm)* ☐ PSTS *(Straight arm)*
Twin arms, fits over 4/100mm pole. (The top 6/150mm of the pole top shall have an open, clear unobstructed area for the ballast assembly)
☐ PCVT *(Curved arm)* ☐ PSTT *(Straight arm)*

PENDANT MOUNT *(48"/1220mm stem)*
☐ PMS *(Swivel fits over a standard octagonal j-box. Remote ballast required)*
☐ SBE *(Surface mounted ballast enclosure)*

Visit www.aal.net for Arms, Poles & Accessories Specification Guide



SPECIFICATIONS

HOUSING
The fixture and ballast housing shall be one piece cast aluminum. The luminous rings shall be acrylic with an aluminum spacer and stainless steel rods. The lens shall be tempered, borosilicate opal glass. The lens shall be gasketed and screwed onto the housing for lamp access. The hoods shall be heavy gage spun aluminum with hemmed edges for added rigidity.

All internal and external hardware shall be stainless steel

FULL CUTOFF
The full cutoff shield is used in place of the luminous element when the FCO option is chosen. It lowers the hood to cover the opal lens, providing IES full cutoff classification meaning there is zero light emitted at 90° horizontal or above. The O.A.H of the UCS fixture with the FCO option is 14.25"/362mm with the bell hood, 14"/356mm with the skirted bell hood, or 13.25"/337mm for others.

ELECTRICAL
The ballast shall be mounted to a cast plate, prewired with a quick disconnect plug. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium base, pulse rated porcelain. Compact fluorescent socket is for a 26, 32 or 42 watt lamp, 4 pin, GX24q-4, with an electronic ballast, -18°C starting temperature. Ballasts are wired at the factory for 277 volts, unless specified. Standard LED color temperatures are 3000K, 4000K and 5000K. Other color temperatures available. Please contact factory. LED constant current driver operates at 700mA.

See next page

TYPE
JOB
NOTES

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UCS – Universe Small Housing Scale

TYPE

INSTALLATION & MOUNTING
Pole mount: The fixture shall be welded to the arm assembly for both the wall and pole mounting models. The single fixture pole mounted arms PCVS and PSTS shall have an integral ballast compartment, and slip over a 3/75mm pole. The twin fixture pole mounted arms PCVT and PSTT shall have an integral ballast compartment, and slip over an open top, 4/100mm pole. The top 6/150mm of the pole top shall have a clear, unobstructed area for the ballast assembly.

Wall mount: The wall mounted ballast housing shall be welded together with the arm and fixture as a unitized assembly. A cast aluminum wall plate shall have the ballast assembly installed and prewired for easy installation. The fixture assembly shall slip over the wall plate and secure with three stainless steel set screws. The mounting system shall allow for horizontal adjustment to level the fixture independent of the mounting plate orientation.

Pendant mount SBE
The ballast is factory assembled and wired to the mounting plate. A .75/19mm hole is provided for wiring access to the the J-box. Seal the back plate to the wall surface with an appropriate silicone caulk. Three .375/10mm holes on 120° centers, on a 5/125mm circle are provided on the back plate for anchoring. Use appropriate stainless steel fasteners for anchoring.

FINISH
Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION
The fixture shall be listed with ETL and U.L. for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No.250.

WARRANTY / TERMS AND CONDITIONS OF SALE
Download:
http://www.hubbelllighting.com/resources/warranty/

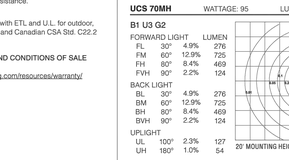
DIMENSIONS

HOOD	NO LUMINOUS	4 LUMIOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMIOUS RINGS (LUM)
ANG DIA: 15"/380mm	HT: 12.75"/325mm EPA: 0.29	HT: 12.75"/325mm EPA: 0.31	HT: 13.5"/340mm EPA: 0.32	HT: 12.75"/325mm EPA: 0.31	HT: 13.5"/340mm EPA: 0.29
BEL DIA: 15"/380mm	HT: 12.75"/325mm EPA: 0.30	HT: 12.75"/325mm EPA: 0.34	HT: 13"/330mm EPA: 0.34	HT: 12.75"/325mm EPA: 0.34	HT: 13"/330mm EPA: 0.33
FLR DIA: 15"/380mm	HT: 12.75"/325mm EPA: 0.28	HT: 12.75"/325mm EPA: 0.30	HT: 13"/330mm EPA: 0.30	HT: 12.75"/325mm EPA: 0.30	HT: 13"/330mm EPA: 0.28
STR DIA: 16"/405mm	HT: 12.75"/325mm EPA: 0.27	HT: 12.75"/325mm EPA: 0.28	HT: 12.75"/325mm EPA: 0.28	HT: 12.75"/325mm EPA: 0.28	HT: 12.75"/325mm EPA: 0.27
SKB DIA: 15"/380mm	HT: 13"/330mm EPA: 0.38	HT: 16"/405mm EPA: 0.43	HT: 16"/405mm EPA: 0.43	HT: 16"/405mm EPA: 0.43	HT: 15"/380mm EPA: 0.41

UCS 70MH WATTAGE: 95 LUMEN OUTPUT: 3371 EFFICACY: 58.9

B1 U3 G2

FORWARD LIGHT			LUMEN
FL	30°	4.9%	276
FM	60°	12.9%	725
FH	80°	8.4%	469
FVH	90°	2.2%	124
BACK LIGHT			
BL	30°	4.9%	276
BM	60°	12.9%	725
BH	80°	8.4%	469
BVH	90°	2.2%	124
UPLIGHT			
UL	100°	2.3%	127
UH	180°	1.0%	54



20' MOUNTING HEIGHT

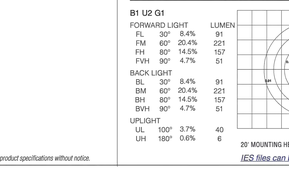
Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 94.6%
DOWNLIGHT 5.4%

UCS12LED BW WATTAGE: 32 LUMEN OUTPUT: 1085 EFFICACY: 33.9

B1 U2 G1

FORWARD LIGHT			LUMEN
FL	30°	8.4%	91
FM	60°	20.4%	221
FH	80°	14.5%	157
FVH	90°	4.7%	51
BACK LIGHT			
BL	30°	8.4%	91
BM	60°	20.4%	221
BH	80°	14.5%	157
BVH	90°	4.7%	51
UPLIGHT			
UL	100°	3.7%	40
UH	180°	0.6%	6



20' MOUNTING HEIGHT

Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.327
40	0.250
45	0.198
50	0.160

UPLIGHT 95.7%
DOWNLIGHT 4.3%

IES files can be found at www.aal.net

AAL reserves the right to change product specifications without notice.

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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.
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:

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

TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:
C801

COMMENTS:

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/29/15 - 12:20 PM EDITED BY: JWILKERSON DRAWING FILE: P:\N\2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\2007CE.C801.SLP.DWG

Universe® Collection Large LED – UCL

TYPE

FEATURES

- DLC QPL Listed
- Reliable, uniform, glare free illumination
- Types II, III, IV, V and custom distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- LifeShield™ thermal protection
- 13 standard powder coat finishes
- Upgrade Kits

SPECIFICATIONS

The first dimension is the height of fixtures with LEDs or horizontal reflectors.

HOOD	HOOD ONLY	4 LUMINOUS WINDOW (WND)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
Angled (ANG)					
DIA: 30"/760 mm	*HT: 21.4"/454 mm WT: 47 lbs EPA: 1.12*	*HT: 26.7"/680 mm WT: 28.55 lbs EPA: .60*	*HT: 26.7"/680 mm WT: 55 lbs EPA: 1.38*	*HT: 26.7"/680 mm WT: 48 lbs EPA: 1.35*	*HT: 26.7"/680 mm WT:50 lbs EPA: 1.36*
Bell (BEL)					
DIA: 30"/760 mm	*HT: 22"/560 mm WT: 47 lbs EPA: 1.16*	*HT: 26.7"/680 mm WT: 48 lbs EPA: 1.38*	*HT: 26.7"/680 mm WT: 55 lbs EPA: 1.39*	*HT: 26.7"/680 mm WT: 48 lbs EPA: 1.38*	*HT: 26.7"/680 mm WT: 50 lbs EPA: 1.39*
Flared (FLR)					
DIA: 32"/810 mm	*HT: 21"/535 mm WT: 47 lbs EPA: 1.05*	*HT: 26.7"/680 mm WT: 48 lbs EPA: 1.27*	*HT: 26.7"/680 mm WT: 55 lbs EPA: 1.28*	*HT: 26.7"/680 mm WT: 48 lbs EPA: 1.27*	*HT: 26.7"/680 mm WT: 50 lbs EPA: 1.28*
Skirted Bell (SKB)					
DIA: 32"/810 mm	*HT: 27.25"/693 mm WT: 48 lbs EPA: 1.72*	*HT: 32.5"/826 mm WT: 49 lbs EPA: 1.96*	*HT: 32.25"/820 mm WT: 56 lbs EPA: 1.96*	*HT: 32.5"/826 mm WT: 49 lbs EPA: 1.95*	*HT: 32.25"/820 mm WT: 50 lbs EPA: 1.96*

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JOB
TYPE
NOTES

Universe® Collection Large LED – UCL

TYPE

ORDERING INFORMATION

MODEL: UCL | 1 Luminous/Hood | 2 Distribution | 3 CCT | 4 Drive Current | 5 Color | 6 Options | 7 Controls | 8 Mounting

1. LUMINOUS ELEMENTS/HOOD

HOOD ONLY
- ☐ ANG Angled
- ☐ BEL Bell
- ☐ FLR Flared
- ☐ SKB Skirted Bell

LUMINOUS & HOOD
Four Luminous Windows
- ☐ WND-ANG
- ☐ WND-BEL
- ☐ WND-FLR
- ☐ WND-SKB

Solid Rings
- ☐ SR-ANG
- ☐ SR-BEL
- ☐ SR-FLR
- ☐ SR-SKB

Vertical Slots
- ☐ VSL-ANG
- ☐ VSL-BEL
- ☐ VSL-FLR
- ☐ VSL-SKB

Luminous Rings
- ☐ LUM-ANG
- ☐ LUM-BEL
- ☐ LUM-FLR
- ☐ LUM-SKB

Luminous Rings Color Option
- ☐ BL *(Blue inner lens)*
- ☐ RD *(Red inner lens)*
- ☐ GRN *(Green inner lens)*

2. DISTRIBUTION

MicroCore *Precision aimed optics*
- ☐ T2-56LED
- ☐ T3-56LED
- ☐ T4-56LED
- ☐ T5-56LED
- ☐ TL-56LED
- ☐ TR-56LED

3. COLOR TEMPERATURE
- ☐ 3K ☐ 4K ☐ 5K

4. DRIVE CURRENT
- ☐ 700 ☐ 450

5. COLOR
- ☐ AWT ☐ CRT
- ☐ BLK ☐ MAL
- ☐ MTB ☐ MDG
- ☐ DGN ☐ ATG
- ☐ DBZ ☐ LGY
- ☐ WRZ ☐ RAL/PREMIUM COLOR
- ☐ BRM ☐ CUSTOM COLOR
- ☐ VBL

6. OPTIONS

HOOD OPTIONS – *May choose one*
(The natural copper and stainless steel hoods are unfinished to develop a patina over time.
- ☐ COP *(Copper)*
- ☐ STS *(Stainless steel)*

LENS OPTIONS – *May choose one*
- ☐ FTG *(Clear flat glass lens)*
- ☐ FLD *(Lightly diffused finish on flat glass lens)*

OTHERS
- ☐ SLC *(Luminous element remains unlit during normal operation)*
- ☐ HSS *(House side shield)*

7. CONTROL
- ☐ PCA-C *(Rotatable photocell-Contemporary)*

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit *www.aal.net/products/sensor_control_programmable/*

8. MOUNTING – *Must choose one*

POLE MOUNT
- ☐ SLA3 ☐ SLA4
- ☐ SLA4-2 ☐ SLA7
- ☐ SLA7-2 ☐ SLA7(5)
- ☐ SLA7(5)-2 ☐ SLA8D
- ☐ SLA9 ☐ SLA9-2
- ☐ SLA10 ☐ SLA10-2
- ☐ SLA16 ☐ SLA16-2
- ☐ SLA17 ☐ SLA17-2
- ☐ SLA17(5) ☐ SLA17(5)-2
- ☐ SLA18 ☐ SLA18-2
- ☐ SLA20 ☐ SLA20-2
- ☐ SLA20A ☐ SLA20A-2
- ☐ SLA20B ☐ SLA20B-2
- ☐ SLA20C ☐ SLA20C-2
- ☐ SLA20D ☐ SLA20D-2
- ☐ SLA22D ☐ SLA24
- ☐ SLA24-2 ☐ SLA24(5)
- ☐ SLA24(5)-2 ☐ TRA4
- ☐ TRA7 ☐ TRA7-2
- ☐ TRA8 ☐ TRA8-2
- ☐ TRA9 ☐ TRA9-2

WALL MOUNT
- ☐ WMA4 ☐ WMA5
- ☐ WMA6 ☐ WMA8
- ☐ WMA9D ☐ WMA10
- ☐ WMA11 ☐ WMA12
- ☐ WMA16 ☐ WMA17
- ☐ WMA18 ☐ WMA20
- ☐ WMA22D ☐ WMA24
- ☐ WMA37 ☐ WMA38
- ☐ WMA39

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LUMINAIRE PERFORMANCE

Optical System	Secondary Lens or Shield	Distribution	Light Engine	Ordering Code 3K Delivered Lumens	3K Efficacy (lm/w)	3K Bug Rating B	3K Bug Rating U	3K Bug Rating G	4K Delivered Lumens	4K Efficacy (lm/w)	4K Bug Rating B	4K Bug Rating U	4K Bug Rating G	5K Delivered Lumens	5K Efficacy (lm/w)	5K Bug Rating B	5K Bug Rating U	5K Bug Rating G	Drive Current (ma)	System Watts
MicroCore	No Lens (Standard)	TYPE 2	T2-56LED	8103	62	2	0	2	9636	74	2	0	2	10950	84	3	0	3	700	132
		TYPE 3	T3-56LED	7976	61	2	0	2	9486	73	2	0	2	10779	83	2	0	2		
		TYPE 4	T4-56LED	7919	61	1	0	2	9397	72	1	0	2	10702	82	1	0	3		
		TYPE 5	T5-56LED	8388	65	3	0	2	9724	75	3	0	2	11050	85	4	0	2		
		45° LEFT	TL-56LED	7560	58	1	0	2	9053	70	1	0	2	9949	77	1	0	2		
		45° RIGHT	TR-56LED	7560	58	1	0	2	9053	70	1	0	2	9949	77	1	0	2		
	House Side Shield	TYPE 4	T4-56LED-...-HSS	5761	44	0	0	2	6797	52	0	0	2	7604	58	0	0	2		
	No Lens (Standard)	TYPE 2	T2-56LED	5189	62	2	0	2	6167	74	2	0	2	7008	84	2	0	2	450	84
		TYPE 3	T3-56LED	5105	61	1	0	2	6071	73	1	0	2	6898	83	2	0	2		
		TYPE 4	T4-56LED	5068	61	1	0	2	6014	72	1	0	2	6850	82	1	0	2		
		TYPE 5	T5-56LED	5375	64	3	0	1	6223	74	3	0	1	7072	85	3	0	2		
		45° LEFT	TL-56LED	4839	58	1	0	2	5794	69	1	0	2	6367	76	1	0	2		
		45° RIGHT	TR-56LED	4839	58	1	0	2	5794	69	1	0	2	6367	76	1	0	2		
	House Side Shield	TYPE 4	T4-56LED-...-HSS	3687	44	0	0	2	4090	49	0	0	2	4839	58	0	0	2		

* DesignLights Consortium® Qualified Product

ELECTRICAL CHARACTERISTICS

Optical System	Ordering Code		LED Drive mA	System Watts	Driver: Line Voltage VAC	Line Voltage HZ	Amps AC 120	Amps AC 277	Min. Power Factor	Max THD (%)	Operating Temp. Range	Dimming: Dimming Range	Source current out of 0-10V purple wire: Min	Typical	Max	Absolute voltage range on 0-10V (+) purple wire: Min	Typical	Max
MicroCore	56LED	700	700	132	120-277	50/60	1.1	0.48	≥.9	20	-30°C TO +40°C	10% TO 100%	0 MA	-	8 mA	-2.0 V	-	+15 V
		450	450	84			0.71	0.31										

LED COLOR

Consult factory for Amber, Turtle Friendly, Gulf Coast and Observatory applications.

	Ordering Code 3K	4K	5K
CRI Minimum	≥ 80	≥ 70	≥ 70
S/P Ratio	1.33	1.66	1.78

TM-21 LIFETIME CALCULATION

Optical System	Ordering Code	Ambient Environment °C	Projected Lumen Maintenance (% vs. Khrs) 15	25	50	60	100	Reported L70
MicroCore	**56LED**	15	93	91	87	85	78	>60Khrs
		25	93	91	87	85	78	

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Universe® Collection Large LED – UCL

TYPE

SPECIFICATIONS

HOUSING
- All housing components shall be die-cast aluminum, sealed with continuous silicone rubber gaskets.
- Hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity.
- Luminous rings shall be clear acrylic with an internal lens.
- Standard configurations do not require a flat lens, optional lenses shall be tempered glass
- All internal and external hardware shall be stainless steel.
- Optical bezel finish shall match the luminaire housing.

OPTICAL
- Patent pending MicroCore™ LED modules shall independently aim each light emitting diode (LED) in both horizontal rotation and vertical tilt angle.
- LEDs shall be mounted to a metal printed circuit board assembly (PCBA) with a uniform conformal coating over the panel surface and electrical features.
- LED optics shall be clear injection molded PMMA acrylic.
- MicroCore™ PCBA and optic shall be sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket. IP66.
- Type 4 distribution with optional House Side Shield not available with clear or diffused glass lenses. Factory installed House Side Shield is optimized for Type 4 distribution and not recommended for use with Type 2 or 3 distribution and not available with type 5 distribution.

ELECTRICAL
- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J.
- Drivers shall be U.L recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva ÂVTV, Lutron Nova NFTV and NTFTV.
- LifeShield™ shall be provided with all configurations for added protection in the event of abnormally excessive high ambient temperature conditions.

CONTROLS
- SCP shall have an integral surge protection device with a currentt rating of 10,000 Amps using the industry standard 8/20uSec wave and sure rating of 372J
- Sensor not intended for use with additional photo-control, wireless control or dimming systems.

PHOTOCELL / EGRESS ADAPTERS
- Adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

SERVICING
- Luminaire shall have tool-less service access to the gear compartment. Driver and surge suppressor shall be mounted to a prewired tray with quick disconnects that may be removed from the gear compartment.

ARM MOUNTING
- Luminaire shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.
- Post top arms and brackets shall slip over a 4"/100mm O.D. or a 5"/127mm as configured and secured with six stainless steel set screws.
- Wall mounted arms and brackets shall require mounting hardware by others.

FINISH
- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION
- Luminaire shall be listed with ETL for outdoor, wet location use. UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.

WARRANTY / TERMS AND CONDITIONS OF SALE
Download:
http://www.hubbelllighting.com/resources/warranty/

architectural arealighting
ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
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JOB
TYPE
NOTES

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.
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:

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

TITLE:
SITE PHOTOMETRIC PLAN

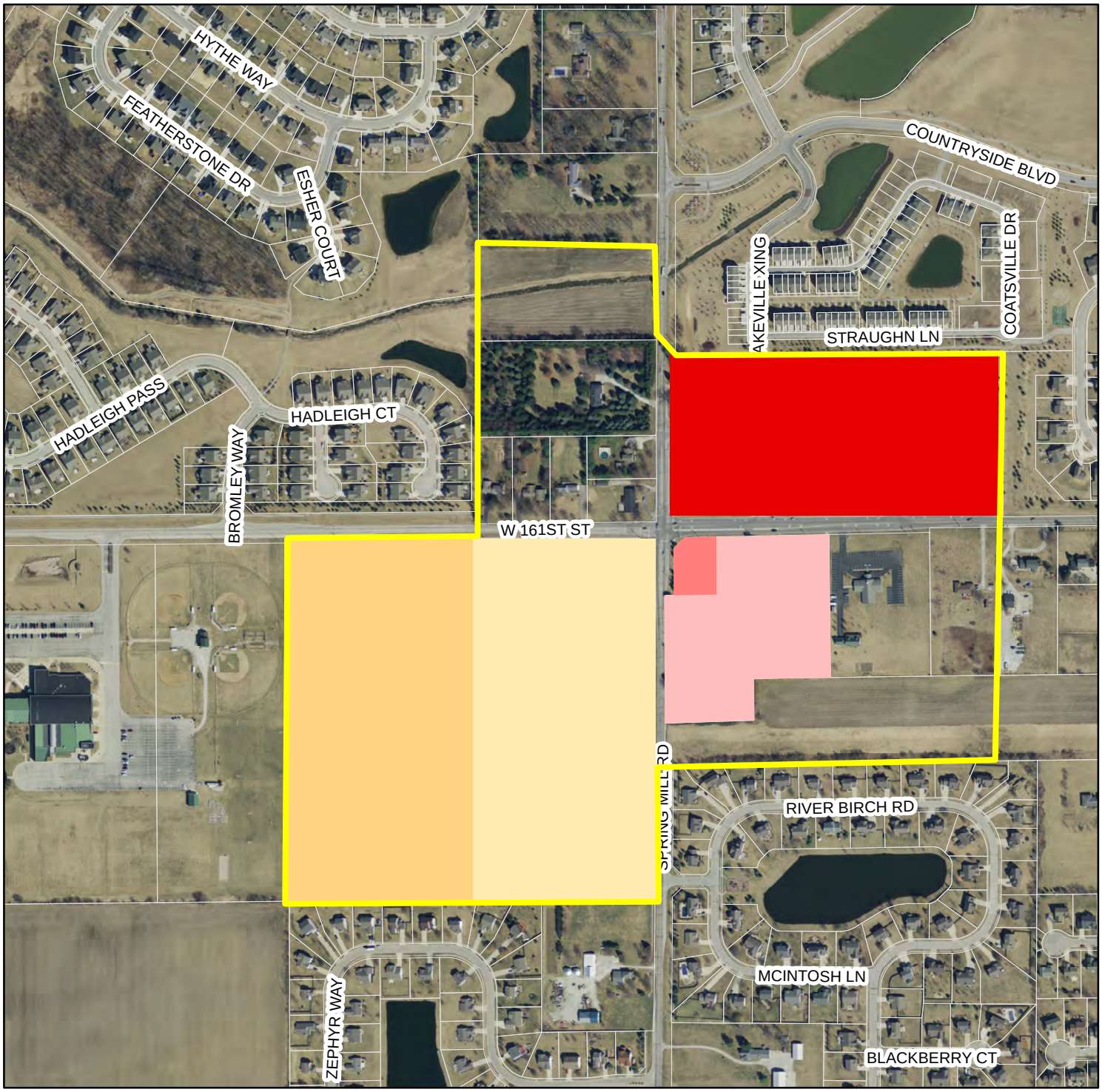
SHEET NUMBER:
C802

COMMENTS:

PRINT DATE: 9/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 9/29/15 - 12:20 PM EDITED BY: JWILKERSON DRAWING FILE: P:\IN2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\200701007.CE.C801.SLP.DWG

Spring Mill Station Area Map
CVS
1510-DDP-21

N
W E
S
Not To Scale



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

Petitioner:	City of Westfield
Request:	Approval of the Grand Junction Sub-District Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.
Exhibits:	1. Staff Report 2. Grand Junction Sub-District Addendum
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the August 10, 2015, City Council meeting. The petition received a public hearing at the September 8, 2015, Advisory Plan Commission (the "APC") hearing. Subject to Plan Commission action, the petition is currently scheduled to be at the Council's October 12, 2015, meeting for adoption consideration.

PROCEDURAL

- Procedures to amend the Westfield-Washington Township Comprehensive Plan are established by Indiana Code (I.C. 36-7-4-500, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition was held at the September 8, 2015, Advisory Plan Commission meeting.
- The Plan Commission may vote on this item at its October 5, 2015 meeting.

OVERVIEW

The 2013 Grand Junction Implementation Plan (Res. 13-112) identified the development of architectural and development standards for the Gateway Sub-District (the four corners of U.S. Highway 31 and State Road 32) as a top priority in implementing the Grand Junction vision. As a result, the proposed Grand Junction Sub-District Addendum was drafted to create a framework for establishing detailed visions, goals, and expectations for the development and redevelopment of the various sub-districts of the Grand Junction District. The proposed Gateway Sub-District chapter is the first sub-district to be addressed in the addendum. It is anticipated that as subsequent Grand Junction sub-district chapters are ready for adoption, they will be incorporated into this same Gateway Sub-District Addendum framework.

The Gateway Sub-District chapter content was guided by recommendations established in the 2013 Grand Junction Implementation Plan. The chapter incorporates the vision and desirable development scenarios for the prominent intersection of U.S. Highway 31 and State Road 32. It is envisioned that redevelopment within the Gateway area will require changes in zoning. As a result, this detailed comprehensive plan chapter should be used as detailed guidelines for the future redevelopment projects (i.e. changes in zoning) within the Gateway Sub-District.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the Public Hearing on September 8, 2015, language has been added regarding the reference to the "Gateway Tower Locations" (red dots) on the Figure 1 and Figure 2 maps. The new language states that the map exhibit came from the 2013 Grand Junction Implementation Plan and does not constitute approval of towers or any other landmark at these locations. The dots simply reference the already-constructed bases, should the City decide to install a landmark feature at these locations in the future.

DEPARTMENT COMMENTS

Action:

Approve the Grand Junction Sub-District Addendum to the Westfield-Washington Township Comprehensive Plan and certify the Addendum to the City Council for adoption.

If any Plan Commission member has questions prior to the October 5, 2015, meeting, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

GRAND JUNCTION
SUB-DISTRICT ADDENDUM

DRAFT 10.05.15

an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (adopted _____, 2015)

TABLE OF CONTENTS

EXECUTIVE SUMMARY 4

GATEWAY SUB-DISTRICT 5

JUNCTION SUB-DISTRICT 17

UNION SUB-DISTRICT 19

KENDALL SUB-DISTRICT 21

NEIGHBORHOOD SUB-DISTRICT 23

TEMPLATE PUD DISTRICT ORDINANCE 25

MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Chuck Lehman, President

Jim Ake, Vice-President

Steve Hoover

Robert L Horkay

Bob Smith

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Robert W. Stokes

PLAN COMMISSION:

Randell Graham, President

Andre Maue, Vice-President

Nathan Day

Steve Hoover

Robert L Horkay

Ken Kingshill

David Schmitz

Robert Spraetz

DEPARTMENT HEADS:

Todd Burtron, Administration

Matthew Skelton, Economic and Community Development Department

Jeremy Lollar, Public Works

Melody Jones, Parks and Recreation

Christopher Larson, Informatics

Joel Rush, Chief of Police

Joe Lyons, Fire Chief

Erin Verplank, Communications

SUB-DISTRICTS
EXECUTIVE SUMMARY

INTRODUCTION

This addendum to the Westfield-Washington Township Comprehensive Plan is intended to further define the vision and expectations for each of the sub-districts of the Grand Junction District, as established in the Grand Junction Implementation Plan 2013 (Resolution 13-112). This addendum will identify appropriate land use types as well as establish preferred site design and architectural expectations for each sub-district area. Figure A: Grand Junction Sub-District Map and (Figure 1.1: Gateway Sub-District (green area)) are excerpts from the 2013 Grand Junction Implementation Plan, which first established the sub-districts, and include:

- Gateway Sub-District
- Junction Sub-District
- Union Sub-District
- Kendall Sub-District
- Neighborhood Sub-District

PURPOSE

It is expected that all new (re)development projects within the Grand Junction District will be developed and designed with the details of this addendum serving as the primary guide. Further, it is anticipated the Grand Junction District will contain several new and separate Planned Unit Development ("PUD") Districts. This addendum includes a template ordinance (see "Exhibit A" on page 25). The template creates a consistent structure and format to be utilized for new projects within the Grand Junction District.

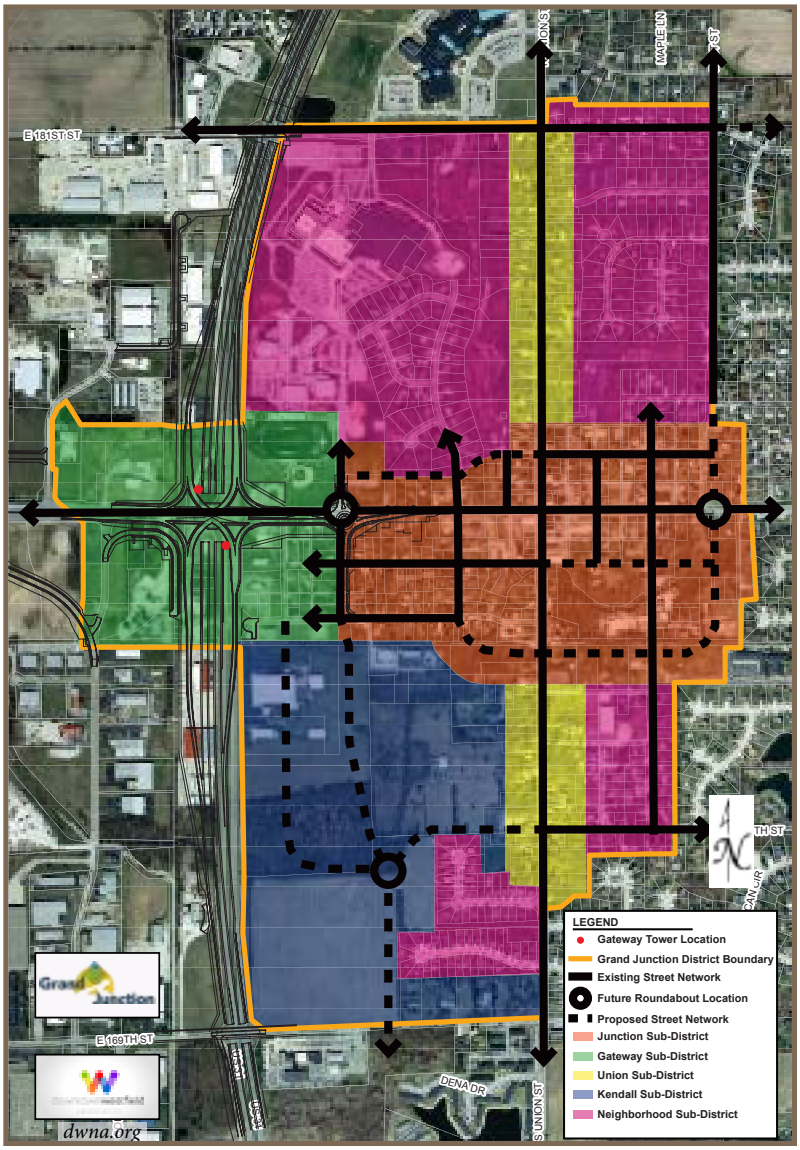
The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

TASK GROUP REVIEW

Prior to City of Westfield approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the Grand Junction Task Group (or its designees, successors, or assigns).

The purpose of this review is to ensure compatibility of the project with the vision and direction of the Comprehensive Plan, specifically the Grand Junction Master Plan, the Grand Junction Implementation Plan 2013, and their subsequent amendments and addenda.

Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)



NOTE: The identification of the "Gateway Tower Locations" (red dots) on this exhibit were only intended to identify the existing locations of two foundations constructed as part of the U.S. 31 Major Moves Project. This identification did not, and does not constitute any approval of potential towers, landmarks, or other gateway features.

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

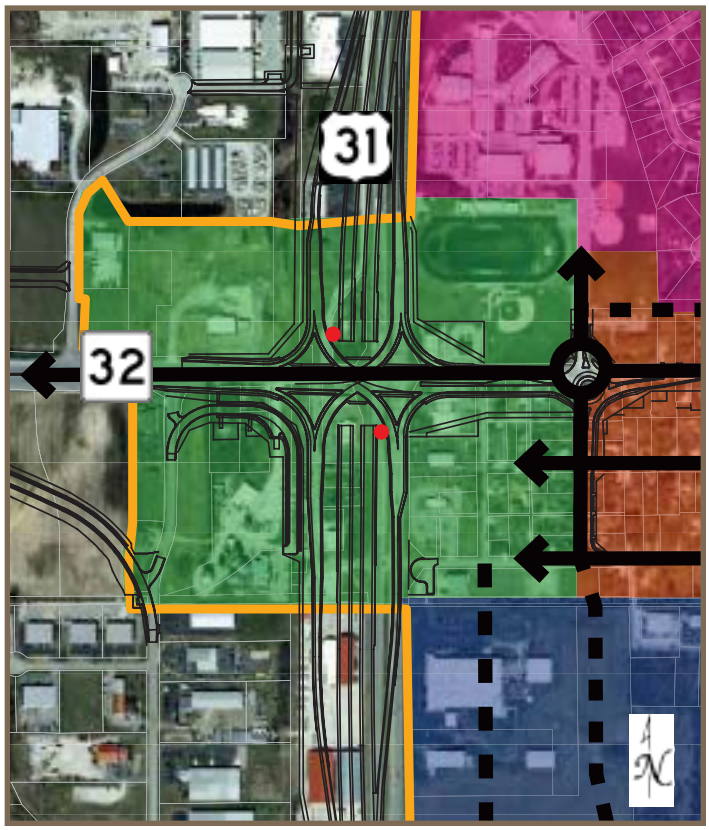
Introduction	5
Vision	5
West and East Sides of U.S. Highway 31	6
Design Requirements	7
Amenities	12
Site Access & Circulation	14
Architectural Design	14
Alternative Transportation	15
Template Ordinance	16

INTRODUCTION

The purpose of this Gateway Sub-District addendum (this "chapter") is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in Figure 1.1: Gateway Sub-District (green area), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield's economic development strategy.

Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City's goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield's front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. **West Side:** The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. **East Side:** As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. **Hotels:** As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. **Office:** Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture

Figure 1.2.A (Source: Department Photo)

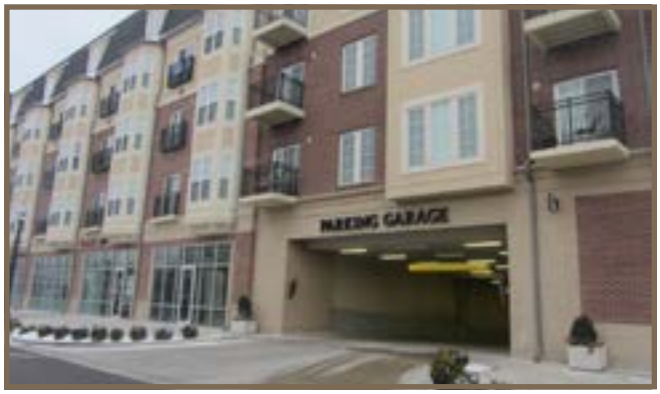


Figure 1.2B (Source: www.timhaahs.com)

Figure 1.2.C (Source: www.butlercollegian.com)

Figure 1.2.D (Source: www.watry.com)

E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

"Figure 1.3: Building Massing, Design & Architecture" on page 9, for examples of the vision stated herein.

A. Minimum Tract Size: The City's strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. **All Quadrants - Buildings Adjacent to U.S. Highway 31:** It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories[1]. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

   Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

   - Increased and enhanced building entrance design and detail;
   - Increased and enhanced architectural details;
   - Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
   - Increased and enhanced window treatment, as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or
   - Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

   Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City's desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. **Eastern Quadrants - Buildings Adjacent to State Road 32:** For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. **All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses:** In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

[1] The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

4. **All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture

Figure 1.3.A (Source: www.buffalonews.com)

Figure 1.3.B (Source: www.tkhinc.com)

Figure 1.3.C (Source: Department Photo)

Figure 1.3.D (Source: www.bizjournals.com)

Figure 1.3.E (Source: www.nreionline.com)

Figure 1.3.F (Source: www.arkansasbusiness.com)

C. **Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)

D. Building Setbacks:

1. **Western Quadrants:** It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.

2. **Eastern Quadrants:** It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

   In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. **All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses:** Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.

4. **Accessory Structures:** No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping:

It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. **Detention and Retention Areas:** Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.

2. **Street Trees:** Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically possible.

3. **Minimum Lot Landscaping Requirements:** The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. **Foundation Plantings:** The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. **External Street Frontage Landscaping Requirements:** The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. **Buffer Yards:** The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the "Buffer A" (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the "Buffer A" requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. **Interior Parking Area Landscaping:** All surface parking lots within this sub-district should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. **Perimeter Parking Area Landscaping:** Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City's Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City's Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road

32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.

J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)

Figure 1.4.B (Source: www.securetechfence.com)

Figure 1.4.C (Source: www.a-gradeps.com)

AMENITIES

A. **Outdoor Public Space:** Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to the very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the American Planning Association, there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- Promotes human contact and social activities;
- Safe, welcoming, and accommodating for all users;
- Has design and architectural features that are visually interesting;

- Promotes community involvement;
- Reflects the local culture or history;
- Relates well to bordering uses;
- Well maintained; and
- Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)

Figure 1.5.B (Source: Department Photo)

Figure 1.5.C (Source: Department Photo)

Figure 1.5.D (Sources: Department Photos)

Figure 1.5.E (Sources: Department Photos)

SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed "Westfield Boulevard" in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the Westfield Thoroughfare Plan.

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. **Eastern Quadrants:** The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. **Mechanical Equipment:** All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 25 should be used for all new PUD District Ordinances.

A. **PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

B. **Underlying Zoning:** As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. **State Highway 32 Overlay District:** It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. **U.S. Highway 31 Overlay District:** It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

CHAPTER 2:
JUNCTION SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 3:
UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

CHAPTER 4:
KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:
NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.

Petition Number:	1510-PUD-20
Petitioner:	Justus at Bridgewater, LLC
Request:	A text amendment to modify the multi-family development and architectural standards for Parcel M2 of the Bridgewater Planned Unit Development (PUD).
Current Zoning:	Bridgewater PUD District (Parcel M2 of Area Y)
Current Land Use:	Vacant
Zoning History:	Ordinance 06-49 (restated)
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Bridgewater PUD Concept Plan 4. Bridgewater PUD Ordinance (Ord. 06-49) 5. Proposed Bridgewater PUD Amendment, 09/04/15 (Ord. 15-29)
Staff Reviewer:	Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the September 14, 2015, City Council Meeting. The petition will receive a public hearing at the October 5, 2015, Advisory Plan Commission (the "APC") meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance No. 06-49 (the "PUD Ordinance") for the 12.03 acres located on the southwest corner of 151st Street and Gray Road (see **Exhibit 2**).

Project Description: The proposal is to modify the multi-family development standards to what is identified on the Concept Plan as Parcel M2 (see **Exhibit 3**), of the Bridgewater PUD (the "Proposal"). Parcel M2 is located within the urban residential area (Area Y) of the Bridgewater PUD and apartments are a permitted use. The Proposal would permit apartments to occupy all floors of all buildings with a maximum of twelve (12) apartment units per building. The current standards restrict apartments to the

second and third floors. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment (see **Exhibit 5**).

Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the October 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

Statutory Considerations: The Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

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

Staff Comments

1) **Action:**

   Hold a public hearing at the October 5, 2015, APC meeting.

2) **Recommendation:**
   Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.

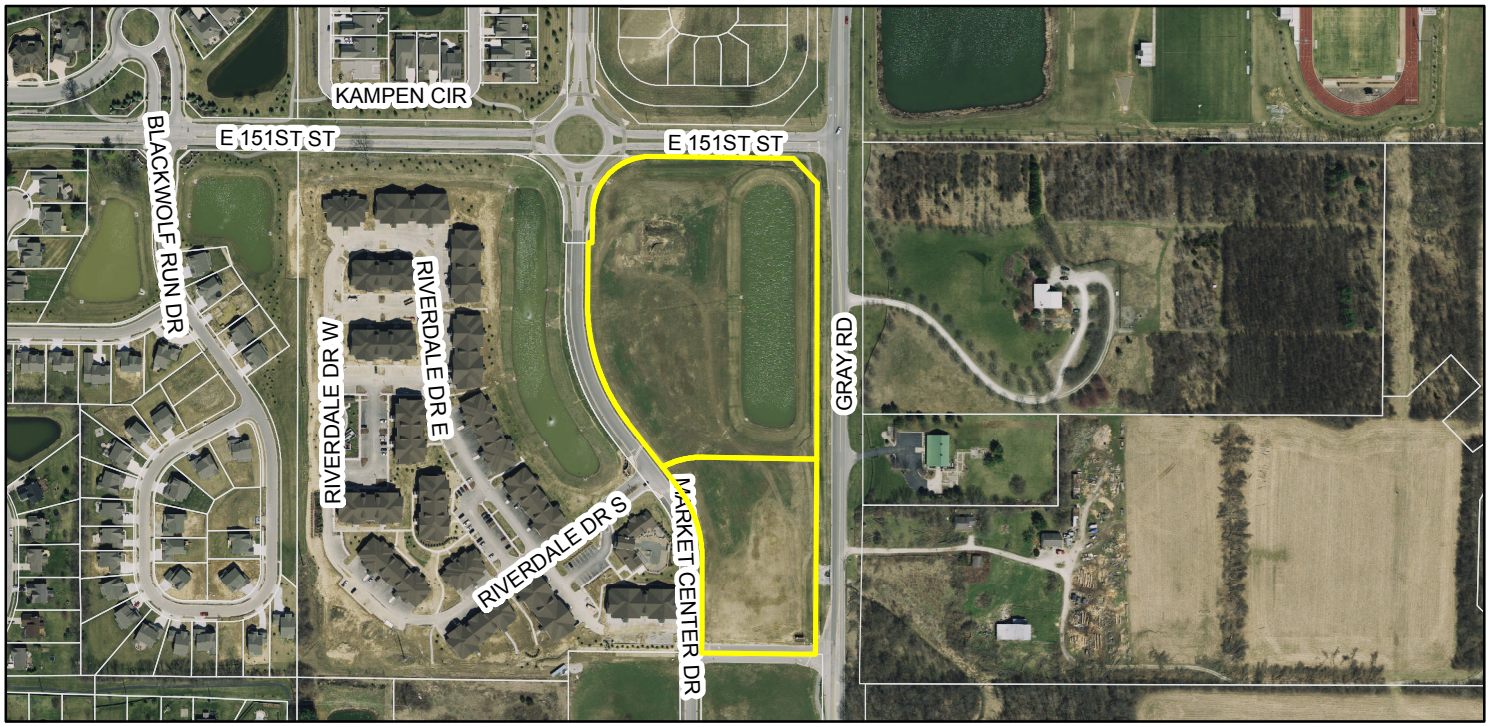
3) If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
15-29
Bridgewater PUD Amendment

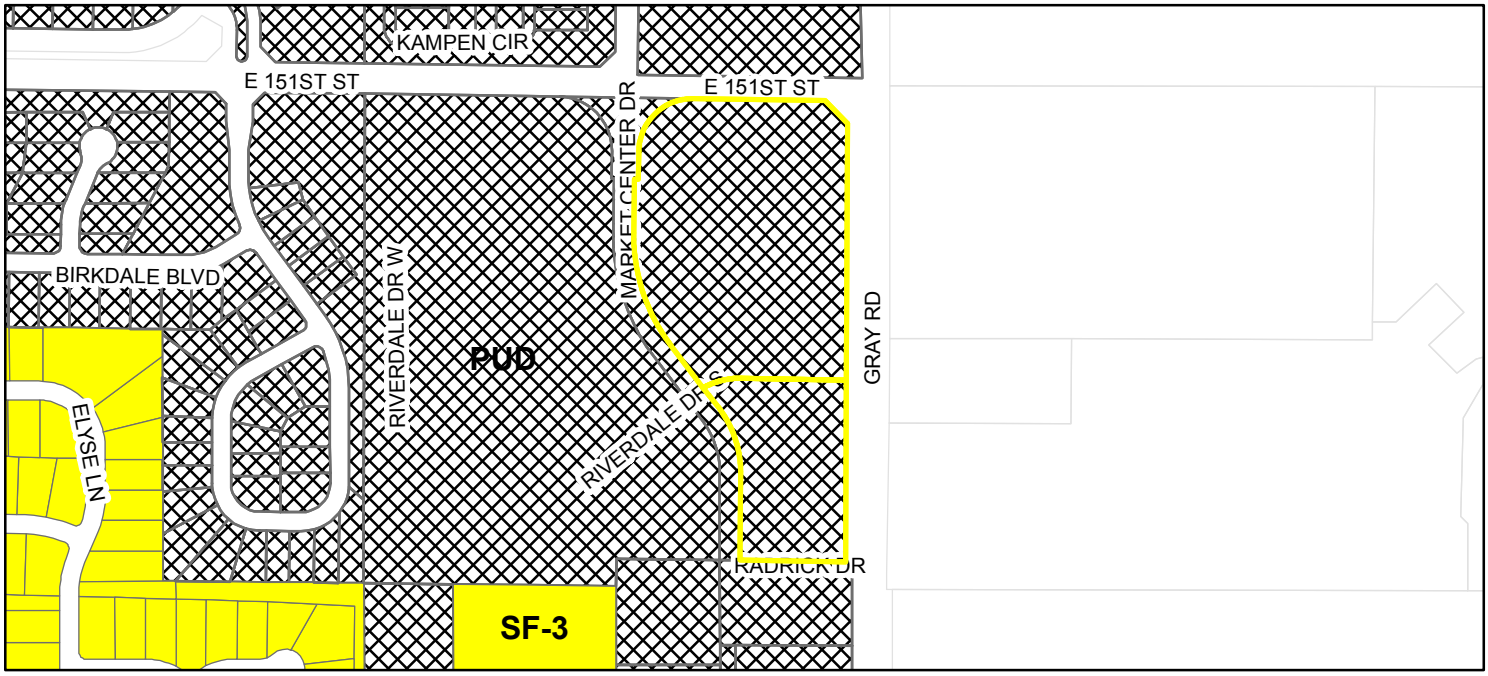
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- Parcel

The Bridgewater
APARTMENTS

August 2015

the Justus companies since 1910

KEVIN K. PARSONS & ASSOCIATES, INC.

313.00
152
2.00 pouc

BEST POSSIBLE IMAGE
ALL PAGES

200600065837
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-01-2006 At 01:59 pm.
ORDINANCE 313.00

ORDINANCE NO. 06-49

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-08) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Advisory Plan Commission did take action to forward the request to the Westfield Town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on September 25, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 3304 East 146th street from SF-2 and SF-3 to Bridgewater PUD. See attached Maps in tab 9in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".

SECTION 2.

The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater PUD" since that time.

SECTION 3. This ordinance shall be in full force and effect from and after its passage

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF Oct, 2006.

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

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

Signed

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission met on Monday, September 25, 2006, to consider proposed change in zoning of approximately 100 acres, from the SF-2District and SF-3 District to the Bridgewater PUD District, 0607-PUD-08. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0607-PUD-08 (5-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on September 25, 2006.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

September 26, 2006
Date

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

Mr. Steve Henke, Throgmartin-Henke Development, presented details of the project, confirmed their meeting with the Comprehensive Plan Subcommittee, and requested a positive recommendation to the Town Council.

Stevenson asked Henke to discuss the possibility of a gas station and what the intent is.

Henke stated a gas station has already been approved, but discussed certain specifications such as the pumps being internally located, heavily landscaped, and made to look more like an office building from the street. He further stated the signage will not be significant and the hours will be limited.

Del Greco asked if there would be restrictions on the sale of other items i.e. bagged mulch.

Henke responded no outside sale of materials.

Del Greco asked if there will be a restroom.

Henke responded a restroom can be added.

Sanders asked if there will be service bays or only a convenience store.

Henke responded only one or two service bays and no more storage than two or three vehicles overnight.

Sanders asked if there was a limit on the size of the structure.

Henke stated no limit, but won't be a large structure; probably around 3,500 square feet.

Sanders asked if a ceiling could be put on the size of the structure.

Henke responded yes; could live with a limit of 5,000 square feet.

Stevenson asked if there was any more discussion on the entrances.

Henke responded yes; did agree to eliminate one of the entrances.

Clark moved to send 0607-PUD-08 to the Westfield Town Council with a positive recommendation, with the conditions proposed by the petitioner and additional commitments stated tonight which include the following:

1. Building, not including gas pumps, not to exceed 5,000 square feet.
2. Access on west side eliminated pursuant to request by Westfield Public Works Department.
3. Restroom in the active park have public access.

Del Greco seconded, and the motion passed unanimously.

WESTFIELD PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TRASURER
CINDY J. GOSSARD

July 5, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

RE: Bridgewater PUD Amendment Review

Dear Town Council Members:

The Westfield Public Works Department (WPWD) has reviewed the request to amend the Planned Unit Development (PUD) for the Bridgewater Development and offers the following comments. The inclusion of design and construction standard information in a PUD ordinance circumvents the requirement of approval from the Town of Westfield Public Works Department. All improvements to existing Town maintained roadways, Setter's Road, 151st Street, and Carey Road, must meet all WPWD requirements and must follow the Town's thoroughfare plan for minimum right of way requirements. Roadways internal to the subdivision must meet all requirements of the PUD. The PUD does not relieve the developer of adhering to the must current thoroughfare plan.

General

1. Please recognize that all infrastructures, including water, sanitary sewer, storm sewer and streets, should be installed in accordance within the Town of Westfield's Utility and Infrastructure Construction Standards and Specifications, which can be found on our website at www.westfield.in.gov under Development/Construction. Construction plans must meet the **most current WPWD standards** and be approved by WPWD. Work will not be allowed to continue on sites that do not have construction plans bearing the WPWD "Approval" stamp with signature by a WPWD Development/Construction or Engineering staff member.

2. The Developer should dedicate, free of charge, all required utility easements.

3. Removal of trees in the existing and future proposed R/W of all arterial and collector streets. Existing trees within the rights of ways of these roads should not be counted toward any buffering requirements. Currently trees are not permitted between curb and sidewalk on local roads dedicated to the Town of Westfield. WPWD is evaluating this requirement. Discussions would need to occur with WPWD to determine what if any variances would be allowed.

4. Roundabouts and the approaches should be designed for 40 mph for arterials and 30 mph for local roads and collectors. Roundabouts on collectors and arterials shall be designed to accommodate a WB-67 design vehicle.

5. Improvements to Carey Road, 151st Street and Setter's Road are to be included and dedicated to the Town of Westfield. A roundabout should be at 151st and Carey with a minimum of 130' half right of way. A roundabout should also be considered at Setters Road and 151st with a minimum of 80' half right of way. The right of way footages discussed are estimates and would have to be verified depending on the roundabout design. Attached are mock up drawings for the intersections referenced and also the intersection of 161st Street and Carey Road showing intersection alignment with roundabouts.

6. Total right of way along Carey Road (2nd arterial road) is 120' and 150' at intersections. Total right of way along 151st and Setters Road (both collector roads) is 100' and 130' at intersections.

7. Multiuse paths are to be installed at the back of the proposed or new right of ways.

8. Collector roadways shall have a design speed of 30 mph and arterials shall have a design speed of 40 mph in accordance to the Town Construction Standards and Specifications. All roadways should be able to accommodate on-street parking.

9. All streets to be dedicated to the Town shall be constructed and inspected in accordance to the Town Construction Standards and Specifications. Under drains are required for all roadways and must meet the Town of Westfield Standards and Specifications. WPWD should be the approving body. As built drawings must be submitted to the GIS Division of WPWD in the appropriate format for approval. The Digital As Built submittal requirements can be found on the Town's website.

10. Street lighting in developments is the developers cost to maintain in the future or Home Owner's Association (HOA) responsibility.

11. Clear zone and site distance issues relating to new developments need to be resolved.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the Town is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Bruce A. Hauk, Director
Department of Public Works
Town of Westfield

dl/rlg/BAH

CC: Mr. Jerry Rosenberger, Town Manager
Mrs. Renee Goff, P.E., Engineer, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development

THROGMARTIN-HENKE DEVELOPMENT, LLP

October 2, 2006

Mr. Bruce Hauk
Director of Public Works
Westfield Public Works
2706 E. 171st Street
Westfield, IN 46074

Re: **Bridgewater PUD Amendment Review**

Dear Bruce:

We have reviewed your letter of July 5, 2006 to the Westfield Town Council Members in regards to our request to amend the Bridgewater PUD with the addition of 100 acres. The PUD ordinance is an important document in maintaining the standards and environment of the intended development as expressed by the petitioner to the public and the Council. WPWD input is very important in the process. That is why we have met with you and your staff several times on this amendment.

Through this process we have agreed to move the eastern most entrance off of 151st Street one lot or approximately 100'- 110' to the west. We have also agreed to eliminate one entrance off of Carey Road. That would be the third entrance north of 146th Street. The remaining three entrances on Carey Road will align with existing entrances across Carey Road.

At the intersection of Carey Road and Setters Road we have agreed to allow WPWD to improve site lines by removing trees, fence and brush as required.

Multiuse paths will be installed within the R/W on our side of both Carey Road and 151st Street. Theses paths will be consistent with all paths installed to date.

Any special street lighting in the development will continue to be the developers cost to maintain in the future or its Home Owner's Association responsibility.

WPWD has requested a roundabout at the intersection of 151st and Carey Road. We feel this intersection is best suited by a stop light. We will be happy to pay a proportionate share of said signalization and dedicate 45' R/W for Carey. This is consistent with what we have dedicated from 161st Street to 151st Street to date. Other developments on the west side of Carey have dedicated 40' to 50'. It is very important to our development that we maintain the beauty of Carey Road in this corridor. The concept of 120' corridor with all the trees removed within this R/W as stated would be a detriment to our development.

3535 East 161st Street ▮ Carmel, IN 46033 ▮ Phone: 317-867-5553 ▮ Fax: 317-867-5295

We have submitted construction drawings, which have been approved for the improvement of 151st Street. These improvements including a boulevard with landscape median and trails on both sides were achieved in 80' of R/W. It would be our intent to continue to work with WPWD on the second phase of this and continue the same improvements to 151st to Carey Road. We will continue to dedicate 40' half R/W along 151st Street as we have in other approved sections.

Your continued willingness to meet and discuss items of potential concern has been appreciated on this and other projects. If you have any questions please feel free to contact us at 867-5553.

Sincerely,

Don Currise
Director of Development
Throgmartin- Henke Development, LLP

Cc: Jerry Rosenberger, Town Manager
Renee Goff, P.E., Engineer, Westfield Public Works Department
Kevin Buchheit, Director of Community Development
Al Salzman- Westfield Community Development

WESTFIELD PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TRASURER
CINDY J. GOSSARD

October 4, 2006

Mr. Don Currise
Director of Development
Throgmartin-Henke Development, LLP
3535 East 161st Street
Carmel, IN 46033

Re: Bridgewater PUD Amendment Review

Dear Mr. Currise,

WPWD has reviewed your letter dated October 2, 2006, and offer the following comments.

The Town sincerely appreciates the effort you and your associates have made. The Bridgewater Development is a fantastic addition to the Town, and hope that construction will progress smoothly once this amendment is approved.

However, WPWD does have some concerns about the right of way proposed along Carey Road. As the Town is still in the process of developing our own thoroughfare plan, we adhere to the guidelines set forth by Hamilton County. The Thoroughfare Plan dictates the minimum amount of right of way for a road of a given classification. Please note that 151st Street is classified as a collector, and as such, only requires 80' of right of way for the through lanes without multi-use paths. While your design for 151st Street does not meet the current Hamilton County Thoroughfare Plan, we believe you have done an excellent job in providing safe passage for both motorists and pedestrians.

For your use, a sketch is attached of outlining the right of way requirements and corner cut chamfers for a secondary arterial and a collection roadway, as is the case with Carey Road and 151st Street. Carey Road has the classification of secondary arterial, and as such requires the dedication of 120' (60 foot halves) of right of way if multi-use paths of through lanes and 150 feet (75 foot halves) at intersections. The right of way would house two lanes in each direction, necessary left turn lanes, grass median, multi-use paths, and locations for new tree plantings. The Town is currently studying the corridor along Carey Road and does not foresee a section as described in your letter.

Westfield Public Works ♦ 2706 E 171st Street ♦ Westfield, IN 46074
Phone: 317-896-5452 ♦Fax: 317-867-0202

The Town feels that a roundabout is the best solution to traffic issues that are likely to arise with the proposed improvements at this intersection. The Town would require a minimum right of way radius of 120 feet for the roundabout, with the through lanes of Carey Road having a half right of way of 60 feet.

As you know, our office is always available if you would like to discuss these comments in further detail. And we appreciate your organizations partnership in helping us develop our fine community.

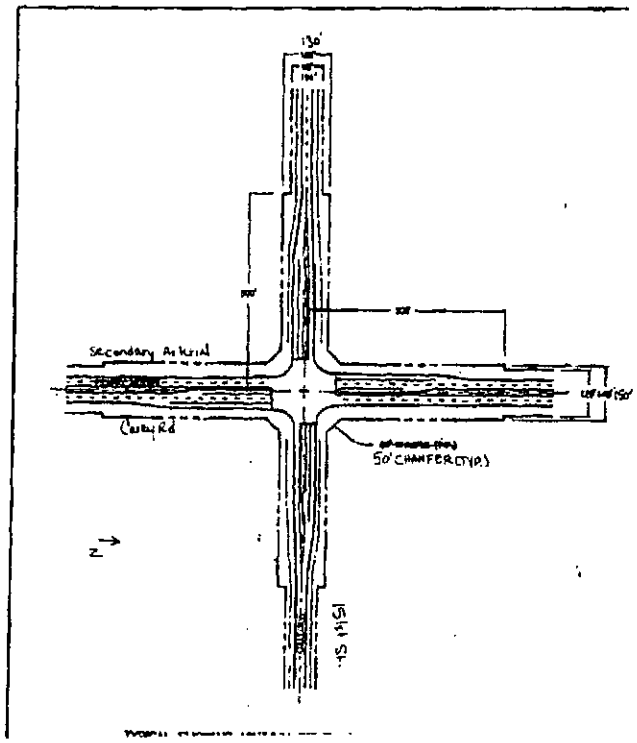
Sincerely,

Renée Lynn Goff

Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

mc/RLG

CC: Town Council Members
Mr. Jerry Rosenberger, Town Manager
Mr. Bruce A. Hauk, Director, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development


130'
Secondary Arterial
50' CHAMFER (TYP.)
N

RECEIVED
OCT - 6
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Throgmartin-Henke Development, LLP (the "Developer"), the owner and/or contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "1" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Westfield, Indiana (the "Plan Commission") and the Town Council of the Town of Westfield, Indiana (the "Council").

Section 1. **Cross Reference**. These Commitments are made in connection with approvals obtained under Docket Number 0607-PUD-08, and The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance No. 06-49 (the "PUD").

Section 2. **Exhibits**. The following exhibits are attached hereto and incorporated herein by reference:

Exhibit 1. Attached hereto and incorporated herein by reference as Exhibit 1 is the legal description of the real estate (the "Real Estate"); and

Exhibit 2. Attached hereto and incorporated herein by reference as Exhibit 2 is the district map (the "Concept Plan") which apportions the Real Estate into different parcels;

Exhibit 3. Attached hereto and incorporated herein by reference as Exhibit 3 is a rendering of automobile service station (the "Drawing").

Section 3. **Other Definitions.** Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

A. Association. The term "Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration. There may be more than one Association with respect to all or part of the Real Estate, as determined by the Developer in the Developer's sole discretion.

B. Declaration. The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all or some Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana. There may be more than one (1) Declaration, as determined by the Developer in the Developer's sole discretion.

C. Town. The term "Town" shall mean and refer to the Town of Westfield, Indiana.

Section 4. **Commitments**. The following are applicable to the Real Estate as follows:

A. Within the area identified on the Concept Plan as Parcel M-4 ("Parcel M-4"), deliveries and trash pick-up shall not occur before 8:00 A.M. or after 8:00 P.M.

B. Within Parcel M-4, outdoor music shall be prohibited after 11:00 P.M.

C. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the forty (40) foot wide buffer along the eastern boundary of Parcel M-4.

D. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the twenty (20) foot wide buffer along the eastern boundary of Parcel K-3.

E. As stated in Section 8 (B) the PUD, one (1) automobile service station, including car wash, the sale of gasoline, other automotive petroleum products, and retail consumer goods, is permitted anywhere within Area Y, as defined by the PUD. If said automobile service station is located within Parcel M-4, then it must be located within the area identified on the Concept Plan as Lot 1, Lot 2, Lot 3, and/or Lot 4 in Parcel M-4 and, further, it must satisfy the following requirements:

1. Said automobile service station shall be residential in appearance, with a sloped roof and brick exteriors, as illustrated by the Drawing;
2. The canopy or roof above the gas pumps shall be of the same materials as the shingled roof above the primary service station building, as illustrated by the Drawing;
3. All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing;
4. The perimeter boundaries of parcel containing said automobile service station shall be heavily buffered and landscaped in the manner illustrated on the Drawing; and
5. Said automobile service station shall be open and operating only between the hours of 6:00 A.M. and twelve midnight.

F. On the date of these Commitments, a fence and tree row existed on the boundary line between Parcel M-4 and Parcel K-3 (the "Tree Row"). Prior to the commencement of any construction within Parcel K-3 or Parcel M-4, the fence will be removed from the Tree Row, healthy trees within the Tree Row shall be preserved, but underbrush and scrub shall be removed from the Tree Row.

G. Within the residential subdivision located to the east of Parcel M-4, commonly known as Brentwood Village, there are eleven (11) residences which back up and are parallel to the eastern boundary of Parcel M-4 (the "Eleven Residences"). The Developer shall provide each owner of each of the Eleven Residences with a list of at least six (6) species of trees, comprising a combination of spruce trees and deciduous trees, from which to select. Within fifteen (15) days after receipt of such list, each such owner shall both select a total of five (5) trees from the species of trees specified on the list and shall communicate such selection in writing to the Developer. Before any building permits are issued with respect to any building in Parcel M-4, the Developer shall deliver to each of the Eleven Residences the five (5)

trees selected by the owners of each of the Eleven Residences. The deciduous trees delivered by Developer shall have a minimum caliper of three (3) inches at planting, and the spruce trees delivered by Developer shall be a minimum of six (6) feet in height at planting. In the event that any such owner fails to timely deliver to Developer written notice of such owner's selection of five (5) trees, the Developer may fulfill and discharge the commitment specified in this Section 4 (G) by selecting and delivering five (5) trees to such owner's residence.

H. Prior to the issuance of any building permits for any building within Parcel D-4, G-7, K3, or M-4, the Developer shall contribute the sum of ten thousand dollars ($10,000.00) to the Brentwood Village Property Owners Association, Inc.

Section 5. **Binding on Successors.** These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 8 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 6. **Effective Date.** The Commitments contained herein shall be effective upon the occurrence of all of the following events:

A. The adoption of an the PUD by the Town Council; and

B. The commencement of the development of the Real Estate in accordance with the adopted PUD.

Section 7. **Recording.** The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 8. **Enforcement.** These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, THROGMARTIN-HENKE DEVELOPMENT, LLP, has caused these Commitments to be executed as of the date first written above.

THROGMARTIN-HENKE
DEVELOPMENT, LLP

By:

_____

Steven H. Henke, Partner

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Henke, Partner of Throgmartin-Henke Development, LLP, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2006.

My Commission Expires:

_____

_____
Notary Public

Residing in _____ County

_____
Printed Name

Prepared By: Charles D. Frankenberger, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

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EXHIBIT 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08

seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West

boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 2

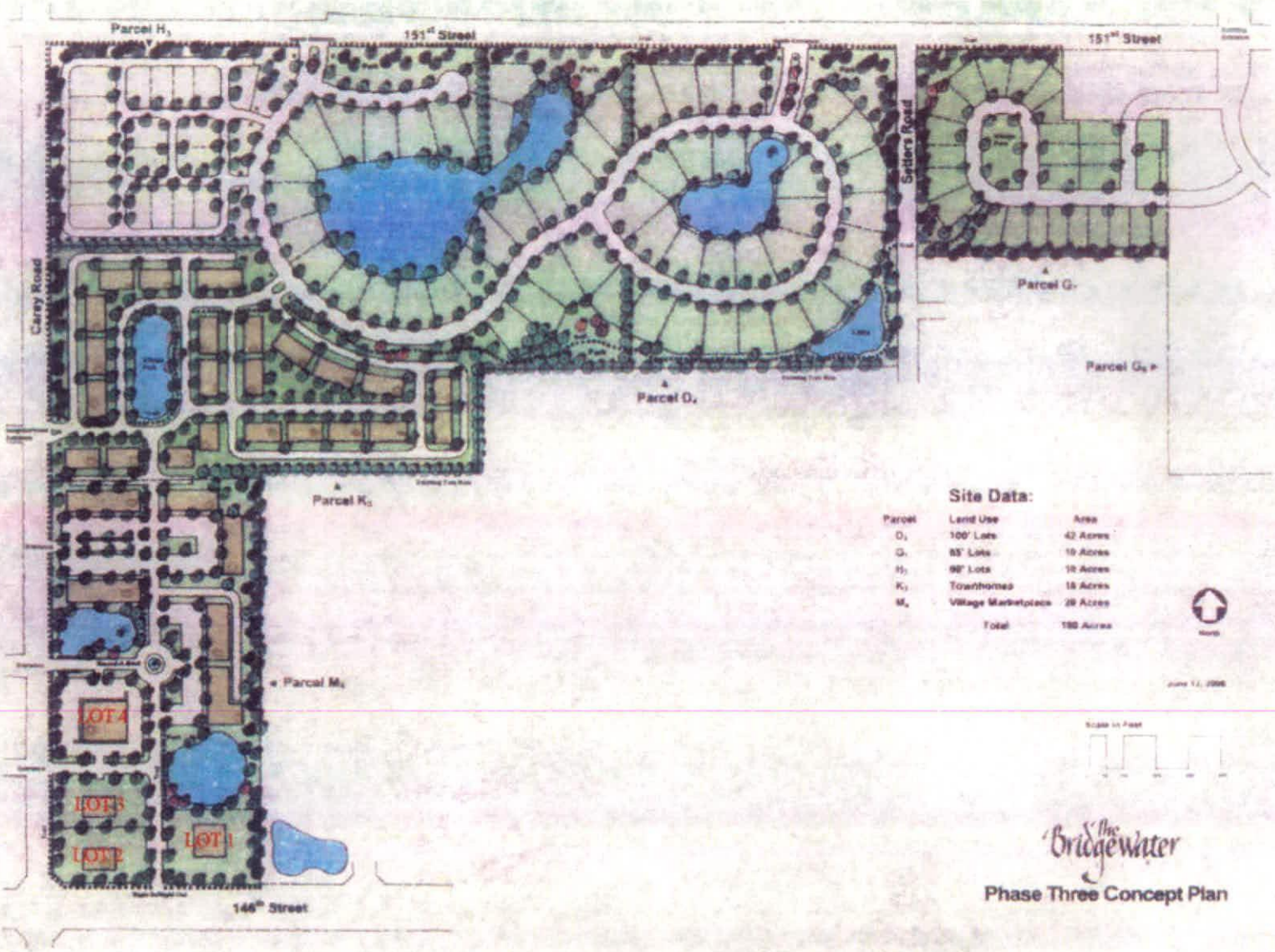
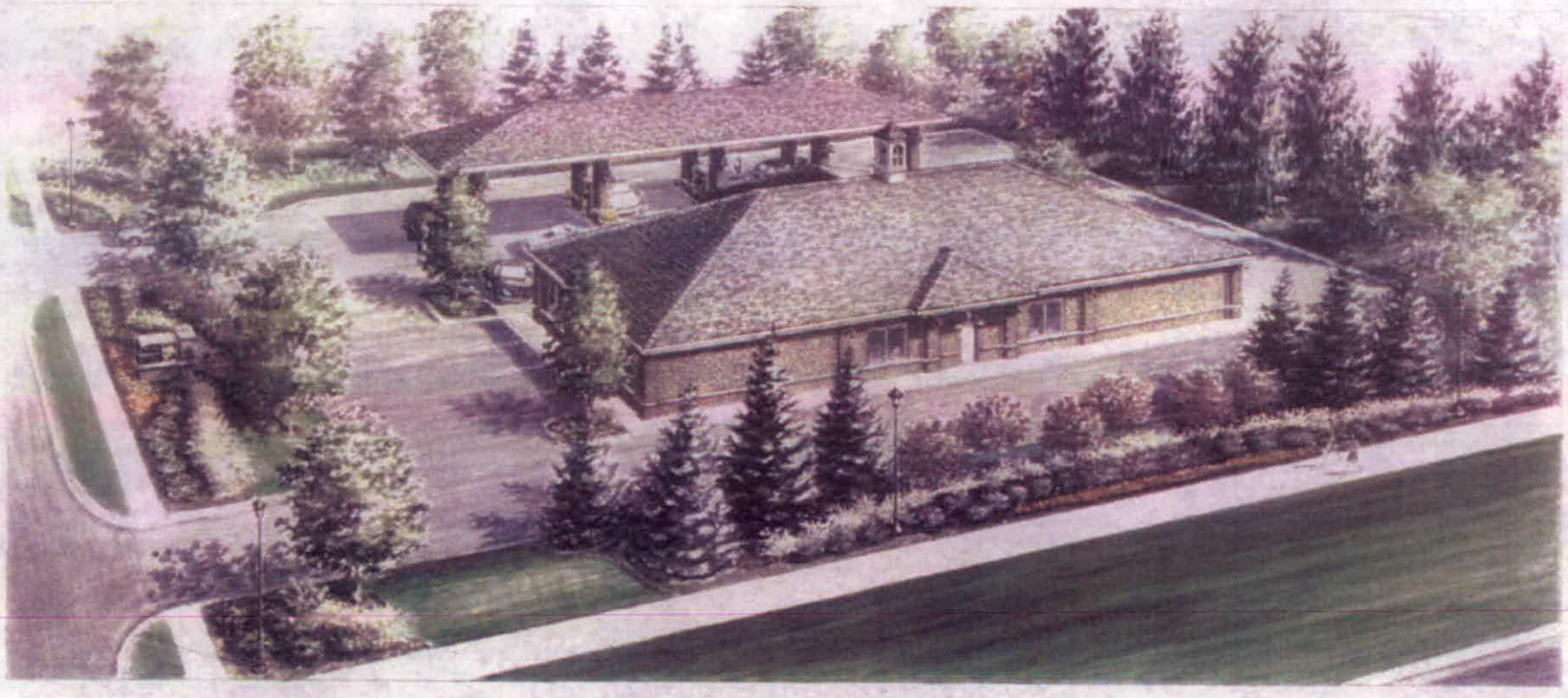

Parcel H
151st Street
151st Street
Carey Road
Selders Road
Parcel G
Parcel G
Parcel D
Parcel K
Parcel M
LOT 4
LOT 3
LOT 2
LOT 1
146th Street
Site Data:
Parcel | Land Use | Area
D | 100' Lots | 42 Acres
G | 85' Lots | 19 Acres
H | 90' Lots | 19 Acres
K | Townhomes | 18 Acres
M | Village Marketplace | 20 Acres
Total | 118 Acres
The Bridgewater
Phase Three Concept Plan

Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

THE BRIDGEWATER CLUB
RESTATED AND CONSOLIDATED
PLANNED UNIT DEVELOPMENT
DISTRICT

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

Page

TABLE OF CONTENTS

Section 1. Legislative Intent 5

Section 2. Effect 6

Section 3. Definitions 6

Section 4. Residential/Golf Course Area 6

Section 5. The Village Marketplace 7

Section 6. Permitted Adjustments 7

Section 7. Office/Flex Areas 7

Section 8. Uses 8

Section 9. Gross Residential Density 15

Section 10. Development and Architectural Standards 15

Section 11. Landscaping 24

Section 12. Golf Carts 30

Section 13. Memberships and Amenities 30

Section 14. Signage 31

Section 15. Phasing Sequence 43

SCHEDULE OF EXHIBITS

1A. Additional Real Estate - legal description

1B. Real Estate - legal description

2. Definitions

3. Area X legal description

4. Underlying Residential Standards

5. Area Y legal

6. Underlying Business Standards

7. Area Z legal

8. Underlying Industrial Standards

9. Concept Plan

10. Area Y Permitted Uses

11. Area Z Permitted Uses

12. Development Standards - Detached Single Family Residences

13. Streetscape Standards and Guidelines - Detached Single Family Residences

14. Development Standards - Attached Single Family Residences

15. Architectural Guidelines and Streetscape Standards - Attached Single Family Residences

16. Development Standards for Streets, Gates, Road Cuts, Etc.

17. General Architectural Guidelines - Area Y

18. Landscape Standards

19. Phasing Sequence

ORDINANCE NO. _____

AN ORDINANCE (i) AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND (ii)
AMENDING AND RESTATING
THE BRIDGEWATER PUD ORDINANCE AS AMENDED

This Amended and Restated PUD Ordinance (the "Restated Bridgewater PUD") (i) amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Additional Real Estate (defined below), and (ii) amends and restates the Bridgewater Club PUD Ordinance, as amended.

WITNESSETH:

WHEREAS, the Town Council of the Town of Westfield, Indiana (the "Town Council") (i) enacted the Bridgewater Club Planned Unit Development District Ordinance Number 02-17 (the "Original Bridgewater PUD"), and (ii) subsequently enacted Ordinance Number 04-10, Ordinance Number 04-33, Ordinance Number 06-08, and Ordinance Number 06-20 (collectively, the "Prior Amendments"), by which the text of the Original Bridgewater PUD was amended and additional land, not part of the Original Bridgewater PUD, was rezoned;

WHEREAS, this Restated Bridgewater PUD (i) restates the text of the Original Bridgewater PUD to incorporate prior text amendments, (ii) further amends the Original Bridgewater PUD, as already amended by the Prior Amendments, and (iii) changes the zoning of the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit 1A (the "Additional Real Estate") to the applicable terms and conditions of this

Restated Bridgewater Club PUD;

WHEREAS, with respect hereto, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to (i) the application for a change of zoning filed by Throgmartin-Henke Development, LLP for the Added Real Estate and (ii) the application to amend the Original Bridgewater PUD to incorporate the Prior Amendments and to further amend the Original Bridgewater PUD per the terms of this Restated Bridgewater PUD;

WHEREAS, the Real Estate subject to and governed by this Restated Bridgewater PUD is legally described in what is attached hereto and incorporated herein by reference as Exhibit 1B (the "Real Estate"), which Real Estate includes the Additional Real Estate; and

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the 25th day of September, 2006; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

1. Encourage flexibility in the development of land in order to promote its most appropriate use;

2. Improve the design, character and quality of new development;

3. Encourage a harmonious and appropriate mixture of uses;

4. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

5. Preserve the natural environmental and scenic features of the Real Estate;

6. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

7. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Restated Bridgewater PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 3. DEFINITIONS. Unless otherwise specified in (i) this Restated Bridgewater PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 2, the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Bridgewater PUD.

SECTION 4. RESIDENTIAL/GOLF COURSE AREA. Area X of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit 3 ("Area X"), is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the SF-2 development standards which were in force at the time of the enactment of the Original Bridgewater PUD and

which apply to Area X, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 4. What is identified on the Concept Plan as Parcel N is the only portion of the Golf Course for which development plan approval is required under Section 16.04.165 of the Zoning Ordinance and, therefore, such development plan approval shall not be required as a condition to the commencement and completion of the other parts of the Golf Course such as the tees, fairways, roughs, and greens.

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, is described in what is attached hereto and made a part hereof as Exhibit 5 ("Area Y"), and is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Y, except as modified by this Restated Bridgewater PUD, and attached hereto and made a part hereof as Exhibit 6. Area Y is an integrated development which will comprise multiple buildings and outlots, each of which may contain more than one (1) business.

SECTION 6. PERMITTED ADJUSTMENTS. The Developer, in the Developer's sole discretion, and without any notice, hearing, or approval, shall have the flexibility to change the configuration of Parcel K and Parcel M by (i) reducing Parcel M1 by up to four (4) acres and increasing Parcel K1 by a like amount and (ii) by increasing Parcel M2 by the number of acres by which Parcel M1 was reduced and reducing Parcel K2 by a like amount.

SECTION 7. OFFICE/FLEX AREAS. Area Z of the Real Estate, also identified on the

Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit 7 ("Area Z"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Z, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 8.

SECTION 8. USES. The Real Estate shall be developed for non-residential, residential, golf course and country club uses, as more particularly shown on the Concept Plan. In addition to the adjustments permitted in Section 6 above, the size, dimensions, and acreage of the parcels within Area X may be increased or decreased by up to fifteen percent (15%), so long as the maximum number of single family residential units does not exceed one thousand two hundred seventy-five (1,275) single family residences. Permitted uses are as follows:

A. Permitted Uses for Area X shall include the following:

(1) Attached and detached single family dwellings and single structures and buildings and uses accessory thereto as permitted by the Zoning Ordinance, together with model homes and temporary trailers from which sales activities may be conducted;

(2) Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ball fields, ball courts, practice facilities,

playgrounds and other recreational spaces, and recreational buildings;

(3) Privately owned golf courses and country clubs, together with uses, improvements, structures, accessory thereto catering to patrons of the privately owned golf course rather than the general pubic, including without limitation, any club house or club houses, practice areas, tennis courts, swimming pools, practice soccer fields, fitness centers, cart paths, pro shops, snack bars and concession stands on the course, pump house, maintenance facilities, food and beverage services and associated business uses ancillary thereto; and

(4) Subject to the quantity limitations specified in Section 8(B) below, Bed and Breakfasts and inns shall also be permitted in what is identified on the Concept Plan as Parcel N.

(5) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.

(6) Apartments are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that the maximum number of Apartments permitted in what is identified on the Concept Plan as Parcel K2 is two hundred forty (240). Within the Developer's discretion, Apartments may completely occupy all floors of all

buildings in Parcel K2. For Apartments located within Parcel K-2, the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement.

(7) Assisted Living Facilities are a permitted use in what is identified on the Concept Plan as Parcel K-2 and/or K-3; provided, however, that living units within Assisted Living Facilities shall not (i) be considered to be a detached single family residence, an attached single family residence, an Apartment, a Bed and Breakfast Room, or a room or suite in an Inn and (ii) be counted in determining density for any Parcel, Area, or the entirety of the Real Estate.

B. Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Restated Bridgewater PUD, as indicated by an "X" in the "Local Business" column specified on what is attached hereto and made a part hereof as Exhibit 10, other than those uses specified in Exhibit 10 through which a line has been drawn. Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit 10, or (ii) not shown on Exhibit 10 as a permitted use:

(1) All uses permitted in Area X including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15;

(2) Amphitheaters without permanent public address systems;

(3) Apartments housing located above the ground floor of any building, the main floor of which is used for retail or commercial purposes;

(4) Assisted living facilities;

(5) Bed and Breakfasts or inns, having not more than a total of seventy-two (72) bedrooms or suites, each of which is not less than two hundred (200) square feet, together with conference and food facilities as an incidental or accessory use;

(6) Coffee shops and coffee roasting as an accessory use;

(7) Commissary, food catering service, shall be permitted as a use which is accessory or incidental to the primary use;

(8) While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafés, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.

(9) Data processing;

(10) Drug stores with or without drive-thru services. All drive-through facilities shall be located on the side of a building or in the rear of the building. Drive-through facilities located on the side of a building shall have one (1) lane only, and drive-through facilities located in the rear of a

building may have up to two (2) lanes;

(11) Financial institutions, including drive-through banking facilities and exterior ATMs (provided such are not located between the primary building and the nearest External Streets). All drive-through facilities shall be located on the side of a building or the rear of the building. Drive-through facilities for financial institutions may be up to four (4) lanes;

(12) General stores;

(13) Golf cart sales, rentals, and repair;

(14) Insurance companies;

(15) Liquor stores and sales;

(16) Medical, dental and emergency clinics and labs;

(17) One (1) automobile service station, including car wash, the sale of gasoline and other automotive petroleum products and retail consumer goods. Outside storage of merchandise shall be prohibited. The outside storage of more than three (3) motor vehicles, for repair, shall be prohibited. No gas pumps shall be located between the gas station and External Streets. Body work and major mechanical services are prohibited; however, routine maintenance shall be permitted. All service bays shall face interior parking;

(18) Pet cemeteries;

(19) Picture framing;

(20) Private and public schools without dorms;

(21) Public, semi-public and private recreational uses except shooting gallery, but including bowling alley and billiard parlor. There shall be no more than one (1) bowling alley in Area Y which shall be limited to eight (8) lanes and shall be incidental to the primary use of the building in which it exists. Only those video game areas which are incidental to the primary use shall be permitted;

(22) Taverns, bars, restaurants, and cafeterias having more than 50% of gross sales derived from food sales, excluding drive-in, with or without carryout food and beverage. Outdoor seating and live music shall be permitted as a use accessory or incidental to such restaurants and cafeterias. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;

(23) Retail packaging and mailing service;

(24) Spas, masseurs, tanning salons, and exercise centers;

(25) Taverns, bars and restaurants which have less than fifty percent (50%) of their proposed gross sales derived from food sales. Carry-out food and beverage, outdoor seating and live music shall be permitted as uses accessory or incidental to such taverns, bars, or restaurants. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;

(26) Temporary fruit stands; and

(27) Veterinary clinics and hospitals without overnight animal boarding. The total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed ninety (90). The total number of Bed and Breakfast rooms or suites and rooms or suites in an Inn in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed seventy-two (72); provided, however, that the total number of Apartments, the total number of Bed and Breakfast rooms or suites, and the total number of rooms or suites in an Inn within Area Y and what is identified on the Concept Plan as Parcel N, combined, shall not exceed one hundred thirty-five (135).

(28) No dry cleaners within Parcel M-4 shall have a dry cleaning plant on the premises but, instead, shall be drop-off only.

(29) As stated in Section 8(B) above, drug stores are permitted anywhere in Area Y; provided, however, that any drug store in Parcel M-4 (i) shall be located only in the areas identified on the Concept Plan as Lots 1, Lot 2, Lot 3, and Lot 4 within Parcel M-4, (ii) and shall have no more than two (2) drive-through lanes.

C. Permitted uses for Area Z shall include all uses permitted in the EI-Enclosed Industry District of the Zoning Ordinance on the date of the enactment of the Original Bridgewater PUD, as indicated by an "X" or an "XP" in the "Enclosed Industrial" column specified on what is attached hereto and made a part hereof as Exhibit 11, other than those uses identified on Exhibit 11 through which a line has been drawn. All uses permitted in Area X shall also be permitted in Area Z

including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15. Even if stricken from Exhibit 11 or not shown on Exhibit 11 as a permitted use, permitted uses within Area Z shall also include (i) medical and dental labs, (ii) golf cart sales, rental and repair, and (iii) wholesale garden and lawn materials and supply stores.

SECTION 9. GROSS RESIDENTIAL DENSITY. The gross residential density for the entire Real Estate shall not exceed a total of one thousand two hundred seventy-five (1275) attached and detached single family residences; provided, however, that:

A. For all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, Bed and Breakfast rooms or suites, or rooms or suites in an Inn shall not exceed one thousand two hundred seventy-five (1275), and

B. For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, Bed and Breakfast rooms or suites and rooms and suites in an Inn shall not exceed eight hundred seventy-two (872).

SECTION 10. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development standards which follow shall apply; provided, however, that through the DPR Process, the Commission may approve (i) a ten percent (10%) reduction, in any minimum development standard specified in Exhibit 12 or Exhibit 14 or (ii) a ten percent (10%) increase in any maximum development standard specified in Exhibit 12 or Exhibit 14:

A. The development standards for detached single family dwellings shall be as set

forth in what is attached hereto and incorporated herein by reference as Exhibit 12 and, to the extent they conflict with those set forth in Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance. Attached single family residential may be developed under the Indiana Horizontal Property Regime Law, I.C. 32-1-61 *et. seq.*

B. Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in Exhibit 12 of the Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

C. Streetscape Standards and Architectural Guidelines for detached single family dwellings are set forth in what is attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in

Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance.

D. The development standards for attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth in provisions of the Zoning Ordinance, they shall replace and supersede those set forth in provisions of the Zoning Ordinance.

E. The Streetscape Standards and Architectural Guidelines for attached single family residences are set forth in what is attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with other provisions of the Zoning Ordinance, they shall replace and supersede those such other provisions of the Zoning Ordinance.

F. Development standards pertaining to streets, gates, road cuts, etc. are set forth in what is attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in the Zoning Ordinance or Subdivision Control Ordinance, they shall replace and supersede those set forth in the Zoning Ordinance and Subdivision Control Ordinance. Exhibit 16 provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.

G. The general architectural standards for Area Y and the development standards for Area Y shall be those set forth in what is attached hereto and incorporated herein as Exhibit 17; provided, however, that the following development standards shall

also apply to Area Y and, to the extent they conflict with those set forth in Exhibit 6 or other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 6 and other provisions of the Zoning Ordinance:

(1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.

(2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y.

(3) Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, solder courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.

(4) Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and

guidelines are applicable:

(a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.

(b) Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the café.

(c) Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.

(d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.

(e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.

(f) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

(5) Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:

(a) Sidewalk displays are permitted directly in front of an

establishment, provided that a minimum of five (5) feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display, and the display area does not exceed seventy-five percent (75%) of the length of the storefront.

(b) Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays.

(c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

(6) All Non-residential Uses and Mixed-Use Buildings:

(a) Minimum lot area: two thousand (2,000) square feet

(b) Minimum lot width at building line: twenty-five (25) feet

(c) Minimum lot depth: seventy (70) feet

(d) Yard dimensions

(i) Set back from Internal Streets:

- No minimum

(ii) Set back from External Streets:

- This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity slope requirement (one (1) foot of building

height for every two (2) feet of building set back). In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10, Landscaping.

(iii) Side yard (each side): no minimum

(iv) Rear yard: a minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.

(e) Maximum building height: fifty (50) feet

(f) Maximum building footprint coverage: one hundred percent (100%)

(g) All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.

(7) The following restrictions shall apply to all owner or tenant occupied space in Area Y:

(a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet;

(b) One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4.

(c) One single tenant office space may be up to forty thousand

(40,000) square feet;

(d) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;

(e) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and

(f) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

(8) Area Y Parking Requirements. Parking shall be provided in Area Y both off- street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated uses shall be provided as follows:

(a) Office. Three (3) parking spaces for each one-thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.

(b) Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than

five (5) parking spaces.

(c) Inn or Bed and Breakfast. One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.

(d) Apartment. One (1) parking space for each Apartment.

(e) Northwest Corner. Parking on the Northwest Corner shall be permitted to exist in front of buildings located partially or wholly within the Northwest Corner, so long as the landscape standards specified in Section 11(C)(2)(a) of this Restated Bridgewater PUD are satisfied; provided, however, that the evergreen shrub row, shade trees, and ornamental trees shall not be required in any area where prohibited by easements for underground gas and/or petroleum distribution.

(f) M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.

(g) Section M-4, Lot 2 and Lot 3. Within the Developer's discretion, what is identified on the Concept Plan as Lot 2 and Lot 3 in Parcel M-4 may be developed as one single lot.

(h) The standards of development for Area Z shall be those set forth in

what is attached hereto and incorporated herein as Exhibit 8; provided, however, that (i) there shall be no minimum tract or lot area or requirement, (ii) there shall be no minimum front yard, (iii) there shall be no minimum side yard, (iv) there shall be no minimum rear yard, and (v) maximum building height shall be forty (40) feet. Notwithstanding the foregoing, (i) Area Z must comply with the perimeter yard and buffer requirements specified in Section 11, and (ii) the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement only for any buildings or structures built in Area Z after the enactment of this Restated Bridgewater PUD. In no case shall the set back be less than thirty (30) feet.

SECTION 11. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 18 are landscaping standards, set forth in Section 16.06 of the Zoning Code (the "Landscaping Standards"). Those Landscaping Standards, as they existed and were in force on the date of the enactment of the Original Bridgewater PUD, shall apply to the Real Estate, with the following exceptions:

A. Prior to development plan approval or the issuance of a building permit, the Developer shall not be required to inventory any trees; instead, the Developer shall be required to inventory only those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit 16; provided, however, that tree stands will be generally outlined on any Development Plan.

B. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way.

C. Perimeter yards along External Streets shall be landscaped as follows:

(1) Perimeter yards along External Streets contiguous with what are identified on the Concept Plan as Parcel I, Parcel J, and Parcel K shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing. The treatment shall be consistent along the entire perimeter of such Parcel I, Parcel J, and Parcel K. Berming shall be at least four (4) feet in height. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, provided at least sixty percent (60%) of the trees used are evergreen trees. Brick or stone masonry columns and ornamental metal picket fencing may also be used provided they not exceed eight (8) feet in height.

(2) Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. Where

parking or loading areas occur adjacent to External Streets, the following standards shall apply:

(a) Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across one hundred percent (100%) of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty-six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.

(b) Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or

two (2) ornamental trees per forty (40) linear feet shall also be planted.

(3) Area Z Perimeter Yards along External Streets shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four (4) feet in height. At least eight (8) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy percent (70%) of the trees used are evergreen trees.

D. The following buffer yards shall be required with respect to the Parcel H1:

(1) A twenty (20) foot wide buffer yard shall be required along the southern and western boundaries of the Parcel H1 and, within said twenty (20) foot wide buffer, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said twenty (20) foot wide buffer yard, and (ii) canopy trees, which may interfere with the aboveground power line, shall not be permitted within the twenty (20) foot wide buffer along the southern boundary of Parcel H1.

(2) Along the northern and eastern boundary of the Parcel H1, no buffer yard

shall be required.

E. The following buffer yards shall be required with respect to Parcel H2:

(1) A twenty (20) foot wide buffer yard shall be required along the eastern and western boundaries of Parcel H2, and a forty (40) foot wide buffer shall be required along the northern boundary of Parcel H2. Within said buffer yards, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said buffer yards.

(2) Along the southern boundary of the Parcel H2, no buffer yard shall be required.

F. Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z. This provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction:

(1) A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.

(2) If a self-storage facility is constructed in Area Z, then a masonry wall shall

be constructed along the west and south perimeters of Area Z. If a self-storage facility is not constructed within Area Z, then, in the Developer's discretion, a masonry wall may be constructed along the west and south perimeters of Area Z. There shall be no set back requirements for the masonry wall; provided, however, there is a ten (10) foot landscape and maintenance easement established along that portion of the perimeter of Area X, which is contiguous with and abuts the masonry wall The masonry wall shall be at least sixty percent (60%) brick masonry and shall not exceed fourteen (14) feet in height. Any portion of the perimeter of Area Z where the masonry wall is not constructed shall have a twenty (20) foot landscape buffer. The buffer will be landscaped with berms and evergreen trees. The berms shall be at least four (4) feet in height. Evergreen trees shall be planted no greater than eight (8) feet on center along 100% of the buffer..

G. There shall be a landscape buffer along the southern edge of Parcel K-3, which shall be twenty (20) feet in width, and which shall include (i) a berm which is a minimum of three (3) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern. The multi-path trail to be installed along the southern boundary line in Parcel K-3 shall not be located within this twenty (20) foot wide buffer.

H There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and which shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern.

SECTION 12. GOLF CARTS. Residential and business owners within the Real Estate who own or lease golf carts shall be permitted to operate such golf carts on private streets, public streets, cart paths, lanes, greenway trails, accessory lanes, and multi-use paths in such areas specified by the Developer or its successor or assigns under rules, regulations, and standards promulgated and enforced by the Developer and its successor or assigns. Such Golf Carts may only be operated by persons at least sixteen (16) years of age who hold valid license for the operation of motor vehicles within the State of Indiana.

SECTION 13. MEMBERSHIPS AND AMENITIES.

A. Amenities. Included in Parcel I, Parcel J, and Parcel K shall be at least two (2) of the following:

(1) Clubhouse;

(2) Swimming pool;

(3) Playground;

(4) Croquet field;

(5) Shuffle board or Bocce court;

(6) Park (minimum five thousand (5,000) square feet);

(7) Trail;

(8) Formal garden (minimum two thousand five hundred (2,500) square feet).

B. Membership.

(1) Detached Single Family Residences. The Declaration applicable to the detached single family residences in Area X shall provide that all owners of detached single family residences will be Social Members, subject to terms, conditions, rules and regulations which are determined by the Developer in the Developer's sole discretion, and which may from time to time be changed by the Developer in the Developer's sole discretion;

(2) Attached Single Family Residences. Unless a social membership is made mandatory by the Declaration for any particular Parcel in which attached single family residences are constructed, the owner of an attached single family residence may acquire a social membership on the same provisions, terms, conditions, rules and regulations available to the general public, which terms, conditions, rules and regulations shall be determined by Developer in Developer's sole discretion and may from time to time be changed by the Developer in its sole discretion.

SECTION 14. SIGNAGE. Sign permits shall be required. The following provisions shall govern signage located upon and within the Real Estate and, to the extent they conflict with the provisions of the Sign Ordinance, the following provisions and standards shall control:

A. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Sign Ordinance.

B. Prohibited signs:

(1) Signs on roofs, dormers, and balconies.

(2) Billboards.

(3) Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.

(4) Pole signs.

(5) No sign shall move in any manner, have a major moving part, or give the appearance of movement.

(6) Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. Permitted business signs: Permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs numbered 1, 3, 5 and 6 immediately below, in any combination, in addition to other signs permitted below:

(1) Wall-mounted or painted signs, provided the following standards are met:

(a) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.

(b) For External Streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of building frontage, not to exceed a maximum of one hundred (100) square feet. For Internal Streets and parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of frontage shall be

permitted up to twenty-five (25) square feet of signboard area.

(c) The height of the lettering, numbers, or graphics shall not exceed sixteen inches.

(d) Limited to two (2) signs per business establishment and no more than one (1) sign per facade.

(e) Such wall signs may only be lighted during the operating hours of the business.

(f) Wall-mounted signs along the External Streets and adjacent residential areas shall not be internally lit.

(g) Applied letters may substitute for wall-mounted signs, if constructed of wood, metal or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed sixteen inches.

(2) Building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

(a) The sign shall be mounted on the wall next to the entrance.

(b) The sign shall project outward from the wall to which it is attached no more than six inches.

(c) The sign shall not extend above the parapet, eave, or building facade.

(d) The area of the signboard shall not exceed 12 square feet.

(e) The height of the lettering, numbers, or graphics shall not exceed four inches.

(3) Projecting signs, including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:

(a) The signboard shall not exceed an area of eight (8) square feet unless a corner sign which shall not exceed an area of nine (9) square feet.

(b) The distance from the ground to the lower edge of the signboard shall be eight (8) feet or greater.

(c) `The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign or (iii) fifty percent (50%) of the distance between the building cornice or roof line and the sill or bottom of any second story window if a corner sign located on a multi-story building.

(d) The distance from the building wall to the signboard shall not exceed six (6) inches.

(e) The width of the signboard shall not exceed four (4) feet.

(f) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

(g) Limited to one sign for each ground floor business establishment.

Projecting signs are not permitted in conjunction with freestanding signs.

(4) Window or door signs applied directly to the glass, provided that the following standards are met:

(a) The sign shall not exceed thirty percent (30%) of the window or door area.

(b) The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.

(c) Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) Internal Street and/or External Street, such business establishment may have three (3) signs.

(d) Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, an applied letter sign, a projecting sign, or a valance awning sign.

(5) Awning signs, for ground floor uses only, provided that the following standards are met:

(a) If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

(b) If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four

(4) inches.

(c) Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.

(6) Free-standing sign, provided that the following standards are met:

(a) Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 of the Sign Ordinance.

(b) The area of the signboard shall not exceed thirty (30) square feet.

(c) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

(d) The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.

(e) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.

(f) The signboard may be illuminated, but not after 11:00 p.m., unless the business establishment is open later than 11:00 p.m., at which time it shall not be illuminated after closing.

(g) Along External Streets, there shall be no more than six (6) free-standing signs internally illuminated.

(h) Limited to two (2) signs per building, and no more than one (1) sign per facade.

(i) The base and frame of any internally lit free-standing sign shall be

constructed of brick or stone masonry.

(7) Businesses with service entrances may identify these with one unlit sign not exceeding four (4) square feet.

(8) One unlit directional sign, facing a rear parking lot, is permitted. This sign may be either wall-mounted or free standing on the rear facade, but shall be limited to four (4) square feet in area.

(9) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business establishment:

(a) A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

(b) A sandwich board sign, as follows:

(i) The area of the signboard, single-sided, shall not exceed five (5) square feet.

(ii) The signboard shall be constructed of wood, chalkboard, and/or finished metal.

(iii) Letters can be painted or handwritten.

(iv) The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.

(v) The information displayed shall be limited to daily specials and hours of operation.

(vi) The sign shall be removed at the end of the business day.

(10) If historically appropriate to the type of business conducted, a retail business may display one illuminated sign in a window in addition to other permitted signs provided the sign area does not exceed six square feet.

D. Permitted Other Signs:

(1) Signs permitted under Section 16.08.080 of the Sign Ordinance.

(2) One (1) identification sign at (i) Area Z and the Golf Course, and (ii) two (2) identification signs at Area Y, and (iii) the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) identification sign on the southwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey Road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

(a) The design of the sign shall be consistent with the Design Vocabulary.

(b) The maximum sign area per sign shall not exceed seventy-five (75) square feet.

(c) The area surrounding the sign shall be appropriately landscaped.

(d) The sign may be illuminated; provided, however, that such signs identified in Section (2)(iii) above shall not be internally lit.

(e) The sign shall not exceed fifteen (15) feet in height.

(f) Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.

(3) Traffic directional signs.

(4) One (1) development sign at each entrance to Area Y, Area Z, what is identified as Parcel N on the Concept Plan, the Golf Course and each residential area identified on the Concept Plan, the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) development sign on the southwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and

Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

(a) The maximum sign area shall be sixty-four (64) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign shall not be illuminated.

(d) The sign shall be removed when ninety-five percent (95%) of the lots in the area to which the sign relates have been sold.

(5) One construction sign for each street frontage of a lot upon which construction of any structure (other than construction of a detached dwelling) is in progress, provided the following standards are met:

(a) The maximum sign area shall be thirty-two (32) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign shall not be illuminated.

(d) The sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(e) Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

(6) Signs depicting the site plan of an Area or Parcel assuming completion of

development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

(a) The maximum sign area per Parcel shall be thirty-two (32) square feet.

(b) The maximum height shall be eight (8) feet.

(c) Site plan signage within Area Y and Area Z and club and in open and recreational space may be illuminated; elsewhere in the Real Estate, illumination is not permitted.

(d) Site plan signage shall be removed from a Parcel when ninety-five percent (95%) of the lots in that parcel have been sold.

(7) Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:

(a) The maximum sign area per lot shall be thirty-two (32) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign may be illuminated.

(d) One sign will be permitted for each street frontage of the lot or portion of the Real Estate upon which construction of the depicted building is contemplated.

(e) The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences,

the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(8) Real estate sales and leasing signs, provided the following standards are met:

(a) The maximum sign area shall be twenty (20) square feet.

(b) The maximum height of the sign shall be eight (8) feet.

(c) Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.

(d) The sign shall not be illuminated.

(f) Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is leased, sold, or occupied.

(9) With respect to attached dwellings, when eighty percent (80%) of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of six (6) square feet or less.

(10) Time and/or temperature signs, permitted at banks and financial institutions only.

(11) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

(1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.

(2) Sign colors should be compatible with the colors of the building facade.

F. Premises Identification:

(1) The assigned premises identification of a building shall be displayed in such a manner so that the numerals can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building.

(2) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

(3) When numerals representing premises identification are removed or become illegible, such numerals shall be renewed or replaced by the owner or occupant of the building.

G. Sign maintenance: All signs and sign structures shall be kept and maintained in good repair and in a safe condition.

H. Proximity of signs to Residential Zoning Districts: No sign shall be permitted to be placed on any wall, fence, or standard facing the side of any adjoining lot in a residential district unless separated from the lot by an External Street or an Internal Street.

SECTION 15. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit 19 (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supersede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

Upon motion duly made and seconded, this Bridgewater PUD was fully passed by the members of the Town Council this ____ day of _____, 2006.

TOWN COUNCIL, TOWN OF WESTFIELD

BY: AYE		NAY
_____	Robert Smith	_____
_____	John Hart	_____
_____	David Mikesell	_____
_____	Teresa Otis Skelton	_____
_____	Ronald Thomas	_____

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3105 East 98th Street, Suite 170
Indianapolis, IN 46280

H:\BRAD\ZONING & REAL ESTATE MATTERS\BRIDGEWTER\BRIDGEWATER TEXT AMENDMENT 5\PUD-BODY-REVISION

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office;

thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Job No. 980516-30200
Revised June 5, 2006

THE BRIDGEWATER CLUB DESCRIPTION

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426; recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land);

1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of

the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

EXHIBIT 2

DEFINITIONS

The following words and terms, not defined elsewhere in the Bridgewater PUD or its nineteen (19) Exhibits, shall have the following meanings:

1. Apartment. A dwelling intended primarily for rental.

2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.

3. Area. Area X, Area Y and/or Area Z as identified in this Restated Bridgewater PUD.

4. Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but not requiring 24 hour skilled medical care.

5. Bed and Breakfast. The renting of dwelling rooms or suites on a daily basis to tourists, vacationers, and business travelers where the only meal served is breakfast to guests.

6. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

7. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.

8. Concept Plan. The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 9, allocating the Real Estate into Parcels.

9. Cornice. The top part of an entablature, usually molded and projecting.

10. Cupola. A small roof tower, usually rising from the roof ridge.

11. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb of the end of the cul-de-sac to the nearest intersecting street.

12. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.

13. Department. The Department of Community Development of the Town of Westfield, Indiana.

14. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.

15. Developer. The Developer shall be Throgmartin-Henke Development, LLP or its successors or assigns.

16. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.

17. Elevation. An exterior façade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

18. External Streets. Gray Road, Carey Road, 151st Street, and 161st Street.

19. Facade Signage Area. The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascias, and areas between the top of the storefront and the sills of second story windows.

20. Fascia. A projecting flat horizontal member or molding, also part of a classical entablature.

21. Frontage Line. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.

22. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.

23. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.

24. General Store. An establishment for the retail sale of (i) primarily food, groceries and beverages for off-premises consumption, and (ii) tools, appliances, and other hard goods, newspapers, magazines and other publications and other consumer goods generally associated with a grocery store.

25. Inn. A building or a portion thereof in which lodging is offered to the public for compensation.

26. Golf Course. The eighteen (18) hole golf course and practice facility and the tennis courts, swimming pool, soccer practice field, and other sports facilities located in Area X.

27. Internal Street. Any Public Street, Private Street, or shared Drive other than Gray Road, Carey Road, 146th Street, 151st Street, or 161st Street.

28. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.

29. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.

30. The Northwest Corner. A square area which is three hundred (300) yards north of the centerline of 146th Street on Gray Road, thence three hundred (300) yards west, thence three hundred (300) yards east on 146th Street, to the point of beginning.

31. Open Space. Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.

32. Parcel. Any of Parcels A-N shown on the Concept Plan. Any reference to Parcel D shall include subparcels D1, D2, D3, and D4, any reference to Parcel G shall include subparcels G1, G2, G3, G4, G5, G6, and G7; any reference to Parcel H shall include subparcels H1, H2, and H3; any reference to Parcel I shall include subparcels I1 and I2; any reference to Parcel K shall include subparcels K1, K2, and K3, and any reference to Parcel M shall include subparcels M1, M2, M3, and M4; provided, however, that any reference to a subparcel of a Parcel shall be to that sub

parcel only.

33. Parcels. A combination of two or more parcels shown on the Concept Plan.

34. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.

35. Sign, Corner. A projecting sign located on the corner of a commercial building, the signboard of which is equally visible from each right-of-way which creates the corner.

36. Sign, Icon. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.

37. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.

38. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.

39. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the enactment of the Original Bridgewater PUD.

40. Social Membership. The membership, to be made available on terms, conditions, rules and regulations which may be determined and changed by the Developer in the Developer's sole discretion, entitling a person or family to utilize one or more of the clubhouse, pool, fitness center, practice facility and other recreational facilities to be constructed within Parcel N, and/or the golf practice range and the nine (9) hole short course.

41. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Bridgewater PUD.

Job No. 980516-30200
Revised June 6, 2006

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA X

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South

00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56

seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.
EXCEPT:

Part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.042 acres, more or less.

ALSO EXCEPT:

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47

seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO EXCEPT:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116.(Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

16.04.030 Residential Districts

General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SF 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

   - Single Family Dwellings
   - Churches
   - Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

   - Subdivisions - not less than 15,000 square feet
   - Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

   - Subdivisions - not less than 50 feet
   - Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet
   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet
   - Rear yard - Subdivision - 30 feet
     Three acre lots - 30 feet
   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

   - Single story - 1200 square feet
   - Two story - 800 square feet
   - Tri-level - 800 square feet (basement & 1st level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

Job No. 980516-30200
Revised June 6, 2006

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA Y

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

D. LB - Local and Neighborhood Business District - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. Special Requirements

Development Plan – Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. Permitted Uses - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. Special Exception Uses – None.

4. Minimum Lot Area – Five (5) acres.

5. Minimum Lot Frontage - 50 Feet.

6. Minimum Setback Requirements:

a. Front Yard Adjacent to All Districts – Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.

b. Side Yards Adjacent to Residential Districts – Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.

d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.

d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

9. Square Footage Requirements

   a. Minimum Business Size – 800 square feet.

   b. Maximum Business Size – 30,000 square feet.

   c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

   a. See WC 16.04.120, Off-Street Loading and Parking; and,

   b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq., and Subsection 15, e., below.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

   a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

   b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.

   c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking area(s), including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign.

e. Signs:

(1) Freestanding Signs:

(a) Number of Signs – One (1) freestanding sign shall be permitted.

(b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.

(c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.

(d) Maximum height of sign – twenty (20) feet above grade.

(e) Setback – Minimum: twenty (20) feet from right-of-way.

(f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

(a) Maximum Facades with Wall Signs – two (2) facades of a building.

(b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.

(c) Maximum Sign Surface Area - one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.

(d) Maximum Aggregate Sign Surface Area for all Wall Signs on a Building one hundred (100) square feet.

f. Outside Storage or Display:

(1) No outside storage or display of materials or merchandise shall be permitted.

(2) No outside vending machines shall be permitted.

(3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.

(4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet 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; and, (iii) not be located in any required yard.

E. LB-H - Local Business - Historical District - The purpose for establishing this district is to provide for the needs of local business in the central business district of the Town of Westfield and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

1. Permitted Uses - See Figure 2 for list of permitted local businesses. Other business not listed which can be classified as local business will also be eligible with the approval of the Plan Commission

2. Special Exceptions -

- Auto Rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and taverns
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Multi-family housing
- Single family dwelling
- Recycling collector system

ZONING DESCRIPTION
AREA Z, THE BRIDGEWATER CLUB

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

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'C 16.04.060 - Industrial Districts

A. Performance Standards - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PBT, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. EI - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.

2. OI - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.

3. Standards for Enclosed and Open Industrial Uses:

   a) Smoke -

   - For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.

b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more that 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.

c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.

d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following:
The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.

e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.

f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

g) Noise -

1) Enclosed Industrial Use - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Enclosed Industrial Use

Octave Band Frequency Cycles Per Second	Maximum Permitted Sound Level (in decibels) 125 Feet from Adjoining Residential District Boundaries	Maximum Sound Level (in decibels) 125 Feet from District Adjoining Business District Boundaries
0 to 75	75	80
76 to 150	70	75
151 to 300	65	70
301 to 600	59	64
601 to 1200	53	58
1201 to 2400	48	53
2401 to 4800	48	49
Above 4800	41	46

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

2) Open Industrial Use - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

Open Industrial Use

[illegible]	Maximum Permitted Sound Level in Decibels [illegible] Adjoining Residential District Boundaries	Maximum Sound Level in Decibels [illegible] Adjoining [illegible] Boundaries
0 to 75	75	81
76 to 150	70	76
151 to 300	66	72
301 to 600	62	68
601 to 1200	57	63
1201 to 2400	53	59
2401 to 4800	49	55
Above 4800	45	51

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

h) Fire Hazards - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal

- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.

- One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.

- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.

- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

B. EI - Enclosed Industry District -

1. Permitted Uses -

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.

- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

2. Special Exceptions -

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal stations
- Coal yards
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Kennels

- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 3 Acres

4. Lot Frontage on Road - Not less than 70 feet

5. Minimum Setback Lines -

   - Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.

   - Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width

   - Rear Yard - Not less than 20 feet in depth

   - Minimum Lot Width at Building Line - None

6. Maximum Building Height - Shall not exceed 60 feet

7. Minimum Gross Ground Level Space - None

8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.

C. OI - Open Industrial District -

1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.

Legend:

- Existing Easement
- Proposed Vehicular Access
- Proposed Greenway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Ac Min	Density	Units
A	Estate Lots	40 Ac		
B	150' Lots	15 Ac		
C	120' Lots	15 Ac		
D1,2,3	100' Lots	87 Ac		
E	90' Lots	25 Ac		
F	85' Lots	30 Ac		
G1,2,3,4	65' Lots	65 Ac		
H	80' Lots	35 Ac		
I	Club Villas	90 Ac		
J	Club Condominiums	20 Ac		
K1,2	Village Townhomes	61 Ac		
L	Office/Flex Space	10 Ac		
M1,2	Village Marketplace	65 Ac		
N	Clubhouse Area	10 Ac		
	Golf Course	240 Ac		
	Open Space R.O.W.	39 Ac		
	Total Area	759 Ac		
	Non-Commercial Area	705 Ac	1.79 Units/Ac	675 Un

Revised Site Data:

Parcel	Land Use	Area:
A	Estate Lots	40 Ac
B	150' Lots	15 Ac
C	120' Lots	15 Ac
D1,2,3	100' Lots	87 Ac
E	90' Lots	25 Ac
F	85' Lots	30 Ac
G1,2,3,4	65' Lots	65 Ac
H	80' Lots	35 Ac
I	Club Villas	90 Ac
J	Club Condominiums	20 Ac
K1,2	Village Townhomes	61 Ac
L	Office/Flex Space	10 Ac
M1,2	Village Marketplace	65 Ac
N	Clubhouse Area	10 Ac
	Golf Course	240 Ac
	Open Space R.O.W.	39 Ac
	Total Area	759 Ac

Revised July 10, 2001
Revised April 8, 2002
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Revised March 11, 2002
February 12, 2002

Prepared For:
Throgmartin-Banks Development, LLC

Prepared By:
HansDesign
Pete Bys, Inc.

Scale in Feet

North

The Bridgewater CLUB

Concept Plan- Phase Three

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
~~Amphitheaters~~	~~X~~	X		
Antiques	X	X	XP	
Apartment-Hotels, Motels, Hotels		X	X	
Art School	X	X	XP	
Artisan School	X	X	XP	
~~Assembly Halls~~	~~X~~	X	X	
Auction Rooms		X	X	
Auditoriums	X	X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages		X	X	
~~Auto Rustproofing~~	~~SP.EX.~~	SP.EX.	X	X
Auto Storage		X	X	
~~Auto Sales, New or Used, Service and Repair~~	~~SP.EX.~~	X	X	
Bakeries	X	X	XP	
Banks and Savings & Loan Assn.	X	X	XP	
Barber and Beauty Schools	X	X	XP	
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X	XP	
Billiard Parlor		X	X	
Blueprinting, Photocopying Job Printing	X	X	X	
Boat and Trailer Sales & Service		X	X	
Book Stores	X	X	XP	
Bowling Alley		X	X	
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X	XP	
Car Wash (Indoor)		X	X	
~~Carry-Out Food and Beverages~~	~~SP.EX.~~	X	XP	
~~Caskets and Casket Supplies (Mortuary)~~	~~X~~	X	X	
Cemetery Monument Sales		X	X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
~~Charitable Donation Pick-Up Station~~	~~X~~	X	X	
Charitable Institutions		X	X	X
China and Glassware Shops	X	X	XP	
Churches	X	X		
~~Civic Centers~~	~~X~~	X		
Civic Clubs	X	X	XP	
Coal Yards		SP.EX.	SP.EX.	OI-X PD-SP.EX.
Coin Shops	X	X	XP	
~~Commercial Parking Lots and Structures, Public~~	~~X~~	X	X	
Commissary, Food Catering Serv.		X	XP	X
Concrete Contractors - Heavy Commercial			SP.EX.	
Consumer Service Offices	X	X	XP	
Crating and Packaging Service			X	
Credit Union Offices	X	X	XP	
~~Custard Stands~~	~~SP.EX.~~	X	XP	
Dancing Schools	X	X	XP	
Delicatessen	X	X	XP	
Dentists	X	X	XP	
Department Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Over 10,000 Sq. Ft.		X	XP	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
~~Drive-In Food and Beverage~~	~~SP.EX.~~	X	XP	
Drug Stores	X	X	XP	
Dry Cleaning & Laundry Pickup	X	X	XP	
Dry Goods	X	X	XP	
Educational Institutions Public and Private	X	X	X	
Electrical Contractors, Heavy Commercial			SP.EX.	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Feed Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
~~Frozen Food Stores & Lockers~~	~~X~~	X	X	
Fruit Stands, Permanent	X	X	X	
~~Fruit Stands, Temporary~~	~~SP.EX.~~	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
~~Gasoline Service Station~~	~~SP.EX.~~	SP.EX.	X	
General Construction Company		SP.EX.	SP.EX.	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
~~Greenhouses, Retail~~	~~X~~	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP.EX.	OI - X PD - SP.EX.
Industrial Laundry and Dry Cleaning Plants		X	X	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
Jewelry Stores	X	X	XP	
Language Schools	X	X	XP	
~~Laundromats and Self-Service Dry Cleaning~~	~~X~~	X	XP	
Lawyers	X	X	XP	
Libraries	X	X		
~~Liquor Stores~~	~~SP.EX.~~	SP.EX.	SP.EX.	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
Luggage Stores	X	X	XP	
Lumber Yards - Including Millwork		SP.EX.	SP.EX.	X
Lunch Counters	X	X	XP	
Mail Order Store	X	X	XP	
~~Major Appliance Store~~	~~X~~	X	XP	
Millinery	X	X	XP	
Miniature Golf, Archery, Driving Range, Trampoline Centers		X	X	
Mobile Home Sales		SP.EX.	X	
Model Display Homes & Garages		X	X	
~~Mortuaries~~	~~X~~	X	XP	
Motorcycle Sales, Service, Repair and Outdoor Display		X	X	
Museums	X	X		
Music, Records, Instruments	X	X	XP	
Music Schools	X	X	XP	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales		SP.EX.	SP.EX.	
~~Nursery - Plants, Retail~~	~~X~~	X	XP	
Optometrists	X	X	XP	
~~Outdoor Food & Beverage Sales~~	~~SP.EX.~~	X	XP	
Paint and Wallpaper Stores	X	X	XP	
Painting and Decorating Contractors-Heavy Commercial			SP.EX.	X
Pet Grooming	X	X	XP	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
Pet Shops	X	X	XP	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
Photography Supplies	X	X	XP	
Physicians	X	X	XP	
Picture Framing		X	XP	
Plumbing Contractors - Heavy Commercial			SP.EX.	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
Printing and Photocopying	X	X	XP	
Professional & Technical Schools	X	X	X	
Radio and TV Service	X	X	XP	
Real Estate Offices	X	X	XP	
~~Recycling Collection Systems~~	~~SP.EX.~~	X	X	X
~~Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins~~	~~X~~	X	XP	
Restaurants With Live Entertainment		X	XP	
Roller & Ice Skating Rinks		X	X	
Roofing Contractors - Heavy Commercial			SP.EX.	X
~~Root Beer Stands~~	~~SP.EX.~~	X	XP	
Salt Storage - Outside		SP.EX.	SP.EX.	OI - X PD - SP.EX.
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP.EX.
Self-Service Car Wash		X	X	
~~Self-Service Food and Beverage Places~~	~~SP.EX.~~	X	XP	
Semi-Automatic Car Wash		X	X	
Septic System Contractors			SP.EX.	X
Sewing Machine Sales & Service	X	X	XP	
Sheet Metal Contractors - Heavy Commercial			SP.EX.	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Shoe Repair	X	X	XP	
Shoe Stores	X	X	XP	
Sporting Goods	X	X	XP	
Stationery Stores	X	X	XP	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
~~Taverns~~	~~SP.EX.~~	SP.EX.	SP.EX.	
Taxidermist		X	X	
Telegraph offices	X	X	XP	
~~Tennis Facilities~~	~~X~~	X	X	
Testing Laboratories		X	X	
Theaters - Indoor		X	X	
Tire and Auto Service Center		X	X	
Tire Recapping		X	X	
Tobacco Shops	X	X	XP	
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X	XP	
Trailer Rentals		X	X	
Travel Bureaus	X	X	XP	
Travel Trailer Sales & Rentals		X	X	
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	OI-X PD-SP.EX.
Typewriter Sales, Rental and Service	X	X	XP	
~~Upholsters~~	X	X	XP	
Variety Stores	X	X	XP	
~~Veterinarians - Small Animals~~	~~X~~	X		
Warehouses - Inside Storage		X	X	X
Wearing Apparel & Accessory Shops	X	X	XP	
Wholesalers - Inside Storage		X	X	X
~~YWCA and YMCA~~	~~X~~	X	X	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP.EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Coke Manufacturing				SP.EX.
Concrete Mixing - Permanent				OI - X PD - SP.EX.
Creosote Manufacturing and Treatment				SP.EX.
Data Processing		X	X	X
Electroplating			X	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP.EX.
Foundries				SP.EX.
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		SP.EX.	X	X
Leather Curing & Tanning				SP.EX.
Leather Products Manufacturing From Finished Leather				SP.EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP.EX.
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement, Line, Gypsum				SP.EX.
Mfg. of Chemicals and Gases				SP.EX.
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Colors, Dye, Paint			X	X
Mfg. of Detergents & Soaps				SP.EX.
Mfg. of Explosives, Matches, and Fireworks				SP.EX.
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Glue				SP.EX.
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Oleomargarine			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI - X PD- SP.EX.
Mfg. of Paper Boxes and Paper Products From Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				OI - X PD- SP.EX.
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (MFRs)		SP.EX.	SP.EX.	SP.EX.
Mattress Mfg. & Upholstering			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				OI - X PC-SP.EX.
Oil Processing, Refining, Mfg.				SP.EX.
Open Hearths & Blast Furnaces				SP.EX.
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Biological, Medicine & Cosmetic Mfg.			X	X
Pipe Yards				X
Processing Forest Products - Veneer Mills, Plaiting Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP.EX.
Radio, Facsimile, TV, and Microwave Towers				SP.EX. SF 1 SP.EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP.EX.
Reduction Plants				SP.EX.
Rock Crushing, Grinding or Milling				SP.EX. SF 1 SP.EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP.EX. SF 1 SP.EX.
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP.EX. SP.EX.- SF 1
Slaughtering & Allied Food Processing				SP.EX.
Stamping & Fabricating Metal Shops			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP.EX. SF 1 SP.EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP.EX.
Thermal, Electric, Steam and Atomic Power Plants				SP.EX. SF 1 SP.EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilitates			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP.EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Airports & Landing Fields					SP.EX. SF 1	
Amusement Parks		SP.EX.	SP.EX.	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
Ballrooms		X	X		SP.EX. SF 1	
~~Boarding & Lodging Houses~~	~~X~~	X				MF 1-2
Book Stores, Adult		SP.EX.				
~~Cemeteries~~	~~X~~	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
~~Christmas Tree Sales~~	~~X~~	X	X		SP.EX. ALL SF	SP.EX. ALL MF
~~Convents, Monasteries, Theological Schools, Rectories, Parishes~~	~~SP.EX.~~	SP.EX.	SP.EX.		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
~~Fraternities, Lodges~~	~~X~~	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				MF 1-2
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
Heliports		X	X	X	SP.EX. SF 1	
~~Hospitals~~	~~X~~	X	X		SF 1	MF 1-2
Kennels - Including Outdoor Runs			SP.EX.	SP.EX.	SF 1 SP.EX.	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
Large Animal Hospital		SP.EX.	X		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
~~Mobile Home Parks~~	~~SP.EX.~~	SP.EX.	SP.EX.			SP.EX.
Multi-Family Housing		SP.EX.				
~~Nursing Homes~~	~~X~~	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
~~Private and Public Schools with Dorms~~	~~X~~	X			SP.EX. SF 1	SP.EX. MF 1-2
Private Clubs, Lodges	X	X	X		SP.EX. SF 1	
Public & Private Camps					SF 1	
Raising Small Animals for Biological Purposes		X	X		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
~~Riding Academies~~	~~X~~	~~X~~			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
~~Sanitariums~~	~~X~~	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG	SF	Multi-Family
~~Utilities - Not Regulated by Indiana Utility Regulatory Commission~~	~~SP.EX. - All Areas~~						
Wireless Communication Service Facilities		SP.EX. in GB-PD & GO-PD	X	X	SP.EX.		

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
Amphitheaters	X	X		
~~Antiques~~	X	X	~~XP~~	
~~Apartment-Hotels, Motels, Hotels~~		X	~~X~~	
~~Art School~~	X	X	~~XP~~	
~~Artisan School~~	X	X	~~XP~~	
~~Assembly Halls~~	X	X	~~X~~	
~~Auction Rooms~~		X	~~X~~	
~~Auditoriums~~	X	X		
~~Auto Parts Sales~~		X	~~X~~	
~~Auto Rental~~		X	~~X~~	
~~Auto Repair Garages~~		X	~~X~~	
~~Auto Rustproofing~~	SP.EX.	SP.EX.	~~X~~	X
~~Auto Storage~~		X	~~X~~	
~~Auto Sales, New or Used, Service and Repair~~	SP.EX.	X	~~X~~	
~~Bakeries~~	X	X	~~XP~~	
~~Banks and Savings & Loan Assn.~~	X	X	~~XP~~	
~~Barber and Beauty Schools~~	X	X	~~XP~~	
~~Barber and Beauty Shops~~	X	X		
~~Bicycle Sales, Rental & Service~~	X	X	~~XP~~	
~~Billiard Parlor~~		X	~~X~~	
~~Blueprinting, Photocopying Job Printing~~	X	X	~~X~~	
~~Boat and Trailer Sales & Service~~		X	~~X~~	
~~Book Stores~~	X	X	~~XP~~	
~~Bowling Alley~~		X	~~X~~	
~~Business and Clerical Schools~~		~~X~~		
~~Bus Stations~~		X	~~X~~	
~~Camera Stores~~	X	X	~~XP~~	
~~Car Wash (Indoor)~~		X	~~X~~	
~~Carry-Out Food and Beverages~~	SP.EX.	X	~~XP~~	
~~Caskets and Casket Supplies (Mortuary)~~	X	X	~~X~~	
~~Cemetery Monument Sales~~		X	~~X~~	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
~~Cemetery Monuments & Tombstones Manufacture (Including Engraving)~~			~~X~~	X
~~Charitable Donation Pick-Up Station~~	X	X	~~X~~	
~~Charitable Institutions~~		X	~~X~~	X
~~China and Glassware Shops~~	X	X	~~XP~~	
Churches	X	X		
Civic Centers	X	X		
~~Civic Clubs~~	X	X	~~XP~~	
~~Coal Yards~~		SP.EX.	~~SP.EX.~~	OI-X PD-SP.EX.
~~Coin Shops~~	X	X	~~XP~~	
~~Commercial Parking Lots and Structures, Public~~	X	X	~~X~~	
~~Commissary, Food Catering Serv.~~		X	~~XP~~	X
~~Concrete Contractors - Heavy Commercial~~			~~SP.EX.~~	
Consumer Service Offices	X	X	XP	
~~Crating and Packaging Service~~			~~X~~	
~~Credit Union Offices~~	X	X	~~XP~~	
~~Custard Stands~~	SP.EX.	X	~~XP~~	
Dancing Schools	X	X	XP	
~~Delicatessen~~	X	X	~~XP~~	
Dentists	X	X	~~XP~~	
~~Department Stores - Under 10,000 Sq. Ft.~~	X	X	~~XP~~	
~~Discount Stores - Under 10,000 Sq. Ft.~~	X	X	~~XP~~	
~~Discount Stores - Over 10,000 Sq. Ft.~~		X	~~XP~~	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
~~Drive-In Food and Beverage~~	SP.EX.	X	~~XP~~	
~~Drug Stores~~	X	X	~~XP~~	
~~Dry Cleaning & Laundry Pickup~~	X	X	~~XP~~	
~~Dry Goods~~	X	X	~~XP~~	
~~Educational Institutions Public and Private~~	X	X	~~X~~	
~~Electrical Contractors, Heavy Commercial~~			~~SP.EX.~~	X

Types of Business	Local Business	General Business	Restricted Industrial	Open Industrial
~~Electrical Supply Store~~		X	~~X~~	X
~~Embalming School~~		X	~~X~~	
~~Employment Agencies~~	X	X	~~XP~~	
Exhibition Halls	X	X		
Exterminators		X	X	
~~Fabric Shops~~	X	X	~~XP~~	
~~Farm Implement Sales & Service~~		X	~~X~~	
~~Feed Stores~~		X	~~X~~	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
~~Florists~~	X	X	~~XP~~	
~~Feed Stores, Other~~	X	X	~~XP~~	
~~Frozen Food Stores & Lockers~~	X	X	~~X~~	
~~Fruit Stands, Permanent~~	X	X	~~X~~	
~~Fruit Stands, Temporary~~	SP.EX.	X	~~X~~	
~~Furniture Stores~~	X	X	~~XP~~	
~~Furrier Shops~~	X	X	~~XP~~	
~~Galleries~~	X	X	~~XP~~	
~~Garden and Lawn Materials and Supply Stores~~	X	X	~~X~~	
~~Gasoline Service Station~~	SP.EX.	SP.EX.	~~X~~	
General Construction Company		SP.EX.	SP.EX.	X
~~Gift Shops~~	X	X	~~XP~~	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
~~Greenhouses, Retail~~	X	X	~~X~~	
~~Grocery Stores~~	X	X	~~XP~~	
Gymnasiums		X	X	
~~Hardware Stores~~	X	X	~~XP~~	
~~Health Services, Reducing Salons~~		X	~~X~~	
~~Hobby Shops~~	X	X	~~XP~~	
Home Remodeling Company		X	X	
~~Home Remodeling Supplies and Materials~~		X	~~X~~	
~~Hospitals (Minor), Medical and Dental Clinics and Labs~~		X	~~X~~	
~~Ice and Coal Stations~~			~~SP.EX.~~	OI - X PD - SP.EX.
~~Industrial Laundry and Dry Cleaning Plants~~		X	~~X~~	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
~~Jewelry Stores~~	X	X	~~XP~~	
Language Schools	X	X	XP	
~~Laundromats and Self-Service Dry Cleaning~~	X	X	~~XP~~	
~~Lawyers~~	X	X	~~XP~~	
Libraries	X	X		
~~Liquor Stores~~	SP.EX.	SP.EX.	~~SP.EX.~~	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
~~Luggage Stores~~	X	X	~~XP~~	
~~Lumber Yards - Including Millwork~~		SP.EX.	~~SP.EX.~~	X
~~Lunch Counters~~	X	X	~~XP~~	
Mail Order Store	X	X	XP	
~~Major Appliance Store~~	X	X	~~XP~~	
~~Millinery~~	X	X	~~XP~~	
~~Miniature Golf, Archery, Driving Range, Trampoline Centers~~		X	~~X~~	
~~Mobile Home Sales~~		SP.EX.	~~X~~	
~~Model Display Homes & Garages~~		X	~~X~~	
~~Mortuaries~~	X	X	~~XP~~	
~~Motorcycle Sales, Service, Repair and Outdoor Display~~		X	~~X~~	
Museums	X	X		
~~Music, Records, Instruments~~	X	X	~~XP~~	
~~Music Schools~~	X	X	~~XP~~	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
~~Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales~~		SP.EX.	~~SP.EX.~~	
~~Nursery - Plants, Retail~~	X	X	~~XP~~	
Optometrists	X	X	XP	
~~Outdoor Food & Beverage Sales~~	SP.EX.	X	~~XP~~	
Paint and Wallpaper Stores	X	X	XP	
~~Painting and Decorating Contractors-Heavy Commercial~~			~~SP.EX.~~	X
Pet Grooming	X	X	~~XP~~	

Use Type or Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
~~Pet Shops~~	X	X	~~XP~~	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
~~Photography Supplies~~	X	X	~~XP~~	
~~Physicians~~	X	X	~~XP~~	
Picture Framing		X	~~XP~~	
~~Plumbing Contractors - Heavy Commercial~~			~~SP.EX.~~	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
~~Printing and Photocopying~~	X	X	~~XP~~	
~~Professional & Technical Schools~~	X	X	~~X~~	
Radio and TV Service	X	X	XP	
~~Real Estate Offices~~	X	X	~~XP~~	
~~Recycling Collection Systems~~	SP.EX.	X	~~X~~	X
~~Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales - Excluding Drive-Ins~~	X	X	~~XP~~	
~~Restaurants With Live Entertainment~~		X	~~XP~~	
~~Roller & Ice Skating Rinks~~		X	~~X~~	
~~Roofing Contractors - Heavy Commercial~~			~~SP.EX.~~	X
~~Root Beer Stands~~	SP.EX.	X	~~XP~~	
~~Salt Storage - Outside~~		SP.EX.	~~SP.EX.~~	OI - X PD - SP.EX.
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP.EX.
~~Self-Service Car Wash~~		X	~~X~~	
~~Self-Service Food and Beverage Places~~	SP.EX.	X	~~XP~~	
~~Semi-Automatic Car Wash~~		X	~~X~~	
~~Septic System Contractors~~			~~SP.EX.~~	X
Sewing Machine Sales & Service	X	X	XP	
~~Sheet Metal Contractors - Heavy Commercial~~			~~SP.EX.~~	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
~~Shoe Repair~~	X	X	~~XP~~	
~~Shoe Stores~~	X	X	~~XP~~	
~~Sporting Goods~~	X	X	~~XP~~	
~~Stationery Stores~~	X	X	~~XP~~	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
~~Taverns~~	SP.EX.	SP.EX.	~~SP.EX.~~	
~~Taxidermist~~		X	~~X~~	
~~Telegraph offices~~	X	X	~~XP~~	
~~Tennis Facilities~~	X	X	~~X~~	
Testing Laboratories		X	X	
~~Theaters - Indoor~~		X	~~X~~	
~~Tire and Auto Service Center~~		X	~~X~~	
~~Tire Recapping~~		X	~~X~~	
~~Tobacco Shops~~	X	X	~~XP~~	
~~Tool and Light Equipment Rental~~		X	~~X~~	
~~Toy Stores~~	X	X	~~XP~~	
~~Trailer Rentals~~		X	~~X~~	
~~Travel Bureaus~~	X	X	~~XP~~	
~~Travel Trailer Sales & Rentals~~		X	~~X~~	
~~Truck Cleaning, Service, Rental and Repair~~			~~X~~	X
~~Trucking Companies~~			~~X~~	OI-X PD-SP.EX.
~~Typewriter Sales, Rental and Service~~	X	X	~~XP~~	
~~Upholsters~~	X	X	XP	
~~Variety Stores~~	X	X	~~XP~~	
Veterinarians - Small Animals	X	X		
Warehouses - Inside Storage		X	X	X
~~Wearing Apparel & Accessory Shops~~	X	X	~~XP~~	
Wholesalers - Inside Storage		X	X	X
~~YWCA and YMCA~~	X	X	~~X~~	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP.EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
~~Bottling of Alcoholic and Non-Alcoholic Beverages~~			~~X~~	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
~~Coffee Roasting~~			~~X~~	X
Coke Manufacturing				SP.EX.
Concrete Mixing - Permanent				OI - X PD - SP.EX.
Creosote Manufacturing and Treatment				SP.EX.
Data Processing		X	X	X
~~Electroplating~~			~~X~~	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP.EX.
Foundries				SP.EX.
Granaries, Grain Processing, Starch Manufacturing				X
~~Industrial Schools & Training Facilities~~		SP.EX.	~~X~~	X
Leather Curing & Tanning				SP.EX.
Leather Products Manufacturing From Finished Leather				SP.EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP.EX.
Mfg. & Assembly of Communication Equipment			X	X
~~Mfg. & Assembly of Major Household Appliances~~			~~X~~	~~X~~

Type of Business	Local Business	General Business	Packed Industrial	Open Industrial
~~Mfg. & Assembly of Marine Equipment~~			~~X~~	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
~~Mfg. of Cabinets~~			~~X~~	X
~~Mfg. of Cans and Containers~~			~~X~~	X
Mfg. of Cement, Lime, Gypsum				SP.EX.
Mfg. of Chemicals and Gases				SP.EX.
Mfg. of Cloth Products from Finished Cloth			X	X
~~Mfg. of Colors, Dye, Paint~~			~~X~~	X
Mfg. of Detergents & Soaps				SP.EX.
Mfg. of Explosives, Matches, and Fireworks				SP.EX.
Mfg. of Furniture			X	X
~~Mfg. of Glass & Glass Products~~			~~X~~	X
Mfg. of Glue				SP.EX.
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
~~Mfg. of Non-Alcoholic Beverages~~			~~X~~	X
~~Mfg. of Office Machinery~~			~~X~~	X
~~Mfg. of Oleomargarine~~			~~X~~	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI-X PD-SP.EX.
~~Mfg. of Paper Boxes and Paper Products From Finished Paper~~			~~X~~	X
~~Mfg. of Portable Household Appliances, Electric Hand Tools, etc.~~			~~X~~	X
Mfg. of Railroad Equipment, Repair and Service				OI-X PD-SP.EX.
~~Mfg. of Recording Instruments, Phonograph Records, etc.~~			~~X~~	X
~~Mfg. Tools, Implements, Machinery~~			~~X~~	X
~~Material Recycling Facilities (MFRs)~~		SP.EX.	~~SP.EX.~~	SP.EX.
~~Mattress Mfg. & Upholstering~~			~~X~~	X

Type of Business	Local Business	General Business	Restricted Industrial	Open Industrial
~~Milk Processing, Bottling & Mfg. of Milk Products~~			~~X~~	X
Motor Truck Terminals				OI - X PC-SP.EX.
Oil Processing, Refining, Mfg.				SP.EX.
Open Hearths & Blast Furnaces				SP.EX.
Outdoor Advertising Signs, Mfg. and Construction				X
~~Pharmaceutical, Biological, Medicine & Cosmetic Mfg.~~			~~X~~	X
Pipe Yards				X
Processing Forest Products - Veneer Mills, Plaiting Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP.EX.
Radio, Facsimile, TV, and Microwave Towers				SP.EX. SF 1 SP.EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP.EX.
Reduction Plants				SP.EX.
Rock Crushing, Grinding or Milling				SP.EX. SF 1 SP.EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP.EX., SF 1 SP.EX.
~~Secondary Food Processing and Packaging & (Initially Processed off the Premises)~~			~~X~~	X
Slaughter House				SP.EX. SP.EX.- SF 1
Slaughtering & Allied Food Processing				SP.EX.
~~Stamping & Fabricating Metal Shops~~			~~X~~	X

Type of Business	Local Business	General Business	Limited Industrial	Open and Special
Stockyards - Shipping, Holding & Sale of Animals				SP.EX. SF 1 SP.EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP.EX.
Thermal, Electric, Steam and Atomic Power Plants				SP.EX. SF 1 SP.EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilitates			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP.EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi Family
Airports & Landing Fields					SP.EX. SF 1	
~~Amusement Parks~~		SP.EX.	~~SP.EX.~~	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
~~Ballrooms~~		X	~~X~~		~~SP.EX. SF 1~~	
Boarding & Lodging Houses	X	X				MF 1-2
Book Stores, Adult		SP.EX.				
Cemeteries	X	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
~~Christmas Tree Sales~~	X	X	~~X~~		SP.EX. ALL SF	SP.EX. ALL MF
~~Convents, Monasteries, Theological Schools, Rectories, Parishes~~	SP.EX.	SP.EX.	~~SP.EX.~~		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
Fraternities, Lodges	X	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				~~MF 1-2~~
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
~~Heliports~~		X	~~X~~	X	SP.EX. SF 1	
~~Hospitals~~	X	X	~~X~~		SF 1	MF 1-2
~~Kennels, Including Outdoor Runs~~			~~SP.EX.~~	SP.EX.	SF 1 SP.EX.	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
~~Large Animal Hospital~~		SP.EX.	~~X~~		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
~~Mobile Home Parks~~	SP.EX.	SP.EX.	~~SP.EX.~~			SP.EX.
Multi-Family Housing		SP.EX.				
Nursing Homes	X	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
Private and Public Schools with Dorms	X	X			SP.EX. SF 1	SP.EX. MF 1-2
~~Private Clubs, Lodges~~	X	X	~~X~~		SP.EX. SF 1	
Public & Private Camps					SF 1	
~~Raising Small Animals for Biological Purposes~~		X	~~X~~		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
Riding Academies	X	X			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
Sanitariums	X	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	[illegible]	[illegible] Multi-Family
Utilities - Not Regulated by Indiana Utility Regulatory Commission	SP.EX. - All Areas					
Wireless Communication Service Facilities		SP.EX. in GB-PD & GO-PD	X	X	SP.EX.	

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

EXHIBIT 12
Development Standards for Detached Single Family Residential

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Lot Width at Building Line at which the building is actually built	200' for all lots	150' for all lots	120' for all lots	100' for all lots	90' for all lots	85' for all lots	65' for all lots	60' for all lots
Minimum Lot Frontage on Street[1]	40'	40'	30'	30'	30'	25'	20'	20'
Minimum Lot Area	30,000 SF	20,000 SF	15,000 SF	12,500 SF	10,000 SF	10,000 SF	7,750 SF	7,500 SF
Minimum Front Yard Setback[2]	30'	30'	25'	25'	25'	25'	20'	20'
Minimum Separation Between Buildings	30'	30'	20'	20'	20'	15'	10'	10'
Minimum Side Yard Setback[3]	10'	10'	8'	8'	8'	7'	4'	4'
Minimum Rear Yard Setback[4]	35'	35'	30'	30'	25'	25'	10'	10'

Maximum Building Height for Residences	50'	45'	45'	45'	40'	40'	35'	35'
	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Gross Floor Areas for Ground Levels:	1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 Sf (basement & 1st level) Story and one-half: 1000 Sf
Gross Area Size	40 Acres	15 Acres	15 Acres	___ Acres	25 Acres	30 Acres	____ Acres	___ Acres
Maximum Number of Units	15 Units	25 Units	25 Units	60 Units	55 Units	65 Units	240 Units	180 Units

"SF" = square feet

[1]Except lots on cul-de-sacs or roundabouts, which may be less.
[2]The Front Yard Set Back shall be measured from the Front Lot Line, as the Front Lot Line is defined by the Zoning Ordinance.
[3]The Side Yard Set Back shall be measured from the Side Lot Line, as the Side Lot Line is defined by the Zoning Ordinance.
[4]The Rear Yard Set Back shall be measured from the Rear Lot Line, as the Rear Lot Line is defined by the Zoning Ordinance.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

Note: Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in this Exhibit 12 of this Restated Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

EXHIBIT 13

Street Scape Standards and Architectural
Guidelines for Detached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

2. Mailboxes. All mailboxes within any particular Parcel, shall be uniform in design, coloring, lettering, and numbering.

3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist. All street lights shall comply with WC 16.07 *et seq.*

4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.

5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.

2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

EXHIBIT 13 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar).

4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.

5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.

6. Windows and Architectural Breaks. Detached single-family dwellings shall have windows on at least three (3) sides; provided, however, that in the event a side of a detached single-family dwelling within Parcel G or Parcel H does not have a window, it shall have at least two (2) architectural breaks such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.

7. Garages in Parcel G3. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel G3 shall face or be parallel to the abutting Internal Street, and all such garage doors shall be recessed from the attached residence. At least seventy-five percent (75%) of the garages within Parcel G3 shall be side or rear-loaded.

EXHIBIT 14

Development Standards and Architectural Guidelines - Attached Single Family Residential
(Not Applicable to Apartments)

	50 AC Parcel I	15 AC Parcel J	15 AC Parcel K
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	20'	20'	20'
Permitted density	6 units per acre	10 units per acre	12 units per acre
Parcel size range*	40-60 acres	10-20 acres	10-20 acres
Maximum dwelling units	360**	260**	330**

1. Maximum building height:

   (a) Primary: fifty (50) feet

   (b) Accessory, including clubhouse: fifty-five (55) feet

2. While multiple buildings containing two or more single-family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.

3. Minimum set back from External Street: This provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10 of this Bridgewater PUD entitled "Landscaping".

4. Dwelling units (i) in Parcel I shall be a minimum of 1,500 SF, (ii) in Parcel J shall be a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K and K shall be a minimum of one thousand two hundred (1,200) SF; provided, however, that at least fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of one thousand seven hundred (1,700) SF, (ii) in Parcel J shall be

a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K shall be a minimum of one thousand three hundred fifty (1,350) SF. Square footage shall be calculated excluding porches, terraces, carports, and garages.

* Parcels I, J, and K may vary in size, as indicated.

** Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K1, combined, shall not exceed 630, less any Apartments, Bed and Breakfast rooms or suites, and rooms within inns located within Area Y or within what is identified on the Concept Plan as Parcel N.

EXHIBIT 15

Street Scape Standards and Architectural Guidelines - Attached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light 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.

2. Mailboxes. All mailboxes within any particular Parcel shall be uniform in design, coloring, lettering, and numbering.

3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.

5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.

2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar). Fifty percent (50%) cultured stone, brick, or stone for all buildings/structures in developments, excluding roofs and windows.

4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.

5. Roof Overhang. Each single-family residence shall have eaves of a minimum eight (8) inch overhang.

6. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or other corner break. Individual units within buildings shall have at least one (1) architectural break on each side of the unit having windows. The outermost corners of a dwelling unit shall not be considered architectural breaks.

7. Detached Garages. Detached garage structures, not to exceed eight (8) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 15.

8. The following to Parcel K-3:
   A Town homes within Parcel K-3 shall not exceed two (2) stories in height;
   B. Each town home in Parcel K-3 shall have an attached garage;
   C. Vinyl fencing is prohibited in Parcel K-3;
   D. The lighting on the exterior of all buildings in Parcel K-3 shall be dusk to dawn, and the lighting fixtures shall be of a residential style.
   E. Town homes within Parcel K-3 shall contain a community pool.

EXHIBIT 16

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

1. Street Standards. Streets may be either private or public.

2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.

3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.

4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.

6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and two (2) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.

7. Faux Gates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and it's successors or assigns.

8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.

9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and it's successors or assigns.

10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:

(a) Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
(b) The minimum width of a Lane shall be 24 feet;
(c) The minimum set back of garages on Lanes shall be 20 feet;
(d) No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
(e) Curbing is not required; and
(f) Water and sewer utilities shall not be located in Lanes.

12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the east side of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.

13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sold discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.

14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.

15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as delivered by the Developer in the Developer's discretion.

16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT 17

GENERAL ARCHITECTURAL STANDARDS - AREA Y

Village Marketplace
General Architectural Guideline
(The "Guideline")

Purpose-

The intent of the Village Marketplace at the Bridgewater Club is to create a traditionally styled neighborhood convenience center for residents of the Bridgewater Club and surrounding communities. The purpose of the Guideline is to promote a cohesive architectural appearance to the buildings.

Architectural Style-

To truly create a village atmosphere for the Village Marketplace, traditional architectural styles found in Indiana have been chosen for the Guideline. More specifically, those styles of architecture prevalent in central Indiana around the turn of the century have been selected to form the basis for architectural control.

Neo-traditional architectural styles were most commonly found throughout Indiana in the period following the Victorian era. Many, if not most, of the small town villages around central Indiana blossomed during this time and identified themselves with a mixture of these period styles. Storefronts around town squares today still reflect the charming character evident in the eclectic movement.

These neo-traditional styles include Colonial Revival (including Georgian and Federal), Neoclassical, Tudor, Beaux Arts, and French Eclectic. Whereas a corner bank may have aspired towards a Beaux Arts character, the adjoining offices and shops would likely been more Neoclassical or Colonial Revival in their style.

Application-

Without trying to predict the specific theme of the Village Marketplace, this neo-traditional envelope will control the architectural style of all its buildings. Indeed, the requirements set forth for building construction in the Bridgewater PUD lend themselves to these neo-traditional architectural styles. Once an appropriate theme for the Village Marketplace has been established by the Developer, the buildings will follow one or more of the prescribed architectural styles. The mixing of neo-traditional American based styles with neo-traditional European based styles will not be allowed.

Building Facades-

Each building along an External Street will have at least two (2) front facades, one (1) of which will be a faux front. Access to each building will be provided along the internal parking areas. The elevation of the building facing the External Street will therefore be designed as a faux front facade, with external architectural treatments similar to those found on the access side of the building. Examples of architectural treatments anticipated for the External Street side of each building include windows, doors, pilasters, pediments, rails, balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentils. For all buildings in Area Y, design elements and detailing shall be contained completely around the structure.

Open Space-

A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

Pedestrian Circulation-

The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

Parcel M4 -

The following applies to all buildings having rear elevations which are parallel and adjacent to the eastern boundary of Parcel M4:

A. The maximum building height of such building shall be one (1) story;
B. The maximum vertical distance from grade to the eave of the rear elevation of such building shall not exceed 25 feet;
C. All roof-mounted HVAC equipment must be screened from view;
D. Drive-throughs and parking within the rear yard of such buildings shall be prohibited; and
E. All trash dumpsters shall have a brick exterior and a roof, and shall be either connected to the primary building or located between buildings.

LANDSCAPING STANDARDS

Chapter 6. Landscaping Standards

WC 16.06.010 - General Landscaping Provisions

A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions -- If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - General Landscape Design Standards

A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.

B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.

C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.

E. Lines of Sight – Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).

F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.

G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.

H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.

I. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.

J. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.

L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.

2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
   - Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
   - Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.

5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.

6. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.

7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.

8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-I*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-I*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Industrial *OI*	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
   - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

      1.) the parking lot is located within a required yard; or

      2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

   b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

EXHIBIT 19

Development Phasing
The Bridgewater Club

First: Golf Course construction will begin 2002, before development plans are submitted for residential and non-residential parcels.

Second:

Interval during which Development Plan may be submitted*	Parcel for which Development Plan may be submitted
During the calendar year 2002-2009	A, B, C, D, E, G, I, L, N** A and E will be in the first submittal along with none or any one or more of the remaining parcels listed above.
During the calendar years 2003-2010	F, J, K Any one or more of these may be submitted only after A and E and any two (2) of the group B, C, D, G
During the calendar years 2004-2011	H and M H and M may be submitted after A, E and any 4 of B, C, D, F, G, I, J, K

* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

** The Development Plan for the fitness center, pool and tennis courts will be submitted upon the occupancy by residents of 325 residential units. The Development Plan for the clubhouse expansion or addition will be submitted upon the occupancy by residents of 650 residential units.

NOTE 1: All references to "Parcels" are to the Parcels identified on the Concept Plan.

NOTE 2: Notwithstanding anything set forth above, the development of Parcel J and/or Parcel K shall not commence prior to the completion of the seeding of the entire Golf Course.

NOTE 3: No residence will be sold to and occupied by a permanent occupant until completion of that portion of the Greenway Trail by which such occupant can access Parcel N.

ORDINANCE 15-29

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44 AND TITLE 16 - LAND USE CONTROLS

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1409-PUD-15), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014 (collectively, the "Bridgewater PUD Ordinance");

WHEREAS, the Commission took action to forward said petition (Docket_____-PUD-__) to the Westfield City Council (the "Council") with a_____recommendation (by a vote of in favor and opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on_____, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on_____, 2015; and

WHEREAS, the Westfield City Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Bridgewater PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit "A" are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "B" (the "Real Estate"). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance 15- was fully passed by members of the Council this day of_____, 2013. Further, this Ordinance 15- shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance15- are hereby amended. To the extent that this Ordinance 15-__ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15- shall prevail.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS_____DAY OF_____, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Chuck Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 15- was delivered to the Mayor of Westfield

on the_____day of_____, 2015, at_____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-__

This_____day of_____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-__

this_____day of_____, 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Carmel, IN 46032, (317) 844-0106

Bridgewater - Justus - TA Ordinance 090115

EXHIBIT "A"

DEVELOPMENT STANDARDS FOR APARTMENT USES. The below terms, conditions, and provisions shall apply only to the use and development of Apartments on Parcel M2 of the Bridgewater PUD Ordinance.

A. Definitions: The definitions of the capitalized terms, as they appear throughout this Ordinance 15- , shall have the meanings set forth in the Bridgewater PUD Ordinance.

B. Minimum lot area: Not applicable.

C. Minimum lot frontage on road: Not applicable.

D. Maximum number of Apartments: Sixty-six (66).

E. Minimum Open/Green Space Area: Twenty percent (20%).

F. Minimum distance between buildings: Twenty (20) feet.

G. Minimum Setback Lines (applied to the perimeter of the Real Estate):

1. Seventy (70) foot front yard along 151st Street.

2. Thirty (30) foot front yard along Gray Road.

3. Five (5) foot front yard along Internal Streets.

4. Side Yard: Not applicable.

5. Rear yard: Not applicable.

H. Maximum building height: Forty (40) feet.

I. Minimum Square footage per dwelling unit: Seven Hundred (700) square feet.

J. Additional Standards:

1. Apartments shall be permitted to occupy all floors of all buildings with a maximum of twelve (12) apartment units per building.

2. The total building square footage and total building footprint of all building shall be permitted in addition to the total building square footage and building footprints permitted under Section 10.G.(1) of the Bridgewater PUD.

3. The square footage of Apartments shall not be subject to Section 10.G.(7) of the Bridgewater PUD Ordinance.

K. Architectural Standards and Building Materials: Exhibit 17 – General Architectural Standards of the Bridgewater PUD shall be replaced and superseded by the following standards included in this Section K.

1. Building Elevations:

a. Building Elevations shall be constructed in substantial compliance with the exhibits contained in the architectural character illustrations included in Exhibit "C" of this Ordinance ("Architectural Style").

b. Design detailing shall be continued completely around the structure consistent with the Architectural Style. Detailing elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials and shall be consistent with the Architectural Style.

c. Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber siding. Aluminum and vinyl siding are prohibited. Metal garage doors and vinyl clad windows and soffits shall be permitted.

d. Brick or stone shall be used on all elevations of each building as appropriate to the building Architectural Style.

e. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials) per elevation. Examples of materials: Brick, stone, concrete fiber siding.

f. All structures shall utilize a minimum of three (3) exterior building material styles per elevation. Examples: Brick, stone and horizontal fiber cement siding, and/or shake style concrete fiber siding.

2. Windows: All windows shall have either (i) shutters, and/or (ii) casing, and/or (iii) a sill. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill at a minimum. For windows in a non-brick façade, the windows shall be trimmed with a casing that shall be a minimum of 3½" in dimension.

3. Roof Pitch: Roof form and pitch design will include, where appropriate, varied pitches and ridge levels in accordance with the Architectural Style.

L. Parking:

1. Two (2) vehicle parking spaces per dwelling are required. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and adjacent space are dedicated to the same tenant.

2. All off-street parking shall be located outside of the 151st Street, Gray Road and Market Center Drive minimum setbacks.

3. Bicycle Parking: Bicycle parking, designed to accommodate a minimum of six (6) bicycles, shall be installed at the Community Area and the Dog Park.

M. Lighting: A system of pole lights and wall mounted lighting fixtures shall be installed to provide an adequate standard of illumination over the site. The style, design and illumination of site lighting shall be installed per the approved Development Plan for Apartment development on the Real Estate.

N. Landscaping Requirements: Section 11 – Landscaping of the Bridgewater PUD Ordinance shall not apply to the Real Estate. Required landscaping shall comply with the Landscape Plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit "E".

O. Signage: Section 14 – Signage of the Bridgewater PUD shall be applicable to all signs on the Real Estate. In addition (i) a Residential Complex Sign meeting the standards of Section 14.D.(2)(a) of the Bridgewater PUD Ordinance may be placed at the northeast corner of Market Center Drive and Riversdale Drive. This sign may include the name of the apartment use on Parcel M2 and (ii) a Residential Complex Sign meeting the standards of Section 14.D.(2)(a) of the Bridgewater PUD Ordinance may be placed at the southeast corner of the Real Estate and Gray Road. This sign may include the names of the apartment use on Parcel K2 and any use on the Real Estate.

P. Required Amenities: The following Amenities will be distributed throughout the Real Estate, for use by residents of the Real Estate:

1. Dog Park

2. Amenity Area including outdoor seating, fire pit and grilling station Justus to add specificity.

3. Integrated trail and sidewalk system to be installed in substantial compliance with the Concept Plan attached hereto and incorporated herein as Exhibit "D".

4. All amenities shall be constructed as part of first phase of construction. The timing for the completion of the trails, paths and sidewalks will be in phases as the development is completed.

5. In addition to the Amenities noted above all amenities on Parcel K2 shall be available to the residents of the Apartments.

Q. Development Plan: The Real Estate shall be developed in substantial compliance with the Concept Plan attached hereto and incorporated herein by reference as Exhibit "D".

EXHIBIT "B"

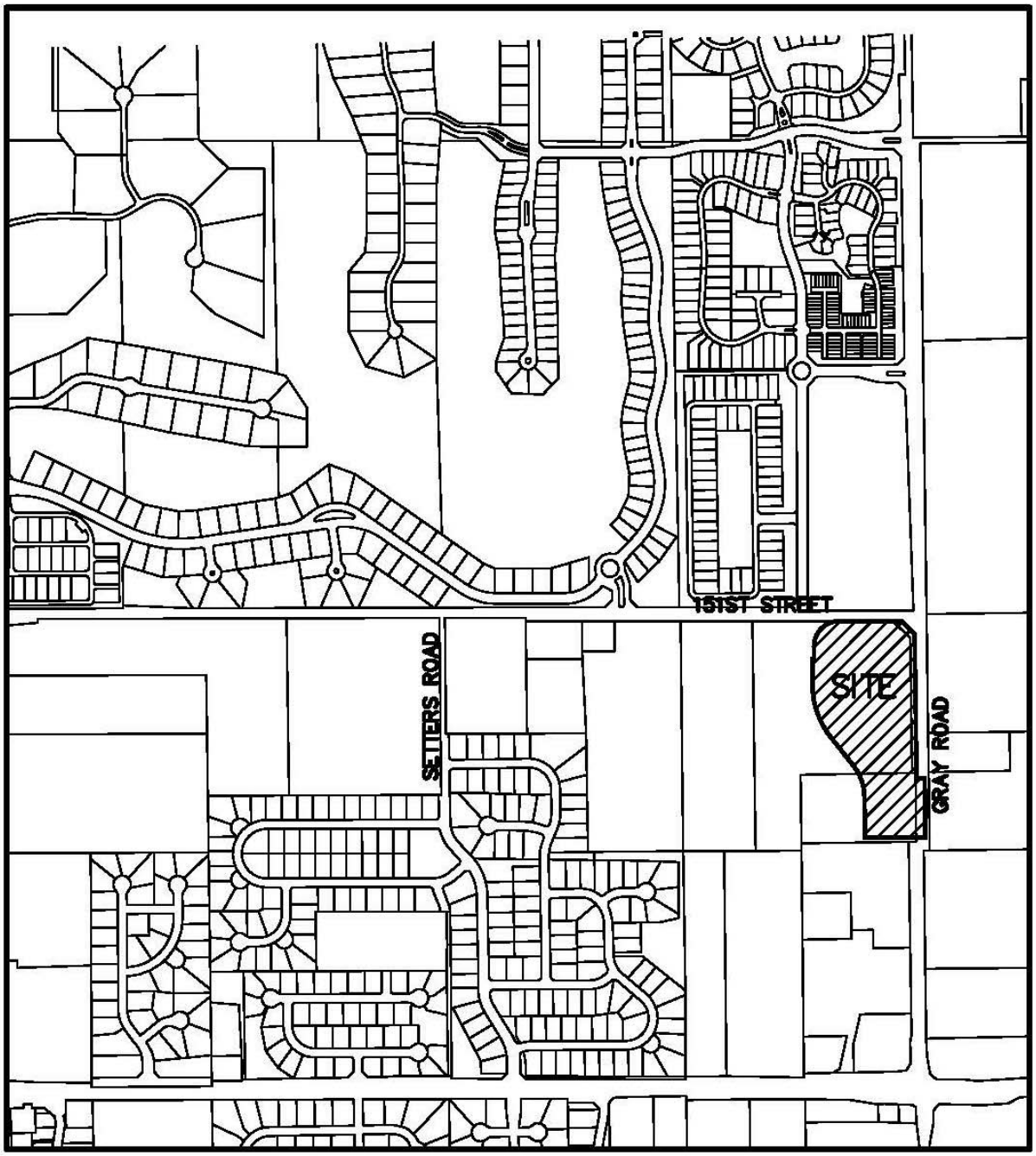
(Legal Description)

Part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, said part being more particularly described as follows:

Lot 2 and Lot 3 of Bridgewater Marketplace, Section 3 Recorded as Instrument No. 2013-048576, Plat Cabinet 5, Slide 108 in the office of the Recorder of Hamilton County, Indiana.

EXHIBIT "B"

(Legal Description)



LOCATION MAP
N.T.S.

EXHIBIT "C"

(Architectural Style)

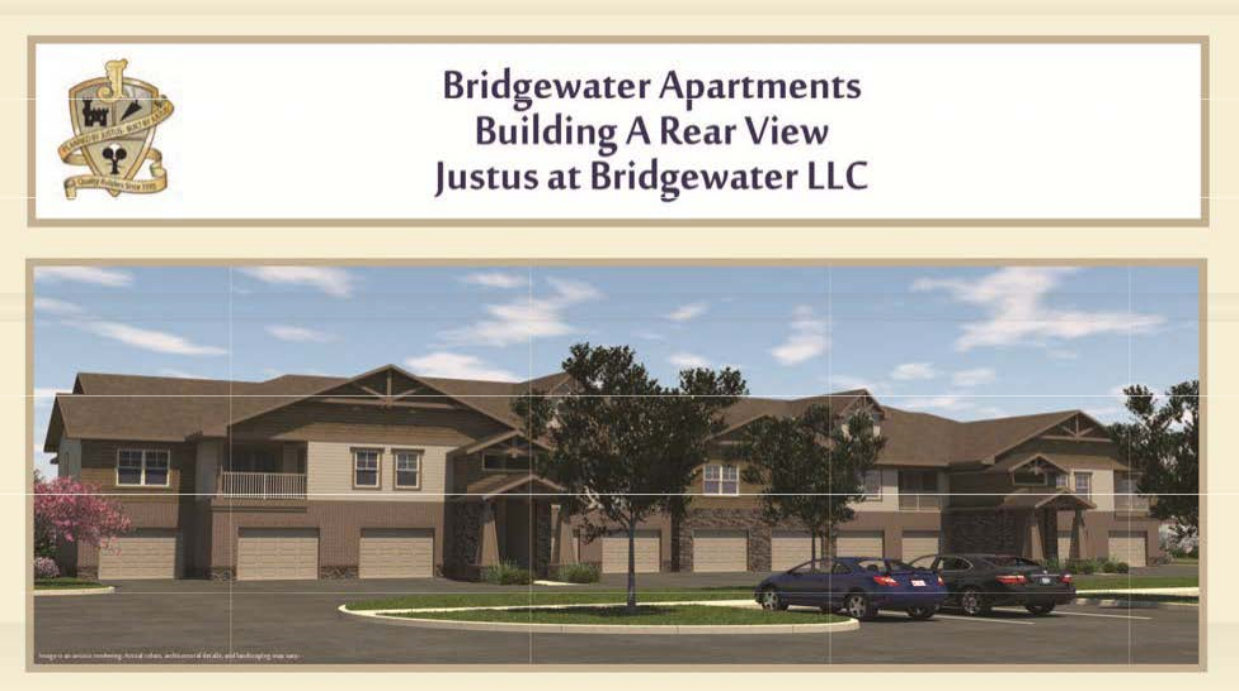


EXHIBIT "C"

(Architectural Style)

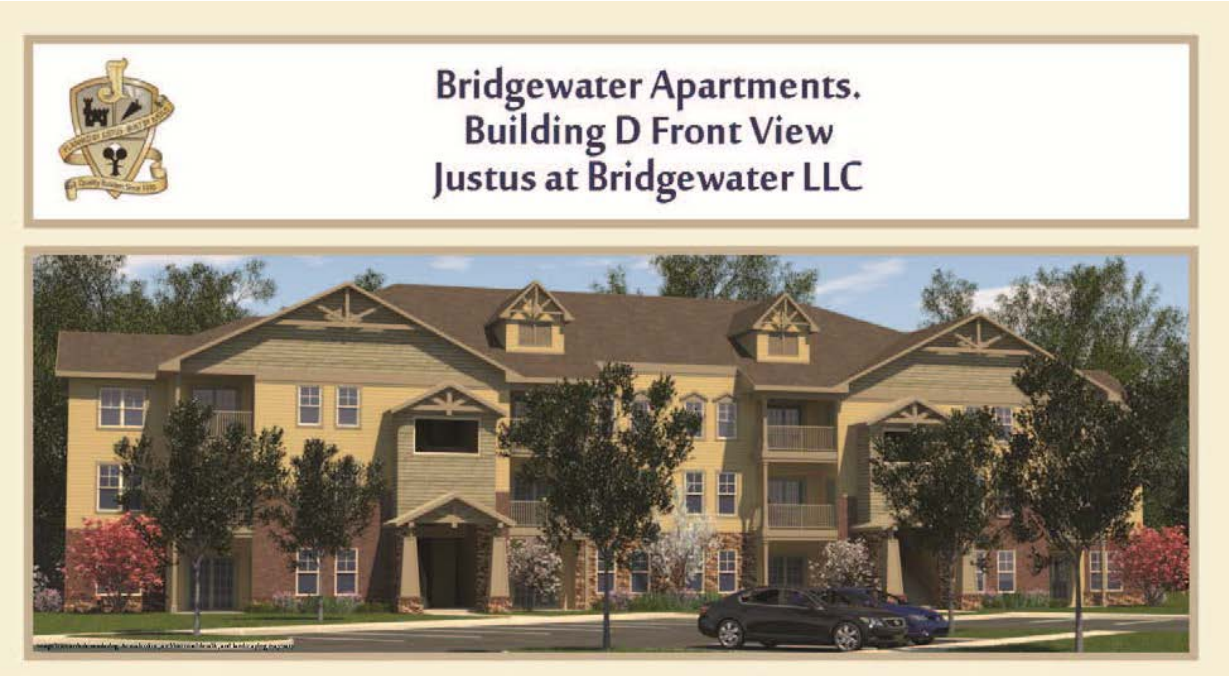


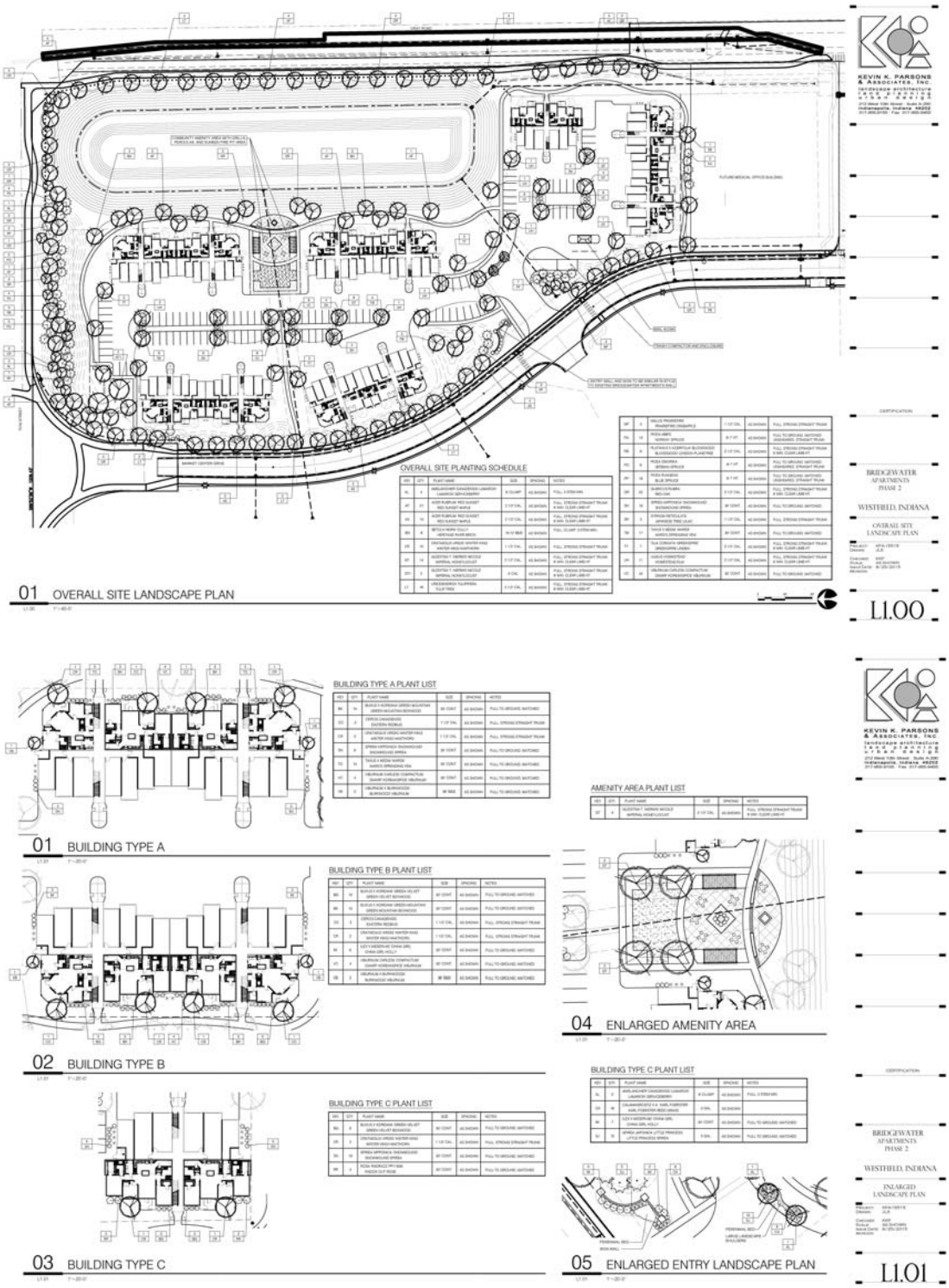
EXHIBIT "D"

(Concept Plan)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number_____.

EXHIBIT "E"

(Landscape Plan)



Note: Larger scale paper and digital copies of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number_____.

Petition Number:	1510-DDP-20
Subject Site Address:	Southwest corner of 151st Street and Gray Road
Petitioner:	Justus at Bridgewater, LLC
Request:	Petitioner requests Development Plan and Site Plan review for 66 multifamily units within the Bridgewater Marketplace of the Bridgewater PUD.
Current Zoning:	Bridgewater PUD District (Parcel M2 of Area Y)
Current Land Use:	Vacant
Approximate Acreage:	Approximately 12 acres
Zoning History:	Ordinance 06-49 (restated) Ordinance 15-29 (pending amendment)
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan 6. Overall Site Plan
Staff Reviewer:	Amanda Rubadue, 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 12-acre+/- site is located at the southwest corner of 151st Street and Gray Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a new 66-unit multi-family development.

The applicable zoning district is the Bridgewater PUD (the "PUD District Ordinance") and is within the urban residential section of Area Y of the PUD District.

The petitioner has also filed a request to amend the PUD District Ordinance (see Petition No. 1508-PUD-20/Council Ordinance No. 15.29) (the "PUD Amendment") with respect to the property. The PUD Amendment was introduced at the September 14, 2015, City Council meeting, and is also scheduled for a public hearing at the Plan Commission's October 5, 2015, meeting. The review comments herein include the proposed PUD Amendment standards. As proposed by the PUD Amendment, the applicable standards default to the zoning ordinance that was in place at the time of PUD approval (2005).

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

DEVELOPMENT PLAN REVIEW

Bridgewater PUD Standards (Ord. 06-49, as amended by Ord. 15-29)

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

1. Maximum number of Apartments: Sixty-six (66) dwellings
2. Minimum Open/Green Space Area: Twenty percent (20%)
3. Minimum distance between buildings: Twenty (20) feet
4. Minimum Building Setbacks:
   A. Seventy (70) foot front yard along 151st Street
   B. Thirty (30) foot front yard along Gray Road
   C. Five (5) foot front yard along Internal Street
5. Maximum Building Height: Forty (40) feet
6. Minimum Square footage per dwelling unit: Seven Hundred (700) square feet

   Comment: The plans comply. The Department will further review for compliance at the time of the Building Permit review.

7. Additional Standards:

   Comment: The plans comply. The Department will further review for compliance at the time of the Building Permit review.

   A. Apartments shall be permitted to occupy all floors of all buildings with a maximum of twelve (12) apartment units per building.

B. The total building square footage and total building footprint of all buildings shall be permitted in addition to the total building square footage and building footprints permitted under Section 10.G.(1) of the Bridgewater PUD.

C. The square footage of Apartments shall not be subject to Section 10.G.(7) of the Bridgewater PUD Ordinance.

8. Architectural Standards and Building Materials:

A. Building Elevations:

1) Building Elevations shall be constructed in substantial compliance with the exhibits contacted in the architectural character illustrations included in Exhibit C of the Ordinance.

2) Design detailing shall be continued completely around the structure consistent with the Architectural Style. Detailing elements shall include, but are not limited to, windows, window placement, trim detailing and exterior wall materials and shall be consistent with the Architectural Style.

3) Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber siding. Aluminum and vinyl siding are prohibited. Metal garage doors and vinyl clad windows and soffits shall be permitted.

4) Brick or stone shall be used on all elevations of each building as appropriate to the building Architectural Style.

5) All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials) per elevation. Examples of materials: Brick, stone, concrete fiber siding.

6) All structures shall utilize a minimum of three (3) exterior building material styles per elevation. Examples: Brick, stone and horizontal cement siding, and/or shake style concrete fiber siding.

B. Windows: All windows shall have either (i) shutters, and/or (ii) casing, and/or (iii) a sill. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill at a minimum. For windows in a non-brick façade, the windows shall be trimmed with a casing that shall be a minimum of 3 ½” in dimension.

C. Roof Pitch: Roof form and pitch design will include, where appropriate, varied pitches and ridge levels in accordance with the Architectural Style.

9. Parking:

A. Two (2) vehicle parking spaces per dwelling are required. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both garage and adjacent space are dedicated to the same tenant.

B. All off-street parking shall be located outside of the 151st Street, Gray Road and Market Center Drive minimum setbacks.

C. Bicycle Parking: Bicycle parking, designed to accommodate a minimum of six (6) bicycles, shall be installed at the Community Area and the Dog Park.

10. Lighting: A system of pole lights and wall mounted lighting fixtures shall be installed to provide an adequate standard of illumination over the site. The style, design and illumination of site lighting shall be installed per the approved Development Plan for Apartment development on the Real Estate.

11. Landscaping Requirement (see Exhibit E).

12. Sign Standards:

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

13. Required Amenities:

A. Dog Park

B. Amenity Area including outdoor seating, fire pit and grilling station

C. Integrated trail and sidewalk system to be installed in substantial compliance with the Concept Plan.

D. All amenities shall be constructed as part if first phase of construction. The timing for completion of the trails, paths and sidewalks will be in phases as the development is completed.

E. In addition to the Amenities noted above all amenities in Parcel K shall be available to the residents of the Apartments.

14. Development Plan: The Real Estate shall be developed in substantial compliance with the Concept Plan.

<u>ZONING ORDINANCE DEVELOPMENT REQUIREMENTS</u>

Development Plan Review (WC 16.04.165, D)

15. Zoning District Standards: **Please see Bridgewater PUD Standards comments herein.**

16. Overlay District Standards: **Please see Bridgewater PUD Standards comments herein.**

17. Subdivision Control Ordinance: **Replatting is required before improvement location permits will be issued.**

18. Development Plan Review (WC 16.04.165)

<u>Comment</u>: The plans comply except for those items identified as outstanding below:

A. Site Access and Site Circulation:

1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference.

2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

B. Landscaping (WC 16.06 et seq.): **Please see Bridgewater PUD Standards comments herein.**

C. Lighting (WC 16.07 et seq.): **Please see Bridgewater PUD Standards comments herein.**

D. Signs (WC 16.08 et seq.): **Please see Bridgewater PUD Standards comments herein.**

E. Building Materials: **Please see Bridgewater PUD Standards comments herein.**

F. Comprehensive Plan Compliance:

<u>Comment</u>: The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Local Commercial. The proposed project complies with the development policies recommended for the Local Commercial.

G. Street and Highway Access

H. Street and Highway Capacity

I. Utility Capacity

J. Traffic Circulation Compatibility

STAFF COMMENTS

The Detailed Development Plan complies with the applicable zoning ordinances.

Recommendation: Subject to public hearing comments, the Department recommends approved the petitioner 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.**

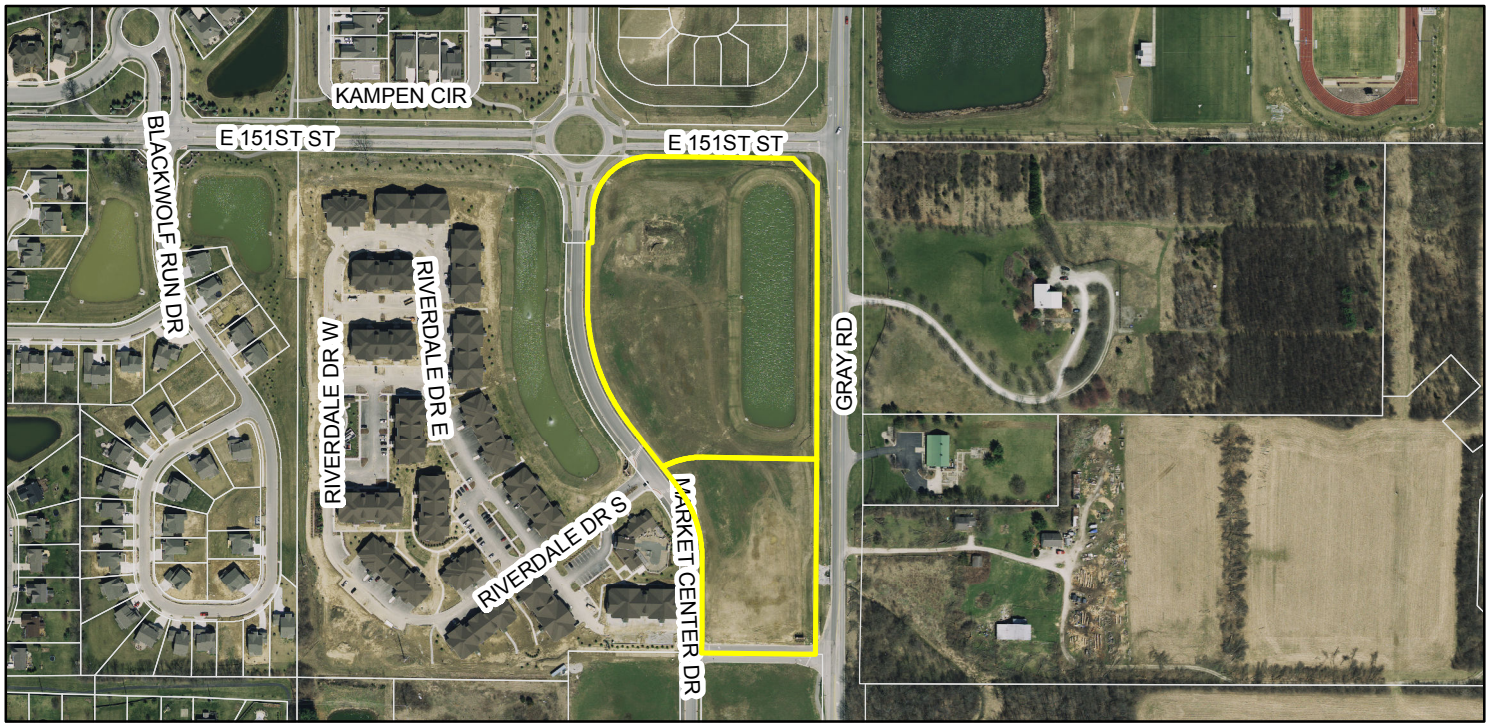
If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
15-29
Bridgewater PUD Amendment

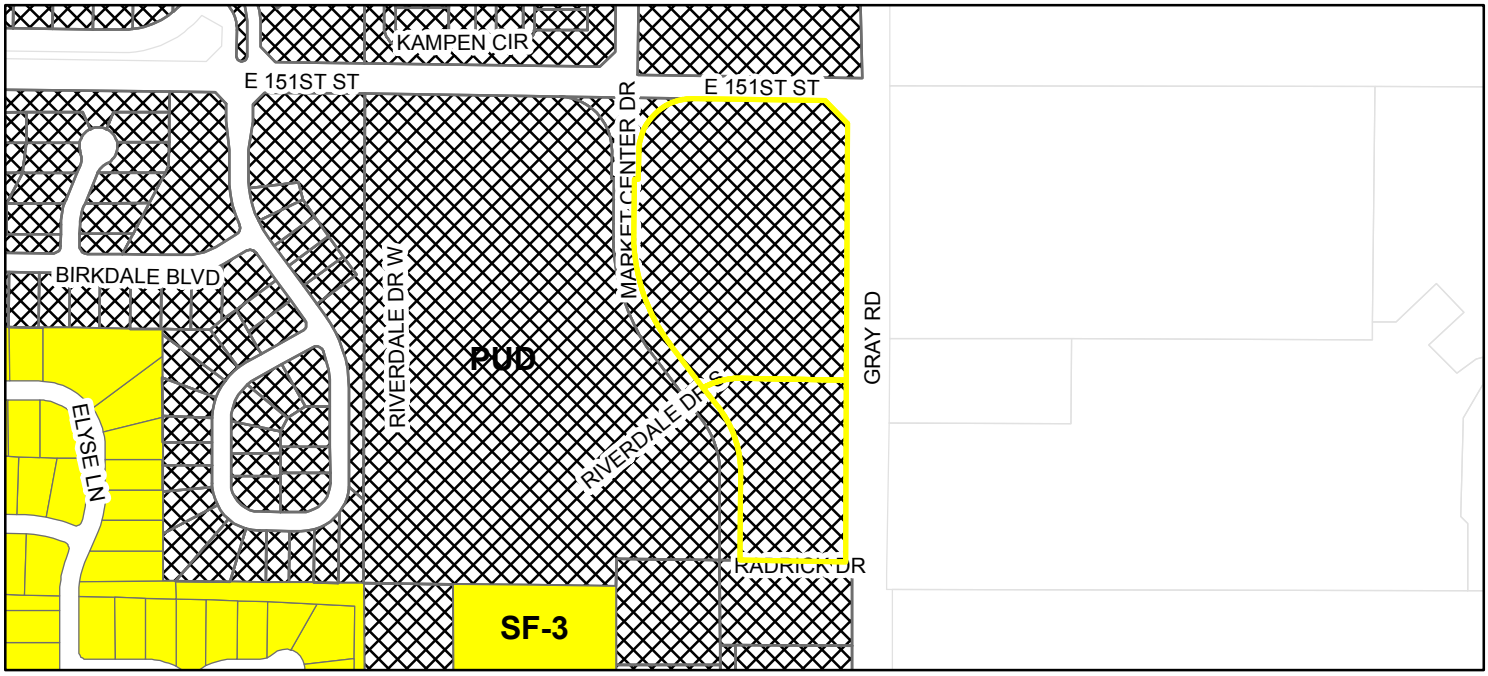
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

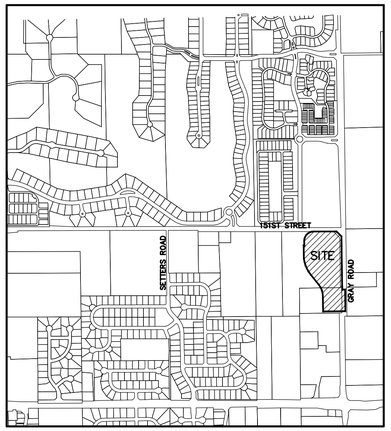


Zoning

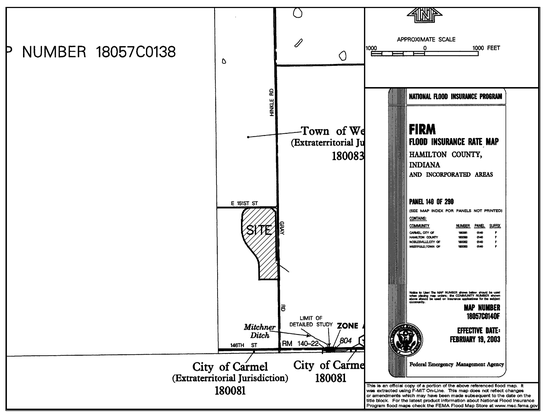
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- Parcel

BRIDGEWATER APARTMENTS
SECTION 2

Developed by:
Justus at Bridgewater LLC
1398 N. Shadeland Ave.
Indianapolis, Indiana 46219
Contact Person: Chris Miller
Phone: 317-557-4744



LOCATION MAP
N.T.S.



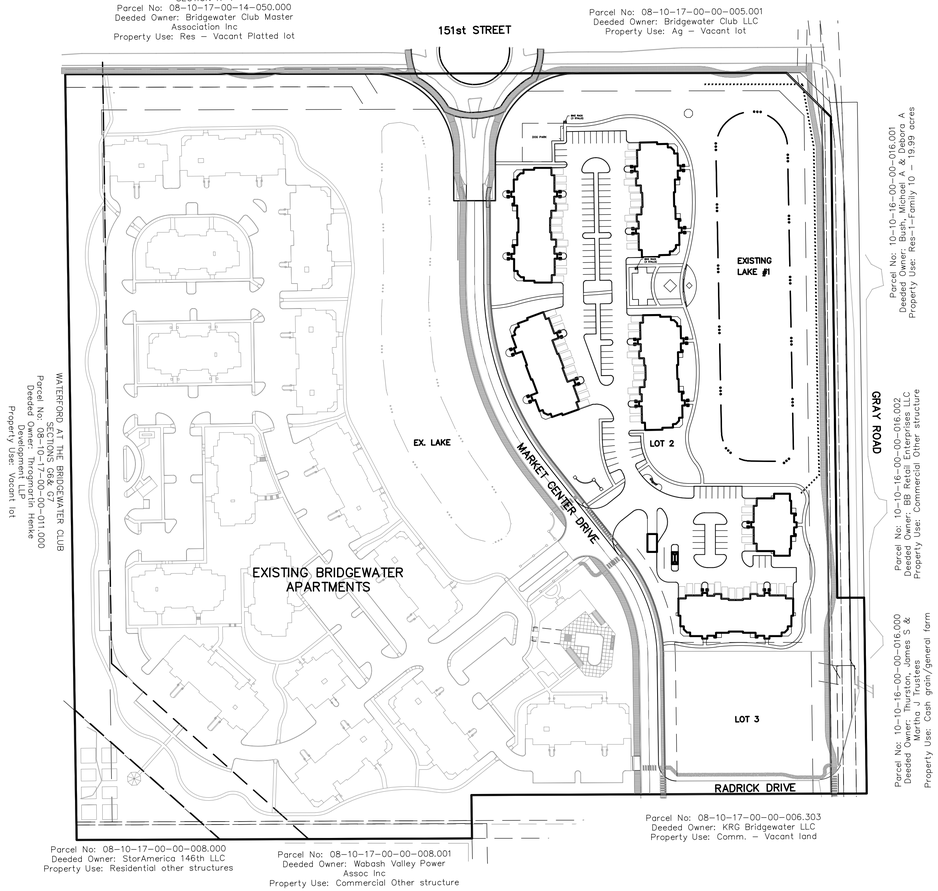
FLOOD MAP
N.T.S.

FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM 18057C0205F DATED FEB. 19, 2003

BASED ON THE FEMA BASE FLOOD ELEVATION FOR THIS AREA, THERE WILL BE NO POTENTIAL FLOODING OF THIS PROPERTY VIA OUTFALL OR STORM PIPING SYSTEMS.

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C200-C201	SITE PLAN/ SITE DEVELOPMENT PLAN
C202	SITE CIRCULATION & ACCESS PLAN
C300	PHOTOMETRIC PLAN
L1.00-L1.01	LANDSCAPE PLAN



LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, said part being more particularly described as follows:

Lot 2 and Lot 3 of Bridgewater Marketplace, Section 3 Recorded as Instrument No. 2013-048576, Plat Cabinet 5, Slide 108 in the office of the Recorder of Hamilton County, Indiana.

SPEED LIMIT: 20 MPH

170 PARKING SPACES
74 CAR GARAGE UNITS
244 SPACES TOTAL

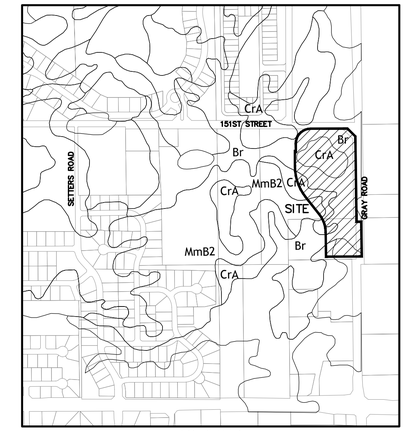
REQUIRED PARKING SPACES = 132

66 UNITS TOTAL

ZONE DISTRICT: PUD

OPEN SPACE TABLE	
NET AREA (Lot 2)	10.5± Ac. TOTAL
BUILDING	1.50± Ac. (14.3%)
CURB & PAVEMENT	2.35± Ac. (22.4%)
GREEN SPACE	5.08± Ac. (48.4%)
LAKE	1.57± Ac. (14.9%)
NET OPEN SPACE PROVIDED	6.65± Ac. (63.3%)

SCALE: 1"=120'



SOILS MAP
N.T.S.

Br:-- Brookston silty clay loam
This soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water. Because of these engineering limitations this site will be constructed as follows. Maple Village, Section Three, being a single family development within the jurisdiction of The City of Westfield and Hamilton County will have to abide by the current Subdivision Control Ordinance. This ordinance requires that we have an artificially drained site and that the buildings within this development be well above the 100yr elevation of the proposed detention basins and therefore be protected from flooding. All buildings will be of large slab type construction. In cases where a high water table is present special footings shall be constructed. All roads will have adequate sub-base. All sanitary sewers shall be public and therefore no septic systems shall be allowed Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands.

CrA--Crosby silt loam, 0 to 2 percent slopes
This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches).The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

MmB2--Miami silt loam, 2 to 6 percent slopes, eroded
This moderately well drained soil has a seasonal high watertable at 2.0 to 3.5 ft. and is on side slopes and rises on uplands. Slopes are 2 to 6 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low organic matter content (1.0 to 2.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is low (5.9 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and water erosion are management concerns for crop production.

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

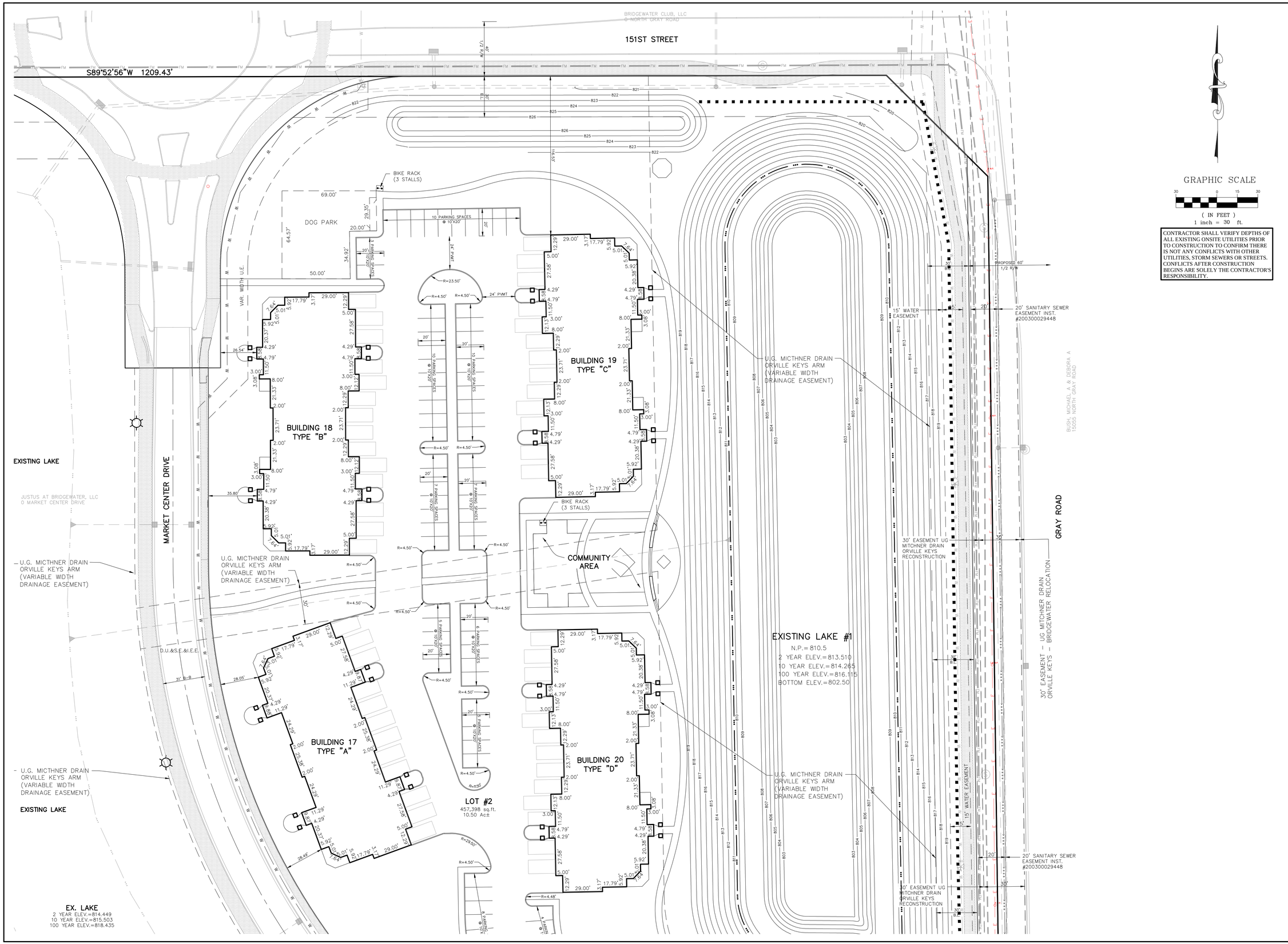
WESTFIELD CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS LATEST EDITIONS TO BE USED WITH THESE PLANS.

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: BRIAN K. ROBINSON
EMAIL: BROBINSON@STOEPPELWERTH.COM

PLANS CERTIFIED BY:

9/4/15
DENNIS D. OLMSTEAD — DATE
REGISTERED LAND SURVEYOR
NO. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR



GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 ft.

CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

DATE	MARK	REVISIONS	BY

DENNIS D. OLMSTEAD
REGISTERED No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A BOUNDARY SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED:

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

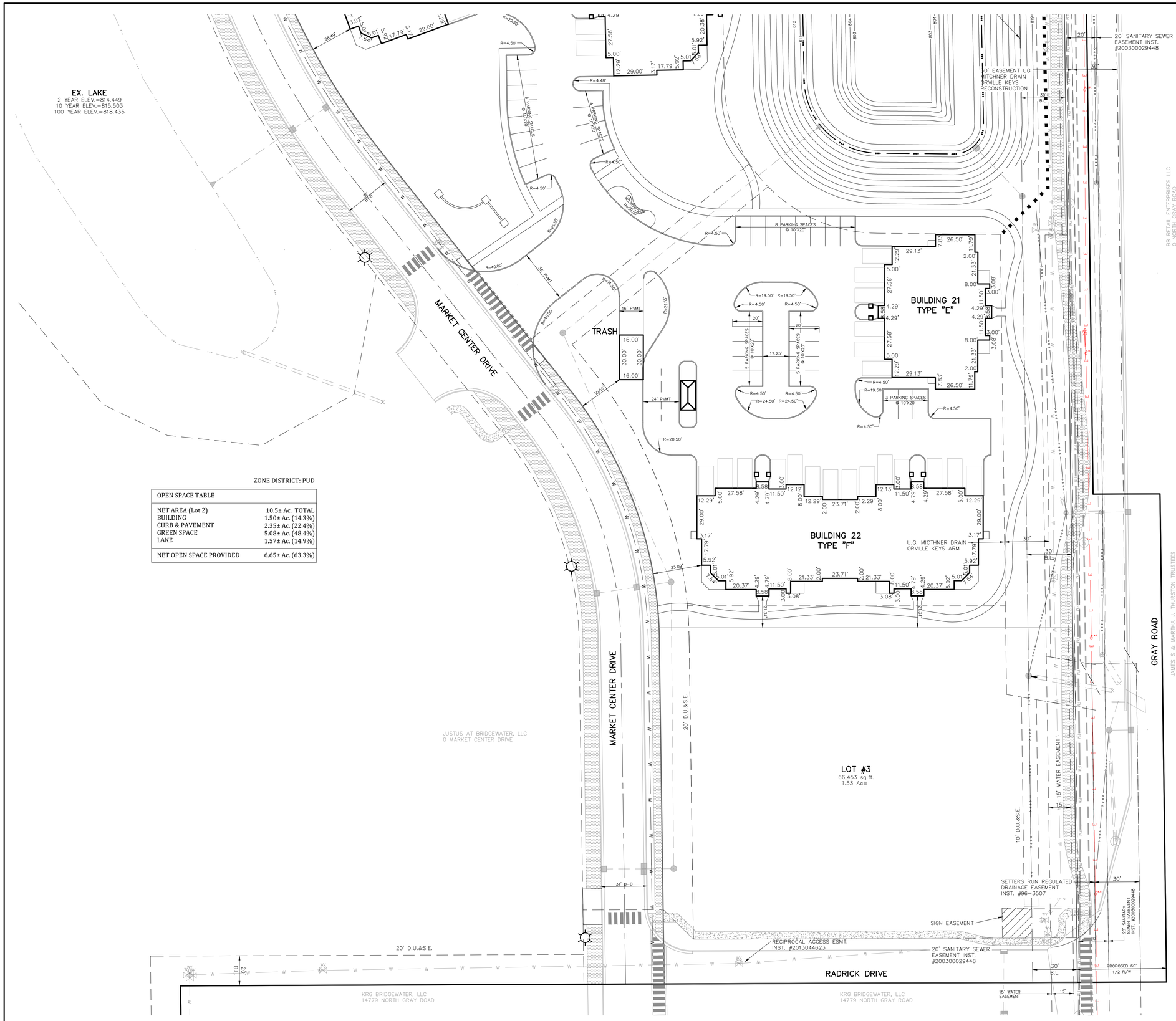
SITE DEVELOPMENT PLAN
BRIDGEWATER APARTMENTS SECTION 2

WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

DRAWN BY:	CHECKED BY:
DCM	BKR

SHEET NO.
C200

S & A JOB NO.
56030JUS-L2



ZONE DISTRICT: PUD

OPEN SPACE TABLE	
NET AREA (Lot 2)	10.5± Ac. TOTAL
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30 0 15 30

(IN FEET)
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DATE	MARK	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A BOUNDARY SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED:

DENNIS D. OLMSTEAD
REGISTERED No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

SITE DEVELOPMENT PLAN
BRIDGEWATER APARTMENTS SECTION 2

WASHINGTON TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: DCM
CHECKED BY: BKR

SHEET NO.
C201

S & A JOB NO.
56030JUS-L2

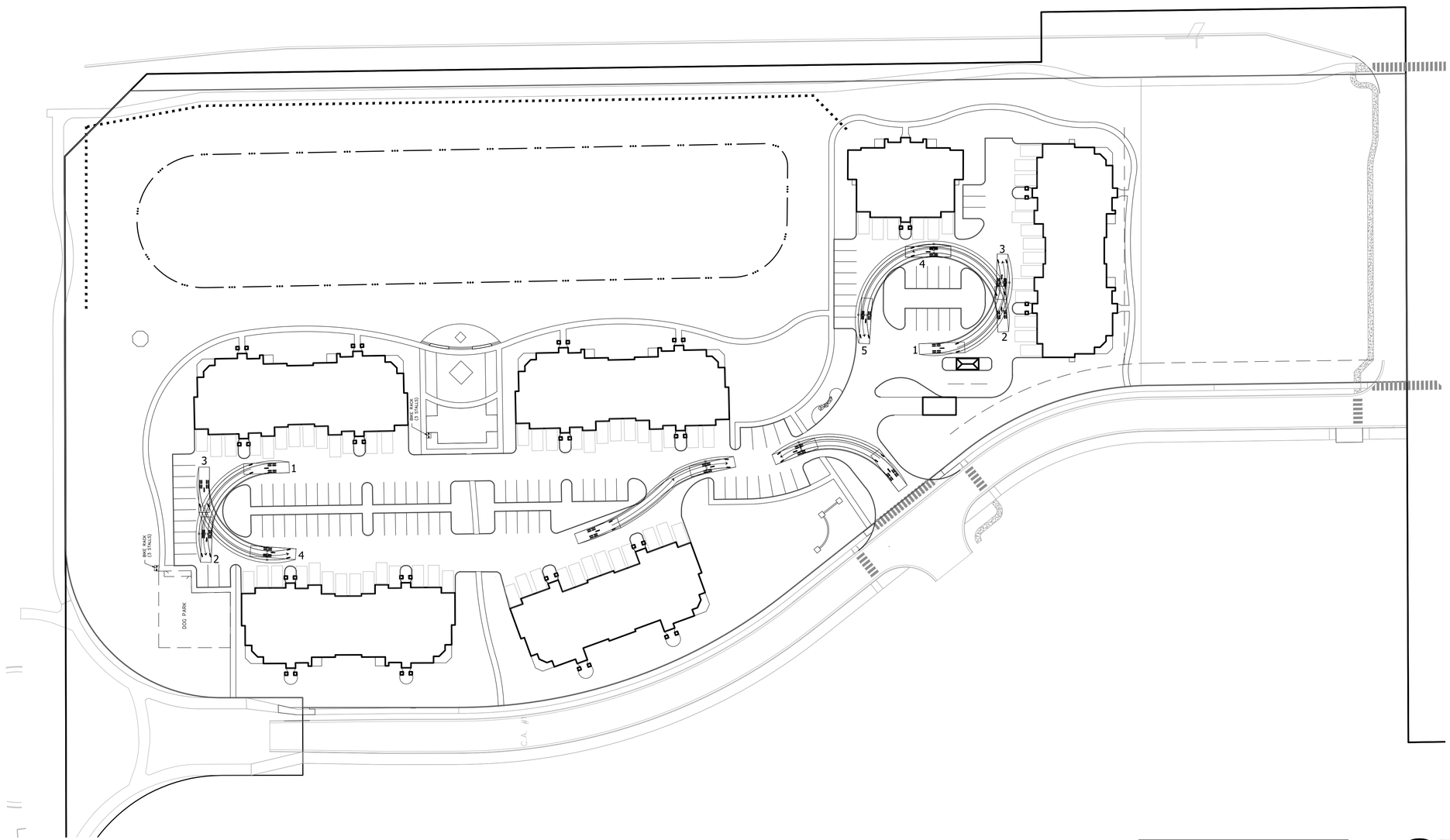
Westfield Fire Departmart
Apparatus Specs.

APPARATUS	Make	YEAR	LENGTH	WIDTH	OUTRIGGERS	TURNING RADIUS	HEIGHT	TANK
Engine 81	American LaFrance	2005	35 feet	10 ft 5 inches	n/a	78 Feet		750
Engine 82	American LaFrance	2005	35 feet	10 ft 5 inches	n/a	78 Feet		750
Ladder 81	Pierce	1999	41 feet	9 ft 7 inches	18 feet 3 inches	64 Feet	11 ft 1/2 inches	500
Ambulance 81	International	2006	28 ft 4 inches	9 ft 6 inches	n/a	45 Feet	9 ft 4 inches	n/a
Ambulance 82	International	2008	29ft 6 inches	9 ft 6 inches		45 feet	9 ft 4 inches	
Ambulance 83	International	2002	28 ft 4 inches	9 ft 6 inches	n/a	45 Feet	9 ft 4 inches	n/a
Battalion 8	Font				n/a			n/a
Reserve Engine 83	Pierce	1995	31 ft 9 inches	9 ft 5 inches	n/a			1250
Grass Rig 81	Chevrolet	1986	17 ft 10 inches	7 ft 9 inches	n/a			250

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.



IUPPS Dig Safely.
Indiana Underground Plant Protection Service

811
Know what's below.
Call before you dig.

DATE	MARK	REVISIONS	BY

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A BOUNDARY SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED:

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

SITE CIRCULATION & ACCESS PLAN

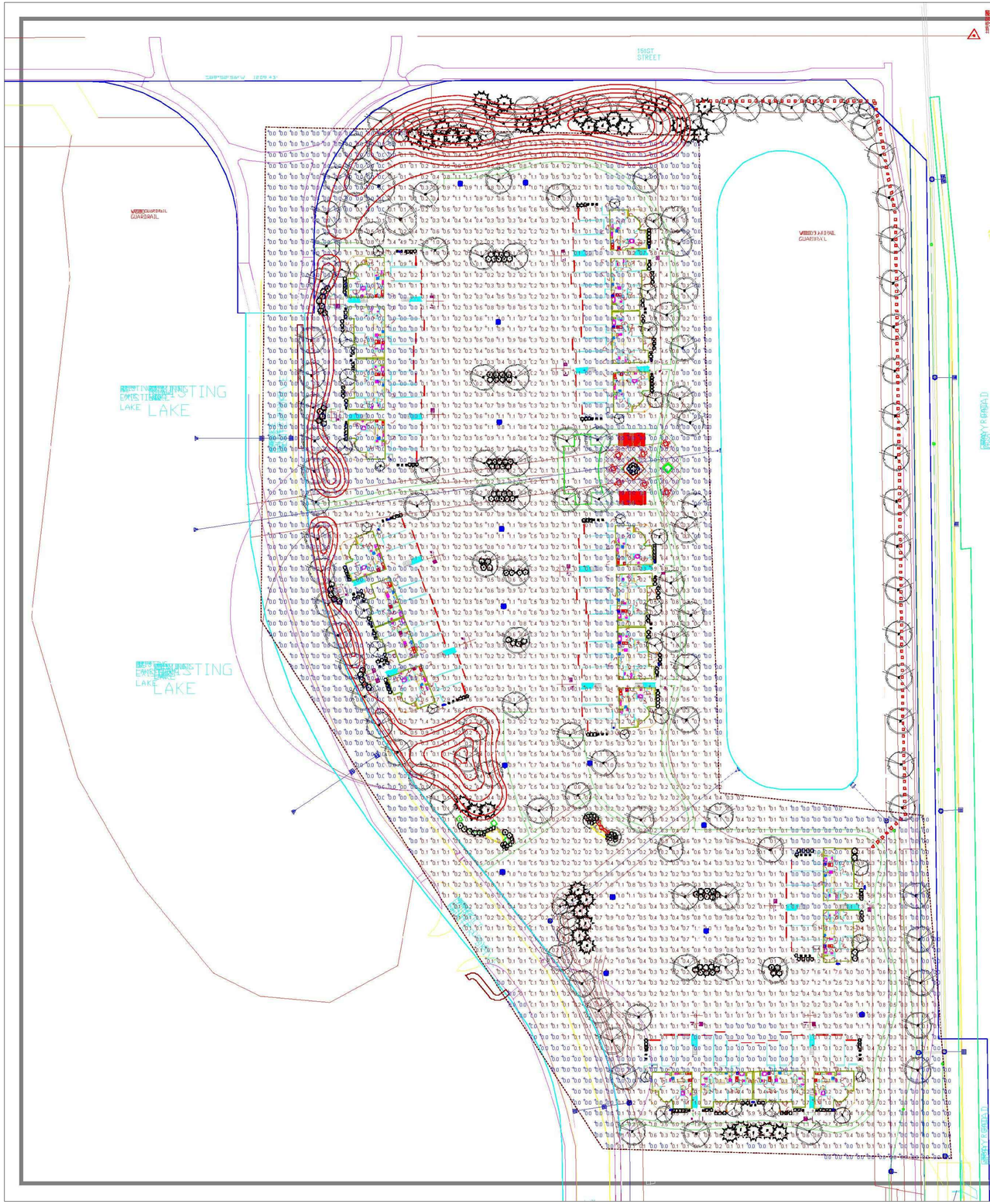
BRIDGEWATER APARTMENTS SECTION 2

WASHINGTON TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: DCM
CHECKED BY: BKR

SHEET NO.
C202

S & A JOB NO.
56030JUS-L2



Plan View
Scale - 1" = 50'

Luminaire Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	0	PACIFIC LIGHTING & STANDARDS	PL784-150-MH-MT-III	30" WIDE X 24" HT LANTERN UNIT W/TYPE III REFRACTOR VERTICAL LAMP		1	PL784-III-150S.IES	16000	0.81	135
	B	14	PACIFIC LIGHTING & STANDARDS	PL784-150-MH-MT-V	30" WIDE X 24" HT LANTERN UNIT W/TYPE V REFRACTOR VERTICAL LAMP		1	PL784-V-175M.IES	16000	0.81	198
	C	12	ACOLITE, JUNO LIGHTING GROUP, INC.	LW-B06-4K-UN-WT	ACOLITE FINIA, FULL CUT OFF DECORATIVE WALL MOUNTED SECURITY & ACCENT LUMINAIRE HEAVY DUTY DIE CAST ALUMINUM HOUSING, FORMED SPECULAR ALUMINUM REFLECTOR, CLEAR GLASS LENS DARK SKY ASSOCIATION SEAL OF APPROVAL	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	LW-B06-4K-UN-WT Led (324355).ies	5828.142	0.9	70

PLS Professional Lighting Services

BRIDGEWATER PHASE II

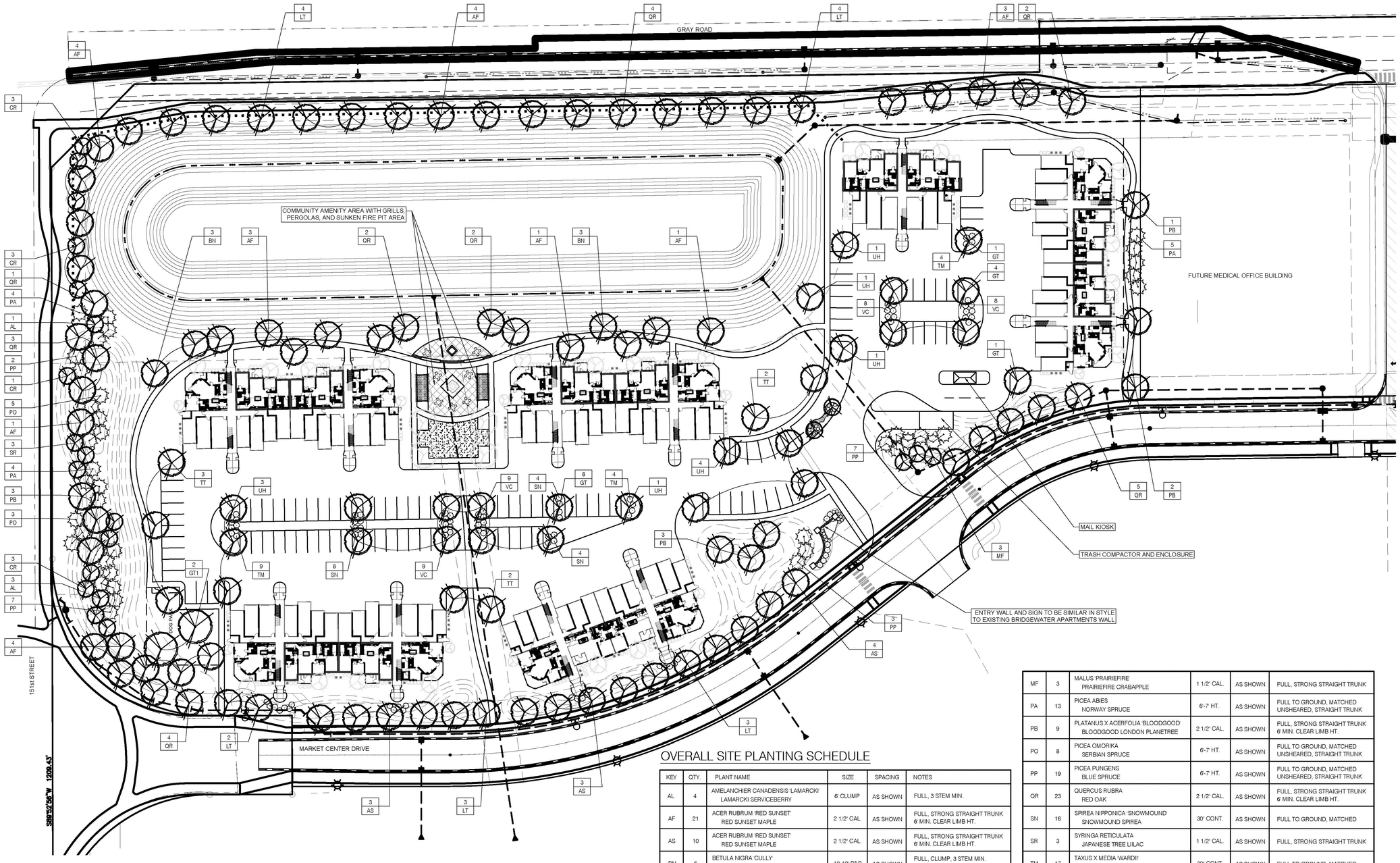
Designer

Date
8/31/2015
Scale
Not to Scale
Drawing No.

Summary

C300

1 of 1



OVERALL SITE PLANTING SCHEDULE

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AL	4	AMELANCHIER CANADENSIS 'LAMARCKII' LAMARCKI SERVICEBERRY	6' CLUMP	AS SHOWN	FULL, 3 STEM MIN.
AF	21	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
AS	10	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
BN	6	BETULA NIGRA 'CULLY' HERITAGE RIVER BIRCH	10-12' B&B	AS SHOWN	FULL, CLUMP, 3 STEM MIN.
CR	10	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
GT	14	GLEDITSIA T. INERMIS 'IMCOLE' IMPERIAL HONEYLOCUST	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
GT1	2	GLEDITSIA T. INERMIS 'IMCOLE' IMPERIAL HONEYLOCUST	4" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
LT	16	LIRIODENDRON TULIPIFERA TULIP TREE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
MF	3	MALUS 'PRAIRIEFIRE' PRAIRIEFIRE CRABAPPLE	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
PA	13	PICEA ABIES NORWAY SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
PB	9	PLATANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
PO	8	PICEA OMORIKA SERBIAN SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
PP	19	PICEA PUNGENS BLUE SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
QR	23	QUERCUS RUBRA RED OAK	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
SN	16	SPIREA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
SR	3	SYRINGA RETICULATA JAPANESE TREE LIILAC	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
TM	17	TAXUS X MEDIA 'WARDII' WARD'S SPREADING YEW	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
TT	7	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
UH	11	ULMUS 'HOMESTEAD' HOMESTEAD ELM	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
VC	34	VIBURNUM CARLESII 'COMPACTUM' DWARF KOREANSPICE VIBURNUM	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED

01 OVERALL SITE LANDSCAPE PLAN

L1.00 1"=40'-0"

0 40' 80'

KEVIN K. PARSONS & ASSOCIATES, INC.
landscape architecture
land planning
urban design
212 West 10th Street · Suite A-290
Indianapolis, Indiana 46202
317-955-9155 · Fax 317-955-9455

CERTIFICATION

BRIDGEWATER APARTMENTS PHASE 2

WESTFIELD, INDIANA

OVERALL SITE LANDSCAPE PLAN

PROJECT: KPA-15515
DRAWN: JLS
CHECKED: KKP
SCALE: AS SHOWN
ISSUE DATE: 8/25/2015
REVISION:

L1.00

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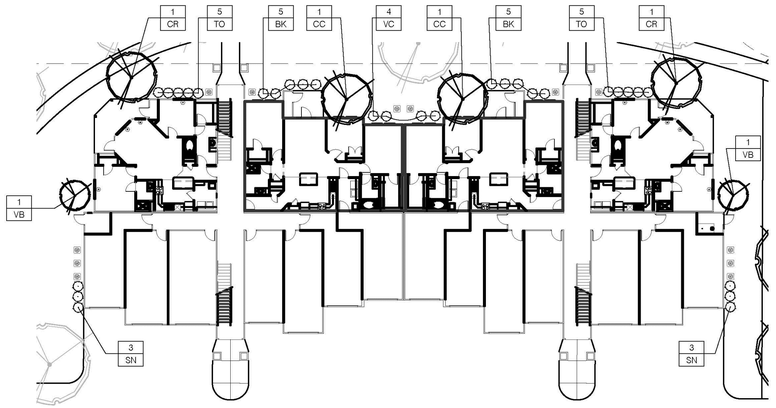
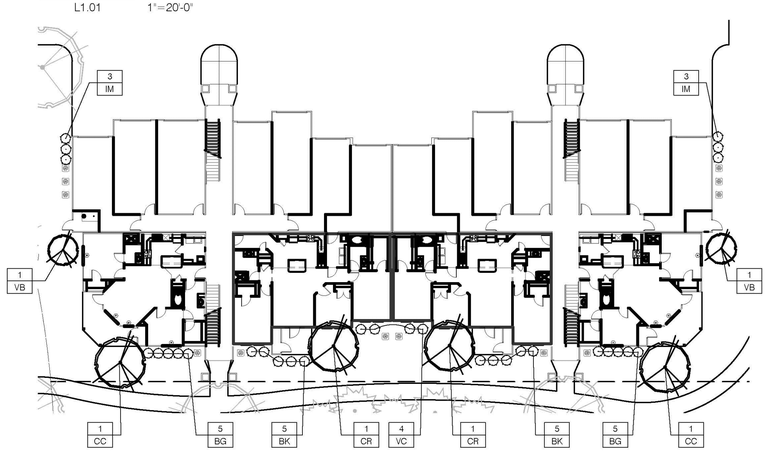


01 BUILDING TYPE A

L1.01 1"=20'-0"

BUILDING TYPE A PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
BK	10	BUXUS X KOREANA 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
CC	2	CERCIS CANADENSIS EASTERN REDBUD	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
CR	2	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
SN	6	SPIREA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
TO	10	TAXUS X MEDIA 'WARDII' WARD'S SPREADING YEW	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VC	4	VIBURNUM CARLESII 'COMPACTUM' DWARF KOREANSPICE VIBURNUM	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VB	2	VIBURNUM X BURKWOODII BURKWOOD VIBURNUM	36" B&B	AS SHOWN	FULL TO GROUND, MATCHED

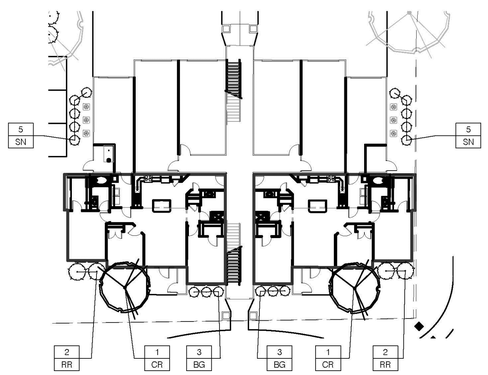


02 BUILDING TYPE B

L1.01 1"=20'-0"

BUILDING TYPE B PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
BG	10	BUXUS X KOREANA 'GREEN VELVET' GREEN VELVET BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
BK	10	BUXUS X KOREANA 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
CC	2	CERCIS CANADENSIS EASTERN REDBUD	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
CR	2	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
IM	6	ILEX X MESERVAE 'CHINA GIRL' CHINA GIRL HOLLY	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VC	4	VIBURNUM CARLESII 'COMPACTUM' DWARF KOREANSPICE VIBURNUM	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VB	2	VIBURNUM X BURKWOODII BURKWOOD VIBURNUM	36" B&B	AS SHOWN	FULL TO GROUND, MATCHED



03 BUILDING TYPE C

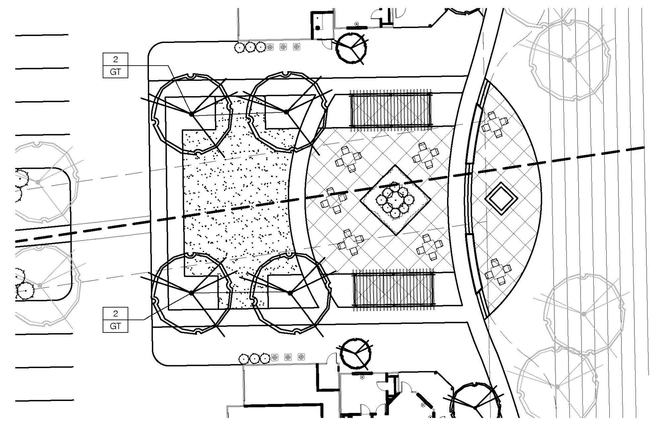
L1.01 1"=20'-0"

BUILDING TYPE C PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
BG	6	BUXUS X KOREANA 'GREEN VELVET' GREEN VELVET BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
CR	2	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
SN	10	SPIREA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
RR	4	ROSA 'RADRAZZ' PP11836 KNOCK OUT ROSE	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED

AMENITY AREA PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
GT	4	GLEDITSIA T. INERMIS 'IMCOLE' IMPERIAL HONEYLOCUST	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.

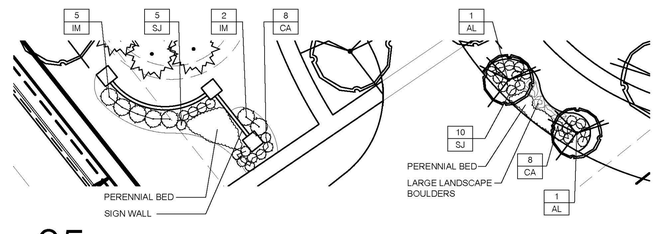


04 ENLARGED AMENITY AREA

L1.01 1"=20'-0"

BUILDING TYPE C PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AL	2	AMELANCHIER CANADENSIS 'LAMARCKI' LAMARCKI SERVICEBERRY	6' CLUMP	AS SHOWN	FULL, 3 STEM MIN.
CA	16	CALAMAGROSTIZ X A. 'KARL FOERSTER' KARL FOERSTER REED GRASS	3 GAL.	AS SHOWN	
IM	7	ILEX X MESERVAE 'CHINA GIRL' CHINA GIRL HOLLY	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
SJ	15	SPIREA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	5 GAL.	AS SHOWN	FULL TO GROUND, MATCHED



05 ENLARGED ENTRY LANDSCAPE PLAN

L1.01 1"=20'-0"

KEVIN K. PARSONS & ASSOCIATES, INC.
landscape architecture
land planning
urban design
212 West 10th Street · Suite A-290
Indianapolis, Indiana 46202
317-955-9155 · Fax 317-955-9455

CERTIFICATION

BRIDGEWATER APARTMENTS PHASE 2

WESTFIELD, INDIANA

ENLARGED LANDSCAPE PLAN

PROJECT: KPA-15515
DRAWN: JLS
CHECKED: KKP
SCALE: AS SHOWN
ISSUE DATE: 8/25/2015
REVISION:

L1.01

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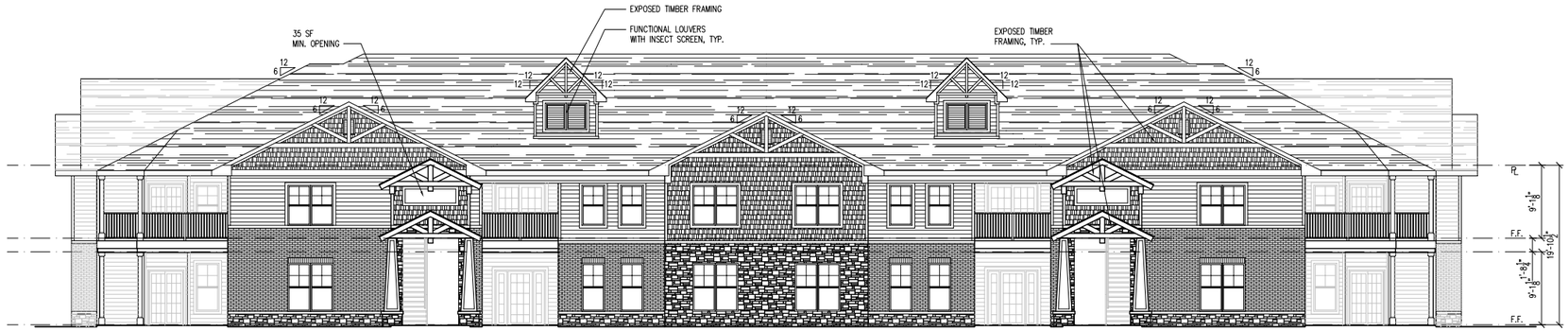
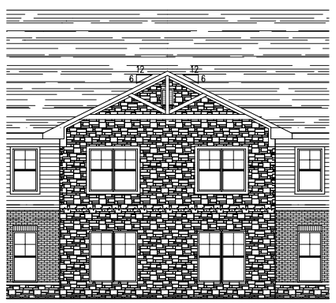


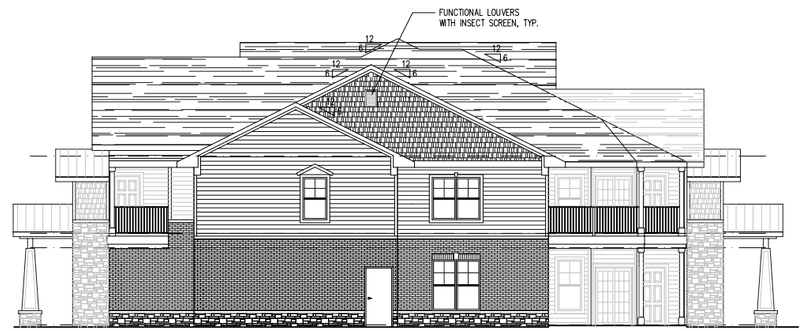
3 BUILDING A REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- ROOF SHINGLES
- HARDIE PLANK HARDIESHINGLE
- BRICK
- STONE
- HARDIE PLANK LAP SIDING
- METAL ROOF



3 PARTIAL BUILDING A REAR ELEVATION
SCALE: 1/8" = 1'-0"



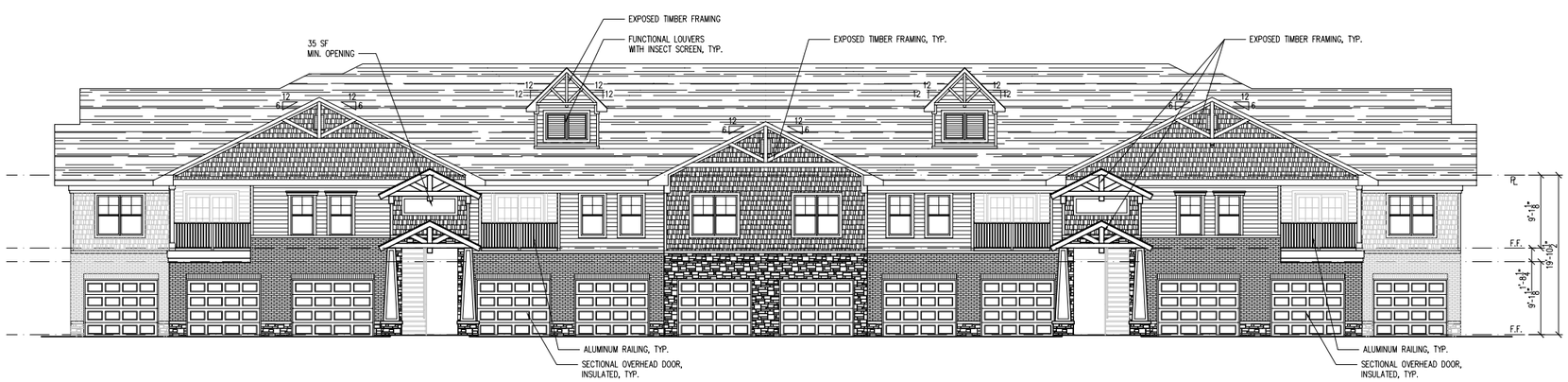
2 BUILDING A SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES/COLORS

COLOR SCHEME "TAN" - BUILDINGS ALONG MARKET CENTER DRIVE
HARDIE PLANK HARDIESHINGLE, COLOR: KHAKI BROWN
HARDIE PLANK LAP SIDING, COLOR: COBBLE STONE
ROOF SHINGLES: GAF, COLOR: BARKWOOD
METAL ROOF: BERRIDGE, COLOR: DARK BRONZE
STONE: ARTISAN WATERFRONT STONE, COLOR: SHELBY BLEND/MORTAR NATURAL
BRICK: BRICKCRAFT, SIGNATURE BLEND/MORTAR NATURAL
ENTRY DOORS: MILLIKEN WOODWORK, COLOR: TO MATCH SHERWIN WILLIAMS SW6222 RIVERWAY
GARAGE DOORS: OVERHEAD DOOR, COLOR: SANDSTONE
OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW7509 TIKI HUT

COLOR SCHEME "YELLOW" - BUILDINGS ALONG LAKE
HARDIE PLANK HARDIESHINGLE, COLOR: MONTEREY TAUPE
HARDIE PLANK LAP SIDING, COLOR: AUTUMN TAN
ROOF SHINGLES: GAF, COLOR: BARKWOOD
METAL ROOF: BERRIDGE, COLOR: SIERRA TAN
STONE: ARTISANWATERFORD, STONE COLOR, TBD/MORTAR NATURAL
BRICK: BRICKCRAFT, MONTICELLO/MORTAR NATURAL
ENTRY DOORS: TO MATCH SHERWIN WILLIAMS SW6207 RETREAT
GARAGE DOORS COLOR: OVERHEAD DOOR, COLOR: SANDSTONE
OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW6151 QUIVER TAN

ALL BUILDINGS:
MI WINDOWS: ENCOMPASS, COLOR: ALMOND
HARDIE PLANK TRIM, COLOR: TIMBER BARK
GUTTERS & DOWNSPOUTS, COLOR: SPECTRA METAL TERRATONE
BALCONY PATIO RAILING, COLOR: ARABIAN BROWNSTONE
BREEZEWAY STAIR RAILING AND STRINGERS, COLOR: ARABIAN BROWNSTONE



1 BUILDING A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SEBREE Architects, Inc.
97 Dover Street, Suite 400, Avon, Indiana 46123-7356
Phone (317) 272-7800 E-Mail: sebree@sebreearchitects.com
FAX (317) 272-7808 Web Site: http://www.sebreearchitects.com

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BRIDGEWATER APARTMENTS 2
JUSTUS at BRIDGEWATER LLC
0 MARKET CENTER DRIVE
WESTFIELD, INDIANA

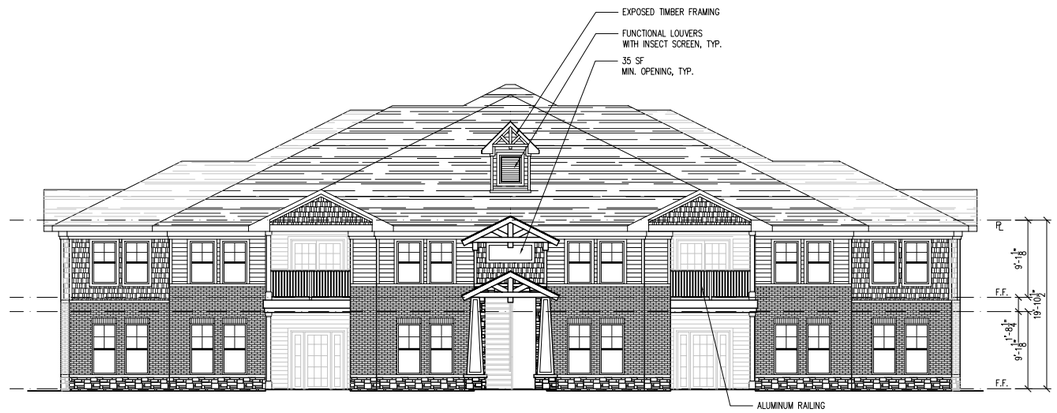
CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

DATE 08/28/2015	DRAWN BY ABC
PROJECT NO. 15035	CHECKED BY KAS
DRAWING SCALE 3/16" = 1'-0"	PLOT SCALE 1:1
FILE NAME 15035 A5.1	

BUILDING A EXTERIOR ELEVATIONS

SHEET NO.
A5.1
SHEET OF



3 BUILDING C REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- ROOF SHINGLES
- HARDIE PLANK HARDIESHINGLE
- BRICK
- STONE
- HARDIE PLANK LAP SIDING
- METAL ROOF

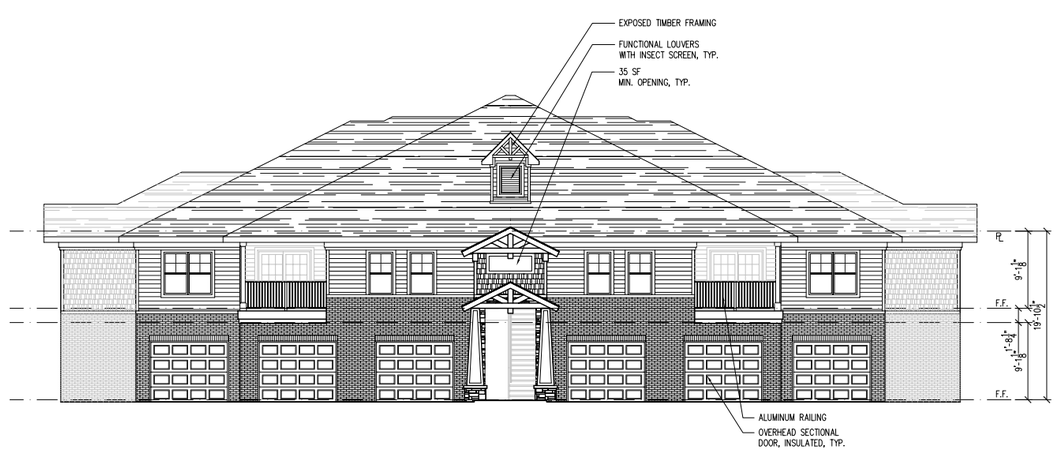
2 BUILDING C SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES/COLORS

COLOR SCHEME "TAN" - BUILDINGS ALONG MARKET CENTER DRIVE
HARDIE PLANK HARDIESHINGLE, COLOR: KHAKI BROWN
HARDIE PLANK LAP SIDING, COLOR: COBBLE STONE
ROOF SHINGLES: GAF, COLOR: BARKWOOD
METAL ROOF: BERRIDGE, COLOR: DARK BRONZE
STONE: ARTISAN WATERFRONT STONE, COLOR: SHELBY BLEND/MORTAR NATURAL
BRICK: BRICKCRAFT, SIGNATURE BLEND/MORTAR NATURAL
ENTRY DOORS: MILLIKEN WOODWORK, COLOR: TO MATCH SHERWIN WILLIAMS SW6222 RIVERWAY
GARAGE DOORS: OVERHEAD DOOR, COLOR: SANDSTONE
OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW7509 TIKI HUT

COLOR SCHEME "YELLOW" - BUILDINGS ALONG LAKE
HARDIE PLANK HARDIESHINGLE, COLOR: MONTEREY TAUPE
HARDIE PLANK LAP SIDING, COLOR: AUTUMN TAN
ROOF SHINGLES: GAF, COLOR: BARKWOOD
METAL ROOF: BERRIDGE, COLOR: SIERRA TAN
STONE: ARTISANWATERFORD, STONE COLOR, TBD/MORTAR NATURAL
BRICK: BRICKCRAFT, MONTICELLO/MORTAR NATURAL
ENTRY DOORS: TO MATCH SHERWIN WILLIAMS SW6207 RETREAT
GARAGE DOORS COLOR: OVERHEAD DOOR, COLOR: SANDSTONE
OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW6151 QUIVER TAN

ALL BUILDINGS:
MI WINDOWS: ENCOMPASS, COLOR: ALMOND
HARDIE PLANK TRIM, COLOR: TIMBER BARK
GUTTERS & DOWNSPOUTS, COLOR: SPECTRA METAL TERRATONE
BALCONY PATIO RAILING, COLOR: ARABIAN BROWNSTONE
BREEZEWAY STAIR RAILING AND STRINGERS, COLOR: ARABIAN BROWNSTONE



1 BUILDING C FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SEBREE Architects, Inc.
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BRIDGEWATER APARTMENTS 2
JUSTUS at BRIDGEWATER LLC
0 MARKET CENTER DRIVE
WESTFIELD, INDIANA

CERTIFIED BY

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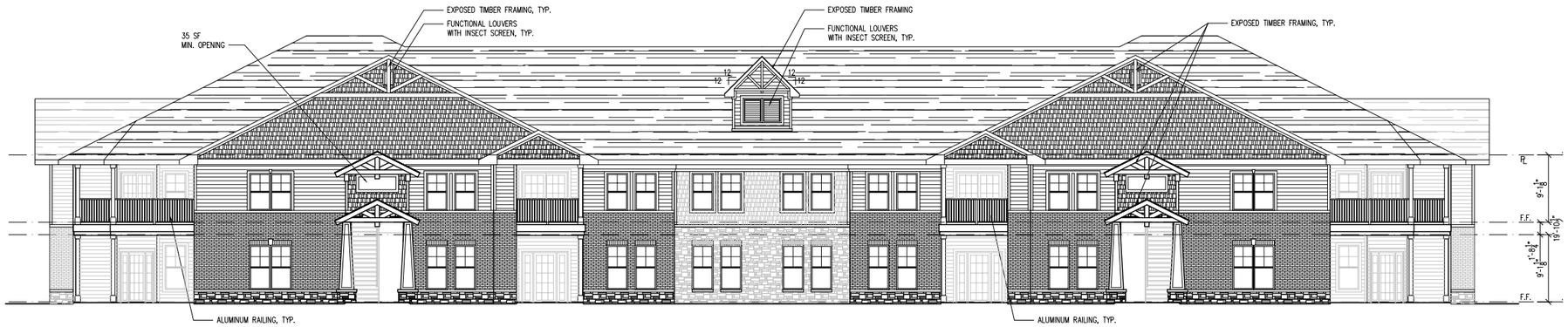
DRAWING SCALE 3/16" = 1'-0"	PLOT SCALE 1:1
FILE NAME 15035 A5.2	

BUILDING C
EXTERIOR
ELEVATIONS

SHEET NO.
A5.2
SHEET OF



3 BUILDING E REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

- ROOF SHINGLES
- HARDIE PLANK HARDIESHINGLE
- BRICK
- STONE
- HARDIE PLANK LAP SIDING
- METAL ROOF

3 PARTIAL BUILDING E REAR ELEVATION
SCALE: 1/8" = 1'-0"
AT BUILDING #3, #4

2 BUILDING E SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES/COLORS

COLOR SCHEME "TAN" - BUILDINGS ALONG MARKET CENTER DRIVE
HARDIE PLANK HARDIESHINGLE, COLOR: KHAKI BROWN
HARDIE PLANK LAP SIDING, COLOR: COBBLE STONE
ROOF SHINGLES: GAF, COLOR: BARKWOOD
METAL ROOF: BERRIDGE, COLOR: DARK BRONZE
STONE: ARTISAN WATERFRONT STONE, COLOR: SHELBY BLEND/MORTAR NATURAL
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ENTRY DOORS: MILLIKEN WOODWORK, COLOR: TO MATCH SHERWIN WILLIAMS SW6222 RIVERWAY
GARAGE DOORS: OVERHEAD DOOR, COLOR: SANDSTONE
OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW7509 TIKI HUT

COLOR SCHEME "YELLOW" - BUILDINGS ALONG LAKE
HARDIE PLANK HARDIESHINGLE, COLOR: MONTEREY TAUPE
HARDIE PLANK LAP SIDING, COLOR: AUTUMN TAN
ROOF SHINGLES: GAF, COLOR: BARKWOOD
METAL ROOF: BERRIDGE, COLOR: SIERRA TAN
STONE: ARTISANWATERFORD, STONE COLOR, TBD/MORTAR NATURAL
BRICK: BRICKCRAFT, MONTICELLO/MORTAR NATURAL
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ALL BUILDINGS:
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HARDIE PLANK TRIM, COLOR: TIMBER BARK
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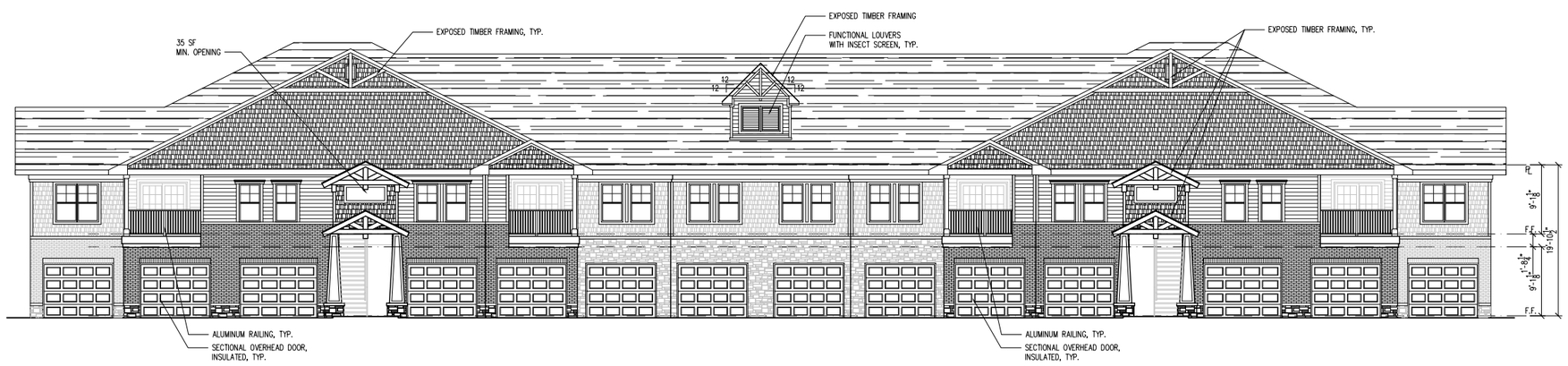
BALCONY PATIO RAILING, COLOR: ARABIAN BROWNSTONE
BREEZEWAY STAIR RAILING AND STRINGERS, COLOR: ARABIAN BROWNSTONE



1 BUILDING E FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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BRIDGEWATER APARTMENTS 2

JUSTUS at BRIDGEWATER LLC
0 MARKET CENTER DRIVE
WESTFIELD, INDIANA

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

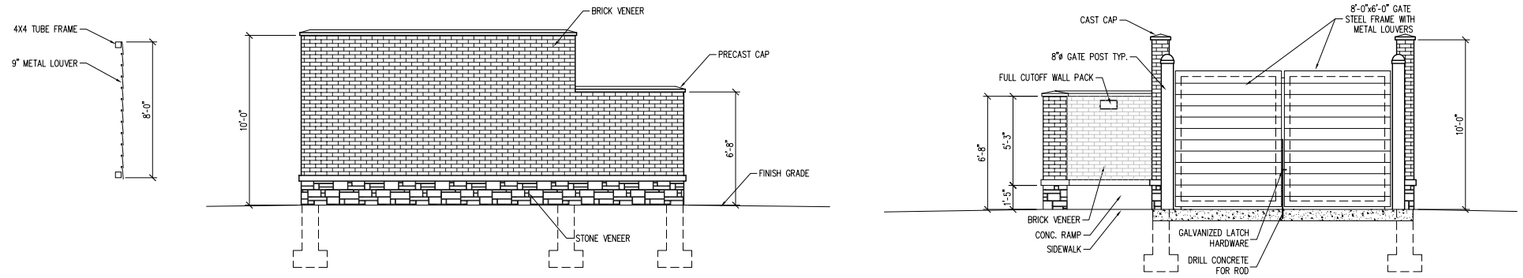
DATE 08/28/2015	DRAWN BY ABC
PROJECT NO. 15035	CHECKED BY KAS
DRAWING SCALE 3/16" = 1'-0"	PLOT SCALE 1:1
FILE NAME 15035 A5.3	

BUILDING C
EXTERIOR
ELEVATIONS

SHEET NO.
A5.3
SHEET OF

GENERAL NOTE:

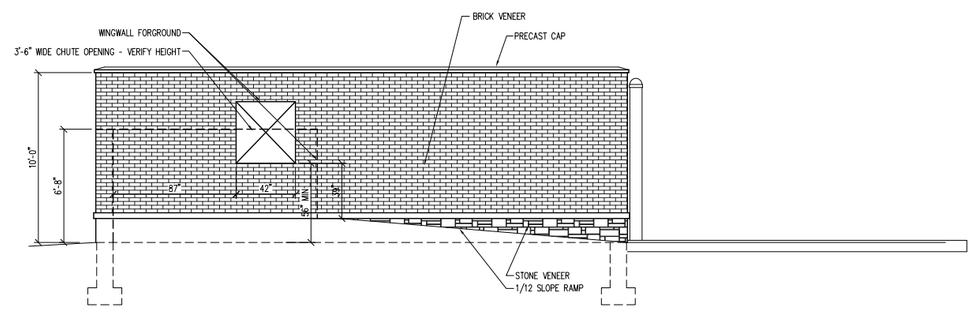
CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL COMPACTOR AND COMPACTOR ENCLOSURE DIMENSIONS WITH MANUFACTURER OF COMPACTOR TO BE INSTALLED.



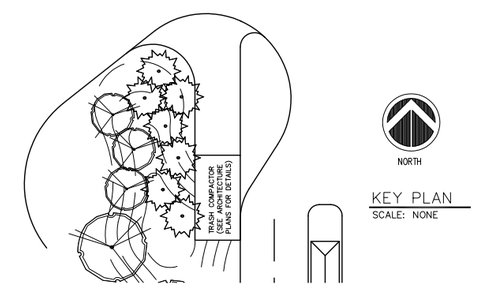
8 GATE SECTION
SCALE: 1/4" = 1'-0"

7 COMPACTOR ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"

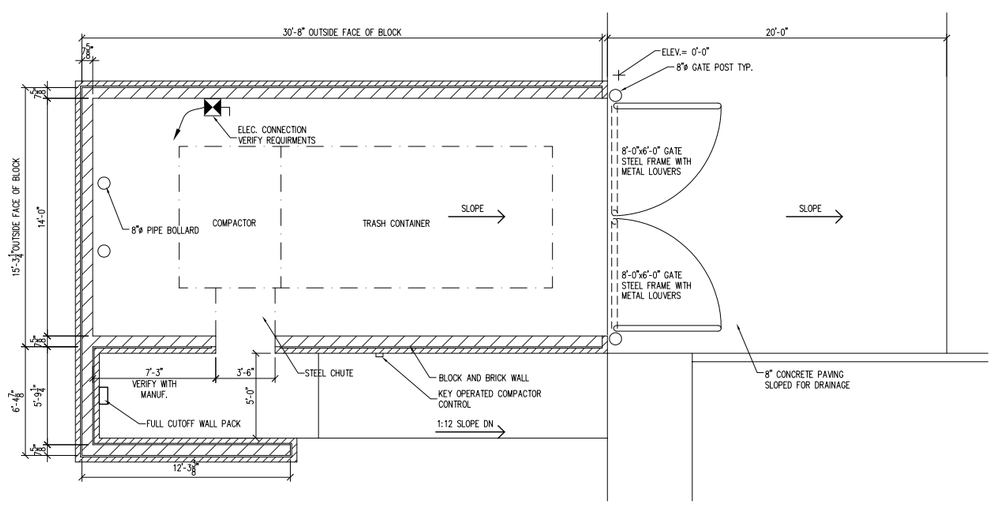
6 COMPACTOR ENCLOSURE GATE END ELEVATION
SCALE: 1/4" = 1'-0"



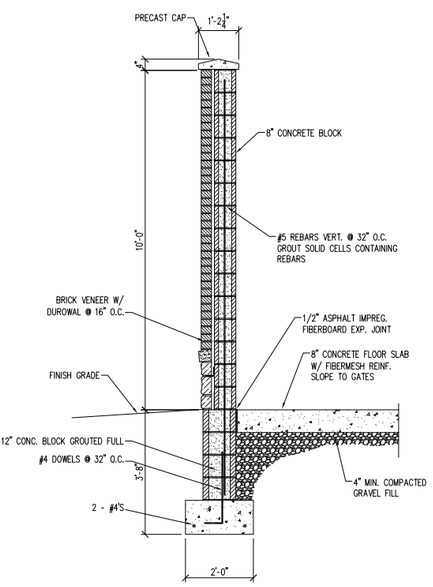
4 COMPACTOR ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN
SCALE: NONE



2 COMPACTOR ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



1 COMPACTOR ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

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BRIDGEWATER APARTMENTS 2

JUSTUS at BRIDGEWATER LLC
0 MARKET CENTER DRIVE
WESTFIELD, INDIANA

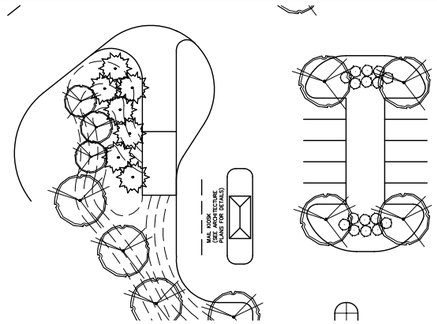
CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

DATE 08/28/2015	DRAWN BY ABC
PROJECT NO. 15035	CHECKED BY KAS
DRAWING SCALE 3/16" = 1'-0"	PLOT SCALE 1:1
FILE NAME 15015CA1.1	

TRASH COMPACTOR PLANS AND DETAILS

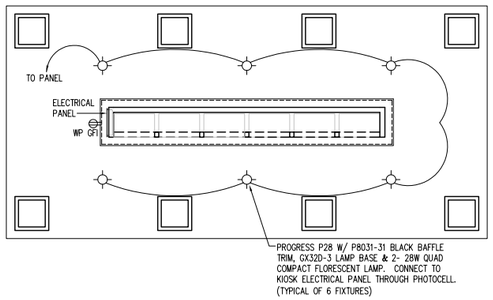
SHEET NO.
CA1.1
SHEET OF



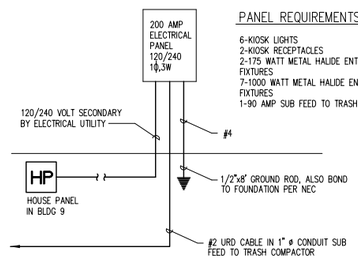
KEY PLAN
SCALE: NONE

EQUIPMENT LIST
6 - U.S. MAIL SUPPLY 4CFT2-20
4C HORZ. MAILBOXES - FRONT LOADING - RECESS MOUNTED - TOTAL OF 12 DOUBLE COLUMN CONTAINING A TOTAL OF 72 STANDARD SIZED TENANT MAILBOXES (3 1/4" HIGH X 12 7/8" WIDE X 15 1/2" DEEP), 12 OUTGOING MAIL COMPARTMENTS AND 12 PARCEL LOCKERS. USPS STD-4C APPROVED.

TOTAL MAILBOXES = 72



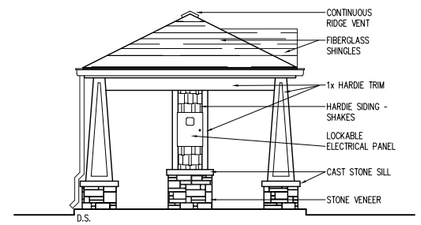
8 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



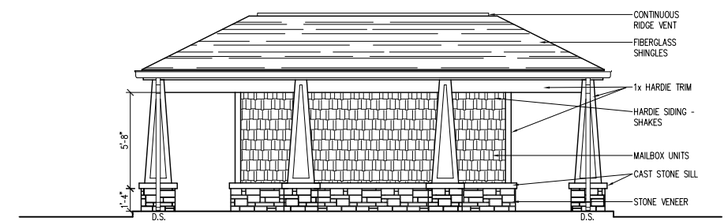
PANEL REQUIREMENTS:

6-KIOSK LIGHTS
2-KIOSK RECEPTACLES
2-175 WATT METAL HALIDE ENTRY SIGN LIGHT FIXTURES
7-1000 WATT METAL HALIDE ENTRY DRIVE LIGHT FIXTURES
1-90 AMP SUB FEED TO TRASH COMPACTOR

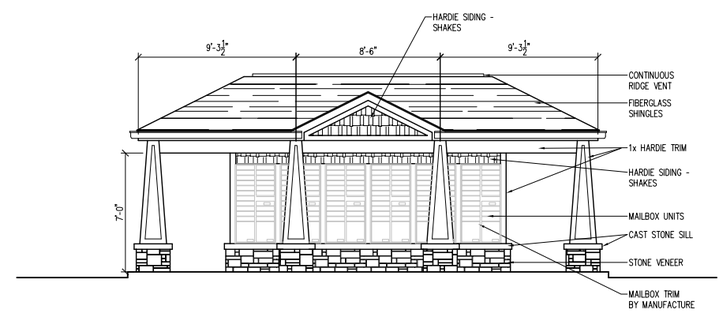
7 SERVICE DIAGRAM
SCALE: NONE



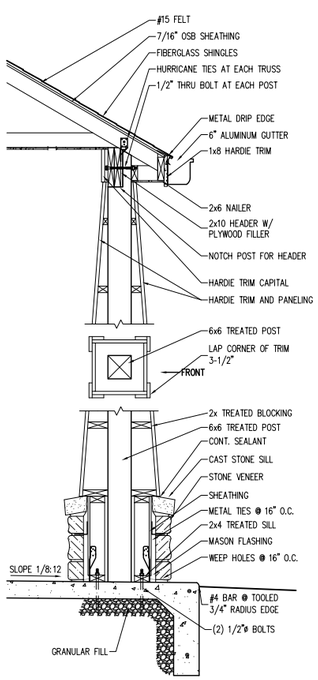
6 END ELEVATION
SCALE: 1/4" = 1'-0"



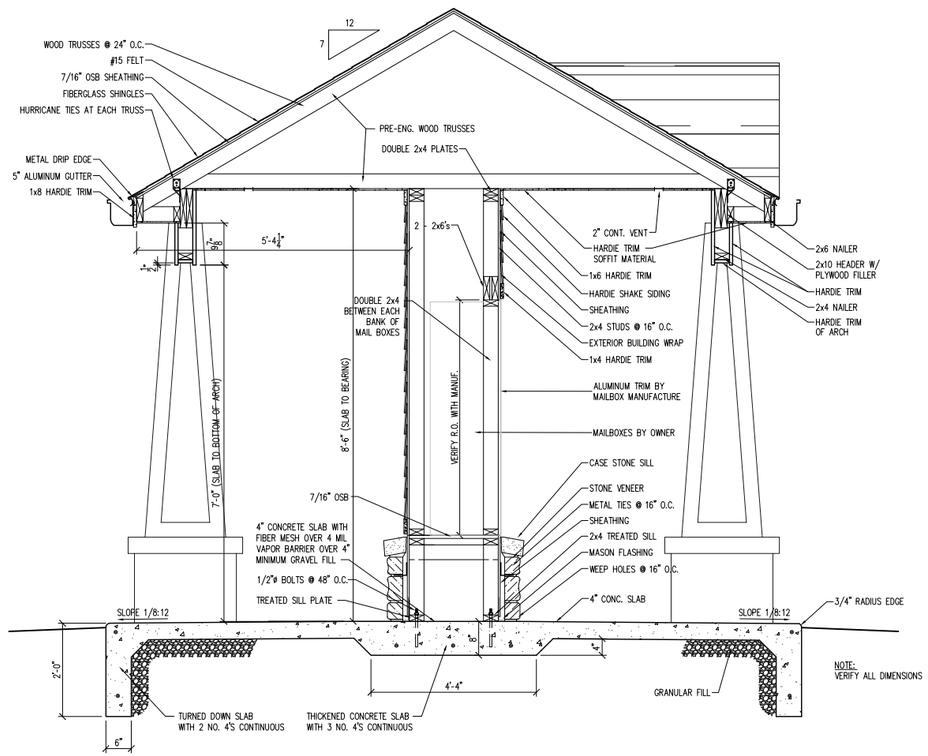
5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

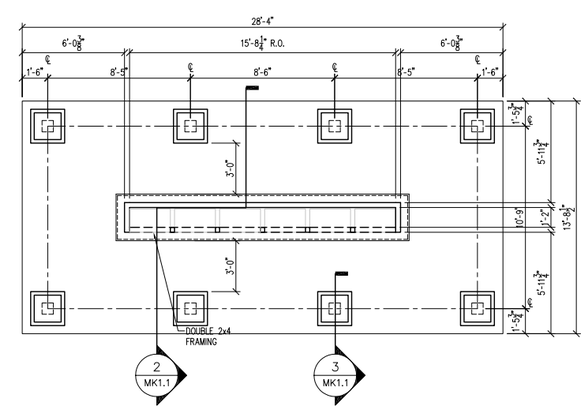


3 SECTION THRU POST
SCALE: 3/4" = 1'-0"



NOTE:
VERIFY ALL DIMENSIONS

2 BUILDING SECTION
SCALE: 3/4" = 1'-0"



1 MAIL KIOSK FLOOR PLAN
SCALE: 1/4" = 1'-0"
VERIFY ALL DIMENSIONS WITH MAIL BOX MFG.

SEBREE Architects, Inc.
97 Dover Street, Suite 400, Avon, Indiana 46123-7356
Phone (317) 272-7800 E-Mail: sebree@sebreearchitects.com
FAX (317) 272-7808 Web Site: http://www.sebreearchitects.com

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BRIDGEWATER APARTMENTS 2
JUSTUS at BRIDGEWATER LLC
0 MARKET CENTER DRIVE
WESTFIELD, INDIANA

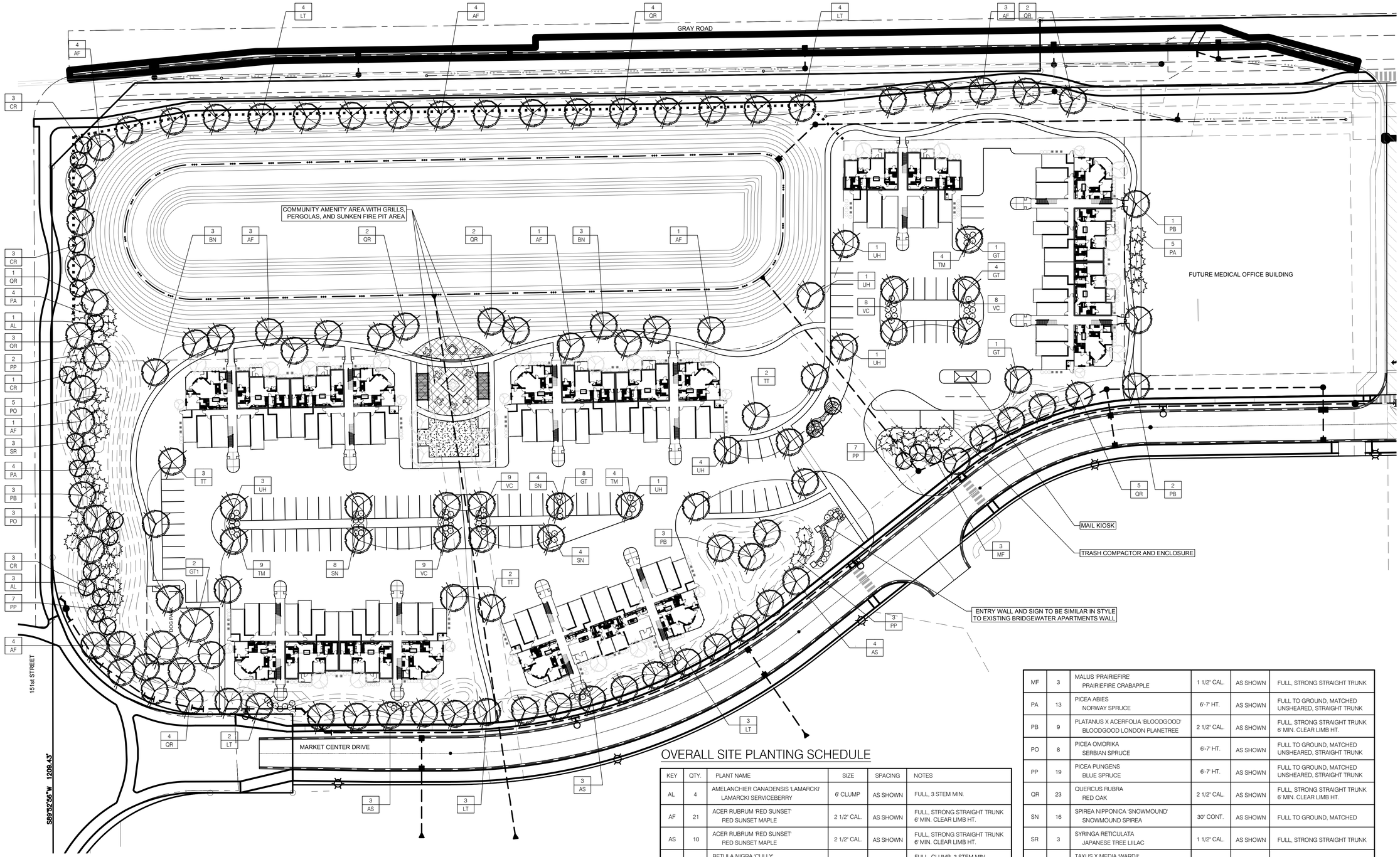
CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

DATE 08/28/2015	DRAWN BY ABC
PROJECT NO. 15035	CHECKED BY KAS
DRAWING SCALE 1/4" = 1'-0"	PLOT SCALE 1:1
FILE NAME 15015MK1.1	

MAIL KIOSK
PLANS, SECTIONS, AND ELEVATIONS

SHEET NO.
MK1.1
SHEET OF



OVERALL SITE PLANTING SCHEDULE

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AL	4	AMELANCHIER CANADENSIS 'LAMARCKI' LAMARCKI SERVICEBERRY	6' CLUMP	AS SHOWN	FULL, 3 STEM MIN.
AF	21	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
AS	10	ACER RUBRUM 'RED SUNSET' RED SUNSET MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
BN	6	BETULA NIGRA 'CULLY' HERITAGE RIVER BIRCH	10-12' B&B	AS SHOWN	FULL, CLUMP, 3 STEM MIN.
CR	10	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
GT	14	GLEDITSIA T. INERMIS 'IMCOLE' IMPERIAL HONEYLOCUST	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
GT1	2	GLEDITSIA T. INERMIS 'IMCOLE' IMPERIAL HONEYLOCUST	4" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
LT	16	LIRIODENDRON TULIPIFERA TULIP TREE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
MF	3	MALUS 'PRAIRIEFIRE' PRAIRIEFIRE CRABAPPLE	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
PA	13	PICEA ABIES NORWAY SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
PB	9	PLATANUS X ACERFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
PO	8	PICEA OMORIKA SERBIAN SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
PP	19	PICEA PUNGENS BLUE SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
QR	23	QUERCUS RUBRA RED OAK	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
SN	16	SPIREA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
SR	3	SYRINGA RETICULATA JAPANESE TREE LIILAC	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
TM	17	TAXUS X MEDIA 'WARDII' WARD'S SPREADING YEW	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
TT	7	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
UH	11	ULMUS 'HOMESTEAD' HOMESTEAD ELM	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.
VC	34	VIBURNUM CARLESII 'COMPACTUM' DWARF KOREANSPICE VIBURNUM	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED

01 OVERALL SITE LANDSCAPE PLAN

L1.00 1" = 40'-0"

0 40' 80'

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Indianapolis, Indiana 46202
317-955-9155 · Fax 317-955-9455

CERTIFICATION

BRIDGEWATER APARTMENTS PHASE 2

WESTFIELD, INDIANA

OVERALL SITE LANDSCAPE PLAN

PROJECT: KPA-15515
DRAWN: JLS
CHECKED: KKP
SCALE: AS SHOWN
ISSUE DATE: 8/25/2015
REVISION:

L1.00

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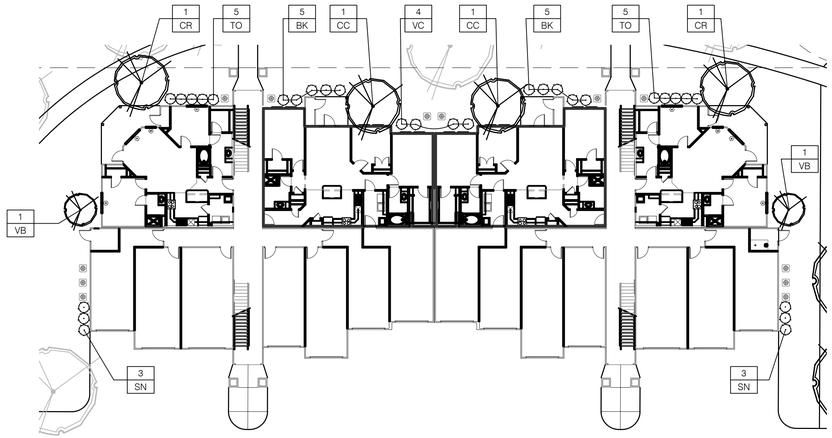
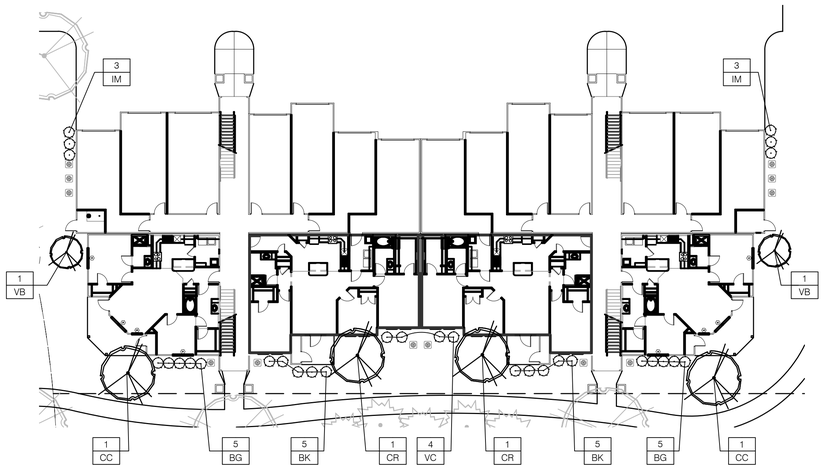


01 BUILDING TYPE A

L1.01 1"=20'-0"

BUILDING TYPE A PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
BK	10	BUXUS X KOREANA 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
CC	2	CERCIS CANADENSIS EASTERN REDBUD	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
CR	2	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
SN	6	SPIREA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
TO	10	TAXUS X MEDIA 'WARDII' WARD'S SPREADING YEW	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VC	4	VIBURNUM CARLESII 'COMPACTUM' DWARF KOREANSPICE VIBURNUM	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VB	2	VIBURNUM X BURKWOODII BURKWOOD VIBURNUM	36" B&B	AS SHOWN	FULL TO GROUND, MATCHED

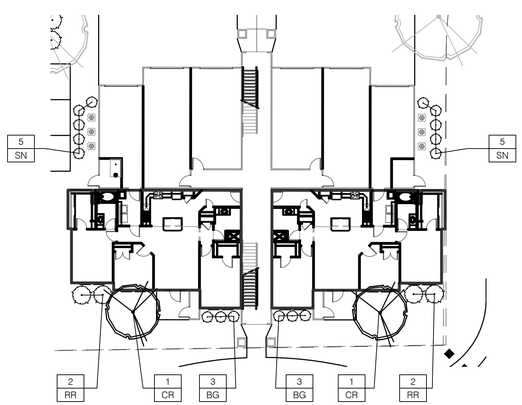


02 BUILDING TYPE B

L1.01 1"=20'-0"

BUILDING TYPE B PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
BG	10	BUXUS X KOREANA 'GREEN VELVET' GREEN VELVET BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
BK	10	BUXUS X KOREANA 'GREEN MOUNTAIN' GREEN MOUNTAIN BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
CC	2	CERCIS CANADENSIS EASTERN REDBUD	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
CR	2	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
IM	6	ILEX X MESERVAE 'CHINA GIRL' CHINA GIRL HOLLY	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VC	4	VIBURNUM CARLESII 'COMPACTUM' DWARF KOREANSPICE VIBURNUM	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
VB	2	VIBURNUM X BURKWOODII BURKWOOD VIBURNUM	36" B&B	AS SHOWN	FULL TO GROUND, MATCHED



03 BUILDING TYPE C

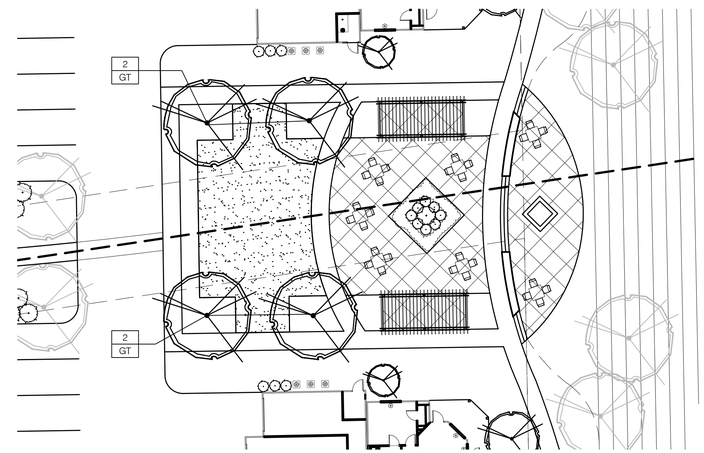
L1.01 1"=20'-0"

BUILDING TYPE C PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
BG	6	BUXUS X KOREANA 'GREEN VELVET' GREEN VELVET BOXWOOD	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
CR	2	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	1 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
SN	10	SPIREA NIPPONICA 'SNOWMOUND' SNOWMOUND SPIREA	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
RR	4	ROSA 'RADRAZZ' PP11836 KNOCK OUT ROSE	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED

AMENITY AREA PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
GT	4	GLEDITSIA T. INERMIS 'IMCOLE' IMPERIAL HONEYLOCUST	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK 6' MIN. CLEAR LIMB HT.

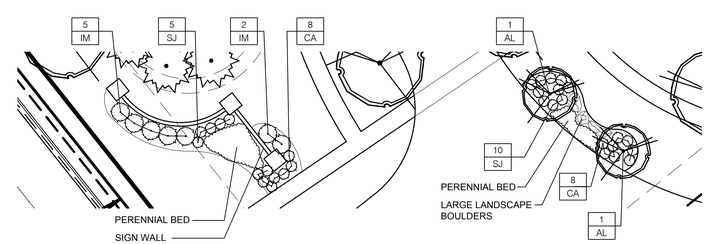


04 ENLARGED AMENITY AREA

L1.01 1"=20'-0"

BUILDING TYPE C PLANT LIST

KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AL	2	AMELANCHIER CANADENSIS 'LAMARCKI' LAMARCKI SERVICEBERRY	6' CLUMP	AS SHOWN	FULL, 3 STEM MIN.
CA	16	CALAMAGROSTIZ X A. 'KARL FOERSTER' KARL FOERSTER REED GRASS	3 GAL.	AS SHOWN	
IM	7	ILEX X MESERVAE 'CHINA GIRL' CHINA GIRL HOLLY	30" CONT.	AS SHOWN	FULL TO GROUND, MATCHED
SJ	15	SPIREA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	5 GAL.	AS SHOWN	FULL TO GROUND, MATCHED



05 ENLARGED ENTRY LANDSCAPE PLAN

L1.01 1"=20'-0"

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Indianapolis, Indiana 46202
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CERTIFICATION

BRIDGEWATER APARTMENTS PHASE 2

WESTFIELD, INDIANA

ENLARGED LANDSCAPE PLAN

PROJECT: KPA-15515
DRAWN: JLS
CHECKED: KKP
SCALE: AS SHOWN
ISSUE DATE: 8/25/2015
REVISION:

L1.01

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concept plan

The Bridgewater Apartments

Bridgewater Apartments, Section 2

(NTS)

STOEPPELWERTH

ofc: 317.849.5935
fax: 317.849.5942
7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppelwerth.com

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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.

Chatham Hills PUD Amendment

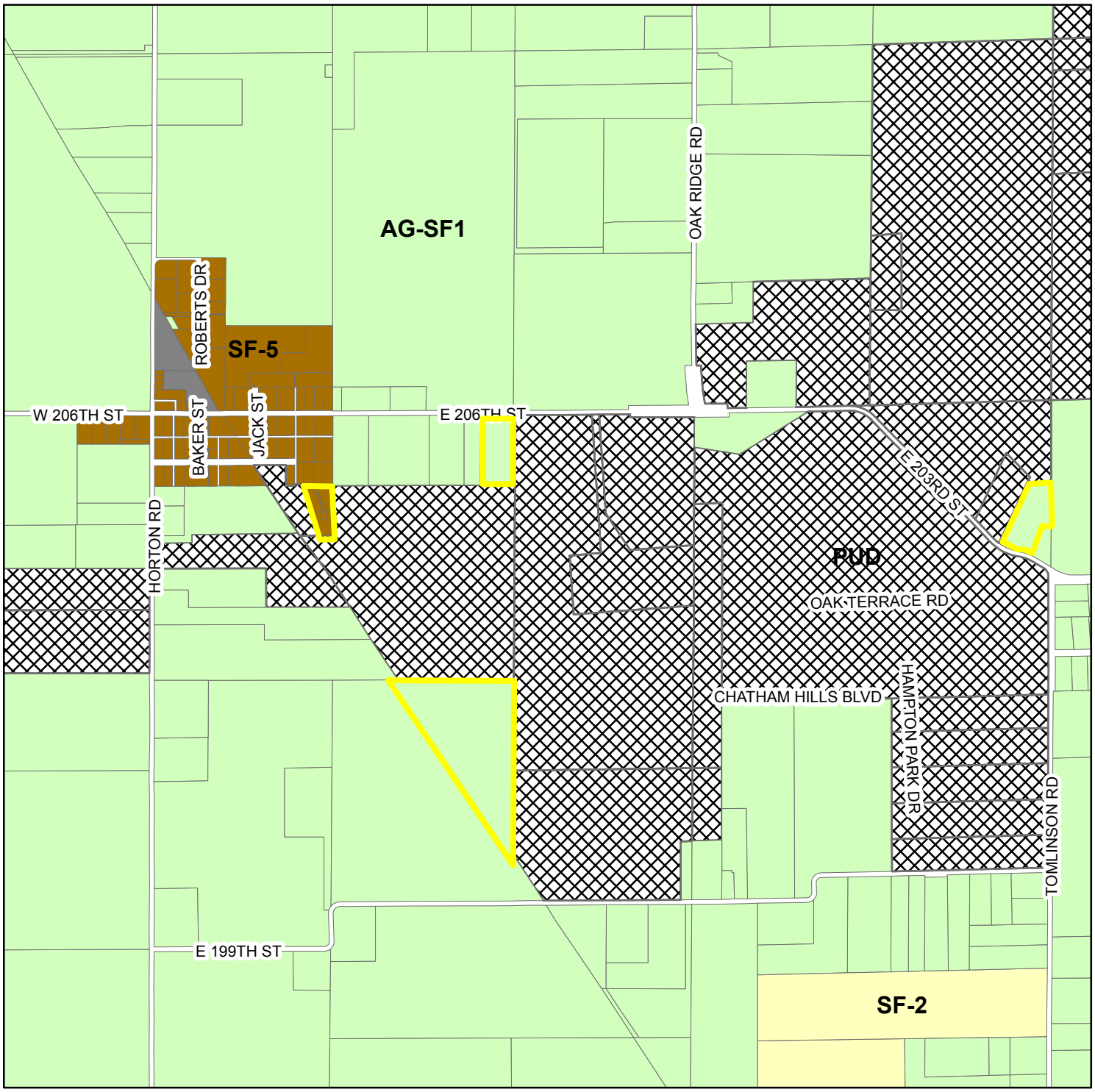
Location Map

Zoning Map
Chatham Hills PUD Amendment
1510-PUD-19

N
W E
S
Not To Scale

Subject Parcels

Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-5 (Single Family - 5)
- Parcel

SEPTEMBER 30, 2015 CHATHAM HILLS NEIGHBORHOOD MEETING SUMMARY

Project: **Chatham Hills Text Amendment Docket No. 1510-PUD-19**

Date: **Wednesday, September 30, 2015 6:30 pm**

Location: **The Chatham House, 20298 Tomlinson Road, Westfield**

Attendees: **Steve Henke, Betsy Garfield and Brad Henke – Henke Development.**

Jim Shinaver – Nelson & Frankenberger

Pam Howard – City of Westfield

See attached Exhibit "A" Sign In Sheet for Neighbors who attended

---

Summary of Neighbor Questions and Petitioner's Responses:

1. Jim Shinaver provided an explanation of the zoning request.
2. The neighbors in attendance did not have any questions.

Chatham Hills 9/30/15 Neighborhood Meeting

Name	Address	Email	Phone
1. Denise Miller	339 E 206th St		
2. Bill Mullin	1210 E. 203rd St.		
3. Charles Porter	802 E 206th St		
4. Jim + Ann Dodley	20753 Oakridge		
5. Angus + Cathie Robinson	603 E. 206th St.		
6. Dave & Cindy Glessner	9693 Reston Ln		
7.			
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Docket Number:	1510-PUD-19 (Ordinance No. 15-28)
Petitioner:	Chatham Hills, LLP
Representative:	Jon Dobosiewicz, Nelson & Frankenberger
Request:	An amendment to add an additional 21.3 acres+/- to the Chatham Hills PUD. The amendment includes development standards for one lot which will remain agricultural in use.
Current Zoning:	Chatham Hills PUD District (Ordinance 13-24)
Current Land Use:	Residential / Agricultural
Zoning History:	1311-PUD-11, Rezoning to Chatham Hills PUD
Exhibits:	1. Staff Report 2. Location Map 3. Zoning Map 4. Amendment Ordinance 5. Neighborhood Meeting Summary
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the September 14, 2015, City Council meeting. The petition will receive a public hearing at the October 5, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the October 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

Statutory Considerations:

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

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

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Chatham Hills PUD (the "PUD Ordinance"), which is located generally at the northwest corner of 199th St. and Tomlinson Road (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to incorporate additional land, as well as modify the development standards for a single parcel, as further described below.

1. Changes to the Real Estate: The proposed amendment incorporates 4 parcels, totaling 21.3 acres+/- into the PUD District (see **Exhibit 2**).
2. Changes Specific to Parcel 3: Parcel 3 is being incorporated into the PUD District but will continue to be used for agricultural purposes. The following standards only apply to Parcel 3 and are intended to allow the parcel to retain its current use.
    a) Underlying Zoning: The underlying zoning for Parcel 3 will be AG-SF1.
    b) Minimum Lot Area: The proposed amendment reduces the minimum lot area to two (2) acres from three (3) acres.
    c) Setbacks: The proposed amendment reduces the front and side yard setbacks to twenty (20) feet and fifteen (15) feet from eighty (80) feet and thirty (30) feet.
    d) Subdivisions: The UDO does not permit Major Subdivisions in the AG-SF1 District. The proposed amendment permits both Major and Minor Subdivisions.
    e) Architectural Standards: The UDO contains architectural standards that apply to all new Single-family Dwellings located in a Major Subdivisions. Parcel 3 is not currently located in a Major Subdivision, but will be upon approval of the Plat. The proposed amendment does not require Parcel 3 to comply with the architectural standards of the UDO.
    f) Landscaping Standards: The UDO contains landscaping standards that apply to all zoning districts, except for detached Single-family Dwellings not located within a Major Subdivision. Parcel 3 is not currently located in a Major Subdivision, but will be upon approval of the Plat. The proposed amendment does not require Parcel 3 to comply with the landscaping standards of the UDO.
    g) Access Points: The proposed amendment allows Parcel 3 to continue to be accessed directly from 206th Street. The UDO does not permit lots in subdivisions to have direct access by driveway to an Arterial or Collector.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "New Suburban." The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, as proposed, Chatham Hills is consistent with the goals and objectives of the Comprehensive Plan as generally summarized below.

> The development policies for "New Suburban" include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an

entire development; (iii) encourage compatible and high quality "life span" housing; (iv) ensure proper land use transitions between dissimilar types of residential development; (v) ensure appropriate transitions of businesses located along US31 and SR38 and from adjoining large subdivisions; (vi) preserve existing older structures where possible; (vii) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (viii) encourage development of bicycle and pedestrian facilities; (ix) encourage attractive streetscapes that minimizes front-loading garages, provides garage setbacks from front facades of homes, and minimizes design and material repetition; and (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

DEPARTMENTS COMMENTS

Action:

1. Hold a public hearing at the October 5, 2015, APC meeting.

Recommendation:

2. Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, September 8, 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, Steve Hoover**,** Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, Robert Spraetz and Chris Woodard.

City Staff Present: Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: August 17, 2015 APC Meeting Minutes

Motion: To approve the August 17, 2015 minutes.

Motion: Schmitz; Second: Horkay; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Case No.: **1508-PUD-15 (PUBLIC HEARING)**
Description: Spring Mill Station Northeast Quadrant PUD Amendment
Kroger Limited Partnership by EMH&T requests an amendment to incorporate an additional 0.529 acre +/- to the Spring Mill Station Northeast Quadrant PUD District.

Todd presented an overview of the proposed ordinance as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the August 3, 2015 meeting.

Public Hearing opened at 7:08 pm

Sam Milligan 176 Straughn Lane: Expressed concern with traffic circulation and parking.

Public Hearing closed at 7:10 pm

Paula Gartner, EMH&T, representing Kroger Limited Partnership, stated that the new design should improve traffic flow in the area. She said that the layout of the canopy location and the additional lane marking and signage on the site should help with traffic flow.

Kingshill asking about new the median on the north side of the building.

Gartner said this will allow a safe place for employees to cross between the building and the new pick-up location.

Schmitz asked where the temporary spaces for curbside pick-up will be located.

Gartner said that the spaces have not yet been designated.

Motion: Forward Petition 1508-PUD-15 with the condition that the following language be added to the end of Section 7, Item F: "Extensions may be granted by the Director, as deemed necessary or desirable."

Motion: Horkay: Second: Kingshill: Vote: 8-0

Case No.: **1508-DDP-14**
Description: Kroger Curbside Pick-up
150 West 161st Street
Kroger Limited Partnership by EMH&T requests Detailed Development Plan review for a curbside pick-up canopy adjacent to the existing Kroger store on approximately 0.529 acre +/- located in the Spring Mill Station Northeast Quadrant PUD District.

Todd presented an overview of the proposed detailed development plan as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the August 3, 2015 meeting.

Kingshill wanted to know why this project needed to be expedited.

Gartner said that they wanted to get the canopy and signage done before winter and the holidays.

Motion: Forward 1508-DDP-14 with the following condition:

1. Approval shall be contingent upon the approval of 1508-PUD-15 (the Amendment) by Council.
2. 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: Hoover: Second: Horkay: Vote: 8-0

Case No. **1509-ODP-19, 1509-SPP-19 & 1509-DDP-16 (PUBLIC HEARING)**
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.

Maue asked about the status of the amenity area.

Murray responded that the petitioner is still finalizing the design of the amenity area, and it will be compliant before it is back before the APC.

Woodard asked about screening the dumpster.

Murray said landscaping is proposed to provide for screening.

Public Hearing opened at 7:28 pm

No public comments.

Public Hearing closed at 7:29 pm

No action is required at this time.

Case No. **1509-PUD-18 (PUBLIC HEARING)**
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.

Schmitz recused himself prior to The Trails PUD item being heard.

Todd presented an overview of the proposed ordinance, as outlined in the staff report.

Birch Dalton, EdgeRock Development, made a brief presentation and highlighted the potential family entertainment center use on the east side of the project and the proposed multi-family use on the west side of the project.

Maue stated that a concern of everyone's is the quality of the project. He asked if trail connections could be made a requirement rather than an option in a list of potential amenities.

Dalton responded that they will work with the City on connecting to the Monon Trail and prefer to not add an additional access point on the Midland Trace Trail in order to keep the existing tree line. He said that they will update the ordinance to reflect their intentions for trail connections.

Kingshill noted that due to the project's location and visibility on State Highway 32, the Monon Trail, and the Midland Trace Trail, it will need enhanced architecture on all four sides of the buildings.

Dalton agreed and stated that they are currently working on different designs and materials for the buildings.

Maue asked for a description of architectural insulated panels.

Dalton said that it is a metal panel that has the appearance of EIFS or stucco and has four (4) inches of insulation. He said that he would provide samples of the material.

Kingshill asked where parking would be located.

Dalton stated that he would like to have some first-floor parking if the multi-family development ends up being a taller structure.

Public Hearing opened at 7:45 pm

Sharon Williams, 807 E SR 32: Is opposed to the change of zoning.

Linda Naas, 1122 E 161st St: Speaking on behalf of 161st Street neighbors had some questions regarding the project. She expressed concern regarding high-density apartments being built across from single-family homes. She though that high-density residential would be by Grand Park, not at this location. She mentioned that the Comprehensive Plan calls for the State Road 32 corridor to be an employment corridor. She asked if there will be more than one access point to the apartments and when Lot 1 and Lot 2 would be connected. She expressed concern with the list of possible amenities for the multi-family use, stating that many of them didn't seem like actual amenities. She asked about the timeline of the project. She expressed concern that there seems to be a lot of options being presented, but not a definitive design of the project.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Has concerns with the multi-family part of the project. She feels there are too many multi-family projects that have already been approved in Westfield, and several have not yet been built. She is concerned that the City may not need 300 more units in this area, but thinks there may be better opportunity near Grand Park Village. She expressed concern with the amount of open space being proposed, stating that 30% would be preferable. She wondered if one access point would be enough to serve the property. Also, she expressed a desire to preserve trees along the Anna Kendall Drain.

Public Hearing closed at 7:57 pm

Dalton stated that site access has been discussed with the Fire Department for each phase of the project and they are okay with the proposed concept. Regarding open space and environmental concerns, he stated that they want to preserve the tree line along the Midland Trace Trail and will work on their site layout to preserve as much along the Anna Kendall Drain as possible as well. He said that the quality of the projects will be high and that revised building renderings for the next APC meeting should demonstrate the project quality. He added that the people in the area that he has talked to about the project have expressed interest in having a place to walk for entertainment and food.

No action is required at this time.

Schmitz returned to the meeting.

Case No. 1509-PUD-17 (PUBLIC HEARING)
Description: Grand Park Indoor Sports and Recreation Facility PUD District Amendment
City of Westfield requests an amendment to the Grand Park Indoor Sports and Recreation Facility PUD Ordinance to incorporate additional real estate into the PUD District to allow for the development of a hotel/lodging use.

Pohlman presented an overview of the proposed amendment to the PUD Ordinance to incorporate additional real estate into the PUD District, as outlined in the staff report. Also attached is a letter with questions regarding this request.

Public Hearing opened at 8:06 pm

Linda Naas, 1122 E 161st St: Speaking on behalf of 161st Street neighbors had some questions about this amendment and wants to know more about the project before it goes forward. Specifically, she wants to know who the builder will be, who the developer will be, who owns the land (understanding that this land was purchased and transferred from Craig Wood), why is an addition 5 acres needed, who will operate the facility, and what exactly is the project. She also asked if this land was part of the original purchase agreement from 2011 or if the land was purchased since then. She asked how the development and construction of the project will be funded. Is this a public development? Is this a private development? She asked how this project will affect the surrounding area and requested more information about the project.

Robert Bunner, 417 N Union St: Expressed concern with how Grand Park was funded and urged the City to stop spending money. He expressed frustration that Grand Park is not open to the public for public use. He also expressed concern with the government's role in developing a hotel property, stating that he believes all transactions and funding should be privately done.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Said that she has a lot of questions about this project. She expressed concern that there is not a lot of information about this project, except that we know that the City owns this project. She said that a lot of people are wonder what is coming and believes that a better explanation of the project will increase the comfort level for people.

Public Hearing closed at 8:12 pm

Pohlman explained that the City owns the property and requested proposals from the private sector for developing the land for a lodging/hotel use. He said that the City has narrowed the selection to one partner and all the information will be discussed in a public hearing as the project progresses. He said the current petition is to simply zone the property for a hotel use and added that the architectural standards from the UDO would apply to this project. As with other projects the end user is not known yet. The parking lot will be used both by the indoor facility and the hotel. The design will be completed as the project further progresses.

Maue said that Pohlman's explanation helped clarify that this is just the beginning of the process.

Kingshill asked if the City is the developer.

Pohlman said yes, the City will own the land and lease it to a private developer who would fund, build, own and maintain the facility. He said that the City's part in this is a partnership that the City owns the ground.

Motion: Forward 1509-PUD-17 to the City Council with a favorable recommendation.

Motion: Kingshill: Second: Horkay: Vote: 8-0

Case No. 1509-CPA-01(PUBLIC HEARING)
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 amendment, as outlined in the staff report. He cited the downtown planning history and explained that this amendment provides detailed recommendations and policy guidelines for the redevelopment of the four corners of U.S. 31 and State Road 32.

Public Hearing opened at 8:25 pm

Robert Bunner, 417 N Union Street: Said that he is in favor of the proposal but wants to know about the towers. He stated that he believes the map indicates that the towers have been approved, but thought that the topic was tabled. He wondered if this was a way of getting the towers approved by the Council in the future.

Linda Naas, 1122 E 161st St: Speaking on behalf of 161st Street neighbors had some questions about the addendum. She said that she does not believe enough community input has been given on comprehensive plan amendments since 2007. She believes that certain parts of the plan has changed over time without appropriate community input. She expressed concern with the towers being shown on the map, stating that the matter was tabled last July. She also expressed concern with the transit stop being included in this plan, since it had not been previously discussed. She stated that residents do not feel like they are part of the decision-making process for comprehensive plan amendments and believes the City chooses when to follow the plan and when to not follow the plan.

Ray Schneider, 4455 Whitney Road: Expressed concern with the towers appearing on the map in this addendum and is afraid that if this passes that the towers will be built. He asked if the towers were presented to the citizens for feedback. He asked if the design and construction of the towers were put to bid, and if so, was it an RFP. He asked to see the newspaper notifications for the bids. He expressed frustration with the City's spending habits.

Public Hearing closed at 8:35 pm

Todd said that the compressive plan addendum does not approve the towers. He said that the map was simply an excerpt from the Grand Junction Implementation Plan 2013 document. He added that there is no intention to suggest approval of the towers by this addendum. He added that the dots indicate the location of the existing foundations, should the City ever want to put something there in the future.

No action required at this time.

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

No report

BZA LIAISON

Report provided by Schmitz.

ECD STAFF
No report

ADJOURNMENT (8:39 pm)

Motion: Kingshill: Second: Horkay: Vote: 8-0

_____
President, Randell Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

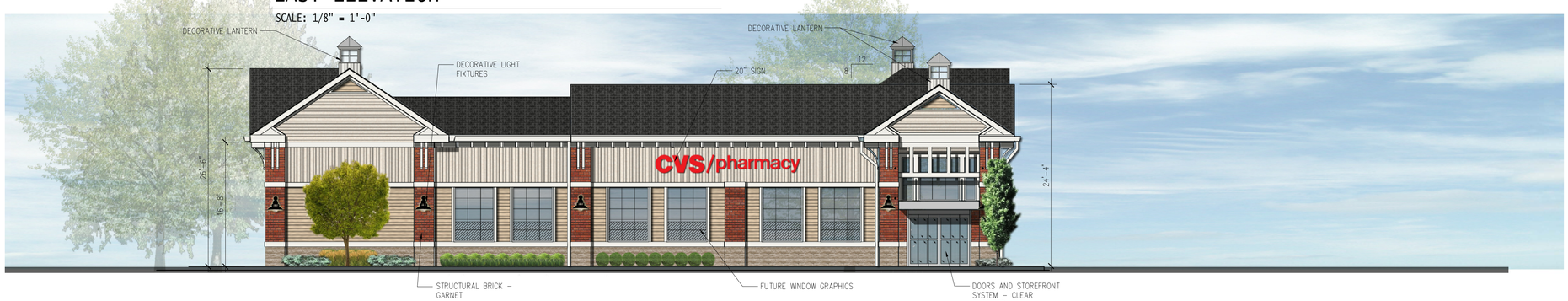
EXTERIOR FINISH CALCULATIONS		
ELEVATION	TOTAL MASONRY	
SPRING MILL STREET – WEST ELEVATION	MASONRY	785 SQ. FT.
	MASONRY PERCENTAGE OF TOTAL FACADE	24%
EAST ELEVATION	MASONRY	927 SQ. FT.
	MASONRY PERCENTAGE OF TOTAL FACADE	28%
161TH STREET – NORTH ELEVATION	MASONRY	469 SQ. FT.
	MASONRY PERCENTAGE OF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

NORR
ARCHITECTS ENGINEERS PLANNERS

150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
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CVS # 10591, 161st STREET & SPRING MILL RD., WESTFIELD, IN

CVS/pharmacy

October 5th, 2015

ORDINANCE NUMBER 15-28

Chatham Hills PUD District Amendment

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE CHATHAM HILLS PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Council enacted Ordinance No. 13-24, Chatham Hills Planned Unit Development on January 13, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1510-PUD-19**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1510-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in **Exhibit A** into the Chatham Hills Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Chatham Hills PUD Ordinance (the "PUD Ordinance"); and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the PUD Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 3 of this Ordinance.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District of Parcel 3 as described in Exhibit A shall be the AG-SF1: Agriculture/Single-Family Rural District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 4. **General Regulations.** The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of Parcel 3, except as otherwise modified below.

4.1 Minimum Lot Area: Two (2) acres.

4.2 Minimum Lot Frontage: 240 feet

4.3 Minimum Building Setback Line:

A. Front Yard: Twenty (20) feet

B. Side Yard: Fifteen (15) feet

4.4 Subdivisions: Major and Minor Subdivisions shall be permitted

Section 5. **Development Standards.** The standards of *Chapter 6: Development Standards* shall apply to the development of Parcel 3, except as otherwise modified below.

5.1 *Article 6.3 Architectural Standards*: Shall not apply.

5.2 *Article 6.8 Landscaping Standards*: Shall not apply.

Section 6. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

6.1 Access shall be permitted from the Lot via a driveway cut onto 206th Street.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 15-28** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-28**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-28**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Chatham Hills PUD - 2015 Text Amendment 100515

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A
REAL ESTATE

Parcel 1:

Part of the Southeast and Northeast Quarters of Section 23, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence North 89 degrees 50 minutes 51 seconds East 1,325.20 feet along the north line of said Southeast Quarter to the southeast corner of the South Half of the Southwest Quarter of said Northeast Quarter, being the POINT OF BEGINNING; thence South 00 degrees 13 minutes 12 seconds West 692.69 feet along the west line of the Northeast Quarter of said Southeast Quarter to a line that is 40.00 feet southwest of and parallel with the centerline of the former Monon Railroad; thence North 33 degrees 25 minutes 36 seconds West 1,617.52 feet along said parallel line; thence North 89 degrees 50 minutes 26 seconds East 47.84 feet; thence North 33 degrees 25 minutes 36 seconds West 10.69 feet; thence North 89 degrees 48 minutes 48 seconds East 853.94 feet; thence South 00 degrees 11 minutes 13 seconds West 669.12 feet to the POINT OF BEGINNING. Containing 613,711 square feet or 14.089 acres, more or less.

Parcel 2:

Part of the Northwest Quarter of Section 23, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of said Northwest Quarter; thence South 00 degrees 06 minutes 55 seconds West (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 550.50 feet along the east line of said Northwest Quarter to the northeast corner of Parcel III as described in Instrument Number 9609601704, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continuing South 00 degrees 06 minutes 55 seconds West 351.63 feet along said east line to the southeast corner of Parcel II as described in Instrument Number 9445140, on file in the Office of said Recorder; thence South 89 degrees 48 minutes 48 seconds West 100.09 feet along the south line of said Parcel II to its southwest corner; thence North 18 degrees 24 minutes 34 seconds West 368.41 feet along the west lines of said Parcel II and Parcel I as described in said Instrument Number 9445140 to the northwest corner of said Parcel I; thence North 89 degrees 21 minutes 55 seconds East 217.16 feet along the north lines of said Parcels I and III and their north lines extended to the POINT OF BEGINNING. Containing 1.2784 acres, more or less.

Parcel 3:

BEGINNING at a point on the North line of the Northeast Quarter of the Section 23, Township 19 North, Range 3 East, said point of beginning being the Northeast corner of a 10.34 acre tract of land described in Instrument #4343 and recorded in Deed Record Book 208, Page 77 in the records of Hamilton County, Indiana, said point of beginning also being North 89 degrees 45 minutes 21 minutes East (assumed bearing) 1,085.00 feet from the Northwest corner of said Northeast Quarter; thence South 00 degrees 01 minutes 39 seconds West 531.99 feet along the East line of said 10.34

acre tract of land to the North line of a 10 acre tract of land (Ref.: Parcel #3, Misc. Rec. Bk. 138, Pg. 456 in the records of Hamilton County, Indiana); thence North 89 degrees 245 minutes 21 seconds East 242.44 feet along the North line of said 10 acre tract of land and parallel with the North line of said Northeast Quarter to a point on the East line of the West Half of said Northeast Quarter, said point being 532.00 feet South of the Northeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 08 minutes 05 seconds East 532.00 feet along the East line of the West Half of said Northeast Quarter to the Northeast corner of the West Half of said Northeast Quarter, said corner being collinear with and equidistant from the Northeast corner and the Northwest corner of said Northeast Quarter; thence South 89 degrees 45 minutes 21 seconds West 243.44 feet along the North line of said Northeast Quarter to the POINT OF BEGINNING. Containing 2.967 acres more or less, being subject to all applicable easements and rights-of-way record.

Parcel 4:

A part of the Northwest Quarter of Section 24, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana being more particularly described as follows:

Commencing at the Southeast corner of the Northwest Quarter of Section 24, Township 19 North, Range 3 East; thence on the East line of said Northwest Quarter North 00 degrees 00 minutes 00 seconds East (deed bearing) 1394.00 feet to the Southeast corner of a tract of real estate as described in Instrument #86-10282; thence North 57 degrees 51 minutes 12 seconds West 135.50 feet; thence North 65 degrees 43 minutes 37 seconds West 45.00 feet to the point of beginning of this description, said point being the Southeast corner of a 0.83 acre, more or less, tract of real estate described in Instrument 200200031087, the following 3 courses being along the South line of said 0.83 acres more or less, Tract; 1) thence North 72 degrees 12 minutes 14 seconds West 60.32 feet; 2) thence North 76 degrees 37 minutes 57 seconds West 78.56 feet; 3) thence North 70 degrees 40 minutes 19 seconds West 22.55 feet to a point being the Southeast corner of a 2.17 acre, more or less, tract of real estate as described in Instrument #9249819, the following 6 courses being along the perimeter of said 2.17 acre tract; 1) thence North 65 degrees 13 minutes 17 seconds west 41.76 feet; 2) thence North 56 degrees 50 minutes 27 seconds West 47.81 feet; 3) thence North 24 degrees 50 minutes 02 seconds East 504.88 feet; 4) thence North 90 degrees 00 minutes 00 seconds East 175.95 feet to the East line of said Northwest quarter; 5) thence on said east line South 00 degrees 00 minutes 00 seconds East 335.96 feet; 6) thence North 89 degrees 21 minutes 52 seconds West 70.00 feet to the Northeast corner of said 0.83 acre, more or less, tract; thence on the East line of said 0.83 acre, more or less, tract of real estate South 22 degrees 11 minutes 43 seconds West 227.00 feet to the point of beginning, containing 3.00 acres more or less.

EXHIBIT "A"

(Real Estate)

Revised Elevations, October 5th 2015

SPRING MILL STREET - WEST ELEVATION

EAST ELEVATION

161TH STREET - NORTH ELEVATION

SOUTH ELEVATION

Elevations Approved July 21st, 2015

SPRING MILL STREET - WEST ELEVATION

EAST ELEVATION

161TH STREET - NORTH ELEVATION

SOUTH ELEVATION