CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_08_03_2015

Monday, August 03, 2015 at 07:00 PM

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

MEETING DATE: **Monday, August 03, 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 - July 20, 2015
Documents: July 20, 2015

Review APC Rules & Procedures

ITEMS OF BUSINESS

1507-DDP-10 [PUBLIC HEARING]
Crown Castle Monopole
4540 E. 146th Street
Crown Castle by Bingham Greenebaum Doll LLP requests Detailed Development Plan review for a replacement monopole wireless communication tower on approximately 0.11 acre +/-, located in the SF-3 District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Elevations | Exhibit 4: Detailed Development Plan | Exhibit 5: Project Narrative

1508-PUD-15 [PUBLIC HEARING]
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Amendment Ordinance | Exhibit 5: Character Exhibit | Exhibit 6: Overall Site Plan | Exhibit 7: Neighborhood Meeting Summary | Exhibit 8: Public Comments

1508-DDP-14 [PUBLIC HEARING]
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan | Exhibit 6: Overall Site Plan | Exhibit 7: Signage Plan | Exhibit 8: Proposed Lighting

1508-DDP-13 [PUBLIC HEARING]
DuraMark Technologies
North side of Southpark Drive, appx. 600 ft. east of Oak Ridge Road
EdgeRock Development by Keeler-Webb Associates requests Detailed Development Plan for a new 20,098 square-foot building on Lot 1A of the West Oak Subdivision, located in the West Oak PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: West Oak PUD Ordinance (Ord. 04-01) | Exhibit 5: Elevations | Exhibit 6: Landscape Plan | Exhibit 7: Detailed Development Plan

1508-PUD-16 [PUBLIC HEARING]
***CarDon PUD Amendmen*t**
Northeast corner of 146th Street and Ditch Road
Copper Trace by CarDon & Associates, Inc. requests modifications to development standards applicable to signage within the CarDon PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: PUD Amendment Ordinance | Exhibit 5: Signage Location Plan | Exhibit 6: Signage Elevations | Exhibit 7: For Reference Only-Elevations from other Communities

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:	1508-PUD-16
Subject Site Address:	Northeast corner of 146th Street and Ditch Road (1148/1250 W. 146th Street)
Petitioner:	CarDon & Associates, Inc.
Request:	A text amendment to modify the sign standards of the CarDon Senior Living Planned Unit Development (PUD) District.
Current Zoning:	PUD
Current Land Use:	Lot 1 - Senior living community, Lot 2 - Vacant
Approximate Acreage:	16 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Ordinance 15-25: PUD Amendment Ordinance 5. Signage Elevations 6. Signage Location Plan 7. For Reference Only: Elevations from other Communities
Staff Reviewer:	Andrew Murray

PETITION HISTORY

This petition was introduced at the July 13, 2015 City Council meeting. The proposal will receive a public hearing at the August 3, 2015 Advisory Plan Commission (the "APC") hearing.

PROCEDURAL

City Council: The CarDon Senior Living PUD District Ordinance No. 15-25 (the "PUD Amendment Ordinance") was introduced to the City Council at the July 13, 2015, meeting. The PUD Amendment Ordinance would amend the CarDon Senior Living PUD District Ordinance No. 14-07 (the "Original PUD Ordinance").

Public Hearing: Public hearings held by the APC are required for PUDs. The petition is scheduled to receive a public hearing at the August 3, 2015, APC meeting. Notice of the August 3, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

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

Location

The Petitioner is requesting an amendment to the Original PUD, approximately 16+/- acres located at the northeast corner of 146th Street and Ditch Road (the "Property") (see **Exhibit 2**). Lot 1 is improved with a comprehensive senior living facility and Lot 2 is undeveloped (see **Exhibit 3**).

Amendment Request

The proposed text amendment to the PUD Ordinance would modify the sign standards applicable to the Property (see Section 11 in **Exhibit 4**). The Petitioner is proposing signage that will help guide residents and visitors throughout the development. As written, the PUD Ordinance defaults to the sign standards stated in the Westfield-Washington Township Unified Development Ordinance (the "UDO"). The proposed modifications are as follows:

Interior Circulation Signs

The UDO permits Interior Circulation Signs with a total Sign Area not to exceed two (2) square feet and Sign Height not to exceed three (3) feet[1]. The Petitioner is proposing two different dimensioned signs, as depicted in **Exhibit 5**. The proposed signs depicted in **Exhibit 5** are labeled one (1) through ten (10), which correspond with the sign's proposed location on the Property (see **Exhibit 6**).

	UDO Standard Interior Circulation Signs	Primary Interior Circulation Signs (Signs #5 and #10)	Secondary Interior Circulation Signs (Signs #1, #2, #3, #4, #6, #7, #8, #9)
Sign Area	2 sq. ft.	8 sq. ft.	5 sq. ft.
Sign Height	3 feet	4 feet	3 feet

The proposed signs have been installed at other similar CarDon locations, including Plainfield and Bargarsville (see **Exhibit 7**).

[1] *Article 6.17, H(3) Sign Standards; Interior Circulation Signs* of the UDO

Monument Signs

The Petitioner desires to construct Monument Signs at both the Ditch Road and 146th Street entrances to the Property. The UDO permits Monument Signs at each public Street Frontage per Lot[2]. A Monument Sign along Ditch Road would not be permitted today under the UDO because Lot 1 does not have public Street Frontage along Ditch Road. The proposed amendment would allow for a Monument Sign for lots 1 and 2 along Ditch Road. The Monument Signs will otherwise comply with the UDO in terms of Sign Area, Sign Height and Sign Width.

DEPARTMENT COMMENTS

Action:

1. Hold a public hearing at the August 3, 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 Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.

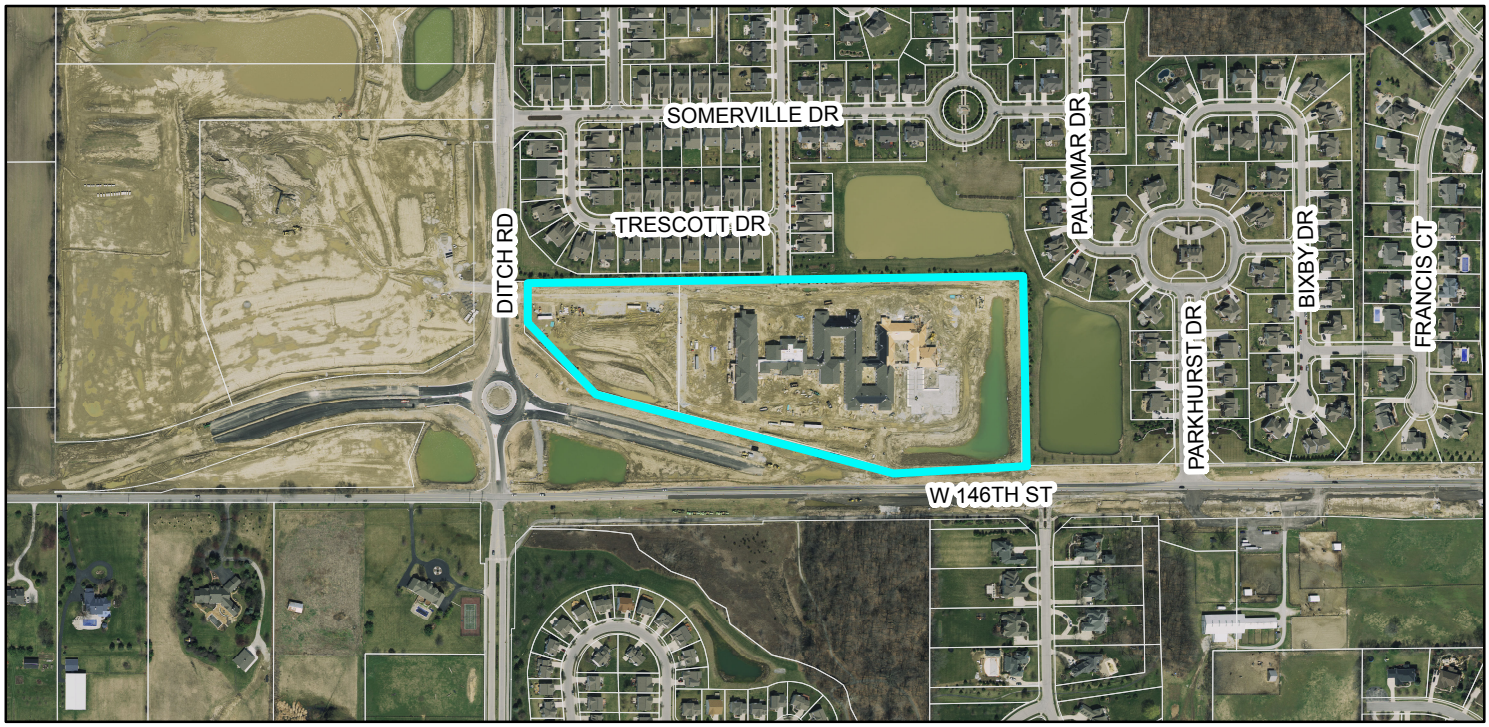
[2] Ar*ticle 6.17, H (2) Sign Standards; Monument Signs* of the UDO

Location Map
CarDon Senior Living PUD
1508-PUD-16

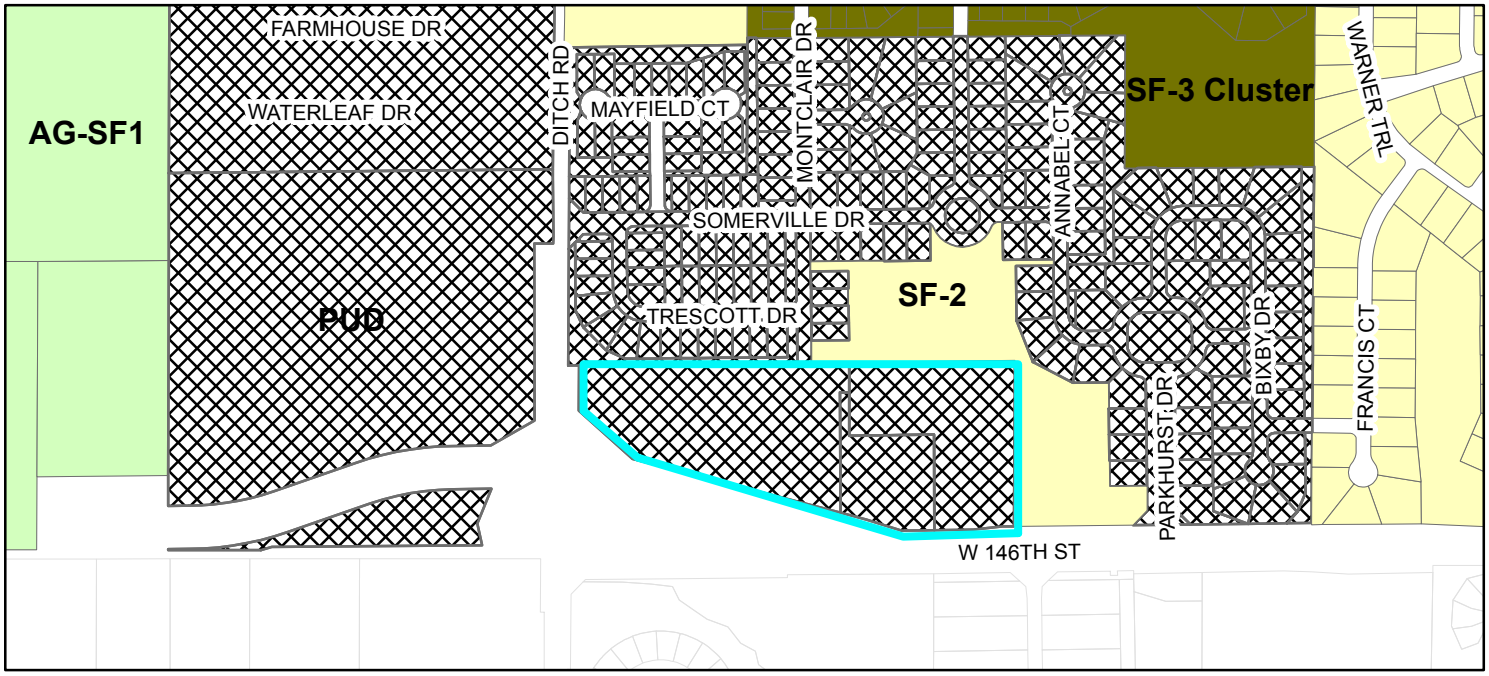
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

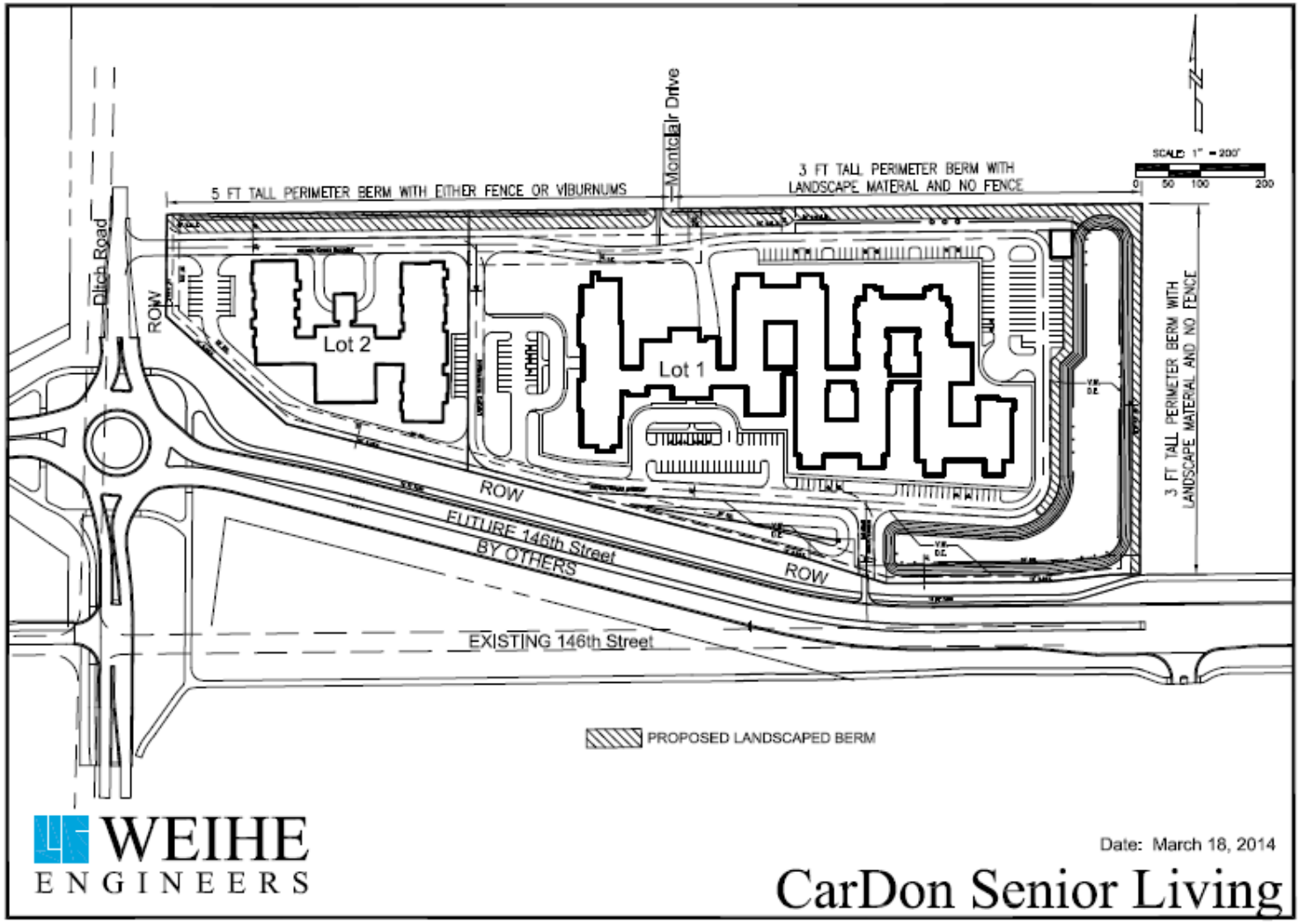


Zoning

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

Exhibit B

CONCEPTUAL PLAN



ORDINANCE NUMBER 15-25

CarDon Senior Living PUD

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is a planned unit development ordinance (to be known as the "**CARDON SENIOR LIVING PUD DISTRICT**") to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1508-PUD-16**), requesting an amendment to the Zoning 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. 1508-PUD-16** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ (**favorable or unfavorable?)** recommendation in accordance with Indiana Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____ ___, 2015;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and Ind. Code § 36-7-4-1512 concerning any action on this request;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

Table of Contents **Page**

Section 1. Applicability of Ordinance 3

Section 2. District Intent 3

Section 3. Definitions 3

Section 4. District Areas 5

Section 5. Conceptual Plan 5

Section 6. Underlying Zoning District 5

Section 7. Permitted Uses 5

Section 8. General Regulations – Development Standards 6

Section 9. Off-Street Parking and Loading 7

Section 10. Landscaping and Screening 7

Section 11. Sign Standards 7

Section 12. Lighting Standards 8

Section 13. Pedestrian Amenities 8

Section 14. Architectural Design Standards 8

SCHEDULE OF EXHIBITS 12

Exhibit A Real Estate (Legal Description)

Exhibit B Conceptual Plan

Exhibit C Character Exhibits (Architectural Intent)

Exhibit D Berm and Fence Exhibit

Exhibit E Signs Exhibits

Section 1. **Applicability of Ordinance.**

1.1 The Zoning Ordinance is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**CarDon Senior Living PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this CarDon Senior Living PUD Ordinance (the "Ordinance") and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.

1.3 This Ordinance shall be in full force and effect in accordance with Indiana law, upon publication and the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

1.4 All provisions and representations of the Zoning 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.

1.5 If any portion of this Ordinance is later deemed invalid or inoperative, the entire Ordinance shall be invalid.

Section 2. **District Intent.** Located at the northeast corner of 146th Street and Ditch Road, approximately 13 acres of the overall 16 acres will provide for a senior living community which will include skilled nursing care (short term rehabilitation and long term), memory care, and assisted living. An approximately 3 acres portion of the overall site, nearest Ditch Road, will be reserved as a later phase of development for either independent living senior apartments or light commercial. As the Real Estate is located adjacent to an established single-family residential development to the north and east, significant care will be given to ensure an appropriate buffer along these common property boundaries. Additionally, development of the Real Estate will be required to comply with architectural standards, including quality building materials and design criteria.

Section 3. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

3.1 Character Exhibits: The illustrative exhibits attached hereto and incorporated by reference as **Exhibit C**. The exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Economic and Community

Development (the "Department") shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

3.2 Comprehensive Senior Living Community: A place for senior living consisting of facilities and services associated with an assisted living, skilled nursing care, and memory care use, which may include, but not limited to, meal service, large kitchen, dining rooms, housekeeping, personal and medication assistance, transportation services, theater, beauty shop, activity rooms, occupational and speech therapy, and a therapy gym.

3.3 Conceptual Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**.

3.4 Façade, Front: The front façade of a building shall include any building façade directly facing either 146th Street or Ditch Road, or a roundabout at that intersection. Additionally, the westernmost building face on Lot 1 oriented west toward Ditch Road, which is proposed for an assisted living building, shall also be deemed a front facade.

3.5 Façade, Side: All other building facades not defined as a front façade shall be defined as a side facade.

3.6 Lot 1: The majority of the Real Estate (approximately 13 acres) as represented on the Conceptual Plan.

3.7 Lot 2: A smaller portion of the Real Estate (approximately 3 acres) adjacent to Ditch Road as represented on the Conceptual Plan.

3.8 Masonry: Including brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass.

3.9 Senior Living Amenities: Facilities and services associated with an assisted living, skilled nursing care, and memory care use, which may include, but not limited to, meal service, large kitchen, dining rooms, housekeeping, personal and medication assistance, transportation services, theater, beauty shop, activity rooms, occupational and speech therapy, and a therapy gym.

3.10 Underlying Zoning District: The zoning district of the Zoning Ordinance that shall govern the development standards of the District and its two Lots.

Section 4. **District Areas.** The District is hereby divided into two Lots as set forth and illustrated on the Conceptual Plan. Development of each District Lot shall be regulated as set forth in this Ordinance.

4.1 Lot 1: Lot 1 is intended for a senior living community, which may include skilled nursing care, (short term rehabilitation and long term), memory care, and assisted living.

4.2 Lot 2: Lot 2 is intended for senior independent living apartments as a first option, with light commercial as a secondary option if the market is not present for a senior independent living apartment development.

Section 5. **Conceptual Plan.** The Conceptual Plan provides a general vision for the development of the District which illustrates one possible layout of internal drives, parking areas, green spaces, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. However, senior living related uses shall substantially comply with the Conceptual Plan.

Section 6. **Underlying Zoning District.** Except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance, the development standards of the GB (General Business) District shall apply.

Section 7. **Permitted Uses.** The uses permitted in each District Lot shall be as set forth below.

7.1 The District is within the 146th Street Economic Development Area ("Area"). In recognition of the District's location within the Area, the use of land that results in the District being exempt from payment of all or part of the real property taxes ("Tax Exempt Uses"), including any future change in this District's status to a Tax Exempt (nonprofit) Use are permitted only by Special Exception. In addition to the decision criteria of the Board of Zoning Appeals Rules of Procedure for a Special Exception, the following additional criteria shall be considered prior to approval: (i) whether the Special Exception will be injurious to the City of Westfield's fiscal goals for the Area as stated by the Westfield City Council and Westfield Redevelopment Commission; and (ii) whether the change in tax status to a Tax Exempt Use is at the District owner's election for its own benefit or as a result of federal or state laws adversely affecting the ability of the District's facility to remain functionally and economically viable.

7.2 Lot 1: Comprehensive Senior Living Community and associated uses (such as Senior Living Amenities) contained therein and related thereto, which may include senior independent and assisted living and skilled nursing care, associated with short term rehabilitation and long term care, and memory care.

7.3 Lot 2: Senior independent living apartments or, alternatively, light commercial use(s). Permitted light commercial uses in this area are doctor offices, dentist offices, chiropractic office, other medical offices, optometrist, general offices, elder care services, financial service offices, bank or credit union.

Section 8. **General Regulations – Development Standards.** The regulations of the Underlying Zoning District shall apply to the development of the District, except as otherwise set forth below.

8.1 Lot 1:

8.1(a) Minimum building setback along east property line: thirty (30) feet.
8.1(b) Minimum building setback from 146th Street right-of-way: thirty (30) feet.
8.1(c) Minimum building setback from north property line: sixty (60 feet.
8.1(d) Maximum building height: two (2) stories (taller architectural features such as atriums or other elements which do not include floor area are permitted as depicted on the Character Exhibits in Exhibit C).

8.2 Lot 2:

8.2(a) Minimum building setback from new Ditch Road right-of-way: twenty (20) feet.
8.2(b) Minimum building setback from new 146th Street right-of-way: twenty (20) feet.
8.2(c) Maximum building height: three (3) stories (taller architectural features such as atriums or other elements which do not include floor area are permitted as depicted on the Character Exhibits in Exhibit C).
8.2(d) Maximum number of dwelling units: ninety (90)

8.3 Drive-thru Facilities. Drive-thru facilities shall not be permitted between the building(s) and the right-of-way line of Ditch Road or 146th Street.

Section 9. **Off-Street Parking and Loading.** The parking and loading standards of the Zoning Ordinance shall apply, except as provided below:

9.1 Parking spaces may be nine (9) feet by eighteen (18) feet in size.

9.2 The parking areas for Lot 1 and Lot 2 may be integrated. The Comprehensive Senior Living Community shall provide a minimum of one-hundred forty (140) parking spaces. The senior independent living apartments shall provide a minimum of thirty (30) parking spaces on Lot 2, for an overall total of one-hundred seventy (170) parking spaces within the District.

9.3 Loading. Loading doors shall be located a minimum of seventy-five (75) feet from the north property line. Loading shall be limited to 8:00 AM to 6:00 PM.

Section 10. **Landscaping and Screening.** The District's landscaping and screening shall comply with the Zoning Ordinance, except as otherwise provided below.

10.1 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; and (iii) conflicts between construction scheduling (e.g. completion of infrastructure both on-site and by Hamilton County Highway Department) and proper planting conditions.

10.2 Buffer Yards. Buffer yards shall not be required between Lot 1 and Lot 2. A portion of the required buffer yard and road frontage landscaping along the 146th Street and Ditch Road frontages may be installed elsewhere on the property subject to approval by the Director of the Department of Economic and Community Development.

10.2(a) Minimum buffer yard from the north property line: forty (40) feet
10.2(b) Minimum buffer yard from the east property line: thirty (30) feet
10.2(c) Minimum buffer yard from the 146th Street right-of-way: ten (10) feet
10.2(d) Minimum buffer yard from the Ditch Road right-of-way: ten (10) feet
10.2(e) A combination of landscaping and mounding shall be provided within the forty (40) and thirty (30) foot wide buffer yards along the north and east property lines, respectively. Mounding west of Montclair Drive will be five (5) feet tall. Mounding east of Montclair Drive will be three (3) feet tall.
10.2(f) Along and adjacent to the north property line, a berm and six (6) foot tall wood privacy fence shall be constructed and integrated with the existing berm and fence of the Centennial neighborhood in accordance with **Exhibit B** and **Exhibit D**.
10.2(g) The fence atop the mound west of Montclair Drive may be substituted with Viburnum plantings at a spacing, size and location subject to approval by the Director.

Section 11. **Sign Standards.** The District's signs shall comply with the Zoning Ordinance, except as provided below:

11.1 Prohibited Signs. Wall signs shall not be located facing north above the first story of the building(s). Wall signs facing north shall not be illuminated.

11.2 Interior Circulation Signs. Interior Circulation Signs for the use of Lot 1 shall comply with **Exhibit E**, in terms of height, area and location.

11.3 Monument Signs. The District shall be permitted one (1) Monument Sign along Ditch Road and one (1) Monument Sign along 146th Street. Sign

Area, Sign Height and Sign Width shall be in compliance with *Article 6.17 (H).*

Section 12. **Lighting Standards.** The District's lighting shall comply with the Zoning Ordinance with the following exception:

12.1 Lighting Structures. Lighting structures, such as poles and bollards, within the parking and pedestrian areas shall not exceed twenty (20) feet in height.

Section 13. **Pedestrian Amenities.** Sidewalks or pathways shall be provided within the development to provide a pedestrian amenity generally as depicted on the Conceptual Plan, with connections to the 146th Street and Ditch Road sidewalks and pathways subject to approval of the Hamilton County Highway Department.

Section 14. **Architectural Design Standards.** The procedures and regulations of Development Plan Review applicable to the Underlying Zoning District shall apply to all primary buildings within the District, except as provided below:

14.1 Building Materials. At least 60% of the Front Façades and 50% of the Side Facades (excluding windows, display windows, doors and roofs) shall be covered by Masonry materials. All remaining portions of the facades shall be covered by fiber cement siding. EIFS may be used on the face of canopies above building entrances. Garage facades shall be covered with Masonry or fiber cement siding (excluding windows, doors and roofs).

14.2 Prohibited Materials. Aluminum and vinyl siding shall be prohibited. Metal roofs shall be prohibited.

14.3 Character Exhibits. Character illustrations indicating conceptually the intended architecture, quality and appearance of the buildings are provided in the Character Exhibits, attached hereto as **Exhibit C**. Buildings within Lot 1 and Lot 2 shall be constructed and maintained in substantial compliance with these Character Exhibits.

14.4 Lot 2 - Building(s) Orientation. Dwelling unit windows for building(s) on Lot 2 shall not face north.

14.5 Dumpsters.

14.5(a) Garbage containers, trash receptacles, trash compactors, recycling areas and other similar facilities shall be completely and permanently screened from view of public rights-of-way and adjoining properties.

14.5(b) Screening methods shall include a solid wall or fence enclosure of a material that matches or compliments the structure to which it is associated.

14.5(c) Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

14.6 Mechanical Equipment. Mechanical equipment for buildings shall be completely and permanently screened from view of public rights-of-way and adjoining residential properties.

14.7 Accessory Structures. Accessory structures shall be architecturally compatible with the primary building(s) with which they are associated.

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
City of Westfield, Indiana

I hereby certify that **ORDINANCE 15-___** was delivered to the Mayor of Westfield on the ____ day of _____, 2015, at _____ __m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-___

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-___

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

Prepared by: Matthew M. Price, attorney, Bingham Greenebaum Doll LLP, 10 W. Market St., Suite 2700, Indianapolis, IN 46204 (317) 686-5225.

14938825_20

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Conceptual Plan
Exhibit C	Character Exhibits (Architectural Intent)
Exhibit D	Berm and Fence Exhibit
Exhibit E	Signs Exhibits

Exhibit A
LAND DESCRIPTION

A part of the Southwest Quarter of Section 15, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Quarter of said Quarter Section, thence North 00 degrees 11 minutes 49 seconds West (assumed bearing based upon a survey by Schneider Corporation, Job Number 7498.001 dated April 23, 2009) along the West line thereof 657.00 feet; thence North 88 degrees 50 minutes 00 seconds East parallel with the South line of said Quarter 1,591.00 feet; thence South 00 degrees 11 minutes 49 seconds East parallel with the West line of said Quarter Section 657.00 feet to the South line of said Quarter Section; thence South 88 degrees 50 minutes 00 seconds West along said South line a distance of 1,591.00 feet to the Beginning Point containing 23.99 acres, more or less.

Excepting therefrom, that part taken by warranty deed for right-of-way purposes by the Board of Commissioners of Hamilton County, Indiana, recorded October 11, 2013 as Instrument No. 2013063417, containing 7.91 acres, more or less.

Acreage after exception, 16.08 acres, more or less.

Exhibit B

CONCEPTUAL PLAN

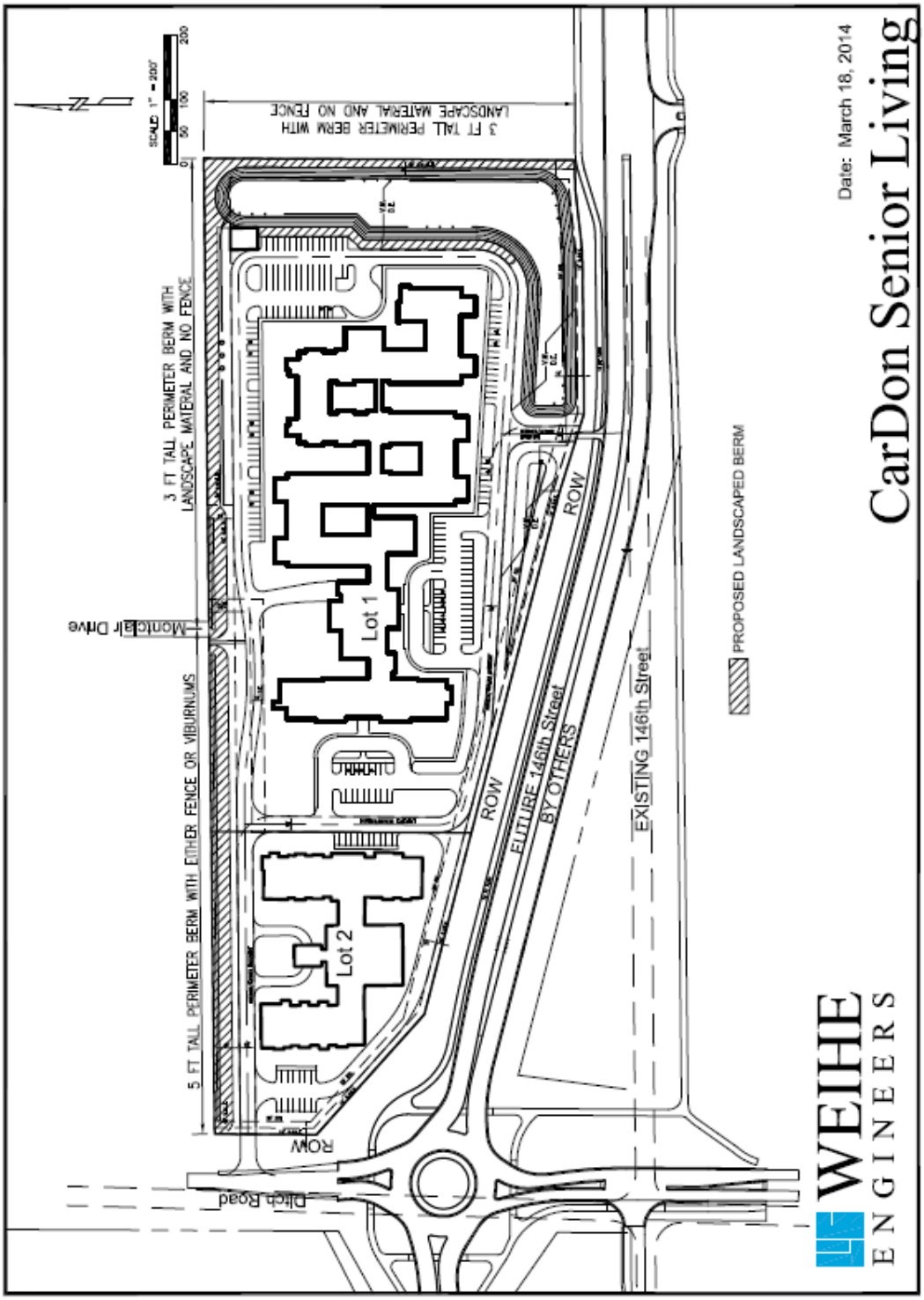


Exhibit C

CHARACTER EXHIBITS (ARCHITECTURAL INTENT)

HOCH ASSOCIATES

CARDON & ASSOCIATES INC

inspired living and compassionate care

14938825_20

Exhibit D

BERM AND FENCE EXHIBIT

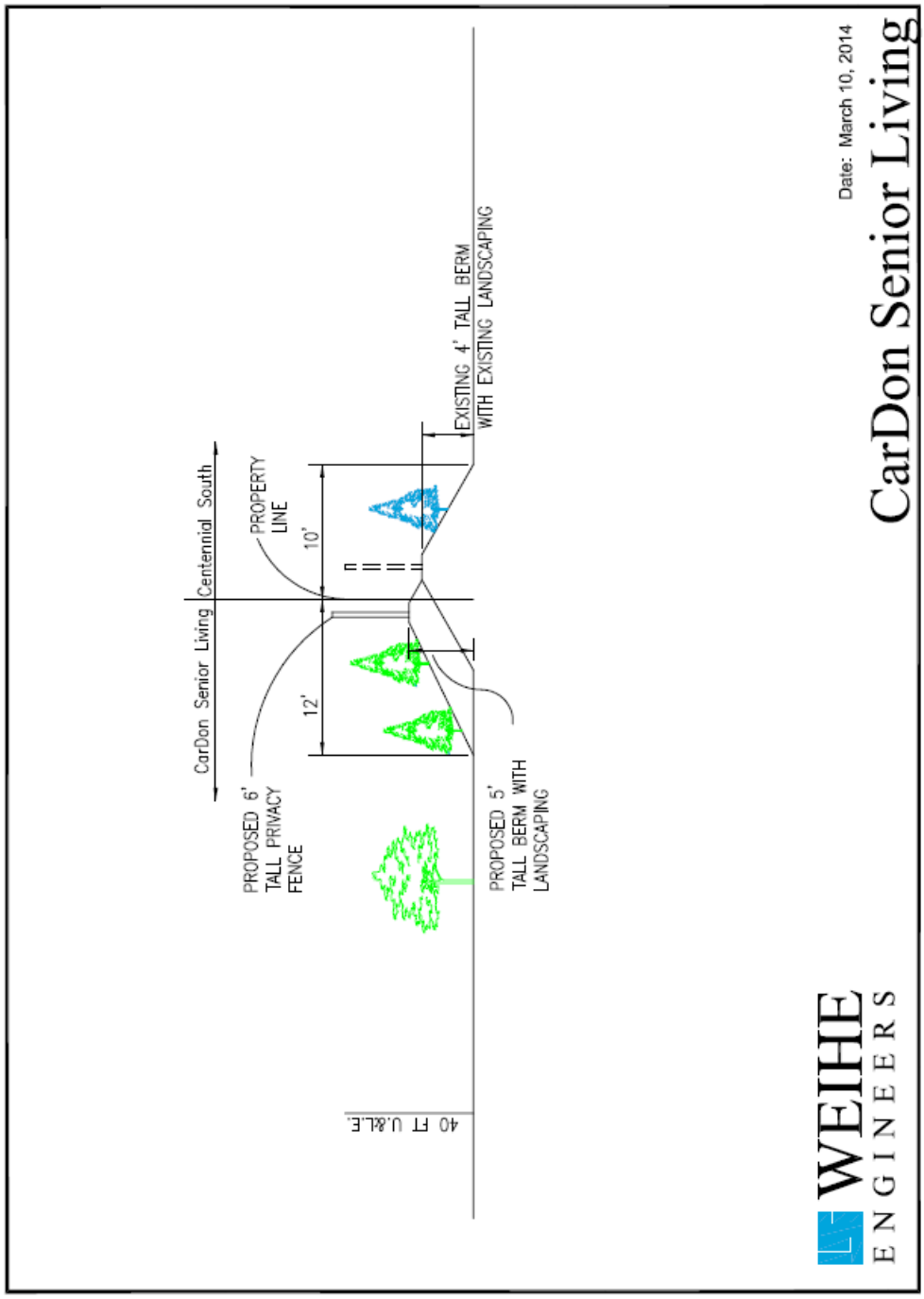
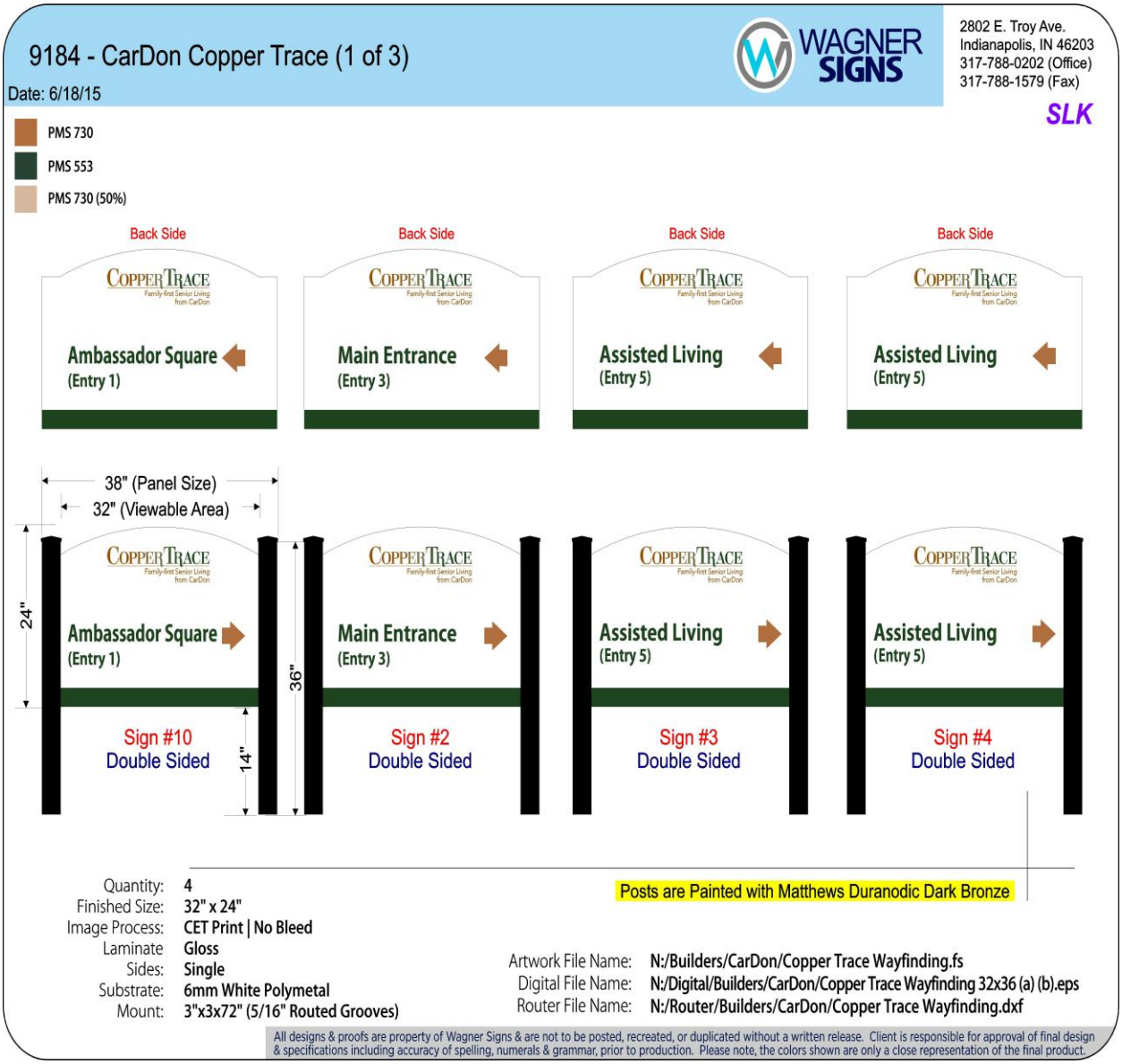


Exhibit E

SIGNS EXHIBITS

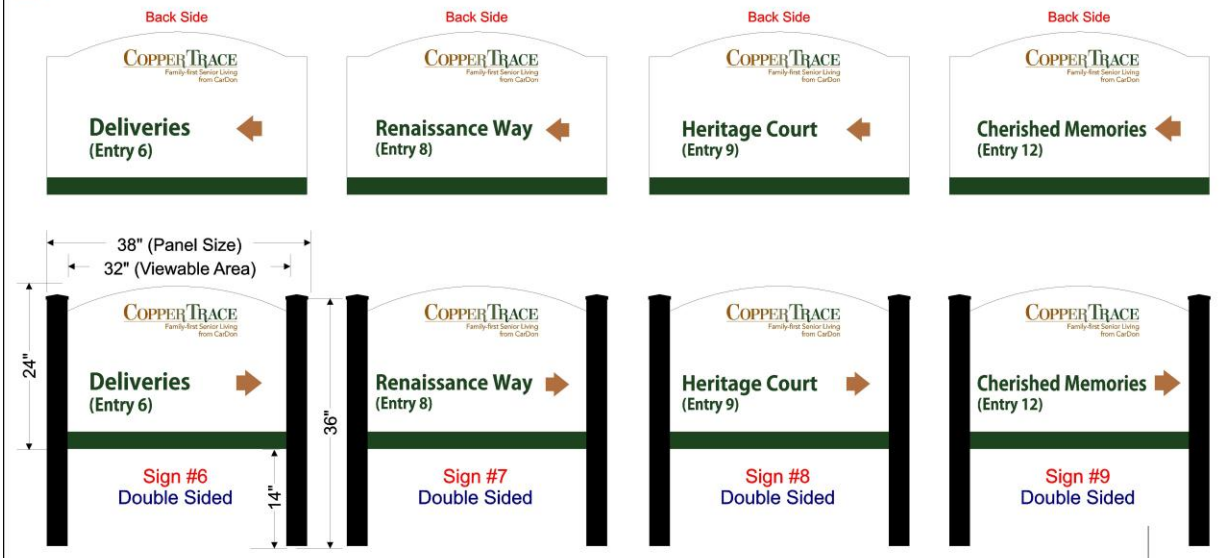


9184 - CarDon Copper Trace (2 of 3)

Date: 6/18/15

WAGNER SIGNS
2802 E. Troy Ave.
Indianapolis, IN 46203
317-788-0202 (Office)
317-788-1579 (Fax)
SLK

PMS 730
PMS 553
PMS 730 (50%)



Posts are Painted with Matthews Duranodic Dark Bronze

Quantity:	4
Finished Size:	32" x 24"
Image Process:	CET Print | No Bleed
Laminate	Gloss
Sides:	Single
Substrate:	6mm White Polymetal
Mount:	3"x3x72" (5/16" Routed Grooves)

Artwork File Name:	N:/Builders/CarDon/Copper Trace Wayfinding.fs
Digital File Name:	N:/Digital/Builders/CarDon/Copper Trace Wayfinding 32x36 (a) (b).eps
Router File Name:	N:/Router/Builders/CarDon/Copper Trace Wayfinding.dxf

All designs & proofs are property of Wagner Signs & are not to be posted, recreated, or duplicated without a written release. Client is responsible for approval of final design & specifications including accuracy of spelling, numerals & grammar, prior to production. Please note, the colors shown are only a close representation of the final product.

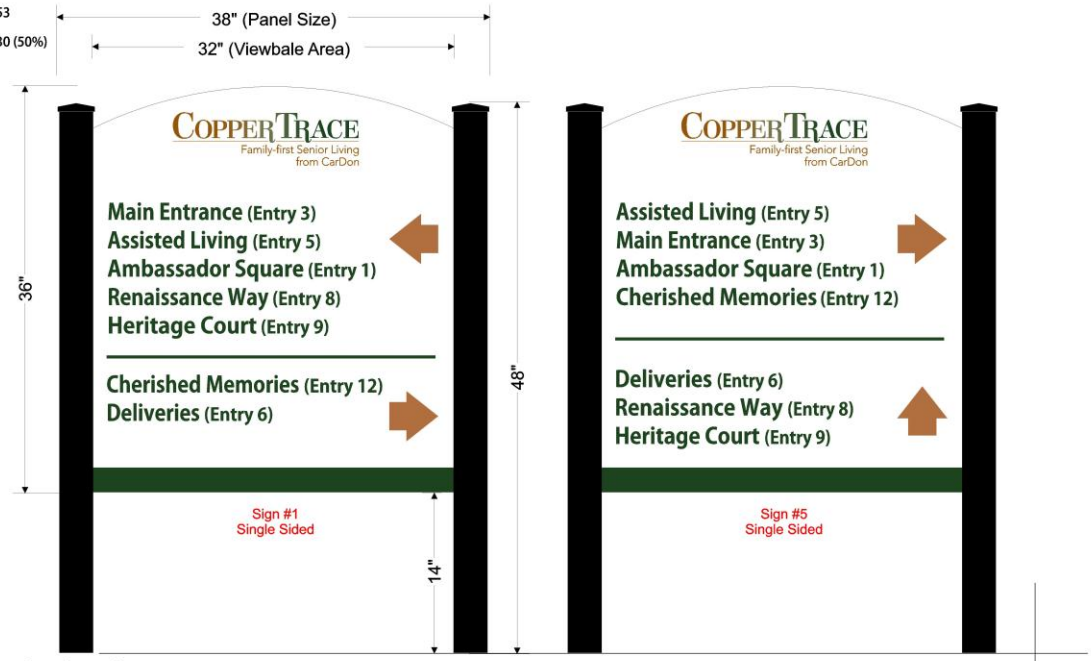
9184 - CarDon Copper Trace (3 of 3)

Date: 6/18/15

WAGNER SIGNS
2802 E. Troy Ave.
Indianapolis, IN 46203
317-788-0202 (Office)
317-788-1579 (Fax)

SLK

PMS 730
PMS 553
PMS 730 (50%)



Posts are Painted with Matthews Duranodic Dark Bronze

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Laminate	Gloss
Sides:	Single
Substrate:	6mm White Polymetal
Mount:	3"x3"x81" Posts (5/16" Routed Grooves)

Artwork File Name:	N:/Builders/CarDon/Copper Trace Wayfinding.fs
Digital File Name:	N:/Digital/Builders/CarDon/Copper Trace Wayfinding 32x36 (a) (b).eps
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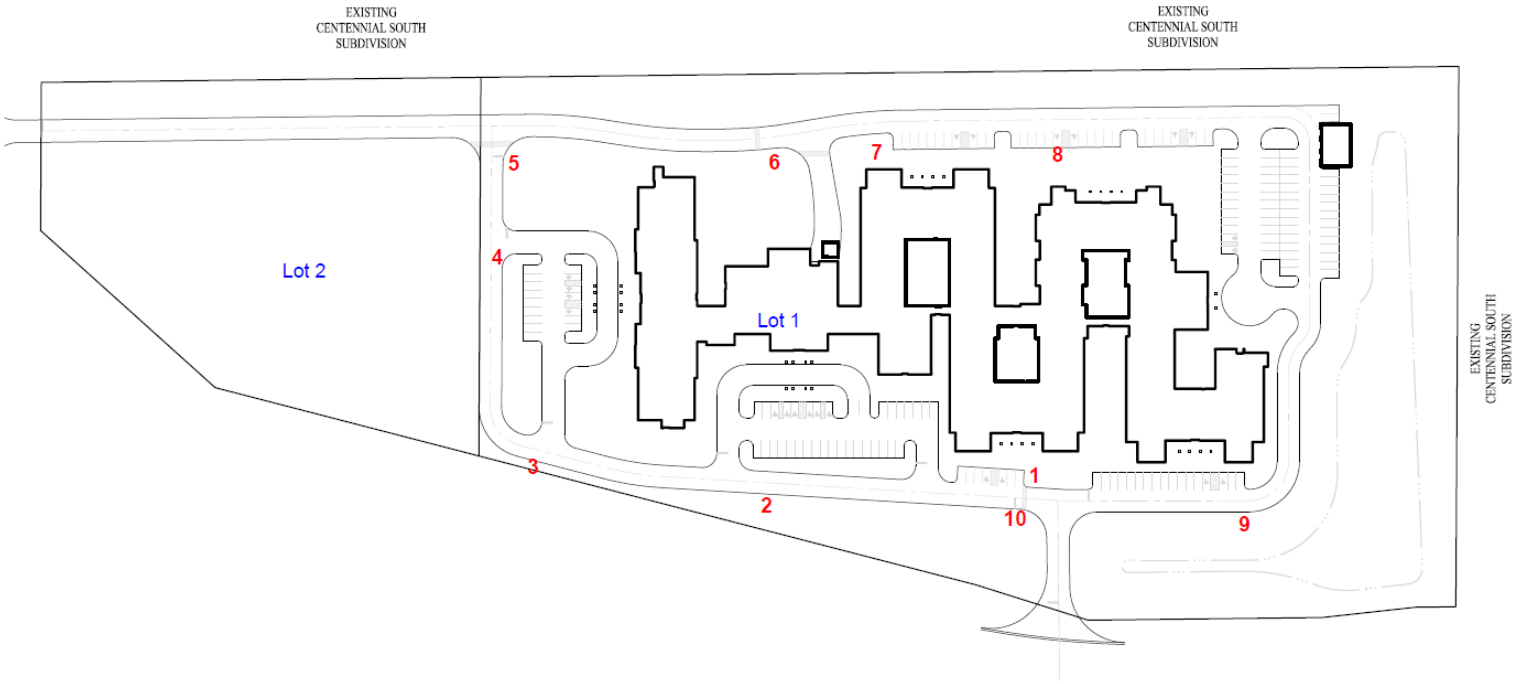
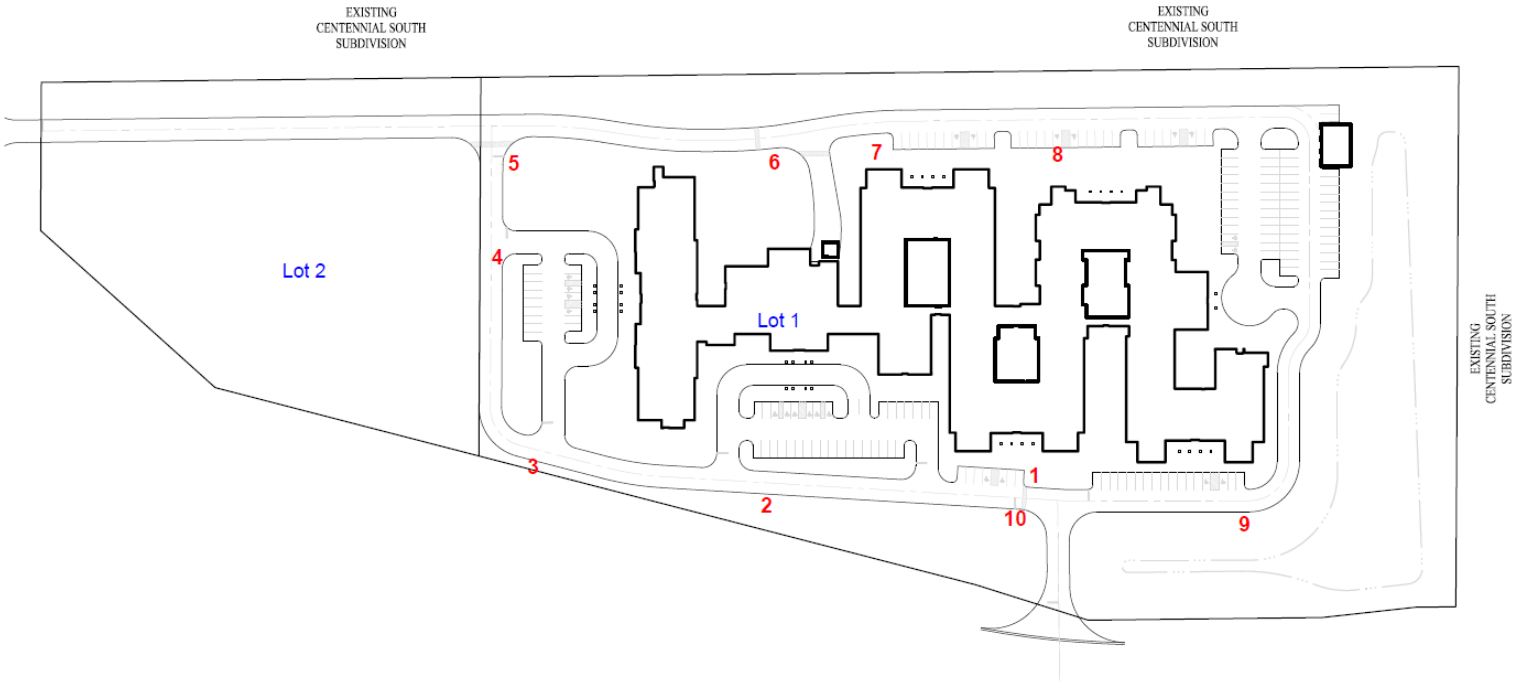
SIGN LOCATIONS
1-10



14938825_20

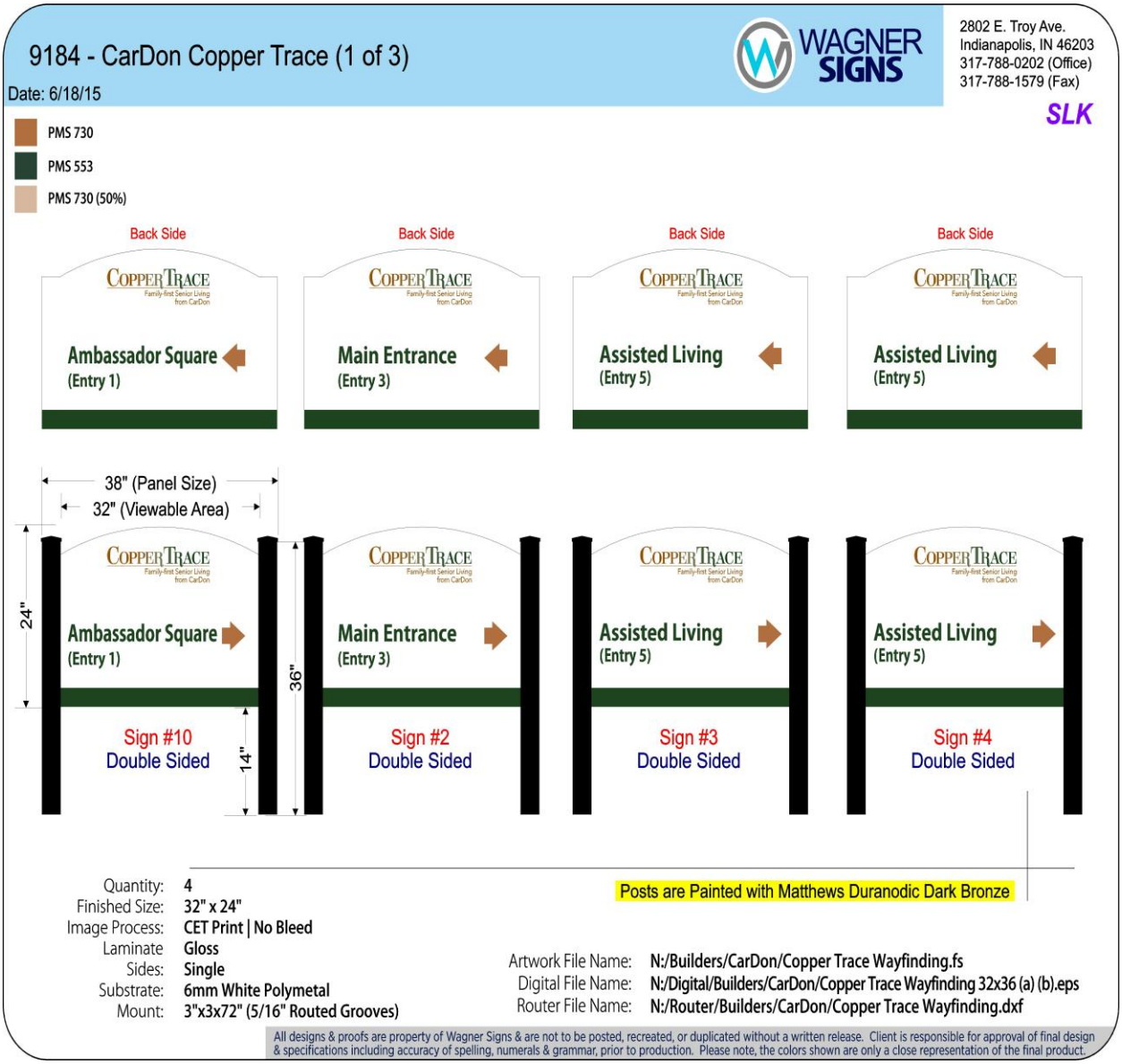
SIGN LOCATIONS
1-10



14938825_20

Exhibit E

SIGNS EXHIBITS

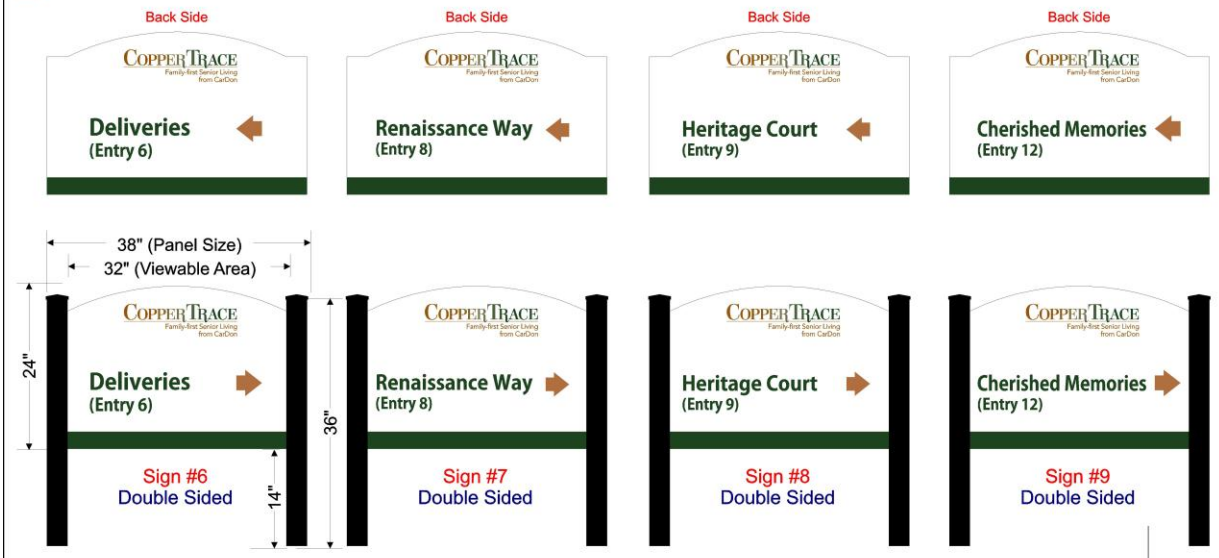


9184 - CarDon Copper Trace (2 of 3)

Date: 6/18/15

WAGNER SIGNS
2802 E. Troy Ave.
Indianapolis, IN 46203
317-788-0202 (Office)
317-788-1579 (Fax)
SLK

PMS 730
PMS 553
PMS 730 (50%)



Posts are Painted with Matthews Duranodic Dark Bronze

Quantity:	4
Finished Size:	32" x 24"
Image Process:	CET Print | No Bleed
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9184 - CarDon Copper Trace (3 of 3)

Date: 6/18/15

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SLK

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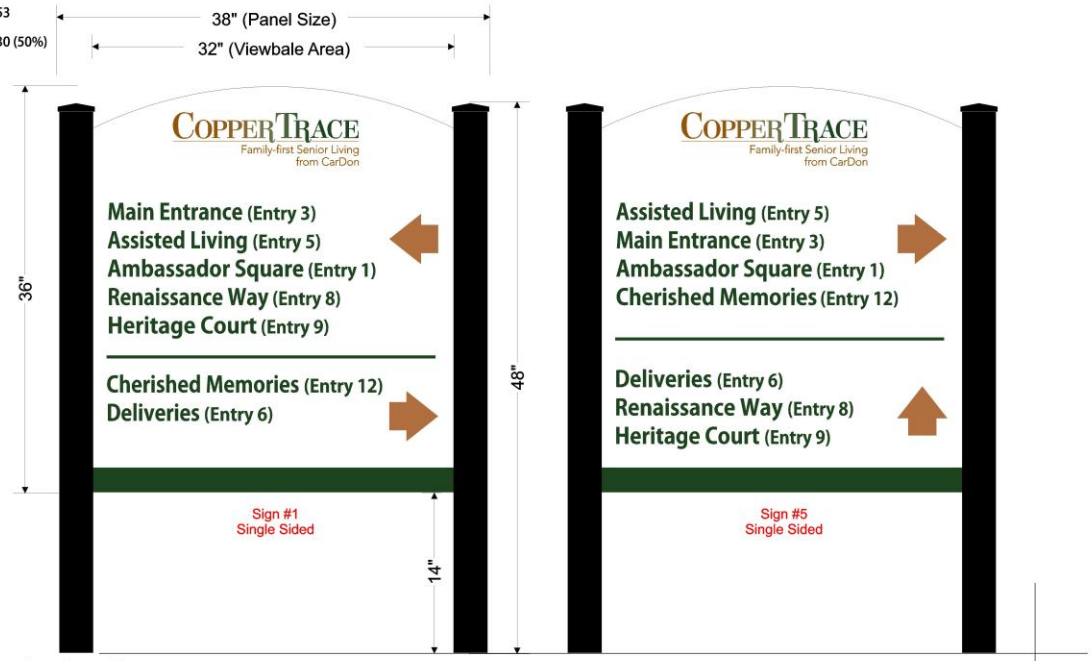

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CUMBERLAND Trace
Assisted Living (Entry 1N)
Main Entrance (Entry 3E)
Ambassador Square (Entry 5E)
Cherished Memories (Entry 6E)
Deliveries (Entry 11W)
Renaissance Way (Entry 10W)
Heritage Court (Entry 9W)

a&e factory service
800-905-9505
repair services and parts for all major brands
appliances
lawn & garden equipment
electronics
800-905-9505
aefactoryservice.com
CUMBERLAND Trace
Assisted Living
(Entry 1N)
Main Entrance
(Entry 3E)

CUMBERLAND
Trace
Deliveries
(Entry 11W)

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 20, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

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

City Staff Present: Jesse Pohlman, Senior Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: July 6, 2015, APC Meeting Minutes

Motion: To approve the July 6, 2015, minutes.

Motion: Schmitz; Second: Horkay; Vote: Approved 7-0.

Pohlman reviewed the meeting rules and procedures.

Case No.: **1507-ODP-18 &1507-SPP-18**
Description: Lantern Park PUD
NE corner of 161st Street and Union Street
Site Solutions Property Group, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval of 59 single family lots on 40.95 acres +/-, located in the Lantern Park PUD.

Howard presented an overview of changes to the Overall Development Plan, Primary Plat and associated subdivision control waivers since the public hearing.

Hoover asked for an explanation of the waivers.

Chris White, petitioner, responded and noted coordination with the Public Works Department regarding the requested waivers.

Motion: To approve the requested Subdivision Control Waivers for 1507-ODP-18 &1507-SPP-18 to: (i) reduce the driveway separation requirement to fifty feet, as measured from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline); (ii) reduce entrance acceleration lane length; and (iii) reduce the street right-of-way to the fifty-three foot wide cross section; with the following findings:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/building orientation/building, building materials, and landscaping which will enhance the use or value of area properties.

2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Motion: Maue: Second: Schmitz: Vote: 7-0.

Motion: To approve Petition 1507-ODP-18 &1507-SPP-18 with the condition that 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: Schmitz: Vote: 7-0.

Case No.: **1507-ODP-17 & 1507-SPP-17**
Description: Spring Mill Station SE Corner
Southeast corner of Springmill Road and 161st Street
Cooperstown Partners, LLC by Faegre Baker Daniels requests Overall Development Plan and Primary Plat review of approximately 7.65 acres +/-, located in the Spring Mill Station SEC PUD District.

Howard presented an overview of changes to the Overall Development Plan, Primary Plat and associated subdivision control waiver since the public hearing.

Hoover inquired why the waiver for internal sidewalks was being requested.

Murray Clark, Faegre Baker Daniels, LLP, explained the PUD Ordinance already required substantial pedestrian connectivity and that the sidewalks were not necessary as a result because other areas will otherwise have sidewalks or a path for the pedestrian connectivity.

Motion: To approve the requested Subdivision Control waiver to eliminate the requirement to provide sidewalks on both sides of internal private streets; with the following findings:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/building orientation/building, building materials, and landscaping which will enhance the use or value of area properties.
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
3. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
4. The proposed development is consistent with and compatible with other development located in the area.
5. The proposed development is consistent with the intent and purpose of the Comprehensive

Plan.

Motion: Horkay: Second: Day: Vote: 7-0.

Motion: To approve Petition 1507-ODP-17 & 1507-SPP-17 with the conditions that all necessary approvals be obtained from The Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue: Second: Horkay: Vote: 7-0.

Case No. 1507-DDP-11
Description: CVS Pharmacy
Southeast corner of 161st Street and Springmill Road
TMC Indiana 2, LLC by American Structure point, Inc. request Detailed Development Plan review for a new 12,900 square foot pharmacy on approximately 1.32 acres +/, located in the Spring Mill Station SEC PUD District.

Hoover noted at the public hearing a concern was expressed about the south elevation and requested an explanation on any changes that were made.

Jarrod Wilkerson, American Structurepoint, Inc., responded that an additional tree was incorporated along the south elevation near the utility cabinet.

Schmitz asked about the dumpster enclosure and if they were compliant with the applicable ordinances.

Howard responded yes, and that there is a proposed door directly from the building into the enclosure.

Motion: To approve Petition 1507-DDP-11 with the condition that 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 7-0

Case No. 1507-SPP-16
Description: The Junction
Northeast corner of SR 32 and US 31
Westfield-Washington School and Riverview Hospital by City of Westfield requests Primary Plat review of 4 lots on approximately 16.3 acres +/-, located in the Junction PUD and SF3 Districts.

Pohlman presented an overview of the petition and noted the plat complies as presented.

Motion: To approve Petition 1507-SPP-16.

Motion: Graham: Second: Maue: Vote: 7-0

Case No.: **1507-PUD-13 [PUBLIC HEARING]**
Description: Andover PUD District Amendment
Langston Residential Development LLC requests an amendment to the Andover PUD Ordinance for modifications to the setback standards applicable to single-family lots within the Andover PUD District.

Pohlman presented an overview of the proposed ordinance, as detailed in the staff report, including the revision to the minimum roof pitch standard as commented on at the Council introduction.

Public Hearing opened at 7:32 p.m.

No public comments.

Public Hearing closed at 7:33 p.m.

Motion: Forward Petition 1507-PUD-13 to the City Council with a favorable recommendation.

Motion: Horkay: Second: Day: Vote: 7-0

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

No reports or comments

APC MEMBERS
No report

CITY COUNCIL LIAISON
Report provided by Hoover.

BZA LIAISON
Report provided by Schmitz.

ECD STAFF
No report

ADJOURNMENT (7:38 pm)

Motion: Horkay: Second: Spraetz: Vote: 7-0

_____
President, Randell Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

Docket Number:	1508-PUD-15 (Ordinance No. 15-24)
Petitioner:	Paula Gartner, EMH&T on behalf of Kroger Limited Partnership
Request:	An amendment to add an additional 0.529 acres+/- to the Spring Mill Station NE Quadrant PUD. The amendment includes adding Curbside Pickup as a permitted use, adding associated development standards, and modifying the sign standards.
Current Zoning:	Andover North PUD District (Ordinance 06-12)
Current Land Use:	Residential / Agricultural
Zoning History:	1405-PUD-06, Rezoning to Spring Mill Station NE Quadrant PUD 1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan 1410-DP-31 & 1410-SIT-14, Grocery Store Expansion Development Plan 1508-DDP-14, Curbside Pickup Detailed Development Plan (Pending)
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Amendment Ordinance 5. Character Exhibit 6. Overall Site Plan 7. Neighborhood Meeting Summary
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the July 2, 2015, City Council meeting. The petition will receive a public hearing at the August 3, 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 August 3, 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 Spring Mill Station NE Quadrant PUD (the "PUD Ordinance"), which is located at the northeast corner of 161st Street and Springmill Road (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to incorporate additional land, as well as modify the permitted uses, development standards, and sign standards, as further described below.

1. Changes to the Real Estate: The proposed amendment incorporates an additional 0.529 acres+/- directly north of the current store into the PUD District as "Area A.4"(see **Exhibit 2**).
2. Definitions: The proposed amendment defines Curb Side Pickup Station, to read "Dedicated parking spaces with covering canopy, appurtenances and wayfinding/identification signage where merchandise is picked up."
3. Permitted Uses: The proposed amendment permits a Curb Side Pickup Station in Area A.4.
4. Setbacks: The PUD Ordinance currently requires side and rear setbacks in Area A.1 to be sixty (60) feet when abutting a residential district. The proposed amendment reduces the setback to forty (40) feet along the north property line. Additionally, the proposed amendment requires that the separation between the Curb Side Pickup Station and the existing grocery store be at least thirty (30) feet.
5. Parking: The PUD Ordinance currently defaults to the Zoning Ordinance (UDO). The proposed amendment eliminates the requirement for stacking spaces and a by-pass lane for Area A.4."
6. Landscaping and Screening: The PUD Ordinance currently defaults to the Zoning Ordinance (UDO). The proposed amendment incorporates a landscaping exhibit for Area A.1 specific to the proposed use, and requires that the landscaping be in substantial compliance with the exhibit. The UDO standards would no longer apply to this area of the PUD.
7. Sign Standards: The PUD Ordinance currently defaults to the Zoning Ordinance (UDO). The proposed amendment allows one hundred (100) square feet of signage for the Curb Side Pickup Station, in addition to the signage otherwise permitted in the District.
8. Architectural and Streetscape Design Standards: The proposed amendment incorporates Character Exhibits for the Curb Side Pickup Station. The UDO Architectural Standards would not apply to this area of the PUD.

DEPARTMENTS COMMENTS

Action:

1. Hold a public hearing at the August 3, 2015, APC meeting.

Recommendation:

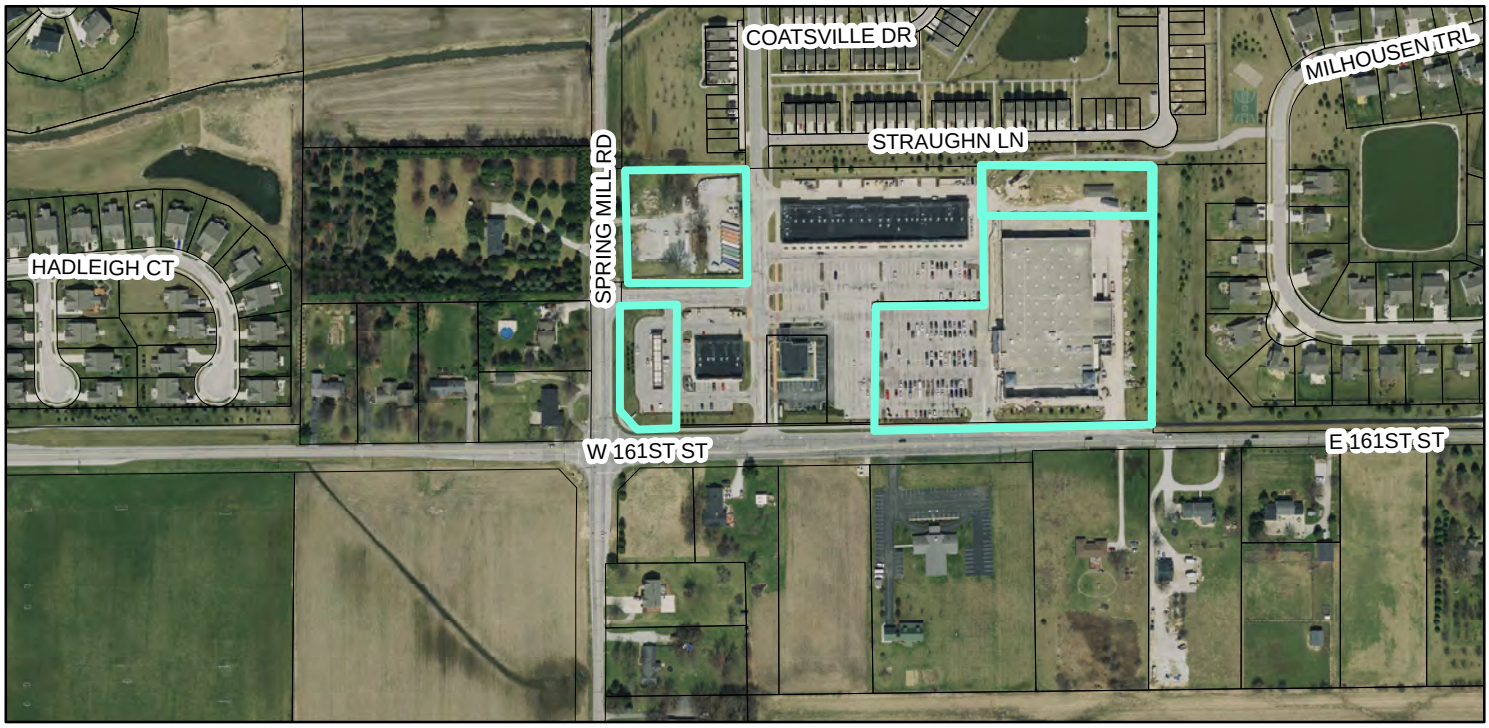
2. Prior to the final disposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional Department comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.

Location Map
Spring Mill Station Northeast Quadrant
PUD Amendment
1508-PUD-15

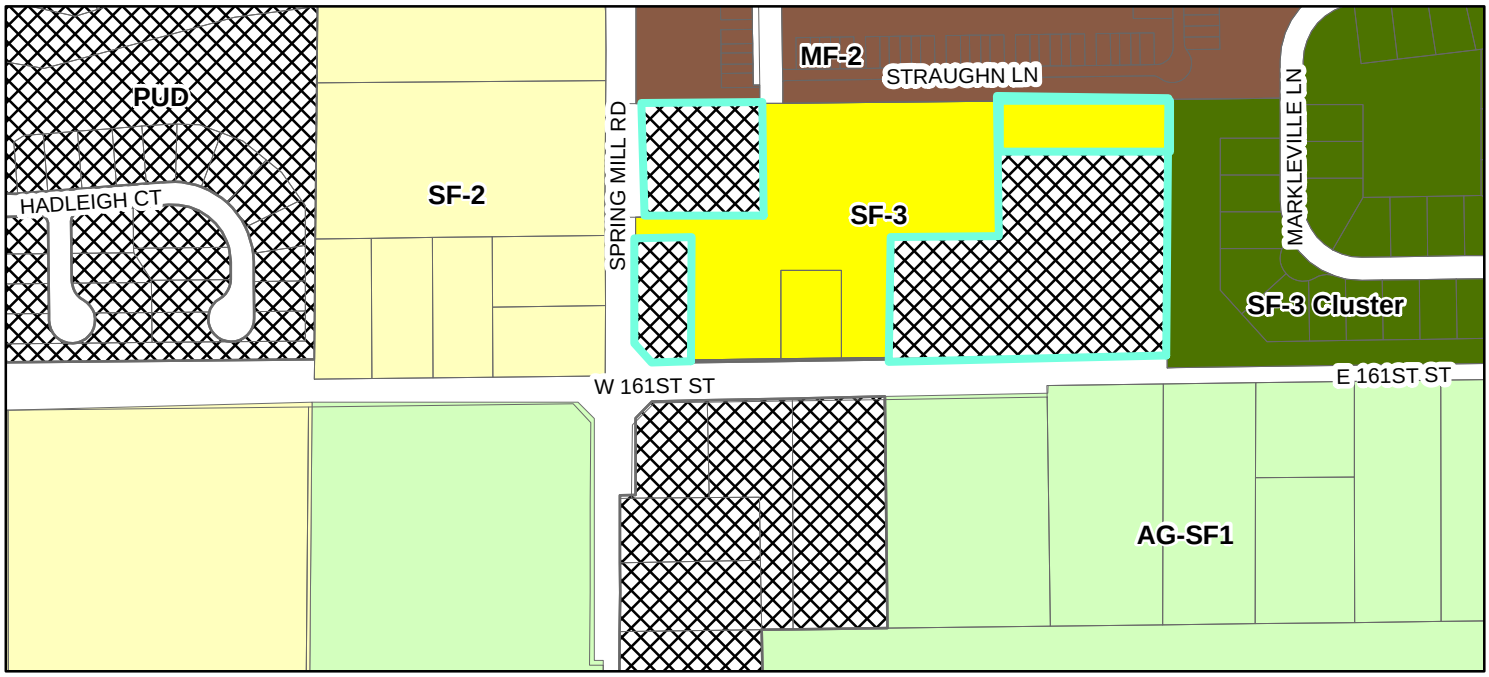
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



ReferenceLayers.DBO.ParcelsWPWDServAreaMVPMibor

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- MF-2 (Multiple Family - 2)

STRAUGHN LANE

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

15' WATERLINE EASEMENT
INSTR 200600056254

ASPHALT WALK

NEW ASPHALT TRAIL

31LF-8' SHADOWBOX
WOODEN FENCE

EVERGREEN TREE-TYP.
American Arborvitae, Thuja occidentalis,
over 30' high and 12' wide

ORNAMENTAL DECIDUOUS TREE-TYP.
Crabapple, Malus cultivars,
over 15' high and 15' wide

EXISTING
MAINTENANCE BUILDING

DECIDUOUS SHADE TREE-TYP.
Tulip Tree, Liriodendron tulipifera,
over 75' high and 40' wide

CURB SIDE PICK-UP
PARKING SPACES WITH
CANOPY

CURB SIDE PICK-UP
"ENTER" SIGN

CURB SIDE PICK-UP
"THANK YOU"
SIGN

CURB SIDE PICK-UP
DELIVERY ROUTE

ENTER
DO NOT

Rx DRIVE-THRU

KROGER STORE

1000 SF
CURB SIDE
PICK-UP
PREP AREA

SITE DATA	
SPACES LOST TO E-COMMERCE	0

EMH&T
Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

CURB SIDE PICK-UP PLAN

July 28, 2015

J970 Westfield, Indiana

ORDINANCE NUMBER 15-24

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRING MILL STATION NORTHEAST QUADRANT PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is an Ordinance to amend the Westfield-Washington 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. 14-39, Spring Mill Station Northeast Quadrant Planned Unit Development on September 8, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1508-PUD-15**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Spring Mill Station Northeast Quadrant PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1508-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **positive** recommendation (8-0) 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 August 19th, 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 Unified Development Ordinance and Spring Mill Station Northeast Quadrant Planned Unit Development 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 into the Spring Mill Station Northeast Quadrant Planned Unit Development District (the "District") as "Area A.4".

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Spring Mill Station Northeast Quadrant 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 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.** The definitions of the PUD Ordinance shall apply in addition to the following:

2.1 Curb Side Pickup Station: Dedicated parking spaces with covered canopy, appurtenances and way finding/identification signage where merchandise is picked up.

Section 3. **Permitted Uses.** The permitted use in "Area A.4" shall be a Curb Side Pickup Station.

Section 4. **Setbacks/Building Separation.** The following shall apply to "Area A.4".

4.1 The separation between the Curbside Pickup Station and the existing grocery store shall be at least thirty (30) feet.

4.2 Side and Rear yards that abut existing residential shall be at least forty (40) feet.

Section 5. **Parking.** Article 6.14 of the UDO shall apply; however, Article 6.14(E), Stacking Requirements for Drive-Through Facilities, shall not apply.

Section 6. **Landscaping.** Article 6.8 of the UDO shall not apply; rather, landscaping and screening shall be installed in substantial compliance with **Exhibit B.**

Section 7. **Sign Standards.** Article 6.17 of the UDO shall apply; however, the maximum permitted Sign Area for the Curb Side Pickup Station shall be one hundred (100) square feet, which shall be in addition to Sign Area otherwise permitted within the District.

Section 8. **Architectural and Streetscape Design Standards.** Article 6.3 of the UDO shall not apply; however, buildings shall be developed in substantial compliance with **Exhibit C.**

ALL OF WHICH IS ORDAINED/RESOLVED THIS 8th DAY OF SEPTEMBER, 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 hereby certify that **ORDINANCE 15-24** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-24**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-24**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

This document prepared by: Paula J. Gartner, PE

NORTH/SOUTH ELEVATION

EAST/WEST ELEVATION

ALL MATERIALS ON PROPOSED CANOPY TO
MATCH MATERIALS ON FUEL CENTER CANOPY

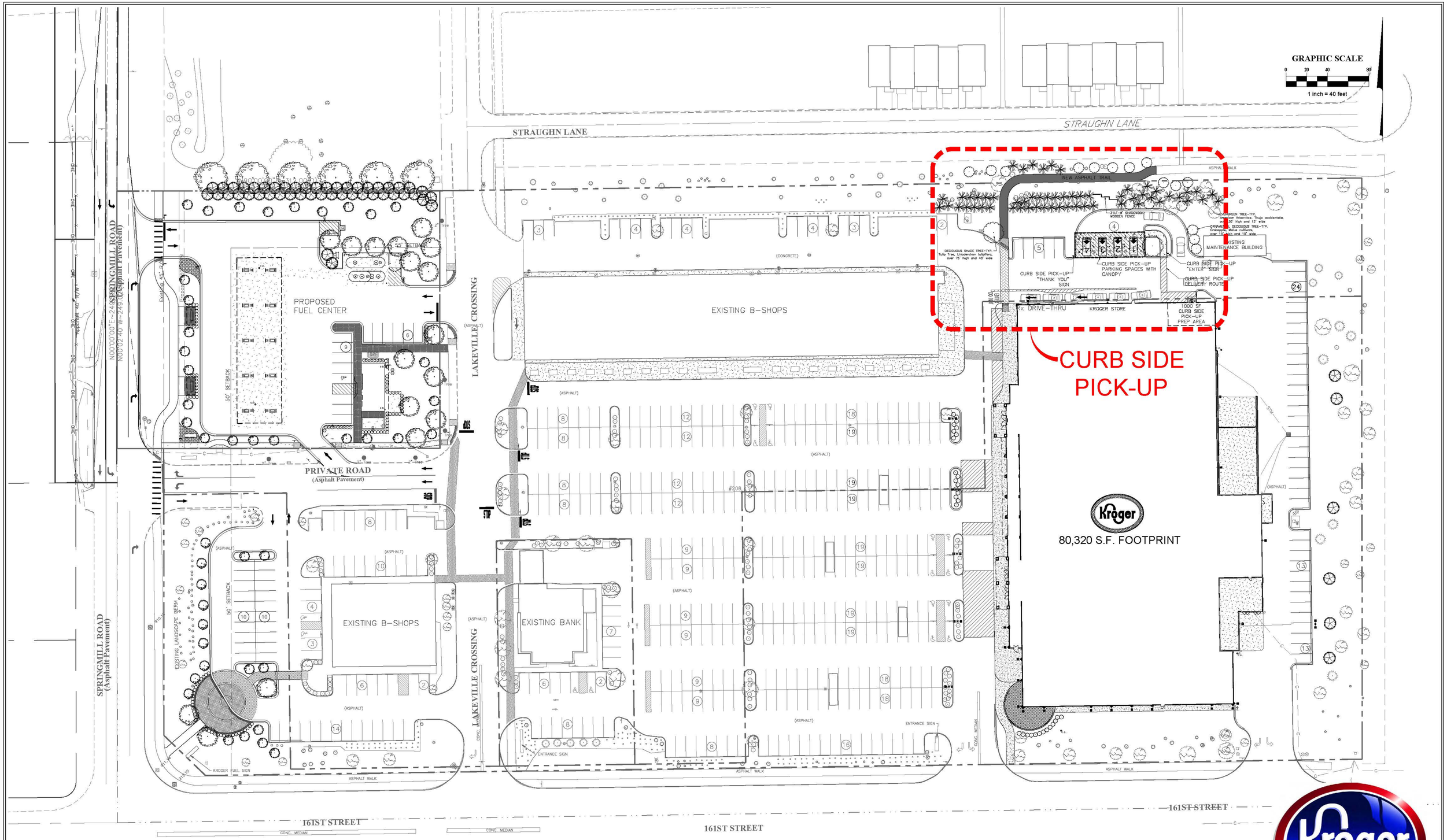
proposed canopy

July 21, 2015

Kroger J970

Westfield, IN
513111

architecture + design



EMH&T
Engineers, Surveyors, Planners, Scientists
Job Number: 2015-0601

SITE DATA	
SPACES LOST TO E-COMMERCE	0

CURB SIDE PICK-UP OVERALL PLAN

July 28, 2015

J970 Westfield, Indiana

Petition Number:	1508-DDP-14
Subject Site Address:	Northeast corner of 161st Street and Spring Mill Road
Petitioner:	Paula Gartner, EMH&T on behalf of Kroger Limited Partnership
Request:	Petitioner requests Detailed Development Plan review for a Curbside Pickup Canopy on a 0.529 acre site directly north of the existing store in the Spring Mill Station Northeast Quadrant PUD.
Current Zoning:	Spring Mill Station NE Quadrant PUD
Current Land Use:	Commercial/Vacant
Approximate Acreage:	0.529 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan 6. Overall Site Plan 7. Signage Plan 8. Proposed Lighting
Property History:	1405-PUD-06, Rezoning to Spring Mill Station NE Quadrant PUD 1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan 1410-DP-31 & 1410-SIT-14, Grocery Store Expansion Development Plan 1508-PUD-15, PUD Amendment (Pending)
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 0.529 acre+/- site is located on the northeast corner of 161st Street and Spring Mill Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a Curbside Pickup Canopy directly north of the existing store in the Spring Mill Station NE Quadrant PUD.

The petition was reviewed by the Technical Advisory Committee at its July 21, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's August 3, 2015, meeting.

The applicable zoning district is the Spring Mill Station NE Quadrant PUD (the "PUD"). The petitioner has also filed a request to amend the PUD (see Petition No. 1508-PUD-15) (the "PUD Amendment") with respect to incorporating the subject real estate into the PUD District, permitting the proposed use, and then establishing the applicable development and design standards. The PUD Amendment was introduced at the July 2, 2015, City Council meeting, and is also scheduled for a public hearing at the Plan Commission's August 3, 2015, meeting. As a result, the review comments herein include the proposed PUD Amendment standards. 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.
Comment: No streets located within or adjacent to 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.
Comment: No driveways or alleys within 200'.

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.
Comment: Dimensions not shown.

7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
Comment: Curb radius and tapers not shown.

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.
Comment: Not shown.

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).
Comment: Canopy dimensions not shown.

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.
Comment: **Please coordinate with the Public Works Department and utility providers.**

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.
Comment: **Please coordinate with the Public Works Department and utility providers.**

District Standards

Spring Mill Station NE Quadrant (1405-PUD-06) – underlying General Business (GB) zoning
Italicized standards are new pending the approval of the amendment (1508-PUD-15)

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

22) Conceptual Plan

a) The Real Estate shall be developed in substantial compliance with the Conceptual Plans. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

Comment: Complaint pending approval of 1508-PUD-15

23) Permitted Uses

a) The permitted use in "Area A.4" shall be a Curb Side Pickup Station.

Comment: Compliant pending approval of 1508-PUD-15

24) Setbacks/Building Separation

a) *The following shall apply to* "Area A.4"

i) The separation between the Curbside Pickup Station and the existing grocery store shall be at least thirty (30) feet.

ii) Side and Rear yards that abut existing residential shall be at least forty (40) feet.

Comment: Complaint pending approval of 1508-PUD-15

25) Parking

a) *Article 6.14 of the UDO shall apply; however, Article 6.14(E), Stacking Requirements for Drive-Through Facilities, shall not apply.*

Comment: Complaint pending approval of 1508-PUD-15

26) Landscaping and Screening

a) Article 6.8 of the UDO shall not apply; rather, landscaping and screening shall be installed in substantial compliance with Exhibit B.

Comment: Complaint pending approval of 1508-PUD-15

27) Sign Standards

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

28) Lighting Standards

a) The District's lighting shall comply with the Zoning Ordinance (UDO Chapter 6.9).

Comment: Please add a note to the photometric plan that states "All parking area lighting for nonresidential uses shall be reduced (e.g. turned off or dimmed) by a minimum of thirty percent (30%) within thirty minutes of closing of the last business or no later than 11:00pm".

29) Architectural and Streetscape Design Standards

a) *Article 6.3 of the UDO shall not apply; however, buildings shall be developed in substantial compliance with Exhibit C.*

30) Underlying Zoning, GB: General Business

a) Minimum Lot Frontage: 80'

<u>Comment</u>: Petitioner needs to confirm whether this additional real estate will be combined with the lot containing the store. If not, then the plans are not compliant unless otherwise addressed in the PUD Amendment.

b) Minimum Building Setback Lines: Superseded by the PUD

c) Maximum Building Height: 60'

<u>DEVELOPMENT STANDARDS (Chapter 6 of UDO)</u>

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

31) Accessory Use and Building Standards (Article 6.1)

32) Architectural Standards (Article 6.3)

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

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Landscaping Standards (Article 6.8)

<u>Comment:</u> See Comment #26 above.

37) Lighting Standards (Article 6.9)

<u>Comment:</u> See Comment #28 above.

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

42) Setback Standards (Article 6.16)

43) Sign Standards (Article 6.17)

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

44) Vision Clearance Standards (Article 6.19)

45) 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:

46) Easement Standards (Article 8.3)

Comment: Please coordinate with the Public Works Department and utility providers.

47) Pedestrian Network Standards (Article 8.7)

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

49) Surety Standards (Article 8.12)

50) Utility Standards (Article 8.13)

Comment: Please coordinate with the Public Works Department and utility providers.

DEPARTMENT COMMENTS

Action:

1) Hold a public hearing at the August 3, 2015, APC meeting.

Recommendation:

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

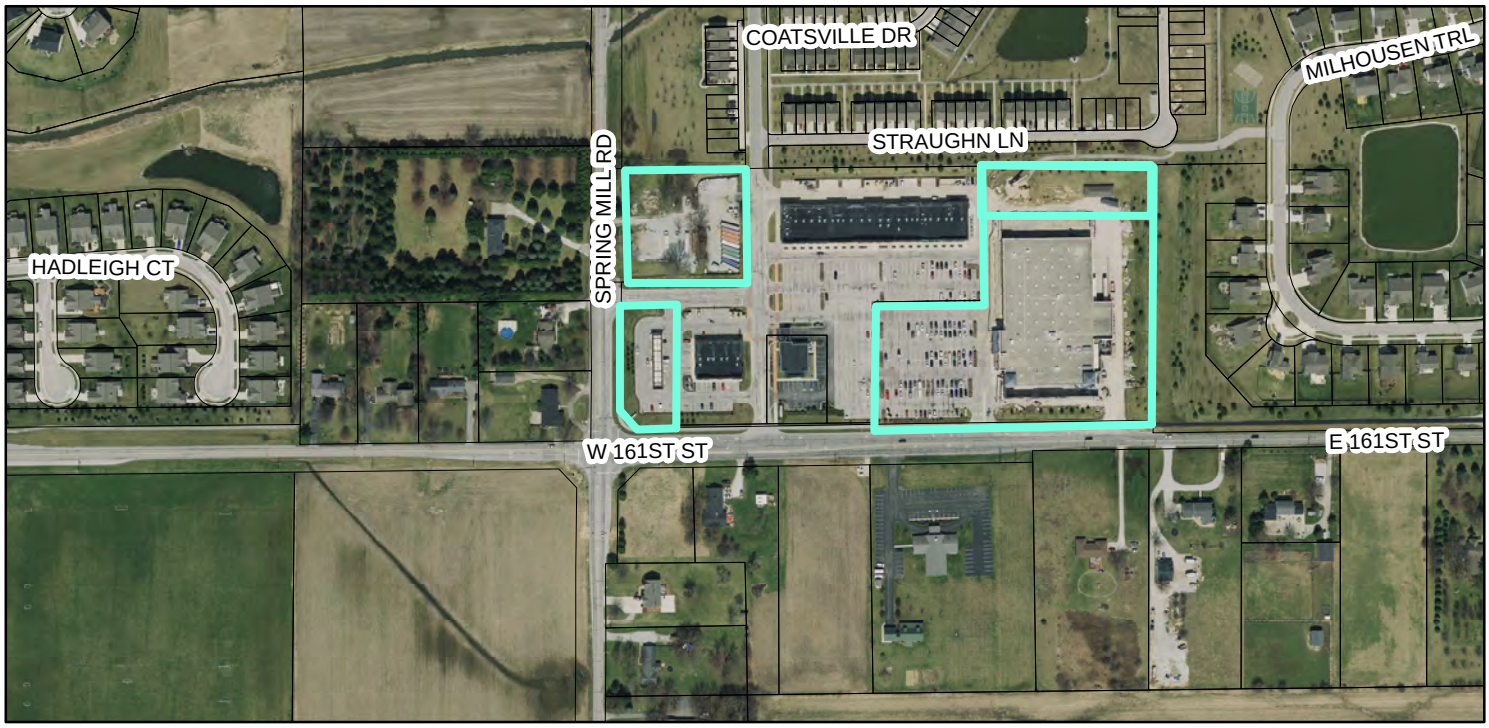
3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Location Map
Spring Mill Station Northeast Quadrant
PUD Amendment
1508-PUD-15

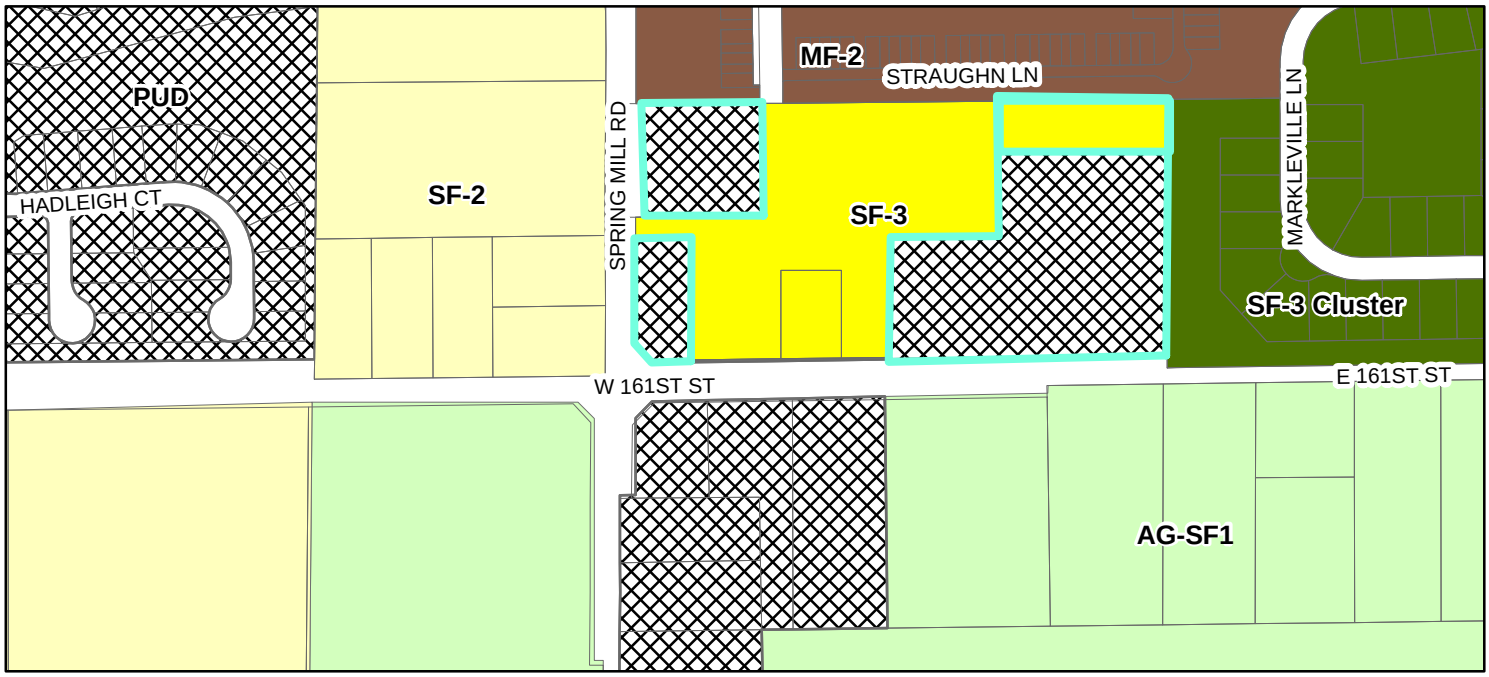
N
W E
S
Not To Scale

Aerial Location Map

Site



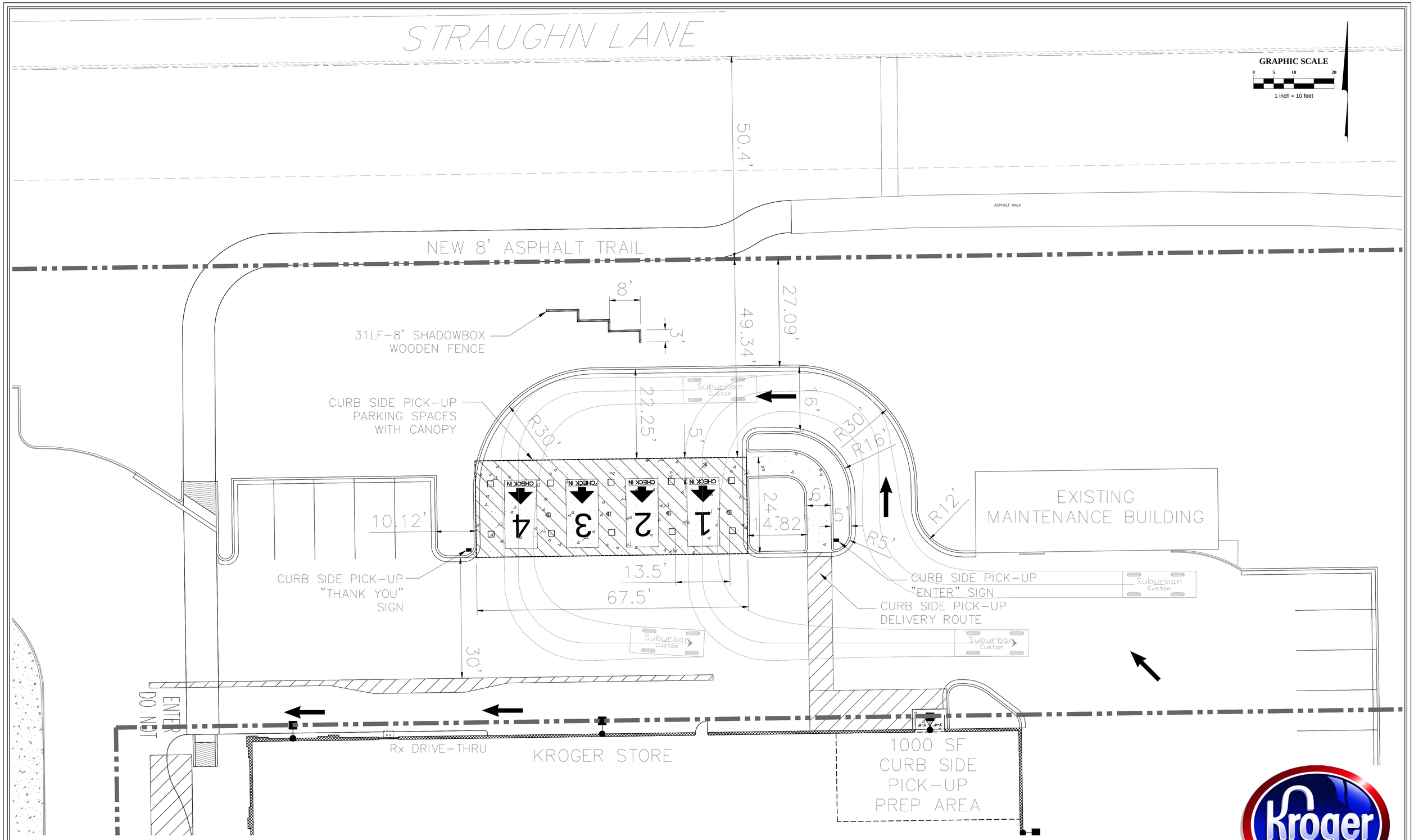
Zoning Map



ReferenceLayers.DBO.ParcelsWPWDServAreaMVPMibor

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- MF-2 (Multiple Family - 2)



EMH&T
Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

SITE DATA	
SPACES LOST TO E-COMMERCE	0

CURB SIDE PICK-UP DIMENSION PLAN

July 28, 2015

J970 Westfield, Indiana

NORTH/SOUTH ELEVATION

EAST/WEST ELEVATION

ALL MATERIALS ON PROPOSED CANOPY TO
MATCH MATERIALS ON FUEL CENTER CANOPY

proposed canopy

July 21, 2015

Kroger J970

Westfield, IN
513111

architecture + design

STRAUGHN LANE

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

15' WATERLINE EASEMENT
INSTR 200600056254

ASPHALT WALK

NEW ASPHALT TRAIL

31LF-8' SHADOWBOX
WOODEN FENCE

EVERGREEN TREE-TYP.
American Arborvitae, Thuja occidentalis,
over 30' high and 12' wide

ORNAMENTAL DECIDUOUS TREE-TYP.
Crabapple, Malus cultivars,
over 15' high and 15' wide

EXISTING
MAINTENANCE BUILDING

DECIDUOUS SHADE TREE-TYP.
Tulip Tree, Liriodendron tulipifera,
over 75' high and 40' wide

CURB SIDE PICK-UP
PARKING SPACES WITH
CANOPY

CURB SIDE PICK-UP
"ENTER" SIGN

CURB SIDE PICK-UP
"THANK YOU"
SIGN

CURB SIDE PICK-UP
DELIVERY ROUTE

ENTER
DO NOT

Rx DRIVE-THRU

KROGER STORE

1000 SF
CURB SIDE
PICK-UP
PREP AREA

SITE DATA	
SPACES LOST TO E-COMMERCE	0

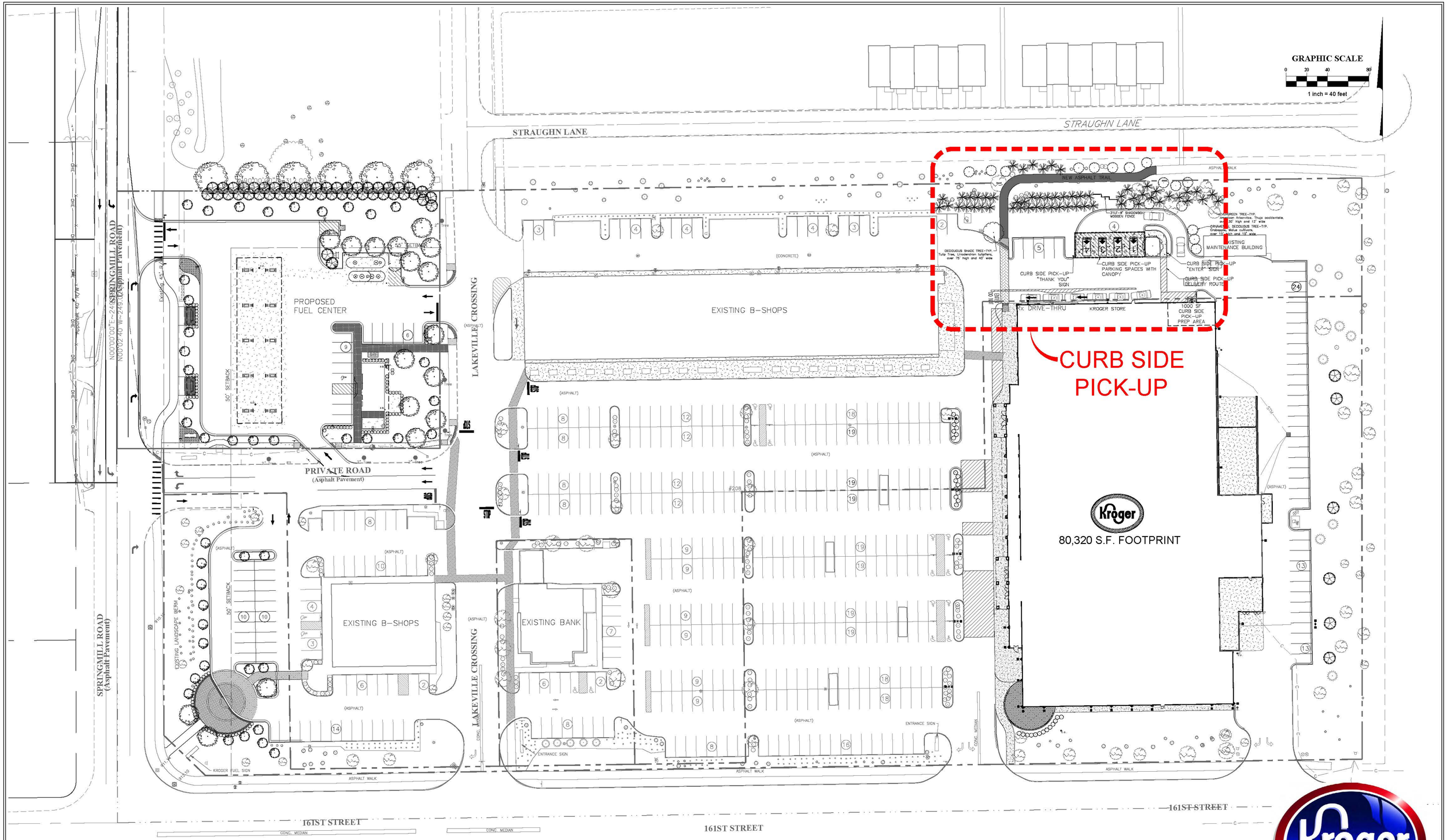
EMH&T
Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

CURB SIDE PICK-UP PLAN

July 28, 2015

J970 Westfield, Indiana



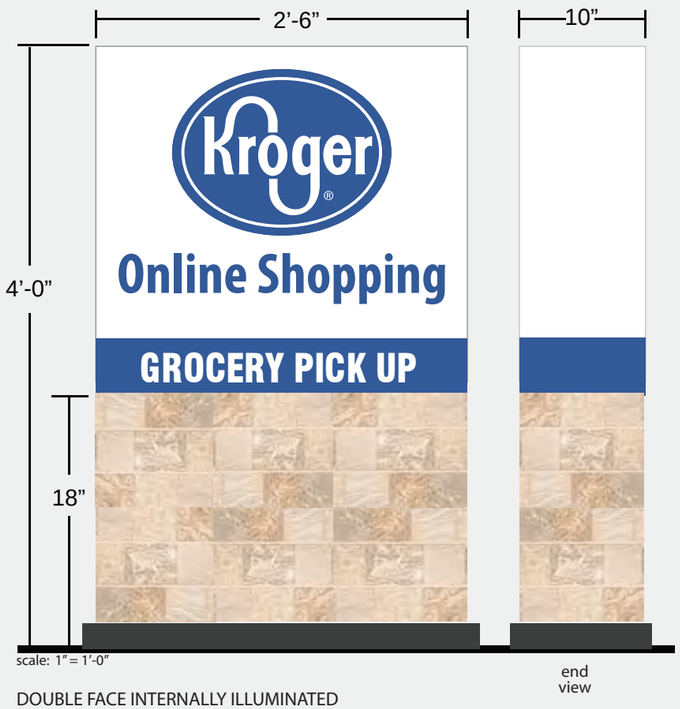
EMH&T
Engineers, Surveyors, Planners, Scientists
Job Number: 2015-0601

SITE DATA	
SPACES LOST TO E-COMMERCE	0

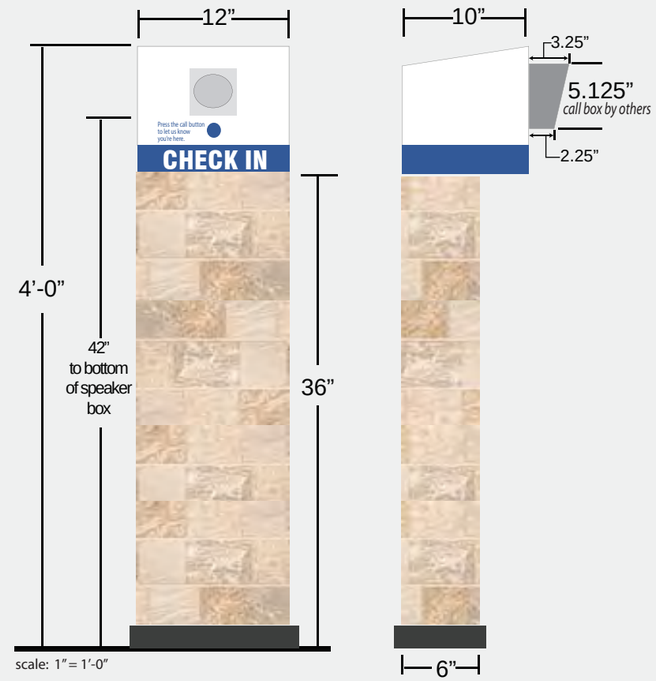
CURB SIDE PICK-UP OVERALL PLAN

July 28, 2015

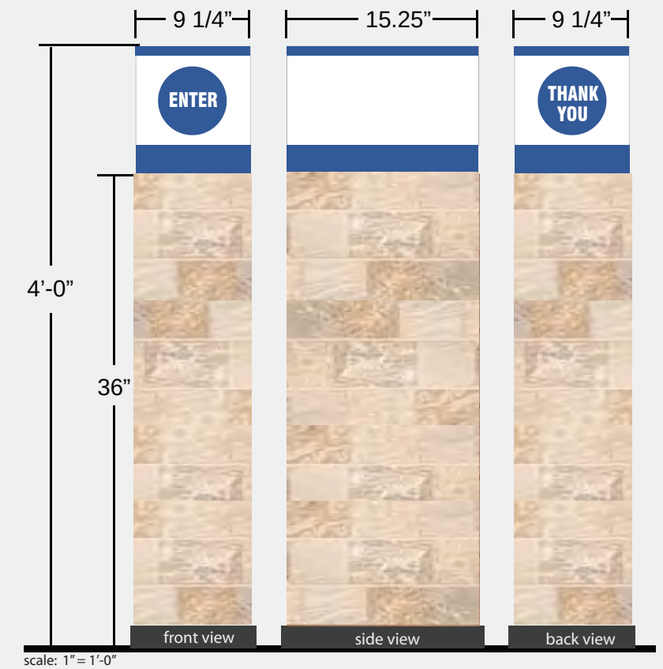
J970 Westfield, Indiana



DOUBLE FACE INTERNALLY ILLUMINATED
MONUMENT SIGN.
Routed aluminum faces with push-thru, illuminated copy.
Base to be decorated with Desert Slate Quarry Stone.
Removeable base cover - aluminum painted dark grey.
Open bottom for conduit.
Fabricated white "topper" to be single piece,
removable via top fasteners.



NON-ILLUMINATED SPEAKER BOX
Speaker mechanism by others.
Aluminum angle frame with aluminum and Desert Slate Quarry Stone.
Copy to be 1st surface vinyl decoration.
PMS 293U Blue background with white copy for "Check In".
PMS 293U Blue copy for call button instruction.
Open bottom for conduit.



COLUMN WRAP
Aluminum angle frame with aluminum and Desert Slate Quarry Stone.
Directional copy to be 1st surface white reflective vinyl decoration.
PMS 293U Blue circle on a white background.

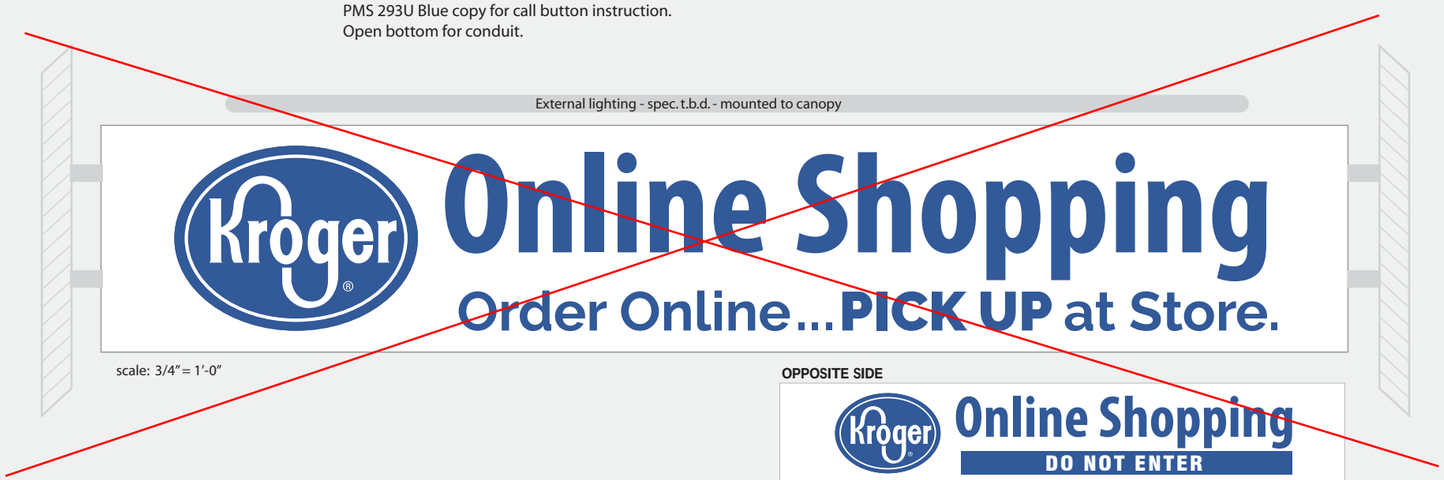
2' X 11' (actual size t.b.d.)
DOUBLE FACE NON-ILLUMINATED
CANOPY SIGN.
Aluminum sign cabinet painted white with
first surface vinyl graphics applied.

External lighting mounted on canopy
above sign cabinet -
spec. t.b.d.

Painted spacers mounted between sign
and drive-thru aisle poles.

Quarry Stone
Color: Desert Slate

COLOR KEY
PMS 293U
WHITE



Canopy Sign to match Fuel Center canopy sign. See 3D Renderings.

CUMMINGS
Customer creation through brand innovation.

THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

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CUSTOMER APPROVAL: _____

DATE: _____

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

Kroger

DRAWING NO: 80139
DATE 7-2-2015
S. Hawke

EMH&T
Engineers. Surveyors. Planners. Scientists
emht.com

Proposed Westfield, IN Kroger Curb Side Pick-up
July 22, 2015

Kroger

XSL2-S-LED-50-SS-CW-UE-WHT

TYPE RX

LED SOFFIT LIGHT (XSL2)

Crossover® LED LIGHTING TECHNOLOGY

US patents D574994 & D595896 & 7828456 and US & Int'l. patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. Cool White 5000°K color temperature, 69 CRI (nominal).

DRIVER CURRENT - Super saver (SS) - most economical and highest lumens per watt or High Output (HO) - highest output per initial dollar.

DISTRIBUTION/PERFORMANCE - Type S (Symmetric) or 5A (Type 5). Excellent uniformity with Bug rating of BU-UO-G1. Optional diffused lens available to reduce visibility of diodes

HOUSING/OPTICAL UNIT - Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Weather-tight aluminum enclosure contains factory prewired driver to ensure no water entry. Sealed optical unit containing LEDs rated IP67.

MOUNTING - Direct mounts with screws through the trim frame (standard). Optional channel bar kit available to suspend assembly from ceiling joists. 12" clearance required for ease of installation.

ELECTRICAL - Universal frequency power supply (50/60 Hz). Supply voltage must be specified for pre-wired thermal protectors.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Driver will operate with input of 120/208/240/277V (50/60 Hz). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40ºC to +50ºC (-40ºF to +122ºF).

FINISH - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard color is white.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

LISTING - Listed to U.S. and Canadian safety standards. Suitable for damp locations.

Crossover® LED Lighting

lighting factsCM
A Program of the U.S. DOE

Light Output (Lumens)	4957
Watts	62.2
Lumens per Watt (Efficacy)	79
Color Accuracy Color Rendering Index (CRI)	69

Light Color
Correlated Color Temperature (CCT) **5100 (Daylight)**

Warm White | Bright White | Daylight

2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: *Approved Method for the Electrical and Photometric Testing of Solid-State Lighting.* The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: KGGN-EDE2GE
Model Number: XSL2-S-LED-50-CW-UE
Type: Surface and pendant-mounted downlights

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. **This label represents a single test of a single fixture. Input power below represents rated values for the family.** Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

LIGHT OUTPUT - XSL2

	Clear Lens	Lumens	Watts	LPW
Type S	SS - Super Saver	6,193	60	103
Type S	HO - High Output	8,348	86	97
Type 5A	SS - Super Saver	5,158	60	86
Type 5A	HO - High Output	6,959	86	81
	Diffused Lens			
Type S	SS - Super Saver	5,752	60	96
Type S	HO - High Output	6,751	87	78
Type 5A	SS - Super Saver	4,393	60	73
Type 5A	HO - High Output	5,842	87	67

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

American Innovation American Made

IP67

Intertek

RoHS COMPLIANT

ARRA Funding Compliant

Suitable for damp locations

LSI Industries™ American Innovation Through Technology

Project Name _____ Fixture Type _____

Catalog # _____

01/21/14

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LED SOFFIT LIGHT (XSL2)

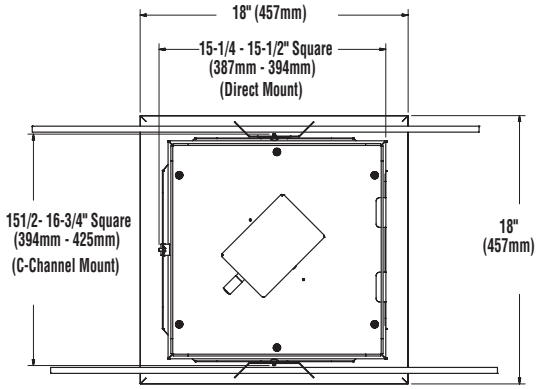
Crossover® LED LIGHTING TECHNOLOGY

PRODUCT ORDERING INFORMATION

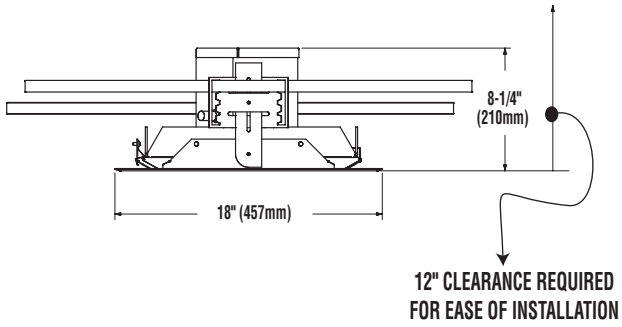
TYPICAL ORDER EXAMPLE:	XSL2	S	LED	50	SS	CW	120	WHT	CMT

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XSL2 - Soffit Light	S - Symmetric 5A - Type 5	LED	50	HO - High Output SS - Super Saver	CW - Cool White (5000º K nom.)	120 208 240 277 347 UNV	WHT - White	CMT - Channel Bar Mounting Kit DM - Direct Mount DFL - Diffused Lens

DIMENSIONS

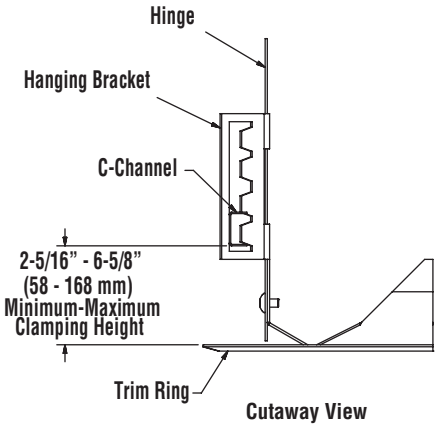


TOP VIEW



SIDE VIEW
(Channel Mount Shown)

SHIPPING WEIGHT - 14 lbs. (6.4kg)



Cutaway View

© 2014
LSI INDUSTRIES INC.

Petition Number:	1508-DDP-13
Subject Site Address:	North side of South Park Drive, approximately 600 feet east of Oak Ridge Road
Petitioner:	DuraMark Technologies, LLC by Keeler-Webb Associates
Request:	Detailed Development Plan review of a new building and site improvements for an industrial business.
Current Zoning:	West Oak PUD
Underlying Zoning:	EI: Enclosed Industrial District
Current Land Use:	Vacant
Approximate Acreage:	2.363 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. West Oak PUD Ordinance (Ord. 04-01) 5. Elevations 6. Landscape Plan 7. Detailed Development Plan
Staff Reviewer:	Kevin M. Todd, AICP

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 applicable zoning district is the West Oak PUD. The property is within the Northern Industrial Area of the PUD, and has an underlying zoning classification of Enclosed Industrial (EI). The applicable standards default to the zoning ordinance that was in place at the time of PUD approval (2004). The project is for a new 20,098 square-foot building for DuraMark Technologies. The proposal also includes proposed future building addition(s) and parking areas.

The petition was reviewed by the Technical Advisory Committee at its July 21, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's August 3, 2015 meeting.

DEVELOPMENT PLAN REVIEW

West Oak PUD Standards (Ord. 04-40)

SECTION 5. MODIFICATIONS TO UNDERLYING ZONING.

D. The provisions applicable only to the Northern Industrial Area are as follows:
   1. Those uses permitted in the Northern Industrial Area include only the Northern Industrial Area Uses. **– COMPLIANT**
   2. The EI Provisions shall apply to the Northern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the El Provisions shall not apply to the Northern Industrial Area but, instead, the minimum tract requirement applicable to the Northern Industrial Area shall be 1.3 acres. **– COMPLIANT** (2.363 acres)
   3. With respect to the Northern Industrial Area, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 12. – **See below**
   4. With respect to the Northern Industrial Area, outdoor sales and storage are prohibited, and all Northern Industrial Area Uses shall be conducted only inside buildings constructed upon the Northern Industrial Area. **– COMPLIANT**
   5. For each lot within the Northern Industrial Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "building height" shall be as described by the Zoning Ordinance. **– COMPLIANT**
   6. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof. **– COMPLIANT**
   7. In the event there are Initial Sales greater than one (1) Plot in the Northern Industrial Area, a stub road connecting Southpark Drive to the northern boundary of the Northern Industrial Area shall be constructed. **– COMPLIANT** (per 1304-SFP-09)

SECTION 6. OTHER APPLICABLE PROVISIONS. The following shall also apply to the Real Estate:

A. Southpark Drive, now existing to the east of the Real Estate, shall be extended west to the western boundary of the Real Estate so that it accesses Oakridge Road directly opposite the entrance to Oak Trace Elementary School, at an exact location later to be determined by the Owner of the Real Estate and approved by the Town of Westfield. **– Not Applicable** (existing)

B. The Owner of the Real Estate shall establish a second curb inlet on Oakridge Road, allowing access into the Residential Area from Oakridge Road, at a point later to be determined by the Owner of the Real Estate and approved by the Town of Westfield. **– Not Applicable**

C. Access to Oakridge Road for occupants of the Local Business Area and the Northern Industrial Area shall be from Southpark Drive only. Access to Oakridge Road for occupants of the Residential Area shall be from drives internal to the Residential Area. **– COMPLIANT**

Exhibit 3: Enclosed Industrial (EI) Provisions of the Zoning Ordinance:

3. Minimum Lot Area – **COMPLIANT** (see "West Oak PUD Standards, Section 5" above)
4. Minimum Lot Frontage – 70 ft – **COMPLIANT**
5. Minimum Setback Lines:
   - Front yard – 40 ft - **COMPLIANT**
   - Side yard – 20 ft – **COMPLIANT**
   - Rear yard – 20 ft - **COMPLIANT**
   - Minimum Lot With at Building Line – None - **COMPLIANT**
6. Maximum Building Height – **COMPLIANT** (see "West Oak PUD Standards, Section 5" above)
7. Minimum Gross Ground Level Space – None – **COMPLIANT**
8. Parking
   a. Parking Space Size. 10 feet by 20 feet – **COMPLIANT**
   b. Access Aisle Width (90 degree spaces). 24 feet – **COMPLIANT**
   c. Surfacing. Concrete or asphalt required. **COMPLIANT.**
   d. Number of Spaces. 1 space per 2 employees on largest shift. 35 employees = 18 spaces required. 41 spaces provided. – **COMPLIANT**

9. Loading and Unloading Berths – None required. – **COMPLIANT**

Exhibit 8: Development Plan Review

4. Any Industrial District (EI, EI-PD, OI, OI-PD).

   a. Site Access and Site Circulation:

      (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; -- **COMPLIANT**

      (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - **COMPLIANT**

(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. - **COMPLIANT**

b. Landscaping – See "Exhibit 9, Landscaping Standards" below.

c. Lighting – See "Exhibit 10, Lighting Standards" below.

d. Signs – **Not Applicable**

Building Orientation

1) Each building facade visible from a public street or oriented to an adjoining Residential District shall be a fished façade – **COMPLIANT**
2) No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District - **COMPLIANT**
3) No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District - **COMPLIANT**
4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served. – **COMPLIANT**

f. Building Materials. – See "Exhibit 12, Building Standards" below.

Exhibit 9: Landscaping Standards

LANDSCAPING STANDARDS

On-site Requirements

Industrial Use	**Required**	**Provided**	**Compliance**
Shade Trees	**12**	**15**	**COMPLIANT**
Evergreen/Ornamental Trees	**12**	**52**	**COMPLIANT**
Shrubs	**60**	**110**	**COMPLIANT**

Road Frontage Standards:

Shade Trees	**Required**	**Provided**	**Compliance**
South Park Drive (83')	**2**	**2**	**COMPLIANT**
Stub Road (317')	**8**	**8**	**COMPLIANT**

Buffer Yard Requirements:

South Buffer Yard (83') (Ind to MF)	Required	Provided	Compliance
Buffer Yard Width	**40'**	**40'**	**COMPLIANT**
Evergreen Trees	**3**	**3**	**COMPLIANT**
Evergreen Shrubs	**14**	**14**	**COMPLIANT**

North Buffer Yard (278') (Ind to Ag)	Required	Provided	Compliance
Buffer Yard Width	**15'**	**15'**	**COMPLIANT**
Evergreen Trees	**10**	**Preserved Tree Credits**	**COMPLIANT**
Evergreen Shrubs	**47**	**47**	**COMPLIANT**

Parking Area Landscaping

8,200 SF of parking area	Required	Provided	Compliance
Island SF (7.5 %)	**615 SF**	**1,290 SF**	**COMPLIANT**
1 Tree & 4 Shrubs/Island	**3 Islands = 3 Trees & 12 Shrubs**	**3 Islands = 3 Trees & 12 Shrubs**	**COMPLIANT**

Exhibit 10: Lighting Standards –

E: GENERAL LIGHTING STANDARDS -

For all areas located in Westfield-Washington Township the following standards shall apply:

1) All light fixtures shall be fully shielded and direct light downward toward the earth's surface; -- **COMPLIANT**
2) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way; -- **COMPLIANT**
3) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way; -- **COMPLIANT**
4) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and -- **COMPLIANT**

5) All lighting fixtures must meet building code requirements for their appropriate construction class; -- **COMPLIANT**

F: MULTI-FAMILY RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL STANDARDS

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1) All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level; -- **COMPLIANT**
2) Light meter readings shall not exceed: zero (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.) -- **COMPLIANT**
3) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser; -- **COMPLIANT**
4) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface; -- **Not Applicable**
5) Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself; -- **Not Applicable**
6) Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and **– Will be monitored by code enforcement.**
7) No outdoor sports or recreational facilities shall be illuminated after II :00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m. -- **Not Applicable**

Exhibit 11: Sign Standards – Not Applicable

Exhibit 12: Building Materials

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on the façade of the buildings closest to a public street or an adjoining Residential District:

1. Brick or other masonry material. Other masonry materials shall include:
   a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite); - **COMPLIANT**
   b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble, or, granite);
   c. External Insulation and Finish System (E.I.F.S.); -- **COMPLIANT**
   d. Stone.
2. If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District. – **COMPLIANT**
3. The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the facade of the building closest to a public street or an adjoining Residential District. – **COMPLIANT**

5. Comprehensive Plan Compliance

   When the West Oak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The general area near east of Oak Ridge Road and north of Southpark Drive is identified as Business Park on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The West Oak PUD identifies that same area as the Northern Industrial District.

6. Street and Highway Access **- COMPLIANT**

7. Street and Highway Capacity **- COMPLIANT**

8. Utility Capacity **- COMPLIANT**

9. Traffic Circulation Compatibility **– COMPLIANT**

STAFF COMMENTS

The plans are fully complaint, and if there is no public remonstrance, staff recommends approving 1508-DDP-13 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.

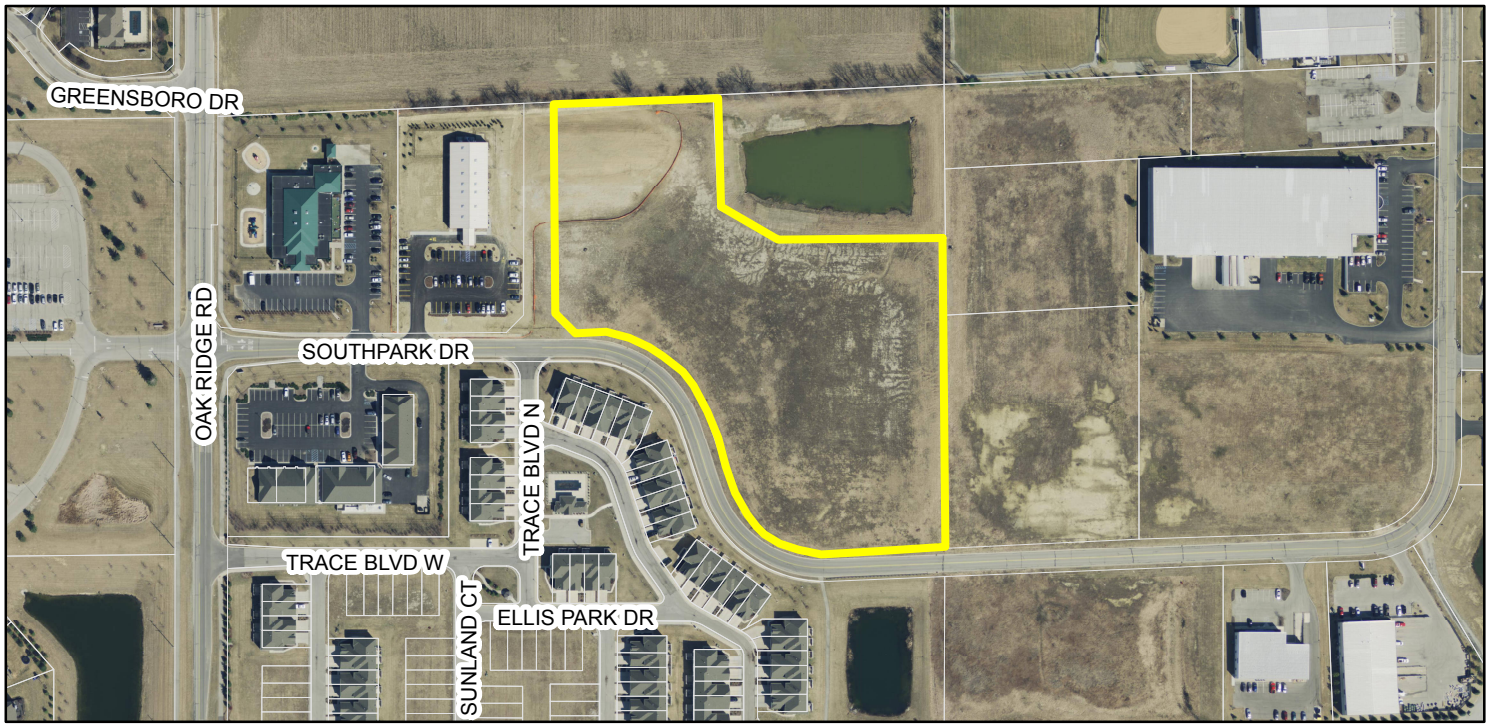
If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Property Location Map
1508-DDP-13
Duramark Technologies

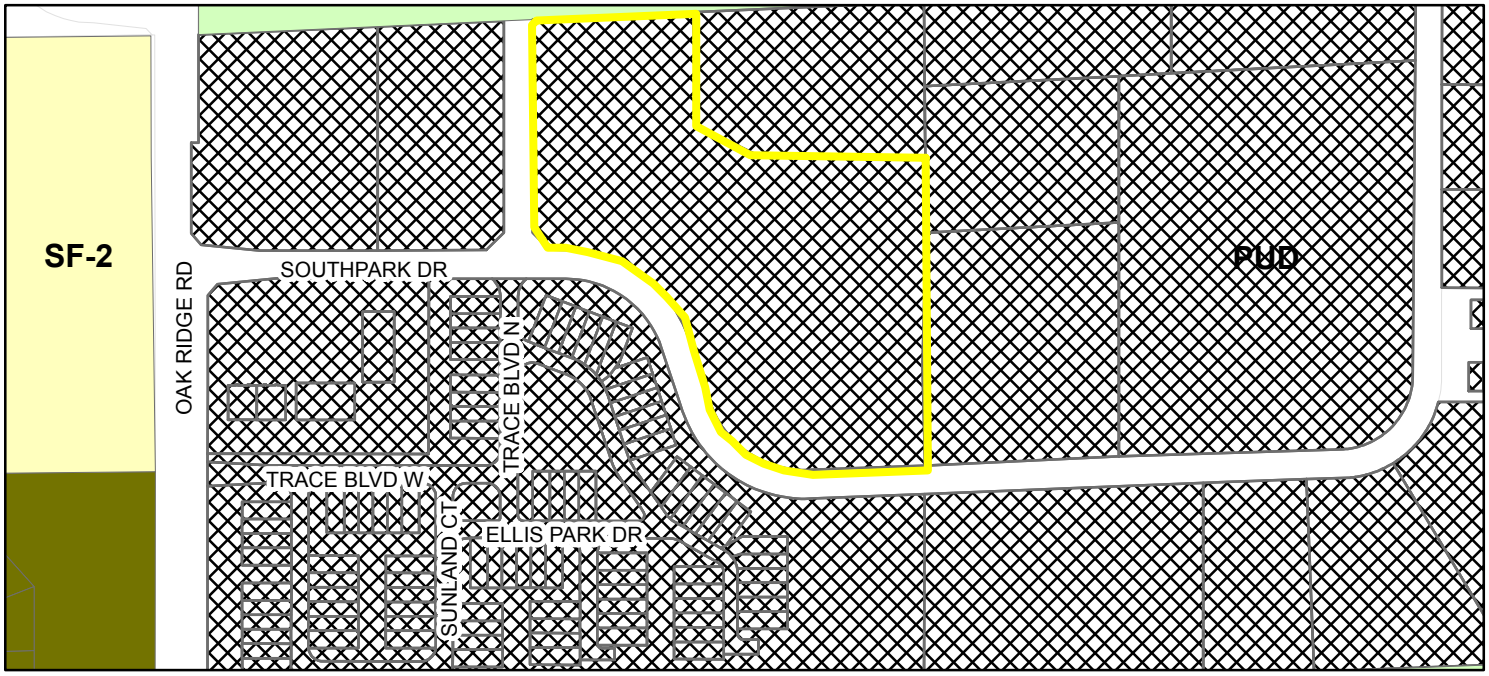
N
W E
S
Not To Scale

Aerial Location Map

Site

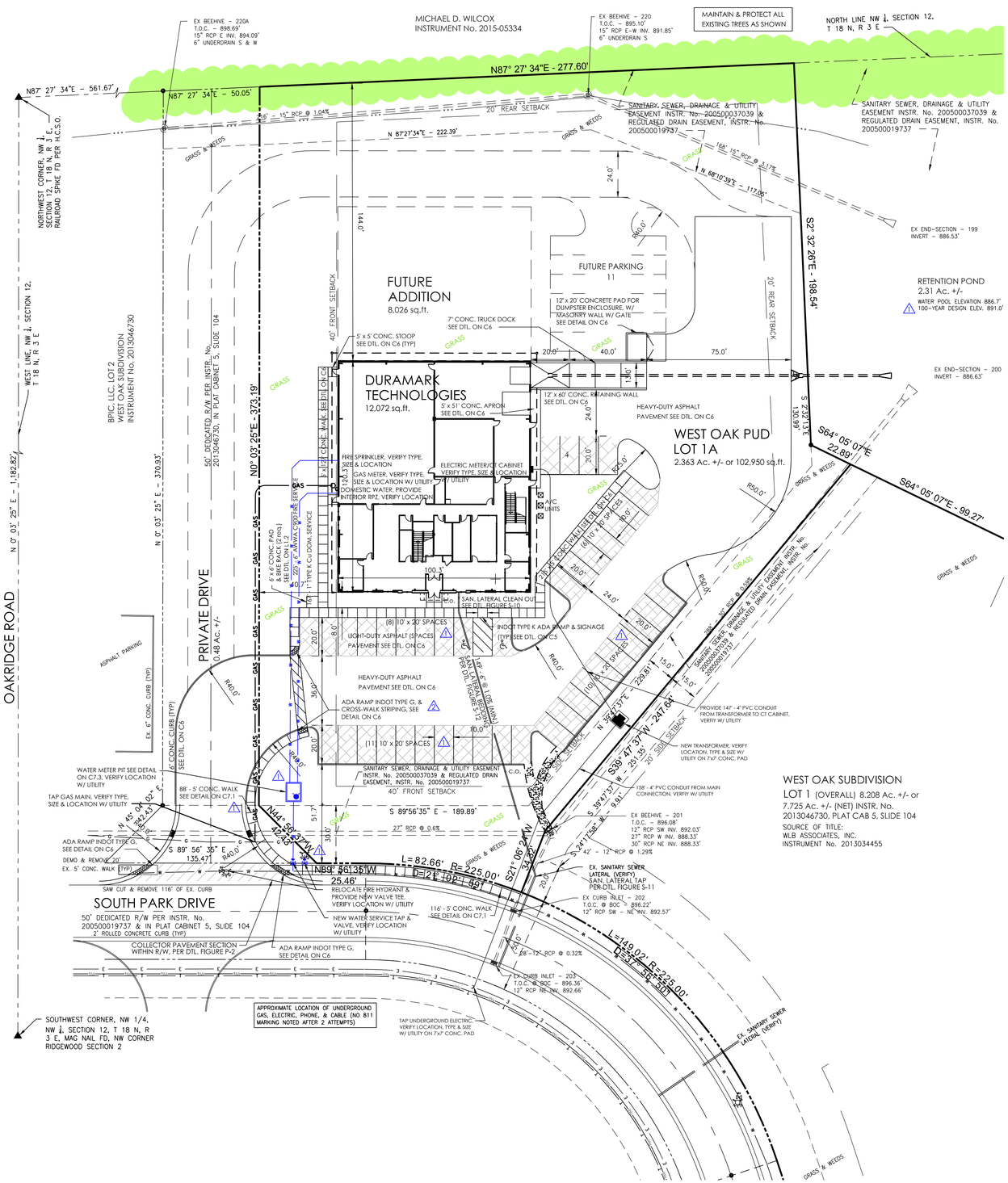


Zoning Map



Zoning

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



WEST OAK SUBDIVISION
LOT 1 (OVERALL) 8.208 Ac. +/- or 7.725 Ac. +/- (NET) INSTR. No. 2013046730, PLAT CAB 5, SLIDE 104
SOURCE OF TITLE:
WLB ASSOCIATES, INC.
INSTRUMENT No. 2013034455

SITE DATA

Zoned	WEST OAK PUD
Lot 1A area	7.725 Ac. +/-
Lot 1A Building area	12,072 sq. ft.
Existing parking spaces	40
Handicapped parking	1
Total parking	41
Total employees (on busiest shift)	35
Minimum Front Yard Setback	40'
Minimum Rear Yard Setback	20'
Minimum Side Yard Setback	20'

HOLEY MOLEY SAYS

"DIG SAFELY"

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

PROPOSED LEGEND

- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE/SPRINKLER
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

ASPHALT PAVEMENT SPECIFICATIONS

The paving contractor shall be responsible for the following:

1. The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.

2. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grade as shown on the plan.

3. The subgrade shall be compacted to 95% laboratory density as determined by ASSHTO Method T-99.

4. The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.

5. The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.

6. The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).

7. The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.

8. Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.

9. See details on sheet C6 for pavement cross-sections.

10. All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.

11. All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue paint per ADA 2010 requirements).

SITE NOTES

1. Site Information was taken from Keeler-Webb Ass., dated 6/11-16/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.

2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.

3. The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.

4. The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.

5. The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.

6. The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.

7. All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.

8. Use compacted granular fill when utility lines are placed under walks and driveways.

9. Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.

10. Provide sleeves for mechanical work as required.

11. Notify Engineer at least 1 day (24 hours) prior to placing any concrete.

12. Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.

13. See this sheet for exterior concrete specifications.

14. This structure shall comply with A.D.A. 2010.

15. All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.

16. If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.

17. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

CONCRETE NOTES

1. ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.

2. Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.

3. Perform sampling and testing during concrete placement, as follows:

Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.

Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.

When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.

Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.

4. Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.

5. Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.

6. Portland Cement ASTM C 150, Type as required.

7. ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to ½" minimum size.

8. Water: Drinkable

9. Air-Entraining Admixture: ASTM C 260.

10. Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.

11. Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.

12. Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.

13. Welded Wire Fabric: ASTM A 185.

14. Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.

15. Ready Mix Concrete: ASTM C 94

16. Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.

17. Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Retighten forms during concrete placement if required to eliminate leaks.

18. Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (PI 20) material.

19. Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.

20. Barricade open excavations occurring as part of this work and post with warning lights.

21. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

22. Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.

23. Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).

24. Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.

25. Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.

26. Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.

27. Provide construction, isolation and control joints as indicated on civil sheets.

28. All exterior concrete shall be finished with a light broom type surface.

29. The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.

30. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compactions requirements. The subgrade shall be shaped to the true lines and grade as shown on the plans.

31. The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.

32. The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

SANITARY SEWER LATERAL NOTES

1. Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.

2. Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 feet/100 feet.

3. All PVC joints shall be premolded, manufactured and installed in accordance with ASTM C-425-6 OT.

4. Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.

5. No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.

6. Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.

7. Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

CONTRACTOR TO ADHERE TO CITIZENS SANITARY SEWER STANDARDS SEE DETAIL SHEET C7.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO CITIZENS WATER STANDARDS SEE DETAIL SHEET C7.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO WESTFIELD PAVING STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

ENTRANCE WITHIN R/W PAVEMENT SECTION (INDUSTRIAL), FIGURE P-2
CONCRETE CURB & GUTTER WITHIN R/W (TYPE 2, FIGURE P-8
5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W , FIGURE P-17

PROPOSED SITE PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL
7-23-2015	STAFF REVISIONS
7-30-2015	CROSS-WALK REVISED

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

233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102
JRF BUILT REBUILT FOR CONSTRUCTION

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. C2

10/00 (47)

BEST POSSIBLE IMAGE
ALL PAGES

200500022607
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-18-2005 At 12:47 pm.
ORDINANCE 101.00

ORDINANCE NO. 04-01

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 Plan Commission ("Commission") considered a petition (docket 0310-PUD-06) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a negative 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 January 27, 2004; and

WHEREAS, the Westfield Town Council is subject to the provisions of IC 36-7-4-608(f) or IC36-7-4-608(g) concerning any action on requests forwarded by the Advisory Plan Commission.

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 described in the attachment "West Oak Planned Unit Development" hereto (Real Estate) from EI to EI-PUD This real estate being subject to commitments and standards as detailed in the attachment "Westoak Industrial Park Planned unit Development District"

SECTION 2. 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 8 DAY OF Mar, 2004

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

WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION
CERTIFICATION

The Westfield Washington Township Plan Commission met in regular session on Monday, January 26, 2004, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield Washington Township 1977, as amended. Notice of public hearing on November 24, 2003, was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is as follows:

A change in zoning classification, from AG-SF1 to EI/PUD,
at the 16500 block of Oak Ridge Road.

A motion was approved to forward this request to the Westfield Town Council with a recommendation to disapprove (7-2-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township 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 Plan Commission held on January 26, 2004.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

January 27, 2004
Date

Ordinance 04-01

This rezone petition was initially heard on November 24, 2003, along with a public hearing, at the Plan Commission. The initial Town Council presentation was on January 12, 2004. The Comprehensive Plan Subcommittee of the Plan Commission met and discussed the petition with the petitioner. The Plan Commission took action on the petition on January 26, 2004, and submitted a recommendation to Town Council to disapprove the petition. Ordinance 04-02 was continued from the February 9, 2004, Town Council meeting for additional consideration.

Proposed Resolution of the Issues

LB Use List: The Plan Commission subcommittee developed a list of proposed uses for the LB area of this project with which the petitioner agrees. The list has been incorporated into the rezone document as Exhibit 7.

Loading Berths in southern EI area: The petitioner has agreed to limit the location of loading berths in this area to the east and north sides of any building(s) that may locate here. This has been incorporated into the rezone document on page 9, paragraph 6.

Buffer yard landscaping materials: The petitioner has adjusted all buffer landscaping materials to include two evergreen Blue or Norway Spruce trees 10-12 feet tall, one evergreen Blue or Norway Spruce tree 6 feet tall and two evergreen shrubs per 30 lineal feet.

Landscaping, buffer along the west line of the southern EI area: The petitioner agreed to add a landscape buffer along the southern end of the western line of the southern EI area for a distance of 30 feet and a width of 15 feet. This will assist in buffering Ridgewood Subdivision from buildings on this property.

Landscaping, berm within buffer adjacent to easements along Ridgewood Subdivision: The Plan Commission subcommittee suggested including a three-feet-high earthen berm parallel to and adjacent to the 20-foot utility easement north of Ridgewood Subdivision. The effect of a berm, along with the landscaping in the buffer would be to further buffer Ridgewood Subdivision from the more intense uses in this project. A three-feet-high berm constructed with 3:1 slopes could be built in an area 18 feet wide. The petitioner has agreed to a 15-feet-wide buffer, while the Plan Commission subcommittee suggested 20 feet. This could be accomplished with little to no ill effect on the proposed project due to proximity slope requirements for MF 2 (see discussion below on proximity slope).

Project access: The project, as proposed, has two access points onto Oak Ridge Road with new streets. Southpark Drive will extend from east to west through this project and intersect Oak Ridge Road immediately opposite the Oak Trace Elementary School entrance. This is where Southpark Drive needs to access Oak Ridge Road. A second project entrance from Oak Ridge Road is proposed directly into the proposed MF 2 area.

This is a reasonable proposal. The MF 2 area will also have full access to Southpark Drive, also a reasonable proposal.

NO INDIVIDUAL ACCESS for buildings or building tenants to Oak Ridge Road should be granted. All individual access for the nonresidential uses should be from Southpark Drive. All individual access for the residential uses should be from drives internal to the Residential Area.

Residential Area, MF 2 or MF 1?: There has been considerable discussion about whether MF 2 or MF 1 is appropriate for this site. The Plan Commission subcommittee suggested that it should be MF 1 along with the following requirements: no accessory storage buildings allowed; "for sale" units only; with each units having an attached one-car garage; no manufactured housing park (allowed as special exception). Some have also considered whether the units closest to Ridgewood Subdivision should be one story.

MF 1 limits density to a maximum of 6 units per acre while MF 2 limits density to a maximum of 10 units per acre. MF 1 limits the maximum number of dwelling units per MF 1 district to 48, while MF 2 limits the maximum number of dwelling units per MF 2 district to 150. In both cases, site constraints and design may practically limit the total number of dwelling units realized on the site to something less than the maximum permitted by ordinance. However, MF 2 carries the requirement of proximity slope to determine setback from the perimeter of a project site. Proximity slope requires buildings to be set back from property lines at a ratio of 1:3 (building height to building setback). For example, a two-story apartment structure may measure to a height of 24 feet, which means that it would have to set back from the property line a minimum of 72 feet (height of building = 24 feet X 3 = 72 feet). A building with a maximum height of 35 feet (by ordinance) would have to set back a minimum of 105 feet. In other words, the greater the height of a structure, the greater the setback distance from the property line. This requirement will cause some limitation on the number of dwelling units that may be achieved on the proposed Residential Area. It will also cause the impact of multifamily structures on Ridgewood Subdivision homes to be minimized due to the increased setback requirements.

In an attempt to further reduce the impact of potential multifamily structures on Ridgewood Subdivision, any design for multifamily structures should minimize the impact of the mass of multifamily structures on Ridgewood Subdivision by placing the structure side with the lesser mass parallel with the subdivision and placing the structure side with the greater mass perpendicular to the subdivision.

The petitioner has agreed to remove Manufactured Home Parks from the Special Exception list in the MF 2 district regulations. However, staff could not determine where this was explicitly stated in the rezone document. This needs to be incorporated into the rezone document.

Council should consider whether additional requirements for 1) no accessory storage buildings, and 2) dwelling units with attached garages should be attached to this project.

Street Stub to the north: Concern for minimizing the amount of nonresidential traffic onto Oak Ridge Road coupled with the anticipated development of the currently vacant land to the north of this project area lends weight to the argument for requiring an internal road to be stubbed to the north property line. Such connections are currently required for residential developments and make sense from the points of dual/multiple emergency access and interconnections between adjacent business/industrial parks. This should be a requirement for this project just as it was for Southpark and Southoak developments, which each had to extend the road to the adjacent, undeveloped property.

The petitioner has argued that such a requirement on this development would make it economically infeasible. Economic feasibility of a project should not be the determining factor for making a rezone decision. It makes total planning sense to include the stub street to the north as part of this project. Planning sense needs to be weighed against the best interests of the community from an economic development standpoint as another factor for consideration.

Recommendations

The following points have been refined since the rezone petition was originally submitted for consideration:

- LB use list has been pared to a reasonable collection of uses given the context of the proposed setting (Exhibit 7 of petitioner's information booklet).
- The loading berths in the southern EI area have been limited to the east and north sides of any building(s) that may locate there.
- Buffer landscaping materials have been adjusted to include two evergreen Blue or Norway Spruce trees 10-12 feet tall, one evergreen Blue or Norway Spruce tree 6 feet tall and two evergreen shrubs per 30 lineal feet.
- The petitioner agreed to add a landscape buffer along the southern end of the western line of the southern EI area for a distance of 30 feet and a width of 15 feet.
- A landscaped berm along Ridgewood Subdivision as described above would require a 20-feet-wide easement. The petitioner has proposed 15 feet. Requiring 20 feet would not impact where buildings are located in the Residential area given the "proximity slope" discussion above. A landscape easement 20 feet wide with a continuous three-feet-high earthen berm and required buffer landscaping described in the proposed ordinance should be required.
- Project access to Oak Ridge Road should be limited to Southpark Drive and one access point for the Residential area. A full access to Southpark Drive from the Residential area should also be permitted.
- NO INDIVIDUAL ACCESS for buildings or building tenants to Oak Ridge Road should be permitted. All individual access for the nonresidential uses shall be from Southpark Drive. All individual access for the residential uses shall be from drives internal to the Residential Area.

- MF 2 zoning, which requires proximity slope setbacks, should be approved for the Residential area with the following modifications:
  - Two story limitation for all structures.
  - Design for multifamily structures should minimize the impact of the mass of multifamily structures on Ridgewood Subdivision by placing the structure side with the lesser mass parallel with the subdivision and placing the structure side with the greater mass perpendicular to the subdivision.
  - Manufactured Home Parks are not permitted, either outright or by Special Exception.
  - [redacted] Council should consider whether to require the following points that were discussed by the Advisory Plan Commission subcommittee:
    - For sale units only.
    - No accessory storage buildings.
    - Dwelling units with attached garages.
- Street Stub to the North: please consider the discussion presented above. An alternative to absolutely requiring the street stub north to the adjacent undeveloped property has been suggested whereby a threshold number of lots for the internal EI area (suggested as 5 or 6 lots) could be established, above which the street stub would be required. In other words, if the threshold is 5 lots, then if a 6th lot is created, the stub street would be required to be constructed. The petitioner has argued that requiring the street stub may, among other considerations, limit his ability to market the internal EI area as a whole to one end user. In consideration of this point, Council may consider establishing a threshold. The recommended threshold should be <u>one</u> lot. If more than one lot is created out of the EI area, then the street stub to the north shall be required.

If Council entertains a motion to approve the rezone, consideration should be given to including the points above. The points above, if deemed appropriate, should be incorporated as amendments into the rezone document prior to recordation.

RECOMMENDED MOTION

Plan Commission recommends (6-2-0) to disapprove this petition for rezone.

1

WLB ASSOCIATES, INC.

Petition to Change Zoning
Docket No. 0310-PUD-06

35 Acres South of 169th Street and East of Oakridge Road

Town of Westfield
Town Council
February 9, 2004

Applicant: WLB Associates
Attention: Wayne Beverage (846-2575)

Charles D. Frankenberger
NELSON & FRANKENBERGER
3021 East 98th Street, Suite 220
Indianapolis, IN 46280
Telephone: (317) 844-0106

TABLE OF CONTENTS

1. Explanation

2. Aerial

3. PUD Ordinance – includes Concept Plan

EXPLANATION

By way of general background, WLB Associates, Inc. ("WLB") previously requested and obtained a change in zoning to a PUD zoning classification for the real estate outlined in white on the aerial photograph included as Exhibit 2 and commonly known as Southoak Industrial Park. WLB is now requesting a change in the zoning classification of approximately 35 acres located south of 169th Street and east of Oakridge Road, and outlined in red on the aerial photograph included as Exhibit 2. It is presently zoned AG-SF1, and is located within the Town of Westfield.

WLB is requesting that the zoning for Real Estate be changed to a PUD zoning classification. To this end, the public hearing before the Plan Commission occurred on November 24, 2003 and the Comprehensive Plan Committee met on January 24, 2004. WLB then went back before the Plan Commission on January 26, 2004, and the Plan Commission sent this matter to the Town Council with an unfavorable recommendation.

The proposed PUD Ordinance and preliminary concept plan are included as Exhibit 3. As illustrated in the preliminary concept plan, the Real Estate will comprise four (4) distinct areas; namely, (i) the Local Business Area, (ii) the Residential Area, (iii) the Southern Industrial Area, and (iv) the Northern Industrial Area.

The underlying zoning classification of the Local Business Area will be the LB District of the Zoning Ordinance. The LB Provisions of the Zoning Ordinance will apply to the Local Business Area except that (i) the minimum tract requirement will be 2.5 acres instead of five (5) acres and (ii) those uses permitted in the Local Business Area include only the uses as illustrated in Exhibit 7 of the PUD.

The underlying zoning classification of the Residential Area will be the MF2 District of the Zoning Ordinance. The MF2 Provisions of the Zoning Ordinance will apply to the Residential Area.

The underlying zoning classification of both the Southern Industrial Area and the Northern Industrial Area will be the EI District of the Zoning Ordinance, with the following exceptions:

1. Those uses permitted in the Southern Industrial Area include only the Southern Uses as illustrated in Exhibit 6 of the PUD;
2. Those uses permitted in the Northern Industrial Area include only the Northern Uses as illustrated in Exhibit 6 of the PUD;
3. The EI Provisions of the Zoning Ordinance will apply to the both the Southern Industrial Area and Northern Industrial Area except that the minimum tract requirement will be 1.3 acres instead of three (3) acres; and
4. With respect to both the Southern Industrial Area and Northern Industrial Area, Section 16.04.165(D)(4)(f) of the DP provisions of the Zoning Ordinance is replaced and superceded by what is attached to the PUD and incorporated therein by reference as Exhibit 12.

Subject only to the above modifications, all of the applicable provisions of the Zoning Ordinance in force and effect at the time of the enactment of this proposed PUD Ordinance including, without limitation, the DP Provisions, the Landscaping Standards, the Lighting Standards, and the Sign Standards, will apply to the Real Estate.

South Park Drive, now existing to the east of the Real Estate, will be extended west to Oakridge Road so that it accesses Oakridge Road directly opposite the entrance to Oakridge Elementary School, at an exact location later to be determined by the owners of the Real Estate. In addition, the owners of the Real Estate will establish a second curb inlet on Oakridge Road, allowing access into the Residential Area from Oakridge Road, at a point later to be determined by the owners of the Real Estate and approved by the Town of Westfield.

We look forward to presenting this request to you on February 9, 2004.

Respectfully submitted,

Lawrence J. Kemper

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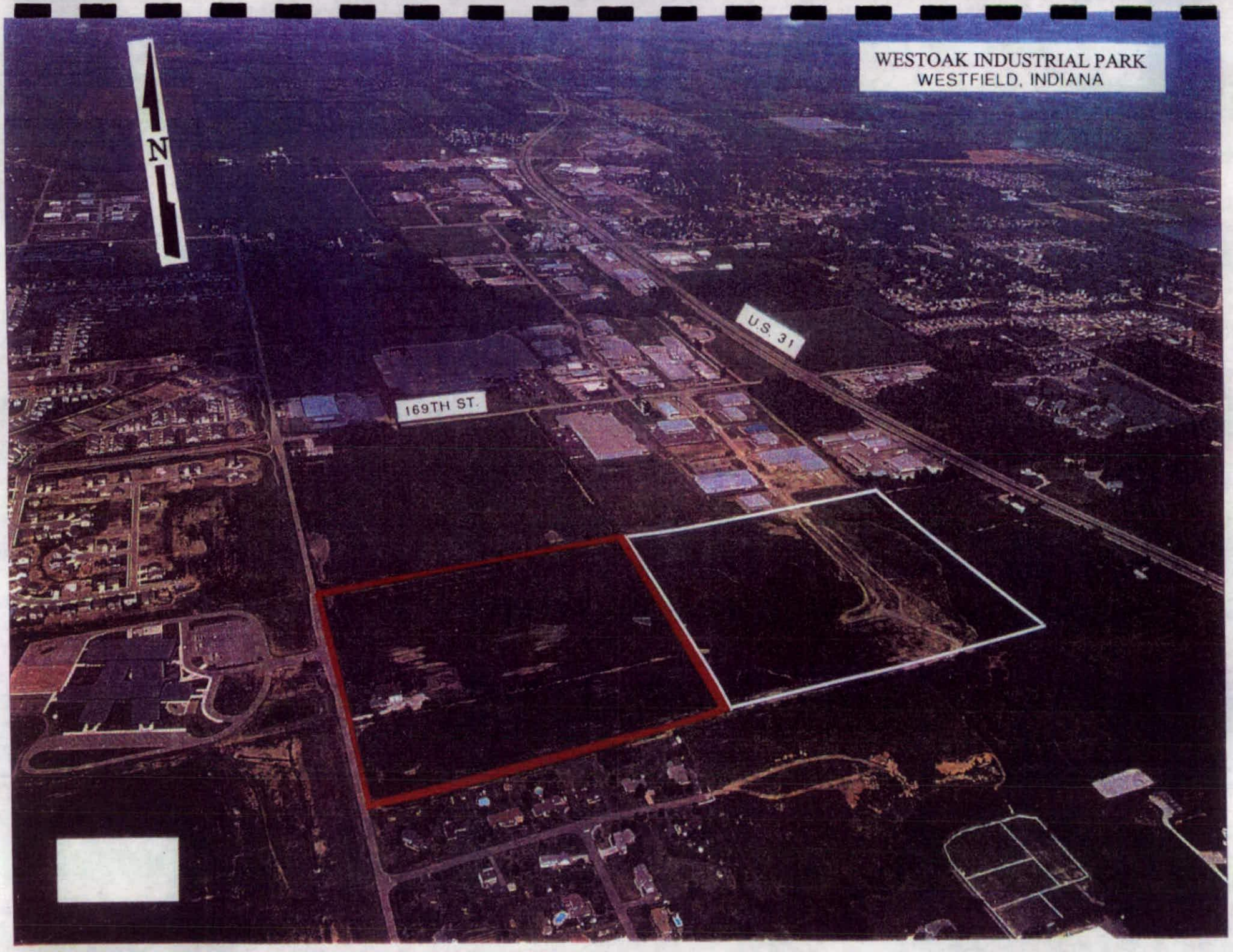
WESTOAK INDUSTRIAL PARK
WESTFIELD, INDIANA
N
U.S. 31
169TH ST.

3

WESTFIELD, INDIANA

PUD ORDINANCE NO. 04-01

WESTOAK INDUSTRIAL PARK PLANNED UNIT DEVELOPMENT DISTRICT

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

TABLE OF CONTENTS

Page

Section 1. Legislative Intent 3

Section 2. Effect 4

Section 3. Definitions 4

Section 4. Reclassification of Zoning 6

Section 5. Modifications to Underlying Zoning 7

Section 6. Other Applicable Provisions 11

Section 7. Concept Plan and Phasing of Development Plans 12

SCHEDULE OF EXHIBITS

1. Real Estate - legal description
2. Concept Plan
3. Enclosed Industrial (EI) provisions of the Zoning Ordinance
4. Local Business (LB) provisions of the Zoning Ordinance
5. Multi-Family Two (MF2) provisions of the Zoning Ordinance
6. Schedule of Uses Permitted in Northern and Southern Industrial Areas
7. Schedule of Uses Permitted in the Local Business Area
8. Development Plan Review (DPR) provisions of the Zoning Ordinance
9. Landscaping Standards of the Zoning Ordinance
10. Lighting Standards of the Zoning Ordinance
11. Sign Standards of the Zoning Ordinance
12. Building Materials provisions of the Zoning Ordinance

ORDINANCE NO. 04-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Westoak PUD") 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;

WITNESSETH:

WHEREAS, 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 the application for a change of zone district designation filed by WLB Associates, Inc. for the real estate containing approximately 35.13 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the 26th day of January, 2004; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended 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 Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character and quality of new development;

C. Encourage a harmonious and appropriate mixture of uses;

D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Westoak 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).

SECTION 3. DEFINITIONS. The following definitions shall apply in this Westoak PUD:

A. Local Business Area: The area of the Real Estate identified on Exhibit 2 as the Local Business Area ("Local Business Area").

B. Southern Industrial Area: The area of the Real Estate identified on Exhibit 2 as the Southern Industrial Area ("Southern Industrial Area").

C. Residential Area: The area of the Real Estate identified on Exhibit 2 as the Residential Area ("Residential Area").

D. Northern Industrial Area: The area of the Real Estate identified on Exhibit 2 as the Northern Industrial Area ("Northern Industrial Area").

E. EI Provisions: Attached hereto and incorporated herein by reference as Exhibit 3 are the Enclosed Industrial provisions (the "EI Provisions") of the Zoning Ordinance, which were in force and effect at the time of the enactment of this Westoak PUD.

F. LB Provisions: Attached hereto and incorporated herein by reference as Exhibit 4 are the Local Business provisions (the "LB Provisions") of the Zoning Ordinance, which were in force and effect at the time of the enactment of this Westoak PUD.

G. MF2 Provisions: Attached hereto and incorporated herein by reference as Exhibit 5 are the Multi Family Two provisions (the "MF2 Provisions") of the Zoning Ordinance, which were in force and effect at the time of the enactment of this Westoak PUD.

H. Northern Industrial Area Uses: The uses specified as permitted uses in the Northern Industrial Area are listed under the column entitled "Northern" and indicated by an "X" in what is attached hereto and incorporated herein by reference as Exhibit 6 (collectively the "Northern Industrial Area Uses").

I. Southern Industrial Area Uses: The uses specified as permitted uses in the Southern Industrial Area are listed under the column entitled "Southern" and indicated by an "X" in what is attached hereto and incorporated herein by reference as Exhibit 6 (collectively the "Southern Industrial Area Uses").

J. Local Business Area Uses: The uses specified as permitted uses in the Local Business Area are listed on what is attached hereto and incorporated herein by reference as Exhibit 7 (collectively the "Local Business Area Uses").

K. DPR Provisions: Attached hereto and incorporated herein by reference as Exhibit 8 are the Development Plan Review provisions (the "DPR Provisions") of the Zoning Ordinance, which were in force and effect at the time of the enactment of this Westoak PUD.

L. Landscape Standards: Attached hereto and incorporated herein by reference as Exhibit 9 are the Landscaping Standards (the "Landscape Standards") of the Zoning Ordinance which were in force and effect at the time of the enactment of this Westoak PUD.

M. Lighting Standards: Attached hereto and incorporated herein by reference as Exhibit 10 are the Lighting Standards (the "Lighting Standards") of the Zoning Ordinance which were in force and effect at the time of the enactment of this Westoak PUD.

N. Sign Standards: Attached hereto and incorporated herein by reference as Exhibit 11 are the Sign Standards (the "Sign Standards") of the Zoning Ordinance which were in force and effect at the time of the enactment of this Westoak PUD.

SECTION 4. RECLASSIFICATION OF ZONING. The zoning classification of the Real Estate is reclassified on the Zone Map from AG-SF1 to the Planned Unit Development District classification – Westoak PUD, the underlying zoning classification of which shall be as follows:

A. Local Business Area: The underlying zoning classification of the Local Business Area shall be the LB District of the Zoning Ordinance in force at the time of the enactment of this Westoak PUD.

B. Residential Area: The underlying zoning classification of the Residential Area shall be the MF2 District of the Zoning Ordinance in force at the time of the enactment of this Westoak PUD.

C. Southern Industrial Area: The underlying zoning classification of the Southern Industrial Area shall be the EI District of the Zoning Ordinance in force at the time of the enactment of this Westoak PUD.

D. Northern Industrial Area: The underlying zoning classification of the Northern Industrial Area shall be the EI District of the Zoning Ordinance in force at the time of the enactment of this Westoak PUD.

SECTION 5. MODIFICATIONS TO UNDERLYING ZONING. Subject to the following changes and modifications, the applicable provisions of the Zoning Ordinance in force and effect at the time of the enactment of this Westoak PUD including, without limitation, the LB Provisions, the MF2 Provisions, the EI Provisions, the DPR Provisions, the Landscaping Standards, the Lighting Standards, and the Sign Standards, shall apply to the Real Estate:

A. The additional provisions applicable only to the Local Business Area are as follows:

1. The LB Provisions shall apply to the Local Business Area; provided, however, the minimum tract requirement of five (5) acres specified in the LB Provisions shall not apply to the Local Business Area but, instead, the minimum tract requirement applicable to the Local Business Area shall be 2.5 acres.

2. Those uses permitted in the Local Business Area include only the Local Business Area Uses.

B. The additional provisions applicable only to the Residential Area are as follows:

1. The MF2 Provisions shall apply to the Residential Area.

2. On the north side of the existing forty (40) foot wide utility easement which runs parallel and adjacent to the southern boundary line of the Residential Area, the lot owner shall create an additional fifteen (15) foot wide landscape buffer parallel and adjacent to the existing forty (40) foot wide utility easement. The fifteen (15) foot wide landscape buffer shall include the following per thirty (30) lineal feet: (i) two (2) Evergreen Trees ten to twelve (10-12) feet in height (of the Blue Spruce or Norway Spruce variety only), (ii) one (1) Evergreen Tree which shall be a minimum of six (6) feet in height (of the Blue Spruce or Norway Spruce variety only), and (iii) two (2) evergreen shrubs.

C. The provisions applicable only to the Southern Industrial Area are as follows:

1. Those uses permitted in the Southern Industrial Area include only the Southern Industrial Area Uses.

2. The EI Provisions shall apply to the Southern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply to the Southern Industrial Area but, instead, the minimum tract requirement applicable to the Southern Industrial Area shall be 1.3 acres.

3. With respect to the Southern Industrial Area, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superceded by what is attached hereto and incorporated herein by reference as Exhibit 12.

4. With respect to the Southern Industrial Area, outdoor sales and storage are prohibited, and all Southern Industrial Area Uses shall be conducted only inside buildings constructed upon the Southern Industrial Area.

5. For each lot within the Southern Industrial Area upon which a building is constructed, the maximum building height shall be twenty-five (25) feet. The term "building height" shall be as described by the Zoning Ordinance.

6. For each building within the Southern Industrial Area, loading and unloading berths shall be permitted, at the discretion of owner, (i) on the elevation closest to the eastern boundary line of the Real Estate or (ii) on the elevation closest to the northern boundary line of the Real Estate.

7. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.

8. On the north side of the existing fifty (50) foot wide utility easement which runs parallel and adjacent to the southern boundary line of the Southern Industrial Area, the lot owner shall create an additional fifteen (15) foot wide landscape buffer parallel and adjacent to the existing fifty (50) foot wide utility easement (hereafter, collectively, the "Southern Industrial Buffer"). The fifteen (15) foot wide landscape buffer shall include the following per thirty (30) lineal feet: (i) two (2) Evergreen Trees ten to twelve (10-12) feet in height (of the Blue Spruce or Norway Spruce variety only), (ii) one (1) Evergreen Tree which shall be a

minimum of six (6) feet in height (of the Blue Spruce or Norway Spruce variety only), and (iii) two (2) evergreen shrubs.

9. On the western boundary line of the Southern Industrial Area, the lot owner shall create a fifteen (15) foot wide landscape buffer parallel and adjacent to the western boundary line of the Southern Industrial Area, which landscape buffer shall (i) commence at the point where the northernmost line of the Southern Industrial Buffer intersects the western boundary line of the Southern Industrial Area (the "Intersection") and (ii) have a length of thirty (30) feet, measuring north from the Intersection. The fifteen (15) foot wide landscape buffer shall include the following: (i) two (2) Evergreen Trees ten to twelve (10-12) feet in height (of the Blue Spruce or Norway Spruce variety only), (ii) one (1) Evergreen Tree which shall be a minimum of six (6) feet in height (of the Blue Spruce or Norway Spruce variety only), and (iii) two (2) evergreen shrubs.

D. The provisions applicable only to the Northern Industrial Area are as follows:

1. Those uses permitted in the Northern Industrial Area include only the Northern Industrial Area Uses.

2. The EI Provisions shall apply to the Northern Industrial Area; provided, however, the minimum tract requirement of three (3) acres specified in the EI Provisions shall not apply to the Northern Industrial Area but, instead, the minimum tract requirement applicable to the Northern Industrial Area shall be 1.3 acres.

3. With respect to the Northern Industrial Area, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superceded by what is attached hereto and incorporated herein by reference as Exhibit 12.

4. With respect to the Northern Industrial Area, outdoor sales and storage are prohibited, and all Northern Industrial Area Uses shall be conducted only inside buildings constructed upon the Northern Industrial Area.

5. For each lot within the Northern Industrial Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "building height" shall be as described by the Zoning Ordinance.

6. Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.

SECTION 6. OTHER APPLICABLE PROVISIONS. The following shall also apply to the Real Estate:

A. South Park Drive, now existing to the east of the Real Estate, shall be extended west to the western boundary of the Real Estate so that it accesses Oakridge Road directly opposite the entrance to Oak Trace Elementary School, at an exact location later to be determined by the Owner of the Real Estate and approved by the Town of Westfield.

B. The Owner of the Real Estate shall establish a second curb inlet on Oakridge Road, allowing access into the Residential Area from Oakridge Road, at a point

later to be determined by the Owner of the Real Estate and approved by the Town of Westfield.

SECTION 7. CONCEPT PLAN AND PHASING OF DEVELOPMENT PLANS. The Concept Plan for the Real Estate is attached hereto and incorporated herein by reference as Exhibit 2. The Development Plans for portions of the Real Estate shall be submitted and approved in phases, with each phase representing a portion of the Concept Plan. Development Plans for any portion or phase of the Real Estate may be submitted at any time within ten (10) years from the enactment of this Westoak PUD, without the need for an extension of time from the Plan Commission; however, Development Plans for any phase representing a portion of the Concept Plan may not be submitted more than ten (10) years after the date of the enactment of this PUD Ordinance without an extension of time from the Plan Commission.

Upon motion duly made and seconded, this Westoak PUD was fully passed by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

BY: AYE		NAY
_____	Teresa Otis Skelton	_____
_____	John Hart	_____
_____	Bob Smith	_____
_____	Ron Thomas	_____
_____	David Mikesell	_____

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EXHIBIT "1"

WESTOAK PARK PHASE TWO

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 03 minutes 25 seconds West (assumed bearing) on the west line of said Northwest Quarter 620.99 feet to the northwest quarter of the real estate described in Instrument No. 2001-9484; thence the following three calls on the perimeter of said real estate: 1.) North 87 degrees 59 minutes 45 seconds East 517.24 feet; 2.) South 00 degrees 03 minutes 25 seconds West 168.73 feet; 3.) South 87 degrees 59 minutes 45 seconds West 517.24 feet to the west line of said Northwest Quarter; thence South 00 degrees 03 minutes 25 seconds West on said west line 62.03 feet to the northwest corner of the real estate described in Instrument No. 2001-9151; thence North 87 degrees 41 minutes 43 seconds East on the north line of said real estate 1291.00 feet; thence North 00 degrees 11 minutes 26 seconds East 857.16 feet to a point on the north line of said Northwest Quarter; thence South 87 degrees 27 minutes 34 seconds West on the north line of said Northwest Quarter 1293.23 feet to the Point of Beginning, containing 23.32 acres, more or less.

Also including the following described real estate:

Part of the Northwest Quarter of Section 12 North, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 03 minutes 25 seconds West (assumed bearing) on the west line of said Northwest Quarter 851.75 feet to the POINT OF BEGINNING of the herein described real estate, said point also being the northwest corner of the real estate described in Instrument No. 2001-9151 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 00 degrees 03 minutes 25 seconds West on said west line 331.29 feet to the northwest corner of Ridgewood Section Two, as recorded in Plat Book 6, Pages 75-77; thence North 87 degrees 41 minutes 43 seconds East on the north line of said Subdivision 1290.23 feet; thence North 00 degrees 11 minutes 26 seconds East 331.32 feet to a point on the north line of said Instrument No. 2001-9151; thence South 87 decrees 41 minutes 43 seconds West 1291.00 feet to the Point of Beginning, containing 9.81 acres, more or less.

Also including the following described real estate:

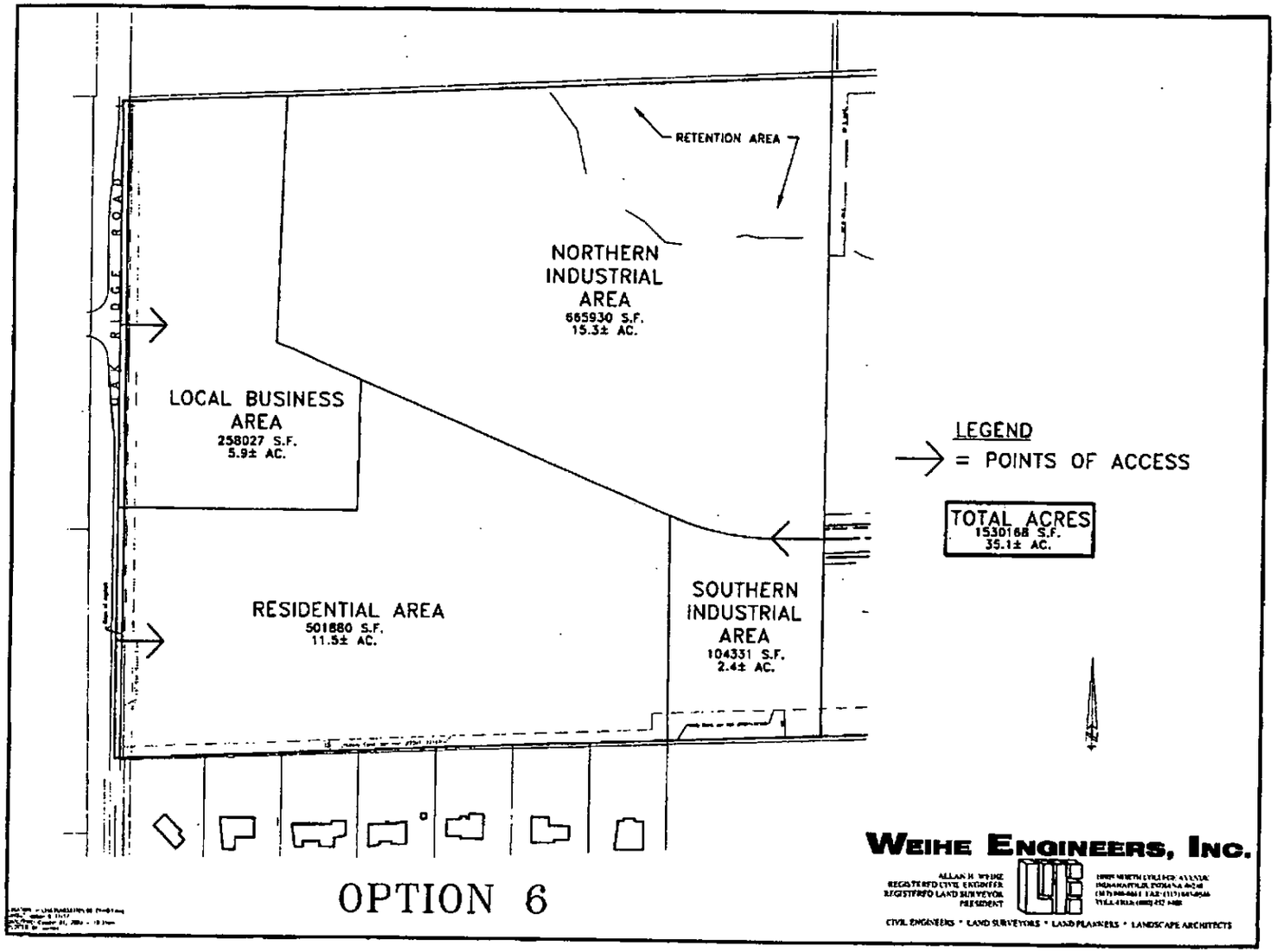
Part of the Northwest Quarter of Section 12 North, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northwest Quarter of Section 12, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana; thence South 00 degrees 00 minutes 08 seconds West (assumed bearing) on the West line of said Northwest Quarter 620.99 feet to the northwest corner of the real estate described in Instrument No. 97-18412 in the Office of the Recorder, Hamilton County, Indiana, said corner being the POINT OF BEGINNING of the herein described real estate; thence North 87 degrees 56 minutes 28 seconds East 517.24 feet; thence South 00 degrees 00 minutes 08 seconds West parallel with the west line of said Northwest Quarter 168.72 feet to a point on the south line of said Instrument No. 97-18412; thence south 87 degrees 56 minutes 28 seconds West on said south line 517.24 feet to said west line of said Northwest Quarter; thence North 00 degrees 00 minutes 08 seconds East on said west line 168.72 feet to the Point of Beginning, containing 2.00 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHT-OF-WAY OF RECORD.

EXHIBIT 2

CONCEPT PLAN


OAK RIDGE ROAD
RETENTION AREA
NORTHERN INDUSTRIAL AREA
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15.3± AC.
LOCAL BUSINESS AREA
258027 S.F.
5.9± AC.
RESIDENTIAL AREA
501880 S.F.
11.5± AC.
SOUTHERN INDUSTRIAL AREA
104331 S.F.
2.4± AC.
LEGEND
= POINTS OF ACCESS
TOTAL ACRES
1530168 S.F.
35.1± AC.
WEIHE ENGINEERS, INC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS

OPTION 6

EXHIBIT 3

ENCLOSED INDUSTRIAL (EI) PROVISIONS OF THE ZONING ORDINANCE

EXHIBIT 4

LOCAL BUSINESS (LB) PROVISIONS OF THE ZONING ORDINANCE

EXHIBIT 5

MULTI-FAMILY TWO (MF2) PROVISIONS OF THE ZONING ORDINANCE

EXHIBIT 6

SCHEDULE OF USES PERMITTED IN NORTHERN INDUSTRIAL AREA AND SOUTHERN INDUSTRIAL AREA

TYPE OF BUSINESS	NORTHERN	SOUTHERN
Advertising & business signs (including fabrication)	x	x
Antiques	x	x
Art School	x	x
Assembly operations of pre-manufactured parts,components	x	
Assembly repair & manufacture of light component parts	x	x
Auction Rooms-Inside	x	x
Auto parts sales inside	x	
Auto Rental-Inside	x	x
Auto repair Garages	x	
Auto rustproofing	x	
Auto Sales, new & used, service and repair-Inside	x	x
Auto Storage-inside	x	x
Mobile home rental/sales/service/repair-Inside	x	
Truck cleaning, service, rental & repair-Inside	x	
Bakeries	x	x
Banks & Savings & loan Assoc.	x	x
Barber & Beauty Schools	x	x
Bicycle sales, rental & Service	x	
Blueprinting, Photocopying job printing	x	x
Boat & Trailer Sales and Service-inside storage	x	
Book Stores	x	x
Bottling of Alcoholic & Non-Alcoholic Beverages	x	
Camera Stores	x	x
Car Wash-Indoor	x	
Caskets & Casket Supplies	x	
Cemetery Monument Sales	x	
Cemeteries-Pet	x	x
China & Glassware Shops	x	x
Civic Clubs	x	x
Coffee Roasting-wholesale	x	x
Coin Shops	x	x
Commissary, food, catering service	x	
Concrete contractors	x	
Consumer Service Offices	x	x
Crating & Packaging Service	x	
Credit Union offices	x	x
Custard Stands	x	
Dancing Schools	x	
Data Processing	x	x

TYPE OF BUSINESS	NORTHERN	SOUTHERN
Delicatessen	x	
Dentist	x	x
Distributors-inside storage	x	x
Education Institutions Public and Private	x	
Electrical Contractors	x	x
Electrical Supply Store-wholesale	x	x
Engineering & Research Labs	x	
Exterminators	x	
Fabric Shops-wholesale	x	x
Farm implement sales and service-inside	x	x
Fire Stations	x	x
Floor Covering	x	
Florist-wholesale	x	x
Frozen food stores and lockers	x	x
Furniture Stores-wholesale	x	x
Furrier Shops-Wholesale	x	x
Galleries	x	
Garden & lawn materials & supply stores-wholesale	x	
General construction company	x	
Glass fabrication and installation	x	
Government Offices-Universities	x	
Greenhouses-wholesale	x	
Gymnasiums	x	
Health Fitness and Exercise Center	x	
Hobby Shops-Wholesale	x	x
Home remodeling company	x	
Home remodeling supplies and materials-wholesale	x	x
Hospitals (Minor) Medical & Dental clinics & Labs	x	x
Indoor Sports and Recreational Facilities	x	
Industrial Schools & Training Facilities	x	
Insurance Companies	x	x
Interior Decorating	x	x
Jewelry Stores-Wholesale	x	x
Language Schools	x	
Laundromats & dry cleaning pick up & drop off only	x	
Lawyers	x	x
Locksmith	x	x
Luggage Stores-Wholesale	x	
Lumber/building materials-Inside	x	x
Lunch Counters	x	

TYPE OF BUSINESS	NORTHERN	SOUTHERN
Mail Order	x	x
Machine welding tool & die shops	x	
Major appliance store-wholesale	x	x
Manufacture & assembly Communications equipment	x	x
Manufacture & assembly of Major Household appliances	x	
Manufacture & assembly of marine equipment	x	
Manufacture & assembly of office equipment	x	
Manufacture of cabinets	x	
Manufacture of cans & containers	x	
Manufacture of cloth products from finished material	x	
Manufacture of furniture	x	
Manufacture of instruments	x	
Manufacture of Jewelry	x	
Manufacture of Musical Instruments	x	
Manufacture of non-alcoholic beverage	x	
Manufacture of office machinery	x	
Manufacture of Optical Goods	x	
Manufacture of paper boxes & paper products from finished paper	x	
Manufacture of portable household appliances, electric hand tools	x	
Manufacture of Recording Instruments, Phonograph Records, etc.	x	
Manufacture tools, implements, machinery	x	
Mattress manufacture & upholstering	x	
Millinery-wholesale	x	x
Miniature Golf, Archery, Driving Range, Trampoline Centers-Inside	x	
Milk Processing, Bottling & Mfg. Of Milk Products	x	
Motorcycle Sales, Service & Repair-Wholesale-Inside	x	
Music, Records, Instruments-wholesale	x	x
Newspaper distribution station	x	
Newspaper Publishing	x	
Office Buildings-General Purpose	x	x
Optometrists	x	x
Paint and wallpaper stores	x	
Painting and decorating contractors	x	
Pet Grooming	x	
Pharmaceutical, Medicine & Cosmetic Mfg.	x	
Philanthropic Institutions	x	x
Photography School	x	x
Photography Studio	x	x
Photography Supplies-wholesale	x	x
Physicians	x	x

TYPE OF BUSINESS	NORTHERN	SOUTHERN
Picture Framing-wholesale	x	x
Plumbing contractors	x	
Plumbing showrooms & shop	x	
Police Station	x	x
Post Office	x	x
Printing and Photocopies	x	
Private Clubs and lodges	x	
Professional & Technical Schools	x	
Radio & TV Service	x	x
Real Estate offices	x	x
Roller and Ice Skating rinks-Inside	x	
Roofing contractors	x	
Root Beer Stands		
Schools & Kindergartens	x	
Secondary food processing & packaging (initially processed off the premises)	x	
Self Storage facilities-Inside	x	
Septic System Contractors	x	
Sewing Machine Sales & Service-wholesale	x	x
Sheet metal shop/contractors	x	
Shoe Repair-wholesale	x	x
Stamping & fabricating metal shops	x	
Storage & transfer of Household Goods-Inside	x	
Storm doors, windows, awnings, siding contractors-manufacture	x	x
Tailor or Seamstress	x	x
Taxidermist	x	
Tennis-Indoor	x	
Testing laboratories	x	
Tire & Auto Service Center	x	
Toy wholesale store	x	x
Tool & light equipment rental-Inside	x	
Travel Business office	x	x
Typewriter/copy machine, Sales, Rental & Service	x	x
Upholsters	x	x
Utilities-Regulated by Indiana Utility Regulatory Commission	x	x
Warehouses-inside storage	x	x
Wearing Apparel & Accessory-wholesale	x	
Wholesalers-inside storage	x	x
Wireless Communication Service Facilities	x	x

EXHIBIT 7

SCHEDULE OF USES PERMITTED IN LOCAL BUSINESS AREA

The following uses are the only uses permitted in the Local Business area:

Community Center
Cultural Facility
Day Care Facility
Office
Postsecondary Educational Institution
Professional/Technical Training/Ed. Institution
Religious Facilities
Retirement Center
School (K-12)
Caterer (off-site service only)
Copy and other Administrative Business Services
Dry Cleaning and Laundry Pickup
Electrical Repair
Estate Services
Financial Service
Insurance Agency
Interior Decorating
Legal Service
Locksmith
Personal Grooming Services
Camera and Photographic Supply
Nonprofit
Leather goods and Luggage stores
Used Merchandise (General)
Accessory Uses directly related to the above

Real Estate Agency
Shoe Repair
Tailoring
Tanning Salon
Travel Agency
Bakery (retail)
Bookstore
Confectionery
Drapery Sales
Florist (retail)
Flooring, General sales
Gallery
Gift Shop
Handicrafts
Jewelry
Optical Goods
Restaurant
Sporting goods
Photographic Service
Used Merchandise (Antiques)
Park & Recreation Svc,

EXHIBIT 8

DEVELOPMENT PLAN REVIEW (DPR) PROVISIONS OF THE ZONING ORDINANCE

EXHIBIT 9

LANDSCAPING STANDARDS OF THE ZONING ORDINANCE

EXHIBIT 10

LIGHTING STANDARDS OF THE ZONING ORDINANCE

EXHIBIT 11

SIGN STANDARDS OF THE ZONING ORDINANCE

EXHIBIT 12

BUILDING MATERIALS PROVISIONS OF THE ZONING ORDINANCE

H:\Janet\WLB\Phase 2\Final PUD 012904.doc

d. Signs – See WC 16.08 et seq.

e. Building Orientation.

(1) Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.

(2) No loading spaces shall be permitted to face a public street or an adjoining Residential District.

(3) No outside storage shall be permitted between an established building line, and the right-of-way of a public street or an adjoining Residential District.

(4) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

f. Building Materials.

In order to create variation and interest in the built environment, all new buildings or building additions located within any Industrial District shall use the exterior building materials specified below on ~~each facade visible from~~ a public street or an adjoining Residential District. the. of the building closest to

(1) Brick or other masonry material. Other masonry materials shall include:

a. Architectural concrete, if the surface of the architectural concrete simulates brick or stone (e.g., limestone, marble, or, granite);
b. Pre-cast concrete, if the surface of the pre-cast concrete is painted, textured (e.g. rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (e.g., limestone, marble or, granite);
c. External Insulation and Finish System (E.I.F.S.); or,
d. Stone.

(2) If a masonry material other than brick is utilized, it shall be supplemented with the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.) or the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.) on each facade visible from a public street or an adjoining Residential District.

(3) The primary exterior building material shall constitute a minimum of sixty (60) percent of the available wall area (exclusive of window and doors) of the ~~each~~ facade ~~visible from~~ a public street or an adjoining Residential District. of the building closest to

CURRAN
ARCHITECTURE
6925 EAST 96TH ST., SUITE 105
INDIANAPOLIS, IN 46250
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

JRF CONSTRUCTION

EDGE ROCK DEVELOPMENT

CERTIFICATION

INSULATED PANEL – TUFF COTE EIFS SYSTEM
ANTIQUE BRONZE

HATCHED AREA INDICATES PAINTED INSULATED METAL PANEL.
PAINTED TO MATCH COMPANY LOGO

PAINTED SPLIT FACED BLOCK
PAINTED TO MATCH SLATE GRAY

INSULATED PANEL – SANTA FE
REGAL GRAY

SLATE GRAY TRIM

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PROJECT INFORMATION

DURAMARK
USA

SOUTHPARK BUSINESS PARK
16803 SOUTHPARK DRIVE
WESTFIELD, IN 46704

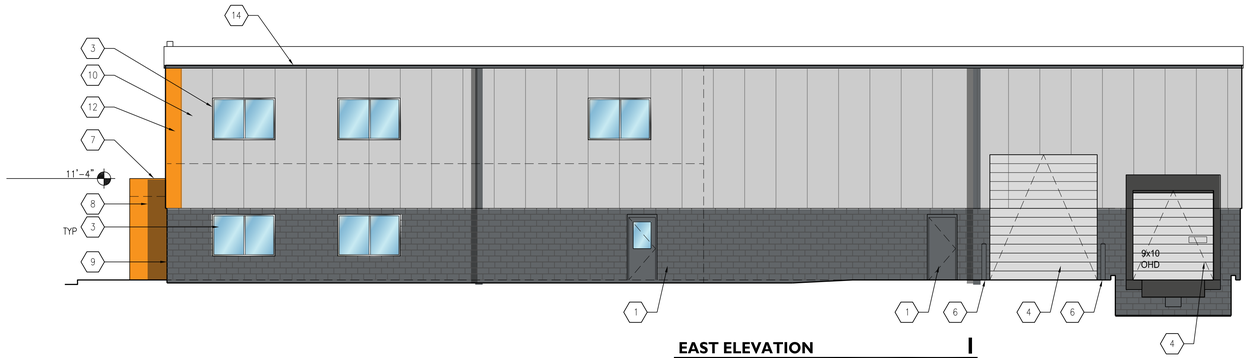
ISSUE DATES

PRELIMINARY PLAN	05.21.2015

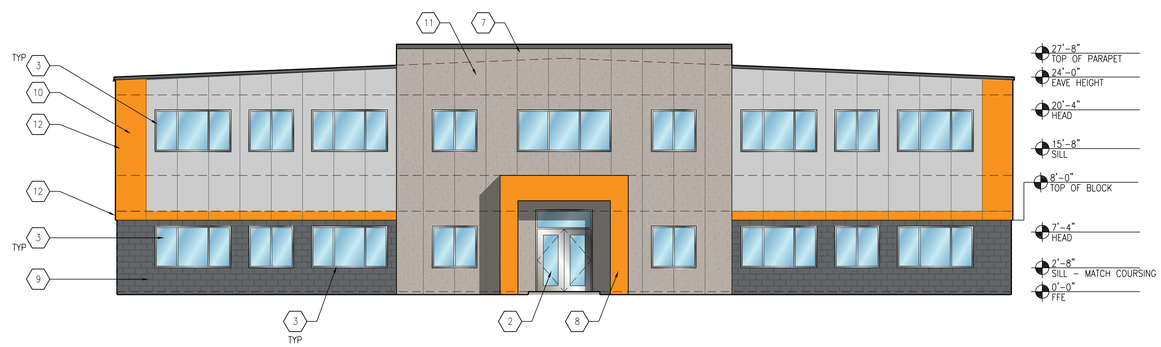
150116

KEY PLAN

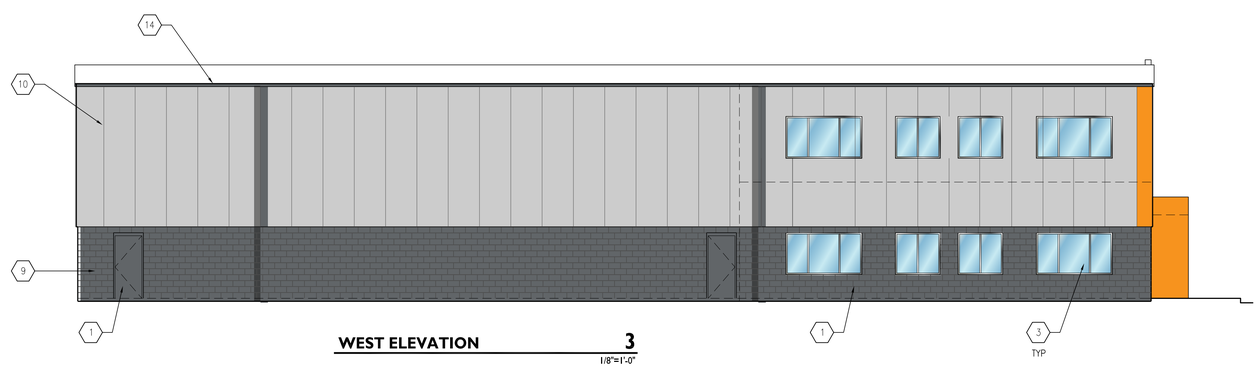
A3.1



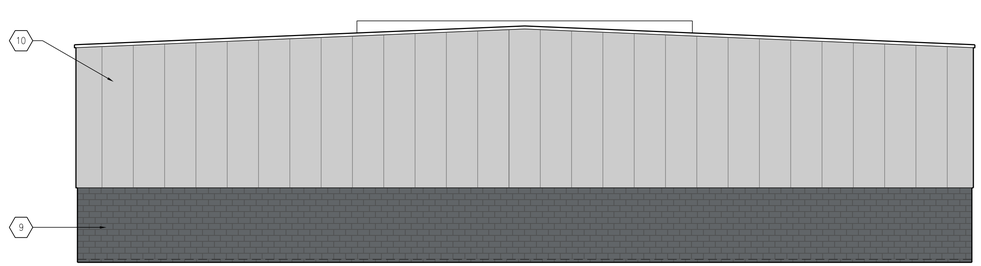
EAST ELEVATION **1**
1/8"=1'-0"



SOUTH ELEVATION **2**
1/8"=1'-0"



WEST ELEVATION **3**
1/8"=1'-0"



NORTH ELEVATION **4**
1/8"=1'-0"

KEYED NOTES

1. INSULATED STEEL DOOR AND FRAME. REFER TO SHEET A6.1 FOR DOOR AND FRAME INFORMATION. BY RBS.
2. PROVIDE ANODIZED ALUMINUM STOREFRONT FRAMING DOOR AND FRAME. REFER TO SHEET A6.1 FOR DOOR AND FRAME INFORMATION. FINISH COLOR BY ARCHITECT.
3. PROVIDE ANODIZED ALUMINUM STOREFRONT FIXED GLAZED WINDOW. REFER TO SHEET A6.1. FINISH COLOR BY ARCHITECT.
4. PROVIDE INSULATED OVERHEAD SECTIONAL DOOR WITH FULL WEATHERSTRIPPED FRAME. REFER TO SHEET A6.1 FOR DOOR AND FRAME INFORMATION.
5. PROVIDE INSULATED OVERHEAD SECTIONAL DOCK DOOR, DOCK EQUIPMENT AND SEALS THIS LOCATION. REFER TO SHEET A6.1 FOR MORE INFORMATION.
6. 6" DIAMETER, GALVANIZED, PAINTED (OR SHEATHED) STEEL BOLLARDS FILLED WITH CONCRETE. TOP OF STEEL TO BE MIN OF 4'-0" A.F.F. SET IN CONCRETE. SEE DETAIL 3/A5.2.
7. PRE-FINISHED METAL COPING - SEE WALL SECTIONS.
8. PREFINISHED METAL CLADDING OVER STEEL STUD AND DENS SHEATHING. CITADEL 15 OR EQUAL. SEE DETAIL. AWNING TO HAVE METAL DECK ROOF WITH DOWNSPOUT TIED TO UNDER-DRAIN.
9. TYPICAL SPLIT FACED BLOCK. PROVIDE SMOOTH FACED BLOCK AT GRADE LEVEL WHERE SIDEWALK OR PAVEMENT MEETS BUILDING. PROVIDE TOP COURS AS SMOOTH FACED BLOCK WITH INSULATED PANEL LAPS OVER BLOCK.
10. INSULATED METAL PANEL SYSTEM. COLOR TO BE REGAL GRAY. FINISH TO TO SANTA FE.
11. INSULATED METAL PANEL SYSTEM. COLOR TO BE DETEMINED. FINISH TO BE TUFF COTE.
12. PAINTED ACCENT THIS LOCATION. COLOR TO MATCH DURAMARK'S ORANGE LOGO.
13. KNOX BOX LOCATION VERIFIED IN PRECAST SHOP DRAWINGS. LOCATED ON 9-3/4" END FACE OF PILASTER PANEL THIS LOCATION 44" AFF.
14. GUTTER AND DOWNSPOUT SYSTEM BY RBS/METAL BUILDING SUPPLIER. COORDINATE LOCATIONS WITH ARCHITECT IN SHOP DRAWINGS.

INSULATED PANEL - TUFF COTE EIFS SYSTEM
ANTIQUE BRONZE

HATCHED AREA INDICATES PAINTED INSULATED METAL PANEL.
PAINTED TO MATCH COMPANY LOGO

PAINTED SPLIT FACED BLOCK
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INSULATED PANEL - SANTA FE
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KEY PLAN

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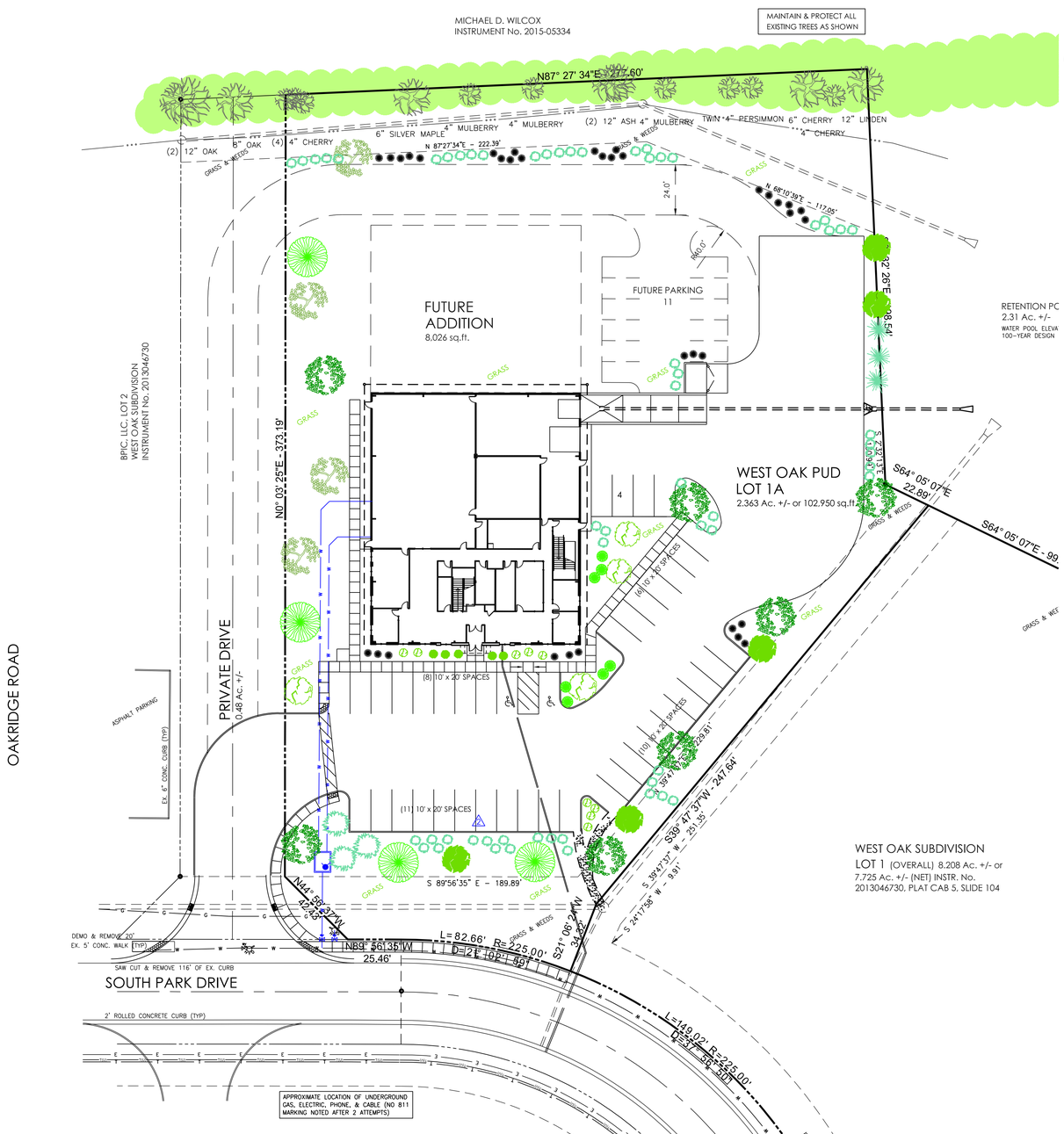
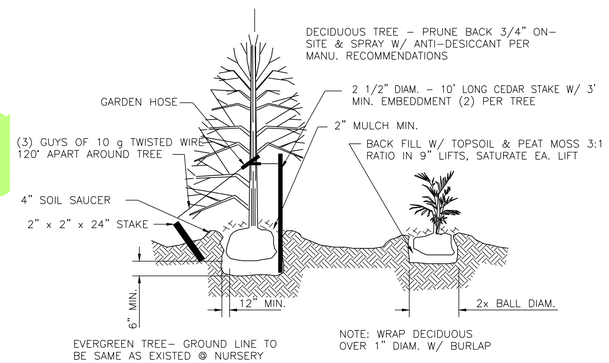




NOTES.

1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
4. TRUNK WRAP SENSITIVE TREES. ONLY.
5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS (1 / L1)

NOT TO SCALE

Diagram 1: Bicycle Rack Type

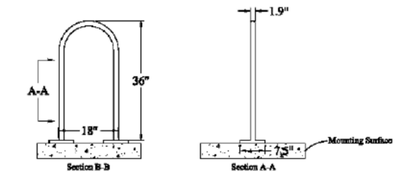
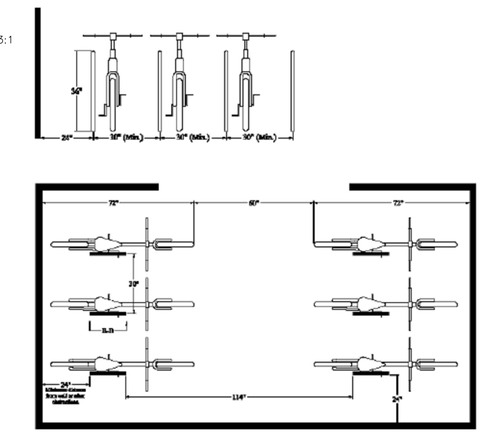


Diagram 2: Bicycle Parking Location and Design



BICYCLE RACK DETAIL (2 / L1)

NOT TO SCALE

TREE AND SHRUB PLANTING SCHEDULE △3

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY	
MH	JUNIPERUS CHINESIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	35	
ML	SYRINGA PATULA	MISS KIM LILAC	18"	BALL & BURLAP	3' o.c.	5	
CJ	JUNIPERUS CHINESIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	59	
CC	CONTONEASTER APICULATUS	CRANBERRY COTTONEASTER	18"	BALL & BURLAP	3' o.c.	7	
JB	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	3	
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8' HIGH 2" cal.	WIREBALL	AS SHOWN	4	
SM	ACER SACCHRUM	SUGAR MAPLE	8' HIGH 2" cal.	WIREBALL	AS SHOWN	7	
RO	QUERCUS RUBRA	RED OAK	8' HIGH 2" cal.	WIREBALL	AS SHOWN	4	
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	15	
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	16	
WF	ABIES CONCOLOR	WHITE FIR	6' HIGH	BALL & BURLAP	AS SHOWN	8	
NS	PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	AS SHOWN	13	

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING

THIS PLAN TO BE USED FOR PHASE 1 LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER △1

STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT △1

ALL STREET TREES TO MATCH WESTFIELD MASTER TREE LIST △1

LANDSCAPING PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL
7-23-2015	STAFF REVISIONS △1
7-30-2015	FRONTYARD SHRUBS REVISED △2

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

233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102
JRF CONSTRUCTION BUILT AROUND YOU.

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. L1

NEW DISTRIBUTION OFFICE/WAREHOUSE

FOR:

ATTENTION

DuraMark Technologies

Southpark Drive
Westfield, Indiana 46074

APPROVALS PENDING NOT FOR CONSTRUCTION △1

CONTACTS

CITY OF WESTFIELD		
Westfield Economic and Community Development Department(*) 2728 East 171st Street Westfield, Indiana 46074 (317) 804-3170 economicdevelopment@westfield.in.gov	**Westfield Fire Department(*)** 17535 Dartown Road Westfield, Indiana 46074 **Garry Harling** (317) 804-3307 gharling@westfield.in.gov	**Westfield G.I.S.** *(for addressing)* 2706 East 171st Street Westfield, Indiana 46074 **Leane Kmetz** (317) 804-3001 lkmetz@westfield.in.gov
Westfield Public Works Department 2706 East 171st Street Westfield, Indiana 46074 **Jeremy Lollar / Phil Sundling** (317) 804-3100 jlollar@westfield.in.gov psundling@westfield.in.gov	**Westfield Pre-Construction(*)** 2706 East 171st Street Westfield, Indiana 46074 **John Rankin** (317) 804-3147 jrankin@westfield.in.gov	**Westfield Storm Water** 2706 East 171st Street Westfield, Indiana 46074 **Mike Morgan / Wes Rood** (317) 804-3100 mmorgan@westfield.in.gov wrood@westfield.in.gov
HAMILTON COUNTY		
Hamilton County Surveyor's Office One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 **Greg Hoyes** (317) 776-8495 greg.hoyes@hamiltoncounty.in.gov	**Hamilton County Auditor's Office** **Transfer & Mapping Division** 33 North 9th Street Noblesville, Indiana 46060 **Nick Christiansen** (317) 776-9624 nick.christiansen@hamiltoncounty.in.gov	**Hamilton County Health Department** 18030 Foundation Drive, Suite A Noblesville, Indiana 46060 **Larry Beard** (317) 776-8500 larry.beard@hamiltoncounty.in.gov
SERVICE PROVIDERS		
Citizens Westfield *(for water & sanitary sewer)* 2728 East 171st Street Westfield, Indiana 46074 **Harry Nikides** (317) 927-4338 / (317) 691-4974 (cell) hnikides@citizensenergygroup.com	**Citizens Gas of Westfield** 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 **Richard Miller, Jr.** *Construction Field Coordinator* (317) 927-4684 rmiller@citizensenergygroup.com	**Citizens Gas of Westfield** 2020 North Meridian Street Indianapolis, Indiana 46202 **Jeffrey Sinclair** *Industrial Sales Consultant* (317) 927-4744 jsinclair@citizensenergygroup.com
Duke Energy (Noblesville Office) 100 South Mill Creek Road Noblesville, Indiana 46060 **Timothy Hardin / Vincent Literal** (800) 521-2232 timothy.hardin@duke-energy.com vincent.literal@duke-energy.com	**Duke Energy (Carmel Office)** 16475 Southpark Drive Westfield, Indiana 46074 **Shirley Hunter** (317) 896-6711 shirley.hunter@duke-energy.com	**Duke Energy: Asset Protection** WF500 / 2727 Central Avenue Columbus, Indiana 47201 **Gary S. McNamee** (812) 375-2021 gary.mcnamee@duke-energy.com
Panhandle Eastern Pipeline Company 9371 Zionsville Road Indianapolis, Indiana 46268 **Troy Yackle / Mark Wood** (317) 733-3213 (Troy) (317) 733-3232 (Mark) troy.yackle@sug.com mark.wood@sug.com	**Indiana Gas / Vectren** P.O. Box 1700 Noblesville, IN 46061 **Resa Glover / Charlotte May** (317) 776-5550 tglover@vectren.com cmay@vectren.com	**Comcast Cable** 533 East 65th Street Indianapolis, Indiana 46220 **Matt Stringer** (317) 275-6493 / (317) 491-2432 (cell) matthew_stringer@cable.comcast.com **Gary Gray** (317) 275-6351 / (317) 716-2831 (cell) gary_gray@cable.comcast.com
tw telecom 4625 West 86th Street, Suite 500 Indianapolis, Indiana 46268 **Tanny Triplitt** (317) 713-8947 / (317) 716-4559 (cell) tanny.triplitt@twtelecom.com	**Bright House Networks** 3030 Roosevelt Avenue Indianapolis, Indiana 46218 **J.D. Trueblood** (317) 713-3899 / (317) 716-0932 (cell) jd.trueblood@mybrighthouse.com	**Buckeye Partners, L.P.** 940 Buckeye Road Lima, Ohio 45804 **Kyle Smith** (419) 993-8008 cksmith@buckeye.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 **Austin Guyer** (317) 291-9460 x1233 aguyer@marathonpetroleum.com	**Frontier Communication** 20905 Hague Road Noblesville, Indiana 46060 **Steve Costlow** (317) 984-9010 steve.costlow@ftr.com	**AT&T** 5858 North College Avenue Indianapolis, Indiana 46220 **Steve Robinson** (317) 265-6801 sr2432@att.com
Inside Connect Cable 750 Liberty Drive Westfield, Indiana 46074 **Clay Manley** (317) 569-2800 clay@insideconnect.net		

LEGAL DESCRIPTION
LOT 1 WEST OAK SUBDIVISION

Lot 1 in West Oak Subdivision, an addition to the City of Westfield, per plat recorded in Instrument No. 2013046730, in Plat Cabinet 5, Slide 104, in the Office of the Recorder of Hamilton County, Indiana.

SHEET INDEX

C1 PRELIMINARY PLAT / TOPO
C2 PROPOSED SITE PLAN
C3 DRAINAGE/GRADING PLAN
C4 EROSION CONTROL PLAN
C5 S.W.P.P. PLAN and ADA DETAILS
C6 SITE and DRAINAGE DETAILS
C7.1 CITY of WESTFIELD DETAILS
C7.2 CITY of WESTFIELD DETAILS
C7.3 CITIZENS DETAILS

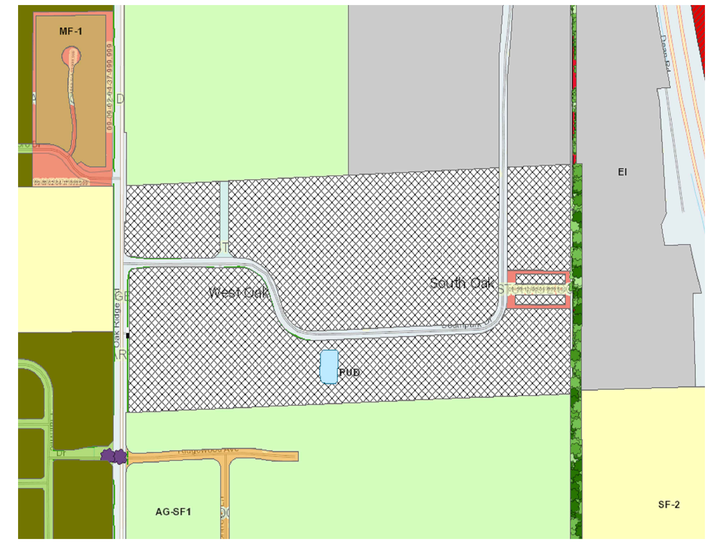
L1 LANDSCAPE PLAN

△1 1of1 EXTERIOR LIGHTING PLAN

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES

GENERAL CONTRACTOR

JRF Construction
Mr. JR Freiburger
233 East 175th Street
Westfield, IN 46074
317-896-1100



WESTFIELD ZONING MAP
N.T.S.

2014 WESTFIELD GIS AERIAL
N.T.S.

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

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

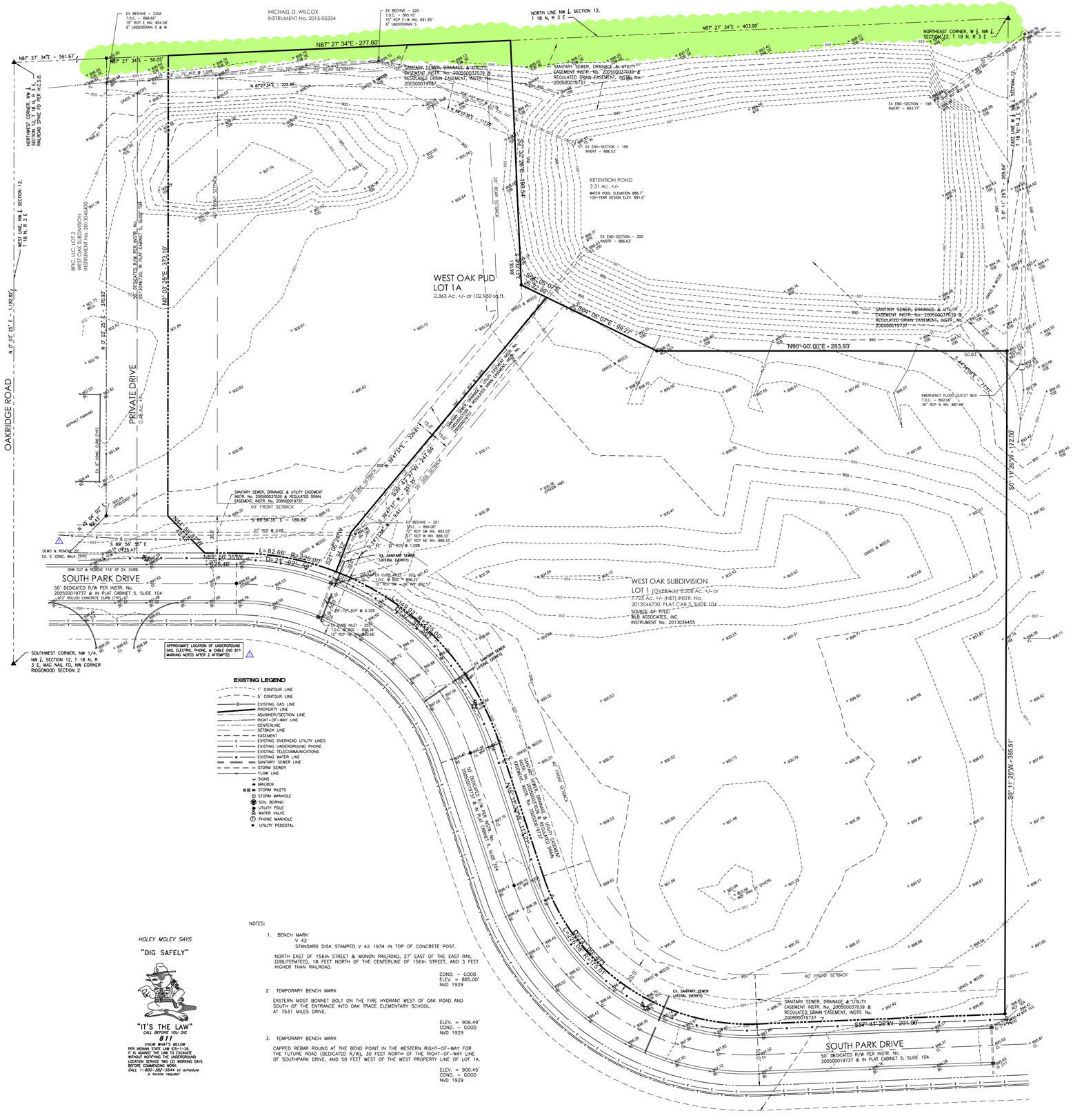
DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL △1
7-23-2015	STAFF REVISIONS

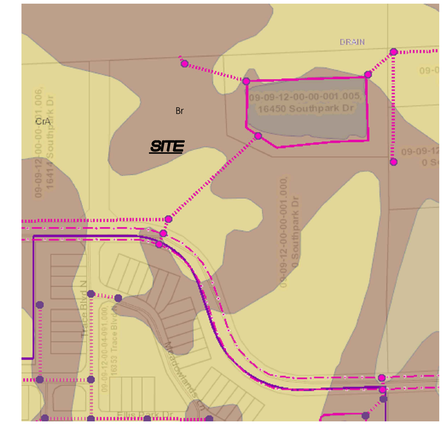
KEELER-WEBB ASSOCIATES
Consulting Engineers–Planners–Surveyors
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 odehart@keelerwebb.com

JRF CONSTRUCTION BUILT AROUND YOU.
233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. COV





SOILS MAP
WESTFIELD G.I.S. 2014

NOTES:

1. BENCH MARK
   V 42
   STANDARD DISK STAMPED V 42 1934 IN TOP OF CONCRETE POST.

   NORTH EAST OF 156th STREET & MONON RAILROAD, 27' EAST OF THE EAST RAIL (OBLITERATED), 18 FEET NORTH OF THE CENTERLINE OF 156th STREET, AND 3 FEET HIGHER THAN RAILROAD.

   COND. – GOOD
   ELEV. = 885.00'
   NVD 1929

2. TEMPORARY BENCH MARK

   EASTERN MOST BONNET BOLT ON THE FIRE HYDRANT WEST OF OAK ROAD AND SOUTH OF THE ENTRANCE INTO OAK TRACE ELEMENTARY SCHOOL. AT 75.31 MILES DRIVE.

   ELEV. = 906.49'
   COND. – GOOD
   NVD 1929

3. TEMPORARY BENCH MARK

   CAPPED REBAR ROUND AT THE BEND POINT IN THE WESTERN RIGHT-OF-WAY FOR THE FUTURE ROAD (DEDICATED R/W), 30 FEET NORTH OF THE RIGHT-OF-WAY LINE OF SOUTHPARK DRIVE, AND 50 FEET WEST OF THE WEST PROPERTY LINE OF LOT 1A.

   ELEV. = 900.45'
   COND. – GOOD
   NVD 1929

HOLEY MOLEY SAYS

"DIG SAFELY"

"IT'S THE LAW"
CALL BEFORE YOU DIG
811
KNOW WHAT'S BELOW
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.
CALL 1-800-382-5544 to schedule a locate request

SITE DATA

Zoned	WEST OAK PUD
Lot 1A area	2.363 Ac. +/–
Minimum Front Yard Setback	40'
Minimum Rear Yard Setback	20'
Minimum Side Yard Setback	20'

PRELIMINARY PLAT/TOPO

GRAPHIC SCALE

0 40 60 80 120 200

(IN FEET)
1 inch = 40 ft.

JAMES P. McCANN
REGISTERED
PE880332
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE	ISSUE
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BUILT AROUND YOU.

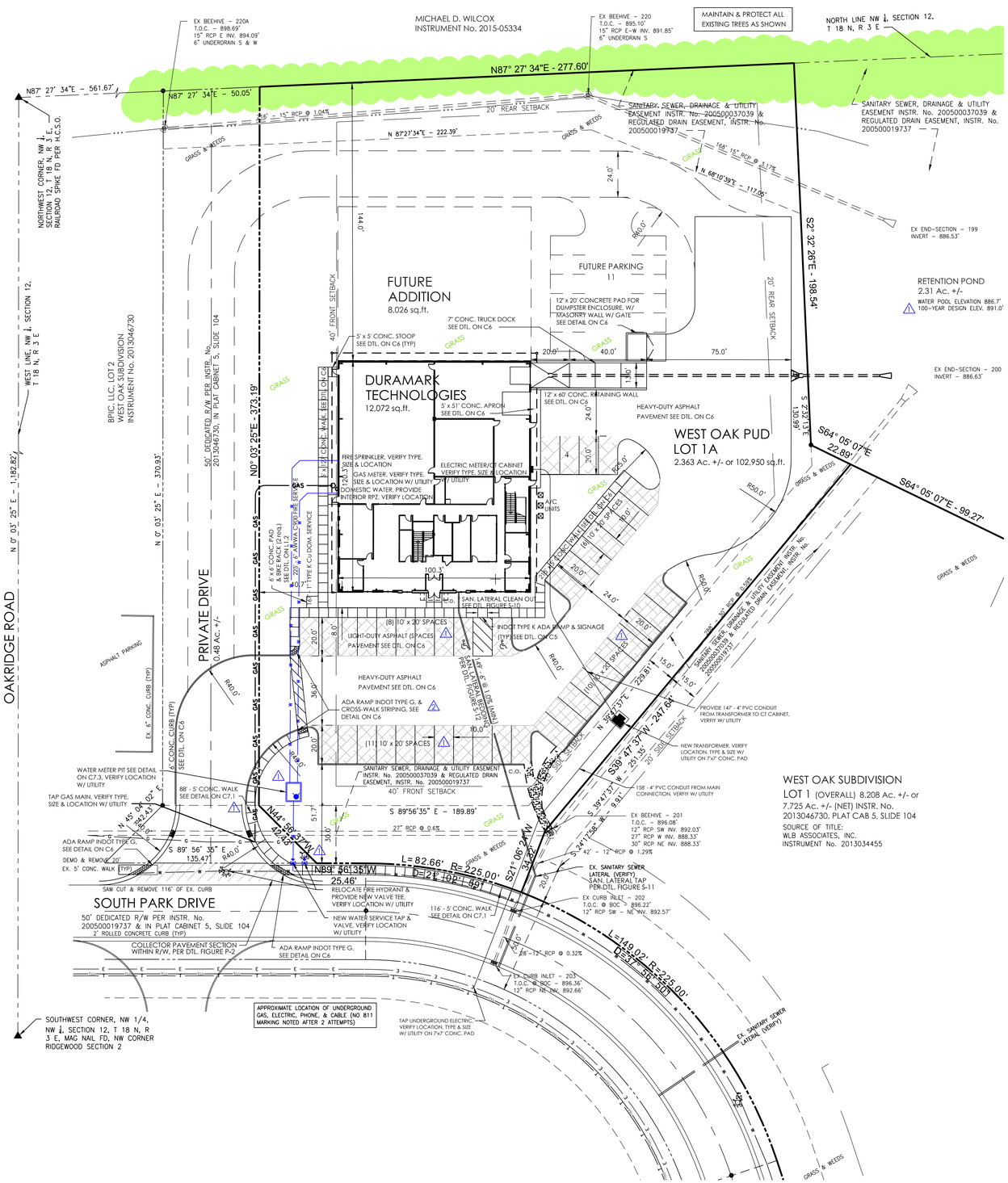
DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD

SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No.
1505-034

SHEET No.
C1



WEST OAK SUBDIVISION
LOT 1 (OVERALL) 8.208 Ac. +/- or 7.725 Ac. +/- (NET) INSTR. No. 2013046730, PLAT CAB 5, SLIDE 104
SOURCE OF TITLE:
WLB ASSOCIATES, INC.
INSTRUMENT No. 2013034455

SITE DATA

Zoned	WEST OAK PUD
Lot 1A area	7.725 Ac. +/-
Lot 1A Building area	12,072 sq. ft.
Existing parking spaces	40
Handicapped parking	1
Total parking	41
Total employees (on busiest shift)	35
Minimum Front Yard Setback	40'
Minimum Rear Yard Setback	20'
Minimum Side Yard Setback	20'

HOLEY MOLEY SAYS

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

PROPOSED LEGEND

- UNDERGROUND FIBER OPTIC
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIRE/SPRINKLER
- PROPOSED GAS SERVICE
- PROPOSED WATER LINE
- PROPOSED SANITARY
- PROPOSED STORM SEWER
- PROPOSED SWALE
- A.D.A. SPACE
- PROPOSED WATER VALVE
- PROPOSED P.I.V.
- WATER METER
- GAS VALVE
- GAS METER
- PROPOSED SANITARY MANHOLE
- CLEAN OUT
- ELECTRIC TRANSFORMER
- CONDITIONING UNIT
- FIRE HYDRANT
- LIGHT POLE BASE
- FIRE DEPART. CONNECTION

EXISTING LEGEND

- 1' CONTOUR LINE
- 5' CONTOUR LINE
- EXISTING GAS LINE
- PROPERTY LINE
- ADJOINER/SECTION LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- SETBACK LINE
- EASEMENT
- EXISTING OVERHEAD UTILITY LINES
- EXISTING UNDERGROUND PHONE
- EXISTING TELECOMMUNICATIONS
- EXISTING WATER LINE
- SANITARY SEWER LINE
- STORM SEWER
- FLOW LINE
- SIGNS
- MAILBOX
- STORM INLETS
- STORM MANHOLE
- SOIL BORING
- UTILITY POLE
- WATER VALVE
- PHONE MANHOLE
- UTILITY PEDESTAL

ASPHALT PAVEMENT SPECIFICATIONS

The paving contractor shall be responsible for the following:

1. The area to be paved shall be cleared of all rock, debris, roots and vegetation. An approved soil sterilant shall be utilized to prevent the growth of weeds.

2. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compaction requirements. The subgrade shall be shaped to the true lines and grade as shown on the plan.

3. The subgrade shall be compacted to 95% laboratory density as determined by ASSHTO Method T-99.

4. The subgrade and finish paving shall be tested by an approved testing company for uniform smoothness, density and grade.

5. The hot mix asphalt based may be placed directly on the prepared subgrade in one lift for the base course to the required compacted thickness as specified in local street standards.

6. The hot mix asphalt base and surface shall be placed in one lift to the true line and grades as shown on the plans. The paving mixture shall be placed and compacted at a temperature between 250 F. (121 C) and 300 F. (149 C).

7. The paving mixture shall be transported to the job site in clean well-covered trucks with smooth dump beds. The base and surface mixtures are to be placed with self contained, power propelled pavers capable of placing the mix to the required dimensions as shown on the plans.

8. Asphalt grade shall be determined by its ability to satisfactory coat the aggregate, resist rutting and remain stiff during high temperatures and sustain freeze/thaw cycles in addition to the considerations of anticipated weather, mixing process and curing rate.

9. See details on sheet C6 for pavement cross-sections.

10. All proposed asphalt pavement as shown shall be constructed in compliance with INDOT standard specifications, latest edition.

11. All parking striping and ADA areas shall be marked with a durable nonshrink, white point to be approved by the engineer (blue paint per ADA 2010 requirements).

SITE NOTES

1. Site Information was taken from Keeler-Webb Ass., dated 6/11-16/15. It is the contractor's responsibility to verify existing site conditions prior to starting work.

2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.

3. The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water or irrigation service.

4. The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.

5. The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.

6. The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.

7. All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.

8. Use compacted granular fill when utility lines are placed under walks and driveways.

9. Soil borings have not been performed, general contractor to hire a reputable firm to perform soils testing and report and follow said recommendations and forward a copy to the engineer for review.

10. Provide sleeves for mechanical work as required.

11. Notify Engineer at least 1 day (24 hours) prior to placing any concrete.

12. Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.

13. See this sheet for exterior concrete specifications.

14. This structure shall comply with A.D.A. 2010.

15. All edge of pavement radii are 5 feet unless otherwise noted. All dimensions are measured perpendicular from face of building, edge of pavement, or face of curb, unless otherwise noted.

16. If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.

17. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

CONCRETE NOTES

1. ACI 318, "Building Code Requirements for Reinforce Concrete": comply with applicable provisions except as otherwise indicated.

2. Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.

3. Perform sampling and testing during concrete placement, as follows:

Air content ASTM C 173, one for each set of compressive strength specimens, 6 % minimum on all concrete exposed to freezing or thawing.

Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.

When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.

Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.

4. Concrete for exterior pavement, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.

5. Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.

6. Portland Cement ASTM C 150, Type as required.

7. ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to ½" minimum size.

8. Water: Drinkable

9. Air-Entraining Admixture: ASTM C 260.

10. Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.

11. Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.

12. Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.

13. Welded Wire Fabric: ASTM A 185.

14. Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.

15. Ready Mix Concrete: ASTM C 94

16. Construct framework so that concrete members and structures are of correct size, shape, alignment, elevation and position.

17. Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Retighten forms during concrete placement if required to eliminate leaks.

18. Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (PI 20) material.

19. Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.

20. Barricade open excavations occurring as part of this work and post with warning lights.

21. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

22. Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.

23. Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).

24. Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.

25. Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.

26. Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.

27. Provide construction, isolation and control joints as indicated on civil sheets.

28. All exterior concrete shall be finished with a light broom type surface.

29. The sub-contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.

30. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compactions requirements. The subgrade shall be shaped to the true lines and grade as shown on the plans.

31. The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.

32. The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

SANITARY SEWER LATERAL NOTES

1. Sanitary Sewer lateral construction shall conform to City of Westfield sewer specifications and shall prevail as to materials and methods of construction.

2. Sanitary sewer laterals shown were designed with PVC pipe in accordance with ASTM D-3034 (SDR 35) and slope a minimum of 1 feet/100 feet.

3. All PVC joints shall be premolded, manufactured and installed in accordance with ASTM C-425-6 OT.

4. Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10 feet horizontal separation shall be maintained.

5. No roof drains, footing drains and/or surface drains may be connected to the sanitary sewer system including temporary connections during construction.

6. Building shall be serviced by a 6" minimum sanitary sewer lateral. The ends shall be plugged and sealed with water tight plastic disc. Wyes are to be tilted up 45 degrees from horizontal, with suitable fittings for all changes in direction.

7. Clean outs see details in City of Westfield Standards shall be provided every 100 lineal feet of lateral and at each bend greater than 45 degrees.

CONTRACTOR TO ADHERE TO CITIZENS SANITARY SEWER STANDARDS SEE DETAIL SHEET C7.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO CITIZENS WATER STANDARDS SEE DETAIL SHEET C7.3 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO WESTFIELD PAVING STANDARDS AND DETAIL SHEETS FOR THE FOLLOWING:

ENTRANCE WITHIN R/W PAVEMENT SECTION (INDUSTRIAL), FIGURE P-2
CONCRETE CURB & GUTTER WITHIN R/W (TYPE 2, FIGURE P-8
5' SIDEWALK IN R/W, FIGURE P-10
DRIVEWAY DETAIL IN R/W , FIGURE P-17

PROPOSED SITE PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

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7-01-2015	WESTFIELD P.C. SUBMITTAL
7-23-2015	STAFF REVISIONS
7-30-2015	CROSS-WALK REVISED

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Consulting Engineers–Planners–Surveyors
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JRF BUILT REBUILT FOR CONSTRUCTION

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LOT 1 WEST OAK PUD
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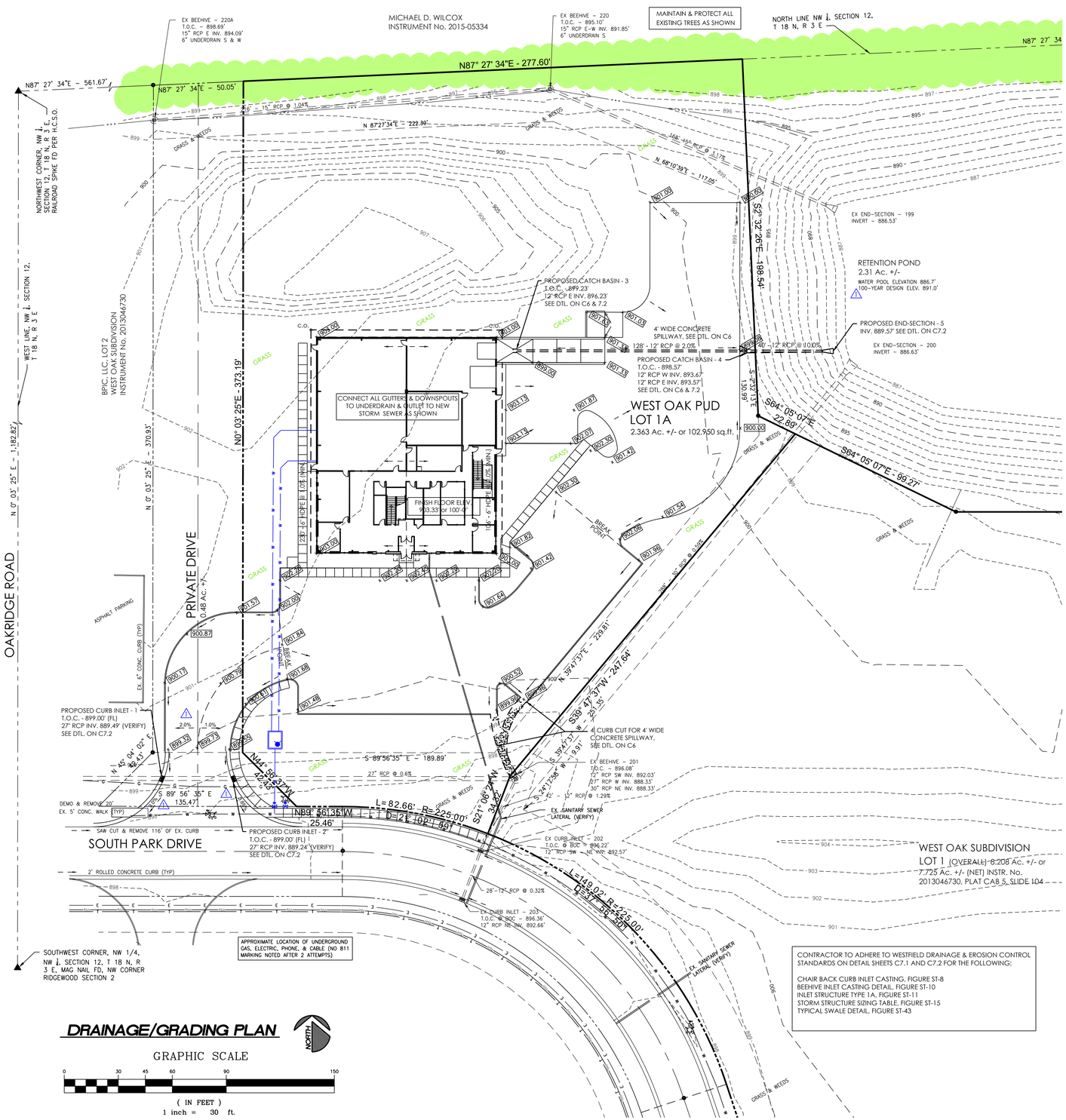
SHEET No. C2



CONTRACTOR TO ADHERE TO WESTFIELD DRAINAGE & EROSION CONTROL STANDARDS ON DETAIL SHEETS C7.1 AND C7.2 FOR THE FOLLOWING:

CHAIR BACK CURB INLET CASTING, FIGURE ST-8
BEEHIVE INLET CASTING DETAIL, FIGURE ST-10
INLET STRUCTURE TYPE 1A, FIGURE ST-11
STORM STRUCTURE SIZING TABLE, FIGURE ST-15
TYPICAL SWALE DETAIL, FIGURE ST-43

DRAINAGE/GRADING PLAN

DRAINAGE & GRADING NOTES

1. EXISTING TOPOGRAPHY TAKEN FROM KEELER-WEBB ASSOC., DATED 6/11-16/2015.

2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK.

3. ALL GRADING/EARTHMOVING WORK TO BE DONE IN STRICT ACCORDANCE WITH ALL STATE AND LOCAL CODES AND REQUIREMENTS.

4. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE SOIL EROSION.

5. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY TO OR EXIT FROM THE SITE ALONG 169th STREET AT EXISTING ENTRANCE.

6. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS QUICKLY AS PRACTICAL WITH TEMPORARY SEEDING PER AMOUNTS SHOWN ON SHEET C4.

7. SEE SHEET C4 FOR EROSION CONTROL NOTES AND PLAN.

8. PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURES, ALL TOPSOIL AND ORGANIC MATTER, FROZEN, WET SOFT, LOOSE, OR UNDESIRABLE SOIL SHALL BE REMOVED. TOPSOIL SHALL BE REMOVED TO A MINIMUM DEPTH OF SIX INCHES (6") OR AS NECESSARY TO REMOVE ORGANIC MATTER IN THE AREAS TO BE OCCUPIED BY ROADS, WALKS AND DESIGNATED BUILDING AREAS.

9. TOPSOIL SHALL BE SEPARATED FROM SUITABLE FILL MATERIALS AND SHALL NOT BE USED AS FILL UNDER ANY CONSTRUCTION AREAS OR FUTURE EXPANSION AREAS.

10. ANY STORM SEWER STRUCTURES SHALL COMPLY WITH CURRENT SPECIFICATION OF THE CITY, COUNTY AND ALL AGENCIES IN RESPECT TO DESIGN AND QUALITY OF CONSTRUCTION. COMPACTED GRANULAR BACKFILL SHALL BE REQUIRED UNDER ALL PAVEMENT AREAS AND WITHIN 5 FEET OF THE EDGE OF PAVEMENT AREAS.

11. ANY PRE CAST CONCRETE AND STEEL FOR MANHOLES AND INLETS SHALL BE IN ACCORDANCE WITH ASTM C-478.

12. TRENCHES SHALL BE OPENED SUFFICIENTLY AHEAD OF PIPE LAYING TO REVEAL OBSTRUCTIONS, AND SHALL BE PROPERLY PROTECTED AND/OR BARRICADED WHEN LEFT.

13. TRENCHES SHALL BE SHEETED AND GRADED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.

14. THE SUBGRADE SHALL BE PROOFROLLED WITH SUITABLE EQUIPMENT AND ALL SPONGY AND OTHERWISE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.

15. ALL FILLED PLACES UNDER EXISTING STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED AASHTO T-180 COMPACT TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99.

16. EXTRA STRENGTH REINFORCED CONCRETE PIPE TO BE PLACED UNDER PAVED AREAS AND A MINIMUM COVER OF 24" SHALL BE MAINTAINED.

17. STORM WATER SEDIMENT TRAPS SHALL BE CLEANED WHEN THEY BECOME HALF FILLED WITH SEDIMENT AND AFTER PERMANENT GROUND COVER HAS BEEN ESTABLISHED.

18. THE ABOVE PROPERTY DOES NOT LIE WITHIN A KNOWN FLOOD PLAIN. THE SUBJECT PROPERTY LIES IN ZONE (X), UNSHADED, AS SCALED PER FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 18057C0120G, OF HAMILTON COUNTY, INDIANA, EFFECTIVE DATE NOVEMBER 19, 2014.

19. ALL EXISTING GRADES SHOWN ARE TOP OF PAVEMENT OR GRADE UNLESS OTHERWISE NOTED.

20. REMOVE ALL TREES AND STUMPS FROM AREA TO BE OCCUPIED BY ROAD AND SURFACED AREAS. REMOVAL OF TREES OUTSIDE THESE AREAS SHALL ONLY BE DONE AS NOTED ON DRAWINGS OR APPROVED BY THE OWNER.

21. ALL BRUSH, STUMPS, WOOD AND OTHER REFUSE FROM THE TREES SHALL BE BURIED ONSITE OR REMOVED TO DISPOSAL AREAS OFF OF THE SITE. DISPOSAL BY BURNING SHALL NOT BE PERMITTED UNLESS PROPER PERMITS ARE OBTAINED (WHERE APPLICABLE).THE LOCATION OF ON SITE BURY PITS SHALL BE DESIGNATED BY THE OWNER OR THE ENGINEER.

22. REMOVE ALL ORGANIC MATERIAL FROM THE AREAS TO BE OCCUPIED BY BUILDINGS, ROADS, WALKS AND PARKING AREAS. PILE AND STORE TOPSOIL AT A LOCATION WHERE IT WILL NOT INTERFERE WITH CONSTRUCTION OPERATIONS. TOPSOIL SHALL BE REASONABLY FREE FROM SUBSOIL, DEBRIS, WEEDS, GRASS, STONES, ECT.

23. AFTER COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOP SOIL SHALL BE REPLACED IN AREAS DESIGNATED ON THE EROSION CONTROL PLAN FOR SEEDING AND / OR SODDING. ANY REMAINING TOP SOIL SHALL BE USED FOR FINISHED GRADING AROUND STRUCTURES AND LANDSCAPING AREAS.

24. CONTRACTOR SHALL PERFORM ALL CUTTING, FILLING, COMPACTING OF FILLS AND ROUGH GRADING REQUIRED TO BRING ENTIRE PROJECT AREA TO GRADE AS SHOWN ON THE DRAWINGS.

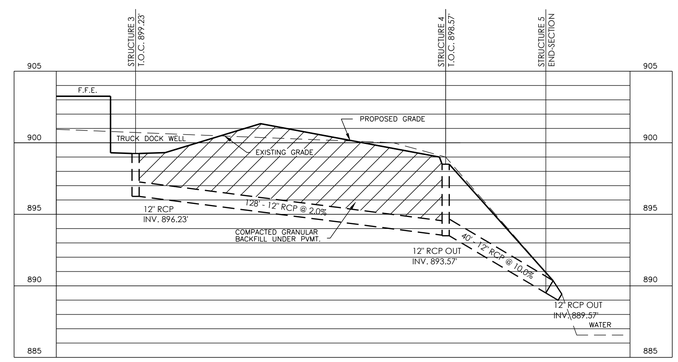
25. ROUGH GRADING: THE TOLERANCE FOR PAVED AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS ABOVE THE ESTABLISHED SUBGRADE. ALL OTHER AREAS SHALL NOT EXCEED 0.10 FEET PLUS OR MINUS THE ESTABLISHED GRADE. ALL BANKS AND OTHER BREAKS IN GRADE SHALL BE ROUNDED AT THE TOP AND BOTTOM.

26. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.

27. MINOR ADJUSTMENTS TO THE GRADES MAY BE REQUIRED TO EARTHWORK BALANCES WHEN MINOR EXCESS MATERIAL OR SHORTAGES ARE ENCOUNTERED. IT IS RECOGNIZED BY THE PARTIES HERETO THAT THE CALCULATIONS OF THE ENGINEER IN DETERMINING EARTHWORK QUANTITIES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARDS FOR SUCH CALCULATIONS. FURTHER, THAT THESE CALCULATIONS ARE SUBJECT TO THE INTERPRETATIONS OF SOIL BORINGS AS THE PHYSICAL LIMITS OF THE VARIOUS SOIL TYPES, ALSO THE ALLOWABLE VARIATION IN FINISH GRADE AND COMPACTION PERMITTED THE CONTRACTOR, AND THAT ALL OF THESE PARAMETERS MAY CAUSE EITHER AN EXCESS OR SHORTAGE OF ACTUAL EARTHWORK MATERIALS TO COMPLETE THE PROJECT. IF SUCH AN ACTUAL MINOR EXCESS OR SHORTAGE OF MATERIALS OCCURS, THE CONTRACTOR SHALL CONTACT THE ENGINEER TO DETERMINE IF ADJUSTMENTS CAN BE MADE TO CORRECT THE IMBALANCE OF EARTH.

STRUCTURE DATA TABLE

STR. No.	RIM ELEV.	INV. IN	INV. OUT	STR. SIZE	STR. TYPE	CASTING	PIPE OUT	DIRECTION	DETAIL
1	899.00		889.49	36"x24"	CURB INLET	3287-10V	27"	EAST	
2	899.00		889.24	36"x24"	CURB INLET	3287-10V	27"	EAST	
3	899.23		896.23 △1	24"x24"	CATCH BAS.	FLAT	12"	EAST	
4	898.57	893.67	893.57	24"x24"	CATCH BAS.	FLAT	12"	EAST	
5			889.57	12"	END-SECT.		12"	EAST	



STORM SEWER STRUCTURE 3-5 △1

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 30'

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

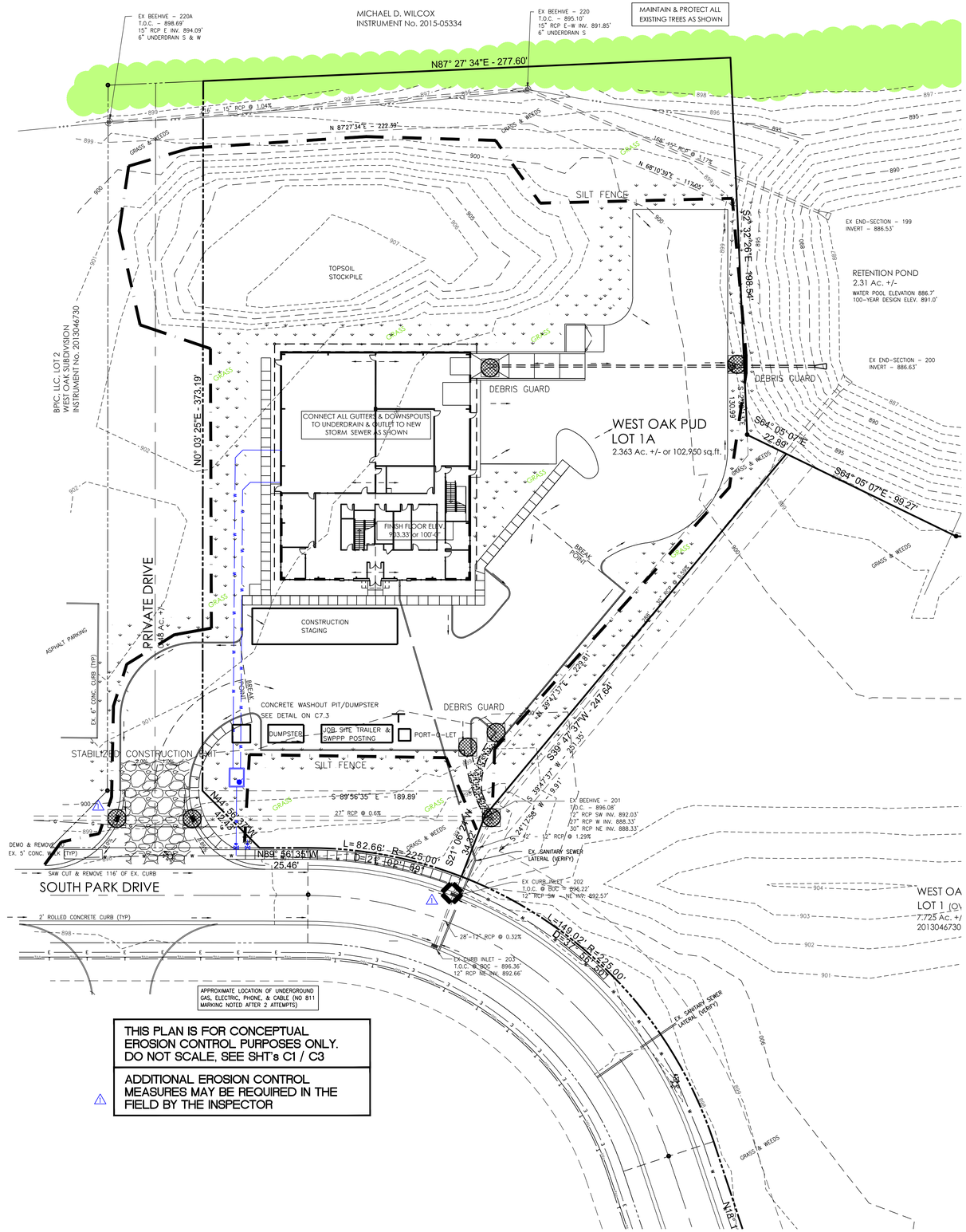
DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL
7-23-2015	STAFF REVISIONS △1

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

JRF CONSTRUCTION BUILT AROUND YOU.
233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. C3



THIS PLAN IS FOR CONCEPTUAL EROSION CONTROL PURPOSES ONLY. DO NOT SCALE, SEE SHT's C1 / C3

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

EROSION CONTROL SEQUENCE SCHEDULE

1. Preconstruction Activity:
a. Work around and locate all existing above and below grade utility lines: Contact Indiana Underground Plant Protection Service ("Holey Maley") 1-800-382-5544.
b. Contact plan reviewing/inspection agency(s).
c. Install silt fence around perimeter of area(s) to be protected/preserved.
d. Protect areas suitable for use as vegetative filter strips.

2. Construction Site Access:
a. Install stabilized aggregate construction exit/access drive to prevent or minimize tracking of sediment onto public or private roadways.
b. Provide stabilized of construction routes, construction vehicle staging and maintenance areas, designated employee parking areas, etc., to prevent or minimize tracking of sediment onto public or private roadways.

3. Perimeter Controls:
a. Divert stormwater runoff from up-slope properties away from the project site.
b. Install sediment traps/basins at locations where stormwater may discharge from project site.
c. Divert storm water runoff away from the active construction zone.

4. Initial Land Clearing and Grading Activities:
a. Clearing and grubbing of existing vegetation
b. Strip and stockpile topsoil
c. Install silt fence around perimeter of topsoil stockpile as soon as earthmoving activities define the area of disturbance.
d. Stabilize topsoil stockpiles on the down slope of active construction.

5. Secondary Land Grading Activities:
a. Construct primary sediment traps and basins down slope of active construction zones.
b. Install and stabilize outlets for stormwater drainage system with riprap outlet protection and turf reinforcement mats for basin outlets, storm drain outlets, open channel outlets and culvert pipe outlets.
c. Install storm sewer system along with sediment barriers and sediment traps/basins.
d. Protect of storm drain inlets with drop inlet protection and/or curb inlet protection.
e. Stabilize areas disturbed for storm sewer installation with temporary seeding and mulching.
f. Construct drainage swales and stabilize with permanent seeding and mulching for areas where construction of drainage swales has been completed.
g. Excavate subsoil to grades shown on plans.
h. Stabilize soil stockpiles with sediment barriers/fillers, temporary seeding, and mulching around perimeter of soil stockpiles.

6. Temporary Surface Stabilization:
a. Stabilize rough graded areas with temporary seeding and mulching on all rough graded areas that will be inactive for a period of seven days or more.
b. Stabilization of areas at final grade with permanent seeding and mulching for detention/retention basins, drainage swales.

7. Install Pavement Infrastructure:
a. Install Silt Fence prior to the installation of curbs
b. Cut in and construct parking lot subgrade/base.
c. Install storm sewers and structures, provide protective measures.
d. Install utilities and provide temporary seeding and mulching.

8. Building Construction:
a. Protect existing storm drain inlets
b. Maintain and stabilize site access with stabilized ingress/egress entrance at all points where vehicles enter and exit the site.
c. Maintain perimeter protection
d. Provide maintenance of drainage swales/channels
e. Perform excavation for foundation and/or footings
f. Construct buildings/structures
g. Provide downspout extenders once downspouts and gutters are installed.

9. Final Shaping/Landscaping/Stabilization:
a. Provide application of topsoil and soil amendments for all unvegetated areas that are at final grade.
b. Plant trees and shrubs
c. Provide final site stabilization for all remaining unvegetated areas.

10. Maintenance of Erosion and Sediment Control Measures:
a. Remove all temporary stormwater management measures and stabilize all remaining unvegetated areas disturbed when removing temporary stormwater management measures.

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

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

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

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

PERMANENT SEED MIXTURES

SPECIES	lbs. / ACRE	lbs. / 1,000 s.f.	SUITABLE PH	DRY	WELL DRAINED	WET
LEVEL / SLOPING OPEN AREAS						
TALL FESCUE	35	0.8	5.5-8.3	2	1	2
TALL FESCUE (RED CLOVER)**	25 5	0.6 0.12	5.5-8.3		1	
KENTUCKY BLUEGRASS CREEPING RED FESCUE	15 15	0.4 0.4	5.5-7.5	2	1	
STEEP BANKS AND CUTS						
TALL FESCUE KENTUCKY BLUEGRASS	15 25	0.4 0.6	5.8-7.5	2	1	2
TALL FESCUE EMERALD CROWNVETCH**	35 10	0.8 0.25	5.5-8.3	2	1	
LAWNS / HIGH MAINTAINANCE AREAS						
KENTUCKY BLUEGRASS CREPING RED FESCUE	40 40	0.9 0.9	5.8-7.5	2	1	
PERENNIAL RYEGRASS (TURF TYPE)	170	4.0	5.8-7.5		1	
TALL FESCUE	170	4.0	5.5-8.3	2	1	2

1 = PREFERRED 2 = WILL TOLERATE ** INOCULATE WITH SPECIFIC INOCULANT

TEMPORARY SEEDING

KIND OF SEED	PER 1000 sq. ft.	PER ACRE	REMARKS
WHEAT OR RYE	3.5 lbs.	2 bu.	COVER SEED 1" - 1 1/2" DEEP
SPRING OATS	2.3 lbs.	3 bu.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 lbs.	40 lbs.	COVER SEED 1/4" DEEP*

* NOT NECESSARY WHERE MULCH IS APPLIED

SEED MIXTURES — 1 / C4
NOT TO SCALE

EROSION CONTROL BLANKET NOTES

1. All permanent slopes shall be seeded with a mixture of mulch (3000 #) 1000 lbs. 12-12-12 fertilizer per acre, and red fescue at the rate of 40 lbs. per acre, and 40 lbs. blue grass per acre from March 1 to May 15 and August 10 to October 15.

2. All sediment control measures shall be installed prior to cleaning and grubbing operations and shall be maintained until permanent ground cover is established.

3. All sediment control measures shall be performed in strict accordance with the plans as approved by Marion County Soil & Water and the City of Indianapolis.

4. The Contractor shall provide adequate erosion protection measures during construction such as, but not limited to: Siltation basins, Silt traps, Straw bale dams, Soil Cement, Mulch and Seeding, Soil Stabilization Fabric, and Jute Netting.

5. Erosion control blanket by "North American Green" (or equal). Anchor all erosion control blankets as required per manufacturer North American Green 'S 150 BN' 100% biodegradable (48" Long) Staples shall be 11 gauge U-shaped, 6" long, and minimum 1" crown. Drive staples vertically into ground and use (4) staples at ends of roll. For slope installation, staple along length of roll at 6 foot intervals. For swale liner, staple along length of roll at 4 foot intervals. Another row of staples shall be placed in the center of the blanket alternately spaced from staples at each side of row.

6. Any grades established between May 15 to August 10 shall provide temporary seeding consisting of 40 lbs. per acre of annual rye grass.

7. For any seeding that takes place between October 15 to March 1, either rye or wheat may be substituted and spread at 3 bushels per acre. If grains are used they shall be cut at the time of permanent seeding. Cover seed with mulch 1 - 1-1/2" deep.

8. If temporary seeding is established prior to permanent seeding, the mulch may be eliminated except for exposed areas.

TEMPORARY SEEDING AND STABILIZATION DATES

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

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

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

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

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

SEEDING SCHEDULE — 2 / C4
NOT TO SCALE

PERSON RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF EROSION CONTROL MEASURES

GENERAL CONTRACTOR

JRF Construction
Mr. JR Freiburger
233 East 175th Street
Westfield, IN 46074
317-896-1100

PROPOSED LEGEND

STONE BAG DAM
SWALE
SILT FENCE
PERMANENT SEEDING
STABILIZED CONSTRUCTION EXIT SEE DETAIL ON C6
EROSION CONTOL BLANKET SEE DETAIL ON C6
DEBRIS GUARD SEE DETAIL C6

EROSION CONTROL PLAN

NORTH

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

CONTRACTOR TO ADHERE TO WESTFIELD EROSION CONTROL STANDARDS AND DETAIL SHEET C7.2 FOR THE FOLLOWING:

TEMPORARY INLET PROTECTION, FIGURE EC-1
EROSION CONTROL MAT - SLOPE DETAIL, FIGURE EC-2
EROSION CONTROL MAT - STAPLE GUIDE, FIGURE EC-3
SILT FENCE DETAIL, FIGURE EC-4
CONCRETE WASHOUT DETAIL, FIGURE EC-5
DEWATERING DETAIL & SIZE CHART, FIGURE EC-11

JAMES P. McCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

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

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JRF BUILT AROUND YOU. CONSTRUCTION

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. C4

STORMWATER POLLUTION PREVENTION PLAN NOTES

A1 Plan Index Provided on the Cover sheet
A2 Situation plan denoting lot numbers, boundaries, and streets is provided on the Cover sheet.
A3 Project Type: This project consists of site development for a new 12,072 sq.ft. Industrial building.
A4 Vicinity Map: Denoted on Cover Sheet
A5 Legal Description of Project Site: See Cover Sheet.
A6 Location of all lots and proposed site improvements: See Sheets C1 to L1.
A7 14 Digit Hydrologic Unit Code: 05120201090080
A8 State or Federal water quality permits: IDEM Rule 5 NOI
A9 For specific points where stormwater discharge will leave the site: Stormwater leaves the site in one location, via an-site storm sewer ROP to outlet into the existing retention pond East of the site.
A10 For location of all wetlands, lakes and water courses on and adjacent to site: By graphic plotting the above described real estate does not have a delineated Wetland per U.S. Fish and Wildlife National Wetland Inventory website.
A11 Receiving Waters: Cool Creek
A12 Identification of potential discharges to groundwater: none found on the site
A13 100 Year Floodplains, Floodways and Flood Fringes: The subject property does not lie within a known flood plain (Zone X) per FEMA Flood Insurance Rate Map No. 18057C0120G, effective date November 19, 2014.
A14 Pre-Construction and Post Construction Peak Discharge:
10 year Pre-Construction Peak Discharge = 3 CFS
10 year Post Construction Peak Discharge = 4 CFS
100 year Post Construction Peak Discharge = 9 CFS
A15 Adjacent Land Use (see Stormwater Pollution Prevention Plan – PreConstruction Plan Sheet C1 for more information):
North: Vacant Agricultural land
South: Condominiums
East: Vacant Industrial land
West: Commercial Building sites
A16 Locations and approximate boundaries of all disturbed areas: See Sheets C1 – C4 for locations:
A17 Identification of existing vegetative cover: See Topographic Survey C1.
A18 Soils Map including descriptions and limitations: See Sheet C2 for soils map, description and limitations.
A19 Locations, size and dimensions of proposed stormwater systems: See Site Development Plan Sheet C3 for proposed storm sewer system.
A20 Locations, size and dimensions of any proposed off-site construction activities associated with this project: (None)
A21 Locations of Soil Stockpiles: See the proposed landscape berm in the front yard setback and the remaining topsoil will be spread around the site to promote the growth of grass in all landscaped areas.
A22 Existing site topography: See Sheet C1 for existing site topography.
A23 Proposed final topography: See Site Development Plan Sheet C3 for proposed site grading and drainage patterns.
B1 Description of potential pollutants sources associated with the construction activities: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, trash, debris, biological agents found in trash, fertilizers, herbicides, pesticides, acid rain, lime dust, and concrete washout.
B2 Sequencing of stormwater quality implementation relative to land disturbance activities:

PRECONSTRUCTION ACTIVITIES

1. Call the Indiana Underground Plant Protection Systems, Inc. ("Holey Moley") at 1-800-382-5544 to check the location of any existing utilities. They should be notified two working days before construction takes place.
2. An orange construction fence shall be constructed along the perimeter of any tree preservation areas prior to any earth moving.
3. A silt fence shall be installed at the edges of the project site where there is potential for any stormwater runoff. Potential areas are identified based on existing topography, protect important trees and associated root zones. Evaluate existing vegetation suitable for use as filter strips.
4. Maintain a 10' minimum grass filter strip along the Northern, Eastern, Southern and Western boundaries.
5. A construction entrance shall be placed per the plan location.
6. Establish construction staging area for equipment and vehicles as far from detention ponds and swales as possible.
7. Establish onsite location for owner/operator/contractor placement of approved plans and Rule 5 NOI and Rule 5 inspection documentation.

PREVENT SILTATION OF GUTTERS, STORM SEWERS, AND DETENTION POND:

1. Contractor to evaluate location of soil stockpile area and prep with silt fence (see C4).

CONSTRUCTION ACTIVITIES:

1. Once erosion and sediment control measures are in place, begin land clearing followed immediately by rough grading. Do not leave large areas unprotected for more than 15 days. Rule 5 requires that all disturbed areas that potentially will be idle for 15 days or more will be stabilized (seeded, mulched, etc.) immediately.
2. After completion of mass grading, final grade, and seed pond banks, landscape berms, common areas and swales immediately after grading is completed.
3. Upon completion of mass grading, install sanitary and storm sewers. As storm sewers are constructed, install inlet protection measures. Install riprap upon completion of end section installation.
4. Install rock check dams as indicated per plans and details.
5. Once pavement is in place, install inlet sediment barriers.
6. Once inlet protection is in place, final grade all areas. Upon completion of all grading, verify depth of pond per plan requirement, dredge as needed.

B3 Stable construction entrance location(s) and specifications: See Stormwater Pollution Prevention Plan Sheet C4 for location and Sheet C5 for construction entrance details and specifications.
B4 Sediment control measures for sheet flow areas: See Erosion Control Plan Sheet C4 for locations of sediment control measures and Sheet C5 & C6 construction details and specifications.
B5 Sediment control measures for concentrated flow areas: See Erosion Control Plan Sheet C4 for locations of sediment control measures and Sheet C5 & C6 construction details and specifications.
B6 Storm sewer inlet protection measures, locations, and specifications: See Erosion Control Plan Sheet C4 for locations of inlet protection measures and Sheet C5 & C6 construction details and specifications.
B7 Runoff control measures: See Erosion Control Plan Sheet C4 for locations of runoff control measures and Sheet C5 & C6 construction details and specifications.
B8 Stormwater outlet protection specifications: See Erosion Control Plan Sheet C4 for locations of stormwater outlet control measures and Sheet C5 & C6 construction details and specifications.
B9 Grade stabilization structure locations and specifications: See Erosion Control Plan Sheet C4 for locations of grade stabilization control measures and Sheet C5 & C6 construction details and specifications.
B10 Location, dimensions, specifications and construction details of each stormwater quality measure: See Erosion Control Plan Sheet C4 for locations of various stormwater quality measures and Sheet C5 & C6 construction details and specifications.
B11 Temporary surface stabilization methods appropriate for each season: See Erosion Control Plan Sheet C4 for locations of temporary surface stabilization measures and Sheet C5 & C6 construction details and specifications.
B12 Permanent surface stabilization specifications: See Erosion Control Plan Sheet C4 for locations of permanent surface stabilization measures and Sheet C5 & C6 construction details and specifications.

B13 Material Handling and spill prevention plan:

Purpose
The intention of this Spill Prevention, Control and Countermeasures (SPCC) is to establish the procedures and equipment required to prevent the discharge of oil and hazardous substances in quantities that violate applicable water quality standards, cause a sheen upon or discoloration of the surface of navigable waters or adjoining shorelines, or cause sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines. The Plan also establishes the activities required to mitigate such discharges (i.e. countermeasures) should they occur.
Definitions:
Pollutant: means pollutant of any kind or in any form, including but not limited to sediment, paint, cleaning agents, concrete washout, pesticides, nutrients, trash, hydraulic fluids, fuel, oil, petroleum, fuel oil, sludge, oil refuse, and oil mixed with wastes other than dredged oil.
Discharge:
includes but is not limited to, any spilling, leaking, pumping, pouring, emitting, emptying, or dumping.
Navigable Waters: Means all waters of the United States that are a navigable stream, lake, or sea (Note: This definition is usually interpreted to mean any wastewater (even normally dry wash or storm sewer) that eventually drains into a navigable stream).
Plan Review and Amendments:
This plan shall be reviewed and/or amended, if necessary, whenever there is a change in the design of the site, construction, operation, or maintenance which materially affects the site's potential for the discharge of a regulated material.
Prediction of Potential Spills:
1. Nearest Navigable Water: (White River)
2. Drainage System: All storm drainage leaves the site by closed storm systems to the retention pond on the East side of the site.
3. Possible Spill Sources (during and post construction): Vehicular sources such as leaking fuel or oil, brake fluid, grease, antifreeze; construction trash and debris, biological agents found in trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, herbicides and pesticides.
4. Groundwater Contamination:
The facility maintains NO above ground or underground storage tanks at this site. Therefore, it is felt that there is little or no possibility of post construction groundwater contamination. The facility does have Citizens Westfield sanitary sewer and water service.

Alert Procedures for Spills:
1. Any personnel observing a spill will immediately instigate the following procedures:
a. Dialing "0" from any telephone
b. Notify the appropriate emergency personnel.
2. The Emergency Coordinator will then take the following actions:
a. Barricade the areas allowing no vehicles to enter or leave the spill zone.
b. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling the appropriate telephone number:
Office – (317)-233-7745
Toll Free – (800)-233-7745 Also the National Response Center at (800)-424-8802
and provide the following information:
– Time of observation of the spill
– Location of the spill
– Identity of material spilled
– Probable source of the spill
– Probable time of the spill
– Volume of the spill and duration
– Present and anticipated movement of the spill
– Weather conditions
– Personnel at the scene
– Action initiated by personnel
c. Notify the Westfield Fire Department: 9-1-1
d. Notify the Westfield Police Department: 9-1-1
e. Notify waste recovery contractor, maintenance personnel or other contractual personnel as necessary for clean-up.
f. Coordinate and monitor clean-up until the situation has been stabilized and all spills have been eliminated.
g. Cooperate with the IDEM-OER on procedures and reports involved with the event.
Cleanup Parameters:
1. The Developer/owners shall be continuously kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumpers and other equipment readily accessible for clean-up operations. In addition, a continually updated list of available absorbent materials and clean-up supplies should be kept on site.
2. All maintenance personnel shall be made aware of techniques for prevention of spills. They shall be informed of the requirements and procedures outlined in this plan. They shall be kept abreast of current developments or new information on the prevention of spills and/or mecanism of spills related to this plan.
3. When spills occur which could endanger human life and this becomes primary concern, the discharge of the life saving protection function will be carried out by the local police and fire departments.
4. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management.
5. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management or the local emergency response agency.

B14 Monitoring and maintenance guidelines for pollution prevention measures:
Straw Bale Dam Maintenance Requirements
1. Inspect straw bale dams after each storm and promptly remove any sediment deposits to insure adequate storage volume for the next rain, taking care not to undermine the entrenched bales.
2. Inspect periodically for deterioration or damage from construction activities and repair immediately.
3. After the contributing drainage area has been stabilized, remove all straw bales and sediment deposits, bring the disturbed area to grade and stabilize it.
Silt Fence Maintenance Requirements
1. Inspection of the silt fence periodically and after each storm event.
2. If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately.
3. Remove deposited sediment when it reaches half the height of the fence at its lowest point or is causing the fabric to bulge.
4. Take care to avoid undermining the fence during cleanout.
5. After the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade and stabilize it.
Temporary Sediment Trap Maintenance Requirements
1. Inspect temporary sediment traps after each storm event and immediately repair any erosion and piping holes.
2. Remove sediment when it has accumulated to one-half the design depth.
3. Replace spillway gravel facing when clogged.
4. Inspect vegetation and re-seed if necessary.
5. Check the spillway depth periodically to insure a minimum of 1.5 ft. depth from the lowest point of the settled embankment to highest point of the spillway crest and fill any low areas to maintain desired elevation.
6. Promptly replace any displaced rip-rap, being careful that no stones in the spillway are above design grade.
7. After all disturbed areas have been stabilized, remove the structure and sediment, grade the site to blend with adjoining areas and stabilize it.
Sandbag Curb Inlet Barrier Maintenance Requirements
1. Inspect frequently for damage by vehicular traffic and repair if necessary.
2. Inspect after each storm event.
3. Remove sediment, without flushing, when it reaches half the height of the barrier.
4. Deposit removed sediment where it will not enter storm sewer drains.
Block and Gravel Curb Inlet Protection Maintenance Requirements
1. After each storm event remove the sediment and replace the gravel, replace the geotextile fabric if used.
2. Periodically remove sediment and tracked-on soil from the street, without flushing, to reduce the sediment load on the curb inlet protection.
3. Inspect periodically for damage and repair. Keep grates free of debris.
4. After the contributing drainage area has been stabilized, remove the gravel, wire mesh, geotextile fabric and sediment deposits and dispose of them properly.
Erosion Control Blanket (Surface Applied) Maintenance Requirements
1. During vegetative establishment, inspect after each storm event for any erosion below the blanket.
2. If any area(s) shows erosion, pull back that portion of the blanket covering it, re-seed the area and relay and staple the blanket.
3. After vegetative establishment check the treated area periodically.
Temporary Gravel Construction Entrance Maintenance Requirements
1. Inspect entrance pad and sediment disposal area weekly and after storm events or heavy use.
2. Reshape as needed for drainage and runoff control.
3. Topdress with clean stone as needed.
4. Immediately remove mud and sediment tracked or washed onto streets by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap or basin.
5. Repair any broken road pavement immediately.

B15 Erosion & sediment control specifications for individual building lots: See Sheet C4, C6 & C7 for Construction details and specifications for erosion and sediment control on individual building lots not included in this phase of the project.

C1 Description of pollutants and their sources associated with the proposed land use: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, grease, antifreeze, metals, rubber fragments, road grit, salts and sands, construction trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, miscellaneous home improvement materials, toys and clothing and animal waste, elevated storm runoff temperatures, acid rain pesticides and pathogens.

C2 Sequence describing stormwater quality measure implementation:
1. Inspect and maintain all erosion control measures as detailed in the Stormwater Pollution Prevention Measures Maintenance Requirements beginning immediately after installation and continuing until vegetation has been sufficiently established and all construction activity is complete.
2. Remove all individual inlet protection and straw bale dams, silt fences etc. only after seeding and sufficient vegetation growth has been established in each area to a point where sediment/pollutants will not enter the drainage or storm sewer system.
3. Inspection and maintenance of all areas or right-of-way and infrastructure improvements is the responsibility of the owner/developer or his designee until improvements are accepted for maintenance by owners or local agencies.
4. Inspection and maintenance of individual lots is the responsibility of the builder or his designee until the owner buys and thereby accepts responsibility for the individual tract of land.

C3 Description of proposed post construction stormwater quality measures: Site and facility design for stormwater quality protection on this site employs a multi-level strategy consisting of:
1. Reducing or eliminating post-project runoff.
2. Controlling sources of pollutants.
3. And if needed, treating contaminated stormwater runoff before discharging it into the storm sewer system or receiving waters.
Typical stormwater quality measures for reducing, eliminating or controlling pollutants (source controls) include:
a. This sites stormwater is discharged to an on site detention pond with BMP's on the West side of the property.
b. All direct runoff from impervious areas are conveyed to closed storm sewers prior to leaving the site..
c. See sheets C4-6 and L1 for permanent seeding, temporary seeding, and landscaping plantings in all vegetated areas not occupied by buildings, parking or other similar improvements to the site.
d. See sheets C4 and L1 for all required mulching of permanent seeding, temporary seeding, and landscaped areas on the site.

C4 Location, dimensions, specifications and construction details of stormwater quality measures: See Erosion Control Plan Sheet C4 for locations of permanent stormwater quality measures and Sheet C5 & C6 construction details and specifications.

C5 Description of maintenance guidelines for proposed water quality measures: See Owners BMP Operations and Maintenance Manual.

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES:

Vehicle & Equipment Maintenance

Description and Purpose

Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately.

Suitable Applications

These procedures are suitable on all construction projects where on onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations

Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit. Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (fluid leaks).

Implementation

If maintenance must occur onsite, use designated areas, located away from drainage courses. Dedicated maintenance areas should be protected from stormwater runon and runoff, and should be located at least 50 feet from downstream drainage facilities and watercourses.

Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area.

Place a stockpile of spill cleanup materials where it will be readily accessible.

All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices.

Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly.

Inspect onsite vehicles and equipment daily at startup for leaks and repair immediately.

Keep vehicles and equipment clean; do not allow excessive build-up of oil and grease.

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite.

Train employees and subcontractors in proper maintenance and spill cleanup procedures.

Drip pans or plastic sheeting should be placed under all vehicles and equipment placed on docks, barges, or other structures over water bodies when the vehicle or equipment is planned to be idle for more than 1 hour.

Properly dispose of used oils, fluids, lubricants and spill cleanup materials.

Do not place used oil in a dumpster or pour into a storm drain or watercourse.

Properly dispose of or recycle used batteries.

Do not bury used tires.

Repair leaks of fluids and oil immediately.

Listed below is further information if you must perform vehicle or equipment maintenance onsite.

Inspection and Maintenance

Inspect and verify that BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly to verify continued BMP implementation.

Keep ample supplies of spill cleanup materials onsite.

Maintain waste fluid containers in leak proof condition.

Vehicles and equipment should be inspected on each day of use. Leaks should be repaired immediately or the problem vehicle(s) or equipment should be removed from the project site.

Inspect equipment for damaged hoses and leaky gaskets routinely. Repair or replace as needed.

Vehicle and Equipment Fueling

Description and purpose

Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks, and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

Limitations

Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit.

Implementation

Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for separate fueling area at a site.

Discourage "topping-off" of fuel tanks.

Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.

Drip pans or absorbent pans should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.

Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.

Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas.

Train employees and subcontractors in proper fueling and cleanup procedures.

Dedicated fueling areas should be protected from stormwater runon and runoff, and should be located at least 50 ft. away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.

Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.

Nozzles used in vehicles and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.

Inspection and Maintenance

Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.

Keep ample supplies of spill cleanup materials onsite.

Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

Solid Waste Management

Description and Purpose

Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Suitable Applications

This BMP is suitable for construction sites where the following wastes are generated or stored:

1. Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.

2. Packaging materials including wood, paper and plastic.

3. Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products.

4. Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.

5. Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts, styrofoam and other materials, transport and package construction materials.

Implementation

The following steps will help keep a clean site and reduce stormwater pollution:

Select designated waste collection areas onsite.

Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use.

Inspect dumpsters for leaks and contact the trash hauling contractor to repair any dumpster that is not watertight.

Provide an adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy.

Plan for additional containers and more frequent pickup during the demolition phase of construction.

Collect site trash daily, especially during rainy and windy conditions.

Remove this solid waste promptly since erosion and sediment control devices tend to collect litter.

Make sure that toxic liquid wastes (used oils, solvents, and paints) and chemicals (acids, pesticides, additives, curling compounds) are not disposed of in dumpsters designated for construction debris.

Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the trash hauling contractor offsite.

Arrange for regular waste collection before container overflow.

Clean up immediately if a container does spill.

Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas.

Collection Storage and Disposal

Littering on the project site should be prohibited.

To prevent clogging of the storm drainage system, litter and debris removal from drainage grates, trash racks and ditch lines should be a priority.

Trash receptacles should be provided and located by the general contractor and instruct all personnel on site to properly use the appropriate trash receptacle.

Litter from work areas within the construction limits of the project site should be collected and placed in watertight dumpsters at least weekly, regardless of whether the litter was generated by the contractor, the public, or others. Collected litter and debris should not be placed in or next to drain inlets, stormwater drainage systems, or watercourses.

Dumpsters of sufficient size and number should be provided to contain the solid waste generated by the project.

Full dumpsters should be removed from the project site and the contents should be disposed of by the trash hauling contractor.

Construction debris and waste should be removed from the site biweekly or more frequently as needed.

Stormwater runoff should be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste from site surfaces.

Solid waste storage areas should be located at least 50 ft. from drainage facilities and watercourses and should not be located in areas prone to flooding or ponding.

Inspection and Maintenance

Inspect and verify that activity based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly to verify continued BMP implementation.

Inspect BMPs subject to non-stormwater discharge daily while non-stormwater discharges occur.

Inspect construction waste area regularly.

Arrange for regular waste collection.

Concrete Washout

The following steps will help reduce stormwater pollution from concrete wastes:

Discuss the concrete management techniques in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.

Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.

Store dry and wet materials away from drainage areas.

Avoid mixing excess amounts of fresh concrete.

Perform washout of concrete trucks offsite or in designated areas only.

Do not washout concrete trucks into storm drains, open ditches, streets or streams.

Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:
– Locate washout area at least 50 feet from storm drains, open ditches, or water bodies.
– Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
– Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed of properly.
– Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate.
– Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

S.W.P.P.P.

JAMES P. MCCANN
REGISTERED
PE860332
STATE OF
INDIANA
PROFESSIONAL ENGINEER

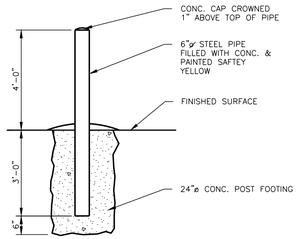
DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL

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

233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102
JRF BUILT AROUND YOU CONSTRUCTION

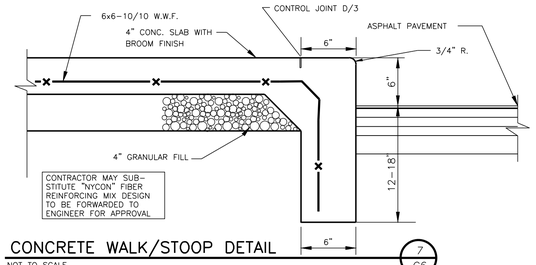
DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. C5



PIPE BOLLARD DETAIL (1 / C6)

NOT TO SCALE

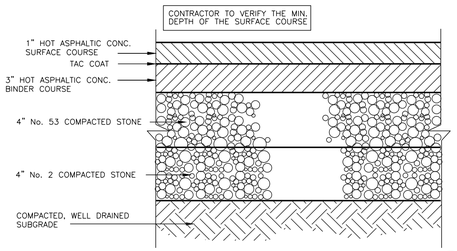


CONCRETE WALK/STOOP DETAIL (7 / C6)

NOT TO SCALE

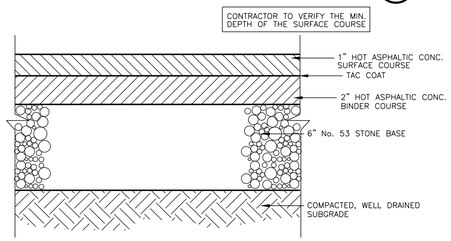
NOTES:

1. TRANSVERSE JOINTS SHALL BE CUT WITH A JOINTER HAVING A RADIUS OF 1/4" AT 6'-0" SPACING AND 48'-0" BETWEEN EXPANSION JOINTS. (FOR SIDEWALK ONLY)
2. SUBGRADE UNDER ALL CURB, SIDEWALK, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
3. WHERE SIDEWALK IS CONSTRUCTED ADJACENT TO CURB, THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6".
4. WHEN BUILT IN CONJUNCTION WITH CONCRETE PAVEMENT, EXPANSION AND CONTRACTION JOINTS SHOULD BE PLACED AT THE SAME LOCATIONS AS IN THE PAVEMENT SLAB. THE CURB AND GUTTER SHOULD BE TIED TO THE PAVEMENT BY #4 DEFORMED RE-BAR AT 3'-0" o.c. IF NO CONCRETE PAVEMENT IS BEING BUILT, AT THE TIME, THE CURB IS CONSTRUCTED, EXPANSION JOINTS SHALL BE PLACED AT THE ENDS OF ALL RADII AND AT INTERVALS NOT TO EXCEED 100'. CONTRACTION JOINTS SHALL BE PLACED AT 20' o.c.



HEAVY DUTY ASPHALT PAVEMENT SECTION (2 / C6)

NOT TO SCALE



LIGHT DUTY ASPHALT PAVEMENT SECTION (3 / C6)

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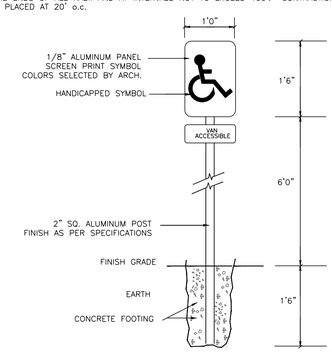
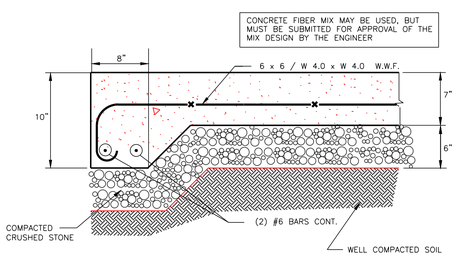


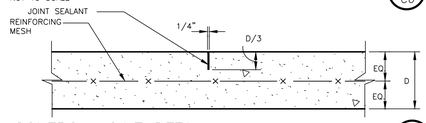
HANDICAPPED PARKING SIGN (8 / C6)

NOT TO SCALE



CONCRETE PAVEMENT DETAIL (4 / C6)

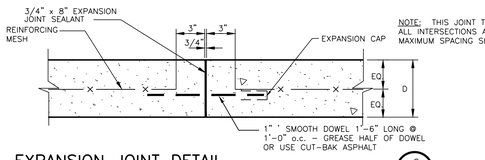
NOT TO SCALE



NOTE: THIS JOINT TO BE SPACED AT A MAXIMUM OF 15'-0" GRID

CONTROL JOINT DETAIL (5 / C6)

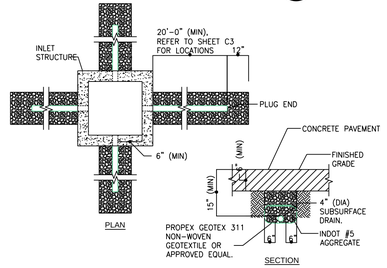
NOT TO SCALE



NOTE: THIS JOINT TO BE USED AT ALL INTERSECTIONS AND ENDS OF DAILY 'POURS' MAXIMUM SPACING SHALL BE 240'

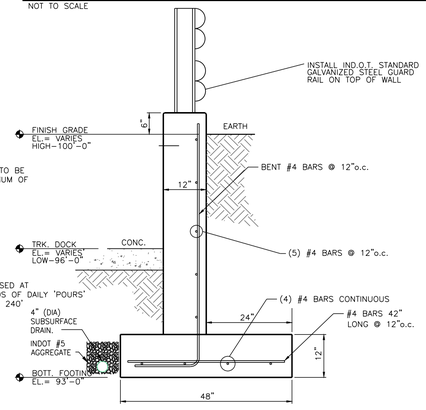
EXPANSION JOINT DETAIL (6 / C6)

NOT TO SCALE



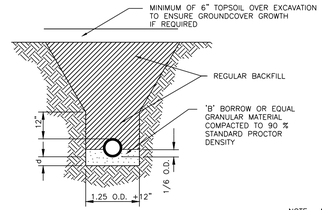
DOCK INLET SUBSURFACE DRAIN DETAIL (9 / C6)

NOT TO SCALE



TRUCK DOCK RETAINING WALL DETAIL (10 / C6)

NOT TO SCALE



DEPTH OF BEDDING MATERIAL BELOW PIPE

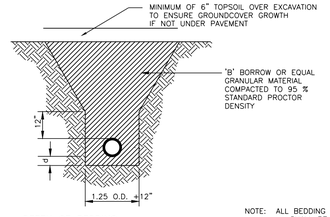
INSIDE DIAMETER	(d) MIN.
27" & SMALLER	3"
30" - 60"	4"
66" & LARGER	6"

NOTE: ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" - 12" BALANCED LIFTS

A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE

CONCRETE PIPE TRENCH DETAIL (MORE THAN 5' FROM PVMT.) (11 / C6)

NOT TO SCALE



DEPTH OF BEDDING MATERIAL BELOW PIPE

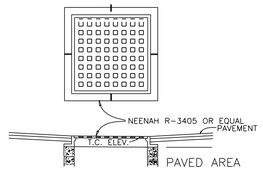
INSIDE DIAMETER	(d) MIN.
27" & SMALLER	3"
30" - 60"	4"
66" & LARGER	6"

NOTE: ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" - 12" BALANCED LIFTS

A MINIMUM 9" OF CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE

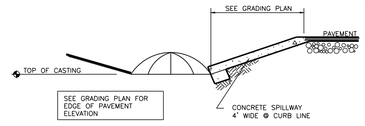
CONCRETE PIPE TRENCH DETAIL (W/I 5' OF PAVEMENT) (12 / C6)

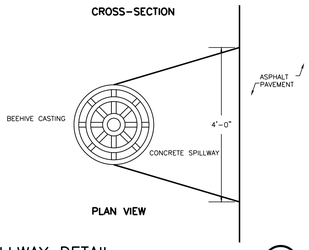
NOT TO SCALE



STORM SEWER CASTING (13 / C6)

(NO SCALE)





SPILLWAY DETAIL (14 / C6)

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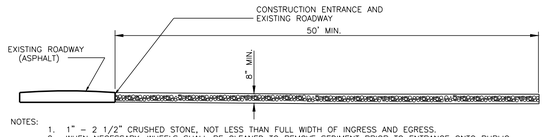
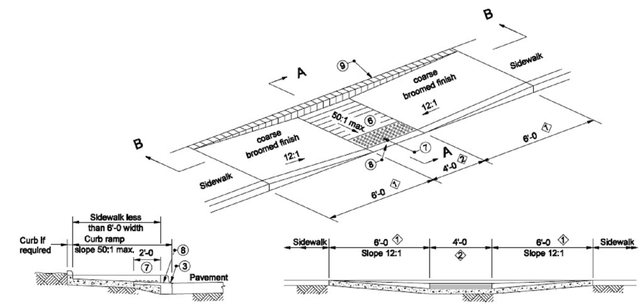


NOTES:

1. 1" - 2 1/2" CRUSHED STONE, NOT LESS THAN FULL WIDTH OF INGRESS AND EGRESS.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO EXISTING ROADWAY. ALL SEDIMENT SPILLED, TRACKED, OR DROPPED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE (15 / C6)

NOT TO SCALE



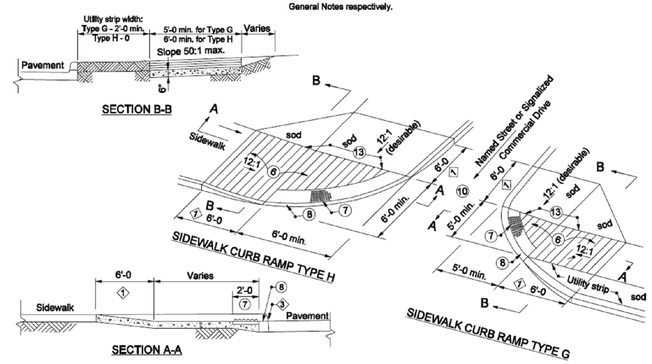
SECTION A-A

SECTION B-B

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 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

SITE DETAILS

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

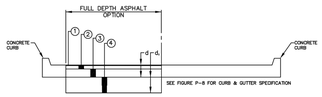
DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL

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

JRF CONSTRUCTION
BUILT AROUND YOU.
233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. C6



LOCAL STREETS

	ASPHALT 1 a=10.5" a=14" d=a-24.5"	ASPHALT 2 a=15.5" a=12" d=a-22.5"
1	1.5" SURFACE 9.5 mm	1.5" SURFACE 9.5 mm
2	3" BINDER 19 mm	3" BINDER 19 mm
3	6" COMP. AGGR. (SIZE No. 53)	6" COMP. AGGR. (SIZE No. 53)
4	SUBGRADE TRWT. * TYPE III	SUBGRADE TRWT. TYPE C

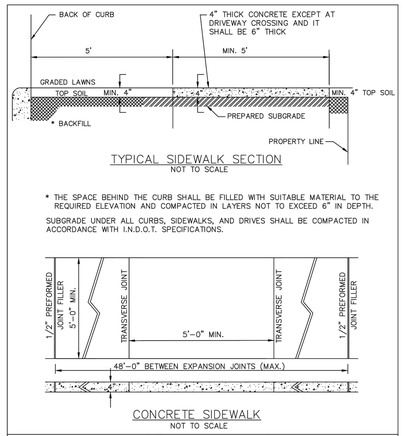
NOTE:
* CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 215 AND 313.

TYPICAL PAVEMENT SECTIONS

CITY OF WESTFIELD, INDIANA

1/22/15
DATE

FIGURE P-1



* 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.

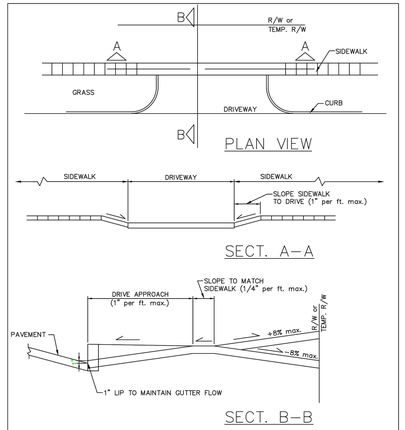
SUBGRADE UNDER ALL CURBS, SIDEWALKS, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH I.N.D.O.T. SPECIFICATIONS.

SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE P-10

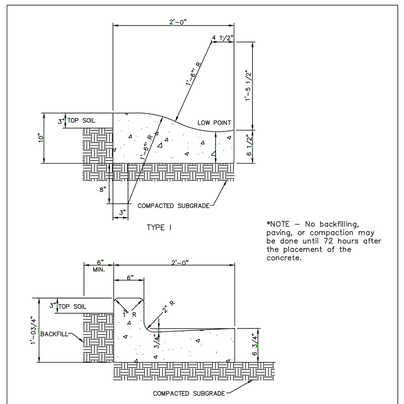


TYPICAL DRIVEWAY SECTION

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE P-17



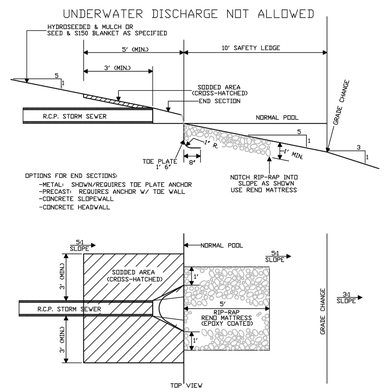
*NOTE – No backfilling, paving, or compaction may be done until 72 hours after the placement of the concrete.

CONCRETE CURB AND GUTTER TYPE I & II

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE P-8

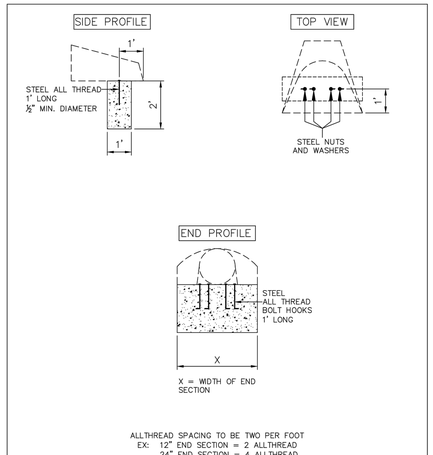


LAKE OUTLET DETAIL
FOR LAKE CROSS-SECTION OPTION 3

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE ST-28



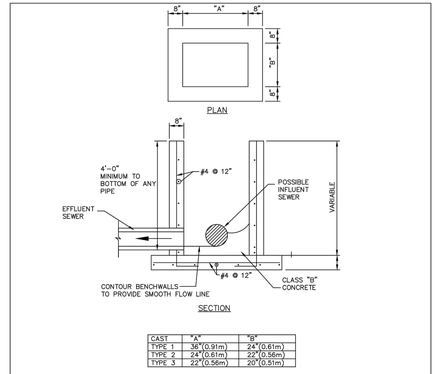
ALLTHREAD SPACING TO BE TWO PER FOOT
EX: 12" END SECTION = 2 ALLTHREAD
24" END SECTION = 4 ALLTHREAD

ANCHOR FOR CONCRETE END SECTIONS

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE ST-30



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)

NOTE:
1. THESE DIMENSIONS ARE ALSO APPLICABLE TO TYPE "CA" CATCH BASINS. (See figure ST-13)
2. PRECAST INLETS AND CATCH BASINS SHALL BE CONSIDERED AN ACCEPTABLE ALTERNATE IF APPROVED BY THE WESTFIELD PUBLIC WORKS DEPARTMENT

INLET STRUCTURE TYPE 1A

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE ST-11

JAMES P. MCCANN
REGISTERED
PE860332
STATE OF INDIANA
PROFESSIONAL ENGINEER

DATE	ISSUE
4-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL
7-23-2015	STAFF REVISIONS

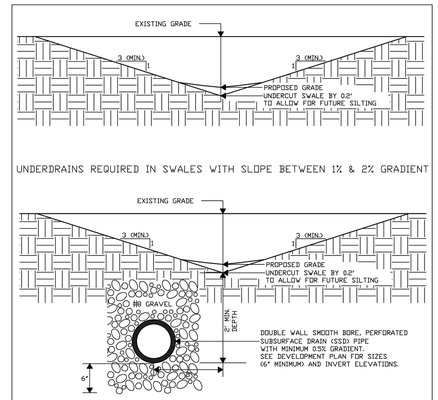
KEELER-WEBB ASSOCIATES
Consulting Engineers–Planners–Surveyors
486 GRADLE DRIVE
CARMEL, INDIANA 46032
PHONE (317) 574-0140
FAX (317) 574-1269 adehart@keelerwebb.com

233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102
JRF CONSTRUCTION BUILT AROUND YOU.

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. C7.1

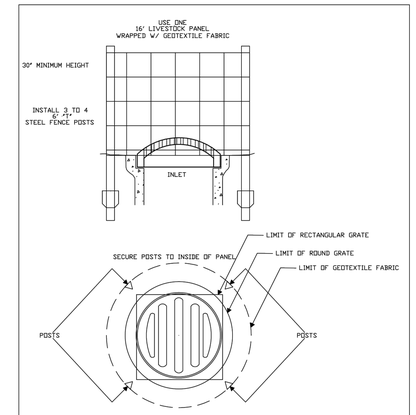
CITY OF WESTFIELD DETAILS



TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA

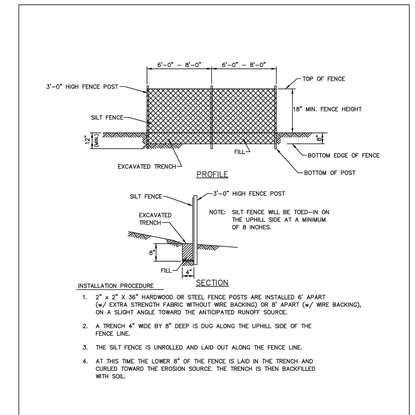
DATE 4/1/13 FIGURE ST-43



TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA

DATE 4/1/13 FIGURE EC-1



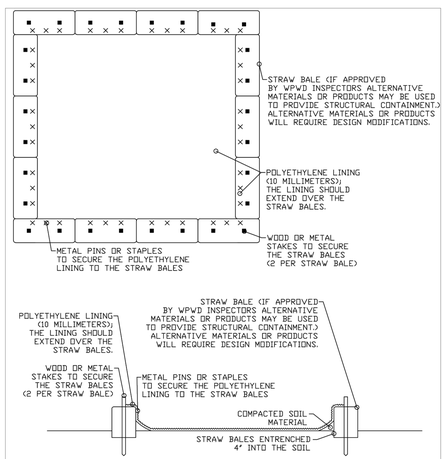
INSTALLATION PROCEDURE:

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

DATE 4/1/13 FIGURE EC-4



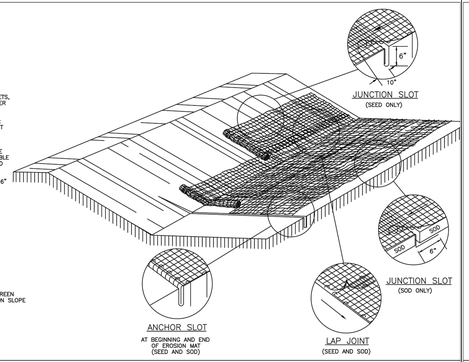
CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA

DATE 4/1/13 FIGURE EC-5

GENERAL NOTES

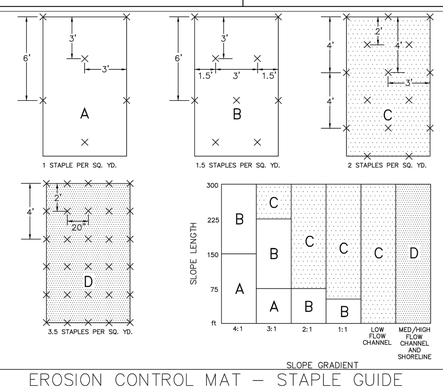
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
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. FOR LOCATIONS OUTSIDE OF BLANKETS AT TOP OF SLOPE 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

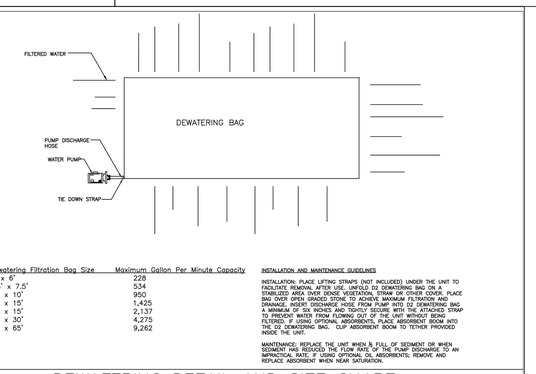
DATE 4/1/14 FIGURE EC-2



EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA

DATE 4/1/14 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

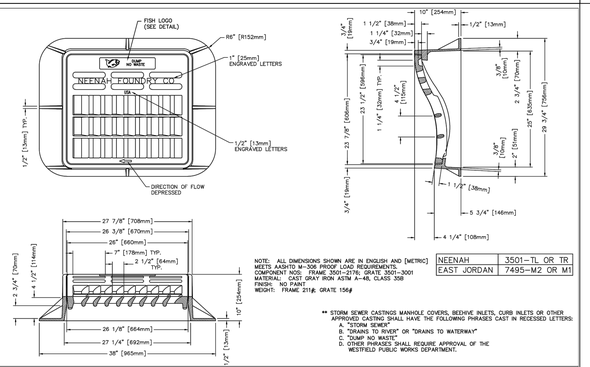
INSTALLATION: PLACE LIFTING STRAPS (NOT INCLUDED) UNDER THE UNIT TO FACILITATE REMOVAL AFTER USE. UNFOLD D2 DEWATERING BAG ON A STABILIZED AREA OVER DENSE VEGETATION, STRAW OR OTHER COVER. PLACE BAG OVER OPEN GRADED STONE TO ACHIEVE MAXIMUM FILTRATION AND PREVENT SEDIMENT REMOBILIZATION. PUMP INTO THE DEWATERING BAG UNTIL 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 8 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

DATE 4/1/14 FIGURE EC-11



NOTE: ALL DIMENSIONS SHOWN ARE IN ENGLISH AND [METRIC]
MEETS AASHTO M-306 PROOF LOAD REQUIREMENTS.
DESIGN: NEENAH R-3501-TL (GRATE 3501)-3001
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: FRAME 211#; GRATE 156#

NEENAH	3501-TL OR TR
EAST JORDAN	7495-M2 OR M1

** STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS:
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.

ROLLED CURB INLET CASTING

CITY OF WESTFIELD INDIANA

DATE 11/7/13 FIGURE ST-9

CITY OF WESTFIELD DETAILS

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

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
4-03-2015	CLIENT REVIEW
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JRF CONSTRUCTION BUILT AROUND YOU.
233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102

DURAMARK TECHNOLOGIES
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DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
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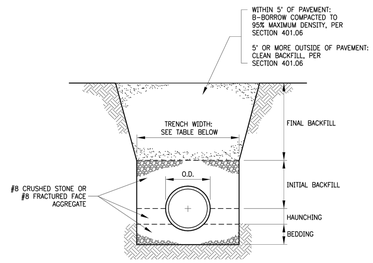


MINIMUM BEDDING, HAUNCHING, AND INITIAL BACKFILL DEPTHS		
PIPE SIZE	BEDDING (BELOW PIPE BARREL)	HAUNCHING AND INITIAL BACKFILL (ABOVE TOP OF PIPE)
8" TO 15"	4" MIN.	6" MIN.
18" & OVER	8" MIN.	6" MIN.

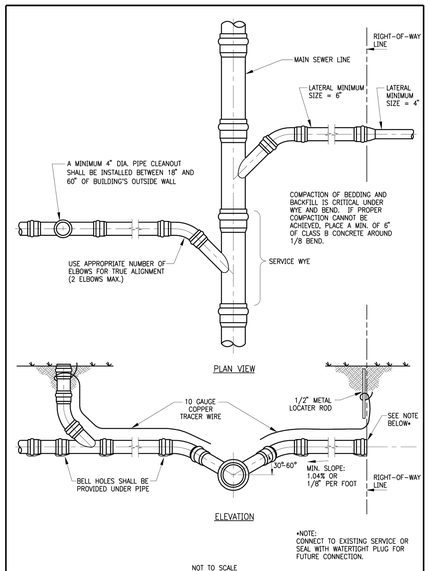
MINIMUM TRENCH WIDTHS	
PIPE SIZE	MINIMUM WIDTH
UP TO 18"	O.D. + 16"
18" & OVER	(O.D. x 1.25) + 12"

NOT TO SCALE

INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS

SEMI-RIGID PIPE BEDDING AND BACKFILL REQUIREMENTS

FIGURE 400.02

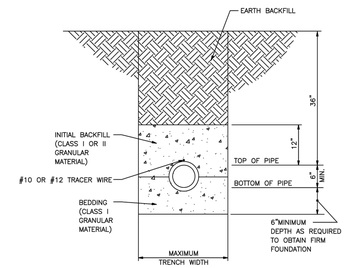


NOT TO SCALE

INDIANAPOLIS DEPARTMENT OF PUBLIC WORKS

SERVICE CONNECTION FOR SHALLOW SEWERS (Less than 15' deep)

FIGURE 400.05



NOTES:

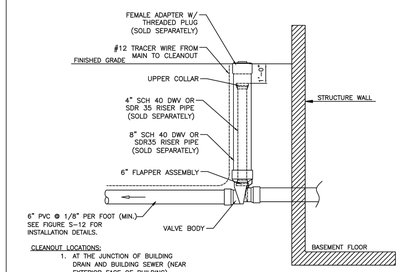
1. NOMINAL PIPE SIZE. (6" MIN.)
2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND GRAVELS MAX. 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 8" CLEAN OUT/CHECK VALVE RISER

NOT TO SCALE

CITIZENS WESTFIELD STANDARD

HOUSE/BUILDING SERVICE BEDDING DETAILS

FIGURE 400.10-WF



CLEANOUT LOCATIONS:

1. AT THE JUNCTION OF BUILDING DRAIN AND BUILDING SEWER (NEAR EXTERIOR FACE OF BUILDING)
2. IF BUILDING SEWER IS MORE THAN 100 FEET FROM MAIN LINE SEWER, CLEAN-OUTS SPACING SHALL NOT EXCEED 100 FEET.
3. A CLEANOUT IS REQUIRED AT EACH BEND THAT IS GREATER THAN 45 DEGREES.
4. THERE SHALL BE NO BASEMENT DRAINS CONNECTED TO SERVICE CONNECTION

GENERAL REQUIREMENTS

THE LOWEST FLOOR ELEVATION RECEIVING GRAVITY SERVICE MUST BE A MIN.THREE (3.0) FEET ABOVE TOP NEAREST MANHOLE RIM.

CHECK VALVE REQUIREMENTS

1. ALL HOUSES ARE REQUIRED TO HAVE A CHECK VALVE
2. NO CHECK VALVES ARE TO BE LOCATED IN THE BASEMENT
3. USE RECTORSEAL, CANPLAS OR APPROVED EQUAL

NOT TO SCALE

CITIZENS WESTFIELD STANDARD

HOUSE/BUILDING SERVICE CLEAN-OUT/CHECK VALVE DETAIL

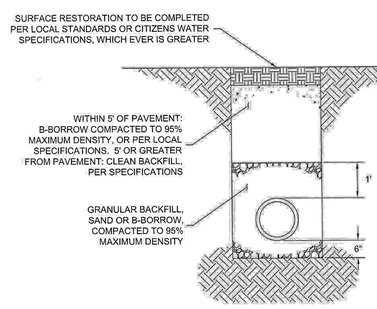
FIGURE 400.11-WF

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

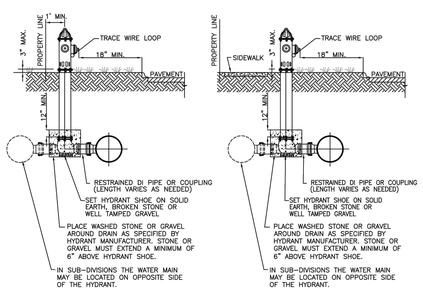
STANDARD PRACTICE **C**

REVISION DATE: 1/26/2015 ISSUE DATE: 6/8/2009

STANDARD HYDRANT SETTING FOR 6" & 8" WATER MAIN SIZES

NOTES:

1. FOR INSTALLATION ON 6" AND 8" DISTRIBUTION MAINS IN CITIZENS WATER TERRITORY.
2. HYDRANTS IN CITIZENS WESTFIELD TERRITORY SHALL HAVE A VALVE. SEE 'STANDARD PRACTICE B'
3. ALL HYDRANTS SHALL BE RESTRAINED TO THE HYDRANT TEE WITH DUCTILE IRON BRANCH PIPING ENCASED IN POLYETHYLENE WRAP.
4. SWIVEL 90° BEND MAY BE USED TO INSTALL HYDRANT IN GRASS STRIP BETWEEN CURB & SIDEWALK
5. HYDRANTS WILL BE MARKED OUT OF SERVICE UNTIL THE INSPECTOR HAS PLACED THE MAIN IN SERVICE. HYDRANTS CAN BE MARKED OUT OF SERVICE USING A MANUFACTURED "OUT OF SERVICE" SIGN OR BY RENDERING THE HYDRANT INACCESSIBLE.



SECTION VIEW (WITHOUT SIDEWALK)

SECTION VIEW (WITH SIDEWALK)

APPENDIX G-4

CITIZENS WATER

STANDARD PRACTICE **T**

REVISION DATE: 12/4/2013 ISSUE DATE: 6/8/2009

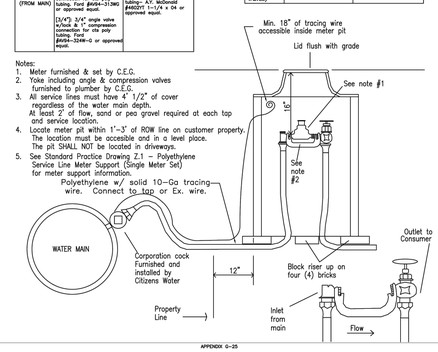
STANDARD SERVICE LINE INSTALLATION AND SETTING FOR 5/8", 3/4", AND 1" METER IN SINGLE PIT

ITEM	5/8" & 3/4" METERS	1" METERS
METER PIT COVER	Ford Meter box X3 or approved equal single lid cover and ring for 20" riser, 4" depth, 11.25" dia. lid w/ ½ port opening lid.	Ford Meter box X43 or approved equal single lid cover and ring for 20" riser, 4" depth, 13.50" dia. lid w/ ½ port opening lid. *Meter box may be used in conjunction with a 24 x 20 adapter ring (Ford EXT-2 or approved equal).
PIT	20x48" Plastic Riser: Molestiss Plastics, Francisville Tile (Fortos) or approved equal.	24x48" Plastic Riser: Molestiss Plastics, Francisville Tile (Fortos) or approved equal.
SUPPORT	Single meter support per Standard Practice Z.	Single meter support per Standard Practice Z.
YOKE	Ford: 501-9 pronged yoke for 5/8" meters or approved equal. Ford 501-12 pronged yoke for 3/4" meters or approved equal.	Ford 504P pronged yoke for 1" meters or approved equal.
VALVES: INLET SIDE (FROM MAIN)	[5/8"] 5/8" angle valve w/lock & 3/4" compression connection for site poly tubing. Ford #V94-313NG or approved equal. [3/4"] 3/4" angle valve w/lock & 3/4" compression connection for site poly tubing. Ford #V94-324N-G or approved equal.	[1"] 1"angle valve w/ lock & 1 1/4" compression connection for site poly tubing- A.Y. McDonald #4602YT 1-1/4 x 04 or approved equal.

ITEM	5/8" & 3/4" METERS	1" METERS
VALVES: OUTLET SIDE (TO CUSTOMER)	[5/8"] 5/8" globe style compression valve w/ ¼" operating handle & 3/4" compression connection for 5/8" poly tubing- Ford Only #V604-313-Q [3/4"] 3/4" globe style compression valve w/ ¼" operating handle & 1" compression connection for site poly tubing –Ford Only #V604-324-NRT-Q	[1"]. 1" globe style compression valve w/ ¼" operating handle & 1 1/4" compression connection for site poly tubing- Ford Only #V604-44G-NRT-Q
RISER SIZE & SERVICE LINE SIZE (TUBING BETWEEN TO AND FROM YOKE VALVES)	[5/8"] 3/4" dia SDR9 ARMA poly tubing [3/4"] 1" dia SDR 9 ARMA poly tubing **Must utilize a stainless steel insert stiffener at all compression connections. Service line shall be in all cases 10 GA. Solid THWN, blue shell tracing wire shall be installed with the poly service line.	[1"]. 1 1/4" dia SDR9 ARMA poly tubing **Must utilize a stainless steel insert stiffener at all compression connections. Service line shall be in all cases 10 GA. Solid THWN, blue shell tracing wire shall be installed with the poly service line.

Notes:

1. Meter furnished & set by C.E.G.
2. Yoke including angle & compression valves furnished to plumber by C.E.G.
3. All service lines must have 4' 1/2" of cover regardless of the water main depth. At least 2' of flow, sand or pea gravel required at each tap and service location.
4. Locate meter pit within 1'-3' of ROW line on customer property. The location must be accesible and in a level place. The pit SHALL NOT be located in driveways.
5. See Standard Practice Drawing Z.1 – Polyethylene Service Line Meter Support (Single Meter Set) for meter support information.



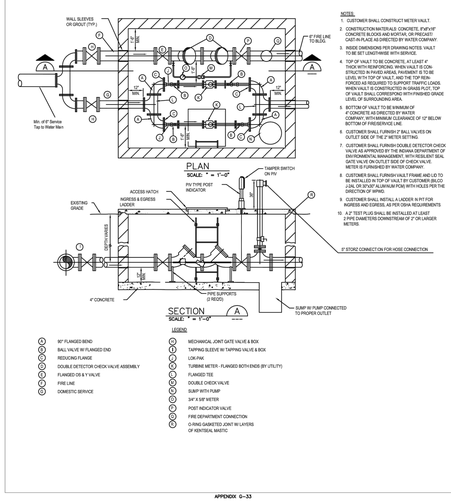
APPENDIX G-35

CITIZENS WESTFIELD

STANDARD PRACTICE **T.WF6**

REVISION DATE: 1/1/2015 ISSUE DATE: 1/1/2015

STANDARD FIRE SERVICE AND METER VAULT



NOTES:

1. CUSTOMER SHALL CONSTRUCT METER VAULT.
2. CONSTRUCTION MATERIALS: CONCRETE, STEEL, PLASTIC OR FIBERGLASS. VAULT SHALL BE PRE-CAST-IN-PLACE AS DIRECTED BY WATER COMPANY
3. INSIDE DIMENSIONS PER DRAWING NOTES. VAULT TO BE SET LEVEL TO BE WITH SERVICE.
4. TOP OF VAULT TO BE CONCRETE, AT LEAST 4" THICK WITH REINFORCING. WHEN VAULT IS CONSTRUCTED IN PAVED AREAS, PAVEMENT IS TO BE REMOVED AND REPLACED. WHEN VAULT IS FORCED AS REQUIRED TO SUPPORT TRAFFIC LOADS. WHEN VAULT IS CONSTRUCTED IN GRASS PLOT, TOP OF VAULT SHALL CORRESPOND WITH FINISHED GRADE LEVEL OF SURROUNDING AREA.
5. BOTTOM OF VAULT TO BE MINIMUM OF 4" CONCRETE AS DIRECTED BY WATER COMPANY. PROVIDE MINIMUM CLEARANCE OF 12" BELOW BOTTOM OF FIRE SERVICE LINE.
6. CUSTOMER SHALL FURNISH 2" BALL VALVES ON OUTLET SIDE OF THE 2" METER SETTING.
7. CUSTOMER SHALL FURNISH DOUBLE DETECTOR CHECK VALVE AS APPROVED BY THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT. WITH RESILIENT SEAL GATE VALVE ON THE INLET SIDE OF THE METER. METER IS FURNISHED BY WATER COMPANY.
8. CUSTOMER SHALL FURNISH VAULT FRAME AND LID TO BE INSTALLED IN TOP OF VAULT BY CUSTOMER (BLCO) J-24L OR SFJ407 ALUMINUM PCMI WITH HOLES PER THE DIRECTION OF WPMO
9. CUSTOMER SHALL INSTALL A LADDER IN PIT FOR INGRESS AND EGRESS, AS PER OSHA REQUIREMENTS
10. A 2" TEST PLUG SHALL BE INSTALLED AT LEAST 2 PIPE DIAMETERS DOWNSTREAM OF 2" OR LARGER METERS.

APPENDIX G-33

CITIZENS DETAILS

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

DATE	ISSUE
4-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL

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

233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102
JRF BUILT AROUND YOU. CONSTRUCTION

DURAMARK TECHNOLOGIES

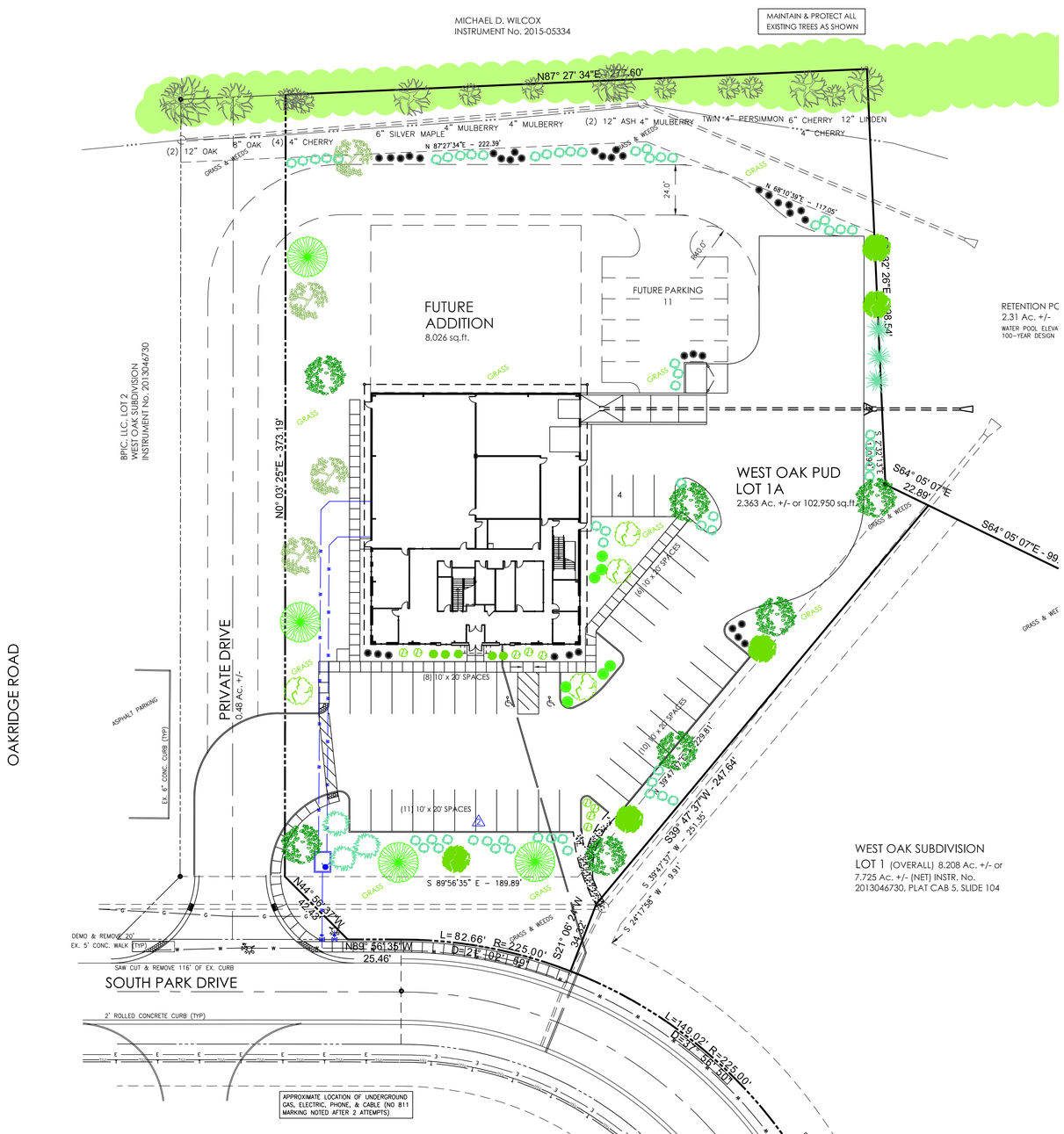
LOT 1 WEST OAK PUD

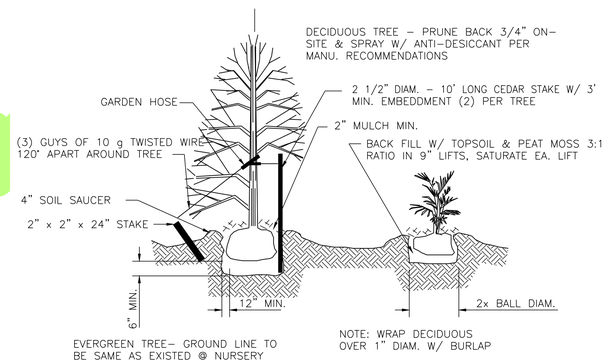
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD

PROJECT No. 1505-034

SHEET No. C7.3





NOTES.

1. FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
2. SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
3. ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
4. TRUNK WRAP SENSITIVE TREES. ONLY.
5. WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
6. BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
7. REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
8. SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
9. EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
10. REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

PLANTING DETAILS FOR TREES & SHRUBS (1 / L1)

NOT TO SCALE

Diagram 1: Bicycle Rack Type

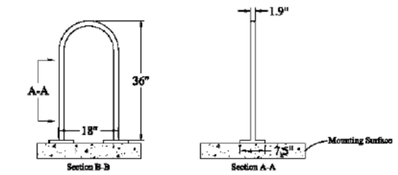
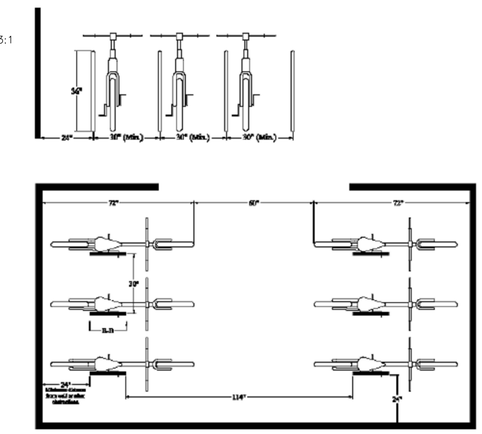


Diagram 2: Bicycle Parking Location and Design



BICYCLE RACK DETAIL (2 / L1)

NOT TO SCALE

TREE AND SHRUB PLANTING SCHEDULE △3

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY	
MH	JUNIPERUS CHINESIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	35	
ML	SYRINGA PATULA	MISS KIM LILAC	18"	BALL & BURLAP	3' o.c.	5	
CJ	JUNIPERUS CHINESIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	59	
CC	CONTONEASTER APICULATUS	CRANBERRY COTTONEASTER	18"	BALL & BURLAP	3' o.c.	7	
JB	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	3	
WA	SORBUS ARIA	WHITE MOUNTAIN ASH	8' HIGH 2" cal.	WIREBALL	AS SHOWN	4	
SM	ACER SACCHRUM	SUGAR MAPLE	8' HIGH 2" cal.	WIREBALL	AS SHOWN	7	
RO	QUERCUS RUBRA	RED OAK	8' HIGH 2" cal.	WIREBALL	AS SHOWN	4	
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	15	
AP	PRYUS CALLERYANA	ARISTOCRAT PEAR	2" cal.	WIREBALL	AS SHOWN	16	
WF	ABIES CONCOLOR	WHITE FIR	6' HIGH	BALL & BURLAP	AS SHOWN	8	
NS	PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	AS SHOWN	13	

1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.
6. 75 EXISTING TREES WILL REMAIN ON THE SITE AS SHOWN AND SHALL NOT BE DISTURBED DURING

THIS PLAN TO BE USED FOR PHASE 1 LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER △1

STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT △1

ALL STREET TREES TO MATCH WESTFIELD MASTER TREE LIST △1

LANDSCAPING PLAN

GRAPHIC SCALE

0 30 45 60 90 150

(IN FEET)
1 inch = 30 ft.

NORTH

JAMES P. MCCANN REGISTERED PE860332 STATE OF INDIANA PROFESSIONAL ENGINEER

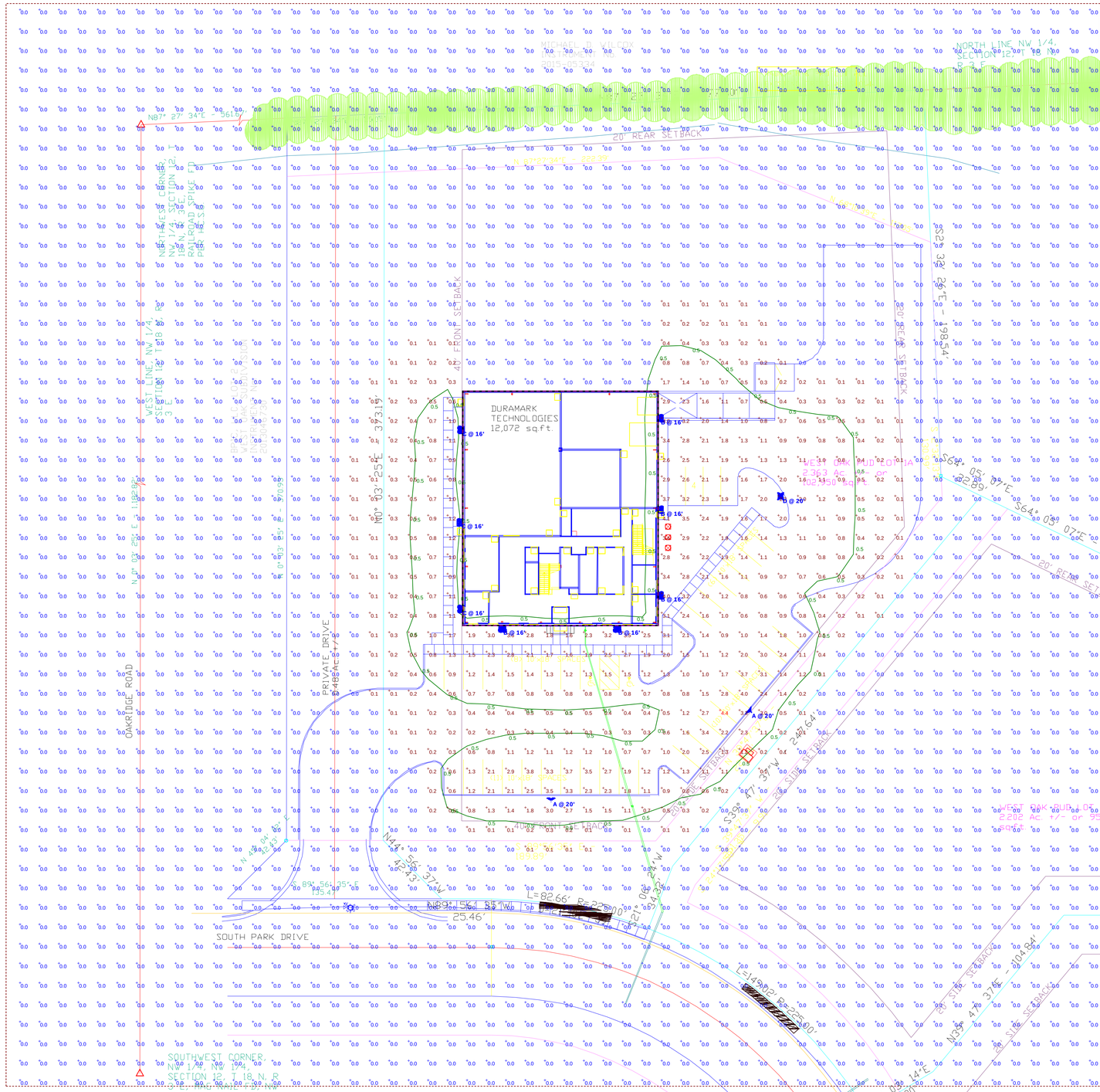
DATE	ISSUE
6-03-2015	CLIENT REVIEW
6-25-2015	DURAMARK & CHEER REVISIONS
7-01-2015	WESTFIELD P.C. SUBMITTAL
7-23-2015	STAFF REVISIONS △1
7-30-2015	FRONTYARD SHRUBS REVISED △2

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

233 East 175th Street
Westfield, IN 46074
PHONE 317.896.1100
FAX 317.896.1102
JRF CONSTRUCTION BUILT AROUND YOU.

DURAMARK TECHNOLOGIES
LOT 1 WEST OAK PUD
SOUTHPARK DRIVE
WESTFIELD, INDIANA

DRAWN BY: ALD
CHECKED BY: ALD
PROJECT No. 1505-034
SHEET No. L1



Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	2	JUNO LIGHTING	SS2-B08-4K-UN-2B	AREOS, GEN 2, 16" LOW PROFILE LED AREA LIGHT, CAST BROWN ENAMEL ALUMINUM HEATSINK HOUSING, TYPE II DISTRIBUTION FORMED SPECULAR ALUMINUM REFLECTORS, CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	SS2-B08-4K-UN-2B Led (LTL28343).ies	9115.728	0.9	107
	B	5	ACCULITE, JUNO LIGHTING GROUP, INC.	LW-B09-4K-UN-FT	ACCULITE 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-B09-4K-UN-FT Led (PT12131105).ies	8121.374	0.9	105
	C	3	ACCULITE, JUNO LIGHTING GROUP, INC.	LW-B03-4K-UN-FT	ACCULITE 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-B03-4K-UN-FT Led (PT12131105).ies	2707.125	0.9	35
	D	1	JUNO LIGHTING	SS2-B08-4K-UN-5	AREOS, GEN 2, 16" LOW PROFILE LED AREA LIGHT, CAST BROWN ENAMEL ALUMINUM HEATSINK HOUSING, TYPE V DISTRIBUTION CLEAR GLASS ENCLOSURE	WHITE LEDS WITH CLEAR PLASTIC OPTICS BELOW EACH	1	SS2-B08-4K-UN-5 Led (LTL28337).ies	8853.063	0.9	107

Note

1. BUILDING SET AS 24' BLOCKING STRUCTURE
2.PHOTOMETRIC GRID SET TO 10'X 10'

Professional Lighting Services

PW GOLLMER ELECTRIC
DURAMARK SITE LIGHTING

Designer

Date
7/22/2015
Scale
Not to Scale
Drawing No.

Summary

Submitted by Professional Lighting Services			
PLS	**Job Name:** DURAMARK SITE LIGHTING Contractor: P.W. GOLLMER ELECTRIC (FISHERS)	**Catalog Number:** SS2-B08-4K-UN-2B-BZ Notes:	**Type:** A PLS15-14573

AccuLite

AREOS™ LED

LOW PROFILE LED AREA LIGHT

22" AND 16"

Project:

Fixture Type:

Location:

Contact/Phone:

Cat. No.:

PRODUCT DESCRIPTION

The Areos™ LED Area Light is a low profile luminaire for area lighting applications where energy efficiency, and low maintenance costs are required. An all LED light source delivers up to 28,000 lumens with only 295W total fixture input power. A full fixture IP65 rating protects the electronics and light engine from the weather.

16" luminaire

22" luminaire

PRODUCT SPECIFICATIONS

Optics Precision engineered TIR (Total Internal Reflection) optics are individually placed on each LED, to deliver consistent optical placement and performance • The optics are sealed in place with a proprietary coating that protects the assembly from moisture intrusion • Types II, III, V and Forward Throw distributions are available • A glass lens keeps the optics clean and protected from UV exposure, preserving the performance of the fixture over long periods of time.

Field Rotatable LED Module The complete LED module can be easily and safely rotated in the field to aim the fixture in 90° increments • A simple system of 4 bolts lowers the square LED module so that it is free to rotate to the desired orientation • The module stays always securely attached to the fixture arm • The luminaires can also be ordered already rotated from the factory using options "RR" (rotated to the right) and "RL" (rotated to the left).

Backlight Control All asymmetrical distributions feature a hybrid reflector/TIR optic back light control system that minimizes spill light behind the pole • Ideal for installations that are sensitive to light trespass.

Dark Sky Compliant All of Areos LED optical distributions are compliant with Dark Sky ordinances.

Construction LED module and fixture housing are made of heavy wall die cast aluminum with a 5 stage powder coat finish • The driver compartment is separated from the LED heat source, extending the life of the electronic components • Molded gaskets seal the fixture and protect internal components from the environment • Tempered glass bottom lens with frame and gaskets • Stainless steel exposed hardware.

Thermal Management The luminaire has a computer engineered and optimized heat sink to ensure the best thermal management possible • The LED circuit boards are in direct contact with the finely machined surface for the best heat transfer • The drivers are located in a thermally independent compartment, separated from LED generated heat, to assure reliability and maximum system life.

Electrical The Luminaire is equipped with Class 1 drivers • Depending on the voltage required fixture will have a universal voltage input of 120-277VAC or 347-480VAC • Drivers have an internal surge protection of 2.5KV • Maximum THD 20% • Minimum power factor 0.90 • Fixture includes an additional surge protector that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines with a surge current rating of 10,000 amps.

Mounting Can be pole mounted directly to square poles Wall mounting accessory available • Round pole mounting accessory available • Post top or tenon mounting accessory available (see Accessories on page 2.)

Dimming Fixtures can be ordered with an optional 0-10V dimming driver.

Photo Controls Areos LED can be ordered with an optional control sensor to turn the fixture OFF when there is ambient light • Option "PC" is a factory installed, button style photo sensor mounted on the side of the fixture • Option "PCR" is a factory installed receptacle for industry standard twist lock sensors • Twist lock sensors are not available for factory installation.

Motion Sensors Two motion sensor options deliver additional energy savings and longer fixture life • Option "MSONOFF" is an ON/OFF motion sensor that will turn the fixture ON only when it senses a passing pedestrian or vehicle • The infrared motion sensor is mounted by the installer on the pole at about 15 feet from the ground for optimal performance • Option "MSHILO" uses the same motion sensor but with additional electronics to switch the fixture from HI to LO light levels • The sensor is also mounted on the pole by the installer.

Finish All exposed surfaces are protected with a 5 stage powder coating • Standard color is bronze, other colors available.

Certifications Meets UL1598/CSA C22.2 250 standards • Suitable for wet locations • IP65 rated • Union made • Meets "Buy American Act" and ARRA • 5 year limited warranty.

Juno Lighting Group by Schneider Electric

Submitted by Professional Lighting Services			
PLS	**Job Name:** DURAMARK SITE LIGHTING Contractor: P.W. GOLLMER ELECTRIC (FISHERS)	**Catalog Number:** LW-B09-4K-UN-FT Notes:	**Type:** B PLS15-14573

AccuLite

Project:

Fixture Type:

Location:

Contact/Phone:

FINIA™ LED WALL MOUNTED

LW SERIES

DOWN OR UP OPTICS

LED 35W, 70W, 105W AND 135W

Cat. No.:

PRODUCT DESCRIPTION

The Finia LW series is an architectural wall mounted LED luminaire ideally suited for commercial applications where a low profile, high performance fixture is needed. The design of this luminaire takes full advantage of the LED light source with exclusive features specifically aimed at extracting heat from the diodes and improving light source performance. With an IP65 full fixture rating the LW series can be aimed up for decorative and façade lighting applications.

Aimed Down

Aimed Up

OUTDOOR Next Generation LUMINAIRES

PRODUCT SPECIFICATIONS

Optics Custom designed, high performance molded TIR (Total Internal Reflection) optics shape the LED light with three different distributions • A wall wash distribution fitted with a prismatic glass lens softens the light on the wall and is especially suited for façade lighting either aimed down or up • The wide and forward throw distributions are performance oriented to extract the maximum light out of the LEDs and deliver it exactly where needed • A tempered glass lens completely seals the optical system • Optional high transmission glass lens with 96% transmittance can be specified where maximum energy savings and fixture spacing are needed

Construction Heavy wall die cast aluminum body, back box, and frame deliver a sturdy, durable fixture • A tempered glass lens completely seals and protects the LED compartment • Optional polycarbonate lens can be used when vandal resistance is desired • All exposed hardware is stainless steel and recessed for concealment • Acrylic TIR lenses provide the highest transmittance of any TIR optics material available in the market today • A powder coat finish with a thorough 6 stage application process seals the aluminum components from the environment

Thermal management LED boards are directly mounted against a polished surface for maximum contact between boards and heat sink • Deep fins are directly behind the LED boards increasing the surface area for maximum heat dissipation • An exclusive air vent between the LED compartment and the electronic driver isolates and cools the two components.

Electrical The luminaire is equipped with one, two, three or four LED modules depending on the light output/wattage selection • All versions are available for 120/277VAC or 347/480VAC • Total Harmonic Distortion (THD) is less than 20% • Power factor > 90% at full load • Surge immunity up to 10,000 amps.

Mounting Direct mounting to wall with threaded and plugged back conduit entry • Dimpled location prepared for drilling a conduit entry from the sides (for surface conduit mounting) • Can be aimed down or up maintaining IP65 rating • A neoprene gasket is provided for the back entry to seal against the wall.

Finish Polyester powder coat finish with a six stage application process • Bronze, black, white or silver are standard • Designer finishes available upon request (provide RAL number).

0-10V Dimming Option An optional 0-10V dimming driver (D option) is available • In applications where additional 0-10V wiring presents a challenge, a programmable, automatic dimming unit (PD option) is available • The PD option eliminates the need for 0-10V wiring and automatically dims the fixture with a factory pre-programmed schedule.

Motion Detection Option Finia LED luminaires can be ordered with an optional motion sensor integrally mounted to the fixture • The sensor is configured to function either as an ON/OFF switch (M option) or to operate a High/Low dimming driver (H option) • In the High/Low configuration the user can field adjust the "Low" light setting with an internal potentiometer for continuous adjustment down to 15% • The amount of time the fixture remains in the "High" mode is also field adjustable • The fixture operates normally in the "Low" mode, and when the motion sensor detects movement it switches the driver to "High" mode.

Emergency Lighting Option An optional integral battery pack can be provided for emergency lighting during power outages • Emergency battery pack is internal to the fixture so there is no need for any external battery installation • A larger back box is provided for emergency battery (see dimensions) • Choose EM option (0° to 40°C, 32° to 104°F ambient)

Two Independent Circuits Option Optional two independent circuit configuration ("2C" option) • Fixtures with this option include two drivers, each of them driving separate LED modules • Excellent option to meet the multiple lamp requirement in egress lighting ordinances, or for energy savings using individual switching of drivers • Fixtures with B06 engines supplied with two drivers, each operating one LED module. Fixtures with B09 engines supplied with one driver operating one module, and one driver operating 2 modules • Fixtures with B12 engines supplied with two drivers, each operating two LED modules • Option not available for fixtures with B03 engines, or emergency battery

Certification Fixture meets UL1598 and CSA C22.2-250 standards • Suitable for wet location applications • Full fixture IP65 rating • Union made • Assembled in the USA • Meets "Buy American Act" • 5 year limited warranty when used in accordance with manufacturer guidelines.

Specifications subject to change without notice.

JUNO LIGHTING GROUP by Schneider Electric

Submitted by Professional Lighting Services			
PLS	**Job Name:** DURAMARK SITE LIGHTING Contractor: P.W. GOLLMER ELECTRIC (FISHERS)	**Catalog Number:** LW-B03-4K-UN-FT Notes:	**Type:** C PLS15-14573

AccuLite

Project:

Fixture Type:

Location:

Contact/Phone:

FINIA™ LED WALL MOUNTED

LW SERIES

DOWN OR UP OPTICS

LED 35W, 70W, 105W AND 135W

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Aimed Down

Aimed Up

OUTDOOR Next Generation LUMINAIRES

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Specifications subject to change without notice.

JUNO LIGHTING GROUP by Schneider Electric

Submitted by Professional Lighting Services			
PLS	**Job Name:** DURAMARK SITE LIGHTING Contractor: P.W. GOLLMER ELECTRIC (FISHERS)	**Catalog Number:** SS2B084KUN5BZ Notes:	**Type:** D PLS15-14573

H7.9.2

AccuLite

Project:

Fixture Type:

Location:

Contact/Phone:

AREOS™ LED

LOW PROFILE LED AREA LIGHT

22" AND 16"

DESIGNLIGHTS CONSORTIUM

Cat. No.:

PRODUCT DESCRIPTION

The Areos™ LED Area Light is a low profile luminaire for area lighting applications where energy efficiency, and low maintenance costs are required. An all LED light source delivers up to 28,000 lumens with only 295W total fixture input power. A full fixture IP65 rating protects the electronics and light engine from the weather.

16" luminaire

22" luminaire

PRODUCT SPECIFICATIONS

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Field Rotatable LED Module The complete LED module can be easily and safely rotated in the field to aim the fixture in 90° increments • A simple system of 4 bolts lowers the square LED module so that it is free to rotate to the desired orientation • The module stays always securely attached to the fixture arm • The luminaires can also be ordered already rotated from the factory using options "RR" (rotated to the right) and "RL" (rotated to the left).

Backlight Control All asymmetrical distributions feature a hybrid reflector/TIR optic back light control system that minimizes spill light behind the pole • Ideal for installations that are sensitive to light trespass.

Dark Sky Compliant All of Areos LED optical distributions are compliant with Dark Sky ordinances.

Construction LED module and fixture housing are made of heavy wall die cast aluminum with a 5 stage powder coat finish • The driver compartment is separated from the LED heat source, extending the life of the electronic components • Molded gaskets seal the fixture and protect internal components from the environment • Tempered glass bottom lens with frame and gaskets • Stainless steel exposed hardware.

Thermal Management The luminaire has a computer engineered and optimized heat sink to ensure the best thermal management possible • The LED circuit boards are in direct contact with the finely machined surface for the best heat transfer • The drivers are located in a thermally independent compartment, separated from LED generated heat, to assure reliability and maximum system life.

Electrical The Luminaire is equipped with Class 1 drivers • Depending on the voltage required fixture will have a universal voltage input of 120-277VAC or 347-480VAC • Drivers have an internal surge protection of 2.5KV • Maximum THD 20% • Minimum power factor 0.90 • Fixture includes an additional surge protector that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines with a surge current rating of 10,000 amps.

Mounting Can be pole mounted directly to square poles Wall mounting accessory available • Round pole mounting accessory available • Post top or tenon mounting accessory available (see Accessories on page 2.)

Dimming Fixtures can be ordered with an optional 0-10V dimming driver.

Photo Controls Areos LED can be ordered with an optional control sensor to turn the fixture OFF when there is ambient light • Option "PC" is a factory installed, button style photo sensor mounted on the side of the fixture • Option "PCR" is a factory installed receptacle for industry standard twist lock sensors • Twist lock sensors are not available for factory installation.

Motion Sensors Two motion sensor options deliver additional energy savings and longer fixture life • Option "MSONOFF" is an ON/OFF motion sensor that will turn the fixture ON only when it senses a passing pedestrian or vehicle • The infrared motion sensor is mounted by the installer on the pole at about 15 feet from the ground for optimal performance • Option "MSHILO" uses the same motion sensor but with additional electronics to switch the fixture from HI to LO light levels • The sensor is also mounted on the pole by the installer.

Finish All exposed surfaces are protected with a 5 stage powder coating • Standard color is bronze, other colors available.

Certifications Meets UL1598/CSA C22.2 250 standards • Suitable for wet locations • IP65 rated • Union made • Meets "Buy American Act" and ARRA • DesignLights™ Consortium Qualified • 5 year limited warranty.

Juno Lighting Group by Schneider Electric

Petition Number:	1507-DDP-10
Subject Site Address:	4540 East 146th Street
Petitioner:	Crown Castle by Bingham Greenebaum Doll LLP
Request:	Development Plan approval for a replacement wireless communication service facility.
Current Zoning:	SF-3
Current Land Use:	Power Substation; Telecom Facilities
Approximate Acreage:	13.06 acres+/- (site) 0.11 acre+/- (lease area)
Zoning History:	1507-VU-07 – Variance of Use, *Approved 07/14/15*
Exhibits:	1. Staff Report 2. Location Map 3. Elevations 4. Detailed Development Plan 5. Project Narrative
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

Approval of a 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

Property Location

The subject property is approximately 13.06 acres +/- in size is located at 4540 East 146th Street (the "Property"). The Property is zoned Single Family-3 (SF-3) and is used as a power sub-station. Adjacent property to the north and east is zoned Bridgewater PUD. Property to the west is zoned Commerce Center PUD. Property to the south (across 146th Street) is within the City of Carmel's jurisdiction, and is currently vacant.

Project Description

In order to provide upgrade existing wireless communication equipment on the property, a new tower is necessary. The site currently contains two (2) 101' wood towers. The proposal is to install a new steel

155' monopole tower on the site that would replace the two existing wood towers. The new tower would be able to accommodate additional service providers, as well as new antenna technology. Access to the Property would be from an existing access drive off of 146th Street. The proposal includes two new equipment buildings under 200 square feet each. The wireless communication lease area is located north of the power sub-station equipment.

Project History

Wireless Communication Service Facilities are not permitted by-right within the SF-3 zoning classification. On July 14, 2015, the Board of Zoning Appeals approved the petitioner's request to allow a Wireless Communication Service Facility on the Property (BZA Case No. 1507-VU-07). The variance were approved with the following conditions:

1. That the new monopole wireless communication tower not exceed 155 feet in height; and,
2. That the two (2) existing wooden wireless communication towers be removed at the time of installing the new monopole tower.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

ZONING DISTRICTS (Chapter 4)

SF-3 District (Article 4.5)

1. Permitted Uses
   Comment: COMPLIANT (pursuant to BZA approval of 1507-VU-07 on 07/14/15)

2. Minimum Lot Area = 12,000 square feet
   Comment: COMPLIANT

3. Minimum Lot Frontage = 50 feet
   Comment: COMPLIANT

4. Minimum Building Setback Lines
   a. Front Yard = 20
      Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.
   b. Side Yard = 10 feet
      Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.

c. Rear Yard = 30 feet
Comment: Not Applicable. Superseded by Wireless Communication Service Facility Standards.

5. Minimum Lot Width = 80 feet
Comment: COMPLIANT

6. Maximum Building Height = 25 feet
Comment: Not Applicable

7. Minimum Living Area
Comment: Not Applicable

OVERLAY DISTRICTS (Chapter 5) – Not Applicable

DEVELOPMENT STANDARDS (Chapter 6)

Lot Standards (Article 6.10)

8. 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.
Comment: COMPLIANT

9. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
Comment: Not Applicable

Setback Standards (Article 6.16)

Comment: COMPLIANT

Vision Clearance Standards (Article 6.19)

Comment: COMPLIANT

Wireless Communication Service Facilities (Article 6.20)

10. An Applicant for a Wireless Communication Service Facility must demonstrate that they have exhausted all efforts to locate the proposed facilities upon existing antenna support structures in the geographical area of the proposed Wireless Communication Service Facility, which shall include submitting a master plan for their Wireless Communication Service Facilities throughout the Planning Jurisdiction of the Plan Commission. The master plan should show efforts to minimize the size and number of antenna support structures throughout the geographical area, taking into consideration existing technology.
    Comment: **COMPLIANT**

11. The height of the antenna support structure shall not exceed two hundred (200) feet.
    Comment: **COMPLIANT** (155 feet)

12. The antenna support structure shall be set back a minimum of forty (40) feet from the Lot Line, unless the adjoining Lot is zoned or used for a residential use. If the antenna support structure adjoins a Lot which is zoned or used for residential use, then the setback shall not be less than the height of the support structure.
    Comment:
    - North (Residential) = 155' required = **COMPLIANT**
    - West (Residential) = 155' required = **COMPLIANT**
    - East (Commercial) = 40' required = **COMPLIANT**
    - South (Agricultural) = 40' required = **COMPLIANT**

13. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated by any artificial means and shall not display strobe lights.
    Comment: **Acknowledged**

14. No Signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.
    Comment: **COMPLIANT**

15. The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment.
    Comment: **COMPLIANT. Monopole design will be consistent with other utility poles and equipment on the parent property.**

16. All utility buildings and structures accessory to the antenna support structure must be architecturally designed to blend into the surrounding area.
    Comment: Not Applicable. Will be reviewed for compliance during subsequent applications for any associated structure.

17. A Landscape Plan for the Wireless Communication Service Facility shall be submitted with the application and shall be substantially similar to landscaping required for other uses in Business or Industrial Districts.
    Comment: COMPLIANT

18. All Wireless Communication Service Facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two (2) additional service providers.
    Comment: COMPLIANT

19. A qualified and licensed engineer must approve the design of the antenna support structure and certify that it is constructed to comply with the requirements set out in this Article.
    Comment: Will be reviewed at time of permitting.

20. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.
    Comment: Will be reviewed at time of permitting.

21. No transmissions from a Wireless Communication Service Facility shall interfere with any existing public safety communications.
    Comment: Acknowledged.

DESIGN STANDARDS (Chapter 8)

22. Easement Standards (Article 8.3)
    Comment: COMPLIANT

23. Pedestrian Network Standards (Article 8.7)

    Comment: **Staff is working with the petitioner to ensure compliance.**

24. Street and Right-of-Way Standards (Article 8.9)

    Comment: **COMPLIANT**

25. Surety Standards (Article 8.12)

    Comment: **COMPLIANT**

26. Utility Standards (Article 8.13)

    Comment: **COMPLIANT**

BZA CONDITIONS OF APPROVAL

27. That the new monopole wireless communication tower not exceed 155 feet in height;
    Comment: **COMPLIANT**

28. That the two (2) existing wooden wireless communication towers be removed at the time of installing the new monopole tower.
    Comment: **Will be reviewed at time of inspections.**

STAFF COMMENTS

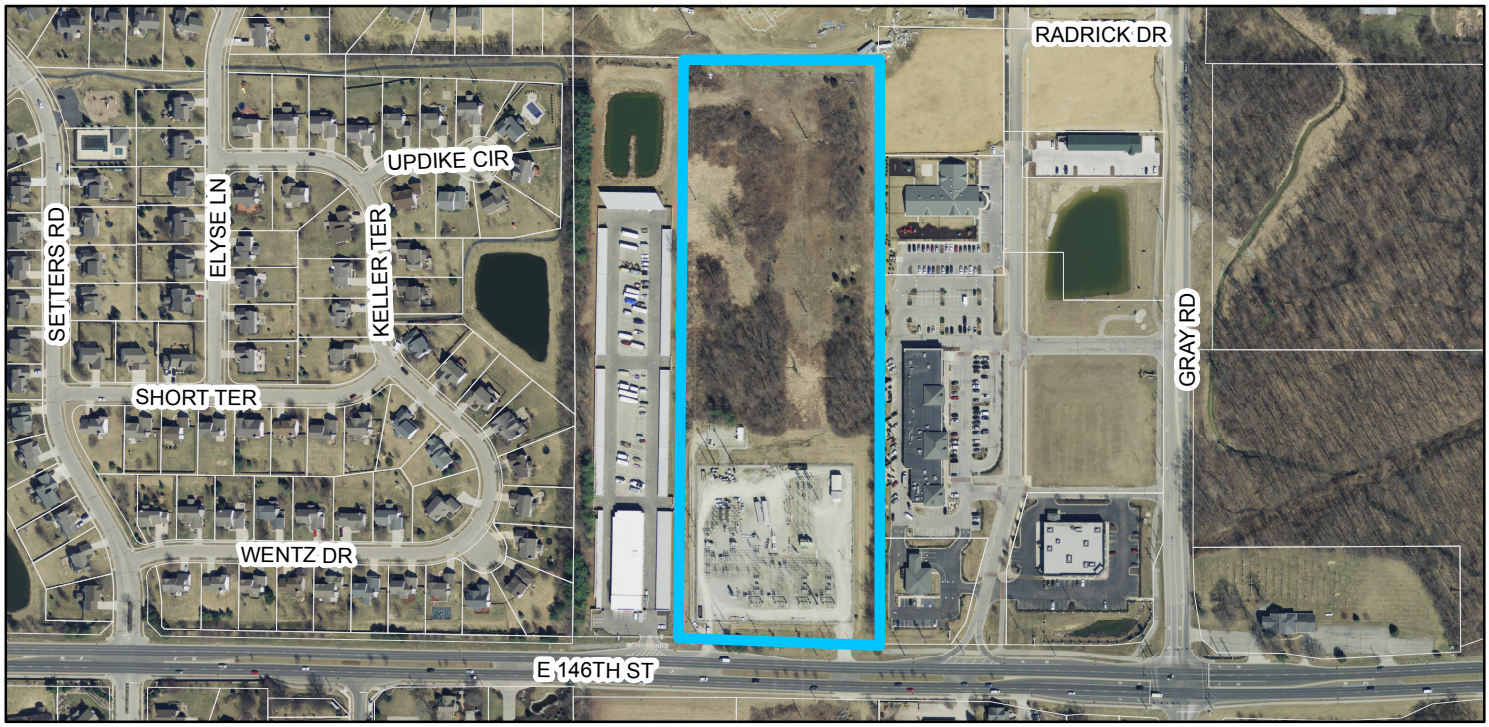
1) No action is required at this time except to hold the public hearing.
2) Prior to the final disposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Property Location Map
1507-DDP-10
4540 E. 146th Street

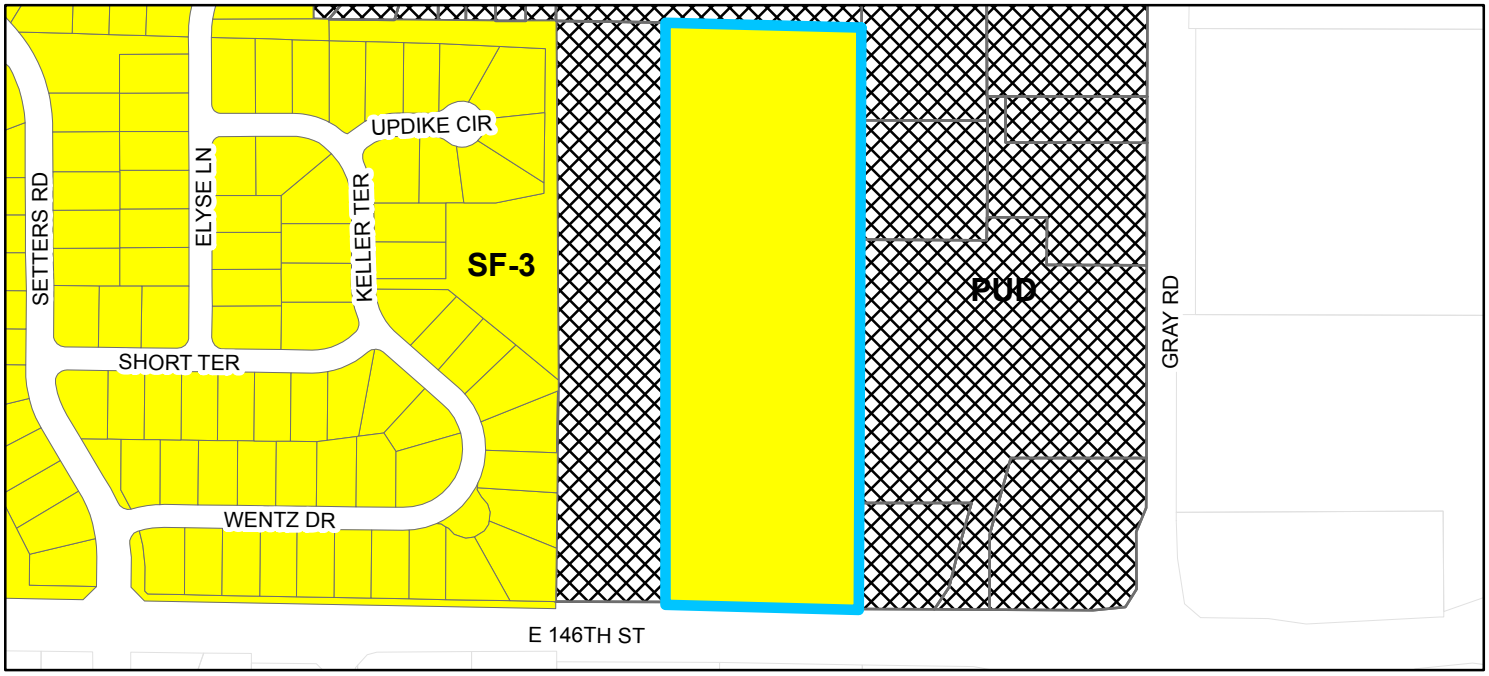
Not To Scale

Aerial Location Map

Site



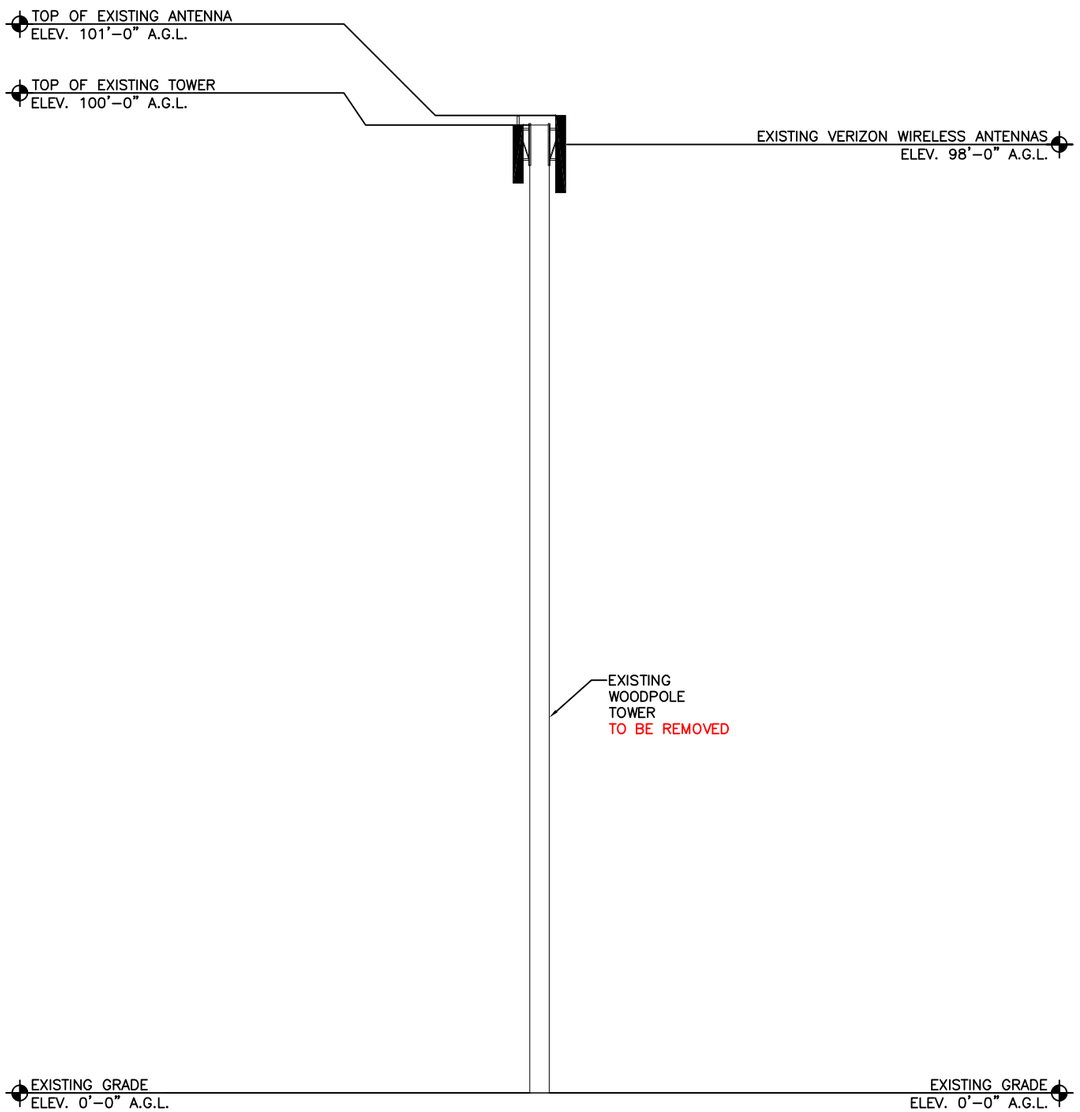
Zoning Map



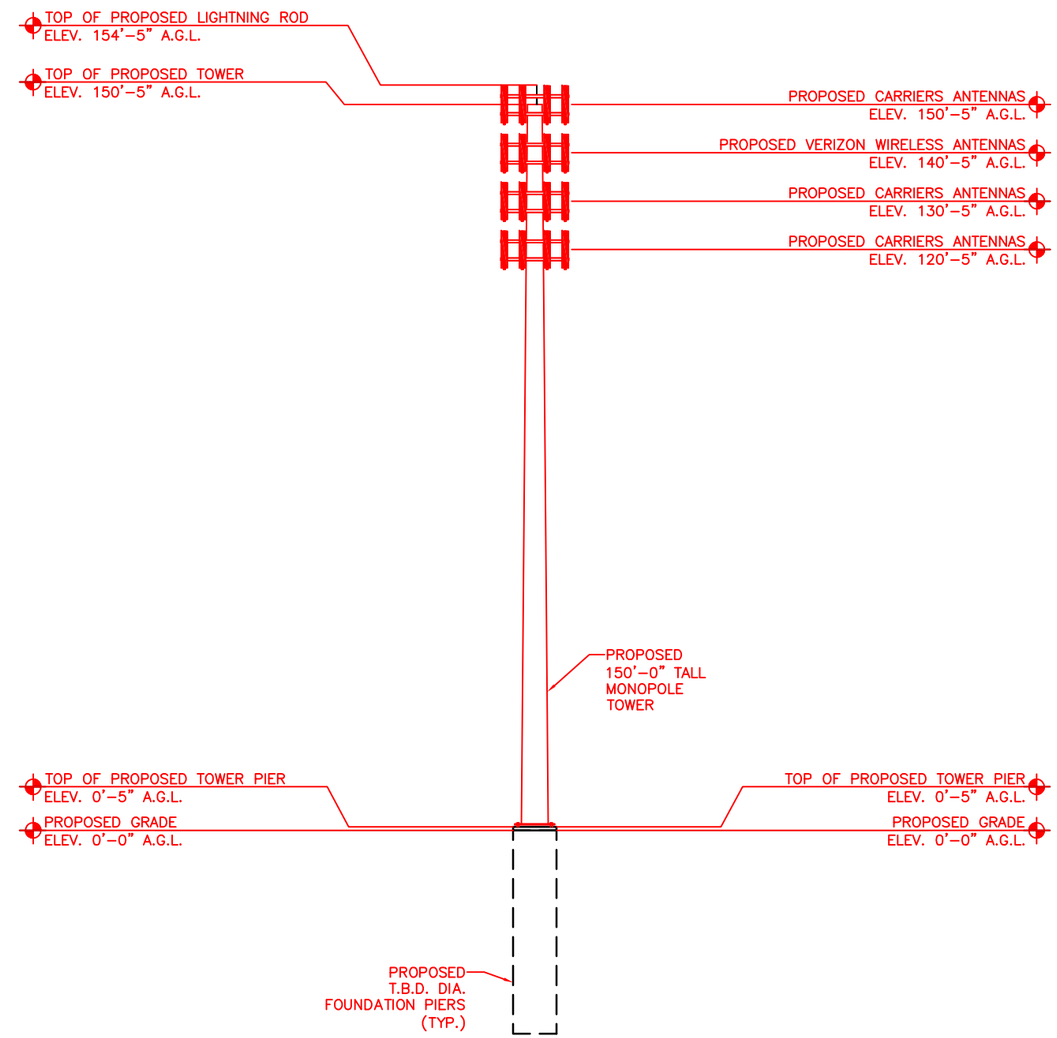
Zoning

SF-3 (Single Family - 3)

PUD (Planned Unit Development)



EXISTING ELEVATION | SCALE: 1/16"=1' | 1



PROPOSED ELEVATION | SCALE: 1/32"=1' | 2

CROWN CASTLE

FIRST GROUP
ENGINEERING INC.
CONSULTING ENGINEERS
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PH. (317) 290-9549
FAX (317) 290-9560

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/27/15	ISSUED FOR LEASE EXHIBIT	MWL
2	04/28/15	ISSUED FOR ZONING REVIEW	MWL
3	06/30/15	ISSUED FOR ZONING REVIEW	

DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION

AUDIT CO: KGN
AUDIT DATE: 12/18/07

SITE NAME

146TH & GRAY

BUSNESS UNIT NNUMBER

873892

SITE ADDRESS

4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

ELEVATION

SHEET NUMBER

A-1

CROWN CASTLE ®

SITE NAME

146TH & GRAY

BUN NUMBER

873892

STREET ADDRESS:
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

PROJECT DIRECTORY

APPLICANT
CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

CIVIL ENGINEER
FIRST GROUP ENGINEERING INC.
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PHONE (317) 290-9549
FAX (317) 290-9560

DRAWING SCALE NOTE: THE DRAWINGS ARE DESIGNED FOR 11"x17" (TABLOID/LEGAL) SIZED PAPER. WHERE MUNICIPALITIES REQUIRE 24"x36" COPIES OF PRINTS, FIRST GROUP SHALL PLOT THE DRAWINGS AT A RATIO OF 2:1. ALL SUCH COPIES SHALL HAVE A SCALE 1/2 THE SHOWN SIZE.

GENERAL NOTES

DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS AT THE PROJECT SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

THIS SEAL CERTIFIES ONLY THE CIVIL ENGINEERING DESIGN AND RELATED DETAILS SHOWN ON THESE PLANS. THIS SEAL DOES NOT CERTIFY ANY ARCHITECTURAL, ELECTRICAL, MECHANICAL,STRUCTURAL DESIGN, AND RELATED DETAILS INCLUDED IN THESE PLANS.

FOR SITES WHERE A CRANE IS NECESSARY, THE Contractor SHALL CONFIRM UNOBSTRUCTED ROUTE FOR THE CRANE FROM PUBLIC ROAD TO TOWER SITE PRIOR TO CONSTRUCTION. NO AERIAL OBSTRUCTIONS UNDER FIFTEEN FEET ABOVE GRADE, INCLUDING AERIAL UTILITY LINES, ARE ALLOWED ALONG SAID CRANE ROUTE.

811 Know what's **below.** **Call** before you dig. www.call811.com

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PROJECT INFORMATION

TYPE OF CONSTRUCTION:
PROJECT TYPE: REMOVE EXISTING 100' WOODPOLE TOWER
REPLACE WITH 100' STEEL MONOPOLE TOWER

TOWER INFORMATION:
(LATITUDE & LONGITUDE BASED ON NAD 1983)
LATITUDE: 40° 00' 05.38"
LONGITUDE: -86° 05' 35.83"

PROPERTY OWNERS:
CROWN CASTLE
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

TOWER INFORMATION:
1. TOWER IS LOCATED IN HAMILTON COUNTY, INDIANA.
2. TOWER DESIGNED FOR EXPOSURE B TO THE TIA-222-G STANDARD.
3. TOWER DESIGNED FOR A 90 MPH BASIC WIND IN ACCORDANCE WITH THE TIA-222-G STANDARD.
4. TOWER IS ALSO DESIGNED FOR A 40 MPH BASIC WIND WITH 1.00 IN ICE. ICE IS CONSIDERED TO INCREASE IN THICKNESS WITH HEIGHT.
5. DEFLECTIONS ARE BASED UPON A 60 MPH WIND.
6. TOWER STRUCTURE CLASS II.
7. TOPOGRAPHIC CATEGORY 1 WITH CREST HEIGHT OF 0.00 FT
8. TOWER RATING: 59.6%

TOWER INFORMATION:
ADDITIONAL PARKING REQUIRED: NONE
EXISTING PARKING MODIFICATIONS: NONE REQUIRED

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PREFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES:

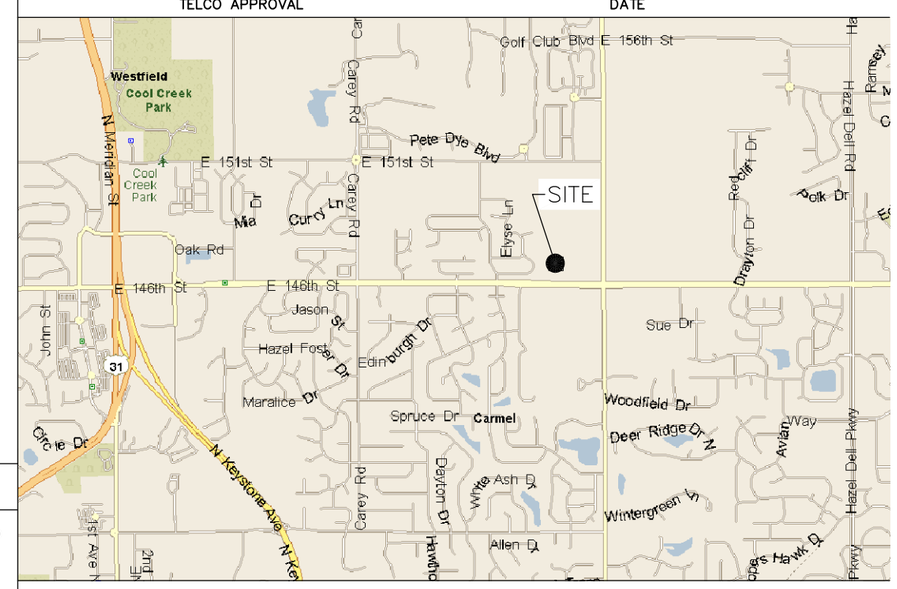
1. 2014 INDIANA BUILDING CODE: (2006 IBC WITH INDIANA AMENDMENTS)
2. 2013 INDIANA ELECTRICAL CODE: (2008 NEC WITH AMENDMENTS)
3. 2014 INDIANA MECHANICAL CODE: (2012 WITH INDIANA AMENDMENTS)
4. 2014 INDIANA PLUMBING CODE
5. 2014 INDIANA FIRE PREVENTION CODE (2012 WITH AMENDMENTS)
6. CITY/COUNTY ORDINANCES
7. LOCAL BUILDING CODE
8. IOSHA

DRAWING INDEX

T-1 TITLE SHEET
S-1 SURVEY (BY OTHERS) (FOR INFORMATION ONLY)
S-1A PARCEL PLAN
S-2 SURVEY (BY OTHERS) (FOR INFORMATION ONLY)
A-1 TOWER ELEVATION
A-2 SITE PLAN
A-3 LANDSCAPE PLAN

APPROVALS

OPERATIONS	DATE
RF ENGINEER	DATE
ZONING ADMINISTRATOR	DATE
SITE ACQUISITION	DATE
CROWN CASTLE CONSTRUCTION MANAGER	DATE
PROPERTY OWNER	DATE
POWER APPROVAL	DATE
TELCO APPROVAL	DATE



VICINITY MAP

NOT TO SCALE

DIRECTIONS TO SITE:
DEPART INDIANAPOLIS INTERNATIONAL AIRPORT ON LOCAL ROAD(S) (NORTH) 0.2 MI., TURN RIGHT (NORTH-EAST) ONTO LOCAL ROAD(S) 0.2 MI., MERGE ONTO LOCAL ROAD(S) 109 YDS, MERGE ONTO COLONEL H WEIR COOK MEMORIAL DR 1.2 MI., KEEP STRAIGHT ONTO RAMP 0.2 MI., KEEP LEFT TO STAY ON RAMP 0.2 MI., KEEP LEFT TO STAY ON RAMP 0.5 MI., TAKE RAMP (LEFT) ONTO I-70 3.0 MI., AT EXIT 73B, TAKE RAMP (RIGHT) ONTO I-465 [I-74] 15.2 MI., TURN OFF ONTO RAMP 0.2 MI., TAKE RAMP (RIGHT) ONTO I-465 [US-52] 5.5 MI., AT EXIT 31, TURN RIGHT ONTO RAMP 0.4 MI., KEEP LEFT TO STAY ON RAMP 43 YDS, KEEP STRAIGHT ONTO LOCAL ROAD(S) 32 YDS, ROAD NAME CHANGES TO US-31 [N MERIDIAN ST] 6.1 MI., TURN RIGHT (EAST) ONTO E GREYHOUND PASS 0.4 MI., TURN LEFT (EAST) ONTO E 146TH ST 1.8 MI., TURN LEFT (NORTH) ONTO N GRAY RD, THEN IMMEDIATELY TURN LEFT (WEST) ONTO E 146TH ST 0.2 MI., TURN RIGHT (NORTH) ONTO LOCAL ROAD(S) 142 YDS, ARRIVE AT SITE.

CROWN CASTLE

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AUDIT CO: KGN
AUDIT DATE: 12/18/07

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146TH & GRAY

BUSNESS UNIT NNUMBER
873892

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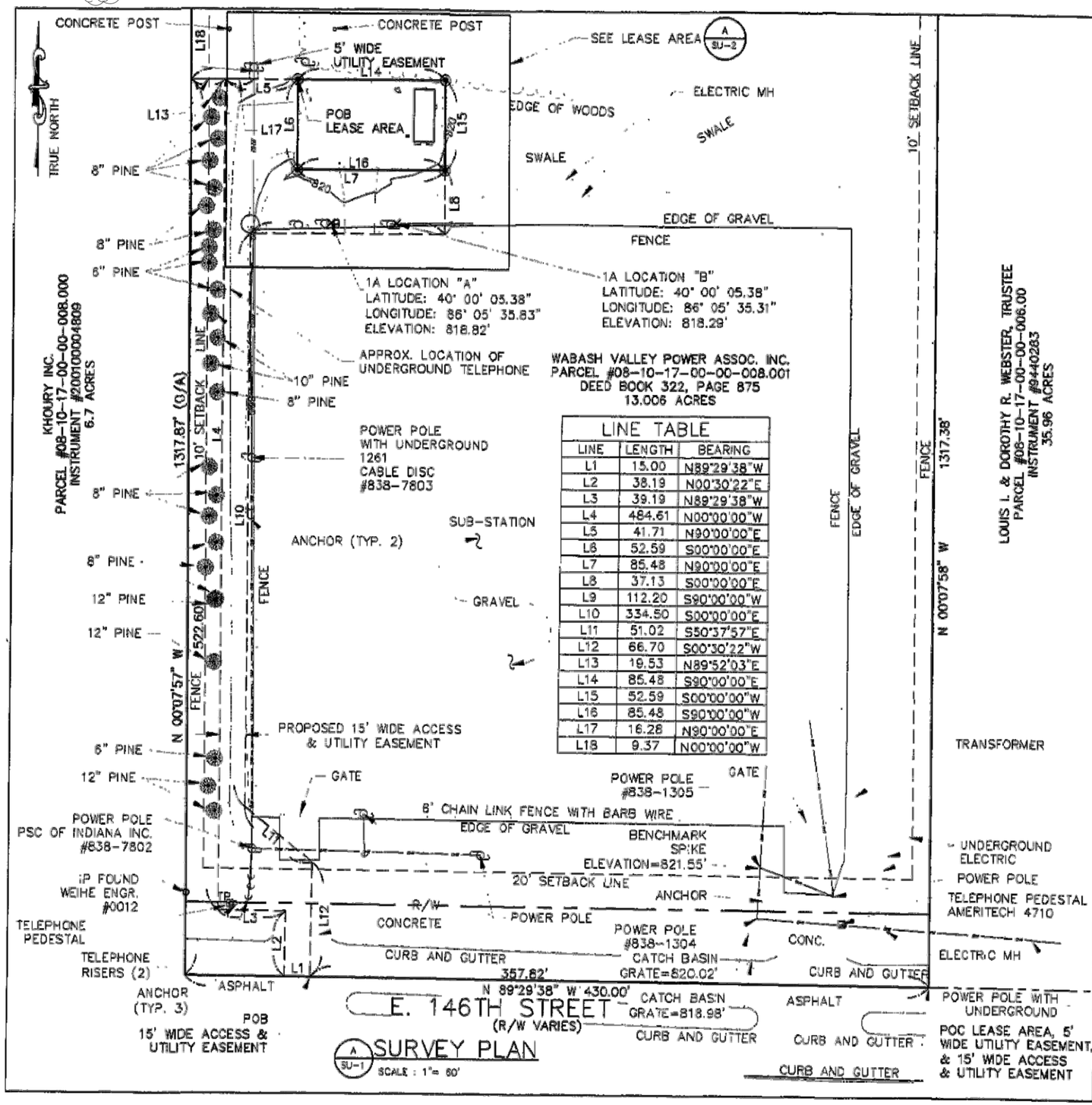
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE
TITLE SHEET

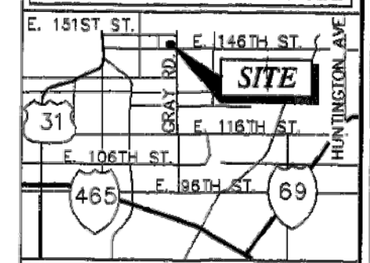
SHEET NUMBER
T-1



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N89°29'38"W
L2	38.19	N00°30'22"E
L3	39.19	N89°29'38"W
L4	484.61	N00°00'00"W
L5	41.71	N90°00'00"E
L6	52.59	S00°00'00"E
L7	85.48	N90°00'00"E
L8	37.13	S00°00'00"E
L9	112.20	S90°00'00"W
L10	334.50	S00°00'00"E
L11	51.02	S50°37'57"E
L12	66.70	S00°30'22"W
L13	19.53	N89°52'03"E
L14	85.48	S90°00'00"E
L15	52.59	S00°00'00"W
L16	85.48	S90°00'00"W
L17	16.28	N90°00'00"E
L18	9.37	N00°00'00"W

VICINITY MAP

NOT TO SCALE



GENERAL NOTES

1. VERTICAL DATUM: NAVD 88
2. HORIZONTAL DATUM: NAD 83
3. 1A LOCATION "A" LATITUDE: 40°00'05.38" LONGITUDE: 86°05'35.83" ELEVATION: 818.82'
   1A LOCATION "B" LATITUDE: 40°00'05.38" LONGITUDE: 86°05'35.31" ELEVATION: 818.29'
4. SITE NO. 3018.19
5. SITE NAME: WESTFIELD
6. APPLICANT: LATTICE COMMUNICATIONS, LLC 441 VINE ST., SUITE 3900 CINCINNATI, OHIO 45202
7. OWNER: WABASH VALLEY POWER ASSOC INC 4550 146TH STREET E. CARMEL, IN 46033
8. JURISDICTION: TOWN OF WESTFIELD & WASHINGTON TOWNSHIP
9. PARCEL: 08-10-17-00-00-008.001
10. ZONING DISTRICT: SF-3 (SINGLE FAMILY 3)
11. TRUE NORTH: OPS OBSERVATION
12. DATE OF SURVEY: 11/14/01
13. THE PROPOSED LEASE AREA LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA, COMMUNITY PANEL NUMBER 180083 0015C EFFECTIVE DATE 03/11/83, FEDERAL EMERGENCY AGENCY
14. ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON WAS DETERMINED FROM SURFACE EVIDENCE. ALL UNDERGROUND UTILITIES SHOULD BE LOCATED IN THE FIELD PRIOR TO COMMENCEMENT OF ALL SITE WORK. CALL IUPPS AT 1-800-382-5544 A MINIMUM OF 48 HOURS PRIOR TO PLANNED ACTIVITY.

PLAN REFERENCES

1. BEARINGS BASED ON: TRUE NORTH
2. DEED REFERENCE: D.B. 322, PG. 875

FAA CERTIFICATION

I HEREBY CERTIFY THAT THE LATITUDE, LONGITUDE AND ELEVATIONS PRESENTED HEREON MEET THE REQUIREMENTS OF THE FAA WITH THE FOLLOWING ACCURACY'S

+/- THREE (3) FEET VERTICALLY
+/- FIFTEEN (15) FEET HORIZONTALLY

REGISTERED LAND SURVEYOR DATE

ZONING INFORMATION

ZONING DISTRICT: SF-3 (SINGLE FAMILY 3)

	REQUIRED	PROPOSED
MINIMUM:		
LOT AREA:	NA	NA
ROAD FRONTAGE:	NA	NA
FRONT YARD SETBACK:	30'	NA
SIDE YARD SETBACK:	10'	NA
REAR YARD SETBACK:	NA	NA
MAXIMUM:		
MAXIMUM BUILDING HEIGHT:	NA	NA
MAXIMUM TOWER HEIGHT:	NA	NA

TECTONIC
•PLANNING •ENGINEERING •SURVEYING •CONSTRUCTION MANAGEMENT
TECTONIC Engineering & Surveying Consultants P.C.
9100 Centre Pointe Drive, Suite 100
West Chester, OH 45069
Phone: (513) 942-9530
www.tectonicengineering.com

Lattice Communications, LLC
441 Vine Street
Suite 3900
Cincinnati, Ohio 45202
Tel. 513 381-7775
Fax. 513 381-1292

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO LATTICE COMMUNICATIONS, LLC IS STRICTLY PROHIBITED.

PROJECT

WESTFIELD

4550 E. 146TH STREET
CARMEL, INDIANA 46033

PROJECT NO: 3018.19

DRAWN BY: KTB CHECKED BY: AJR

SUBMITTALS		
E	4/20/04	REVISED EASEMENTS
D	2/16/04	AS-BUILT
C	6/11/03	REVISED SURVEY
B	1/10/02	ADDED 1A LOCATIONS
A	11/28/01	ISSUED FOR COMMENT

ENGINEER SEAL

(FOR INOFRMATION ONLY)

SHEET TITLE

SURVEY PLAN

SHEET NUMBER

SU--1

CROWN CASTLE

FIRST GROUP ENGINEERING INC.
CONSULTING ENGINEERS
5925 LAKESIDE BLVD.
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AUDIT CO: KGN
AUDIT DATE: 12/18/07

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146TH & GRAY

BUSNESS UNIT NNUMBER

873892

SITE ADDRESS

4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

SURVEY

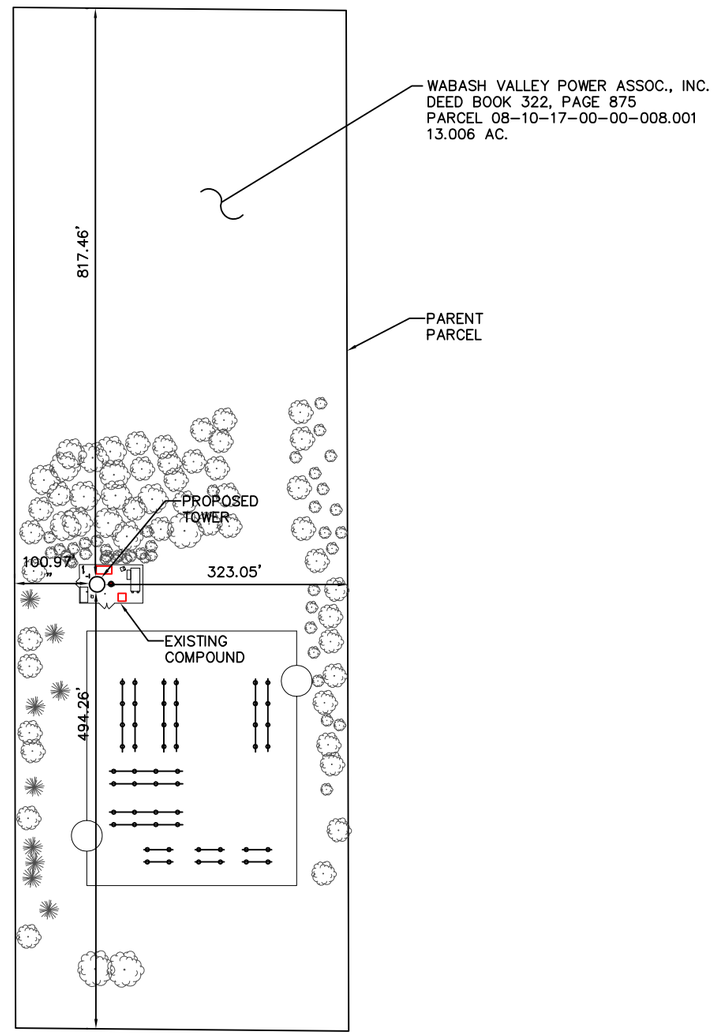
SHEET NUMBER

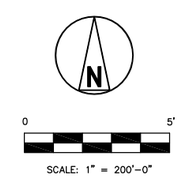
S-1

SITE SURVEY (BY OTHERS) (FOR INOFRMATION ONLY)

SCALE: N.T.S.

1





SITE PLAN

SCALE: 3/32"=1'

1

CROWN CASTLE

FIRST GROUP ENGINEERING INC.
CONSULTING ENGINEERS
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PH. (317) 290-9549
FAX (317) 290-9560

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	04/27/15	ISSUED FOR LEASE EXHIBIT	MWL
2	04/28/15	ISSUED FOR ZONING REVIEW	MWL
3	06/30/15	ISSUED FOR ZONING REVIEW	

DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION

AUDIT CO: KGN
AUDIT DATE: 12/18/07

SITE NAME

146TH & GRAY

BUSNESS UNIT NNUMBER

873892

SITE ADDRESS

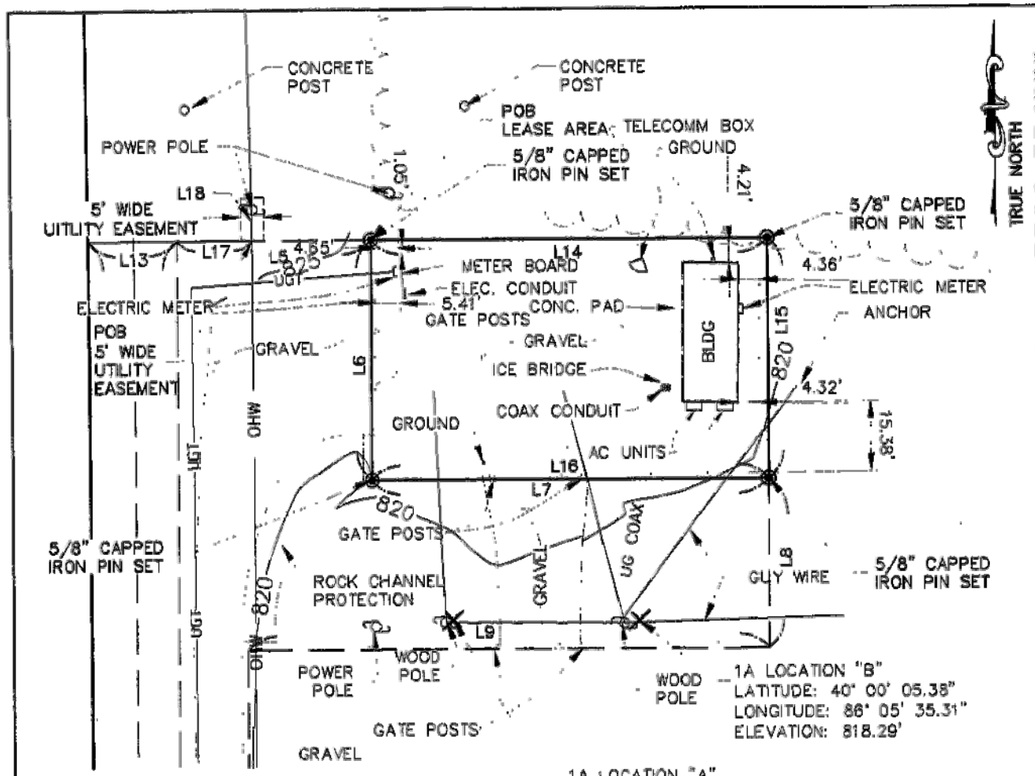
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

PARCEL PLAN

SHEET NUMBER

S-1A



A SU-2 LEASE AREA
SCALE : 1"= 30'

LINE TABLE		
LINE	LENGTH	BEARING
L5	41.71	N90°00'00"E
L6	52.59	S00°00'00"E
L7	85.48	N90°00'00"E
L8	37.13	S00°00'00"E
L9	112.20	S90°00'00"W
L14	85.48	S90°00'00"E
L15	52.59	S00°00'00"W
L16	85.48	S90°00'00"W
L18	9.37	N00°00'00"W

THIS SURVEY PLAN IS NOT THE RESULT OF A FULL BOUNDARY SURVEY.
IT IS THE RESULT OF COMPILATION OF RECORD INFORMATION AND LOCATION OF AVAILABLE MONUMENTATION.

ANTHONY J. ROBINSON
INDIANA REG. SURVEYOR NO. LS2030009

LEASE AREA

Situated in the west half of the southeast quarter of the southeast quarter of Section 17, Township 18 North, Range 4 east, Washington Township, Hamilton County, State of Indiana, being a portion of a 13.006 acre tract as conveyed to Wabash Valley Power Assoc. Inc by Deed Book 322, Pg. 875 as recorded in Hamilton County Recorder's Office and containing 4,495.8452 square feet (0.1032 acres) of land and being more particularly described as follows:

Commencing at a the southeast corner of said 13.006 acre tract; thence, along the southerly property line of said 13.006 acre tract, N89°29'38"W, 430.00 feet to a point at the southwest corner of said 13.006 acre tract; thence, along the westerly property line of said 13.006 acre tract, N00°07'57"W, 522.60 feet to a point; thence, through and across said 13.006 acre tract, N89°52'03"E, 19.53 feet to a point; thence, N90°00'00"E, 41.71 feet to an iron pin set and the POINT OF BEGINNING; thence, along the northerly line of said lease area, S90°00'00"E, 85.48 feet to an iron pin set at the northeast corner of said lease area; thence, along the easterly line of said lease area, S00°00'00"W, 52.59 feet to an iron pin set at the southeast corner of said lease area; thence, along the southerly line of said lease area, S90°00'00"W, 85.48 feet to an iron pin set at the southwest corner of said lease area; thence, along the westerly line of said lease area, N00°00'00"W, 52.59 feet to the point of beginning. Subject to any and all easements, rights-of-way, and restrictions of record.

5' WIDE UTILITY EASEMENT

Situated in the west half of the southeast quarter of the southeast quarter of Section 17, Township 18 North, Range 4 east, Washington Township, Hamilton County, State of Indiana, being a portion of a 13.006 acre tract as conveyed to Wabash Valley Power Assoc. Inc by Deed Book 322, Pg. 875 as recorded in Hamilton County Recorder's Office and containing 46.8260 square feet (0.0011 acres) of land being a 5 foot wide utility easement (2.5 foot both sides) the centerline of which is more particularly described as follows:

Commencing at a the southeast corner of said 13.006 acre tract; thence, along the southerly property line of said 13.006 acre tract, N89°29'38"W, 430.00 feet to a point at the southwest corner of said 13.006 acre tract; thence, along the westerly property line of said 13.006 acre tract, N00°07'57"W, 522.60 feet to a point; thence, through and across said 13.006 acre tract, N89°52'03"E, 19.53 feet to a point; thence, N90°00'00"E, 16.28 feet to the POINT OF BEGINNING; thence, along the centerline of said 5 foot wide utility easement, N00°00'00"W, 9.37 to the point of terminus of said 5 foot wide utility easement. Subject to any and all easements, rights-of-way, and restrictions of record.

15' WIDE ACCESS AND UTILITY EASEMENT

Situated in the west half of the southeast quarter of the southeast quarter of Section 17, Township 18 North, Range 4 east, Washington Township, Hamilton County, State of Indiana, being a portion of a 13.006 acre tract as conveyed to Wabash Valley Power Assoc. Inc by Deed Book 322, Pg. 875 as recorded in Hamilton County Recorder's Office and containing 12,413.3242 square feet (0.2850 acres) of land, being a 15 foot wide access and utility easement which is more particularly described as follows:

Commencing at a the southeast corner of said 13.006 acre tract; thence, along the southerly property line of said 13.006 acre tract, N89°29'38"W, 357.82 feet to the POINT OF BEGINNING; thence, along the said southerly propertly line and said 15' wide access and utility easement, N89°29'38"W, 15.00 feet to a point; thence, N00°30'22"E, 38.19 feet to a point; thence, N89°29'38"W, 39.19 feet to a point; thence, N00°00'00"W, 484.61 feet to a point; thence, N90°00'00"E, 41.71 feet to an iron pin set at the northwest corner of the above described lease area; thence, along the westerly line of said lease area, S00°00'00"E, 52.59 feet to an iron pin set at the southwest corner of said lease area; thence, along the southerly line of said lease area, N90°00'00"E, 85.48 feet to an iron pin set at the southeast corner of the above described lease area; thence, S90°00'00"E, 37.13 feet to a point; thence, S90°00'00"W, 112.20 feet to a point; thence, S00°00'00"E, 334.50 feet to a point; thence, S50°37'57"E, 51.02 feet to a point; thence, S00°[illegible]'22"W, 66.70 feet to the point of beginning of said 15 foot wide access and utility easement. Subject to any and all easements, rights-of-way, and restrictions of record.

TECTONIC
• PLANNING • ENGINEERING • SURVEYING • CONSTRUCTION MANAGEMENT
TECTONIC Engineering & Surveying Consultants P.C.
9100 Centre Pointe Drive, Suite 100
West Chester, OH 45069
Phone: (513) 942-9330
www.tectonicengineering.com

Lattice Communications, LLC
441 Vine Street
Suite 3900
Cincinnati, Ohio 45202
Tel. 513 381-7775
Fax. 513 381-1292

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO LATTICE COMMUNICATIONS, LLC IS STRICTLY PROHIBITED.

PROJECT
WESTFIELD
4550 E. 146TH STREET
CARMEL, INDIANA 46033

PROJECT NO: 3018.19

DRAWN BY: KTB CHECKED BY: AJR

SUBMITTALS		
E	4/20/04	REVISED EASEMENTS
D	2/16/04	AS-BUILT
C	6/11/03	REVISED SURVEY
B	1/10/02	ADDED 1A LOCATIONS
A	11/21/01	ISSUED FOR COMMENT

ENGINEER SEAL

SHEET TITLE
LEASE AREA & LEGALS

SHEET NUMBER
SU-2

FOR INFORMATION ONLY

CROWN CASTLE

FIRST GROUP ENGINEERING INC.
CONSULTING ENGINEERS
5925 LAKESIDE BLVD.
INDIANAPOLIS, INDIANA 46278
PH. (317) 290-9549
FAX (317) 290-9560

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DRAWN BY: MWL
CHECKED BY: M.A.N.
DRAWING DATE: 04/22/15

SITE AUDIT INFORMATION
AUDIT CO: KGN
AUDIT DATE: 12/18/07

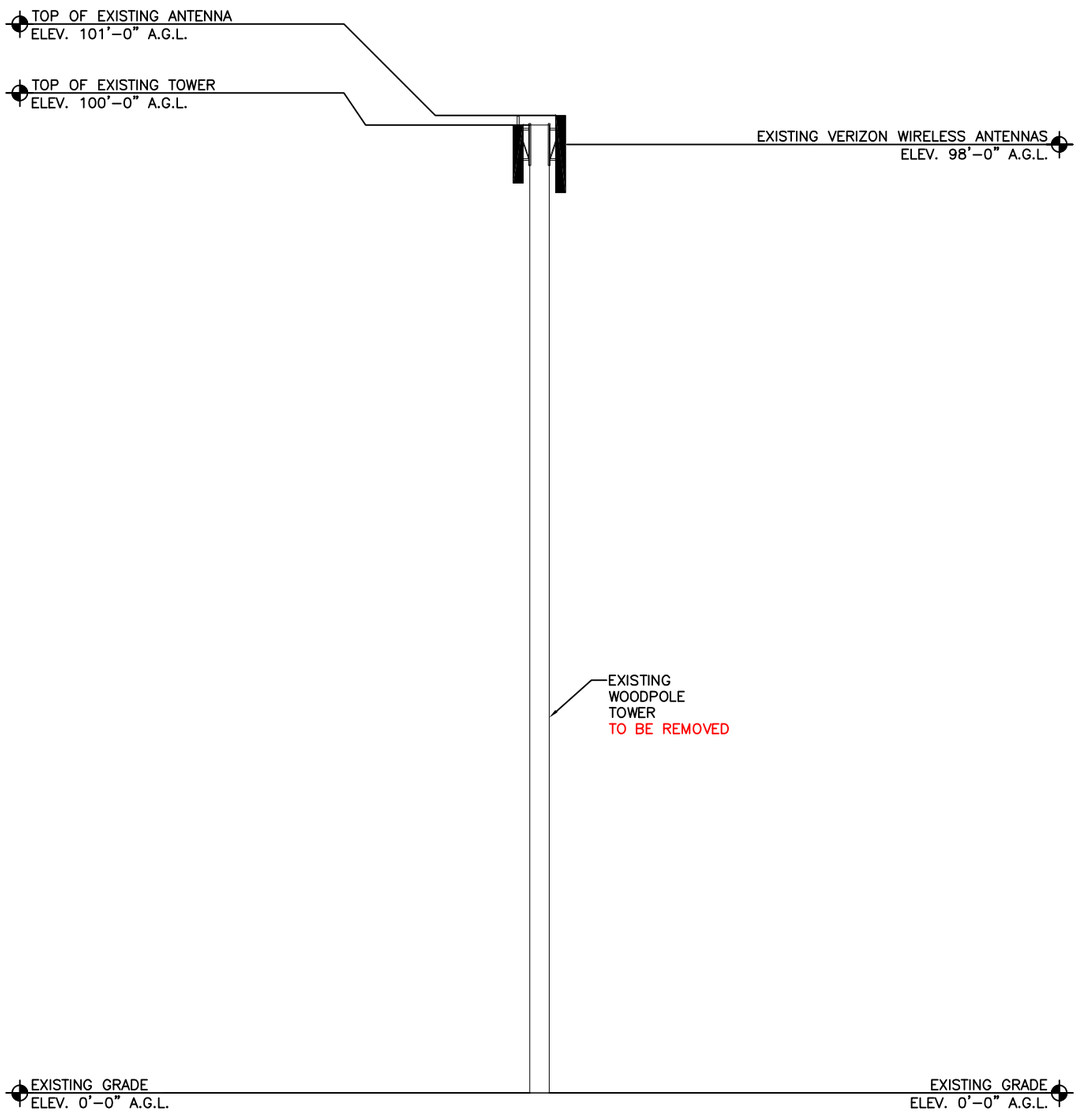
SITE NAME
146TH & GRAY

BUSNESS UNIT NNUMBER
873892

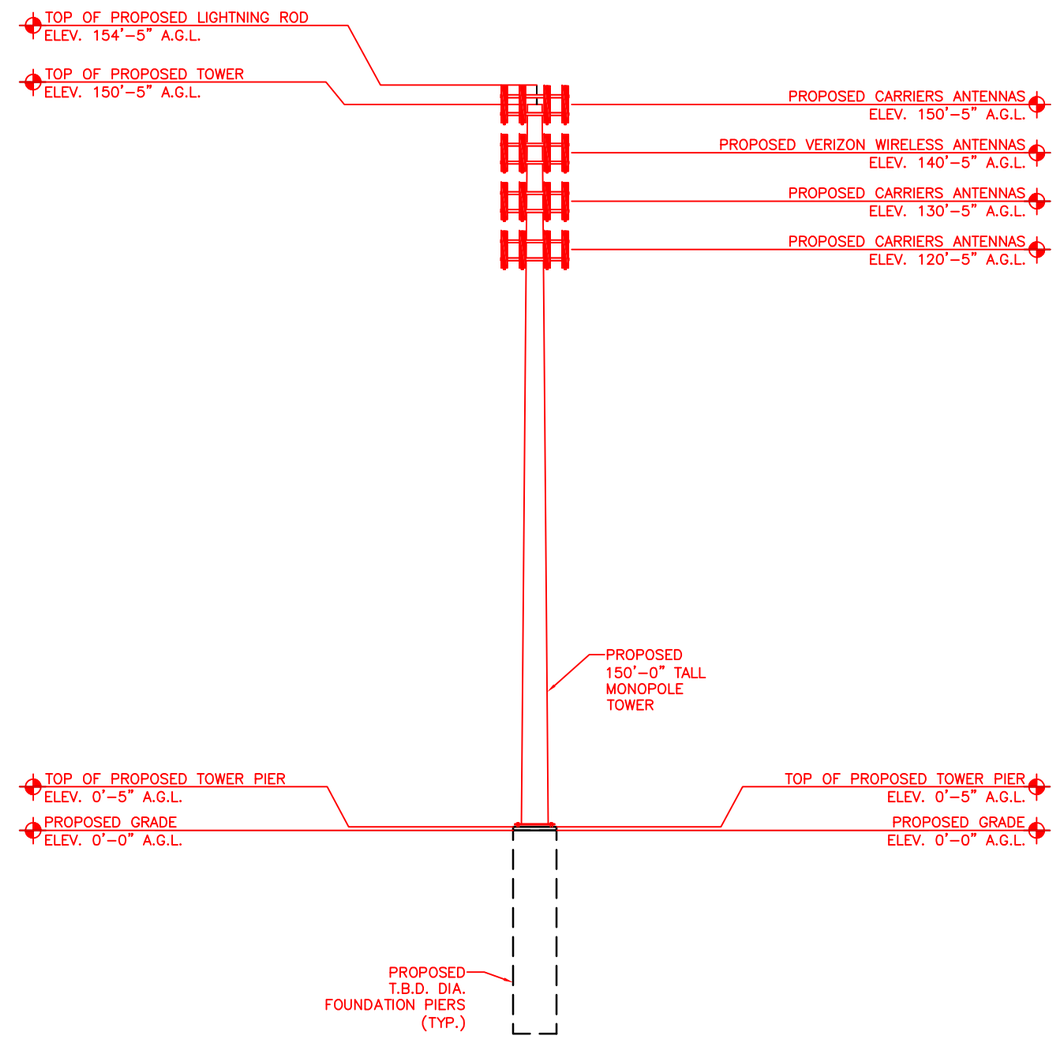
SITE ADDRESS
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE
SURVEY

SHEET NUMBER
S-2



EXISTING ELEVATION | SCALE: 1/16"=1' | 1



PROPOSED ELEVATION | SCALE: 1/32"=1' | 2

CROWN CASTLE

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SITE NAME

146TH & GRAY

BUSNESS UNIT NNUMBER

873892

SITE ADDRESS

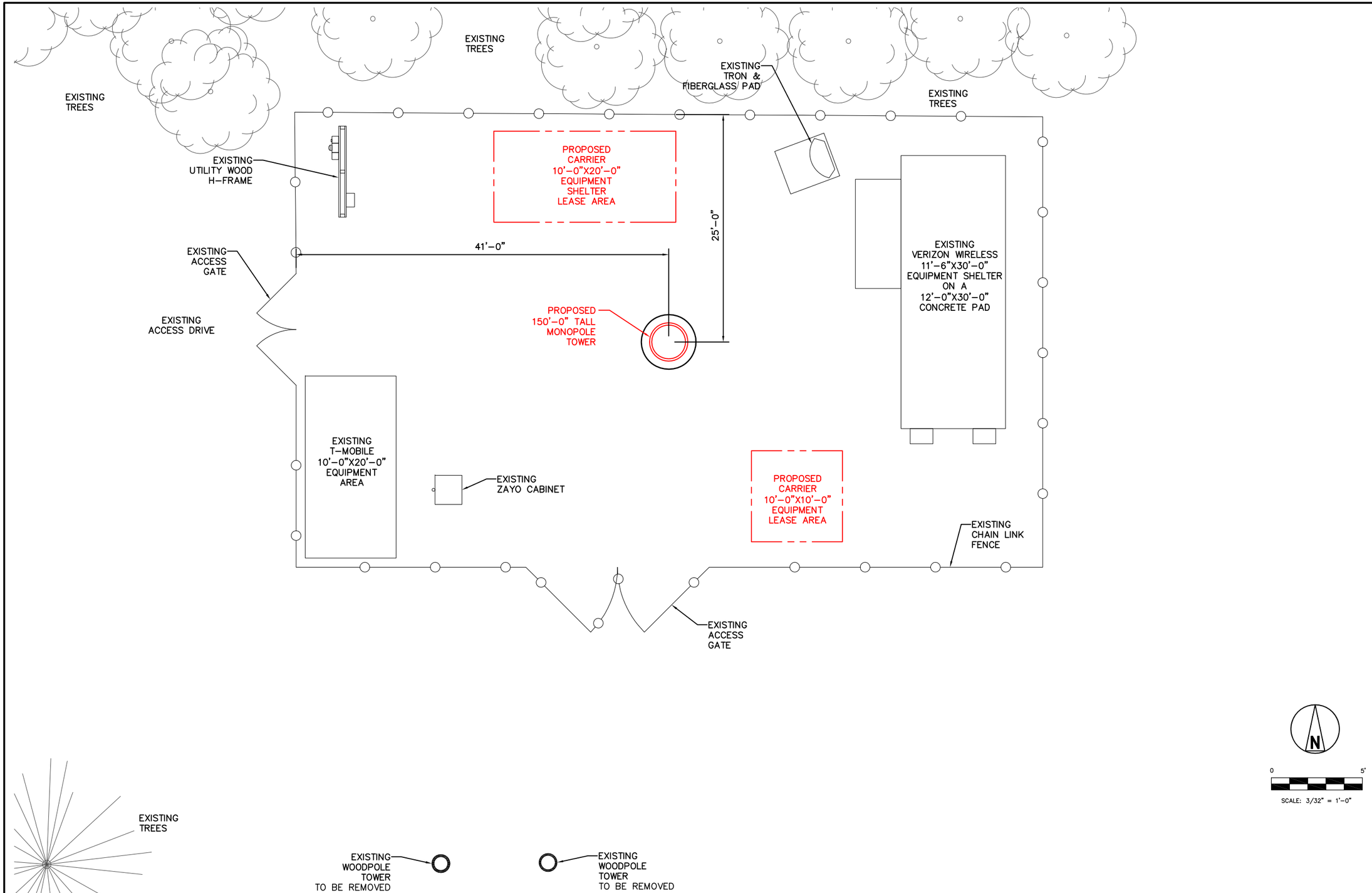
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

ELEVATION

SHEET NUMBER

A-1



SITE PLAN

SCALE: 3/32"=1'

1

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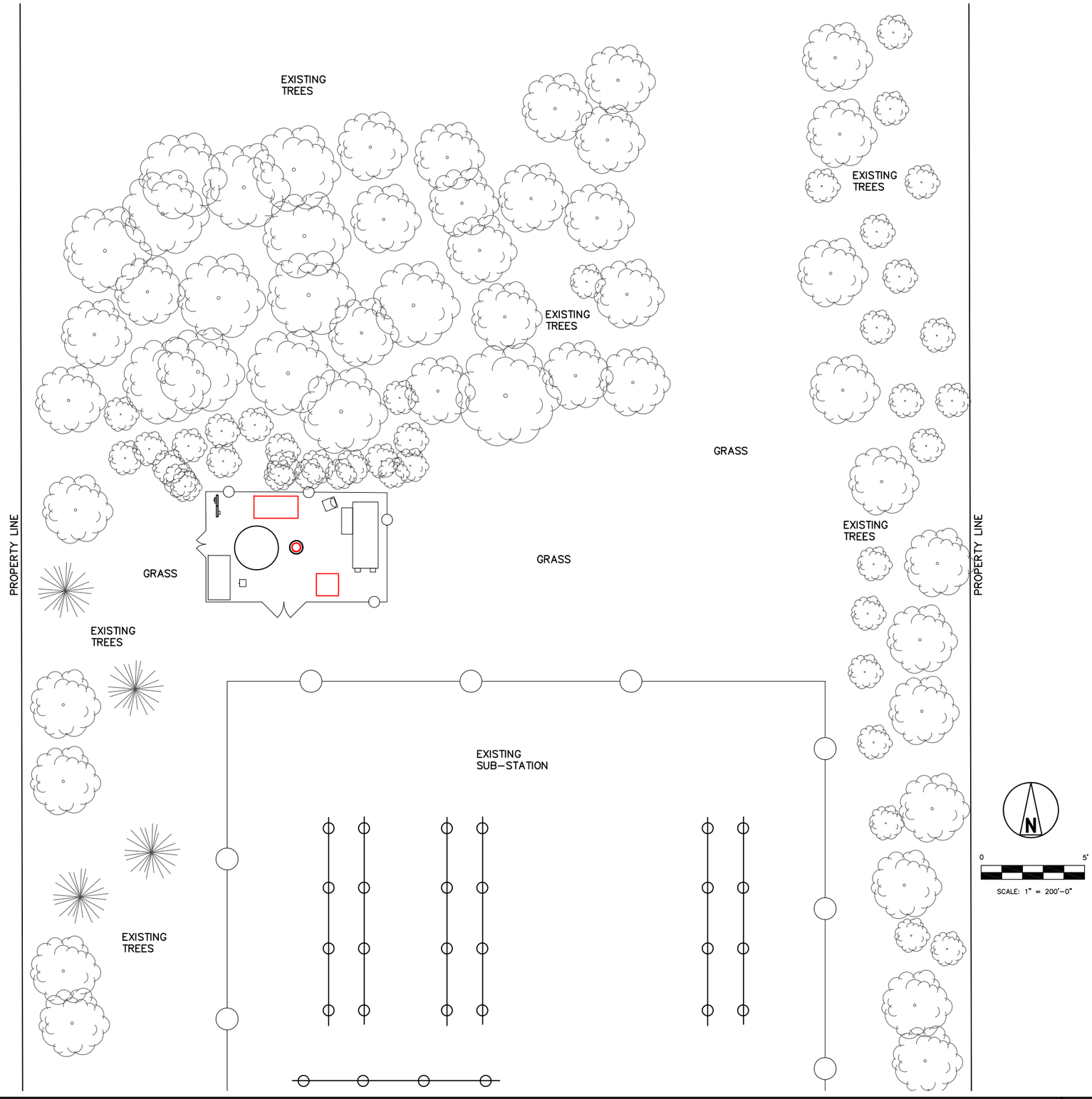
4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-2



SITE PLAN

SCALE: 3/32"=1'

1

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SITE NAME

146TH & GRAY

BUSNESS UNIT NNUMBER

873892

SITE ADDRESS

4540 EAST 146TH STREET
WESTFIELD, IN 46074
HAMILTON COUNTY
USA

SHEET TITLE

LANSDSCAE PLAN

SHEET NUMBER

A-3

NARRATIVE STATEMENT

Crown Castle
4540 East 146th Street
Development Plan

An existing power substation exists at 4540 East 146th Street, at property owned by Wabash Valley Power Association, Inc. This intensely developed power substation includes a variety of large electrical equipment, poles and wires typical of such facilities. Additionally, an existing wireless telecommunications facility also exists at this power substation site, including 101-foot tall wood poles.

Due to the ever-expanding use of wireless service, growing customer base, and projected increases in demand for data services, virtually all wireless providers are seeking new facilities and upgrading existing facilities throughout the nation and beyond. In an effort to upgrade the existing wireless communications facility at 4546 East 146th Street, Crown Castle proposes to replace a 101-foot tall wood pole with a new 154'5" tall steel monopole structure. This new pole will accommodate additional services and additional carriers, and will help to increase service in the vicinity, including southeastern Westfield.

Although Crown Castle proposes to upgrade this existing, long-standing facility, at an intensely-developed power substation property, this upgrade requires a Development Plan approval from the Westfield – Washington Township Plan Commission.

Crown Castle
3939 Priority Way South, Suite 250
Indianapolis, IN 46240

July 7, 2015

Kevin M. Todd, AICP
City Planner
City of Westfield – Economic and Community Development
2728 East 171st Street
Westfield, IN 46074

RE: Crown Castle Site Name: 146th and Gray
Site Location Address: 4540 East 146th Street
Site #: BU 873892
Petition: 1507-DDP-10

Attn: Mr. Todd,

In response to equipment upgrades requests at the subject property that cannot be accommodated on the existing wooden poles, Crown Castle has proposed to replace two wood poles with a single steel monopole structure. The monopole structure will be capable of holding the proposed equipment as well and will have the structural capacity for at least 2 additional wireless carriers.

As a part of the development review process, we have conducted a ½ mile search to identify any tall structures that could accommodate the existing and proposed equipment. There are no tall structures within the search area capable of accommodating the required installations. The search area map is attached.

The need for a replacement structure is derived directly from overall telecommunications network demands within Hamilton County and in turn, the increase demand of wireless infrastructure. Our plan is to reduce the number of wireless towers required by constructing a tower that will accommodate multiple wireless carriers and place this tower in a location compatible to the surrounding uses.

Crown Castle would like to thank City representatives thus far for their thorough review and assure the Westfield community that we will construct and maintain this site in accordance with the highest industry development standards in mind.

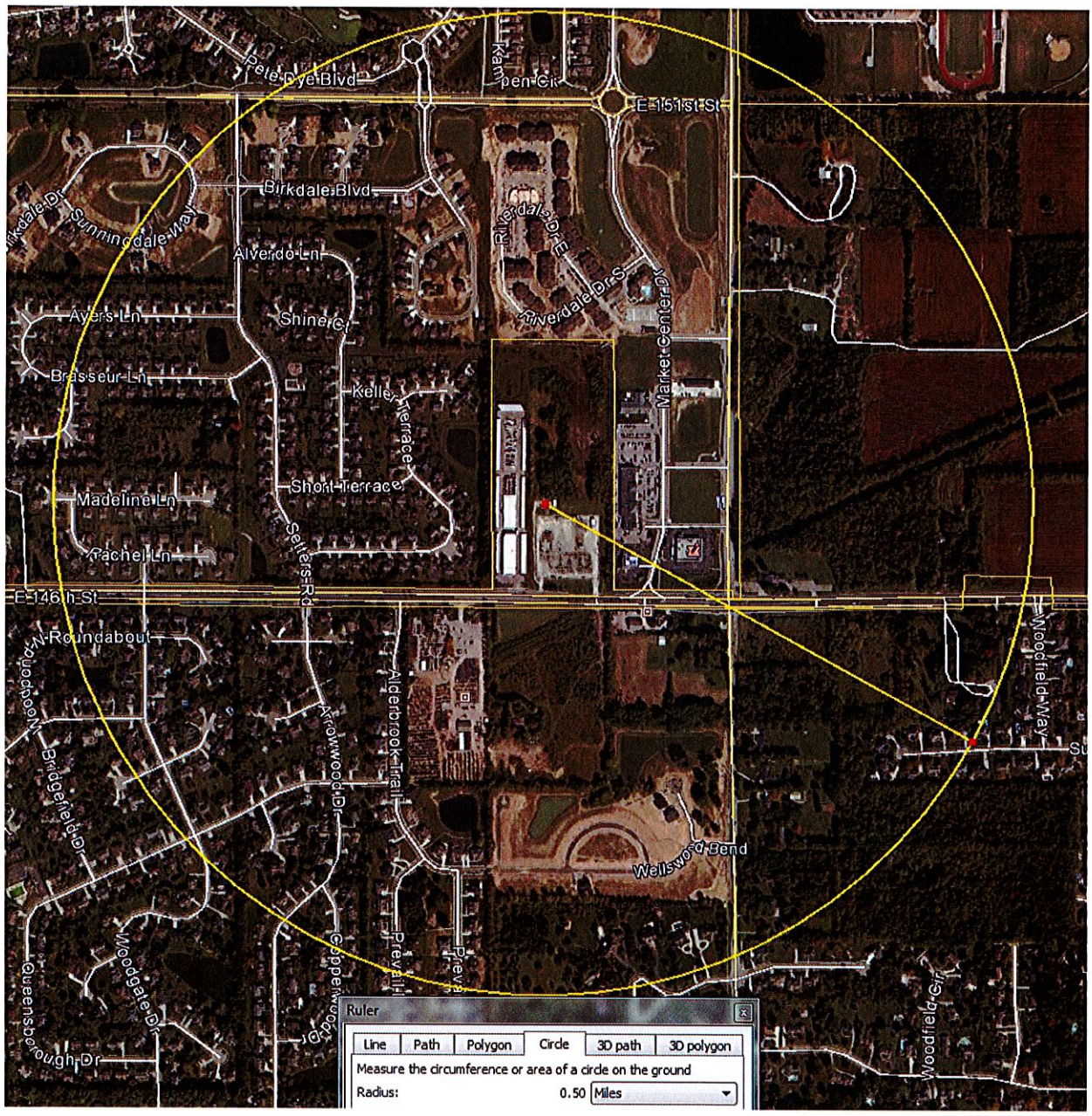
Please notify me directly of any requests for additional information and/or documentation at 317-249-2028 or Michael.Gasser@crowncastle. On behalf of Crown Castle, I would like to thank you for your assistance.

Sincerely,

MICHAEL GASSER MPA
District Real Estate Specialist – Services
T: (317) 249-2028 | M: (317) 919-4231 | F: (724) 416-6121

Crown Castle
3939 Priority Way South, Suite 250
Indianapolis, IN 46240

Search Area Map



Engineers, Surveyors, Planners, Scientists

J970 KROGER CURB SITE PICK UP

NEIGHBORHOOD MEETING MINUTES

Date: September 29, 2015

To: Ms. Pamela Howard

From: Paula J. Gartner, PE, LEED AP

SubJect: J970 Kroger Curb Side Pick Up

Neighborhood Meeting

Copies: Mark Salma, Matt Bala, Diana Moore

A neighborhood meeting was held on September 29, 2015 at Shamrock Springs Elementary School located at 747 West 161st Street, Westfield Indiana for the proposed Kroger Curb Side Pick Up project. Seven (7) people were in attendance as represented on the attached signup sheet. Notification letters were sent to the adjoiners list for the entire PUD area giving notice of the meeting. The meeting started at approximately 6:10 pm and finished at 7:00 pm after the residents indicated they had no more questions.

Paula J. Gartner, the petitioner representing The Kroger Company, presented the project to the residents in attendance. Paula presented the history of the project, explaining the corporate direction of having ten (10) stores with this amenity in Indiana by the end of this year, with these ten (10) stores being designated as having the highest priority due to their demographics out of the companies 3000 stores nationwide.

Paula explained the general concept, with customers ordering online, entering the site from 161st, going to one of the four (4) parking stalls and using the call box to let the Kroger employee know they are here, then having their groceries loaded into their car.

Paula explained the process and actions taken to date to seek input including Council introduction, meeting with Chris Bluto, the president of Spring Mill Station Group, a meeting with Spring Mill Station Group on site, Technical Advisory Committee, and meetings with the City of Westfield

planning staff. She explained the forthcoming steps including Plan Commission to be held on Monday August 3, 2015.

Paula reviewed the exhibits as attached with the residents, and answered questions as follows:

Will there be enough room in the drive aisle between the pharmacy and the Curb Side Pick Up:
Paula explained there is 30 feet. A typical local road has 12 foot lanes. Paula explained that the drive aisle into the parking spots exceed this criteria by 4 feet, and the main aisle had 6 feet extra. Paula also reviewed the turning movements which utilized a Suburban vehicle showing the large vehicle can maneuver into any spot readily.

Hours of operation:
8:00 am to 9:00 pm

Fee associated with the service?
Mark Salma indicated it would be free for the first three, then ~$4 thereafter.

What is the schedule of construction for this site, finishing the store, and the fuel center?
Paula explained Grand Opening scheduled for ~ 6 weeks, the Fuel Center would start in the upcoming weeks, and after obtaining final approvals this project would take about one month. Paula explained once the Fuel Center was open, the old Fuel Center would be demolished then constructed per the approved plans. The goal was to complete this prior to end years, but is highly dependent upon weather and the availability of asphalt given plants may be closed.

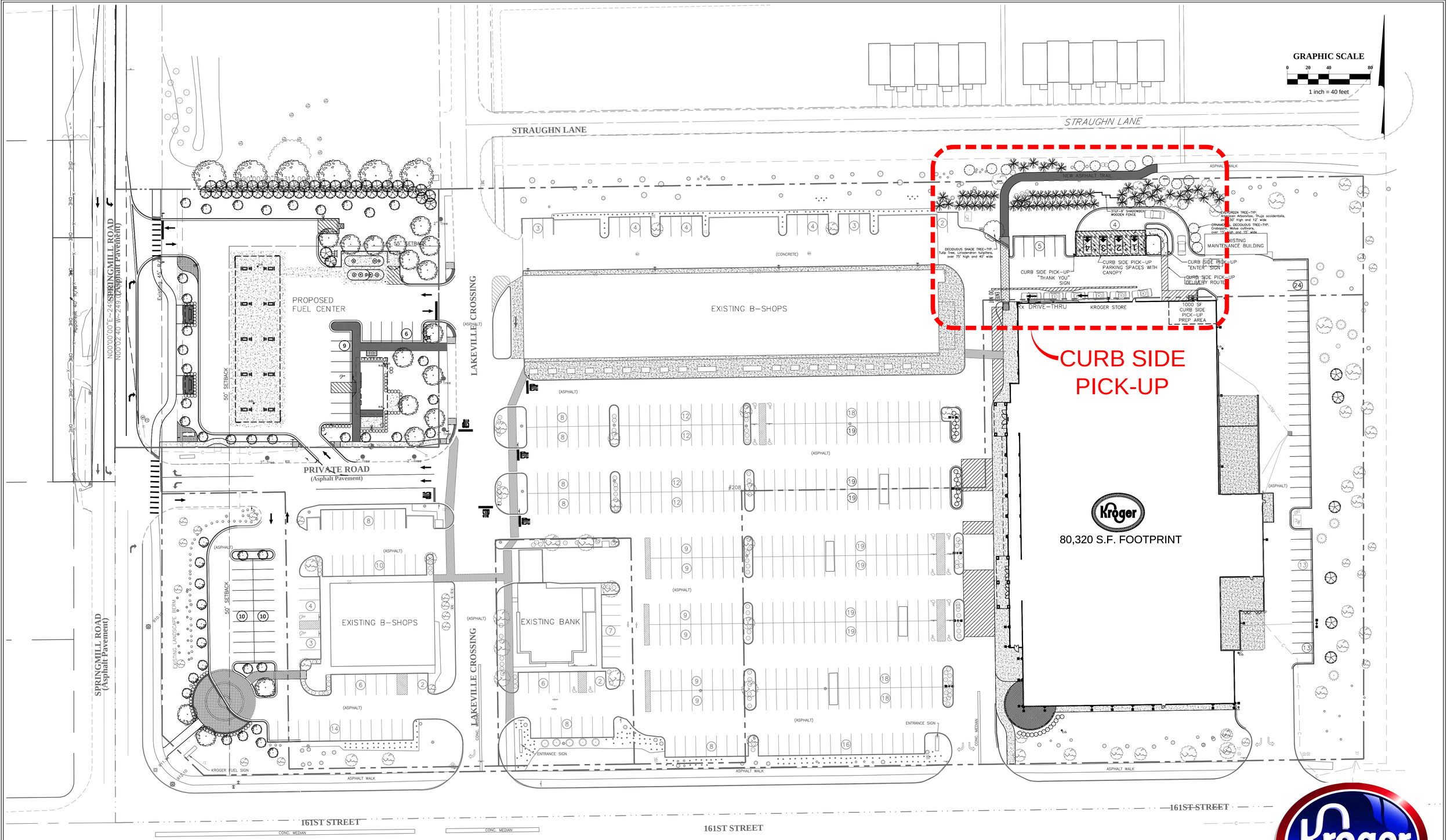
Delivery hours in conflict with this service?
Paula and Mark explained that deliveries were early morning, while it was anticipated that this would be used more in the afternoon and after work.

Relationship of this project in compared to existing project and how far north it goes?
Paula drew on an exhibit for a resident showing her the existing project limits to explain the differences.

J:\20150601\Correspondence\MeetingMinutes\Neighborhood Meeting\Neighborhood mtg minutes 081315.docx

Kroger proposed Curb Side Pick Up – Neighborhood Meeting – July 29, 2015

Name	Address	Email
Dreama Beph		
Paula Courtney		
MARK SALMA		
Pam Howard		
BUTCH Meese		
JOENE BRYANT		



EMH&T
Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

SITE DATA	
SPACES LOST TO E-COMMERCE	0

CURB SIDE PICK-UP OVERALL PLAN

July 28, 2015

J970 Westfield, Indiana

STRAUGHN LANE

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

ASPHALT WALK

NEW ASPHALT TRAIL

31LF-8' SHADOWBOX WOODEN FENCE

EVERGREEN TREE-TYP.
American Arborvitae, Thuja occidentalis,
over 30' high and 12' wide

ORNAMENTAL DECIDUOUS TREE-TYP.
Crabapple, Malus cultivars,
over 15' high and 15' wide

EXISTING MAINTENANCE BUILDING

DECIDUOUS SHADE TREE-TYP.
Tulip Tree, Liriodendron tulipifera,
over 75' high and 40' wide

CURB SIDE PICK-UP PARKING SPACES WITH CANOPY

CHECK IN

CURB SIDE PICK-UP "ENTER" SIGN

CURB SIDE PICK-UP "THANK YOU" SIGN

CURB SIDE PICK-UP DELIVERY ROUTE

ENTER DO NOT

Rx DRIVE-THRU

KROGER STORE

GAS

1000 SF CURB SIDE PICK-UP PREP AREA

EMH&T

Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

SITE DATA	
SPACES LOST TO E-COMMERCE	0

CURB SIDE PICK-UP PLAN

July 28, 2015

J970 Westfield, Indiana

STRAUGHN LANE

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

15' WATERLINE EASEMENT
INSTR 200600056254

ASPHALT WALK

NEW ASPHALT TRAIL

31LF-8' SHADOWBOX
WOODEN FENCE

EVERGREEN TREE-TYP.
American Arborvitae, Thuja occidentalis,
over 30' high and 12' wide

ORNAMENTAL DECIDUOUS TREE-TYP.
Crabapple, Malus cultivars,
over 15' high and 15' wide

EXISTING
MAINTENANCE BUILDING

DECIDUOUS SHADE TREE-TYP.
Tulip Tree, Liriodendron tulipifera,
over 75' high and 40' wide

CHECK IN 1
CHECK IN 2
CHECK IN 3
CHECK IN 4

CURB SIDE PICK-UP
PARKING SPACES WITH
CANOPY

CURB SIDE PICK-UP
"THANK YOU"
SIGN

CURB SIDE PICK-UP
"ENTER" SIGN

CURB SIDE PICK-UP
DELIVERY ROUTE

ENTER
DO NOT

Rx DRIVE-THRU

KROGER STORE

1000 SF
CURB SIDE
PICK-UP
PREP AREA

GAS

EMH&T
Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

SITE DATA	
SPACES LOST TO E-COMMERCE	0

CURB SIDE PICK-UP PLAN

July 28, 2015

J970 Westfield, Indiana

NORTH/SOUTH ELEVATION

EAST/WEST ELEVATION

ALL MATERIALS ON PROPOSED CANOPY TO
MATCH MATERIALS ON FUEL CENTER CANOPY

EMH&T
Engineers, Surveyors, Planners, Scientists
emht.com

Proposed Westfield, IN Kroger Curb Side Pick-up
July 22, 2015

Kroger

EMH&T
Engineers. Surveyors. Planners. Scientists
emht.com

Proposed Westfield, IN Kroger Curb Side Pick-up
July 22, 2015

Kroger

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Engineers, Surveyors, Planners, Scientists
emht.com

Proposed Westfield, IN Kroger Curb Side Pick-up
July 22, 2015

Kroger

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Engineers, Surveyors, Planners, Scientists
emht.com

Proposed Westfield, IN Kroger Curb Side Pick-up
July 22, 2015

Kroger

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emht.com

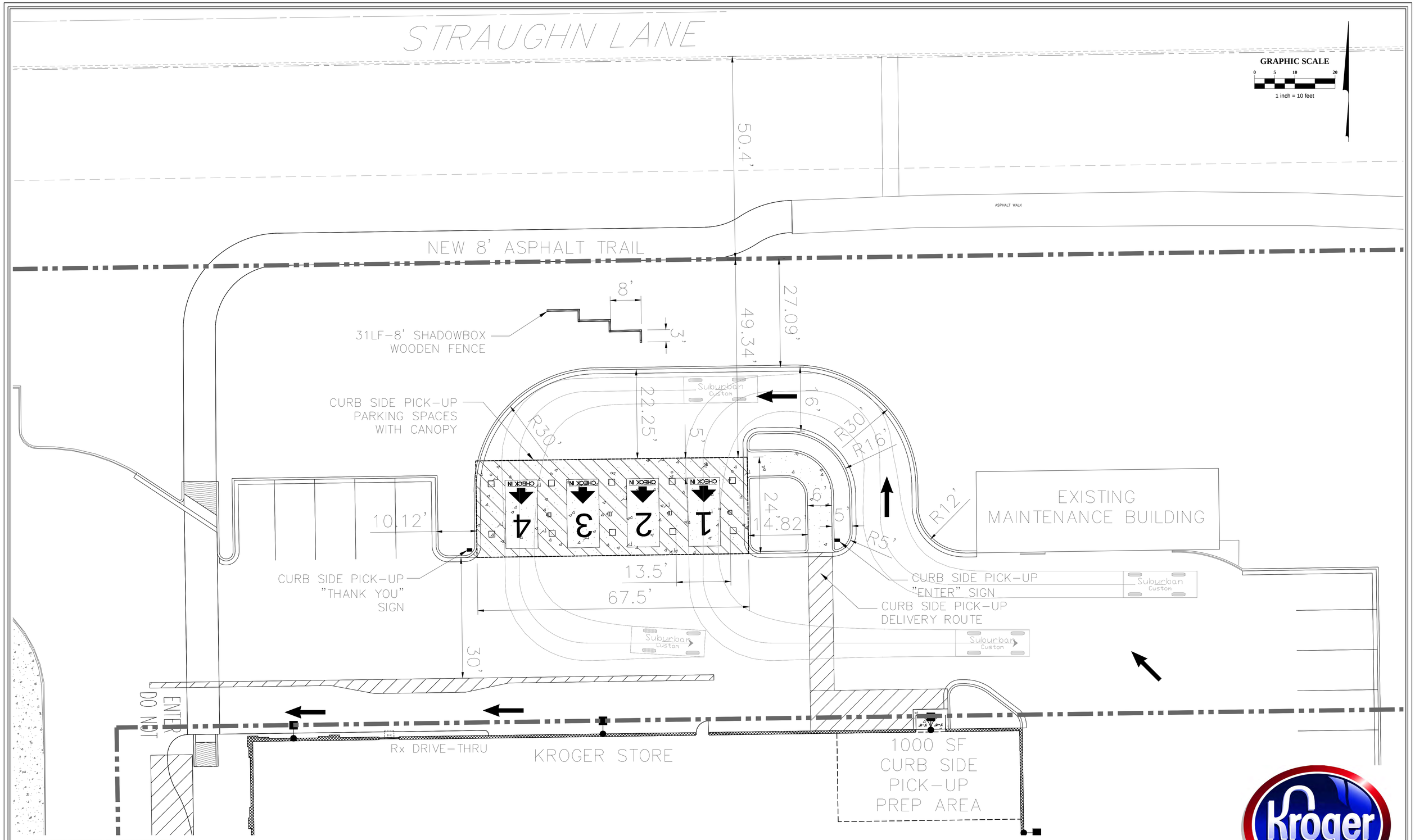
Proposed Westfield, IN Kroger Curb Side Pick-up
July 22, 2015

Kroger

EMH&T
Engineers. Surveyors. Planners. Scientists
emht.com

Proposed Westfield, IN Kroger Curb Side Pick-up
July 22, 2015

Kroger



EMH&T
Engineers, Surveyors, Planners, Scientists

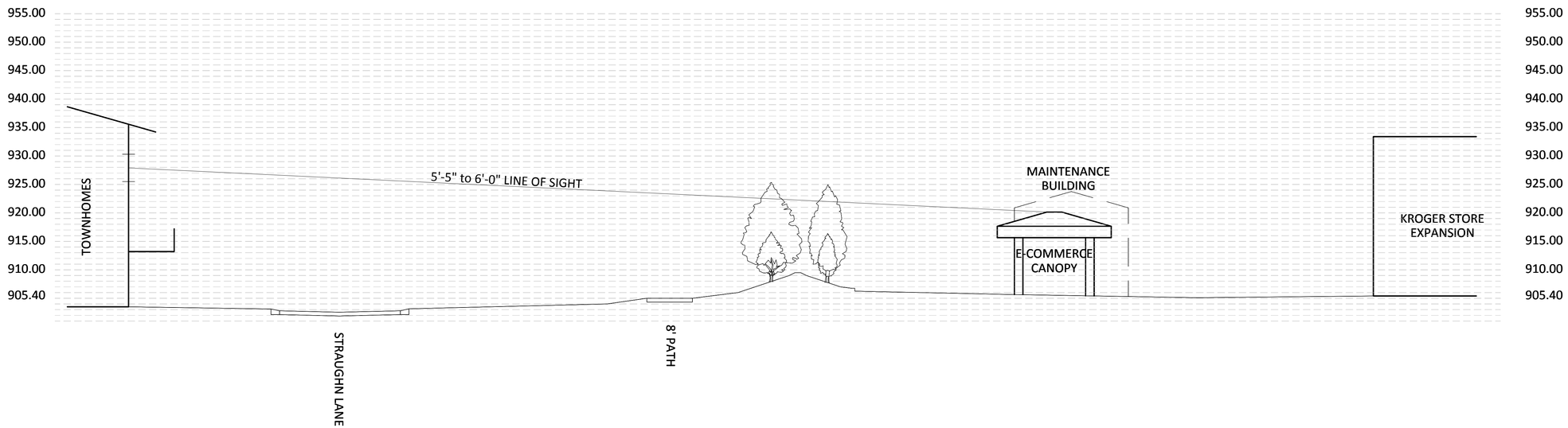
Job Number: 2015-0601

SITE DATA	
SPACES LOST TO E-COMMERCE	0

CURB SIDE PICK-UP DIMENSION PLAN

July 28, 2015

J970 Westfield, Indiana



GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

EMH&T

Engineers, Surveyors, Planners, Scientists

Job Number: 2015-0601

E-COMMERCE PICK-UP SECTION VIEW

July 29, 2015

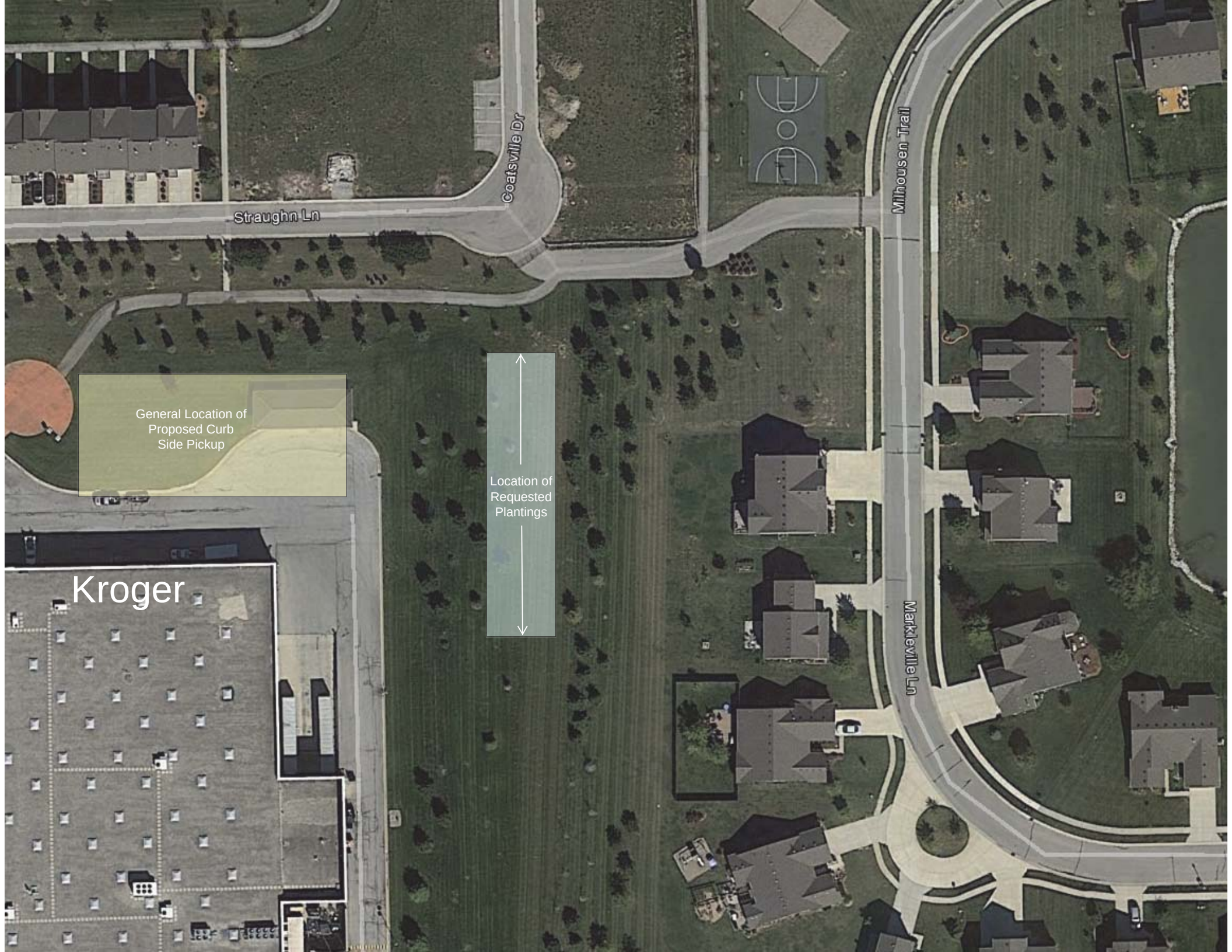
J970 Westfield, Indiana

Pamela Howard

From: Brian - Jessica <fredfamily1@hotmail.com>
Sent: Friday, July 31, 2015 12:16 PM
To: Pamela Howard
Subject: Kroger Curb Side Pick Up
Attachments: Kroger Expansion.pdf; ATT00001.htm

We received notice about Kroger's plans to add a curb site pick up service at their store at 161st and Springmill. My wife and I own a home at 69 Markleville Lane that lies essentially due east of the proposed improvements. Our only concern with this proposal would be any outdoor lighting that would be added that may become a nuisance to the homes that face this new addition. Our suggestion would be for Kroger to plant additional evergreens on the berm that separates the Kroger property and the Countryside neighborhood to mitigate any concerns about the lighting (see attached).

Brian & Jessica Frederick
69 Markleville Lane


Straughn Ln
Coatsville Dr
Milhousen Trail
Markleville Ln
General Location of Proposed Curb Side Pickup
Location of Requested Plantings
Kroger