



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 07_20_2015

Monday, July 20, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, July 20, 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 6, 2015

Documents: [Meeting Minutes 7/06/15](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1507-ODP-18 & 1507-SPP-18

Lantern Park

Northeast corner of 161st Street and Union Street

Site Solutions Property Group, LLC by HWC Engineering requests Overall Development Plan and Primary Plat review of 59 single family lots on 40.95 acres +/-, located in the Lantern Park PUD.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Ordinance 15-11](#) | [Exhibit 6: Waivers & Conditions](#)

1507-ODP-17 & 1507-SPP-17

Spring Mill Station SE Corner

Southeast corner of 161st Street and Springmill Road

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.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Spring Mill](#)

[Station Area Map](#) | [Exhibit 6: Waiver Request and Response](#) | [Exhibit 7: Waivers and Conditions](#) | [Exhibit 8: Public Comment](#)

1507-DDP-11

CVS Pharmacy

Southeast corner of 161st Street and Springmill Road

TMC Indiana 2, LLC by American Structurepoint, 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.

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

1507-SPP-16

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.

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

1508-PUD-14 [PUBLIC HEARING]

Andover PUD District Amendment

Langston Residential Development LLC requests an amendment to the Andover PUD Ordinance for modifications to the development and architectural standards applicable to single-family lots within the Andover PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Renderings](#) | [Exhibit 5: Amendment Ordinance](#)

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: 1507-SPP-16

Subject Site Address: Northeast Corner of SR32 and US31

Petitioner: Westfield-Washington School and Riverview Hospital
by City of Westfield

Request: Primary Plat approval consisting of 4 lots

Current Zoning: Junction PUD District / SF3: Single-Family Medium Density District

Current Land Use: Institutional / Vacant

Approximate Acreage: 16.3 acres+/-

Exhibits: 1. Department Report
2. Location Map
3. Primary Plat

Property History: 1406-PUD-09 PUD District Ordinance 14-22 (07/14/14)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 16.3-acre +/- site is located on the northeast corner of State Road 32 and U.S. Highway 31 (see **Exhibit 2**). The request is for approval of a Primary Plat (see **Exhibit 3**) for four (4) lots.

The applicable zoning district for the majority of the property is the Junction PUD District, pursuant to Ordinance No. 14-22 adopted by the Council on July 14, 2014, which established an underlying zoning district of the GB: General Business District. The remainder of the property is zoned the SF3: Single-Family Medium Density District.

This Primary Plat is primarily intended to facilitate the subdivision of the property to accommodate Lot 1 (Riverview Hospital lot) and Lot 3 (includes the existing water facility to be transferred to Citizens Westfield). Any development of the property will be further reviewed at the time of each individual Lot's Detailed Development Plan.



The petition was reviewed by the Technical Advisory Committee at its June 23, 2015, meeting. This petition was properly noticed and received a public hearing at the Plan Commission's July 6, 2015, meeting.

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

The Primary Plat complies.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DISTRICT STANDARDS

The plans comply with Article 4.6 (SF3 District), as applicable to a Primary Plat.

- 20) Minimum Lot Area: 12,000 square feet
- 21) Minimum Lot Frontage: 50 feet
- 22) Minimum Building Setback Lines:
 - a) Front Yard: 20 feet
 - b) Side Yard: 10 feet
 - c) Rear Yard: 30 feet
- 23) Minimum Lot Width: 80 feet

The plans comply with the PUD Ordinance (Section 4) and Article 4.16 (GB District).

- 24) Minimum Lot Area: No minimum
- 25) Minimum Lot Frontage: 80 feet
- 26) Minimum Building Setback Lines:
 - a) Front Yard: No minimum
 - b) Side Yard Abutting Street: No minimum
 - c) Side Yard Internal: No minimum
 - d) Side Abutting Residential: 15 feet
 - e) Rear Yard: No minimum
- 27) Minimum Lot Width: No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat. These will be further reviewed at the time of each individual Lot's Detailed Development Plan.

- 28) Architectural Standards (Article 6.3)
- 29) Building Standards (Article 6.4)
- 30) Landscaping Standards (Article 6.8)
- 31) Lot Standards (Article 6.10)
- 32) Setback Standards (Article 6.16)
- 33) Vision Clearance Standards (Article 6.19)
- 34) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply, as applicable to a Primary Plat. These will be further reviewed at the time of each individual Lot's Detailed Development Plan.

- 35) Block Standards (Article 8.1)
- 36) Easement Standards (Article 8.3)
- 37) Monument and Marker Standards (Article 8.5)
- 38) Open Space and Amenity Standards (Article 8.6)
- 39) Pedestrian Network Standards (Article 8.7)
- 40) Storm Water Standards (Article 8.8)
- 41) Street and Right-of-Way Standards (Article 8.9)
- 42) Street Light Standards (Article 8.10)
- 43) Street Sign Standards (Article 8.11)
- 44) Surety Standards (Article 8.12)
- 45) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

46) The Primary Plat complies with the applicable zoning ordinances.

47) **Required Action:**

The Department recommends approving the Primary Plat as presented.

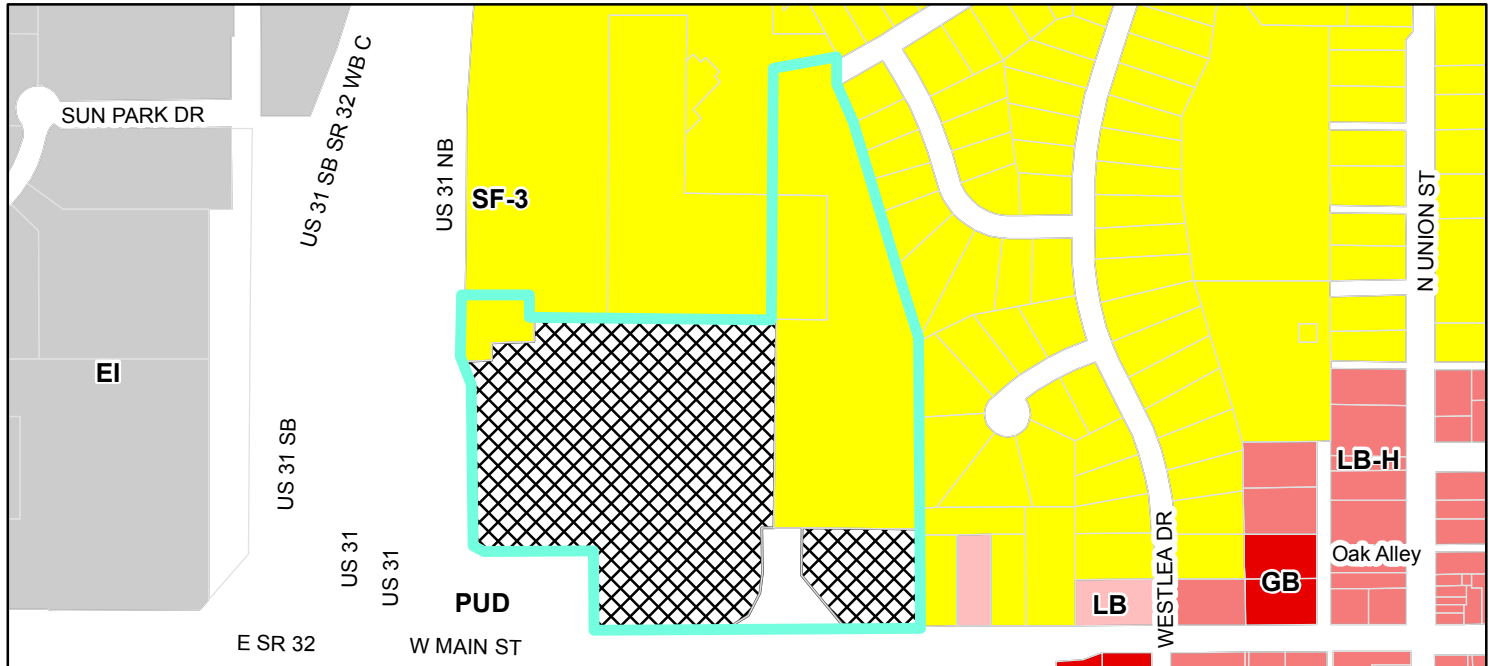
48) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Aerial Location Map

Site



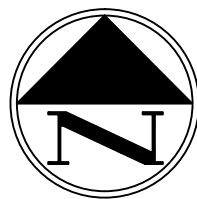
Zoning Map



	Parcel	Zoning		GB (General Business)		LB-H (Local Business - Historical)
	EI (Enclosed Industrial)			LB (Local Business)		PUD (Planned Unit Development)
						SF-3 (Single Family - 3)

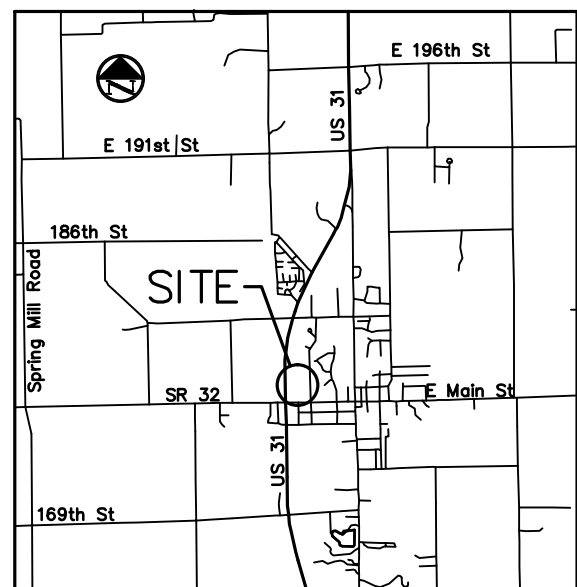
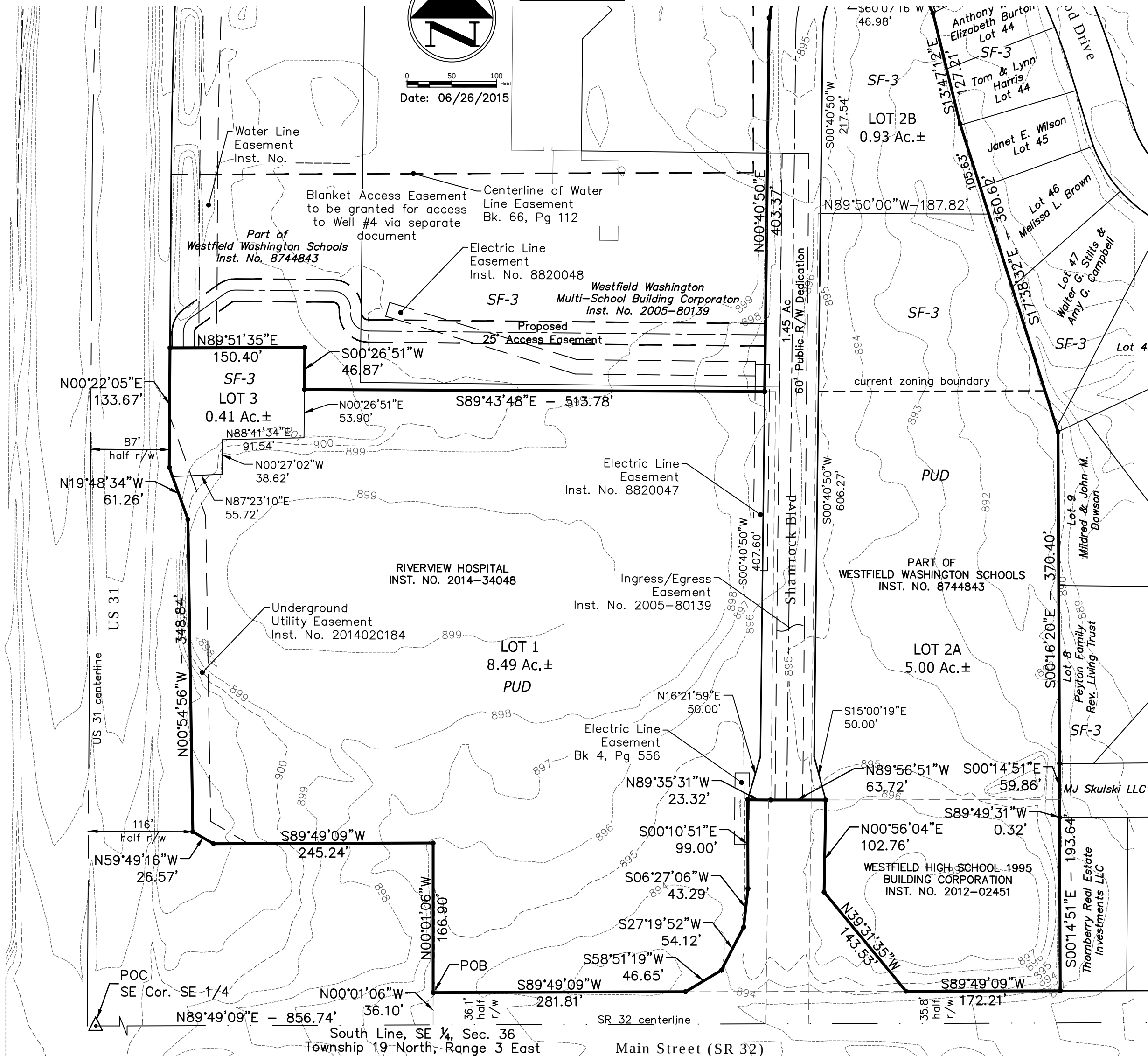
THE JUNCTION-PRIMARY PLAT

PART OF THE S.E. 1/4 OF SECTION 36, T19N, R3E HAMILTON COUNTY, INDIANA

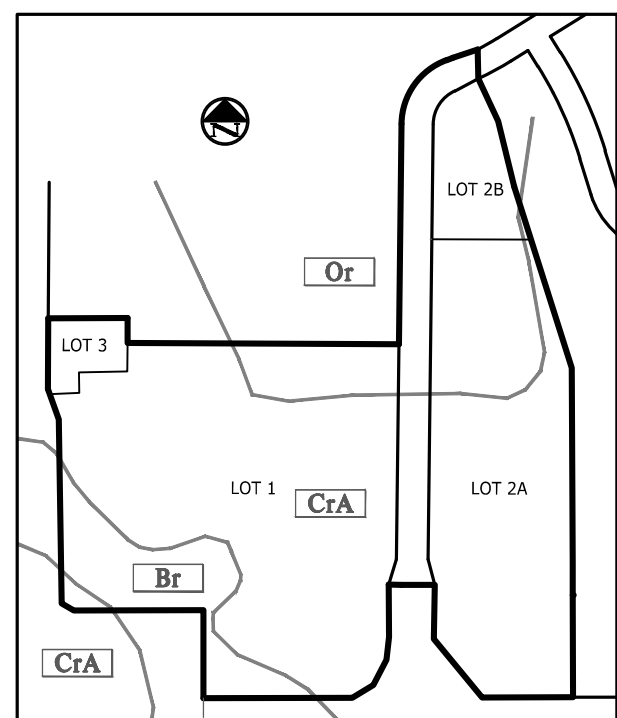


0 50 100
Date: 06/26/2015

SEE SHEET 2



VICINITY MAP
NO SCALE



SOILS MAP
NO SCALE

LEGEND:

----- EASEMENTS

SOIL SOIL TYPE

SOIL DESCRIPTIONS
Br Brookston silty clay loam
CrA Crosby silt loam
Or Miami silt loam

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

OWNERS:
Riverview Hospital
Westfield Washington Schools
Westfield High School 1995 Building Corporation

LAND SURVEYOR:
Tracy L. McGill
American Structurepoint, INC.
7260 Shadeland Station
Indianapolis, IN 46256
317-547-5580
tmcgill@structurepoint.com

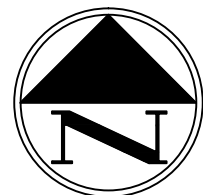


**AMERICAN
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THE JUNCTION-PRIMARY PLAT

PART OF THE S.E. 1/4 OF SECTION 36, T19N, R3E HAMILTON COUNTY, INDIANA



0 50 100
FEET

Date: 6/26/2015

Curve Table					
Curve #	Length	Radius	Delta (d)	Chord	Distance
C1	178.04'	150.00'	068.0050	N34°40'59"E	155.56'
C2	1.97'	495.46'	000.2276	N68°34'19"W	1.97'
C3	93.37'	90.00'	059.4404	S30°24'03"W	89.24'

LEGEND:

----- EASEMENTS

SETBACKS:

SF3 (Single-Family Medium Density District)
Front yard: 20'
Side yard: 10'
Rear yard: 30'

PUD (Junction PUD District Ordinance 14-22)
Front yard: No minimum
Side yard abutting road or street: No minimum
Side yard internal to development: No minimum
Side yard abutting residential: 15 feet
Rear yard: No minimum

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Westfield High School 1995 Building Corporation

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SEE SHEET 2



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SHEET 2 of 3

THE JUNCTION-PRIMARY PLAT

PART OF THE S.E. 1/4 OF SECTION 36, T19N, R3E HAMILTON COUNTY, INDIANA

SOURCE OF TITLE:

Instrument Number 87-44843
Instrument Number 2000-30261
Instrument Number 2009-68953

DESCRIPTION OF REAL ESTATE:

A part of the Southeast Quarter of Section 36, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 36, Township 19 North, Range 3 East; thence North 89 degrees 49 minutes 09 seconds East (assumed) 856.74 feet along the south line of said quarter section; thence North 00 degrees 01 minutes 06 seconds West 36.10 feet to a southwest corner of that 8.63 acre tract described in the General Warranty Deed recorded as Instrument Number 2014034048 in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said 8.63 acre tract the following two (2) courses: 1) North 00 degrees 01 minutes 06 seconds West 166.90 feet; 2) South 89 degrees 49 minutes 09 seconds West 245.24 feet to the east right-of-way line of U.S. 31; thence along said east right-of-way line the following four (4) courses: 1) North 59 degrees 49 minutes 16 seconds West 26.57 feet; 2) North 00 degrees 54 minutes 56 seconds West 348.84 feet; 3) North 19 degrees 48 minutes 34 seconds West 61.26 feet; 4) North 00 degrees 22 minutes 05 seconds East 133.67 feet; thence North 89 degrees 51 minutes 35 seconds East 150.40 feet; thence South 00 degrees 26 minutes 51 seconds West 46.87 feet; thence South 89 degrees 43 minutes 48 seconds East 513.78 feet; thence North 00 degrees 40 minutes 50 seconds East 403.37 feet; thence northeasterly 178.04 feet along an arc to the right having a radius of 150.00 feet and subtended by a long chord having a bearing of North 34 degrees 40 minutes 59 seconds East and a length of 167.77 feet; thence northeasterly 1.97 feet along an arc to the left having a radius of 495.46 feet and subtended by a long chord having a bearing of North 68 degrees 34 minutes 19 seconds East and a length of 1.97 feet; thence North 71 degrees 19 minutes 36 seconds East 50.00 feet to a corner on the western boundary of Newby's Westfield Heights Addition - Second Section, the plat of which is recorded in Plat Book 2, Page 124 in said Office of the Recorder said corner being the southern corner of Lot 41 in Newby's Westfield Heights Addition - Second Section; thence along the western boundary of said Addition - Second Section, the following four (4) courses: 1) South 01 degrees 16 minutes 27 seconds East 55.03 feet to the western corner of Lot 42 in said Addition - Second Section; 2) South 24 degrees 45 minutes 31 seconds East 88.76 feet to the southern corner of said Lot 42; 3) South 13 degrees 47 minutes 12 seconds East 127.21 feet; 4) South 17 degrees 38 minutes 32 seconds East 360.62 feet to the northwest corner of Newby's Westfield Heights Addition, the plat of which is recorded in Plat Book 2, Page 112 in said Office of the Recorder; thence South 00 degrees 16 minutes 20 seconds East 370.40 feet to the northwest corner of second tract of land described in the Exhibit "A" of the Warranty Deed recorded as Instrument Number 2010071867 in said Office of the Recorder; thence South 00 degrees 14 minutes 51 seconds East 59.86 feet along the west line of said tract to the southwest corner thereof, said corner being on the north line of that tract of land described in the Quitclaim Deed recorded as Instrument Number 2011068300 in said Office of the Recorder; thence South 89 degrees 49 minutes 31 seconds West 0.32 feet along the north line of said tract to the northwest corner thereof; thence South 00 degrees 14 minutes 51 seconds East 193.63 feet along the west line of said tract to north right-of-way line of S.R. 32 (Main Street); thence South 89 degrees 49 minutes 09 seconds West 172.22 feet to the eastern corner of that 0.421 acre tract (Parcel 322, Code 5310) conveyed to the State of Indiana by the Agreed Findings and Judgment recorded as Instrument Number 2014036985 in said Office of the Recorder; thence along the eastern and northern lines of said 0.421 acre tract the following three (3) courses: 1)North 39 degrees 31 minutes 35 seconds West 143.53 feet; 2) North 00 degrees 56 minutes 04 seconds East 102.76 feet; 3) South 89 degrees 56 minutes 51 seconds West 63.72 feet to the northeast corner of that 0.164 acre tract (Parcel 318, Code 5310) conveyed to the State of Indiana by said Agreed Findings and Judgment recorded as Instrument Number 2014036985; thence along the northern and western lines of said 0.164 acre tract the following five (5) courses: 1) North 89 degrees 35 minutes 31 seconds West 23.32 feet; 2) South 00 degrees 10 minutes 51 seconds East 99.00 feet; 3) South 06 degrees 27 minutes 06 seconds West 43.29 feet; 4) South 27 degrees 19 minutes 52 seconds West 54.12 feet; 5) South 58 degrees 51 minutes 19 seconds West 46.65 feet to north right-of-way line of S.R. 32 (Main Street); thence South 89 degrees 49 minutes 09 seconds West 281.81 feet along said right-of-way line to the point of beginning and containing 16.262 acres, more or less.

NOTES:

- 1) All street trees are to match the current City of Westfield Master Tree List.
- 2) Street trees shall not be within 4 feet of any pavement.
- 3) There shall be no trees within 10 feet of any storm sewer including SSD.

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Westfield Washington Schools
Westfield High School 1995 Building Corporation

LAND SURVEYOR:
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Docket Number: 1508-PUD-14 (Ordinance No. 15-23)

Petitioner: Langston Residential Development, LLC

Request: A text amendment to modify the development and architectural standards of the Andover Planned Unit Development (PUD) District.

Current Zoning: Andover PUD District (Ordinance 03-40)

Current Land Use: Residential / Agricultural

Zoning History:

- 0306-PUD-03 Andover PUD District (Ordinance 03-40) (12/08/03)
- 0403-DP-13 Overall Development Plan ("Original DP")
- 0403-SPP-03 Overall Primary Plat (03/22/04)
- 1403-SPP-03 Lakes of Westfield Primary Plat (04/07/14)
- 1403-DP-06 Lakes of Westfield Development Plan (04/07/14)
- 1507-PUD-03 Text Amendment (Ordinance 15-19) (06/22/15)

Exhibits:

- 1. Staff Report
- 2. Location Map
- 3. Concept Plan
- 4. Illustrative Renderings
- 5. Amendment Ordinance

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the July 13, 2015, City Council meeting. The petition will receive a public hearing at the July 20, 2015, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Andover Planned Unit Development (PUD) District Ordinance No. 03-40 (the "PUD Ordinance") for the 137.6-acres located on the south side of the future 186th Street between Grassy Branch Road and Shady Nook Road (see **Exhibit 2**).

Property History: The Property was zoned the Andover PUD District in December 2003, and encompasses "Parcels" A, B, C, D, H, I and J of the PUD Ordinance (collectively, the "PUD Parcels"), as identified on the PUD Ordinance's Concept Plan. The original PUD Ordinance was approved to allow the PUD Parcels to be developed for detached single-family residential with minimum lot widths of 65' (60 lots), 80' (50 lots), 90' (50 lots) and 100' (40 lots).

In March 2004, the Property received approval of a primary plat and development plan for 200 single family lots (1.58 du/acre). The 200 single family lots were platted with a mix of lot sizes ranging from 65'-wide to 100'-wide lots.

In April 2014, the Plan Commission approved a new primary plat and development plan for the property with a lower overall density of 199 single-family family lots (1.48 du/acre) and larger lots of 90'-wide (125 lots) and 100'-wide (74 lots) than were proposed in 2004 (see **Exhibit 3**).

This property is being subdivided as the "Lakes of Grassy Branch" and the "Lakes of Shady Nook" (collectively, the "Lakes of Westfield").

In June 2015, the Council approved a text amendment to the PUD Ordinance to incorporate a similar standard from the Unified Development Ordinance (the "UDO") that allows for homes with a side load garage to have a minimum side yard setback of five (5) feet, with an aggregate side yard setback of sixteen (16) feet for the lot.

AMENDMENT REQUEST

Over the last month or two, the Department has been working with the Petitioner and the builders as building permits have been submitted for the neighborhood. In reviewing the building permits, a handful of standards have proven a challenge to comply with for the proposed homes. As a result, the Petitioner is requesting this amendment (see **Exhibit 5**) to revise and clarify these standards as they apply to the Lakes of Westfield.

1) Maximum Building Height:

Existing Standard: 35 feet

Proposed Standard: 2 ½ stories

Rationale: The amendment reflects the UDO¹ standard for single-family homes because modern home designs at this price point generally include taller ceilings and varying roof pitches.

2) Minimum Roof Pitch:

Existing Standard: All residences shall have a minimum roof pitch of 6/12.

Proposed Standard: All residences shall have a minimum roof pitch of 6/12 for the primary roof. The primary roof shall be the portion of the residence's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered. Secondary roofs may be covered with a lower roof pitch.

¹ Article 4.5(G) of the UDO reads "Maximum Building Height: Two and one-half (2 ½) stories" for the SF2: Single-Family Low Density District.

Rationale: Although almost all of the proposed homes have primary roof pitches in excess of 6/12 (see **Exhibit 4**), some of the homes have secondary or rear roof pitches less than 6/12. As a result, the Department initially suggested no minimum roof pitch; however, at the Council introduction, several Council members expressed concerns about establishing no minimum roof pitch. As a result, in working with the Petitioner and builders, the amendment as presented incorporates a version of the standard more prevalent in recent PUD district ordinances which addresses roof pitch minimums for primary and secondary roof lines.

3) Garage Entry:

Existing Standard: The Lakes of Westfield includes Parcel A and Parcel B of the PUD District. Parcel A prohibits front load garages while Parcel B permits front load Garages.

Proposed Standard: All residences shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.

Rationale: The amendment reflects the Petitioner's intent that all homes will be side load garages. In addition, several of the builders' proposed homes include 3rd car garage options where the 3rd car may face the street, creating a courtyard design typically seen in semi-custom and custom neighborhoods. As a result, the standard includes the ability for this option to be offered throughout the entire neighborhood.

4) Rear Façade Enhancement:

Existing Standard: A patio or deck, of minimum dimensions of 12 feet by 16, shall be installed at the main exit door at the rear of each residence.

Proposed Standard: A patio or deck (a minimum of one hundred and eighty (180) square feet in size); or, a sunroom, screened-in porch, covered patio, or covered porch (lanai) (a minimum of one hundred and forty-four (144) square feet in size), shall be installed at the main exit door at the rear of each residence.

Rationale: The builders have proposed more substantial enhancements on the rear facades of their homes in the way of covered or screen in porches or sunrooms that don't technically qualify as a deck or patio. As a result, this amendment would allow these enhancements to qualify towards meeting this requirement.

5) Architectural Design Feature:

Existing Standard: The PUD Ordinance requires homes incorporate at least four (4) architectural design options as listed in the PUD Ordinance. One of those options includes "Architecturally-enhanced articulated trim mouldings (i.e. fypons above windows)".

Proposed Standard: Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches,

cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the building façade.

Rationale: The amendment is intended to better clarify how enhanced trim is defined to reflect a similar UDO² standard.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the July 20, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's 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.

DEPARTMENT COMMENTS

1. **Action:**

Hold a public hearing at the July 20, 2015, APC meeting.

2. **Recommendation:**

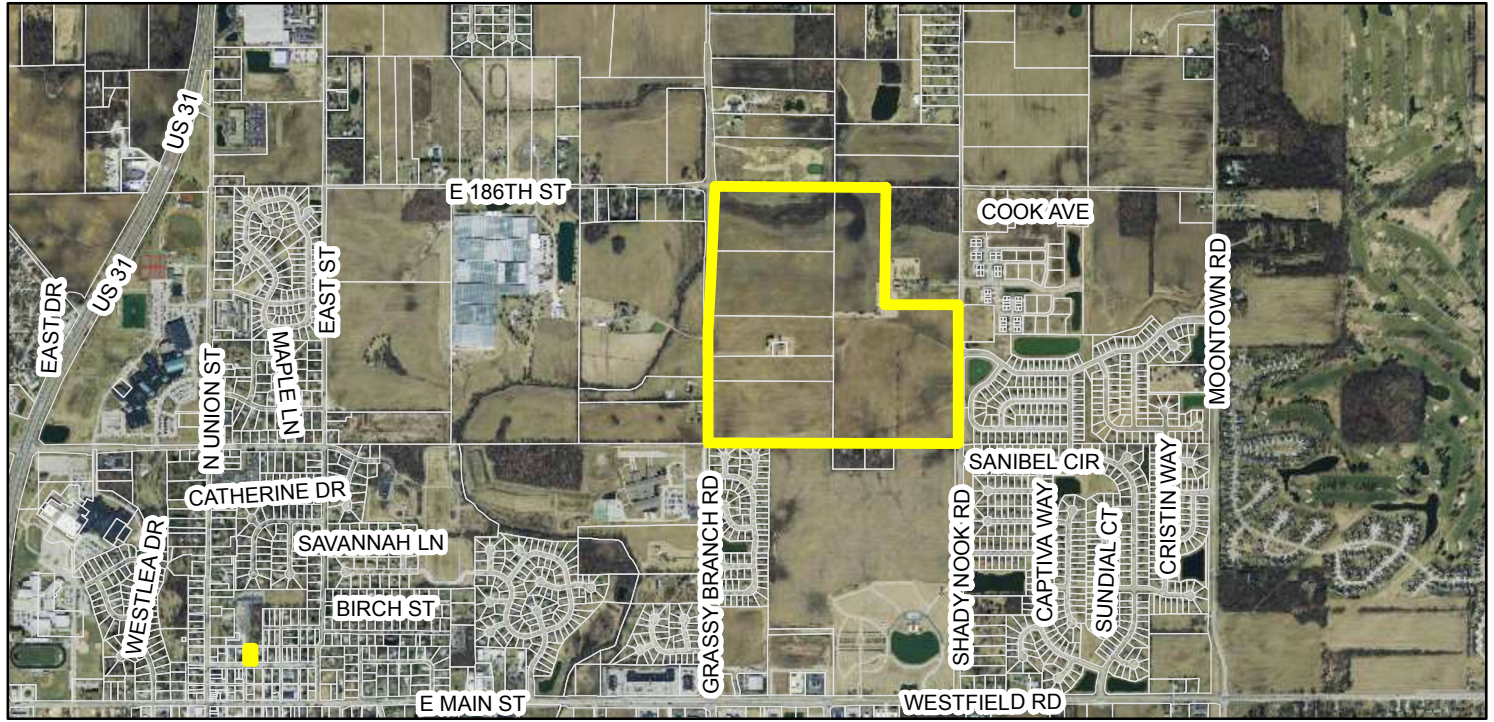
Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

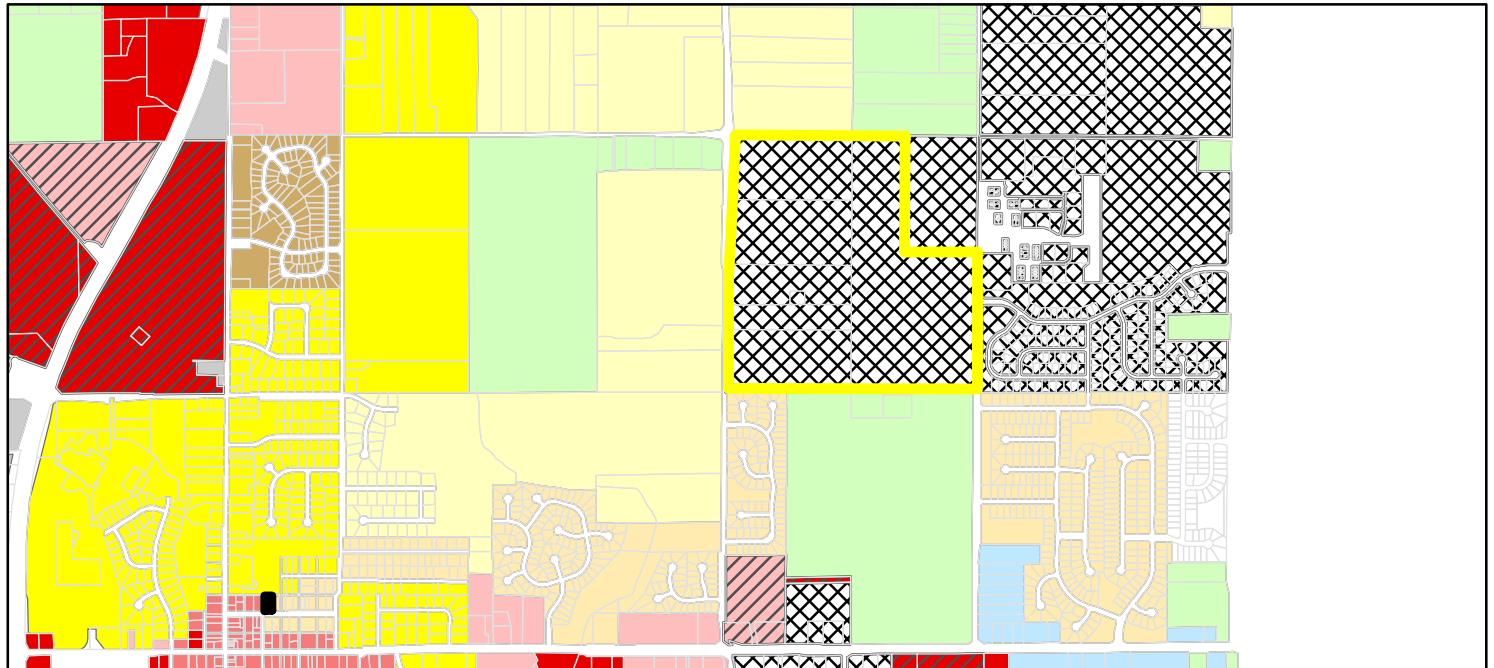
² Article 6.3(C)(iii)(d)(5) of the UDO reads "Minimum five and one-half inch (5-1/2") wide trim around all windows of the Dwelling. Alternative decorative window trim detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Facade."

Aerial Location Map

Site



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)	GB-PD (General Business - Planned Development)	MF-2 (Multiple Family - 2)	SF-3 (Cluster (Single Family - 3 Cluster))
AG-SF1I (Agriculture - Single Family - 1 In-town)	GO (General Office)	OI (Open Industrial)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	GO-PD (General Office - Planned Development)	OI-PD (Open Industrial - Planned Development)	SF-4 Pre-1994 (Single Family - 4 Pre-1994)
EI-PD (Enclosed Industrial - Planned Development)	LB (Local Business)	PUD (Planned Unit Development)	SF-5 (Single Family - 5)
GB (General Business)	LB-H (Local Business - Historical)	SB-PD (Special Business - Planned Development)	SF-A (Single Family - Attached)
	LB-PD (Local Business - Planned Development)	SF-2 (Single Family - 2)	
	MF-1 (Multiple Family - 1)	SF-3 (Single Family - 3)	

THE LAKES OF WESTFIELD



THE LAKES
at Shady Nook





ORDINANCE NUMBER 15-23

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE ANDOVER PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Council enacted Ordinance No. 03-40, the Andover Planned Unit Development District (the "Andover PUD Ordinance"), on December 8, 2003, as amended by Ordinance No. 06-24, Ordinance No. 12-37 and Ordinance 15-19;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1508-PUD-14**), requesting an amendment to the Andover 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-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **recommendation** (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Andover PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the Andover PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of the Andover PUD Ordinance shall remain in effect with the adoption of this 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 the Andover PUD Ordinance, as amended.

Section 2. Development Standards. The standards of *Exhibit 7: Development Standards Matrix* of the Andover PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 Maximum Building Height: 35 feet. The maximum building height shall be two and one-half (2 ½ stories).

Section 3. Streetscape Standards. The standards of *Exhibit 8: Streetscape Standards* of the Andover PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 3.1 Roof Pitch: All residences shall have a minimum roof pitch of 6/12 for the primary roof. The primary roof shall be the portion of the residence's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered. Secondary roofs may be covered with a lower roof pitch.

Section 4. Architectural Standards. The standards of *Exhibit 9: Architectural Standards* of the Andover PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 4.1 Garage Entry (Parcel A): Front Load Garages shall be prohibited. All residences shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.
- 4.2 Garage Entry (Parcel B): Front Load Garages shall be permitted. All residences shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.
- 4.3 Patio-Rear Façade Enhancement: A patio or deck, of minimum dimensions of 12 feet by 16 feet (a minimum of one hundred and eighty (180) square feet in size); or, a sunroom, screened-in porch, covered patio, or covered porch (lanai) (a minimum of one hundred and forty-four (144) square feet in size), shall be installed at the main exit door at the rear of each residence.

- 4.4 Table 9B – Architectural Design Features: “Architecturally-enhanced articulated trim mouldings (i.e. fypons above windows)” shall be redefined and replaced with the following: “Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2”) wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the building façade.”

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]**

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2015.**

Voting For

Voting Against

Abstain

Charles Lehman

Charles Lehman

Charles Lehman

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

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

This document prepared by: Jesse M. Pohlman, 2728 E. 171st Street, Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

I hereby certify that **ORDINANCE 15-23** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-23**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-23**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

EXHIBIT A
Real Estate (Legal Description)

A part of the Northwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of said Quarter Section; thence North 89 degrees 53 minutes 46 seconds West along the South line of said Quarter Section 2,647.32 feet to the Southwest corner of said Quarter Section; thence North 00 degrees 19 minutes 20 seconds East along the West line of said Quarter Section 2,681.38 feet to the Northwest corner of said Quarter Section; thence South 89 degrees 40 minutes 39 seconds East along the north line thereof a distance of 1832.88 feet to the Northeast corner of the Northwest quarter of said Quarter Section; thence South 00 degrees 19 minutes 21 seconds West along the east line of thereof a distance of 1226.26 feet; thence South 89 degrees 39 minutes 38 seconds East 814.87 feet to the East line of said Quarter Section; thence South 00 degrees 20 minutes 22 seconds West along said East line 1,444.78 feet to the POINT OF BEGINNING of this description containing 139.728 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 20, 2015
1507-SPP-17 & 1507-ODP-17

Petition Number: 1507-SPP-17 & 1507-ODP-17

Subject Site Address: Southeast corner of 161st Street and Spring Mill Road

Petitioner: Cooperstown Partners, LLC

Representative: Murray Clark, Faegre Baker Daniels

Request: Primary Plat and Overall Development Plan review for **Spring Mill Station SE Corner** consisting of 4 commercial lots.

Current Zoning: Spring Mill Station SEC PUD

Current Land Use: Residential

Approximate Acreage: 7.65 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat/Overall Development Plan
4. Landscape Plan
5. Spring Mill Station Area Map
6. Waiver Letter and Public Works Response
7. Waivers and Conditions

Property History: 1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD)

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 7.65 acre site is located on the southeast corner of 161st Street and Spring Mill Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) (collectively, the "plans") for the Spring Mill Station SE Corner Subdivision to allow for the development of the proposed Lot 1, located on the corner of 161st Street and Spring Mill Road.

The petition was reviewed by the Technical Advisory Committee at its June 23, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's July 6, 2015, meeting.



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

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



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

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

The plans comply.

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



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

The plans comply.

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

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Ordinance 14-46: Spring Mill Station SEC PUD.

41) General Regulations (Section 4.1)

- a) General Requirement: Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)
- b) Use of Required Yards: If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.

Comment: To be reviewed with detailed development plan.

- c) Maximum Building Height: 45' above grade

Comment: To be reviewed with detailed development plan.

- d) Pedestrian Accessibility:

- i) 8' wide perimeter path along 161st Street and Spring Mill Road
- ii) 5' wide pedestrian walkways from perimeter paths to building entrances

Comment: To be reviewed with detailed development plan.

- iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored

or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.

- iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.

Comment: To be reviewed with detailed development plan.

- v) 8' wide pedestrian walkway from 161st Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
- vi) Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.

- e) Trash Enclosures: Trash containers shall:

Comment: To be reviewed with detailed development plan.

42) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.

43) Landscaping and Screening (Section 4.3)

- a) Shall be provided in accordance with the Zoning Ordinance.
- b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
- c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
- d) Minimum buffer yards:

- i) 161st Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.

Comment: To be reviewed with detailed development plans for applicable lots.

- ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance
- iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings
- iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.

Comment: Will be reviewed with detailed development plan.

44) Sign Standards (Section 4.4)

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

45) Lighting (Section 4.5)

Comment: Will be reviewed with detailed development plan

46) Architectural and Design Standards (Section 5)



Comment: Will be reviewed with detailed development plan

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

47) Landscaping Standards (Article 6.8)

- a) Minimum Lot Landscaping Requirements

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

- b) External Street Frontage Landscaping
- c) Buffer Yard Requirements
- d) Parking Area Landscaping

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

48) Lot Standards (Article 6.10)

49) Setback Standards (Article 6.16)

50) Vision Clearance Standards (Article 6.19)

51) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below. The plans will fully comply if the requested waiver is granted.

52) Block Standards (Article 8.1)

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Pedestrian Network Standards (Article 8.7)

Comment: Petitioner is requesting a waiver from the requirement to provide sidewalks along both sides of internal private streets.

56) Storm Water Standards (Article 8.8)

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

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

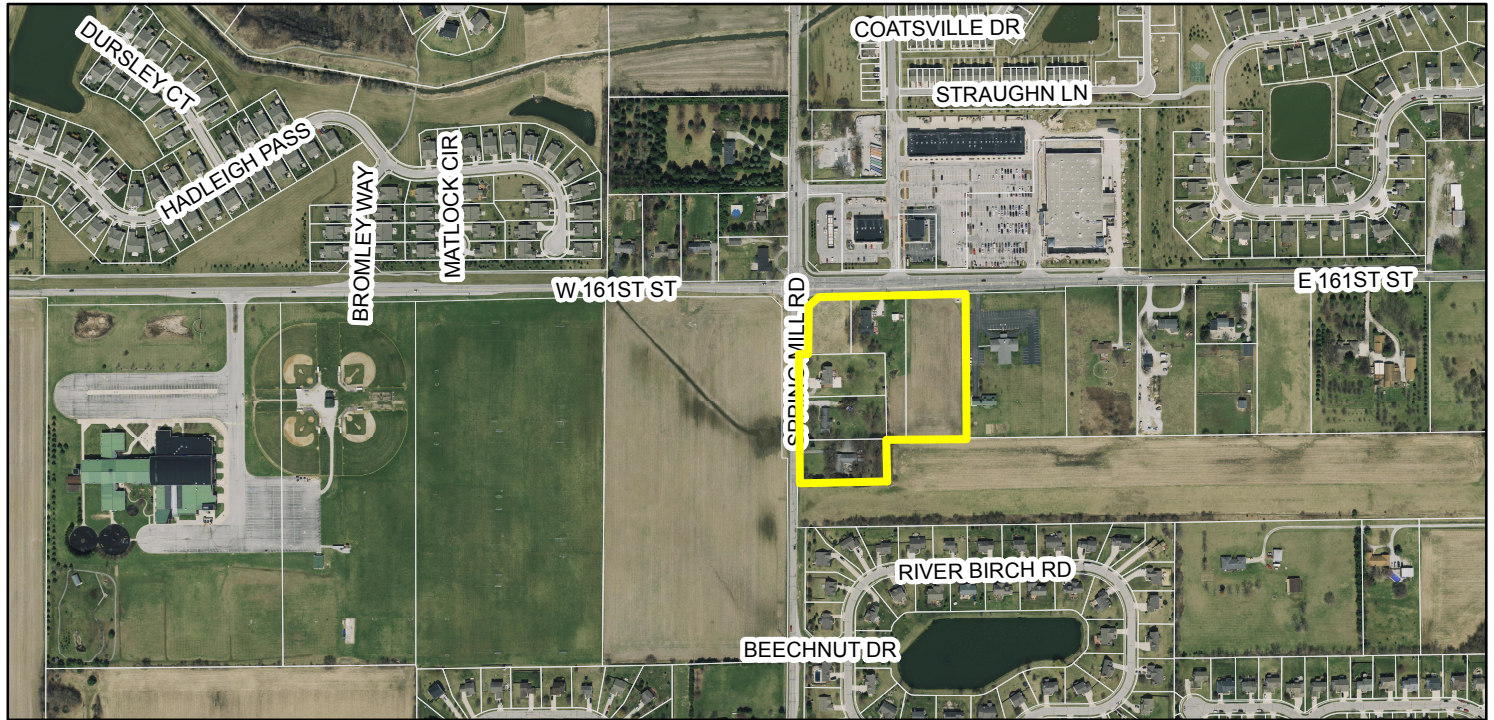
61) Utility Standards (Article 8.13)



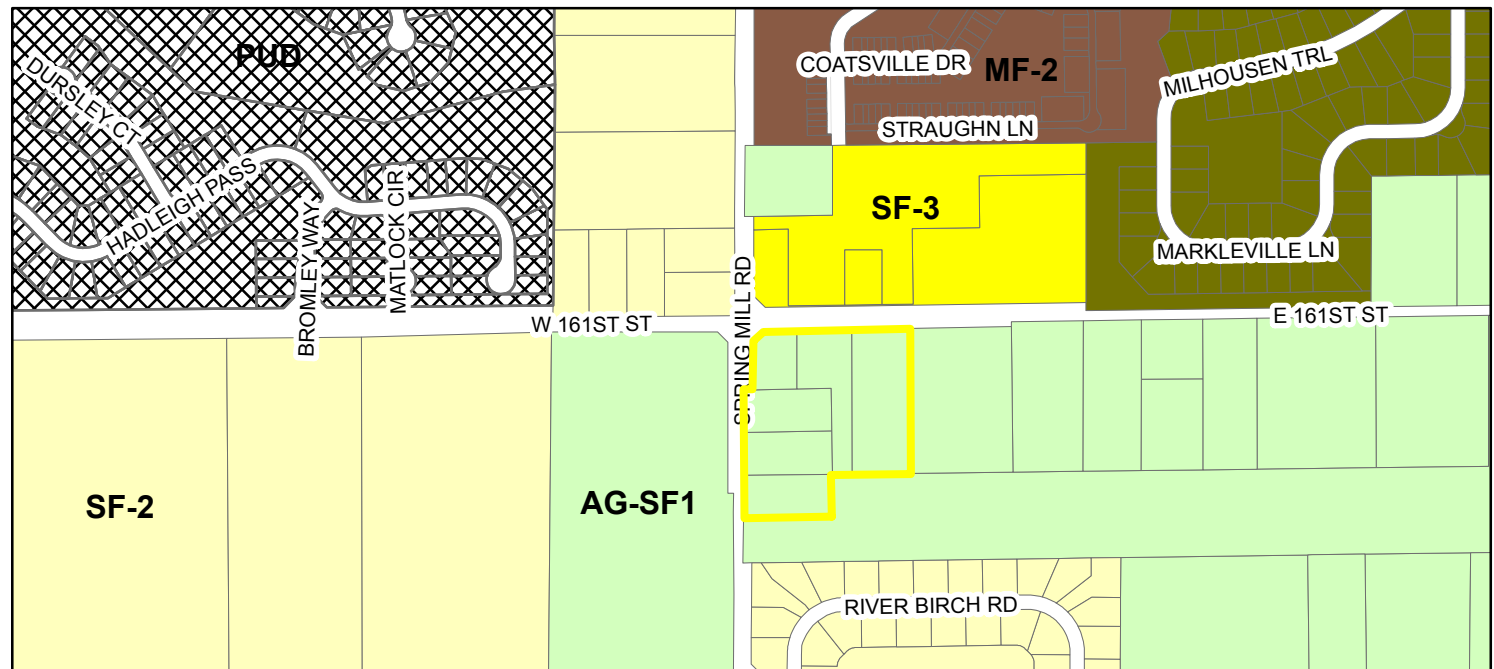
STAFF COMMENTS

1. **Compliance:** The Primary Plat and Overall Development Plan comply with the applicable zoning ordinance, except as otherwise noted herein with regard to the petitioner's requested waiver, as further noted below:
Elimination of the requirement to provide sidewalks on both side of internal private streets, as pedestrian connectivity is otherwise met by the requirements of the PUD.
2. **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - a. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - b. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - c. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - d. The proposed development is consistent with and compatible with other development located in the area.
 - e. The proposed development is consistent with the intent and purpose of the Comprehensive Plane.
3. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following conditions:
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.
4. If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
5. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

Aerial Location Map

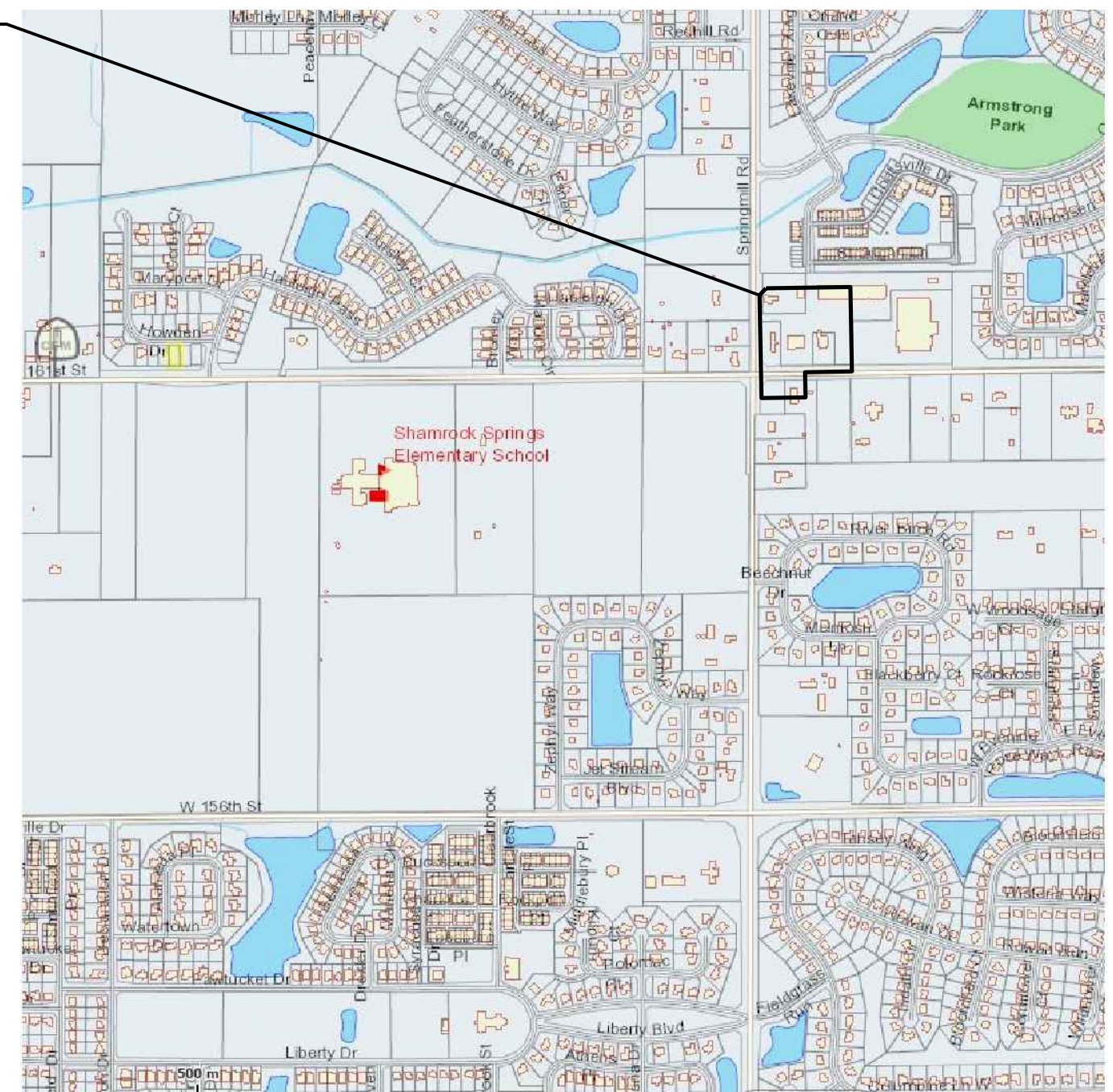
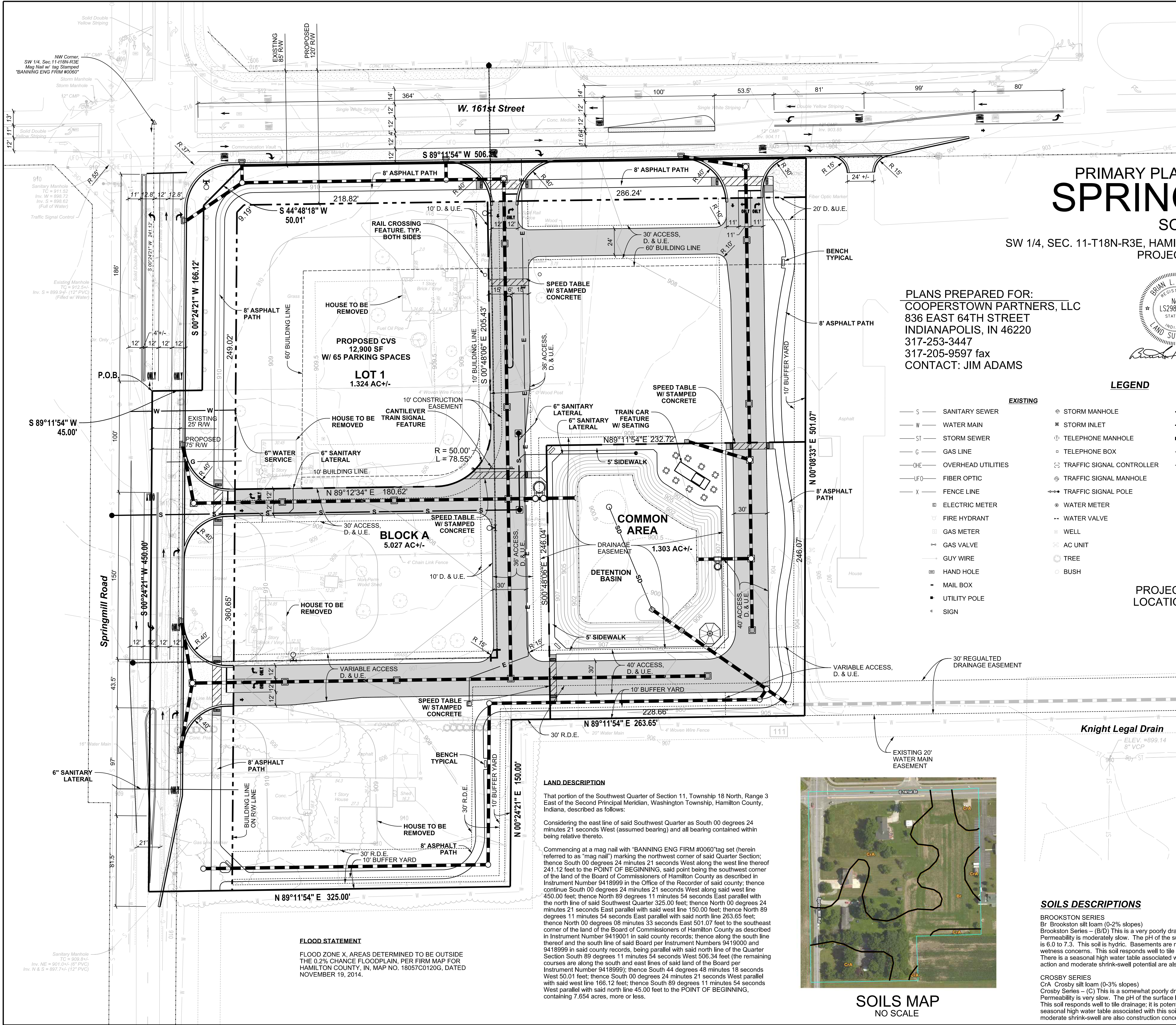


Zoning Map



Zoning

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

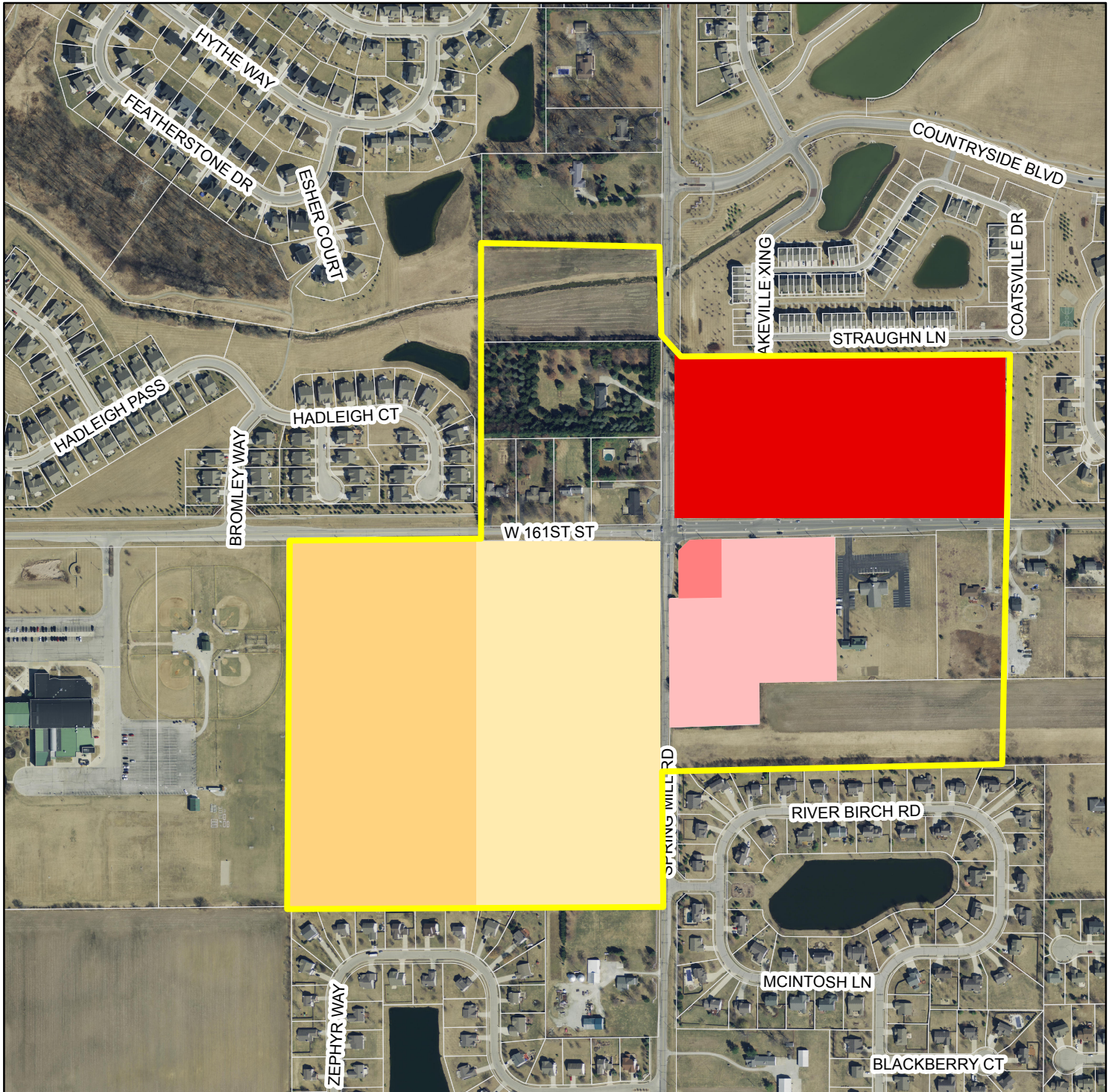


LOCATION MAP
NO SCALE



Date:	07-10-15
Project No:	07053
Sheet No:	C100

Spring Mill Station Area Map SE Corner and CVS 1507-SPP-17, 1507-ODP-17, & 1507-DDP-11



- | | | | |
|---|--|---|---|
|  | Spring Mill Station Study Area |  | Spring Mill Commons, Existing Commercial |
|  | CVS, 1507-DDP-11 |  | Spring Mill Station SWC PUD, Multi-family and commercial |
|  | Spring Mill Station SE Corner, Commercial
1507-SPP-17 & 1507-ODP-17 |  | Potential Commercial, coordinating with multi-family for vehicular access |

COOPERSTOWN PARTNERS, LLC

July 13, 2015

Mr. Phil Sundling, PE
Project Management Supervisor
City of Westfield, Public Works
2706 E. 171st Street
Westfield, IN 46074

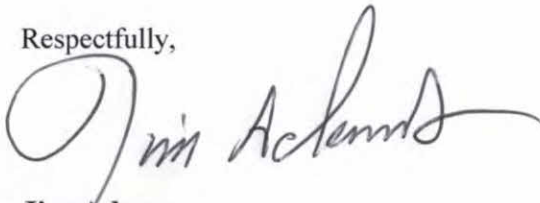
Re: Waiver of UDO Section 8.7 Pedestrian Network Standards

Dear Mr. Sundling,

Cooperstown Partners, LLC is requesting a waiver of the requirement of the Pedestrian Network Standard, Chapter 8.7 section C2. Our work with the Spring Mill Station Task Force over several years focused heavily on pedestrian accessibility and connectivity. This work produced the Spring Mill Station SEC PUD that provides accessibility and walking paths that are "above and beyond" the normal side walk requirements, and this design was encouraged by the Task Force. We therefore request a waiver of this standard since we meet, and in many cases exceed, the standard's purpose and intent.

If you have any questions or comments regarding this request then please feel free to contact me at 317-695-5200. We appreciate your consideration in this matter.

Respectfully,



Jim Adams

Cooperstown Partners, LLC
836 East 64th Street
Indianapolis, IN 46220
317-695-5200

Cc Pam Howard
Ryan Lindley
Murray Clark



July 15, 2015

Mayor
Andy Cook

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

Clerk Treasurer
Cindy J. Gossard

TO: Jim Adams
Cooperstown Partners, LLC
836 East 64th Street
Indianapolis, IN 46220

RE: Waiver of UDO Section 8.7 Pedestrian Network Standards

In response to your letter dated Monday, July 13, 2015 regarding the request for waiver of pedestrian network standards per the City of Westfield Unified Development Ordinance, see below:

- 1.) UDO Section 8.7 – Public Works supports Cooperstown Partners, LLC's request for waiver

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

Sincerely,

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

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

cc: Pamela Howard, City of Westfield
Ryan Lindley, Banning Engineering
Murray Clark, Faegre Baker Daniels

Public Works Department

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

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



WAIVER

Elimination of the requirement to provide sidewalks on both side of internal private streets, as pedestrian connectivity is otherwise met by the requirements of the PUD.

CONDITION

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

Pamela Howard

From: Brian <brian46074@aol.com>
Sent: Monday, July 6, 2015 12:43 PM
To: APC; Council Members; Matt Skelton
Subject: 1507-ODP-17 & 1507-SPP-17 Spring Mill Station SE Corner PUD
Attachments: WWCP-Ch2page16.pdf

Dear Advisory Plan Commission members:

There is a chance that I may not attend today's meeting hence the reason for this email. You will be deciding on the Spring Mill Station SE corner – 161st and Spring Mill Road. When looking at Exhibit 3: Primary Plat and Overall Development Plan, I have a concern about the two right-in, right out (RIRO) access drives of this project. I believe this intersection and it's four corners will become important and instrumental to the future growth to the near west side of Westfield. Development will come.

When checking the Westfield Washington Comprehensive Plan in Chapter 2, page 16, is a graphic about regulating minimum driveway separation in regards to arterial roadways. In the Comp Plan, it states: Maximum of one driveway for lots less than 600 feet wide. Also the minimum is 250 feet between drives. Page 16 is attached to this email. It appears the plan for this project does not adhere to the Westfield Washington Comprehensive Plan.

Is it possible to delete the right-in, right-out drives? These right-in, right-out drives interior of the development will cause additional traffic conflict points. One has to look just across the street to the north to see multiple conflict points between the Chase Bank and Pizza Hut. I ask that you request the petitioner to reconsider the use of the RIRO drives so close to the Spring Mill/161st intersection. I believe their plan will work (and better) without them. Thank you.

Brian D. Morales

- Require design and installation of frontage roads to minimize traffic conflicts on major thoroughfares.

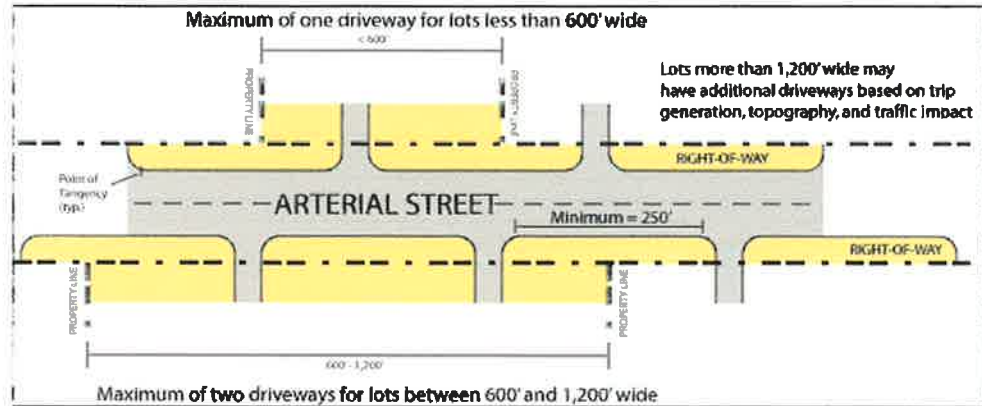


Figure 9: Regulating minimum driveway separation and sight distances will improve overall access control.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 6, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

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

City Staff Present: Kevin Todd, Senior Planner; Pamela Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: June 15, 2015 APC Meeting Minutes

Motion: To approve the June 15, 2015 minutes.

Motion: Horkay; Second: Day; Vote: Approved 8-0.

Howard reviewed the meeting rules and procedures.

Case No. 1504-PUD-06

Description: Gateway Southwest PUD

Southwest corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

Todd presented an update of the changes to the proposed ordinance and concept plan. He noted that the petitioner worked with the City on aligning the proposal with a comprehensive plan amendment that is being drafted for the Gateway area of the Junction District. He stated that the proposed permitted land uses, minimum building height, minimum building size, roof-top screening, and monument sign requirements were modified to align with the draft comprehensive plan amendment.

Birch Dalton, petitioner, thanked the commission and presented a brief overview of the revised concept plan.

Hoover asked if the building height for non-hotel buildings will default to the SR 32 Overlay District height requirement.

Todd responded that the SR 32 Overlay building height requirements would apply to this project.

Hoover also requested that the monument sign at the southwest entrance be half the proposed size. He suggested a maximum of 12 feet in height and a maximum of 120 square feet for this sign.

Dalton agreed to the reduction and agreed to modify the ordinance to reflect this change.

Motion: Forward 1504-PUD-06 to the City Council with a favorable recommendation with the following conditions:

1. That the monument signage standards in the PUD Ordinance be modified as follows:
 - a. One (1) monument sign is allowed on the northern portion of the Real Estate, and that that sign not exceed 25 feet in height and 250 square feet, per face; and,
 - b. One (1) monument sign is allowed near the southwest entrance of the Real Estate, and that that sign not exceed 12 feet in height and 120 square feet, per face.

Motion: Maue: Second: Kingshill: Vote: 8-0

Case No.: 1507-PUD-12

Description: Harmony PUD District Amendment
Estridge Development Management, LLC requests an amendment to the Harmony PUD Ordinance for modifications to various development standards and definitions applicable to the single-family lots and multi-family uses with the Harmony PUD District.

Lauer presented an overview of the proposal.

Motion: Forward 1507-PUD-12 to the City Council with a favorable recommendation.

Motion: Hoover: Second: Spraetz: Vote: 8-0

Case No: 1506-PUD-09

Description: Tamarack PUD
Northeast corner of 161st Street and Oak Road
M/I Homes of Indiana, LP by Nelson & Frankenberger, P.C. requests a change of zoning of 34.4 acres +/- from SF2: Single-family Low Density District to the Tamarack PUD District.

Lauer presented an overview of the modifications to the proposed ordinance and concept plan since the public hearing.

Jon Dobosiewicz, Nelson & Frankenberger, presented a brief summary of the modifications to the ordinance and concept plan that were made since the public hearing. He noted that they also met with representatives of the Oak Manor and Oak Park subdivisions to review the change.

Kingshill stated that he does not believe the character of the proposed production home subdivision fits the character of the adjacent custom home neighborhoods.

Motion: Forward 1506-PUD-09 to the City Council with an unfavorable recommendation.

Motion: Kingshill: Second: Spraetz: Vote: 6-2 (Horkay, Hoover).

Case No.: 1507-ODP-18 & 1507-SPP-18 [PUBLIC HEARING]

Description: Lantern Park PUD
NE corner of 161st Street and Union Street, just east of Cool Creek
Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Rubadue presented a summary of the overall development plan and primary plat.

Chris White, Site Solutions Group, briefly summarized the details of the project.

Public Hearing opened at 8:04 pm

No public comments.

Public Hearing closed at 8:05 pm

No action is required at this time.

Case No.: 1507-ODP-17 & 1507-SPP-17 [PUBLIC HEARING]

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 59 single family lots on 40.95 acres +/-, located in the Lantern Park PUD.

AND

Case No. 1507-DDP-11 {PUBLIC HEARING}

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.

Howard presented a summary of the overall development plan and primary plat for the southeast corner of 161st Street and Springmill Road. She also presented a summary of the detailed development plan for CVS Pharmacy.

Murray Clark, Faegre Baker Daniels, briefly presented the details of overall development plan and primary plat.

Jared Wilkerson, American Structurepoint, project engineer for CVS, presented the details of the CVS development plan.

Public Hearing opened at 8:16 pm

Brian Morales, 545 Kennard Lane: expressed concerned about entrances to CVS being too close to the roundabout and creating conflict points. He stated that the entrance does not comply with the concept plan found in the Spring Mill Station Master Plan.

Joe Plankis, 5145 Stockbridge: asked if the adjacent air strip to the south had been taken into consideration.

Scott Noyer, 168 West Tansey Xing: stated that he is opposed to this project. He said that he believes it will cause too much traffic in the area and does not want the property to be used commercially.

Public Hearing closed at 8:22 p.m.

Clark stated that the right-in/right-out entrances are appropriate and have been designed to be pedestrian-friendly. He added that the air strip to the south was explored. He concluded by stating that the Spring Mill Station Plan calls for area to be commercially-used, and that the proposal is consistent with the stated plan.

No action is required at this time.

Case No. 1507-SPP-16 [PUBLIC HEARING]

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.

Todd presented a summary of the proposed primary plat, adding that the plat is fully compliant with all applicable ordinances.

Public Hearing opened at 8:28 pm

James Folk, 217 Highwood Drive: asked if there will be an additional driveway or street added to the project in case of an emergency. He also wondered how the project would affect his property.

Scott Noyer, 168 Tansey Crossing: asked why the private Shamrock Boulevard was being dedicated to the City as a public road. He also asked about the permitted uses, lot densities, and setback requirements.

Public Hearing closed at 8:35 pm

Todd explained the Thoroughfare Plan's plan for a new frontage road along the north side of SR 32, which should alleviate any emergency ingress/egress concerns in the future. He added that the primary plat proposal is about creating lots, not discussing land uses, which were determined when the property

was zoned a year ago.

No action is required at this time.

Case No. 1506-ZC-02 [CONTINUED]

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

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

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

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 (8:40 pm)

Motion: Kingshill: Second: Spraetz: Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton



Petition Number: 1507-SPP-18 & 1507-ODP-18

Subject Site Address: NEC of 161st Street and Union Street

Petitioner: Site Solutions Property Group

Request: Primary Plat and Overall Development Plan review for **Lantern Park** consisting of 59 single-family lots, and associated waivers.

Current Zoning: SF4: Single-Family High Density District

Current Land Use: Vacant

Approximate Acreage: 40.95 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Ordinance
6. Waivers & Conditions

Zoning History: 1505-PUD -07 Lantern Park PUD District (Ordinance 15-11)

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of the Primary Plat and Overall 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 40.95 acres +/- is located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The request is for Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) approval of 59 single family residential lots.

The petition was reviewed by the Technical Advisory Committee at its June 23, 2015 meeting. The public hearing for this petition was held at the Plan Commission's July 7, 2015 meeting.

The applicable zoning district is the SF2: Single-Family High Density District, pursuant to Ordinance No. 15-11 adopted by the Council on June 8, 2015.

Subdivision Control Waivers: As further noted herein, the Petitioner is requesting three (3) subdivision control waivers for the following standards:

Article 6.10; D Lot Standards: Request for waiver of driveway separation from intersections reduced to 50 feet.



Construction Standards; Section 02501, Part 4.1 (Standard General Details): Reduction of Entrance Acceleration lane and reduction of right of way to 53' R/W Street Cross Section.

Pursuant to Article 7.3(C) of the UDO, the Plan Commission, in its discretion, may grant a waiver from standards required by CHAPTER 8: DESIGN STANDARDS of the UDO. Such waiver shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments of the UDO. A waiver may only be granted upon finding that:

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

PRIMARY PLAN REVIEW COMMENTS

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).



- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

The plans comply.

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



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

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

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

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

Comment: Petitioner has requested a waiver of driveway separation from intersections reduced to 50 feet, reduction of Entrance Acceleration lane and reduction of right of way to 53' R/W Street Cross Section.

- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



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

DEVELOPMENT PLAN REVIEW (ORDINANCE 15-11 AND ARTICLE 6 OF THE UDO)

The plans comply with Article 4.7 (SF4 District), as applicable.

41) Minimum Building Setback Lines:

- a) Front Yard: 20 feet*
- b) Side Yard: 5 feet*
- c) Rear Yard: 20 feet*

42) Minimum Lot Width: 60 feet

43) Minimum Lot size: 7,200 square feet

44) Maximum Building Height: Story and one-half (1.5)*

45) Minimum Living Area:

- a) One Story: 2,000 square feet*
- b) Story and one-half: 2,300 square feet*

46) Architectural Standards (Article 6.3)*

- a) Perimeter Lots (Article 6.3(C)(1)) *
- b) Streetscape Diversity (Exhibit D) *
- c) Building Materials (Article 6.3(C)(3))*

47) Building Standards (Article 6.4)*

***These standards will be further reviewed by the Department for compliance at the time of the building permit review for each lot.**

48) Landscaping Standards (Article 6.8 and Section 7.2 of Ordinance 15-11)

- a) Detention and Retention Areas
- b) Street Trees
- c) Minimum Lot Landscaping Requirements

Comment: Common Areas comply. Individual Lot landscaping will be reviewed at the time of the building permit review for each individual home.

- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

49) Lot Standards (Section 6 of Ordinance 15-11)



- 50) Setback Standards (Article 6.16)
- 51) Vision Clearance Standards (Article 6.19)
- 52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 53) Block Standards (Article 8.1)
- 54) Easement Standards (Article 8.3)
- 55) Monument and Marker Standards (Article 8.5)
- 56) Open Space and Amenity Standards (Article 8.6)
 - a) Access: A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - b) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
 - c) Development Amenities (Section 9 of Ordinance 15-11):
 - i) Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel;
 - ii) Fountains in detention pond areas which shall be installed with the first phase of Parcel A;
 - iii) One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.
- 57) Pedestrian Network Standards (Article 8.7)
- 58) Storm Water Standards (Article 8.8)
- 59) Street and Right-of-Way Standards (Article 8.9)
- 60) Street Light Standards (Article 8.10)
- 61) Street Sign Standards (Article 8.11)
- 62) Surety Standards (Article 8.12)
- 63) Utility Standards (Article 8.13)



STAFF COMMENTS

1. **Compliance:** The Primary Plat and Overall Development Plan comply with the applicable zoning ordinance, except as otherwise noted here in with regard to the petitioner's requested waivers, as further noted below:
 - a. **Reduction in the driveway separation requirement to 50, 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).**
 - b. **Reduction of Entrance Acceleration Lane**
 - c. **Reduction of right-of-way to 53' R/W Street Cross Section**
2. **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - a. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - b. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - c. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - d. The proposed development is consistent with and compatible with other development located in the area.
 - e. The proposed development is consistent with the intent and purpose of the Comprehensive Plane.
3. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following conditions:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
4. If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
5. If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.



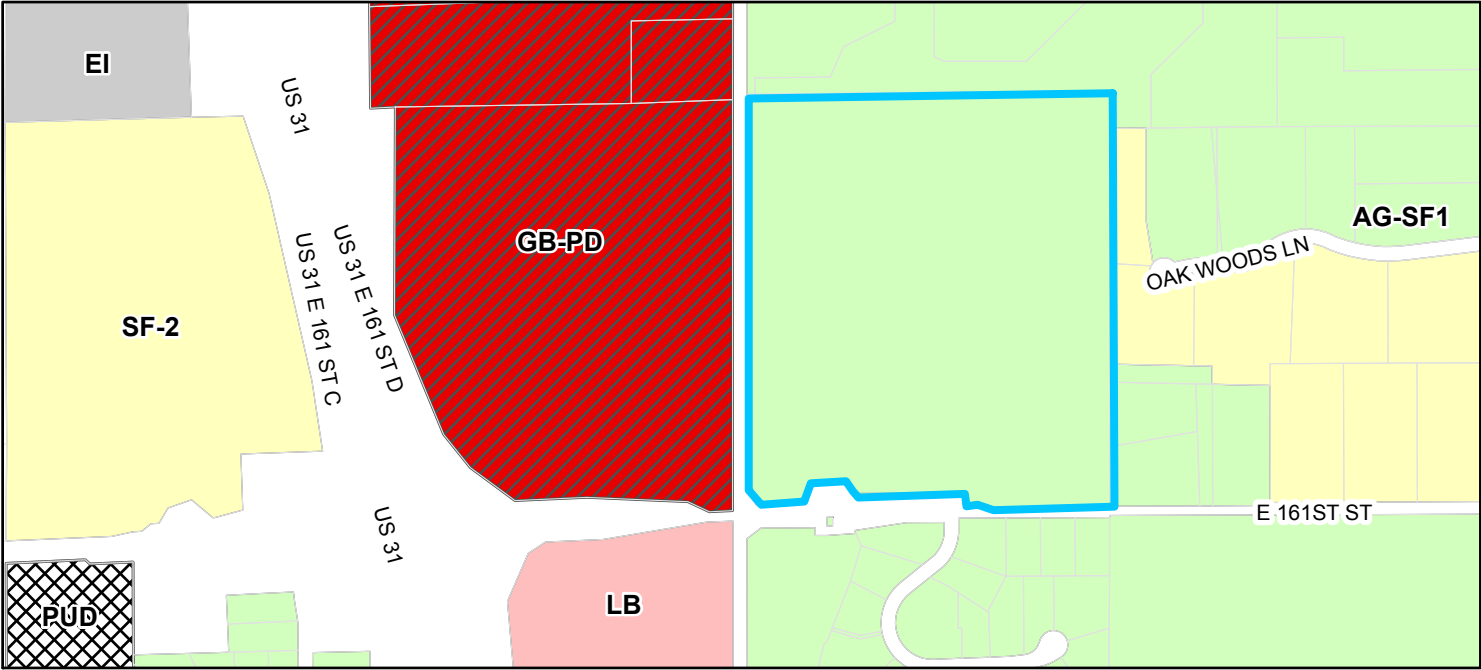
Location Map
Lantern Park
1507-ODP-18 & 1507-SPP-18



Aerial Location Map

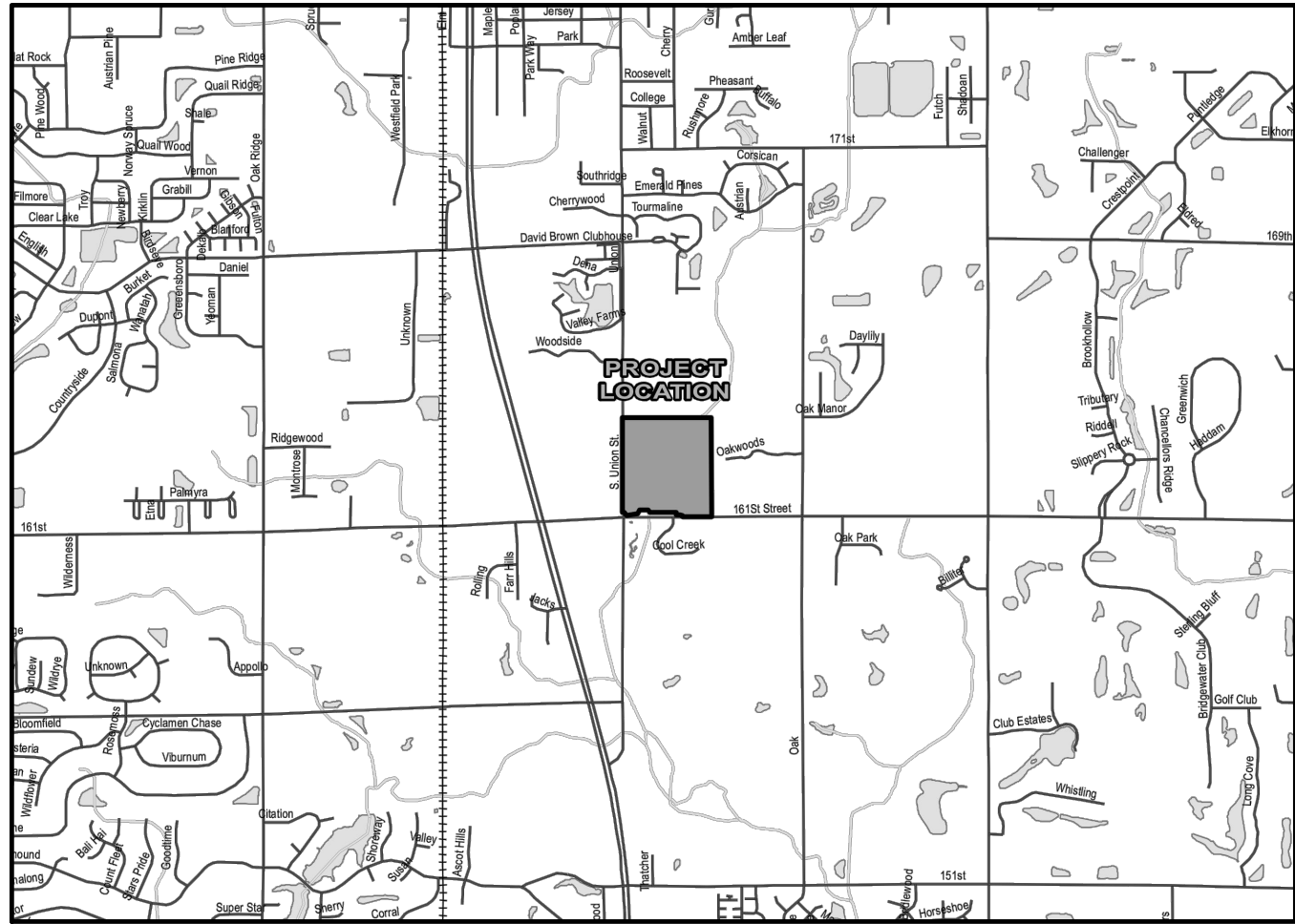


Zoning Map



	Parcel	Zoning	EI (Enclosed Industrial)	LB (Local Business)
	AG-SF1 (Agriculture - Single Family - 1)	GB-PD (General Business - Planned Development)	PUD (Planned Unit Development)	SF-2 (Single Family - 2)

File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate-161st & Union\Design\CAD\PP-Primary Plot Set\15071.Cover Sheet.dwg, Layout: C1.0
Plot Date: Jul 10, 2015
Plot Time: 2:32pm
By: dchesterfield



LOCATION MAP
SCALE 1" = 1/2 MILE

Legal Description
Lantern Park - Primary Plat and Overall Development Plan
(Corporate Warranty Deed, Inst. #9709739582)
Legal Description from ALTA/ACSM Land Title Survey, Prepared By: Sea Group Land Surveyors

The Southwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East.
ALSO: Begin at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East and run North 6 rods 13.38 feet to a stone, thence East 77 rods 4 feet to a stone, thence South 6 rods 4.7 feet, West to the place of beginning.

EXCEPTING THEREFROM:
(Warranty Deed, Inst. #2013-5755)
Part of the Southwest Quarter of the Northwest Quarter of Section 7, Township 17 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being a portion of a parcel of land as described in Instrument No. 9709739582, all in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of said Section 7; thence North 00 degrees 06 minutes 39 seconds East (Location Route Survey Bearing, Instrument No. 200600025208, in the Office of the Recorder of Hamilton County, Indiana), along the West line of said quarter quarter Section 70.10 feet; thence South 89 degrees 53 minutes 55 seconds East, 16.50 feet to the apparent existing right of way; thence North 89 degrees 45 minutes 15 seconds East, 12.25 feet; thence South 35 degrees 39 minutes 46 seconds East, 55.22 feet; thence North 81 degrees 08 minutes 19 seconds East, 166.88 feet; thence North 24 degrees 11 minutes 53 seconds East, 60.42 feet; thence North 89 degrees 45 minutes 15 seconds East, 125.00 feet; thence South 32 degrees 15 minutes 04 seconds East, 47.17 feet; thence North 89 degrees 45 minutes 15 seconds East, 375.00 feet; thence South 00 degrees 14 minutes 45 seconds East, 35.00 feet; thence North 89 degrees 45 minutes 15 seconds East, 50.00 feet; thence South 71 degrees 35 minutes 47 seconds East, 42.22 feet to the apparent existing right of way; thence South 00 degrees 14 minutes 45 seconds East, 16.50 feet to the South line of said quarter quarter Section; thence South 89 degrees 45 minutes 15 seconds West, along said South line, 866.18 feet to the point of beginning, containing 1.233 acres, more or less.

TOTAL ACREAGE = 40.95 ACRES
PARCEL A = 25.00 ACRES
PARCEL B = 15.95 ACRES

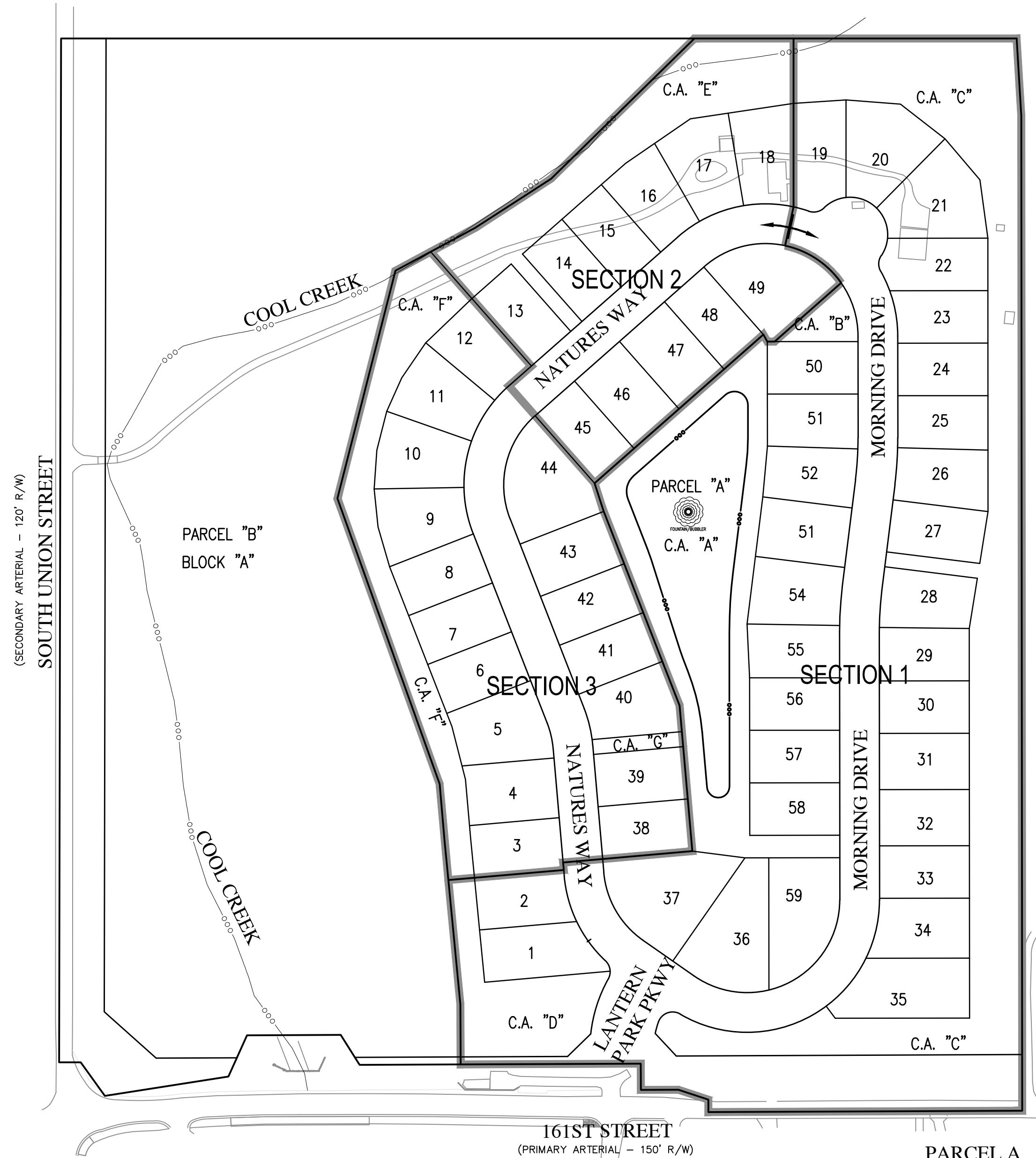
PARCEL A - DEVELOPMENT STANDARDS
LANTERN PARK PUD DISTRICT ORDINANCE NO. 15-11
LOTS: 59

MIN. LOT AREA	7,200 SF
MIN. LOT WIDTH	60'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	20'
MIN. LIVING AREA	
ONE STORY	2,000 SF
STORY & ONE HALF	2,300 SF
MAX. BUILDING HEIGHT	STORY & ONE HALF (1.5)
DENSITY MAXIMUM	60 LOTS

LANTERN PARK PRIMARY PLAT

Site Solutions Property Group, LLC

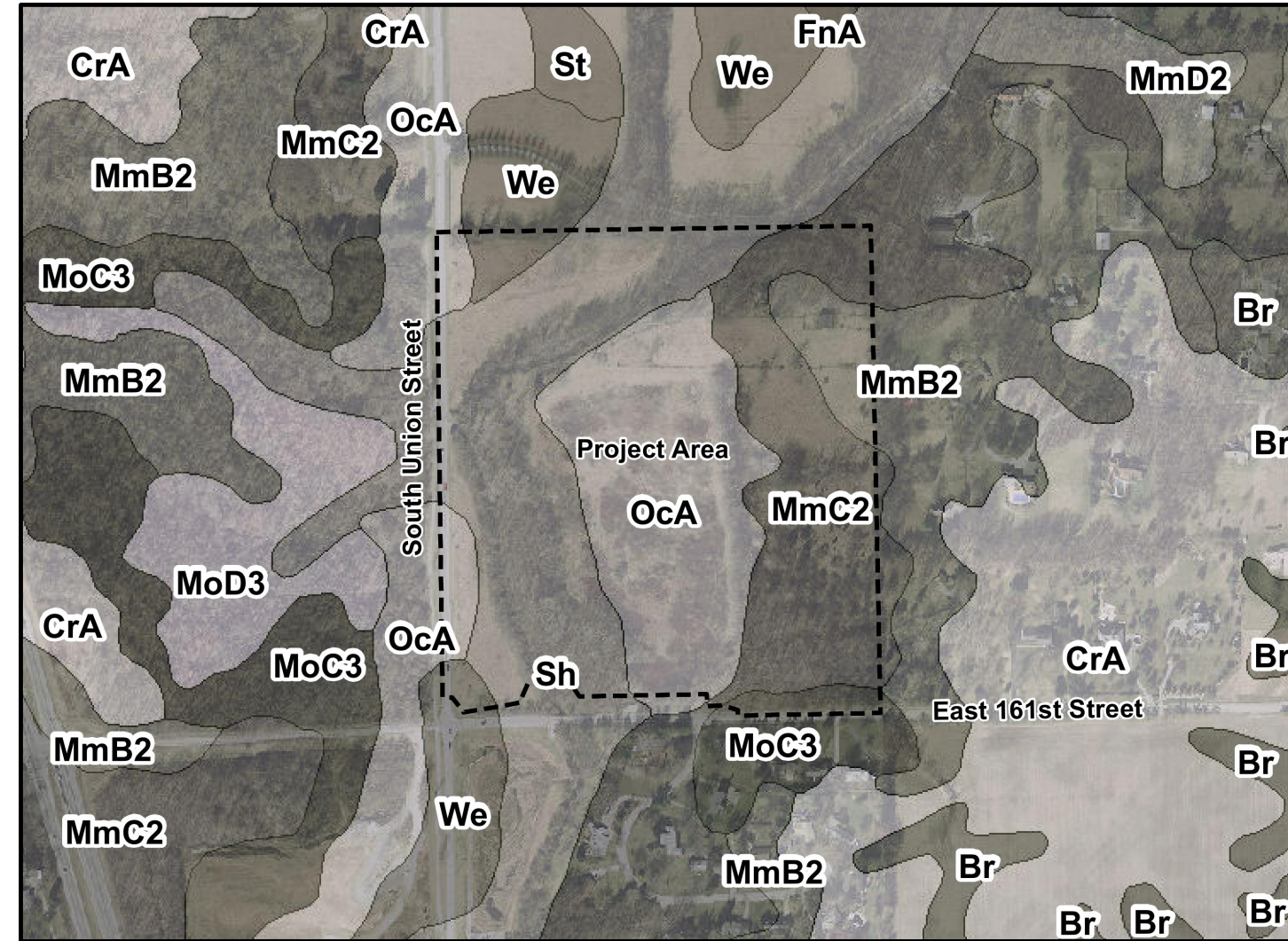
CONTACT: CHRISTOPHER R. WHITE
15658 BRIDGEWATER CLUB BLVD
CARMEL, INDIANA 46033
(317) 523-6116



OVERALL SITE MAP & PHASING PLAN
SCALE: 1" = 120'

PHASING PLAN IS CONCEPTUAL;
PHASING LINES AND NAMES MAY CHANGE,
BASED ON FUTURE MARKETING CONDITIONS.

PARCEL A PHASING LOT SCHEDULE	
SECTION 1:	31 LOTS
SECTION 2:	11 LOTS
SECTION 3:	17 LOTS
TOTAL:	59 LOTS



SOILS MAP
NOT TO SCALE

SOILS LEGEND
OcA Ockley silt loam, 0 to 2 percent slopes
Sh Shoals silt loam
MmC2 Miami silt loam, 6 to 12 percent slopes, eroded
MmB2 Miami silt loam, 2 to 6 percent slopes, eroded
MoC3 Miami clay loam, 6 to 12 percent slopes, severely eroded
We Westland silty clay loam

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	OVERALL PRIMARY PLAT PLAN

PREPARED BY:
HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:		
DUKE ENERGY (ELECTRIC) VINCENT LITERAL 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46060 P: (800) 521-2232 VINCENT.LITERAL@DUKE-ENERGY.COM	CITIZENS WATER (SEWER) HARRY NIKIDES 2728 EAST 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 927-4338 C: (317) 691-4941 HNKIDES@CITIZENSENERGYGROUP.COM	COMCAST CABLE (CABLE) MATT STRINGER 533 EAST 65TH STREET INDIANAPOLIS, INDIANA 46220 P: (317) 275-6493 C: (317) 491-2432 MATTHEW_STRINGER@CABLE.COMCAST.COM
VECTREN (GAS) CHAD MILLER P.O. BOX 1700 NOBLESVILLE, INDIANA 46061 CRMILLER@VECTREN.COM	CITIZENS WATER (WATER) HARRY NIKIDES 2728 EAST 171ST STREET WESTFIELD, INDIANA 46074 P: (317) 927-4338 C: (317) 691-4941 HNKIDES@CITIZENSENERGYGROUP.COM	FRONTIER COMMUNICATION (TELECOM) STEVE COSTLOW 20905 HAGUE ROAD NOBLESVILLE, INDIANA 46060 P: (317) 987-9010 STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSDALE
www.hwcengineering.com

LANTERN PARK
CITY OF WESTFIELD, INDIANA

COVER

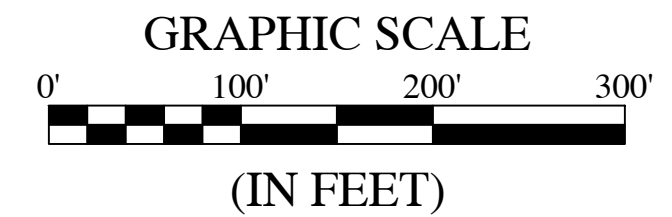
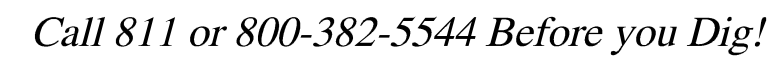
PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
BRANDON T. BURKE

DRAWN BY DC	JOB NUMBER 2015-071
CHECKED BY BB	
DATE MAY 29, 2015	
SCALE AS SHOWN	
SHEET	

C1.0
COVER

SHALL BE PERMITTED ALONG REAR OF LOTS 11-20 AS SHOWN ON
PRIMARY PLAT/DEVELOPMENT PLAN. A MINIMUM OF 30 FT FROM
APPARENT TOP OF BANK AS SHOWN, WITH NO R.D.E. EASEMENT
ENCROACHING INTO LOTS 11-20.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.



EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	

The Southwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East.
ALSO: Begin at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East and run North 6 rods 13.38 feet to a stone, thence East 77 rods 4 feet to a stone, thence South 6 rods 4.7 feet, West to the place of beginning.

EXCEPTING THEREFROM:
(Warranty Deed, Inst. #2013-5755)
Part of the Southwest quarter of the Northwest Quarter of Section 7, Township 17 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being a portion of a parcel of land as described in Instrument No. 9709739582, all in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Beginning at the Southwest corner of the Southwest Quarter of the Northwest Quarter of Section 7, the Section 7, the North 00 degrees 06 minutes 35 seconds East (Local Route Survey Bearing, Instrument No. 200600005208, in the Office of the Recorder of Hamilton County, Indiana), along the West line of said quarter quarter Section 70, 10 feet; thence North 89 degrees 53 minutes 55 seconds East, 16.50 feet to the apparent existing right of way; thence North 89 degrees 45 minutes 15 seconds East, 12.25 feet; thence South 35 degrees 39 minutes 46 seconds East, 55.22 feet; thence North 81 degrees 08 minutes 19 seconds East, 166.68 feet; thence North 24 degrees 11 minutes 53 seconds East, 60.42 feet; thence North 89 degrees 45 minutes 15 seconds East, 125.00 feet; thence South 32 degrees 15 minutes 04 seconds East, 47.17 feet; thence North 89 degrees 45 minutes 15 seconds East, 375.00 feet; thence South 00 degrees 14 minutes 45 seconds East, 35.00 feet; thence North 89 degrees 45 minutes 15 seconds East, 50.00 feet; thence South 00 degrees 35 minutes 35 seconds East, 42.00 feet to the apparent existing right of way; thence South 00 degrees 14 minutes 45 seconds East, 16.50 feet to the South line of said quarter quarter Section; thence South 89 degrees 45 minutes 15 seconds West, along said South line, 866.18 feet to the point of beginning, containing 1.233 acres, more or less.

TOTAL ACREAGE = 40.95 ACRES
PARCEL A = 25.00 ACRES
PARCEL B = 15.95 ACRES

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LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

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

DRAWN BY C	JOB NUMBER 2015-071
CHECKED BY B	
DATE MAY 29, 2015	
SCALE	
AS SHOWN	
SHEET	

2015

Curve Table				
Curve #	Length	Radius	Tangent	Chord Bearing
C-1	91.45'	150.00'	47.20'	S17°31'16"W 34°55'55"
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Floodplain Compensatory Storage

Flood Fringe Filled Below BFE --> 700 CYD
Mitigation Ratio --> 3:1
Required Compensatory Storage --> 2100 CYD
Provided Compensatory Storage --> 4020 CYD

* No Fill Within Floodway

Per Concept, Floodplain Approvals Anticipated

- Hamilton County Surveyors Office
- City of Westfield
- DNR Construction in Floodway
- FEMA LOMR-F, Lots 1-13

Plan illustrates the Effective (Published) FEMA Floodplain as well as the "interpolated" Flood Fringe based on actual existing elevations determined by topographic survey. The Compensatory calculations are based on the "interpolated" Fringe delineation.

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

EXISTING TOPOGRAPHY
PARCEL A: SURVEYED TOPOGRAPHY
PARCEL B: BEST AVAILABLE LIDAR/GIS

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Lantern Park PUD: Ordinance 15-11

Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.

LEGEND:

EXISTING

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SWALE / FLOWLINE
SUBSURFACE DRAIN
SANITARY SEWER
STORM SEWER
STORM CULVERT
WATER MAIN
CONTOUR, MAJOR
CONTOUR, MINOR
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TREE LINE
SANITARY MANHOLE
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STORM INLET
STORM END SECTION
FIRE HYDRANT

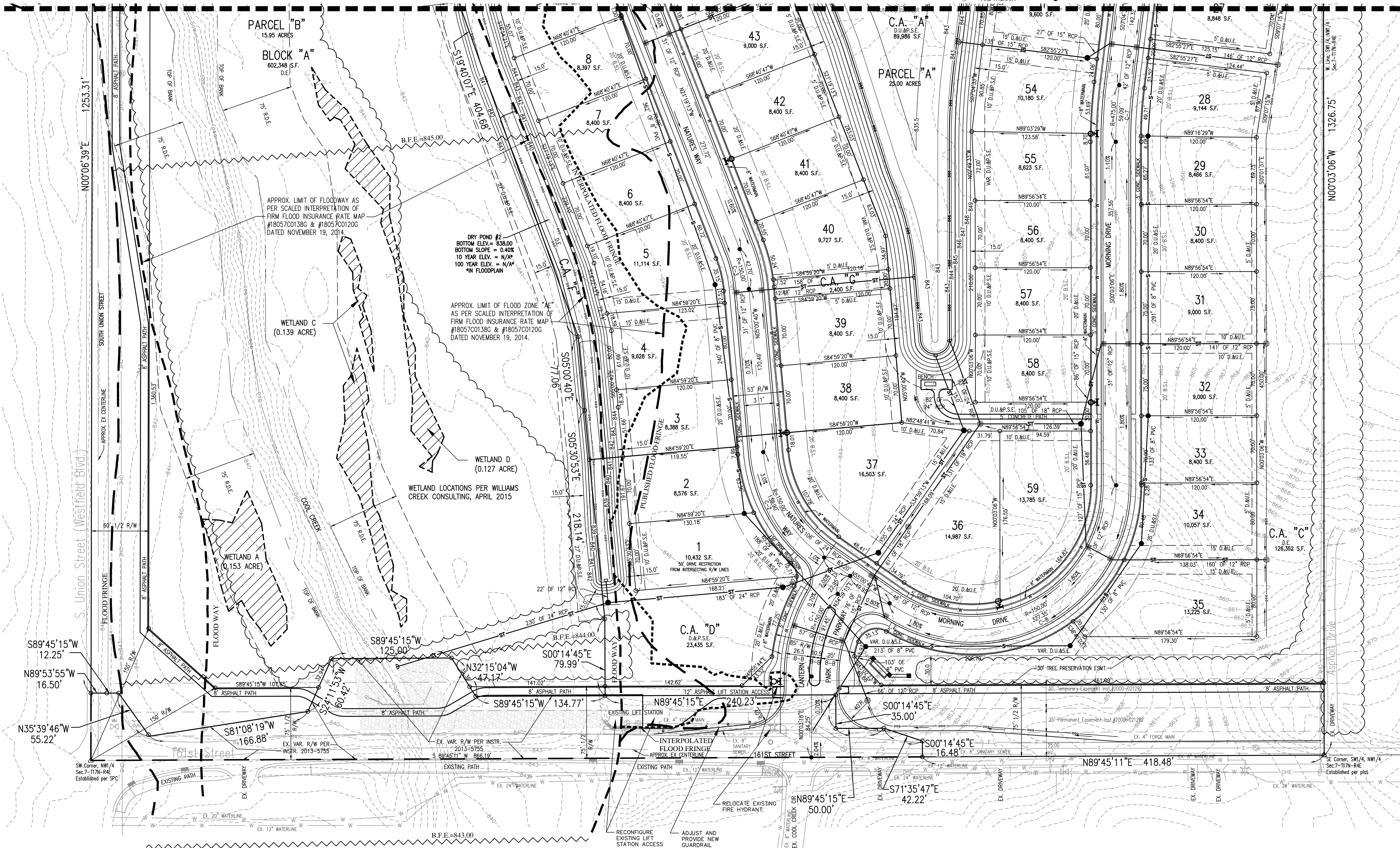
PROPOSED

RIGHT-OF-WAY LINE
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SETBACK LINE
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SANITARY SEWER
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BC - BACK OF CURB
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PVC - POLYVINYL CHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
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C.A. - COMMON AREA
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D.A.U.E. - DRAINAGE AND UTILITY EASEMENT
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25 - LOT NUMBER
B.S.L. - BUILDING SETBACK LINE
S.F. - SQUARE FEET
R/W - PUBLIC RIGHT-OF-WAY



SEE SHEET C1.3 FOR CONTINUATION



REVISIONS		
DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB

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LAFAYETTE - SCOTTSBURG
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LANTERN PARK CITY OF WESTFIELD, INDIANA OVERALL PRIMARY PLAT PLAN

PROFESSIONAL
NOTARIAL SEAL
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
JUL 10 2015

DRAWN BY
DC
CHECKED BY
BB
DATE
MAY 29, 2015
SCALE
AS SHOWN
SHEET

JOB NUMBER
2015-071

C1.2
OVERALL PRIMARY
PLAT PLAN

Plot Date: Jul 10, 2015 Plot Time: 2:33pm File Name: W:\Equator Real Estate\2015-0711-S Equator Real Estate- 161st & Union\Design\CA0\pp-Primary Plat Plan.dwg, Layout: C1.3 By: dcheaterfield

Curve Table				
Curve #	Length	Radius	Tangent	Chord Bearing
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Plan illustrates the Effective (Published) FEMA Floodplain as well as the "interpolated" Flood Fringe based on actual existing elevations determined by topographic survey. The Compensatory calculations are based on the "interpolated" Fringe delineation.

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Lantern Park PUD: Ordinance 15-11

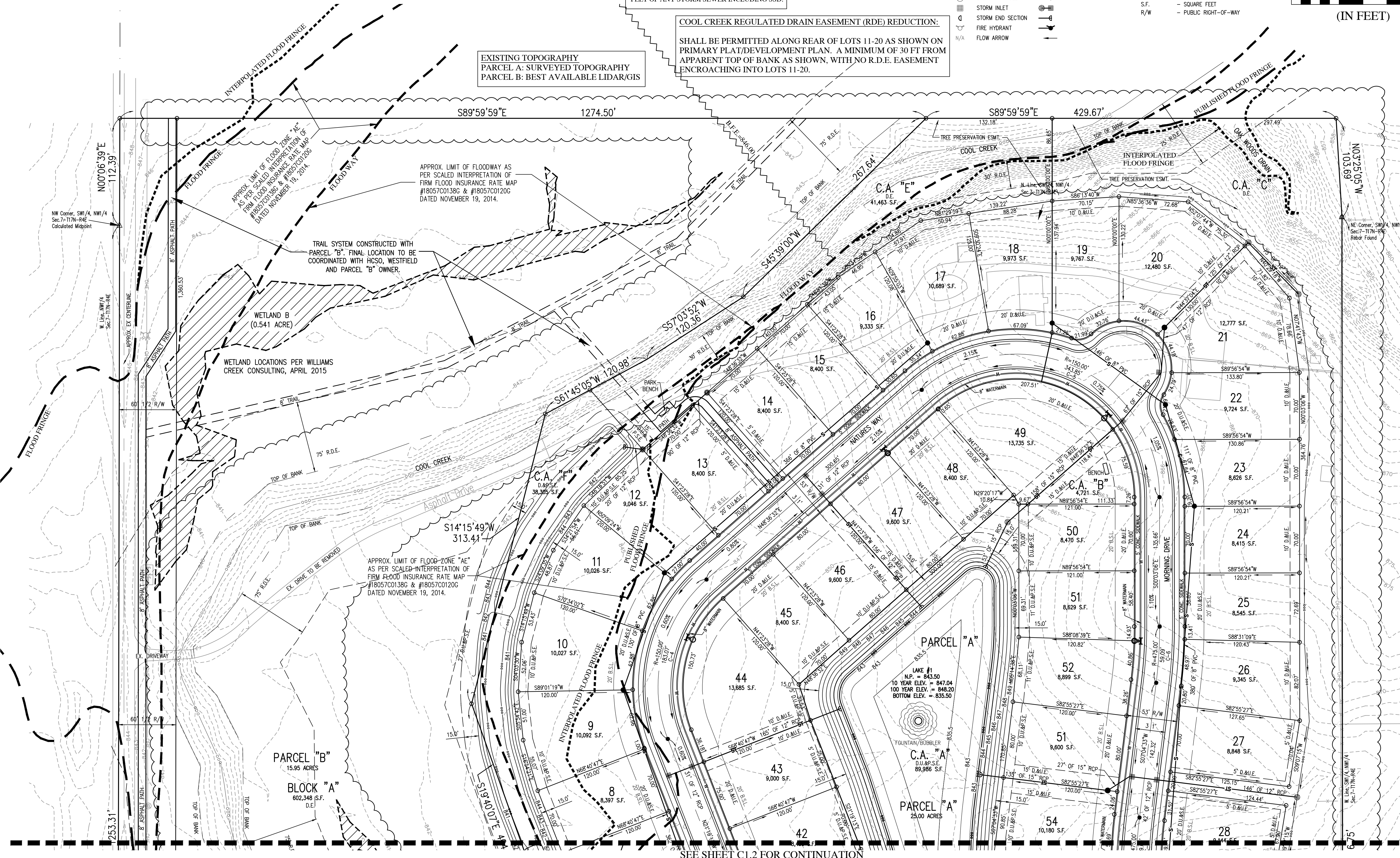
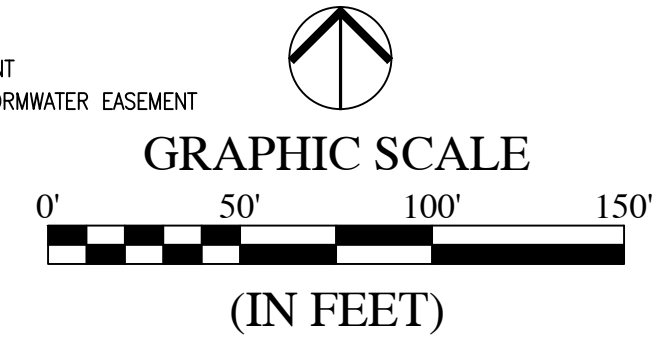
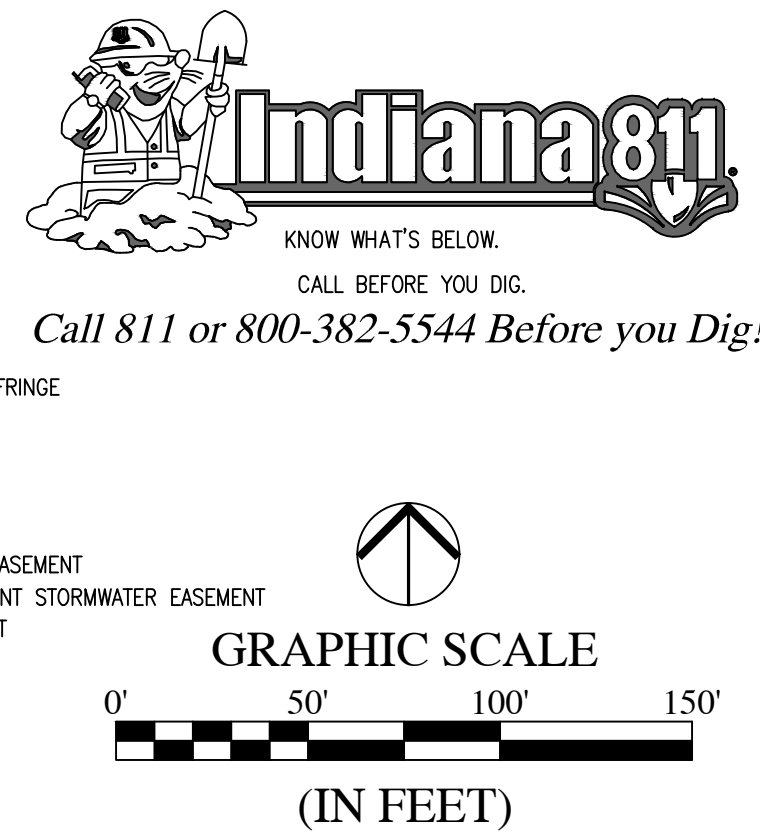
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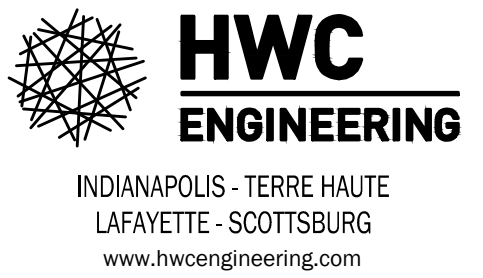
COOL CREEK REGULATED DRAIN EASEMENT (RDE) REDUCTION:
SHALL BE PERMITTED ALONG REAR OF LOTS 11-20 AS SHOWN ON PRIMARY PLAT/DEVELOPMENT PLAN. A MINIMUM OF 30 FT FROM APPARENT TOP OF BANK AS SHOWN, WITH NO R.D.E. EASEMENT ENCROACHING INTO LOTS 11-20.

LEGEND:

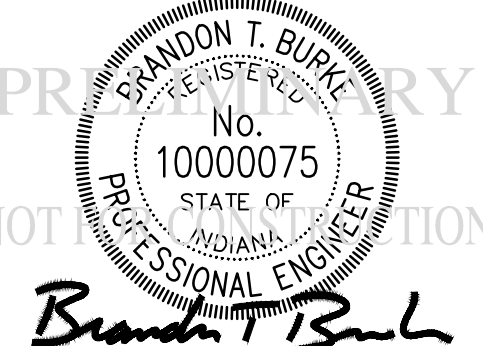
EXISTING	PROPOSED
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
CENTERLINE	CENTERLINE
SWALE / FLOWLINE	SWALE / FLOWLINE
SUBSURFACE DRAIN	SUBSURFACE DRAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
STORM CULVERT	STORM CULVERT
WATER MAIN	WATER MAIN
CONTOUR, MAJOR	CONTOUR, MAJOR
CONTOUR, MINOR	CONTOUR, MINOR
FENCE	FENCE
TREE LINE	TREE LINE
SANITARY MANHOLE	SANITARY MANHOLE
STORM MANHOLE	STORM MANHOLE
STORM INLET	STORM INLET
STORM END SECTION	STORM END SECTION
FIRE HYDRANT	FIRE HYDRANT
FLOW ARROW	FLOW ARROW



REVISIONS		
DATE	DESCRIPTION	BY
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7/10/15	REVISED PER TAC COMMENTS	DC/BB



LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN



DRAWN BY DC	CHECKED BY BB
DATE MAY 29, 2015	SCALE AS SHOWN
SHEET	JOB NUMBER 2015-071

C1.3
OVERALL PRIMARY
PLAT PLAN

EXHIBIT B
CONCEPT PLAN



South Union Street

161st Street

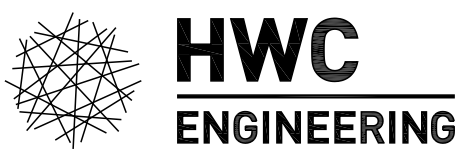
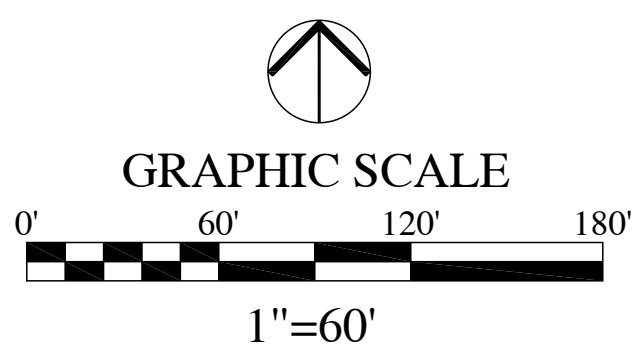
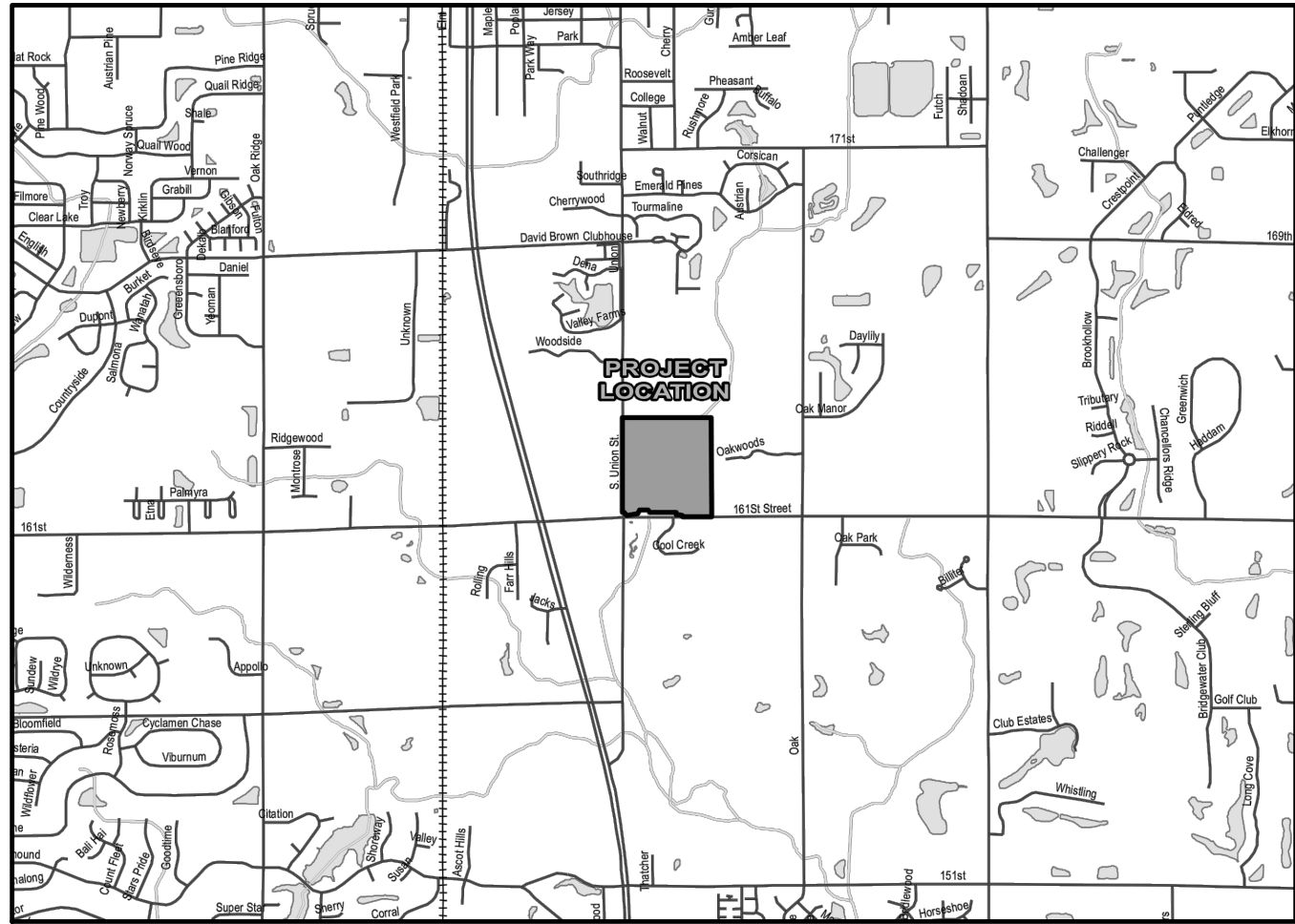


EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
JUNE 2, 2015

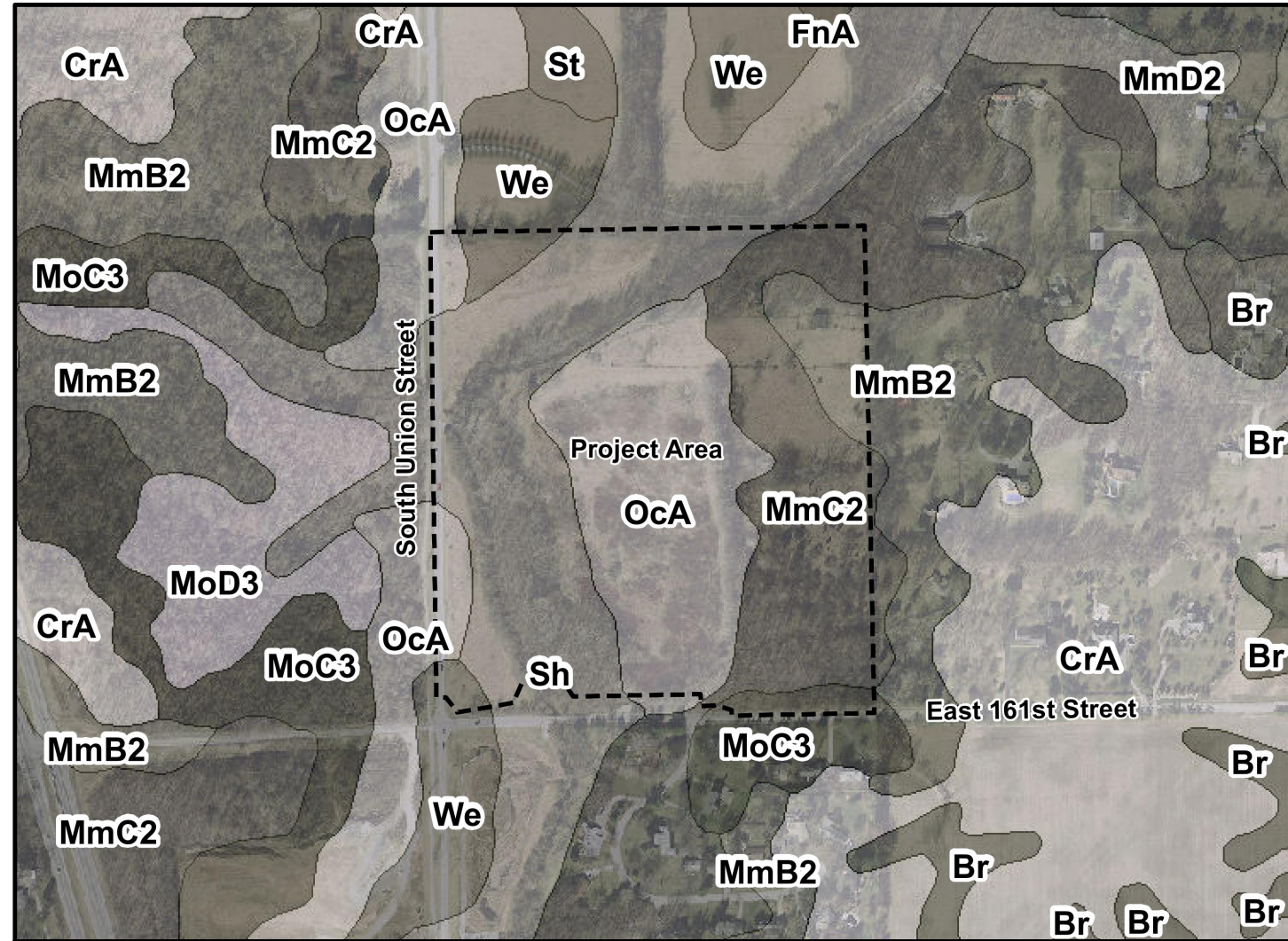
LANTERN PARK DEVELOPMENT PLAN

Site Solutions Property Group, LLC

CONTACT: CHRISTOPHER R. WHITE
15658 BRIDGEWATER CLUB BLVD
CARMEL, INDIANA 46033
(317) 523-6116



LOCATION MAP
SCALE 1" = 1/2 MILE



SOILS MAP
NOT TO SCALE

SOILS LEGEND

OcA Ockley silt loam, 0 to 2 percent slopes
Sh Shoals silt loam
MmC2 Miami silt loam, 6 to 12 percent slopes, eroded
MmB2 Miami silt loam, 2 to 6 percent slopes, eroded
MoC3 Miami clay loam, 6 to 12 percent slopes, severely eroded
We Westland silty clay loam

Legal Description
Lantern Park - Primary Plat and Overall Development Plan
(Corporate Warranty Deed, Inst. #9709739582)
Legal Description from ALTA/ACSM Land Title Survey, Prepared By: Sea Group Land Surveyors

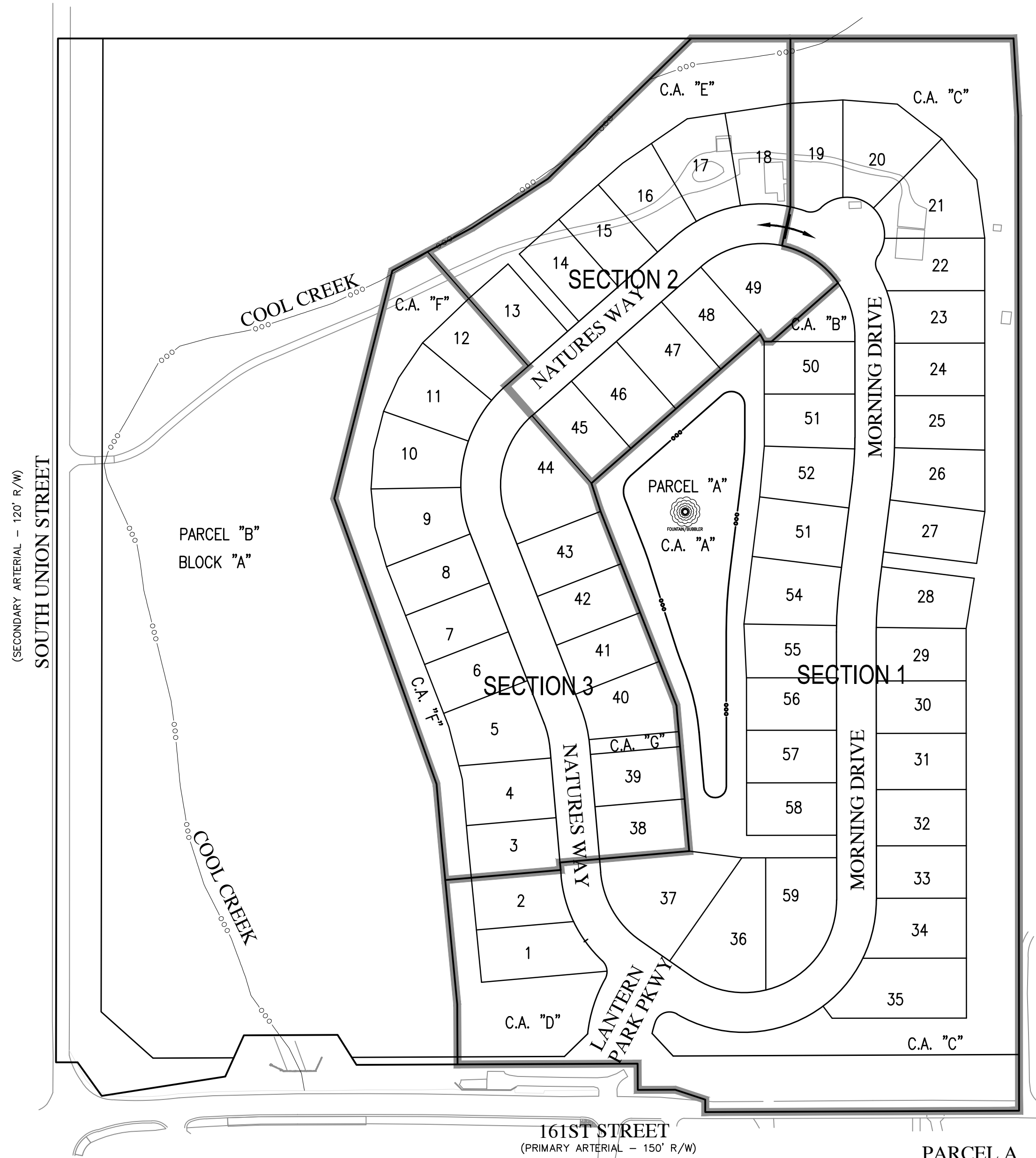
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TOTAL ACREAGE = 40.95 ACRES
PARCEL A = 25.00 ACRES
PARCEL B = 15.95 ACRES

PARCEL A - DEVELOPMENT STANDARDS
LANTERN PARK PUD DISTRICT ORDINANCE NO. 15-11
LOTS: 59

MIN. LOT AREA	7,200 SF
MIN. LOT WIDTH	60'
MIN. FRONT SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. REAR SETBACK	20'
MIN. LIVING AREA	
ONE STORY	2,000 SF
STORY & ONE HALF	2,300 SF
MAX. BUILDING HEIGHT	STORY & ONE HALF (1.5)
DENSITY MAXIMUM	60 LOTS



OVERALL SITE MAP & PHASING PLAN
SCALE: 1" = 120'

PHASING PLAN IS CONCEPTUAL;
PHASING LINES AND NAMES MAY CHANGE,
BASED ON FUTURE MARKETING CONDITIONS.

**PARCEL A
PHASING LOT SCHEDULE**

SECTION 1:	31 LOTS
SECTION 2:	11 LOTS
SECTION 3:	17 LOTS
TOTAL:	59 LOTS

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-1.3	OVERALL DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
L1.0-L1.3	LANDSCAPE PLANS

PREPARED BY:
HWC ENGINEERING
151 N. DELAWARE ST., SUITE 800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
P: (800) 521-2232
VINCENT.LITERAL@DUKE-ENERGY.COM

CITIZENS WATER (SEWER)
HARRY NIKIDES
2728 EAST 171ST STREET
WESTFIELD, INDIANA 46074
P: (317) 927-4338
C: (317) 691-4941
HNKIDES@CITIZENSENERGYGROUP.COM

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

VECTREN (GAS)
CHAD MILLER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 776-5550
CRMILLER@VECTREN.COM

CITIZENS WATER (WATER)
HARRY NIKIDES
2728 EAST 171ST STREET
WESTFIELD, INDIANA 46074
P: (317) 927-4338
C: (317) 691-4941
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FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY
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**HWC
ENGINEERING**
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSDALE
www.hwceengineering.com

LANTERN PARK
CITY OF WESTFIELD, INDIANA

COVER

PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE SIGNATURE OF THE ENGINEER

BRANDON T. BURKE

DRAWN BY DC	JOB NUMBER 2015-071
CHECKED BY BB	
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C1.0
COVER

© 2015

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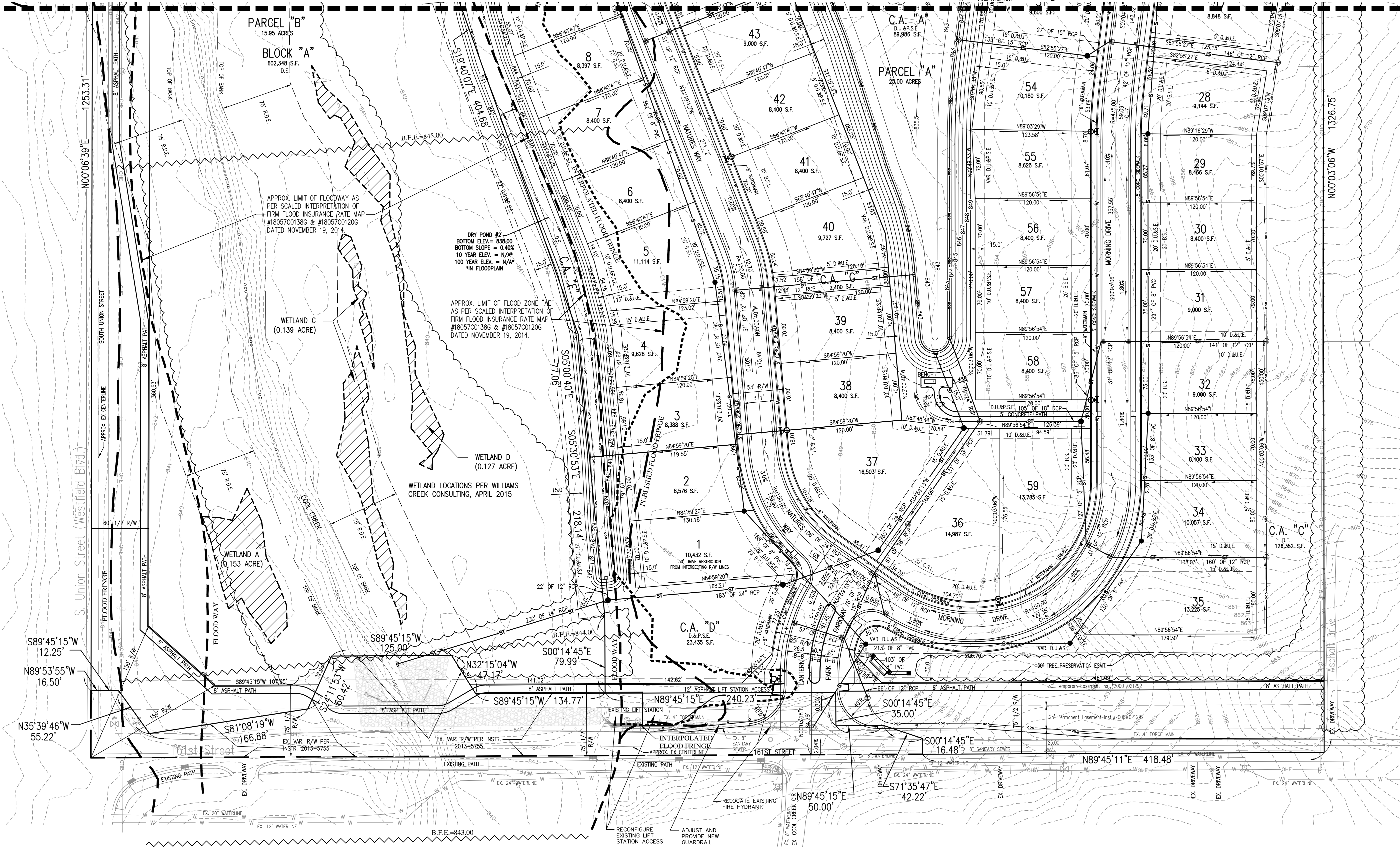
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www.hwcengineering.com

LANTERN PARK CITY OF WESTFIELD, INDIANA OVERALL DEVELOPMENT PLAN

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

DRAWN BY DC	JOB NUMBER 2015-071
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DATE MAY 29, 2015	
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SHEET	

C1.2 OVERALL DEVELOPMENT PLAN

Curve Table				
Curve #	Length	Radius	Tangent	Chord Bearing
C-1	91.45'	150.00'	47.20'	S17°31'16"W 34°55'55"
C-2	130.90'	150.00'	69.95'	S30°00'44"E 50°00'06"
C-3	42.70'	150.00'	21.49'	N13°09'57"W 16°18'33"
C-4	183.07'	150.00'	104.89'	S13°38'39"W 69°55'45"
C-5	343.85'	150.00'	331.75'	N65°43'17"W 131°20'22"
C-6	59.09'	475.00'	29.58'	N03°30'43"E 7°07'39"
C-7	59.09'	475.00'	29.58'	S03°30'43"W 7°07'39"
C-8	327.35'	150.00'	288.39'	N62°28'04"E 125°02'19"

Floodplain Compensatory Storage

Flood Fringe Filled Below BFE --> 700 CYD
Mitigation Ratio --> 3:1
Required Compensatory Storage --> 2100 CYD
Provided Compensatory Storage --> 4020 CYD

* No Fill Within Floodway

Per Concept, Floodplain Approvals Anticipated
- Hamilton County Surveyors Office
- City of Westfield
- DNR Construction in Floodway
- FEMA LOMR-F, Lots 1-13

Plan illustrates the Effective (Published) FEMA Floodplain as well as the "interpolated" Flood Fringe based on actual existing elevations determined by topographic survey. The Compensatory calculations are based on the "interpolated" Fringe delineation.

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

Lantern Park PUD: Ordinance 15-11

Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.

LEGEND:

EXISTING

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SWALE / FLOWLINE
SUBSURFACE DRAIN
SANITARY SEWER
STORM SEWER
STORM CULVERT
WATER MAIN
STORM, MAJOR
CONTOUR, MINOR
FENCE
TREE LINE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
STORM END SECTION
FIRE HYDRANT
FLOW ARROW

PROPOSED

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SWALE / FLOWLINE
SUBSURFACE DRAIN
SANITARY SEWER
STORM SEWER
STORM CULVERT
WATER MAIN
STORM, MAJOR
CONTOUR, MINOR
FENCE
TREE LINE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
STORM END SECTION
FIRE HYDRANT
FLOW ARROW

BC
CL
FL
NP
PVC
RCP
R/W
C.A.
D.E.
D.U.&S.E.
D.U.&P.S.E.
D.&U.E.
R.D.E.
25
B.S.L.
S.F.
R/W

BACK OF CURB
CENTERLINE
FLOW LINE
NORMAL POOL (ELEVATION)
POLYVINYL CHLORIDE PIPE
REINFORCED CONCRETE PIPE
RIGHT-OF-WAY
INTERPOLATED FLOOD FRINGE
FLOOD FRINGE
FLOOD WAY
COMMON AREA
DRAINAGE EASEMENT
DRAINAGE UTILITY AND SEWER EASEMENT
DRAINAGE UTILITY AND PERMANENT STORMWATER EASEMENT
DRAINAGE AND UTILITY EASEMENT
REGULATED DRAINAGE EASEMENT
LOT NUMBER
BUILDING SETBACK LINE
SQUARE FEET
PUBLIC RIGHT-OF-WAY

GRAPHIC SCALE

0' 50' 100' 150'

(IN FEET)



REVISIONS		
DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB

HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

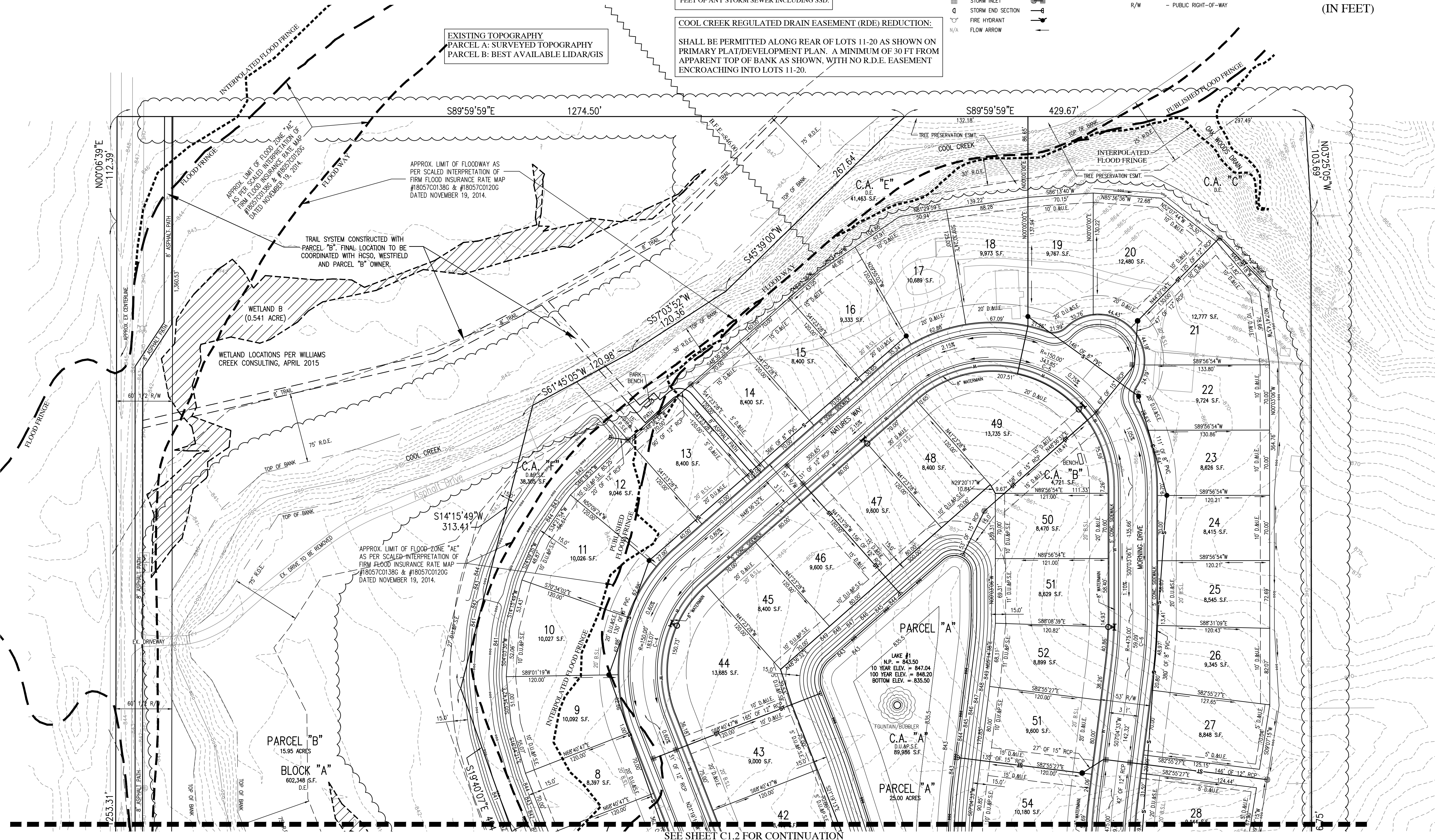
LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

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

Brandon T. Burke

DRAWN BY: DC
CHECKED BY: BB
DATE: MAY 29, 2015
SCALE: AS SHOWN
SHEET: C1.3
OVERALL DEVELOPMENT PLAN

JOB NUMBER: 2015-071



SEE SHEET C1.2 FOR CONTINUATION

COMMON AREA SUMMARY (OPEN SPACE)	
PARCEL "A"	
CA "A" = 89,986 SF	
CA "B" = 4,721 SF	
CA "C" = 126,352 SF	
CA "D" = 23,435 SF	
CA "E" = 41,463 SF	
CA "F" = 38,305 SF	
CA "G" = 2,400 SF	
TOTAL COMMON AREA = 326,662 SF	
TOTAL COMMON AREA = 7.50 ACRES	

OPEN SPACE REQUIRED = 27.0%
OPEN SPACE PROVIDED
OPEN SPACE AREA = 7.50 AC.
TOTAL PARCEL "A" ACREAGE = 25.00 AC. = 30.0%

BLOCK SUMMARY (OPEN SPACE)	
PARCEL "B"	
BLOCK "A" = 602,438 SF	
TOTAL BLOCK AREA = 602,438 SF	
TOTAL BLOCK AREA = 13.83 ACRES	

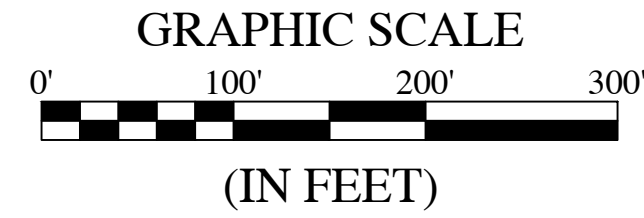
OPEN SPACE PROVIDED
BLOCK AREA = 13.83 AC.
TOTAL PARCEL "B" ACREAGE = 15.95 AC.
86.71% =

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

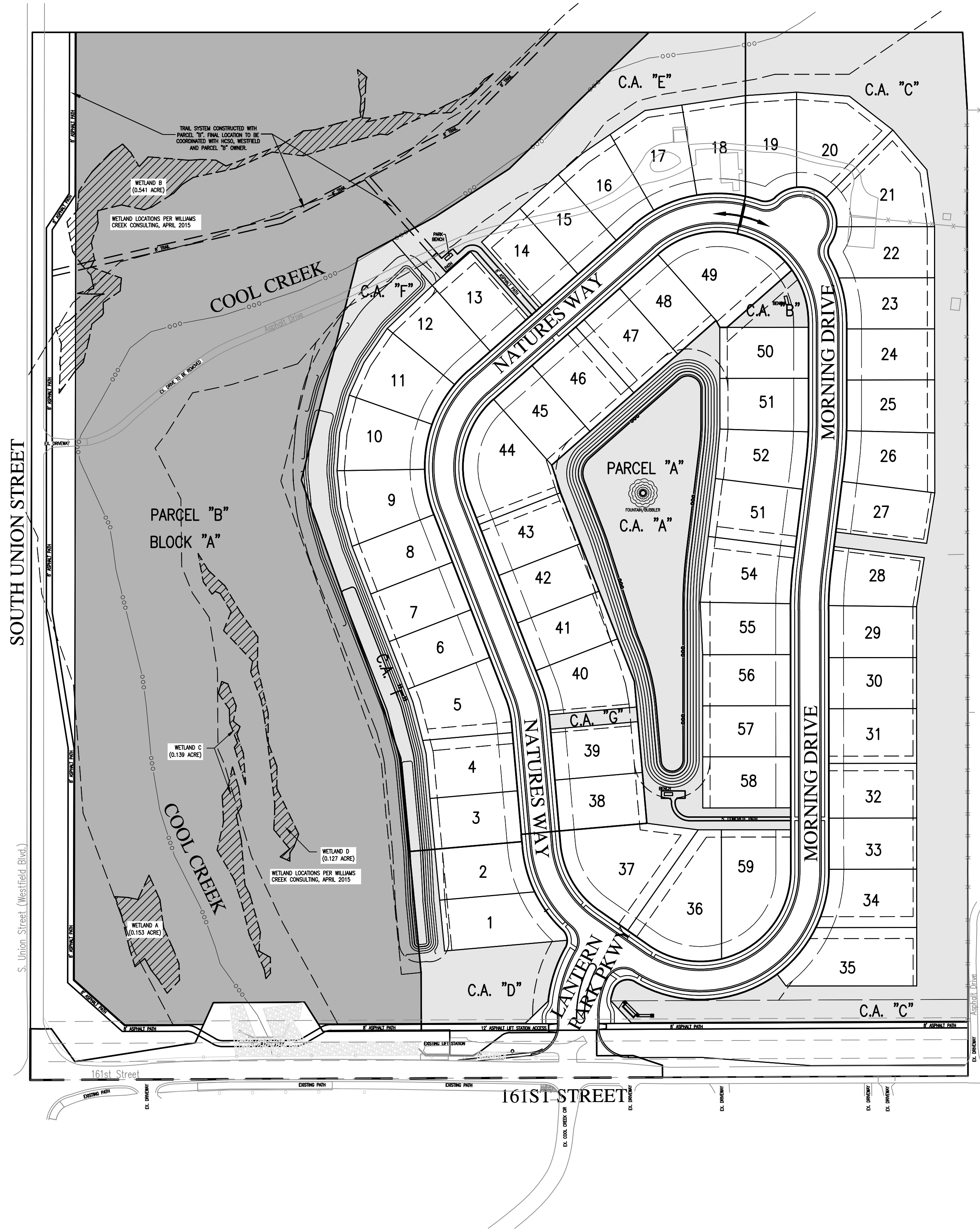


Call 811 or 800-382-5544 Before you Dig!



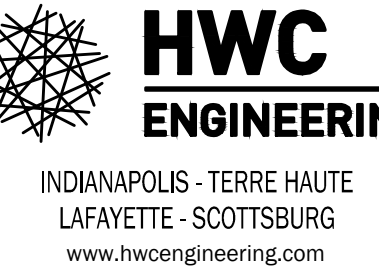
LEGEND:

EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	SETBACK LINE
	FENCE
	TREE LINE
	OPEN SPACE PARCEL "A"
	OPEN SPACE PARCEL "B"

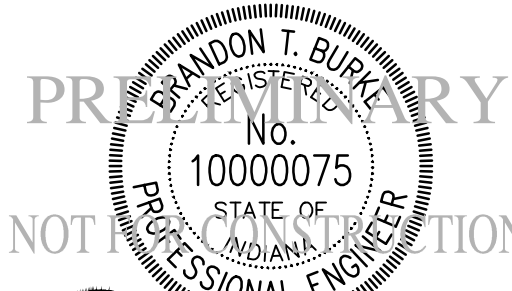


REVISIONS

DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB



LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN



Brandon T. Bury

DRAWN BY DC	JOB NUMBER 2015-071
CHECKED BY BB	
DATE MAY 29, 2015	
SCALE AS SHOWN	
SHEET	

C2.0
OVERALL OPEN
SPACE PLAN

Lantern Park PUD: Ordinance 15-11

Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.

Article 6.8(K) Minimum Lot Landscaping Requirements shall apply, except as modified below:
- No new landscaping shall be required within Parcel B; and
- All Lots shall be landscaped in accordance with the requirements of Single-family Residential (per Lot under 8,000 sq. ft. regardless of the actual size of the Lot).

THE MINIMUM LOT LANDSCAPING REQUIREMENTS, PER SINGLE-FAMILY RESIDENTIAL (PER LOT UNDER 8,000 SQ.FT) TWO (2) SHADE TREES, ONE (1) ORNAMENTAL OR EVERGREEN TREE AND FOUR (4) SHRUBS.

PLANTING SCHEDULE:

SEE SHEET L1.2 FOR COMPLETE LIST OF PLANTING SCHEDULE

LANDSCAPE GENERAL NOTES

SEE SHEET L1.2 FOR COMPLETE LIST OF LANDSCAPE GENERAL NOTES

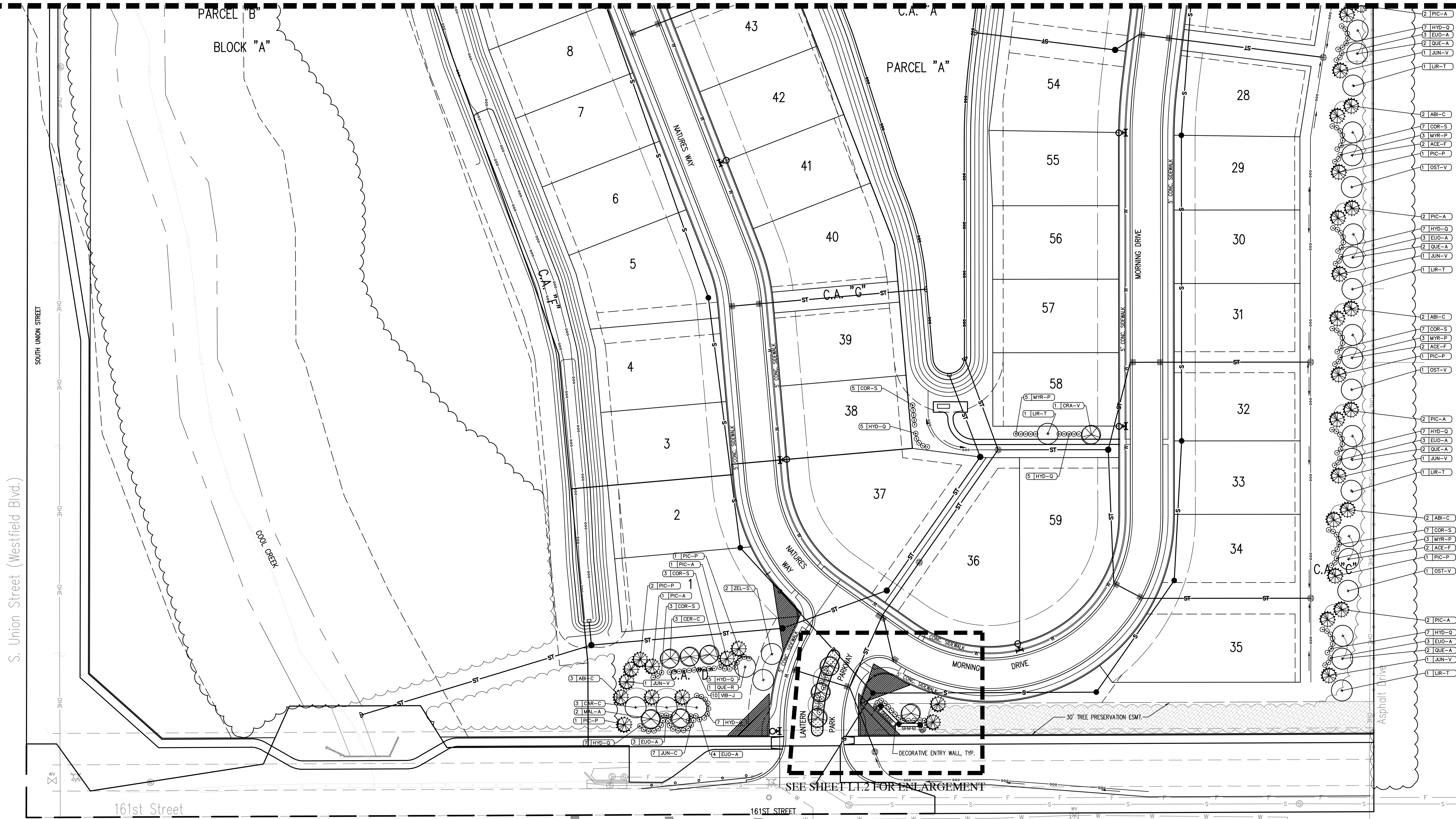
LEGEND:

- QUANTITY KEY
1 XXX
- + LARGE SHADE TREE
EVERGREEN TREE
ORNAMENTAL TREE
SHRUB
ORNAMENTAL GRASS
- SPADE EDGE
40' INTERSECTION SIGHT TRIANGLE
EXISTING WOODED AREA TO BE PRESERVED
PERENNIAL PLANTINGS



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

SEE SHEET L1.1 FOR CONTINUATION



SEE SHEET L1.2 FOR ENLARGEMENT

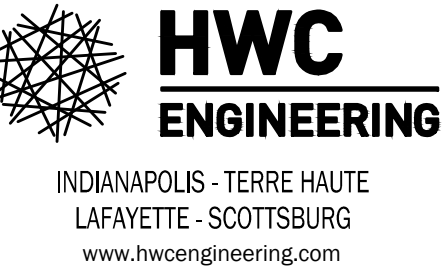
Lantern Park PUD: Ordinance 15-11

Article 6.8(M) External Street Frontage Landscaping Requirements shall apply. In accordance with Article 6.8(E)(6)(b) Preservation and Replacement of Trees; Incentives to Preserve Trees, preserved tree areas a minimum of thirty (30) feet in width along the 161st Street frontage may be credited towards this requirement.

Existing 30' Tree Preservation Area to be Supplemented with Required UDO Plantings.

REVISIONS

DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB



LANTERN PARK
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



BRANDON T. BURCH

DRAWN BY DS	JOB NUMBER 2015-071
CHECKED BY BB	
DATE MAY 29, 2015	
SCALE AS SHOWN	

L1.0
LANDSCAPE
PLAN

Lantern Park PUD: Ordinance 15-11

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THE MINIMUM LOT LANDSCAPING REQUIREMENTS, PER SINGLE-FAMILY RESIDENTIAL (PER LOT UNDER 8,000 SQ.FT) TWO (2) SHADE TREES, ONE (1) ORNAMENTAL OR EVERGREEN TREE AND FOUR (4) SHRUBS.

PLANTING SCHEDULE:

SEE SHEET L1.2 FOR COMPLETE LIST OF PLANTING SCHEDULE

LANDSCAPE GENERAL NOTES

SEE SHEET L1.2 FOR COMPLETE LIST OF LANDSCAPE GENERAL NOTES

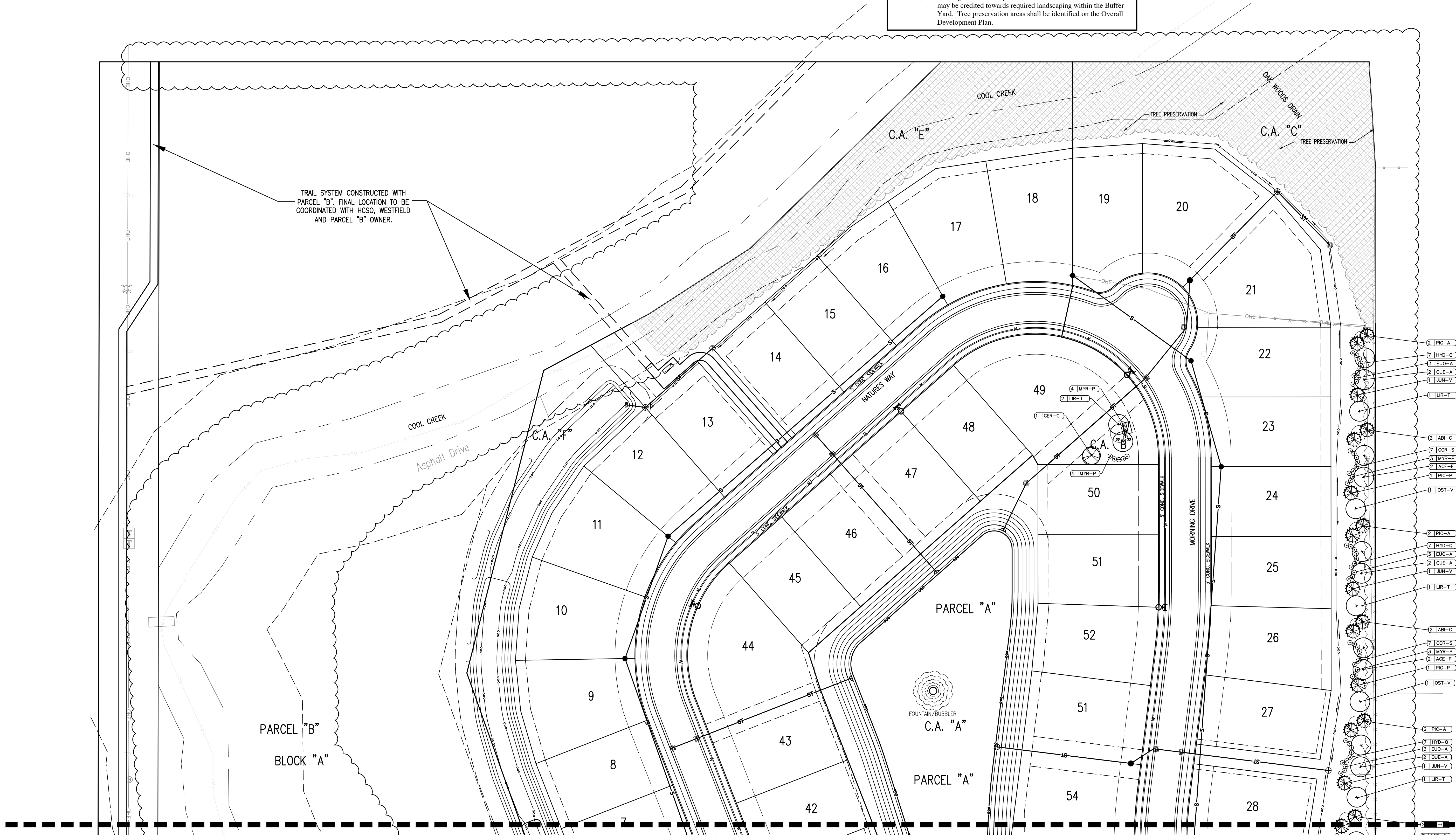
LEGEND:

- QUANTITY KEY
- # XXX
- + LARGE SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUB
- ORNAMENTAL GRASS
- SPADE EDGE
- 40' INTERSECTION SIGHT TRIANGLE
- EXISTING WOODED AREA TO BE PRESERVED
- PERENNIAL PLANTINGS



Lantern Park PUD: Ordinance 15-11

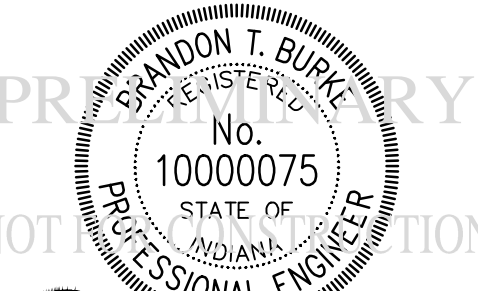
- Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified below:
- Parcel A: Buffer A (small) (as set forth in Article 6.8(N)(4) of the UDO) shall be required around the east and north perimeters of Parcel
 - Existing trees that are preserved in accordance with the UDO may be credited towards required landscaping within the Buffer Yard. Tree preservation areas shall be identified on the Overall Development Plan.



SEE SHEET L1.0 FOR CONTINUATION

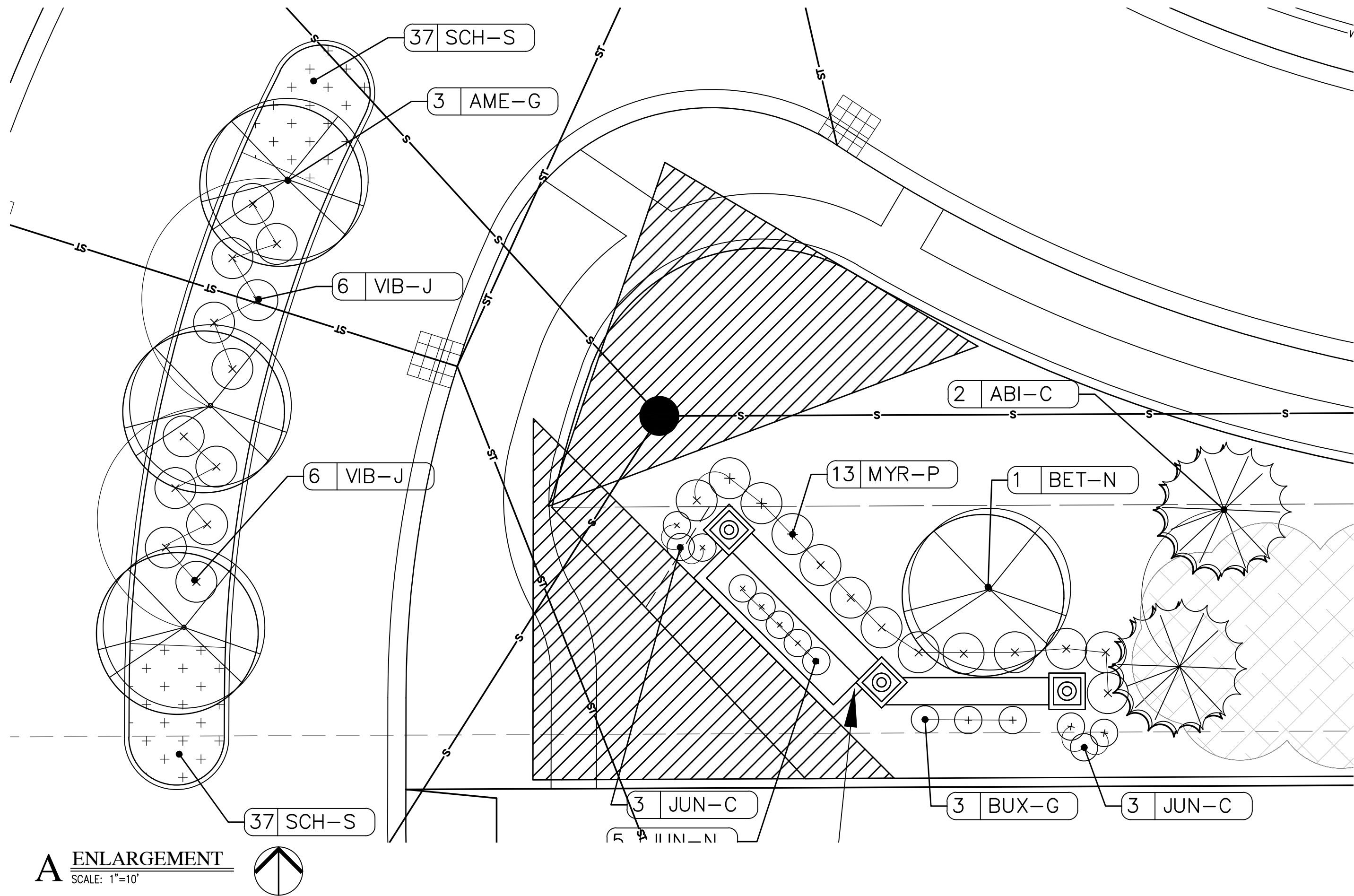
- 2 PIC-A
- 7 HYD-Q
- 3 EUG-A
- 2 QUE-A
- 1 JUN-V
- 1 LUR-T
- 2 TAB-C
- 7 COR-S
- 3 MYR-P
- 2 ACE-F
- 1 PIC-P
- 1 OST-V
- 2 PIC-A
- 7 HYD-Q
- 3 EUG-A
- 2 QUE-A
- 1 JUN-V
- 1 LUR-T
- 2 TAB-C
- 7 COR-S
- 3 MYR-P
- 2 ACE-F
- 1 PIC-P
- 1 OST-V
- 2 PIC-A
- 7 HYD-Q
- 3 EUG-A
- 2 QUE-A
- 1 JUN-V
- 1 LUR-T

LANTERN PARK
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN



DRAWN BY DS	JOB NUMBER 2015-071
CHECKED BY BB	
DATE MAY 29, 2015	
SCALE AS SHOWN	
SHEET	

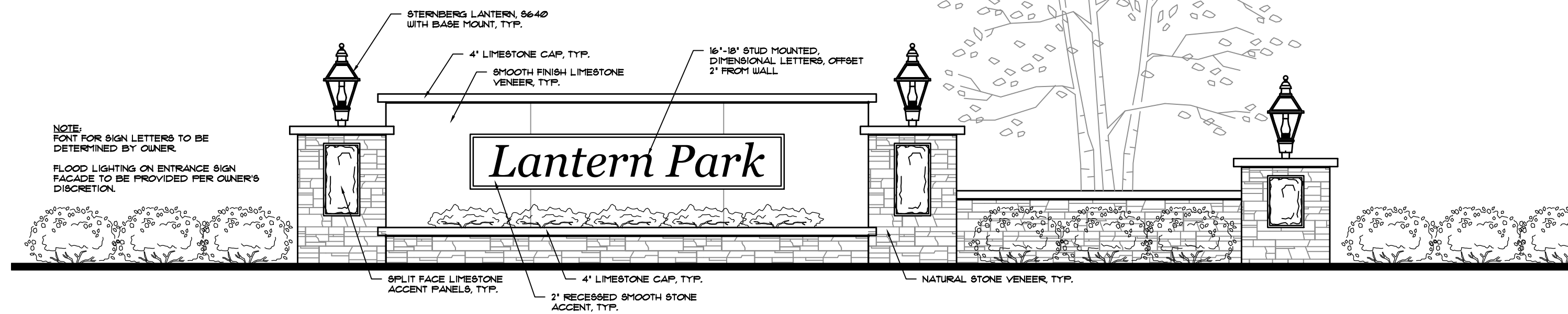
L1.1
LANDSCAPE
PLAN



A ENLARGEMENT
SCALE: 1"=10'

NOTE:
THE DECORATIVE ENTRY WALL IS CONCEPTUAL AT THIS STAGE AND HAS THE POTENTIAL TO BE MODIFIED DURING THE CONSTRUCTION DEVELOPMENT PROCESS.

IN ADDITION, UPON DEVELOPER'S DISCRETION A SECOND MIRRORED ENTRY WALL ON THE WEST SIDE OF THE ENTRANCE MAY BE ADDED DURING THE CONSTRUCTION DEVELOPMENT PROCESS.



B CONCEPTUAL DECORATIVE ENTRY WALL ELEVATION, TYP.
SCALE: 1"=50'

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

LEGEND:

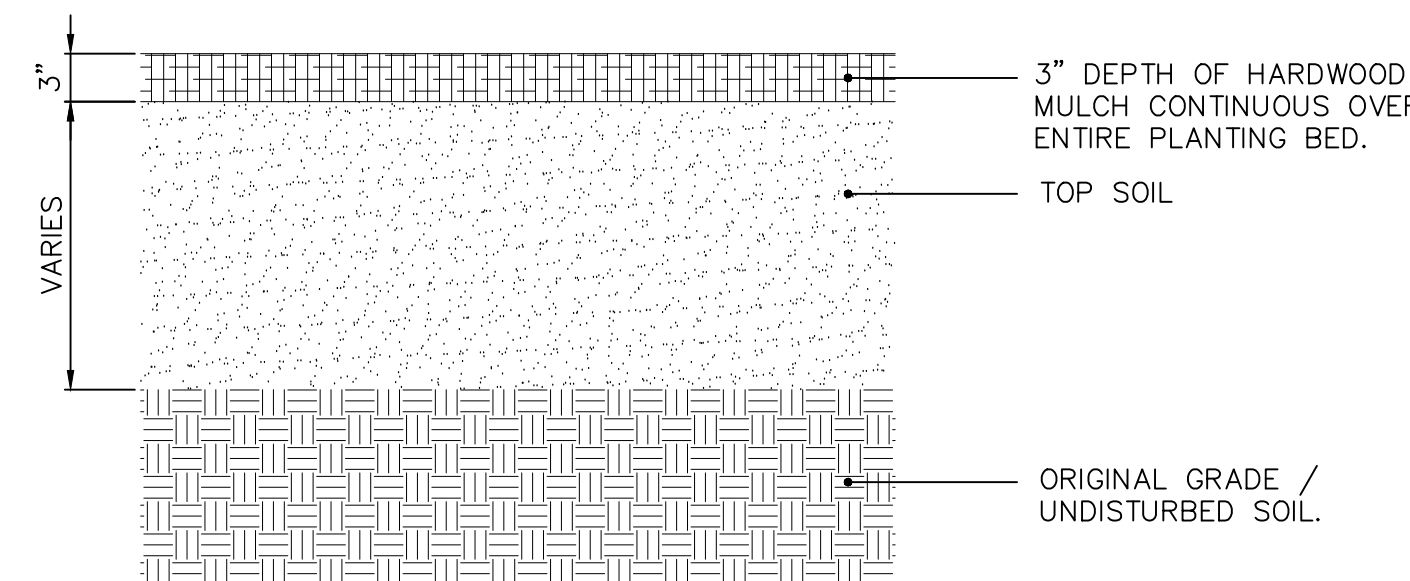
	QUANTITY KEY		SPADE EDGE
	LARGE SHADE TREE		40' INTERSECTION SIGHT TRIANGLE
	EVERGREEN TREE		EXISTING WOODED AREA UNDISTURBED
	ORNAMENTAL TREE		PERENNIAL PLANTINGS
	SHRUB		
	ORNAMENTAL GRASS		

MASTER PLANTING SCHEDULE:

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	HGT.	ROOT	SPACING	REMARKS
PLANT, LARGE DECIDUOUS TREE,								
10	ACE-F	ACER X FREEMANI	FREEMAN MAPLE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
1	BET-N	BETULA NIGRA 'CULLY' HERITAGE	HERITAGE BIRCH	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
3	CAR-C	CARPINUS CAROLINIANA	AMERICAN HORMBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
9	LIR-T	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
0	SAL-A	SAUX ALBA	WEeping WILLOW	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
5	OST-V	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
12	QUE-A	QUERCUS ALBA	WHITE OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
1	QUE-R	QUERCUS RUBRA	RED OAK	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
2	ZEL-S	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2" CAL.	8-10'	B&B	SEE PLAN	CENTRAL LEADER, DENSE BRANCHING, SPECIMEN
43	TOTAL							
PLANT, CONIFEROUS EVERGREEN, CONE, BROAD UPRIGHT								
15	ABI-C	ABIES CONCOLOR	WHITE FIR	N/A	8-9'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
14	PICA	PICEA ABIES	NORWAY SPRUCE	N/A	8-9'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
7	JUN-V	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	N/A	7-8'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
9	PICO-P	PICEA PUNGENS	COLORADO BLUE SPRUCE	N/A	6-7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, STAGGERED HEIGHTS
45	TOTAL							
ORNAMENTAL DECIDUOUS TREE								
3	AME-G	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	N/A	7-8'	B&B	SEE PLAN	MULTI-TRUNK, MIN. 3 CANES, TREE FORM
4	CER-C	CERCIS CANADENSIS	EASTERN REDBUD	1" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
1	CRAY	CRATAEGUS VIRIDIS	WINTER KING HAWTHORN	1" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
2	MALA	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	1.5" CAL.	7-8'	B&B	SEE PLAN	TREE FORM
10	TOTAL							
PLANT, CONIFEROUS EVERGREEN SHRUB								
13	JUN-C	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3 GAL.	24"	CAN	SEE PLAN	FULL IN POT, MINT GREEN FOLIAGE
5	JUN-N	JUNIPERUS PROCUMBENS 'NANA'	DWARF JAPANESE GARDEN JUNIPER	3 GAL.	15"	CAN	SEE PLAN	FULL IN POT, BLUE-GREEN FOLIAGE
3	BUX-G	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	3 GAL.	24"	CAN	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
21	TOTAL							
PLANT, DECIDUOUS SHRUB								
46	COR-S	CORNUS SERICEA BAILEY	RED TWIG DOGWOOD	N/A	2'	B&B	SEE PLAN	FULL IN POT
42	MYR-P	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	N/A	2'	B&B	SEE PLAN	FULL IN POT
71	HYD-G	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	N/A	2'	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
22	VIB-J	VIBURNUM X JUDDII	JUDO'S VIBURNUM	N/A	2'	B&B	SEE PLAN	FULL IN POT, DARK GREEN FOLIAGE
25	EUOA	EUONYMUS ALATUS	BURNING BUSH	N/A	2'	B&B	SEE PLAN	FULL IN POT
206	TOTAL							
PLANT, ORNAMENTAL GRASS								
74	SCH-S	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL.	12"	CAN	24" O.C.	FULL IN POT
74	TOTAL							

LANDSCAPE GENERAL NOTES:

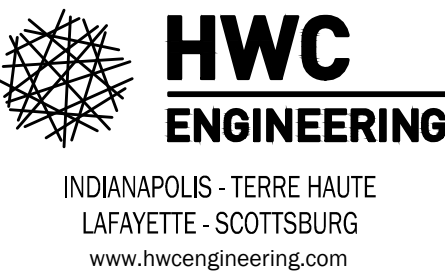
- ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR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



TOP SOIL REQUIREMENTS
NOT TO SCALE



REVISIONS		
DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB

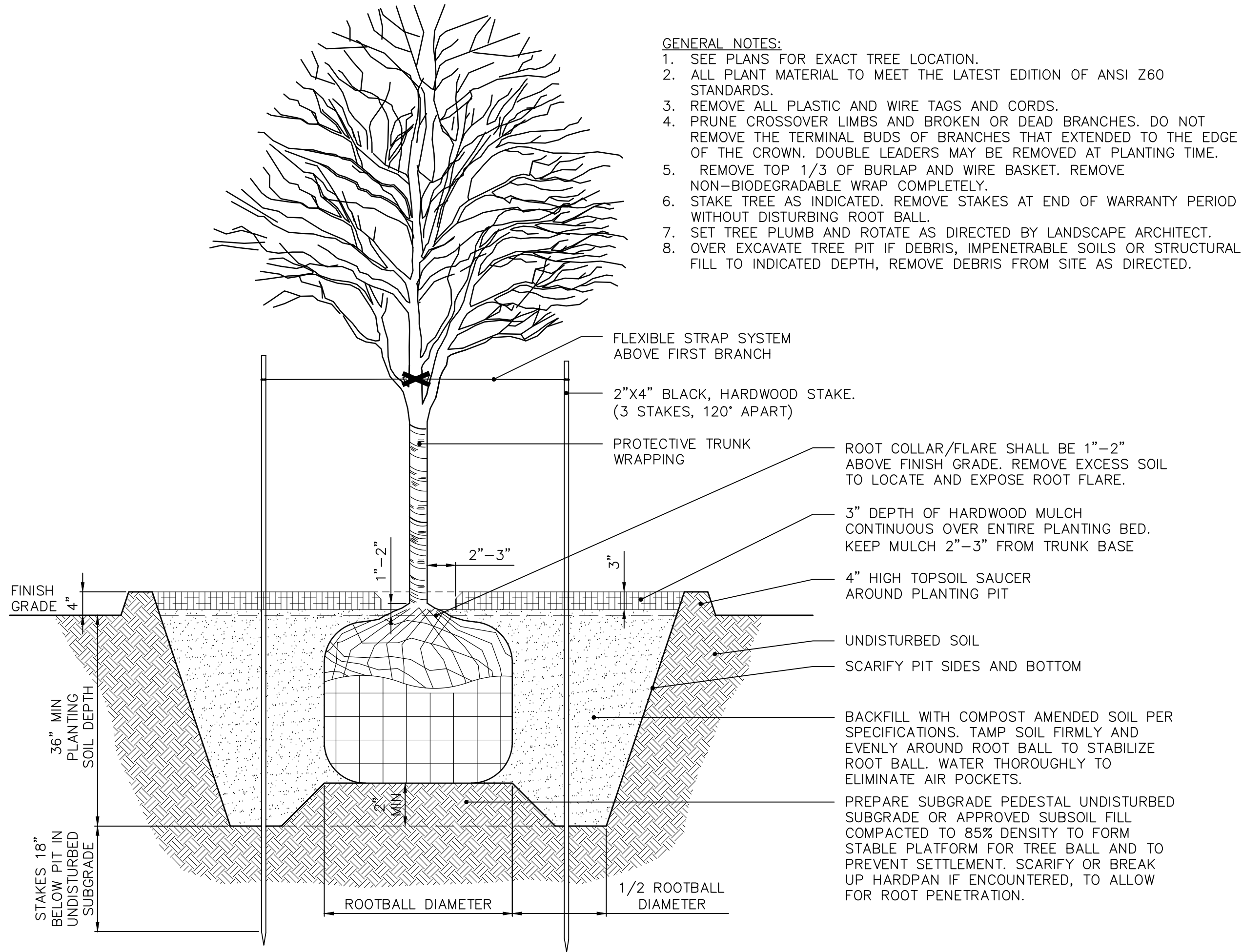


LANTERN PARK
CITY OF WESTFIELD, INDIANA
LANDSCAPE PLAN & SCHEDULE

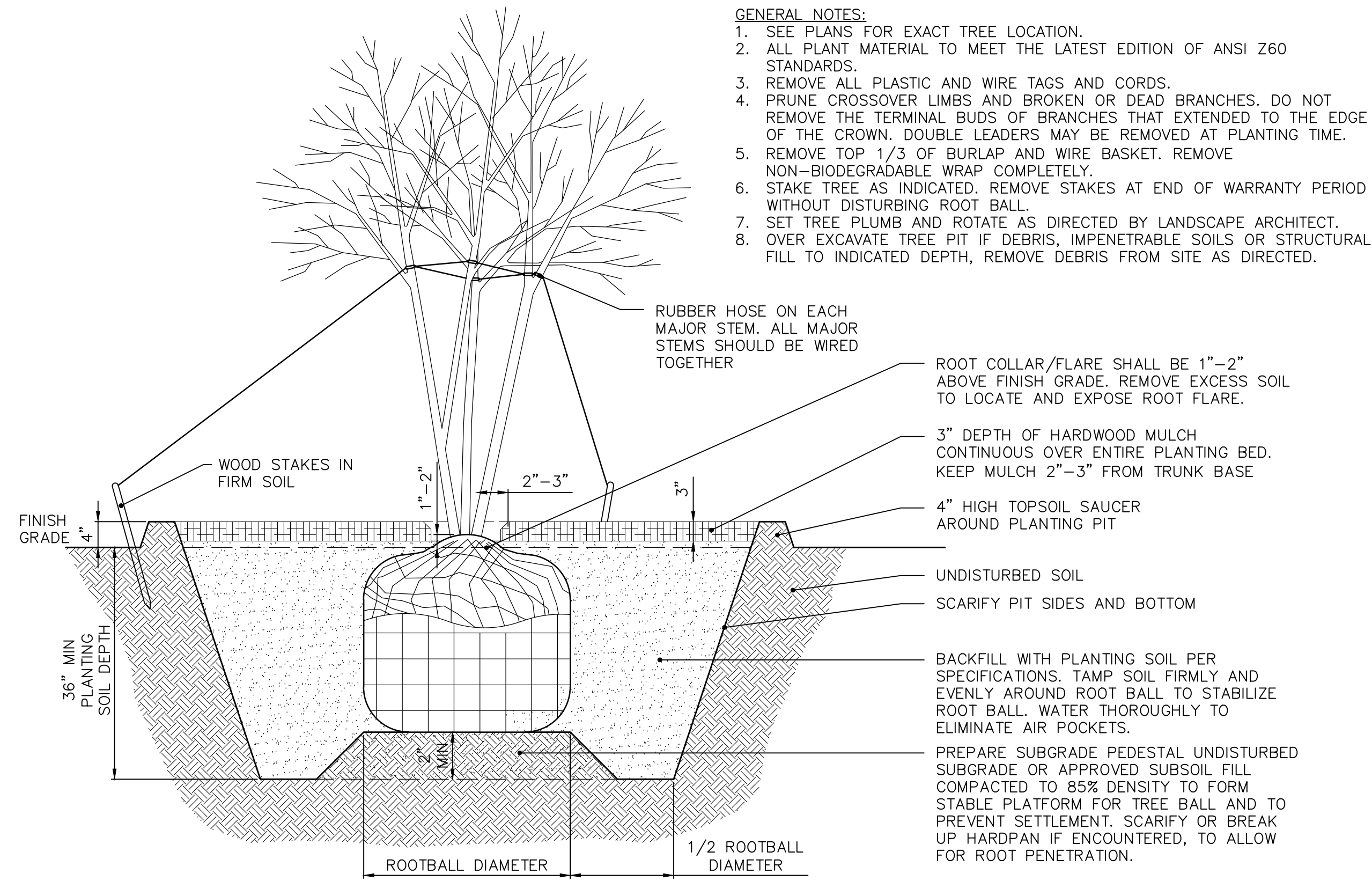
PROFESSIONAL ENGINEER
BRANDON T. BURKE
No. 10000075
STATE OF INDIANA
NOT A PROFESSIONAL ENGINEER
DRAWN BY DS
CHECKED BY BB
DATE MAY 29, 2015
SCALE AS SHOWN
SHEET
JOB NUMBER 2015-071

L1.2
LANDSCAPE PLAN
& SCHEDULE

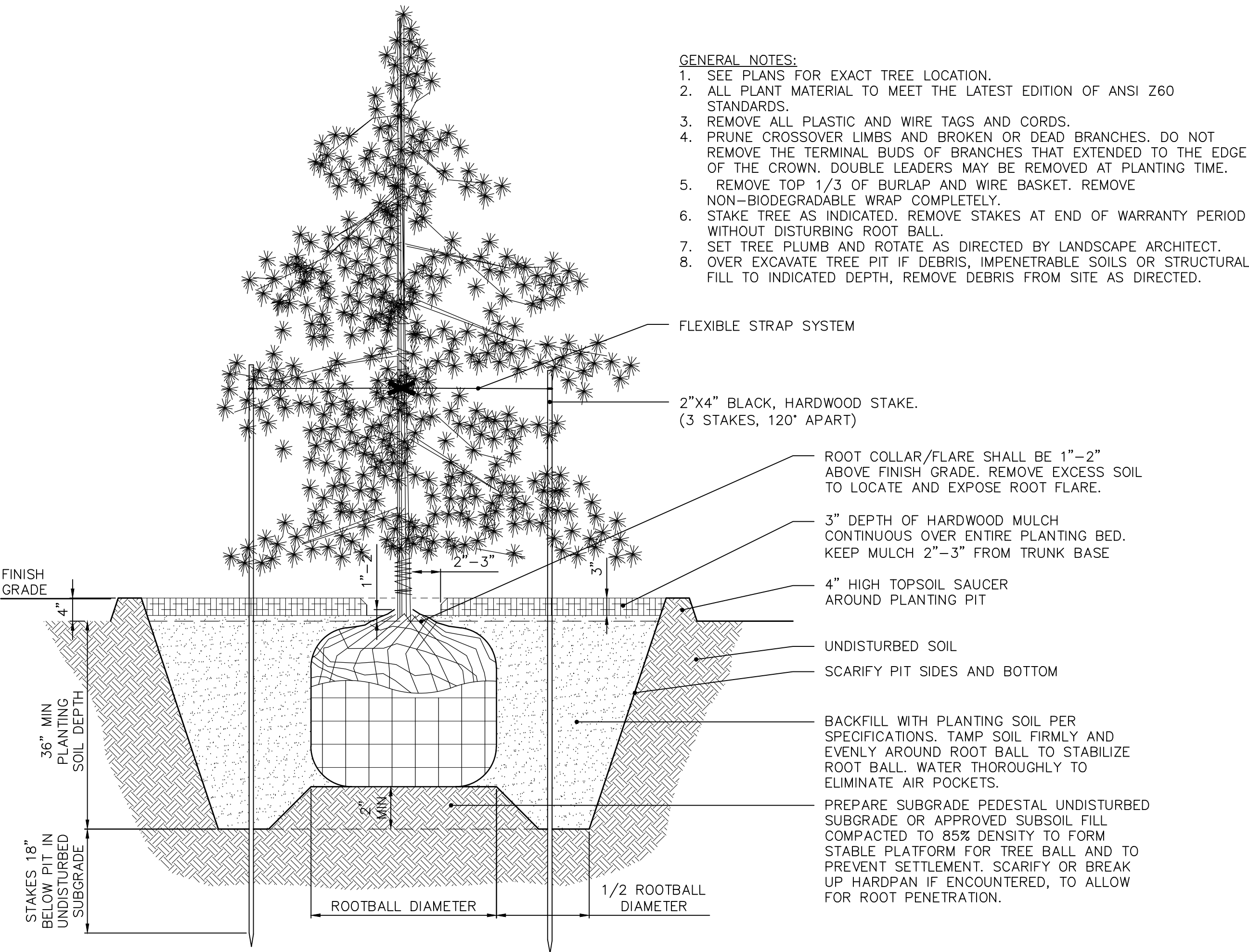
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Plot Date: Jul 10, 2015
Plot Time: 2:29pm
By: dchesterfield



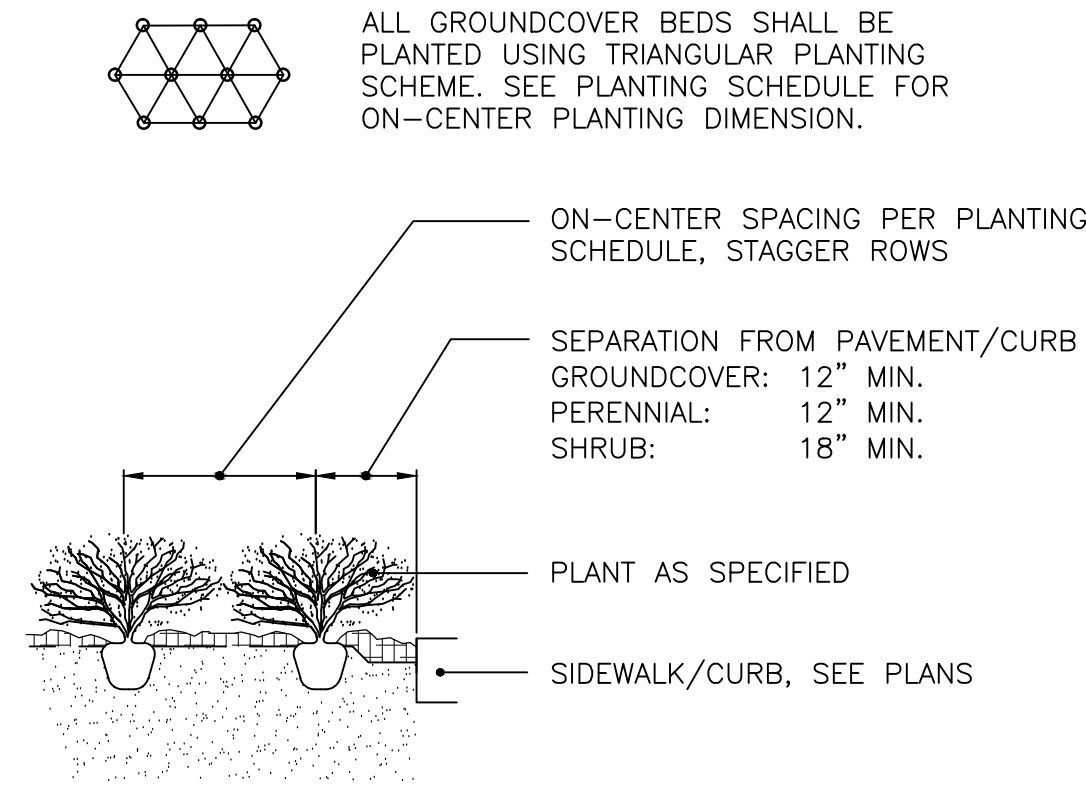
1 SINGLE STEM TREE PLANTING
NOT TO SCALE



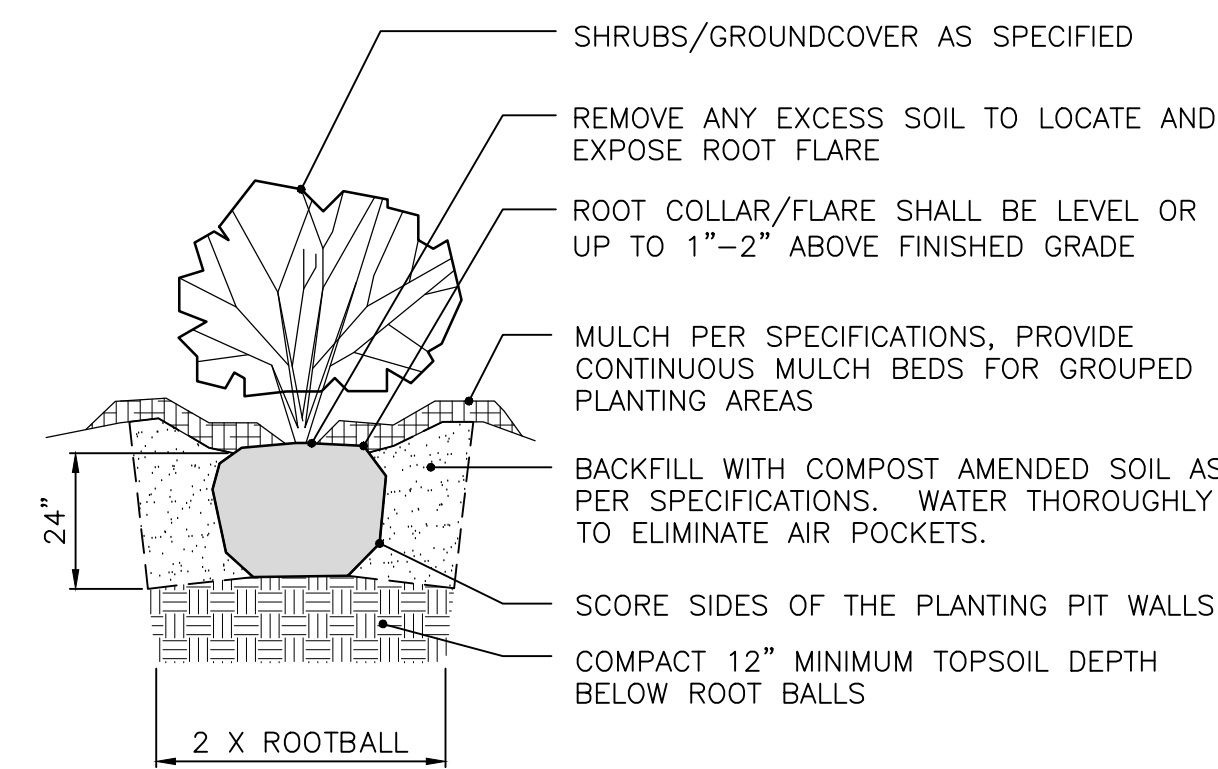
3 MULTI-STEM TREE PLANTING
NOT TO SCALE



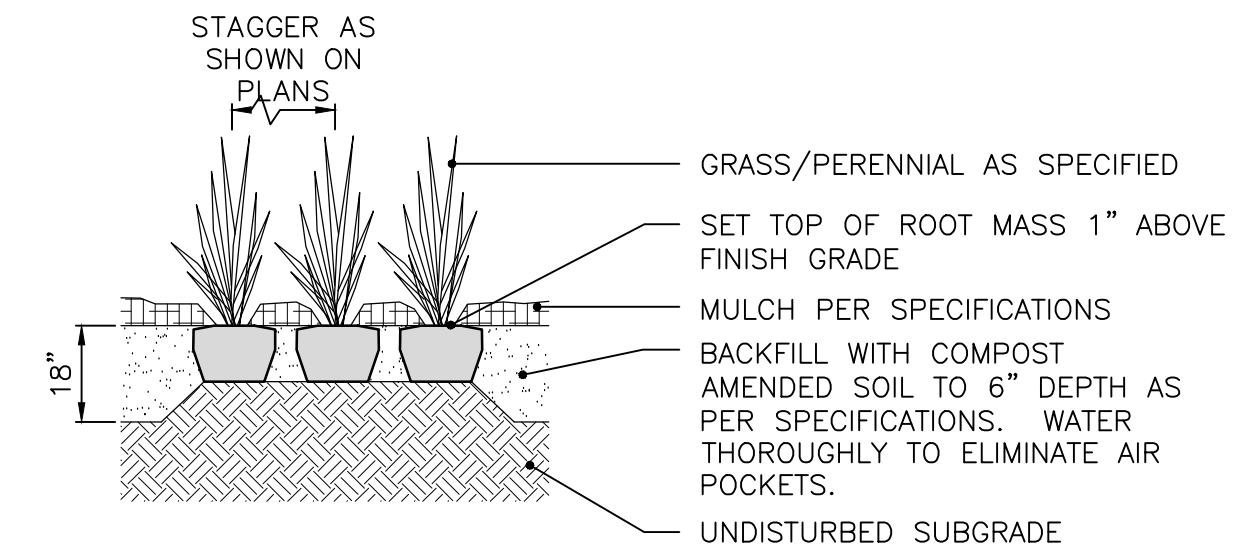
2 EVERGREEN TREE PLANTING
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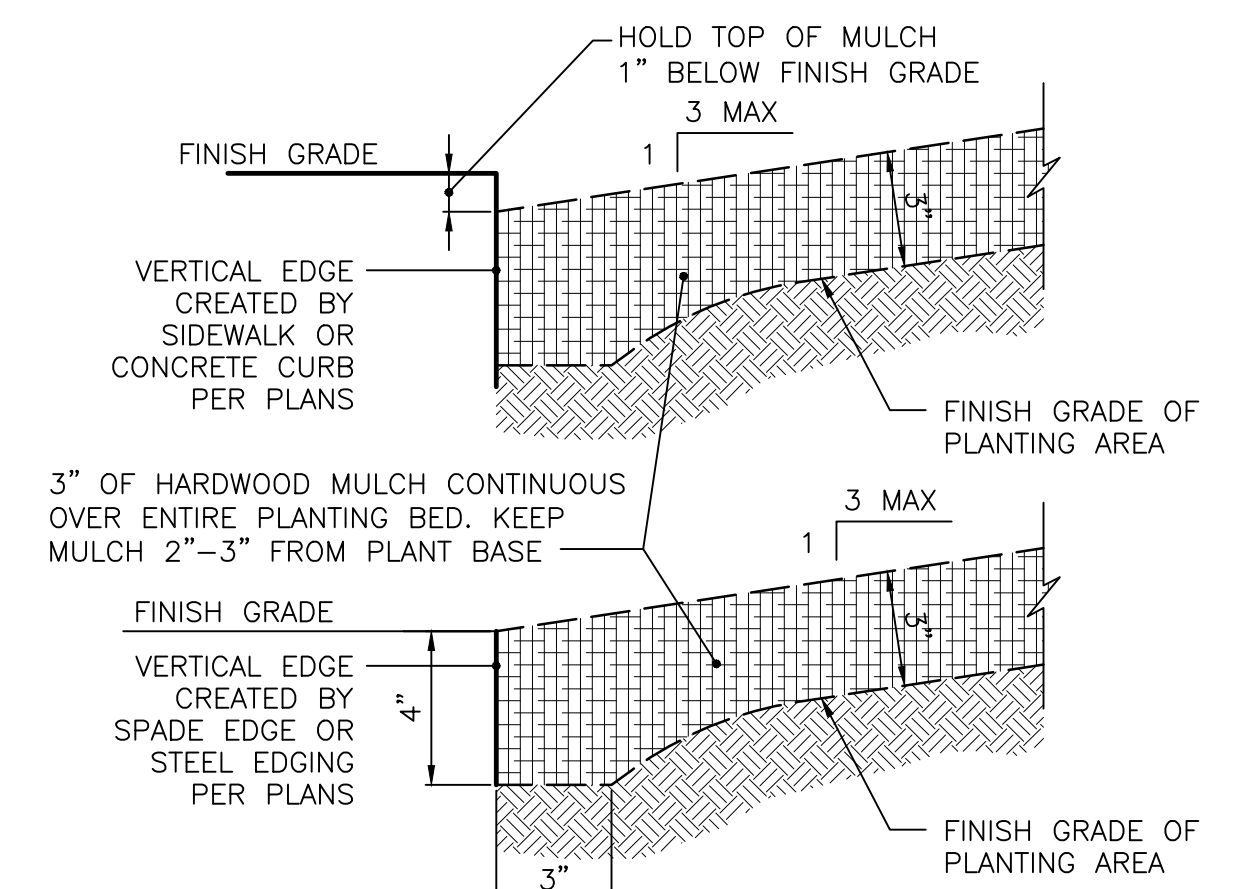
4 PLANT SPACING
NOT TO SCALE



5 SHRUBS AND GROUNDCOVER
NOT TO SCALE



6 PERENNIALS AND GRASSES
NOT TO SCALE



7 PLANTING BED PERIMETER
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
6/30/15	REVISED PER TAC COMMENTS	BB
7/10/15	REVISED PER TAC COMMENTS	DC/BB

HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - SCOTTSBURG
www.hwcengineering.com

LANTERN PARK CITY OF WESTFIELD, INDIANA LANDSCAPE DETAILS

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

DRAWN BY DS	CHECKED BY BB	DATE MAY 29, 2015	SCALE AS SHOWN	JOB NUMBER 2015-071
SHEET				

L1.3 LANDSCAPE DETAILS

ORDINANCE 15-11

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "LANTERN PARK PUD DISTRICT") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-07**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1505-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (6-0) 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 June __, 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 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 designate the Real Estate as a Planned Unit Development District to be known as the "**Lantern Park PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by : (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development

Ordinance as of the date of approval, 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.

- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance. Lot ("Lot") number references of this Ordinance shall hereafter refer to the lot numbers as specified for reference purposes only on the Concept Plan.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 **Different Color Package:** For the purposes of **Exhibit D**, shall be a home which has both: a different primary siding color; and has a different color of at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
- 2.2 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.3 **Trail:** Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SF4: Single-Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.**

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 shall be permitted.

- 5.2 District Areas: The Real Estate shall be divided into two (2) areas, identified on the Concept Plan as “Parcel A” and “Parcel B”. The development of the two areas may be phased. Parcel B consists of approximately sixteen (16) acres of floodplain and shall be developed for green space uses. No homes shall be built on Parcel B. Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners' association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses.
- 5.3 Maximum Density: The maximum number of Dwelling Units in the District shall be sixty (60) so long as the overall aesthetics of the District do not substantially change as set forth herein.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Minimum Building Lines:
- A. Side Yard: 5 feet
 - B. Front Yard: 20 feet
 - C. Rear Yard: 20 feet
- 6.2 Minimum Lot Width: 60 feet
- 6.3 Minimum Lot Size: 7,200 square feet
- 6.4 Maximum Building Height: Story and one-half (1.5)
- 6.5 Minimum Living Area:
- A. One Story: 2,000 square feet
 - B. Story and one-half: 2,300 square feet

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
- A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as 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, as an average, 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. It is not

the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. There shall be a minimum of four (4) floor plans offered within the District with each floor plan having a minimum of three (3) elevations offered. 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.

B. Article 6.3(C)(1) Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots shall apply; except as modified below:

- i. Lots 1 through 17 shall not be considered Perimeter Lots in relationship to Union Street and the south Lot Line of Lot 1 and Lot 35 shall be considered side Building Facades oriented towards 161st Street.
- ii. Article 6.3(C)(1)(b)(ii) Perimeter Lots; Rear/Side Building Façade Enhancements; Qualifying Characteristics shall be expanded to include the following: Lots where entrance wall features or privacy fence/landscape features (providing a minimum of six (6) foot visual obstruction) associated with the subdivision's entrance wall extend along at least fifty (50%) percent of a Side or Rear Lot Line facing a Right-of-way (2 points).

C. Additional Standards: The rear Building Façades on all homes located on Lots 1 through Lot 35 shall have a minimum of one (1) of the following:

- i. Sunroom or screened-in porch (minimum sixty-four (64) square feet in size);
- ii. Covered patio (minimum one hundred and twenty (120) square feet in size);
- iii. A minimum of one (1) four-foot (4') deep offset, which is a minimum height equivalent to one-story;
- iv. Two (2) additional shade, ornamental or evergreen trees in the Established Rear Yard (in addition to the Minimum Lot Landscaping Requirements set forth herein); or
- v. A minimum of seventy five (75) square feet of windows on the rear Building Façade.

Notwithstanding any other provision herein, no more than fifty (50%) percent of the lots subject to rear Building Façade enhancements under 7.1(C), shall utilize only the enhancement included in 7.1(C)(iv).

- D. Building Materials: Article 6.3(C)(3) Building Materials applies, in addition, vinyl and aluminum siding shall be prohibited.
 - E. Garages: All Dwelling Units shall have a minimum of a two (2) car attached garage. Differing garage door designs will be offered throughout the District. The differing garage door designs offered shall include, but not be limited to, diversity in windows (including options with and without windows and differing window shapes/styles), hardware, panel style and raised trim options. No more than three (3) consecutive homes on the same side of the street shall have an identical garage door design.
 - F. Article 6.3(C)(2) Streetscape Diversity: Shall not apply and shall be replaced and superseded by **Exhibit D**.
- 7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below.
- A. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply, except as modified below:
 - i. No new landscaping shall be required within Parcel B; and
 - ii. All Lots shall be landscaped in accordance with the requirements of Single-family Residential (per Lot under 8,000 sq. ft.) regardless of the actual size of the Lot.
 - B. Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.
 - C. Article 6.8(M) External Street Frontage Landscaping Requirements shall apply. In accordance with Article 6.8(E)(6)(b) Preservation and Replacement of Trees; Incentives to Preserve Trees, preserved tree areas a minimum of thirty (30) feet in width along the 161st Street frontage may be credited towards this requirement.
 - D. Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified below:
 - i. Parcel A: Buffer A (small) (as set forth in Article 6.8(N)(4) of the UDO) shall be required around the east and north perimeters of Parcel A.
 - a. Existing trees that are preserved in accordance with the UDO may be credited towards required landscaping within the

Buffer Yard. Tree preservation areas shall be identified on the Overall Development Plan.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), except as otherwise modified or approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District. Any modifications shall be contained in a separate agreement with the City.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards shall apply: however, shall be enhanced as follows:

- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty seven percent (27%) Open Space for Parcel A.
- B. Development Amenities: The following shall be required within Parcel A, as generally illustrated on the Concept Plan:
 - i. Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel A;
 - ii. Fountains in detention pond areas which shall be installed with the first phase of Parcel A; and
 - iii. One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.

Section 10. **Phasing.**

10.1 Parcel A: Parcel A shall be developed in no more than three (3) secondary platted sections.

- A. The Perimeter Path along 161st Street, for both Parcel A and Parcel B, shall be installed with the first phase of Parcel A.

10.2 Parcel B: All requisite public improvements on Parcel B (including but not limited to the Perimeter Path on Union Street and the path noted on the Concept Plan as “Parcel B Trail System”) shall be installed with the final phase of Parcel A, unless otherwise determined by the Director. Notwithstanding any other provision herein, any trail located on Parcel B (including the trail noted on the Concept Plan as “Parcel B Trail System”) must be hard surfaced and installed according to current City of Westfield standards for trails.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]
[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2015.**

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 2015 at _____ .m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-11

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

J. Andrew Cook, Mayor

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

EXHIBIT A
REAL ESTATE

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. ALSO: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND RUN NORTH 6 RODS 13.38 FEET TO A STONE; THENCE EAST 77 RODS 4 FEET TO A STONE; THENCE SOUTH 6 RODS 4.7 FEET; WEST TO THE PLACE OF BEGINNING. **EXCEPTING THEREFROM** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 9709739582, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 06 MINUTES 39SECONDS EAST (LOCATION ROUTE SURVEY BEARING, INSTRUMENT NO. 200600025208, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 70.10 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, 16.50 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 12.25 FEET; THENCE SOUTH 35 DEGREES 39 MINUTES 46 SECONDS EAST, 55.22 FEET; THENCE NORTH 81 DEGREES 08 MINUTES 19 SECONDS EAST, 166.88 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 53 SECONDS EAST, 60.42FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 125.00 FEET; THENCE SOUTH 32 DEGREES 15MINUTES 04 SECONDS EAST 47.17 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 375.00 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 35.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 50.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 47 SECONDS EAST, 42.22 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 16.50 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, 866.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.233 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



South Union Street

161st Street

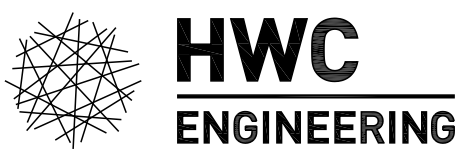
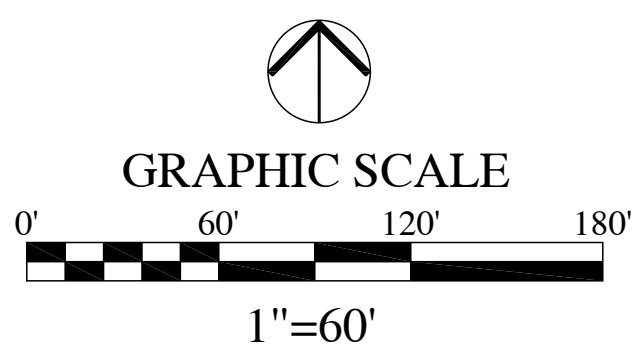


EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
JUNE 2, 2015

EXHIBIT C
CHARACTER EXHIBIT





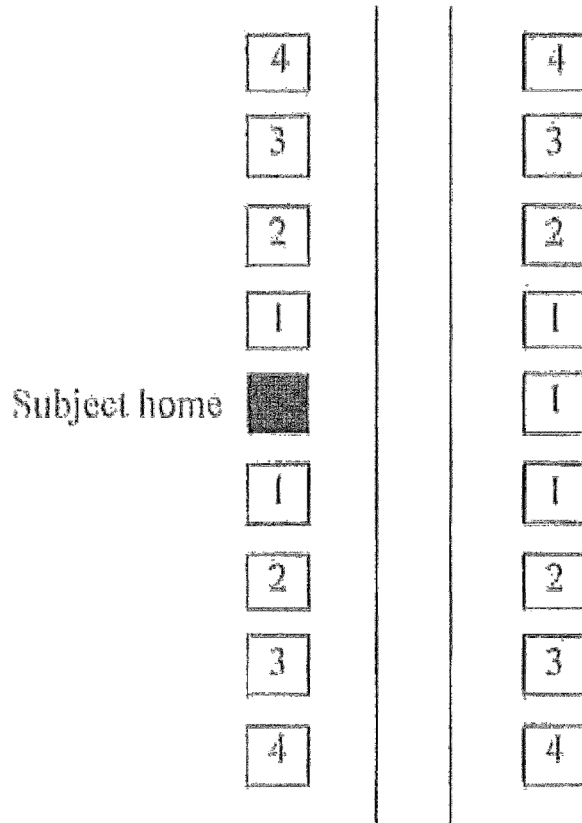








EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 20, 2015
1507-SPP-18 & 1507-ODP-18

WAIVERS

1. Reduction of driveway separation from intersections to 50 feet
2. Reduction of Entrance Acceleration lane
3. Reduction of right-of-way to 53' R/W Street Cross Section

CONDITIONS

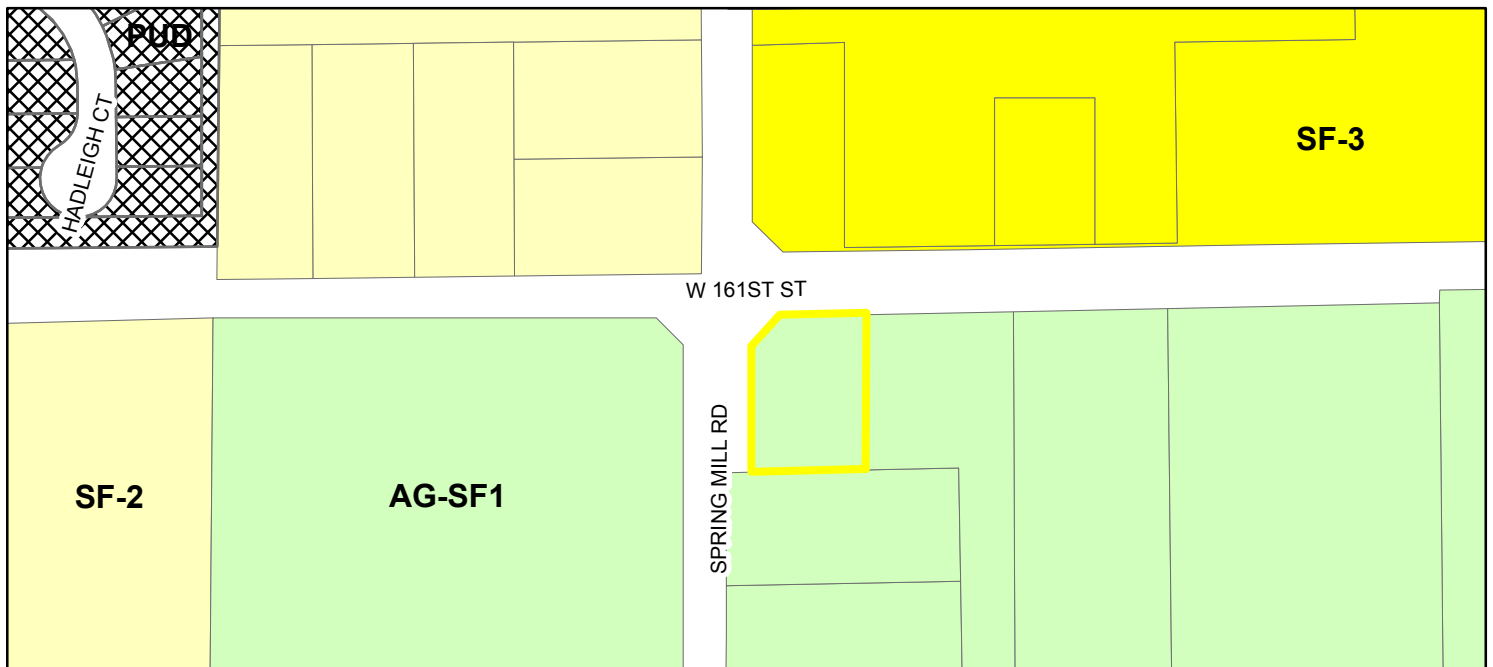
1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Aerial Location Map

 Site



Zoning Map



Zoning

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

T.M.
CROWLEY
& ASSOCIATES

NORR
ARCHITECTS ENGINEERS PLANNERS

150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
www.norr.com



SPRING MILL STREET - WEST ELEVATION



EAST ELEVATION



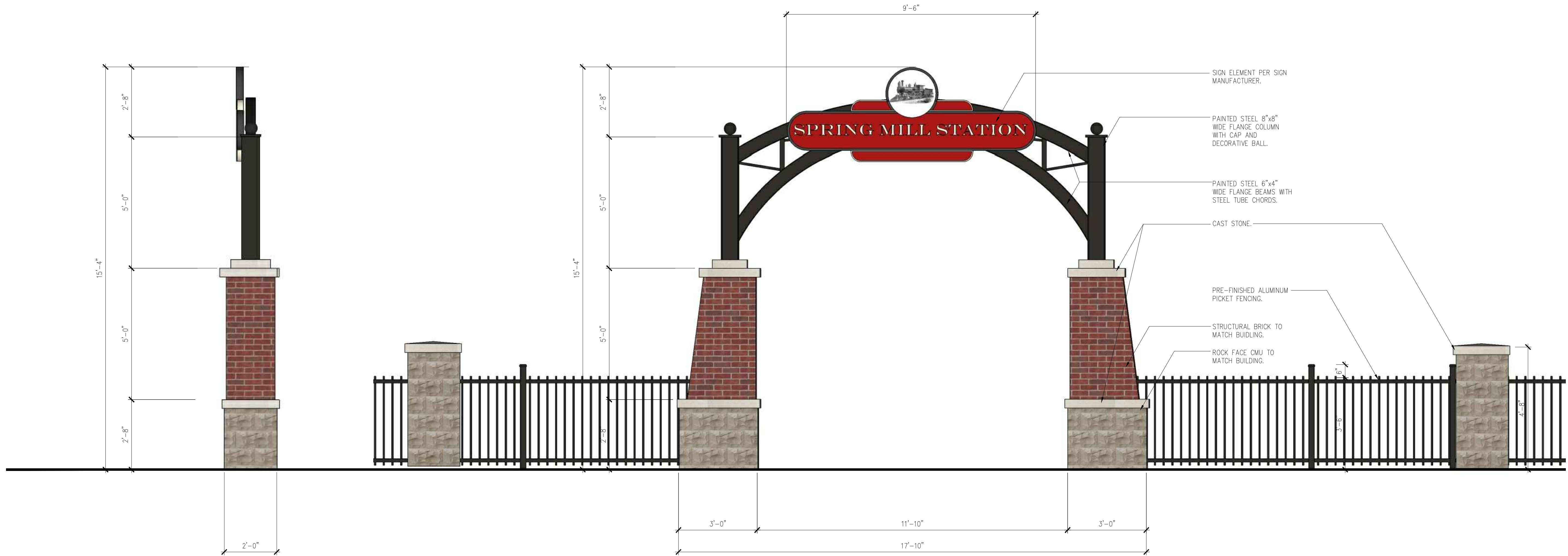
161TH STREET - NORTH ELEVATION



SOUTH ELEVATION

CVS # 10591, 161st STREET & SPRING MILL RD., WESTFIELD, IN

CVS/pharmacy



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

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

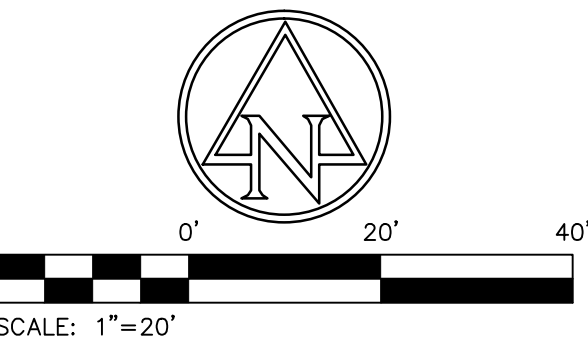
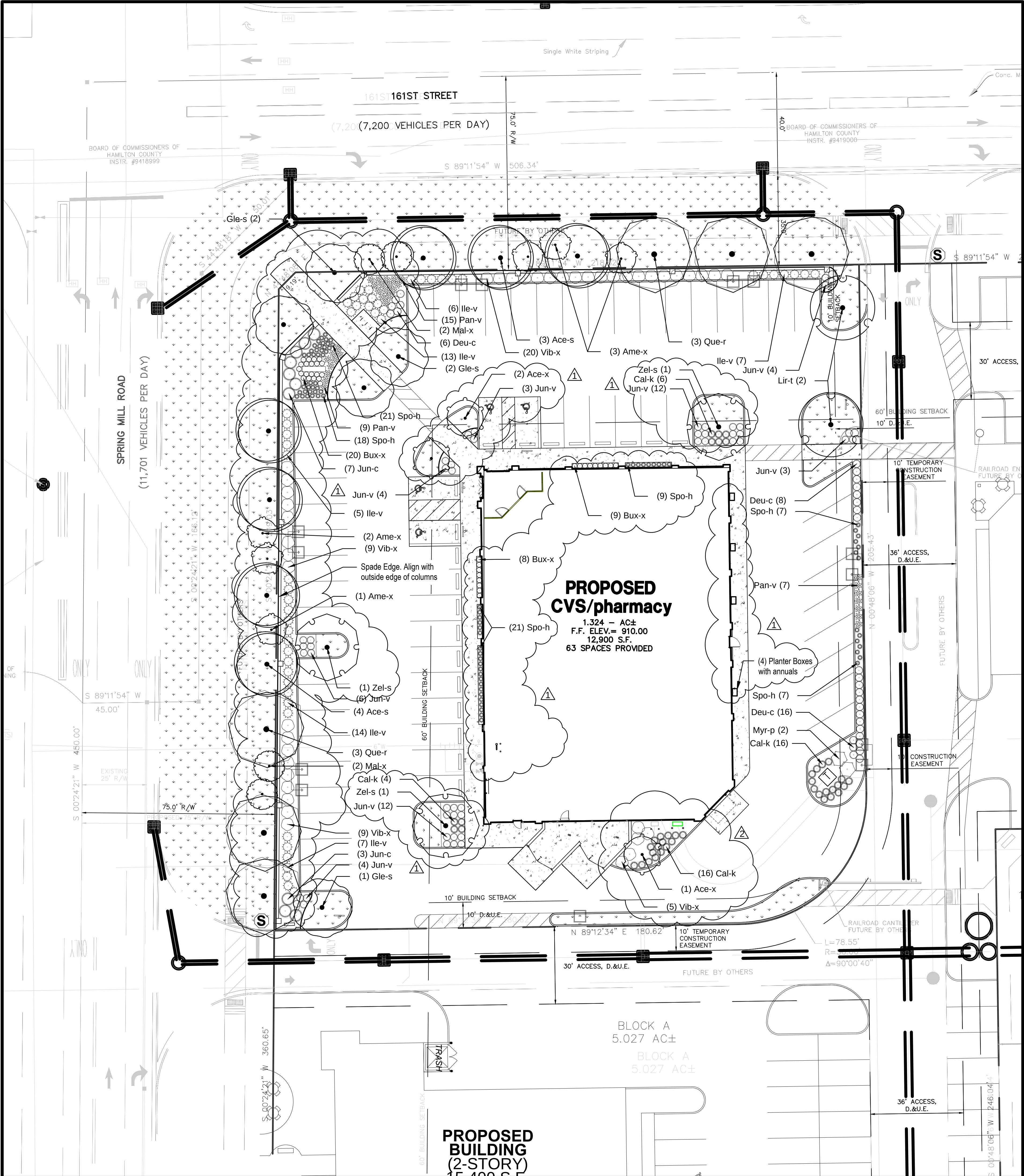
T.M.
C R O W L E Y
& ASSOCIATES

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CVS # 10591, 161st STREET & SPRING MILL RD., WESTFIELD, IN

CVS/pharmacy

PRINT DATE: 7/14/15 EDIT DATE: 7/14/15 - 5:08 PM DRAWING FILE: M:\15-860 CVS WESTFIELD DWG ACAD-2007\01007 CE.C701.LP.DWG
PLOT SCALE: 1:2,584.9 EDIT DATE: 7/14/15 EDITED BY: APRAZEAU



GENERAL LANDSCAPE & PLANTING NOTES

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

LANDSCAPE ORDINANCE REQUIREMENTS

Site Zoned PUD Ordinance Number 14-46 Spring Mill Station

LANDSCAPING AND SCREENING

Section 4.4.3 A
Complies with Zoning Ordinance (WC 1.06.050)

ON-SITE REQUIREMENTS

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

STREET REQUIREMENTS

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

Spring Mill Road - 255 l.f.

Required: 8 shade trees + 5 ornamental trees + 64 shrubs/grasses
Provided: 8 shade trees + 5 ornamental trees + 122 shrubs/grasses

BUFFER YARDS

Not Required per PUD

PARKING AREA LANDSCAPING

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

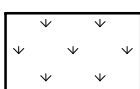
PERIMETER PARKING LOT LANDSCAPING

448 ft @ 5' in Width
Requirement: 1 Tree/30 l.f. + 1 shrub/3 l.f. of parking lot length
Required: 15 trees + 150 shrubs
Provided: 15 Trees (see Street Tree requirement) + 150 Shrubs

FOUNDATION PLANTINGS

Front Building Facade: 232 l.f.
Requirement: 1 Tree or shrub/12 l.f. of frontage only
Required: 19 trees or shrubs
Provided: 23 shrub + 30 ornamental grasses

HATCH LEGEND

 Areas to receive Lawn

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

CVS
pharmacy

12,900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

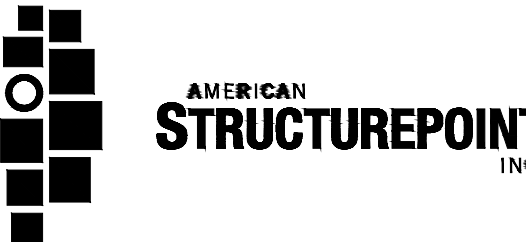
PROJECT TYPE: NEW STORE

DEAL TYPE:

CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:



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

DEVELOPER:

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

SEAL:



REVISIONS:

 TAC COMMENTS 07-10-2015
 OWNER COMMENTS 07-14-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

TITLE:

PLANTING
PLAN

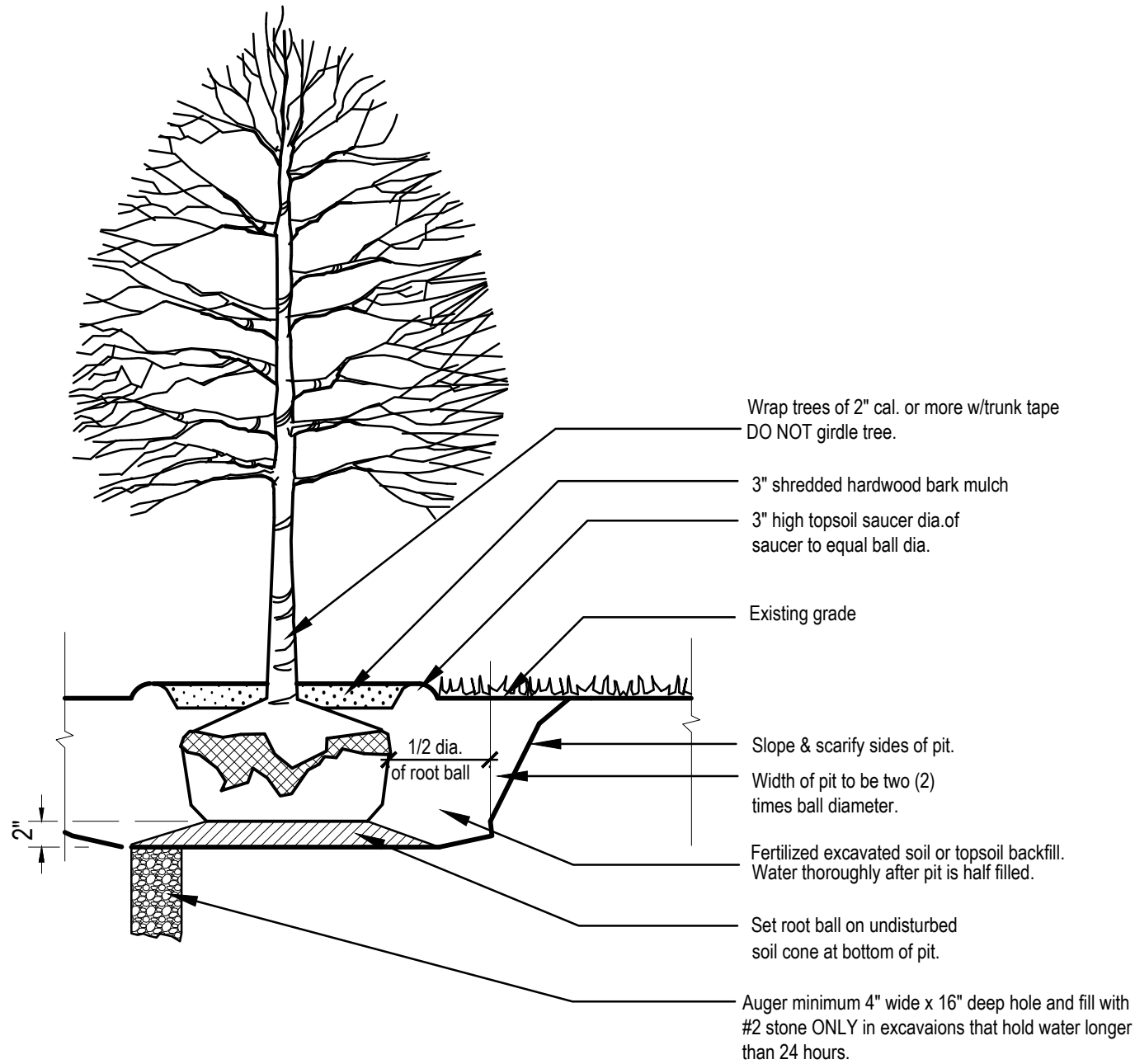
SHEET NUMBER:

C701

COMMENTS:

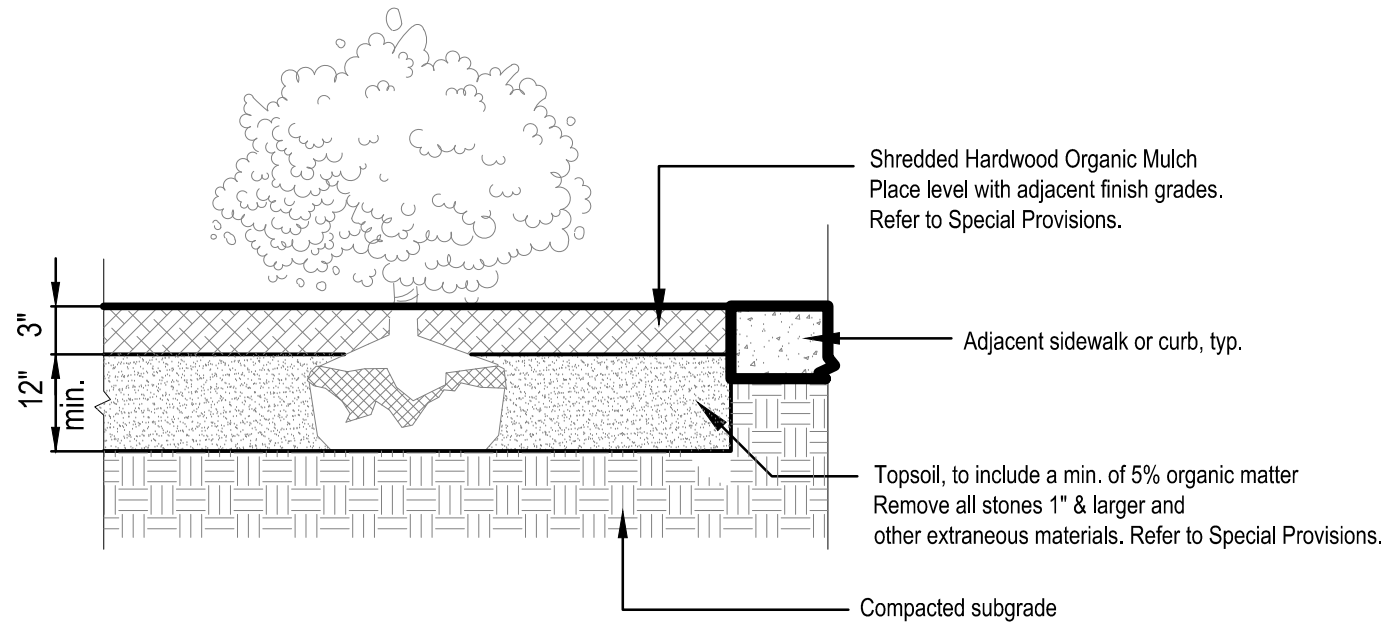
PLANT_SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS
TREES						
Ace-x	Acer freemanii `Armstrong`	Freeman Maple	B & B	2"Cal	3	strong central leader, symmetrical, full, matched
Ace-s	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	7	
Ame-x	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	B & B	6'-7" ht	6	multi-trunk, 3-5 trunks, symmetrical, full
Gle-s	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2"Cal	5	strong central leader, symmetrical, full, matched
Lir-t	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	2	strong central leader, symmetrical, full, matched
Mal-x	Malus x `Red Jewel`	Crab Apple	B & B	1.5"Cal	4	
Que-r	Quercus rubra	Red Oak	B & B	2"Cal	6	spring dug, strong central leader, symmetrical, full, matched
Zel-s	Zelkova serrata	Sawleaf Zelkova	B & B	2"Cal	3	
SHRUBS						
Bux-x	Buxus x `Green Gem`	Green Gem Boxwood	Container	18"	37	Space @ 2'-0" O.C.
Deu-c	Deutzia gracilis `Chardonnay Pearls` TM	Chardonnay Pearls Deutzia	Container	24"	30	Space @ 3'-0" O.C.
Ile-v	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	Container	24"	52	Provide 1 Jim Dandy per grouping
Jun-c	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	Container	24" spread	10	space @ 5'-0" o.c.
Jun-v	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	Container	18" spread	48	Space @ 3'-0" O.C.
Myr-p	Myrica pensylvanica `Morton`	Silver Sprite Bayberry	Container	30"	2	space @ 5'-0" o.c.
Vib-x	Viburnum x juddii	Judd Viburnum	Container	24"	43	space @ 5'-0" o.c.
GRASSES						
Cal-k	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2	42	Space @ 3'-0" O.C.
Pan-v	Panicum virgatum `Heavy Metal`	Blue Switch Grass	pot	#2	31	Space @ 3'-0" O.C.
Spo-h	Sporobolus heterolepis `Tara`	Prairie Dropseed	pot	#1	83	Space @ 2'-0" O.C.



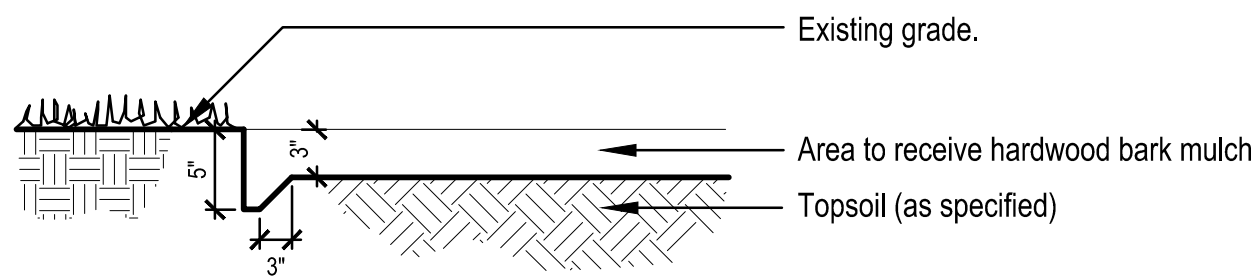
TREE PLANTING

Not to Scale



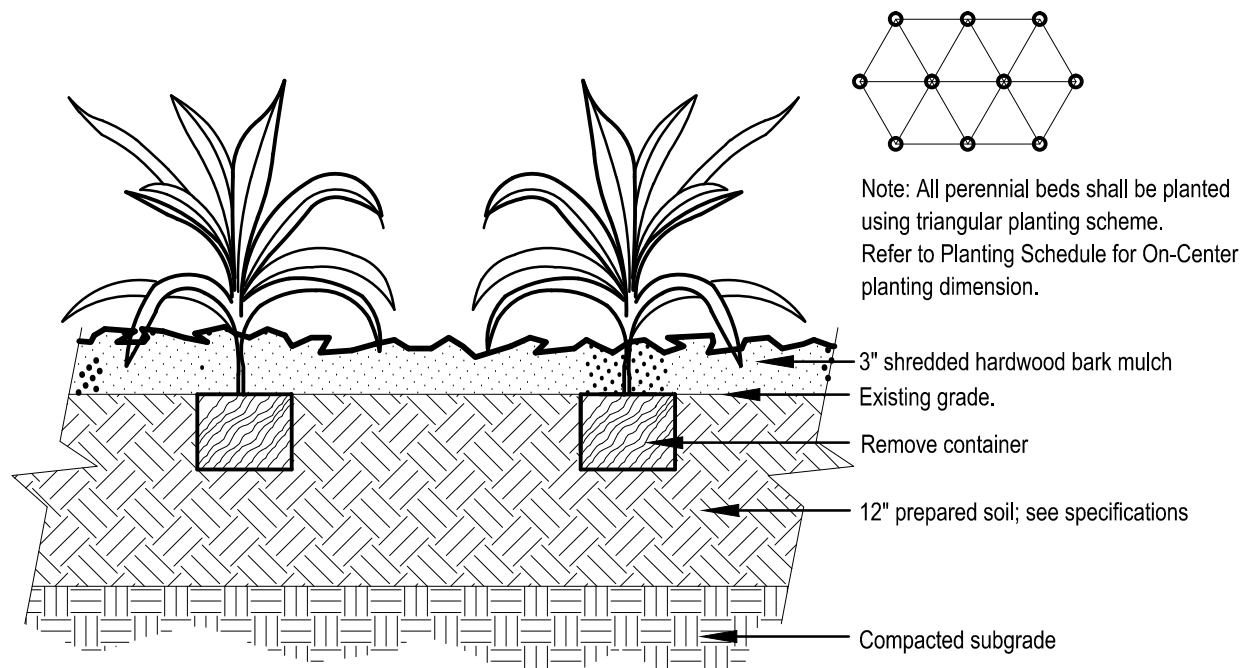
LANDSCAPE BED PREPARATION

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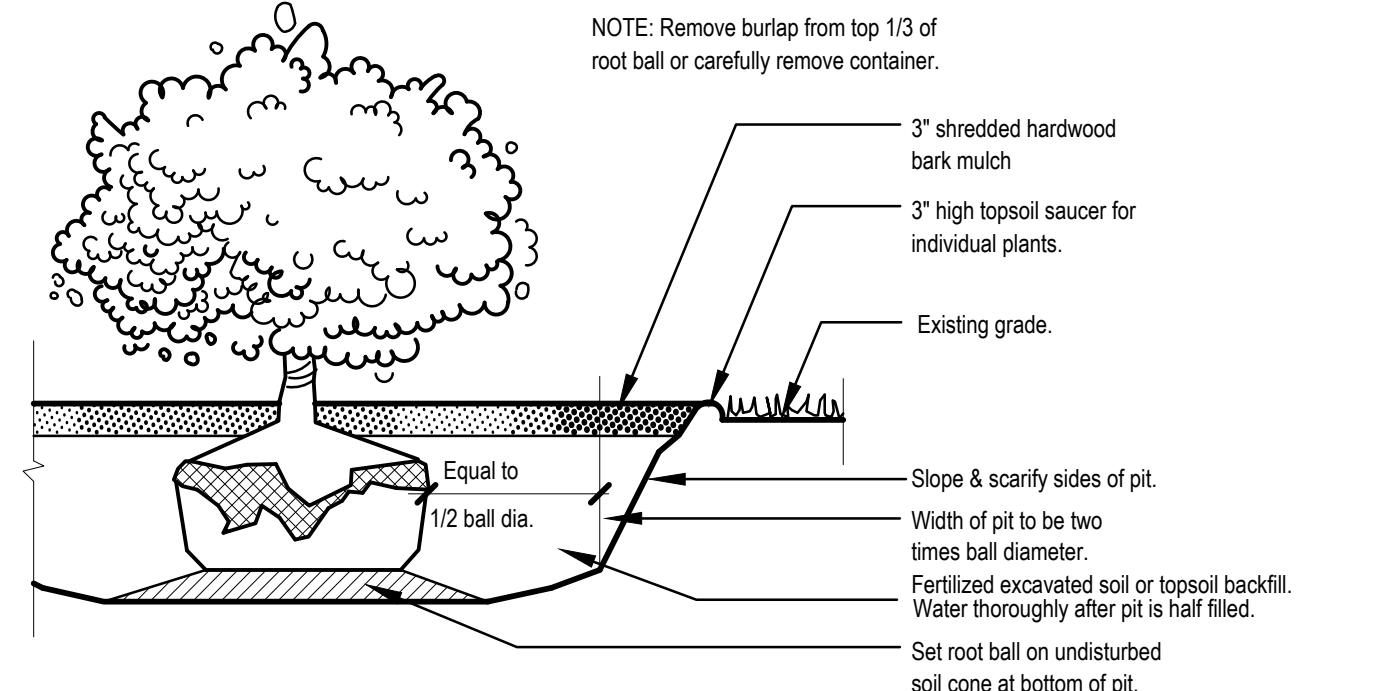
SPADE EDGE

Not to Scale



PERENNIAL PLANTING

Not to Scale



SHRUB PLANTING

Not to Scale

MONSOON



E - MATTE WHITE

Plant creations by The Wright Garden

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

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



M - CAST IRON



E - BRONZE



E - COPPER



G - STAINLESS STEEL



I - BRONZE



L - MATTE BLACK

color to be selected by Owner

CVS
pharmacy

12,900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

181ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE

DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:

**AMERICAN
STRUCTUREPOINT
INC.**

7260 SHADELAND STATION
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DEVELOPER:

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REVISIONS:

△	TAC COMMENTS	07-10-2015
△	OWNER COMMENTS	07-14-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

TITLE:

PLANTING
DETAILS

SHEET NUMBER:

C702

COMMENTS:

* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

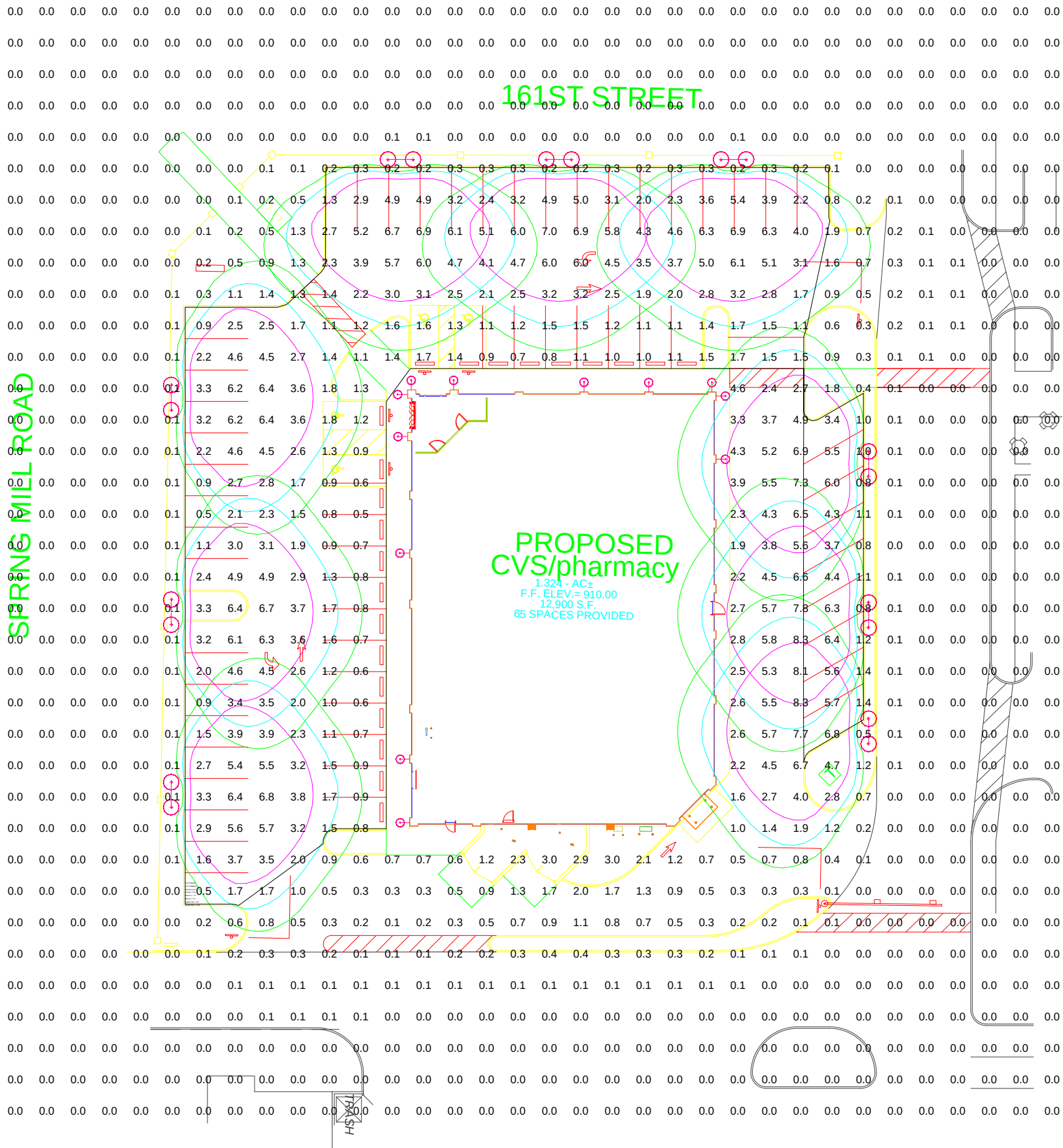
Luminaire Location Summary						
LumNo	Label	X	Y	Z *	Orient	Tilt
1	OB	604	208	9.33	270	0
2	OB	602	210	9.33	270	0
3	OB	609	213	9.33	270	0
4	OB	607	215	9.33	270	0
5	WP	551.8	207.2	12	270	0
6	WP	576.8	207.2	12	270	0
7	X	512.9	207.9	7	180	0
8	X	512.9	228.1	7	180	0
9	X	513.4	345.7	7	90	0
10	X	526.9	345.7	7	90	0
11	X	568.4	345.1	7	90	0
12	X	589	345	7	90	0
13	X	609.1	345	7	90	0
14	X	512.1	344.2	7	180	0
15	X	512.2	330.8	7	180	0
16	X	512.8	293.7	7	180	0
17	X	610.4	343.7	7	0	0
18	X	610.4	323.6	7	0	0
19	X2	510	419	17	270	0
20	X2	616	419	17	270	0
21	X2	659	237	17	180	0
22	X2	560.4	419	17	270	0
23	X2	437	343.2	17	0	0
24	X2	437	216.8	17	0	0
25	X2	437	274.9	17	0	0
26	X2	659	322.1	17	180	0
27	X2	659	274	17	180	0

* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

Luminaire Schedule										
Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
	OB	4	PT2013-E0155	SINGLE	19.9	1130	0.950	0.900	1.000	0.855
	WP	2	DSXW1 LED 10C 1000 40K TFTM MVOLT	SINGLE	40	3065	0.950	0.950	1.000	0.903
	X	12	UCS-ANG-12LED-BW 5100K	SINGLE	32	1086	0.950	0.950	1.000	0.903
	X2	9	QTY 2 - UCL-T4-56LED-5K-700-HSS	ROTATED OPTICS	129.9	5761	0.950	0.950	1.000	0.903

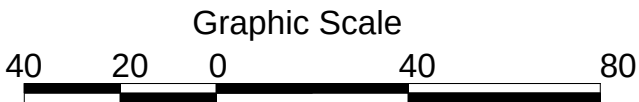
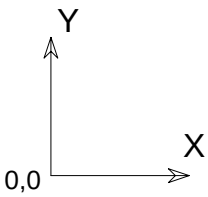
Calculation Summary							
Label	Description	Units	Avg	Max	Min	Avg/Min	Max/Min
CVS PARKING	1.0 FC MINIMUM	Fc	2.96	7.0	0.5	5.92	14.00

All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m



FOR PRICING CONTACT
NESCO
40 Hudson Rd
Canton, MA 02021
Tel: 781-828-9494
Fax: 781-575-1398
E-Mail: CVSpans@nescoweb.com

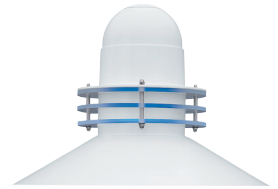
NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY



1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.				2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.				3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.			
REFERENCE ANGLE(S)		REVISED FROM DRAWING NUMBER(S)		TITLE		CVS #10591		WESTFIELD, IN		HUBBELL	
180°		1575507								Hubbell Lighting, Inc. 701. MILLENNIUM BLVD GREENVILLE, SC 29607	
PLAN NORTH										SCALE 1" = 40'	
270°										DATE 7/15/2015	
										DWN ADC	
										APVD	
										DRAWING NO. 1575568	

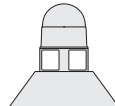
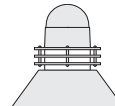
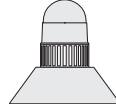
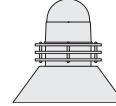
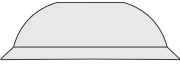
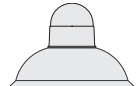
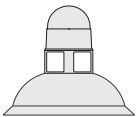
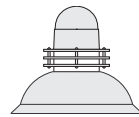
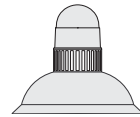
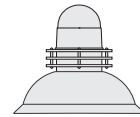
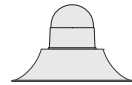
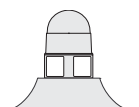
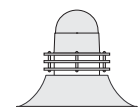
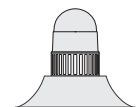
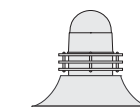
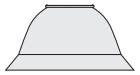
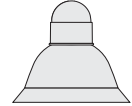
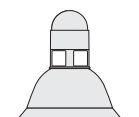
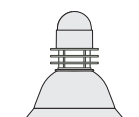
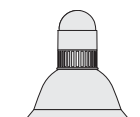
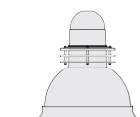
FEATURES

- DLC QPL Listed
- Reliable, uniform, glare free illumination
- Types II, III, IV, V and custom distributions
- 3000K, 4000K, 5000K CCT
- 0-10V dimming ready
- Integral surge suppression
- LifeShield™ thermal protection
- 13 standard powder coat finishes
- Upgrade Kits



SPECIFICATIONS

The first dimension is the height of fixtures with LEDs or horizontal reflectors.

HOOD	HOOD ONLY	4 LUMINOUS WINDOW (WND)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
Angled (ANG)  DIA: 30"/760 mm	 HT: 21.4"/454 mm WT: 47 lbs EPA: 1.12	 HT: 26.7"/680 mm WT: 28.55 lbs EPA: .60	 HT: 26.7"/680 mm WT: 55 lbs EPA: 1.36	 HT: 26.7"/680 mm WT: 48 lbs EPA: 1.35	 HT: 26.7"/680 mm WT: 50 lbs EPA: 1.36
Bell (BEL)  DIA: 30"/760 mm	 HT: 22"/560 mm WT: 47 lbs EPA: 1.16	 HT: 26.7"/680 mm WT: 48 lbs EPA: 1.38	 HT: 26.7"/680 mm WT: 55 lbs EPA: 1.39	 HT: 26.7"/680 mm WT: 48 lbs EPA: 1.38	 HT: 26.7"/680 mm WT: 50 lbs EPA: 1.39
Flared (FLR)  DIA: 32"/810 mm	 HT: 21"/535 mm WT: 47 lbs EPA: 1.05	 HT: 26.7"/680 mm WT: 48 lbs EPA: 1.27	 HT: 26.7"/680 mm WT: 55 lbs EPA: 1.28	 HT: 26.7"/680 mm WT: 48 lbs EPA: 1.27	 HT: 26.7"/680 mm WT: 50 lbs EPA: 1.28
Skirted Bell (SKB)  DIA: 32"/810 mm	 HT: 27.25"/693 mm WT: 48 lbs EPA: 1.72	 HT: 32.5"/826 mm WT: 49 lbs EPA: 1.95	 HT: 32.25"/820 mm WT: 56 lbs EPA: 1.96	 HT: 32.5"/826 mm WT: 49 lbs EPA: 1.95	 HT: 32.25"/820 mm WT: 50 lbs EPA: 1.96



ORDERING INFORMATION

MODEL	1	2	3	4	5	6	7	8
UCL								
	Luminous/Hood	Distribution	CCT	Drive Current	Color	Options	Controls	Mounting

1. LUMINOUS ELEMENTS/HOOD

HOOD ONLY

- ☐ ANG Angled
- ☐ BEL Bell
- ☐ FLR Flared
- ☐ SKB Skirted Bell

LUMINOUS & HOOD

Four Luminous Windows

- ☐ WND-ANG
- ☐ WND-BEL
- ☐ WND-FLR
- ☐ WND-SKB

Solid Rings

- ☐ SR-ANG
- ☐ SR-BEL
- ☐ SR-FLR
- ☐ SR-SKB

Vertical Slots

- ☐ VSL-ANG
- ☐ VSL-BEL
- ☐ VSL-FLR
- ☐ VSL-SKB

Luminous Rings

- ☐ LUM-ANG
- ☐ LUM-BEL
- ☐ LUM-FLR
- ☐ LUM-SKB

Luminous Rings Color Option

- ☐ BL (Blue inner lens)
- ☐ RD (Red inner lens)
- ☐ GRN (Green inner lens)

2. DISTRIBUTION

MicroCore Precision aimed optics

- ☐ T2-56LED
- ☐ T3-56LED
- ☐ T4-56LED
- ☐ T5-56LED
- ☐ TL-56LED
- ☐ TR-56LED

3. COLOR TEMPERATURE

- ☐ 3K
- ☐ 4K
- ☐ 5K

4. DRIVE CURRENT

- ☐ 700
- ☐ 450

5. COLOR

- ☐ AWT
- ☐ BLK
- ☐ MTB
- ☐ DGN
- ☐ DBZ
- ☐ WRZ
- ☐ BRM
- ☐ VBL
- ☐ CRT
- ☐ MAL
- ☐ MDG
- ☐ ATG
- ☐ LGY
- ☐ RAL/PREMIUM COLOR
- ☐ CUSTOM COLOR

6. OPTIONS

HOOD OPTIONS – May choose one

(The natural copper and stainless steel hoods are unfinished to develop a patina over time.)

- ☐ COP (Copper)
- ☐ STS (Stainless steel)

LENS OPTIONS – May choose one

- ☐ FTG (Clear flat glass lens)
- ☐ FLD (Lightly diffused finish on flat glass lens)

OTHERS

- ☐ SLC (Luminous element remains unlit during normal operation)
- ☐ HSS (House side shield)

7. CONTROL

- ☐ PCA-C (Rotatable photocell-Contemporary)

SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for outdoor applications meeting California Title 24. For complete spec sheet and ordering information, visit www.aal.net/products/sensor_control_programmable/

8. MOUNTING – Must choose one

POLE MOUNT

- ☐ SLA3
- ☐ SLA4-2
- ☐ SLA7-2
- ☐ SLA7(5)-2
- ☐ SLA9
- ☐ SLA10
- ☐ SLA16
- ☐ SLA17
- ☐ SLA17(5)
- ☐ SLA18
- ☐ SLA20
- ☐ SLA20A
- ☐ SLA20B
- ☐ SLA20C
- ☐ SLA20D
- ☐ SLA22D
- ☐ SLA24-2
- ☐ SLA24(5)-2
- ☐ SLA4
- ☐ SLA7
- ☐ SLA7(5)
- ☐ SLA8D
- ☐ SLA9-2
- ☐ SLA10-2
- ☐ SLA16-2
- ☐ SLA17-2
- ☐ SLA17(5)-2
- ☐ SLA18-2
- ☐ SLA20-2
- ☐ SLA20A-2
- ☐ SLA20B-2
- ☐ SLA20C-2
- ☐ SLA20D-2
- ☐ SLA24
- ☐ SLA24(5)
- ☐ TRA4
- ☐ TRA7
- ☐ TRA7-2
- ☐ TRA8
- ☐ TRA8-2
- ☐ TRA9
- ☐ TRA9-2

WALL MOUNT

- ☐ WMA4
- ☐ WMA6
- ☐ WMA9D
- ☐ WMA11
- ☐ WMA16
- ☐ WMA18
- ☐ WMA22D
- ☐ WMA37
- ☐ WMA39
- ☐ WMA5
- ☐ WMA8
- ☐ WMA10
- ☐ WMA12
- ☐ WMA17
- ☐ WMA20
- ☐ WMA24
- ☐ WMA38

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

LUMINAIRE PERFORMANCE

Optical System	Secondary Lens or Shield	Distribution	Light Engine	Ordering Code												Drive Current (ma)	System Watts			
				3K				4K				5K								
				Delivered Lumens	Efficacy (lm/w)	Bug Rating		Delivered Lumens	Efficacy (lm/w)	Bug Rating		Delivered Lumens	Efficacy (lm/w)	Bug Rating						
B	U	G	B			U	G			B	U			G						
MicroCore	No Lens (Standard)	TYPE 2	T2-56LED	8103	62	2	0	2	9636	74	2	0	2	10950	84	3	0	3	700	132
		TYPE 3	T3-56LED	7976	61	2	0	2	9486	73	2	0	2	10779	83	2	0	2		
		TYPE 4	T4-56LED	7919	61	1	0	2	9397	72	1	0	2	10702	82	1	0	3		
		TYPE 5	T5-56LED	8398	65	3	0	2	9724	75	3	0	2	11050	85	4	0	2		
		45° LEFT	TL-56LED	7560	58	1	0	2	9053	70	1	0	2	9949	77	1	0	2		
		45° RIGHT	TR-56LED	7560	58	1	0	2	9053	70	1	0	2	9949	77	1	0	2		
	House Side Shield	TYPE 4	T4-56LED-...-HSS	5761	44	0	0	2	6797	52	0	0	2	7604	58	0	0	2	450	84
	No Lens (Standard)	TYPE 2	T2-56LED	5189	62	2	0	2	6167	74	2	0	2	7008	84	2	0	2		
		TYPE 3	T3-56LED	5105	61	1	0	2	6071	73	1	0	2	6898	83	2	0	2		
		TYPE 4	T4-56LED	5068	61	1	0	2	6014	72	1	0	2	6850	82	1	0	2		
		TYPE 5	T5-56LED	5375	64	3	0	1	6223	74	3	0	1	7072	85	3	0	2		
		45° LEFT	TL-56LED	4839	58	1	0	2	5794	69	1	0	2	6367	76	1	0	2		
	45° RIGHT	TR-56LED	4839	58	1	0	2	5794	69	1	0	2	6367	76	1	0	2			
	House Side Shield	TYPE 4	T4-56LED-...-HSS	3687	44	0	0	2	4090	49	0	0	2	4839	58	0	0	2		

* DesignLights Consortium® Qualified Product



ELECTRICAL CHARACTERISTICS

Optical System	Ordering Code		Driver								Dimming							
			LED Drive mA	System Watts	Line Voltage		Amps AC		Min. Power Factor	Max THD (%)	Operating Temp. Range	Dimming Range	Source current out of 0-10V purple wire			Absolute voltage range on 0-10V (+) purple wire		
					VAC	HZ	120	277					Min	Typical	Max	Min	Typical	Max
MicroCore	56LED	700	700	132	120-277	50/60	1.1	0.48	≥.9	20	-30°C TO +40°C	10% TO 100%	0 MA	-	8 mA	-2.0 V	-	+15 V
		450	450	84			0.71	0.31										

LED COLOR

Consult factory for Amber, Turtle Friendly, Gulf Coast and Observatory applications.

	Ordering Code		
	3K	4K	5K
CRI Minimum	≥ 80	≥ 70	≥ 70
S/P Ratio	1.33	1.66	1.78

TM-21 LIFETIME CALCULATION

Optical System	Ordering Code	Ambient Environment °C	Projected Lumen Maintenance (% vs. Khrs)					Reported L70
			15	25	50	60	100	
MicroCore	56LED	15	93	91	87	85	78	>60Khrs
		25	93	91	87	85	78	



ARCHITECTURAL AREA LIGHTING
16555 East Gale Ave. | City of Industry | CA 91745
P 626.968.5666 | F 626.369.2695 | www.aal.net
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JOB _____
TYPE _____
NOTES _____

SPECIFICATIONS

HOUSING

- All housing components shall be die-cast aluminum, sealed with continuous silicone rubber gaskets.
- Hood and spacers shall be heavy gauge spun aluminum with hemmed edges for added rigidity.
- Luminous rings shall be clear acrylic with an internal lens.
- Standard configurations do not require a flat lens, optional lenses shall be tempered glass
- All internal and external hardware shall be stainless steel.
- Optical bezel finish shall match the luminaire housing.

OPTICAL

- Patent pending MicroCore™ LED modules shall independently aim each light emitting diode (LED) in both horizontal rotation and vertical tilt angle.
- LEDs shall be mounted to a metal printed circuit board assembly (PCBA) with a uniform conformal coating over the panel surface and electrical features.
- LED optics shall be clear injection molded PMMA acrylic.
- MicroCore™ PCBA and optic shall be sealed to a die-cast anodized aluminum heat sink with an injection molded silicone rubber gasket. IP66.
- Type 4 distribution with optional House Side Shield not available with clear or diffused glass lenses. Factory installed House Side Shield is optimized for Type 4 distribution and not recommended for use with Type 2 or 3 distribution and not available with type 5 distribution.

ELECTRICAL

- Luminaires shall have integral surge protection that shall be U.L. recognized and have a surge current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J.
- Drivers shall be U.L. recognized with an inrush current maximum of <20.0 Amps maximum at 230VAC.
- Drivers shall not be compatible with current sourcing dimmers, consult factory for current list of known compatible dimming systems, approved dimmers include Lutron Diva AVTV, Lutron Nova NFTV and NTFTV.
- LifeShield™ shall be provided with all configurations for added protection in the event of abnormally excessive high ambient temperature conditions.

CONTROLS

- SCP shall have an integral surge protection device with a current rating of 10,000 Amps using the industry standard 8/20uSec wave and surge rating of 372J
- Sensor not intended for use with additional photo-control, wireless control or dimming systems.

PHOTOCELL / EGRESS ADAPTERS

- Adapter(s) shall slip over a 4"/100mm DIA. pole with the luminaire or arm slipping over the adapter to add a total of 4.5"/114mm to the overall height. Adapter(s) shall be prewired, independently rotatable 359°, and have a cast access cover with an integral lens and lanyard.
- Photocell adapter shall include an internal twist lock receptacle. Photocell by others.
- Egress adapter shall require an auxiliary 120 volt supply for operation of an integral MR16 lamp in the event of emergency. The lamp may be aimed and locked into position with an adjustment range of 15°-45°. Adapter shall have a socket that accepts miniature bi-pin MR16 lamps up to 50 watts, lamp by others.

SERVICING

- Luminaire shall have tool-less service access to the gear compartment. Driver and surge suppressor shall be mounted to a prewired tray with quick disconnects that may be removed from the gear compartment.

ARM MOUNTING

- Luminaire shall be attached to the arm assembly with three stainless steel bolts. The connection shall be sealed with a silicone compression gasket.
- Post top arms and brackets shall slip over a 4"/100mm O.D. or a 5"/127mm as configured and secured with six stainless steel set screws.
- Wall mounted arms and brackets shall require mounting hardware by others.

FINISH

- Luminaire finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- Luminaire finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

CERTIFICATION

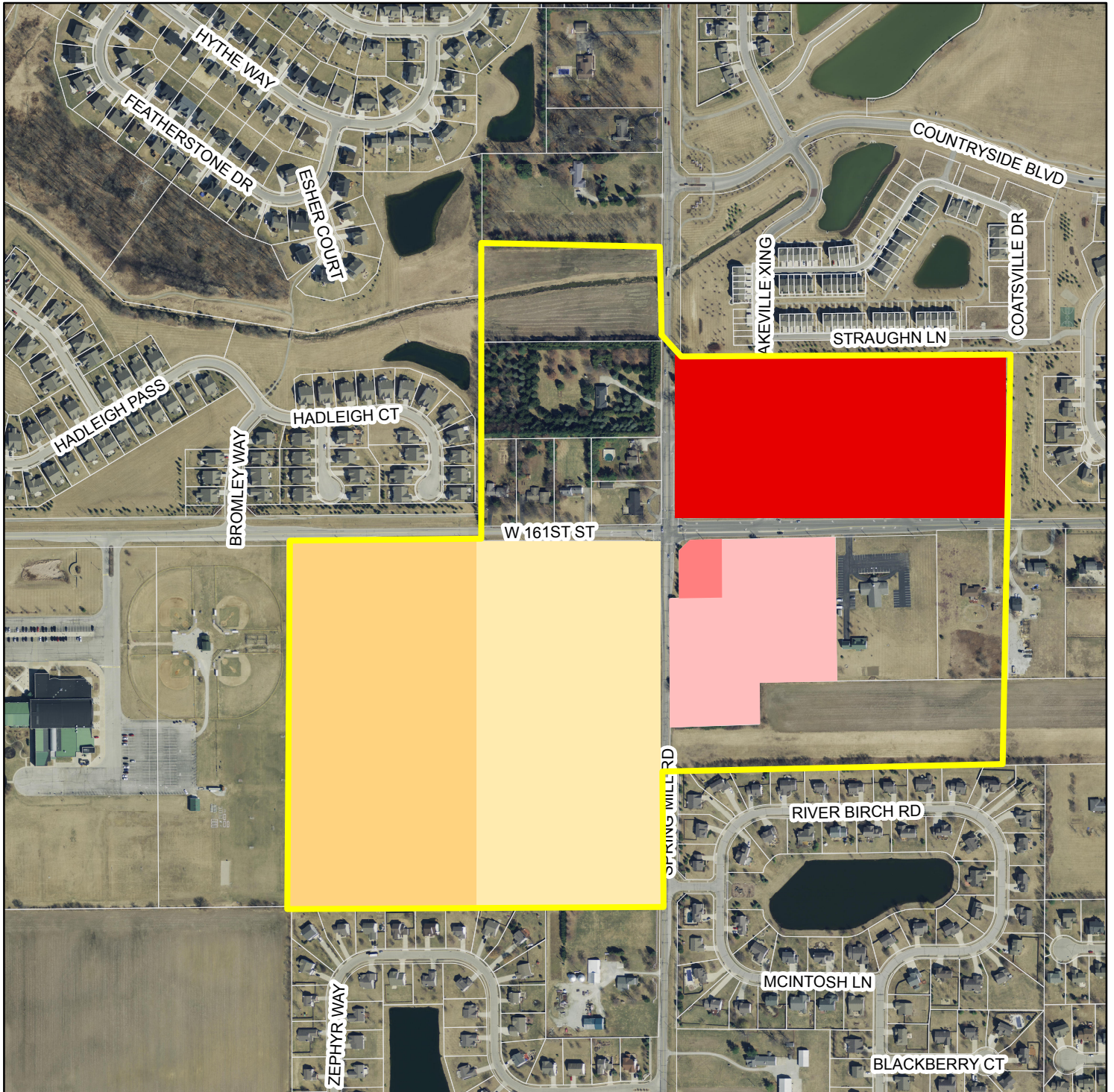
- Luminaire shall be listed with ETL for outdoor, wet location use, UL1598, UL 8750 and Canadian CSA Std. C22.2 no.250.

WARRANTY / TERMS AND CONDITIONS OF SALE

Download:

<http://www.hubbellighting.com/resources/warranty/>

Spring Mill Station Area Map SE Corner and CVS 1507-SPP-17, 1507-ODP-17, & 1507-DDP-11



- | | | | |
|---|--|---|---|
|  | Spring Mill Station Study Area |  | Spring Mill Commons, Existing Commercial |
|  | CVS, 1507-DDP-11 |  | Spring Mill Station SWC PUD, Multi-family and commercial |
|  | Spring Mill Station SE Corner, Commercial
1507-SPP-17 & 1507-ODP-17 |  | Potential Commercial, coordinating with multi-family for vehicular access |



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 20, 2015
1507-DDP-11

Petition Number: 1507-DDP-11

Subject Site Address: Southeast corner of 161st Street and Spring Mill Road

Petitioner: TMC Indiana 2, LLC

Request: Detailed Development Plan review for a new pharmacy on Lot 1 of Spring Mill Station SE Corner.

Current Zoning: Spring Mill Station SEC PUD

Current Land Use: Residential

Approximate Acreage: 1.324 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. Lighting Plan
7. Spring Mill Station Area Map
8. Conditions

Property History:

1209-PUD-11 (Ordinance 14-46, Spring Mill Station SEC PUD)
1507-SPP-17 (Primary Plat, pending)
1507-ODP-17 (Overall Development Plan, pending)
1507-SFP-22 (Secondary Plat, 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 7.65 acre+/- site is located on the southeast 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 12,900 square foot pharmacy building, located on Lot 1 of the Spring Mill Station SEC Subdivision.

The petition was reviewed by the Technical Advisory Committee at its June 23, 2015, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's July 6, 2015, meeting.



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

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



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

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Ordinance 14-46: Spring Mill Station SEC PUD.

22) General Regulations (Section 4.1)

- a) General Requirement: Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)
- b) Use of Required Yards: If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.
- c) Maximum Building Height: 45' above grade
- d) Pedestrian Accessibility:
 - i) 8' wide perimeter path along 161st Street and Spring Mill Road
 - ii) 5' wide pedestrian walkways from perimeter paths to building entrances
 - iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.
 - iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.

- v) 8' wide pedestrian walkway from 161st Street and Spring Mill Road paths to caboose/gathering space. May encroach into south or east property line buffer yards.
 - vi) Bike parking for each building and in common areas. Should be consistent with the bike parking facilities at Kroger. Approved by plan commission with the final approval of each building.
 - e) Trash Enclosures: Trash containers shall:
 - i) Be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real estate, not less than 6' in height above grade and equipped with wood covered gates
 - ii) Not be located between the front line of the primary building and the front lot line
 - iii) Not be located in any required yard
 - iv) Not be oriented towards residential properties or rights-of-way where reasonably possible.
- 23) Off-Street Loading and Parking (Section 4.2): Shall be provided in accordance with the Zoning Ordinance.
- 24) Landscaping and Screening (Section 4.3)
- a) Shall be provided in accordance with the Zoning Ordinance.
 - b) Shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan.
 - c) A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the real estate and the overall Site Development Plan.
 - d) Minimum buffer yards:
 - i) 161st Street and Spring Mill Road: no buffer required, but must comply with street frontage landscaping requirements in the zoning ordinance. A variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed in substantial compliance with Exhibit F of the PUD.
 - ii) East Property Line: 10' buffer, plantings consistent with zoning ordinance
Comment: Not applicable to this lot.
 - iii) South Property Line: 10' buffer, planting consistent with zoning ordinance and in substantial compliance with Exhibit F of PUD, existing vegetation preserved where possible and credited towards required buffer plantings
Comment: Not applicable to this lot.
 - iv) Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.
- 25) Sign Standards (Section 4.4)
Comment: Will be reviewed as each sign permit application is filed.
- 26) Lighting (Section 4.5)
- a) Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.



- b) Decorative Fixtures. Decorative light fixtures shall be provided along all the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
 - c) Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
 - d) Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.
 - e) Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
 - f) Neon Lights. Neon lighting shall not be permitted.
- 27) Drive-Thru Regulations (Section 5.1)
- a) Drive-thru facilities shall only be permitted as follows and for the following uses:
 - i) A drug Store associated with the structure labeled on the Concept plan (**Exhibit B** of the PUD) as a "Proposed CVS Pharmacy" and as generally depicted on said concept plan.
 - ii) A bank associated with future structures on the Real Estate other than the structure labeled on said Concept Plan as a "Proposed CVS Pharmacy" provided that if Bank drive-thru facilities are proposed, there shall be no more than one (1) drive through banking facility and one (1) drive-thru or walk-up ATM facility.
- 28) Illustrative Conceptual Rendering Exhibit (Section 5.2)
- a) The Illustrative Conceptual Rendering Exhibit under Tab 4 (of the PUD) is hereby incorporated to demonstrate the character or the corner building, and the final design of the corner building shall substantially comply with the building and façade treatment depicted on the Illustrative Conceptual Rendering Exhibit as reasonably determined by the Director or Staff. Development of additional building on the Real Estate shall be guided by the Railroad Theme Architecture recommendations of the Spring Mill Station Plan. Additional building embellishments may be proposed by the developer which may include windows, faux windows, murals or other decorative design features as presented to and approved by the Plan Commission during the detailed plan approval process, provided they are thematically consistent with the Character included as **Exhibit C** and as reasonably determined by the Director.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

29) Accessory Use and Building Standards (Article 6.1)

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

30) Architectural Standards (Article 6.3)

- a) Mechanical Screening
- b) Building Materials



- c) Architectural Theme
 - d) Four-Sided Architecture
 - e) Building Elevations
 - f) Gutters and Downspouts
 - g) Roof Design
 - h) Main Entrances
 - i) Windows
 - j) Awnings
- 31) Building Standards (Article 6.4)
- 32) Fence Standards (Article 6.5)
- 33) Height Standards (Article 6.6)
- 34) Landscaping Standards (Article 6.8)
- a) General Screening Standards (Article 6.8(H))
 - b) Minimum Lot Landscaping Requirements (Article 6.8(K))
 - c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
 - d) External Street Frontage Landscaping
 - e) Buffer Yard Requirements
 - f) Interior Parking Area Landscaping
 - g) Perimeter Parking Area Landscaping
- 35) Lighting Standards (Article 6.9)
- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
 - b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
 - c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
 - d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- 36) Lot Standards (Article 6.10)
- 37) Outside Storage and Display (Article 6.12)
- 38) Outdoor Café and Eating Areas (Article 6.13)
- 39) Parking and Loading Standards (Article 6.14)



40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

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

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

44) Easement Standards (Article 8.3)

45) Pedestrian Network Standards (Article 8.7)

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

47) Surety Standards (Article 8.12)

48) Utility Standards (Article 8.13)

STAFF COMMENTS

- 1) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.
- 2) Staff recommends approving the petition with the following condition:
 - a) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

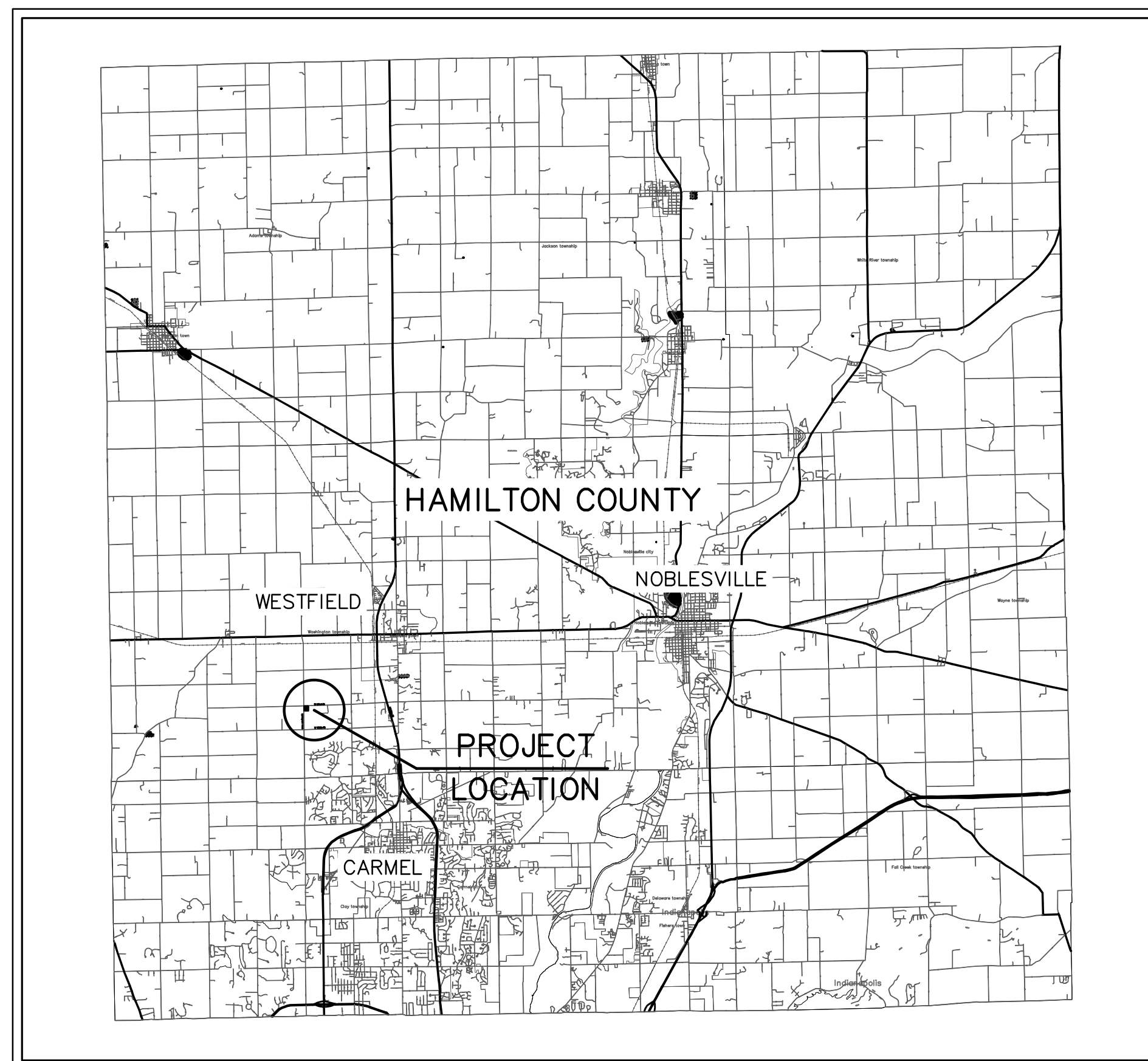
July 20, 2015
1507-SPP-18 & 1507-ODP-18

CONDITION

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

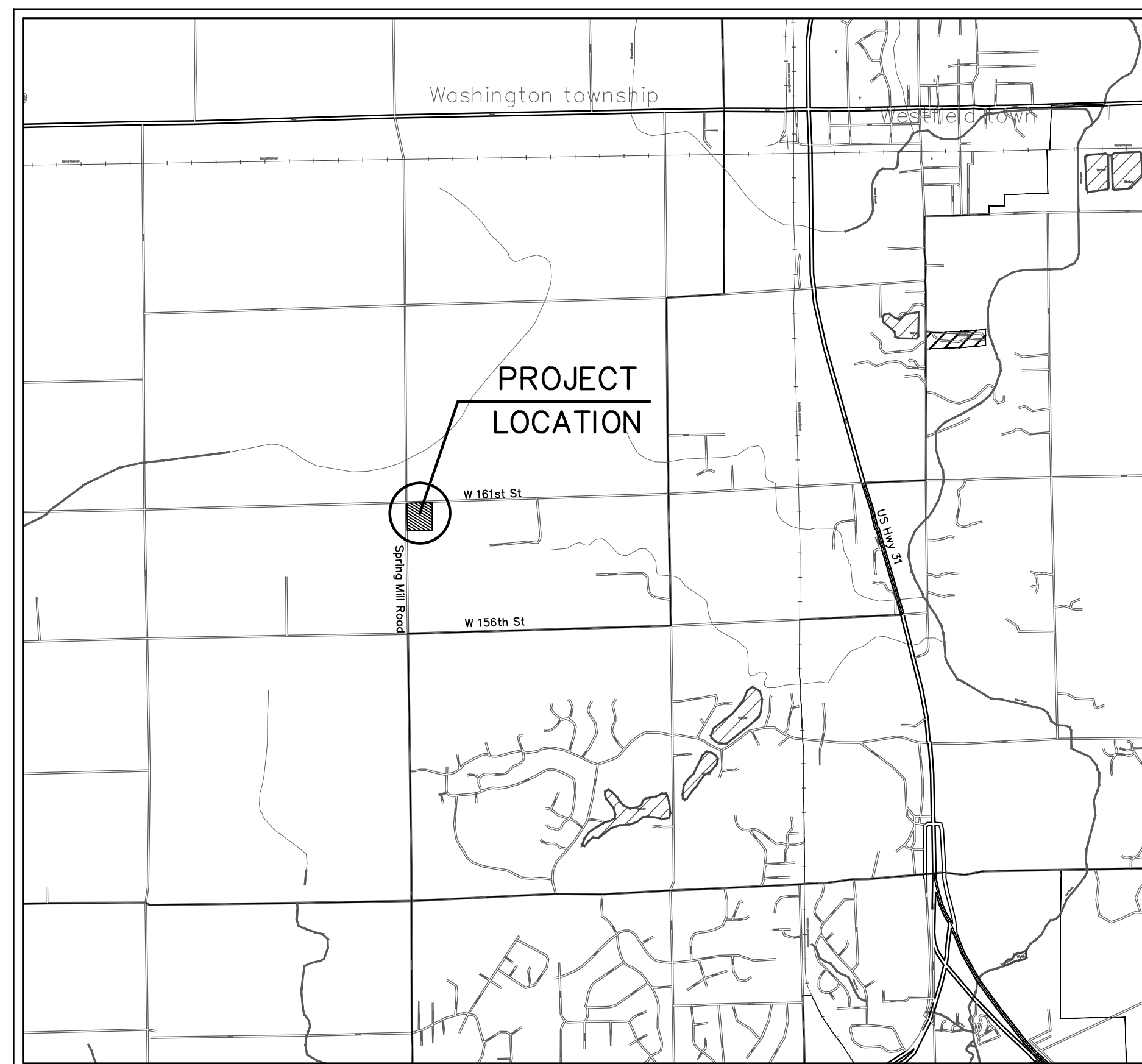
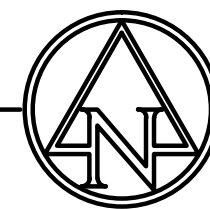
CONSTRUCTION PLANS FOR CVS / PHARMACY

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



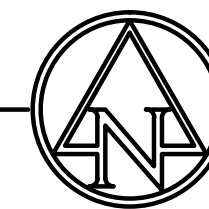
LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



INDEX	
DESCRIPTION	Sheet No.
TITLE SHEET	C001
CIVIL SPECIFICATIONS	C002
CIVIL SPECIFICATIONS	C003
GENERAL NOTES	C004
EXISTING TOPOGRAPHY - DEMO PLAN	C101
DEMOLITION PLAN	C110
SITE PLAN	C201
UTILITY PLAN	C301
GRADING PLAN	C401
EROSION CONTROL PLAN	C501
STORMWATER POLLUTION PREVENTION PLAN	C510
EROSION CONTROL DETAILS	C520
EROSION CONTROL DETAILS	C521
SITE DETAILS	C601
SITE DETAILS	C602
SITE DETAILS	C603
PLANTING PLAN	C701
PLANTING DETAILS	C702
SITE PHOTOMETRIC PLAN	C801
SITE PHOTOMETRIC PLAN	C802

PLAN DATE: 05/29/2015

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

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

CAUTION !!

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

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

UTILITY CONTACTS

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

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

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

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

SCHOOL DISTRICT
WESTFIELD WASHINGTON SCHOOLS
322 WEST MAIN STREET
WESTFIELD, INDIANA 46074
(317) 867-6000

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

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

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

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

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

AT&T
STEVE KREBS
5858 N. COLLEGE
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SANITARY SEWER AND WATER
CITIZENS WESTFIELD
HARRY NIKIDES
2150 DR. MARTIN LUTHER KING DRIVE
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FIBER OPTIC
WESTFIELD IFN
BRUCE SPECK
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INDIANAPOLIS, INDIANA 46268

PLANS PREPARED FOR:

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501 PENNSYLVANIA PKWY, SUITE 160
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PLANS PREPARED BY:



**AMERICAN
STRUCTUREPOINT**
INC.

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



SOILS MAP

NOT TO SCALE

REV	DATE	DESCRIPTION
1	7-10-2015	TAC COMMENTS

**APPROVAL PENDING
NOT FOR CONSTRUCTION**

JARED L. WILKERSON, P.E.

C001

JOB# 2007.01007

PRINT DATE: 7/15/15
PLOT SCALE: 1/2"=3'-0"
DRAWING FILE: P:\IN2007\1007\0-DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\200701007\CE-C002-C003-SPEC.DWG
DRAWING BY: REEBER
EDIT DATE: 6/2/15 - 8:22 AM
EDT DATE: 6/2/15 - 8:22 AM

GENERAL NOTES

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

TRAFFIC CONTROL

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

STRUCTURE & SITE DEMOLITION

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

SITE CLEARING

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

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

SITE WATER DISTRIBUTION

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

1.1 GENERAL

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

1.3 DUCTILE-IRON PIPE AND FITTINGS

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

1.4 PVC PIPE AND FITTINGS

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

1.5 GATE VALVES

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

1.6 GATE VALVE ACCESSORIES AND SPECIALTIES

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

1.7 BACKFLOW PREVENTERS

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

1.8 WATER METER BOXES

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

1.9 CONCRETE VAULTS

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

1.10 FIRE HYDRANTS

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

1. Standard: AWWA C502.
 2. Pressure Rating: 250 psig.
- 1.11 FIRE DEPARTMENT CONNECTIONS

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

1.12 VALVE APPLICATIONS

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

1.13 FIELD QUALITY CONTROL

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

1.14 IDENTIFICATION

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

SITE SANITARY SEWERS

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

1.1 PROJECT CONDITIONS

- A.Interruption of Existing Sanitary Sewerage Service: Coordinate as required with the local sanitary sewer authority before starting construction.
- B.Utility Locator Service: Notify utility locator service for area where Project is located before beginning sanitary sewer installation operations. Field verify all existing utilities shown on the Drawings by pot-holing the lines. Survey existing utilities and provide horizontal and vertical location information to the Engineer to determine if any utilities will conflict with the proposed design.

1.2 DUCTILE-IRON, GRAVITY SEWER PIPE AND FITTINGS

- A.Pipe: ASA A-21.52, CL 52 minimum, for push-on joints.
- B.Compact Fittings: AWWA C153, ductile iron, for push-on joints.
- C.Gaskets: AWWA C111, rubber.

1.3 PVC PIPE AND FITTINGS

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

1.4 CLEANOUTS

A.Cast-Iron Cleanouts:

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

1.5 MANHOLES

A.Standard Precast Concrete Manholes:

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

B.Manhole Frames and Covers:

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

1.6 IDENTIFICATION

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

1.7 FIELD QUALITY CONTROL

- A.Inspect interior of piping to determine whether line displacement or other damage has occurred. Inspect after approximately 24 inches of backfill is in place, and again at completion of Project.

1. Defects requiring correction include the following:

- a. Alignment: Less than full diameter of inside of pipe is visible between structures.
 - b. Deflection: Flexible piping with deflection that prevents passage of ball or cylinder of size not less than 92.5 percent of piping diameter.
 - c. Damage: Crushed, broken, cracked, or otherwise damaged piping.
 - d. Infiltration: Water leakage into piping.
 - e. Exfiltration: Water leakage from or around piping.
2. Replace defective piping using new materials, and repeat inspections until defects are within allowances specified.
 3. Reinspect and repeat procedure until results are satisfactory.
- B.Test new piping systems, and parts of existing systems that have been altered, extended, or repaired, for leaks and defects.

1. Do not enclose, cover, or put into service before inspection and approval.
2. Test completed piping systems according to requirements of authorities having

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

SITE STORM UTILITY DRAINAGE PIPING

1.1 PIPE AND FITTINGS-GENERAL

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

1.2 STEEL PIPE AND FITTINGS

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

1.3 PE PIPE AND FITTINGS

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

1.4 PVC CORRUGATED PIPE AND FITTINGS

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

1.5 CONCRETE PIPE AND FITTINGS

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

1.6 MANHOLES

A.Standard Precast Concrete Manholes:

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

B.Manhole Frames and Covers:

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

1.7 INLET & JUNCTION BOXES

Standard Precast Concrete:

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

1.8 STORMWATER DETENTION STRUCTURES

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

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

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

1.9 PIPE OUTLETS

- A.Pre-Cast Head Walls: Pre-Cast reinforced concrete, with apron and tapered sides.

- B.Slope Paved Head Walls: cast-in-place reinforced concrete as shown on Drawings.

- C.Riprap Basins: Broken, irregularly sized and shaped, graded stone according to NSSGA's "Quarried Stone for Erosion and Sediment Control." Minimum stone size and dimensions as shown on Drawings.

1.10 PIPING INSTALLATION

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

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

CVS
pharmacy

12,900 TYPE-A
CHAMFER-DRIVE-THRU

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

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

ARCHITECT OF RECORD

CONSULTANT:



AMERICAN
STRUCTUREPOINT
INC.

7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
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SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

TAC COMMENTS 07-10-2015

PLANNING MGR:

JLW

DRAWING BY:

RCB

DATE:

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2007.01007

TITLE:

CIVIL
SPECIFICATIONS

SHEET NUMBER:

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

1.11 CLEANING

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

EARTH MOVING

1.1 PROJECT CONDITIONS

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

1.2 DEWATERING

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

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

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

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

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

1.3 SUBGRADE

- A.Notify Project Geotechnical Engineer when excavations have reached required subgrade.
B.If Project Geotechnical Engineer determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.
C.Proof-roll subgrade below the building slabs and pavements with a pneumatic-tired and loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Project Geotechnical Engineer, and replace with compacted backfill or fill as directed.
D.In heavy duty pavement areas, the gravel aggregate base shall be extended under the curb and gutter section to provide additional stability for truck travel.

1.4 UTILITY TRENCH BEDDING AND BACKFILL

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

1.6 GRADING

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

1.7 PROTECTION

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

ASPHALT PAVING

1.1 FIELD CONDITIONS

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

1.2 ASPHALT MATERIALS

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

1.3 PATCHING

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

B.Tack Coat: Before placing patch material, apply tack coat uniformly to vertical asphalt surfaces abutting the patch. Apply at a rate of 0.05 to 0.15 gal./sq. yd.
1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.
2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.

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

1.4 SURFACE PREPARATION

- A.General: Immediately before placing asphalt materials, remove loose and deleterious material from substrate surfaces. Ensure that prepared substrate is ready to receive paving. Sawcut existing pavement to the joined to provide vertical faces between new and existing surfaces.
B.Emulsified Asphalt Prime Coat: Apply uniformly over surface of compacted unbound-aggregate base course at a rate of 0.10 to 0.30 gal./sq. yd. per inch depth. Apply enough material to penetrate and seal, but not flood, surface. Allow prime coat to cure.
1. If prime coat is not entirely absorbed within 24 hours after application, spread sand over surface to blot excess asphalt. Use enough sand to prevent pickup under traffic. Remove loose sand by sweeping before pavement is placed and after volatiles have evaporated.
2. Protect primed substrate from damage until ready to receive paving.
C.Tack Coat: Apply uniformly to surfaces of existing pavement at a rate of 0.02 to 0.08 gal./sq. yd.
1. Allow tack coat to cure undisturbed before applying hot-mix asphalt paving.
2. Avoid smearing or staining adjoining surfaces, appurtenances, and surroundings. Remove spillages and clean affected surfaces.

1.5 PLACING HOT-MIX ASPHALT

- A.Machine place hot-mix asphalt on prepared surface, spread uniformly, and strike off. Place asphalt mix by hand in areas inaccessible to equipment in a manner that prevents segregation of mix. Place each course to required grade, cross section, and thickness when compacted.
1. Place hot-mix asphalt base course in number of lifts and thicknesses indicated.
2. Place hot-mix asphalt surface course in single lift.
3. Spread mix at a minimum temperature of 250 deg F.
4. Begin applying mix along centerline of crown for crowned sections and on high side of one-way slopes unless otherwise indicated.
5. Regulate paver machine speed to obtain smooth, continuous surface free of pulls and tears in asphalt-paving mat.

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

1.6 JOINTS

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

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

1.7 COMPACTION

- A.General: Begin compaction as soon as placed hot-mix paving will bear roller weight without excessive displacement. Compact hot-mix paving with hot, hand tampers or with vibratory-plate compactors in areas inaccessible to rollers. Complete compaction before mix temperature cools to 185 deg F.
1. Initial Lift: Average of 92% of maximum theoretical density.
2. Top Surface Lift: Average of 93% of maximum theoretical density.
3. Tolerance: +2.0%, -1.0% of any individual test.
B.Finish Rolling: Finish roll paved surfaces to remove roller marks while hot-mix asphalt is still warm.
C.Erect barricades to protect paving from traffic for at least 24 hours after placement for the binder course, and at least 72 hours after placement for the final wearing surface.
D.If the ambient air temperature is in excess of 90 degrees Fahrenheit during the 72 hour protection period, the pavement surface shall be flooded with water to rapidly cool the pavement at least once per day.
E.Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements.

CONCRETE PAVING

1.1 PROJECT CONDITIONS

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

1.2 STEEL REINFORCEMENT

- A.Plain-Steel Welded Wire Reinforcement: ASTM A 185/A 185M, fabricated from as-drawn steel wire into flat sheets.
B.Reinforcing Bars: ASTM A 615/A 615M, Grade 60; deformed.
C.Joint Dowel Bars: ASTM A 615/A 615M, Grade 60 plain-steel bars. Cut bars true to length with ends square and free of burrs.
D.Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars, welded wire reinforcement, and dowels in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete of greater compressive strength than concrete specified, and as follows:

1.3 CONCRETE MATERIALS

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

1.4 RELATED MATERIALS

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

1.5 WHEEL STOPS

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

1.6 SIDEWALKS

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

1.7 PREPARATION

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

1.8 STEEL REINFORCEMENT

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

1.9 JOINTS

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

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

pavements, sidewalks, curb and gutter, etc.

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

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

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

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

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

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

1.10 FIELD QUALITY CONTROL

- A.Testing Agency: Engage a qualified testing agency to perform tests and inspections.
B.Promptly send test reports to the Engineer for review and approval.
C.Testing Services: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed by the General Contractor's testing agency according to the following requirements:
1. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mixture placed each day. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
3. Air Content: ASTM C 231, pressure method; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
4. Concrete Temperature: ASTM C 1064/C 1064M; one test hourly when air temperature is 40 deg F and below and when it is 80 deg F and above, and one test for each composite sample.

5. Compression Test Specimens: ASTM C 31/C 31M; cast and laboratory cure one set of three standard cylinder specimens for each composite sample.
6. Compressive-Strength Tests: ASTM C 39/C 39M; test one specimen at seven days and two specimens at 28 days. A compressive-strength test shall be the average compressive strength from two specimens obtained from same composite sample and tested at 28 days.
D.Strength of each concrete mixture will be satisfactory if average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.

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

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

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

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

I. Prepare test and inspection reports.

1.11 REPAIRS AND PROTECTION

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

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

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

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

PAVEMENT MARKINGS

1.1 QUALITY ASSURANCE

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

1.2 FIELD CONDITIONS

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

1.3 PAVEMENT-MARKING PAINT

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

1.4 PAVEMENT MARKING

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

1.5 PROTECTING AND CLEANING

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

CHAIN LINK FENCES AND GATES

1.1 PROJECT CONDITIONS

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

1.2 WARRANTY

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

1.3 CHAIN-LINK FENCE FABRIC

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

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

1.4 FENCE FRAMING

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

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

1.5 TENSION WIRE

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

1.6 SWING GATES

- A.General: Comply with ASTM F 900 for gate posts and single or double swing gate types.
1. Gate Leaf Width: As indicated.
2. Gate Fabric Height: As indicated.
B.Pipe and Tubing:
1. Zinc-Coated Steel: Comply with ASTM F 1043 and ASTM F 1083; protective coating and finish to match fence framing.
2. Gate Posts: Round tubular steel.
3. Gate Frames and Bracing: Round tubular steel.
C.Frame Corner Construction: assembled with corner fittings.
D.Hardware:
1. Hinges: 360-degree inward and outward swing.
2. Latches permitting operation from both sides of gate with provision for padlocking accessible from both sides of gate.

1.7 FITTINGS

- A.General: Comply with ASTM F 626.
B.Post Caps: Provide for each post. Provide line post caps with loop to receive tension wire or top rail.
C.Rail and Brace Ends: For each gate, corner, pull, and end post.
D.Rail Fittings: Provide the following:
1. Top Rail Sleeves: Pressed-steel or round-steel tubing not less than 6 inches long.
2. Rail Clamps: Line and corner boulevard clamps for connecting rails in the fence line-to-line posts.
E.Tension and Brace Bands: Pressed steel.
F. Tension Bars: Steel, length not less than 2 inches shorter than full height of chain-link fabric. Provide one bar for each gate and end post, and two for each corner and pull post, unless fabric is integrally woven into post.
G.Truss Rod Assemblies: Steel, hot-dip galvanized after threading rod and turnbuckle or other means of adjustment.

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

1.8 GROUT AND ANCHORING CEMENT

- A.Nonshrink, Nonmetallic Grout: Premixed, factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107. Provide grout, recommended in writing by manufacturer, for exterior applications.
B.Erosion-Resistant Anchoring Cement: Factory-packaged, nonshrink, nonstaining, hydraulic-controlled expansion cement formulation for mixing with potable water at Project site to create pourable anchoring, patching, and grouting compound. Provide formulation that is resistant to erosion from water exposure without needing protection by a sealer or waterproof coating and that is recommended in writing by manufacturer, for exterior applications.

1.9 ADJUSTING

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

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



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EXISTING TOPOGRAPHY NOTES

1. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IF ANY VARIATION EXISTS.
2. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.

DEMOLITION NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
4. PROTECT TREES TO REMAIN DURING CONSTRUCTION.
5. STORAGE OF MATERIALS AND PARKING OF EQUIPMENT AND VEHICLES BELOW TREE CANOPIES WITHIN THE TREE DRIP LINE IS PROHIBITED.
6. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
7. THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
8. CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
9. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
10. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
11. PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
12. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IF ANY VARIATION EXISTS.
13. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
14. ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
15. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
16. NO ON-SITE BURNING IS PERMITTED.
17. CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
18. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.

SITE NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
5. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
6. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
7. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
9. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
10. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
11. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
12. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
13. CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
14. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
15. RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
16. CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
17. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURES DIRECTIONS.
18. ALL ASPHALT TO BE IN ACCORDANCE WITH INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
19. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1/4" PER FOOT AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
20. CHAMFER ALL ENDS OF CURBS.
21. REFER TO GEOTECHNICAL FINDINGS AND ENVIRONMENTAL FINDINGS NOTES INCLUDED THROUGHOUT PLANS.

GRADING NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
6. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
8. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
9. AFTER STRIPPING TOPSOIL MATERIAL, PROOF ROLL IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED SITE WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
10. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
11. ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
12. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
13. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
14. CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
15. DUE TO SITE CONSTRAINTS, THE SITE MAY NOT BALANCE. THE CONTRACTOR IS RESPONSIBLE FOR ALL EARTHWORK IMPORTS OR EXPORTS.
16. CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED ON THE EROSION CONTROL SHEETS.
17. REFER TO GEOTECHNICAL FINDINGS AND ENVIRONMENTAL FINDINGS NOTES INCLUDED THROUGHOUT PLANS

UTILITY NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
6. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
8. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
9. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
10. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
11. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
12. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
13. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

EROSION CONTROL NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
5. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
7. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
8. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
9. WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
10. SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
11. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
12. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
13. THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR LAKE COUNTY, IN, MAP NUMBER 18089C0210E, DATED JANUARY 18, 2012.
14. SCHEDULE OF EARTHWORK ACTIVITIES:
 - a. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UNVEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
 - b. TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
 - c. INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
15. PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
16. CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.



12,900 TYPE-A
CHAMFER DRIVE-THRU
STORE NUMBER: 10591
181ST STREET AND OFFING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

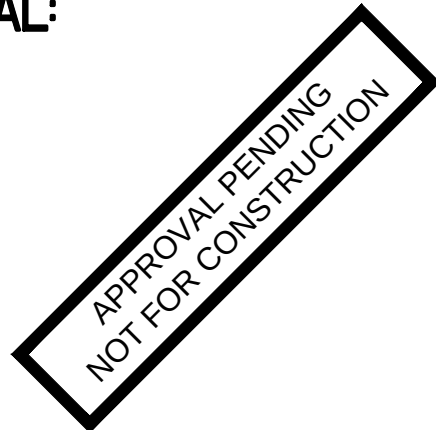
CONSULTANT:



DEVELOPER:

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

SEAL:



REVISIONS:

	TAC COMMENTS	07-10-2015

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

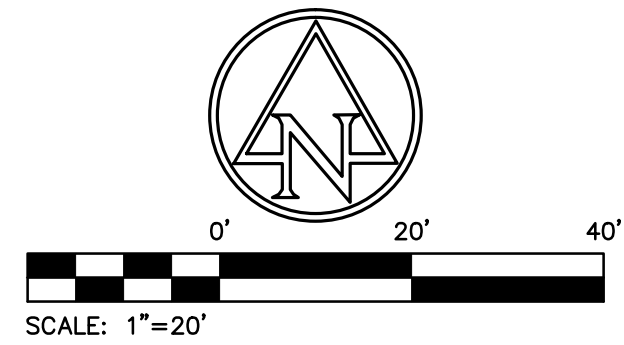
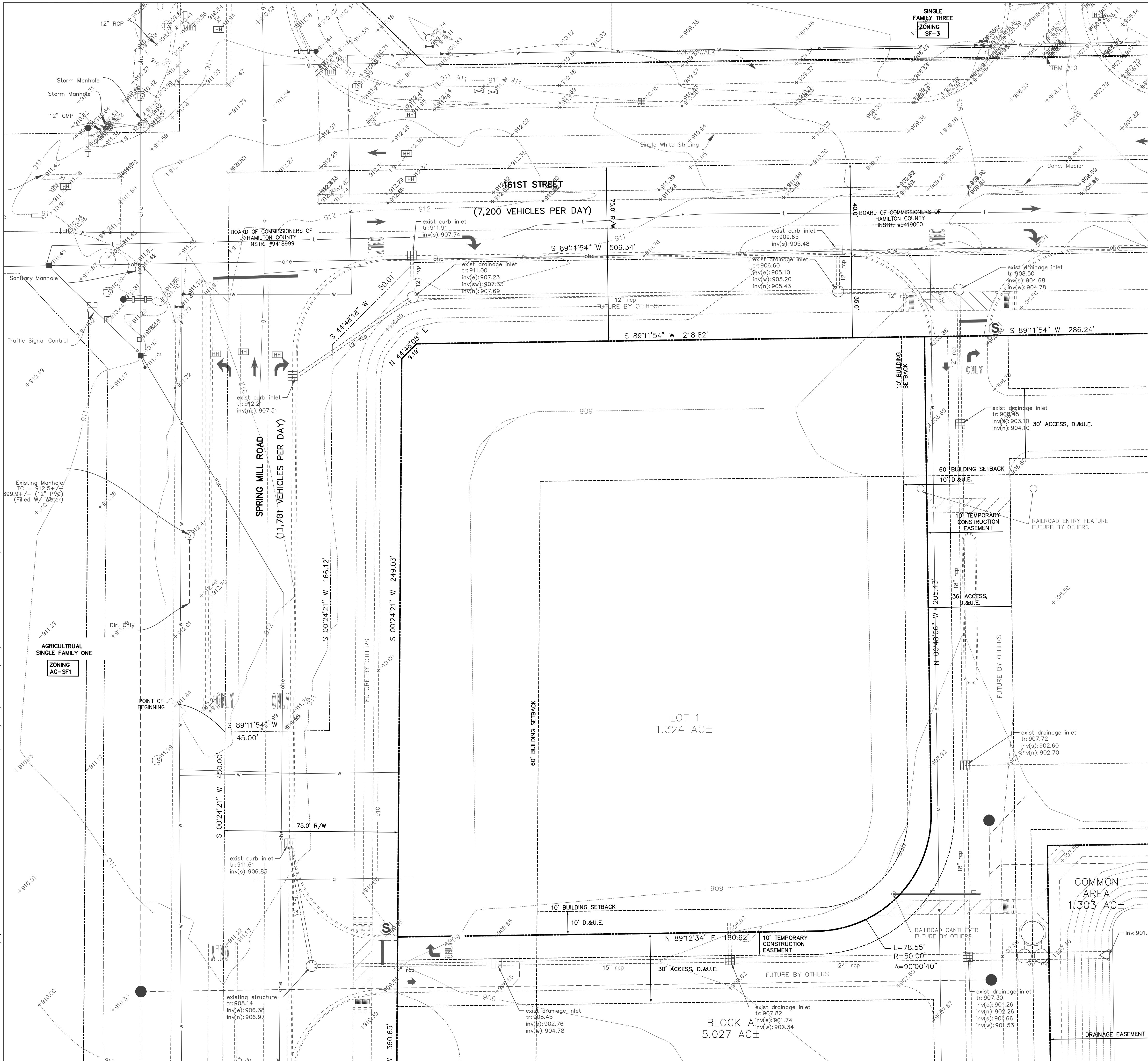
GENERAL
NOTES

SHEET NUMBER:

C004

COMMENTS:

PRINT DATE: 7/15/15 PLOT SCALE: 1"=20'0" EDIT DATE: 7/9/15 4:02 PM EDITED BY: REBERGER DRAWING FILE: P:\IN2007\007\0.DRAWINGS\CIVIL.C. CONSTRUCTION DOCUMENTS\200701007.CE.C110.DMP.DWG



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

DEMOLITION LEGEND	
⊠	EXISTING BUILDING TO BE DEMOLISHED
⊠	EXISTING CONCRETE TO BE REMOVED
⊠	EXISTING ASPHALT TO BE REMOVED
⊠	OBJECT TO BE REMOVED
⊠	CONCRETE CURB TO BE REMOVED
⊠	UTILITIES TO BE REMOVED
⊠	FENCE, WALL, OR GUARDRAIL TO BE REMOVED
⊠	PAVEMENT TO BE SAWCUT
⊠	PIPE TO BE REMOVED

NOTE:
CONTRACTOR TO REMOVE ALL BUILDING UTILITY CONNECTIONS AND APPURTENANCES FOR EXISTING BUILDINGS THAT ARE BEING DEMOLISHED. COORDINATE CAPPING OF EXISTING SERVICES AT RIGHT OF WAY LINES WITH UTILITY SERVICE PROVIDERS.

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

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

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

- NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 3. EXISTING INFORMATION IS FROM BANNING ENGINEERING; PROJECT NUMBER: 07053, PROJECT NAME: SPRINGMILL STATION, DATED 05-20-2015.

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

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



12900 TYPE-A
CHAMFER DRIVE-THRU
STORE NUMBER: 10591
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:
AMERICAN
STRUCTUREPOINT
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7260 SHADELAND STATION
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Phone (317) 705-8800
Contact: Craig Forgey

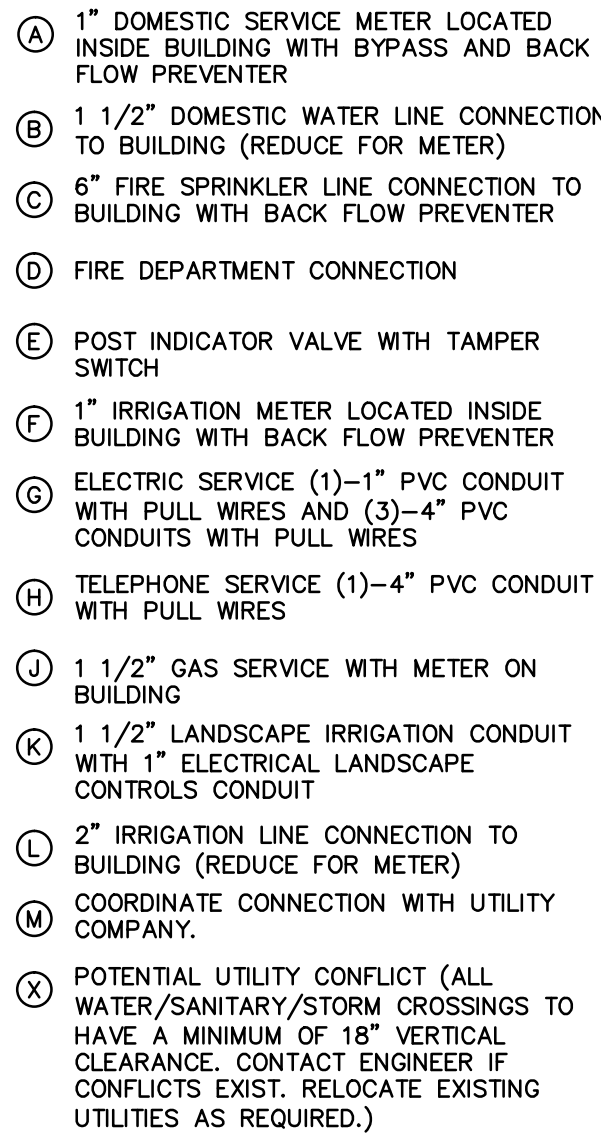
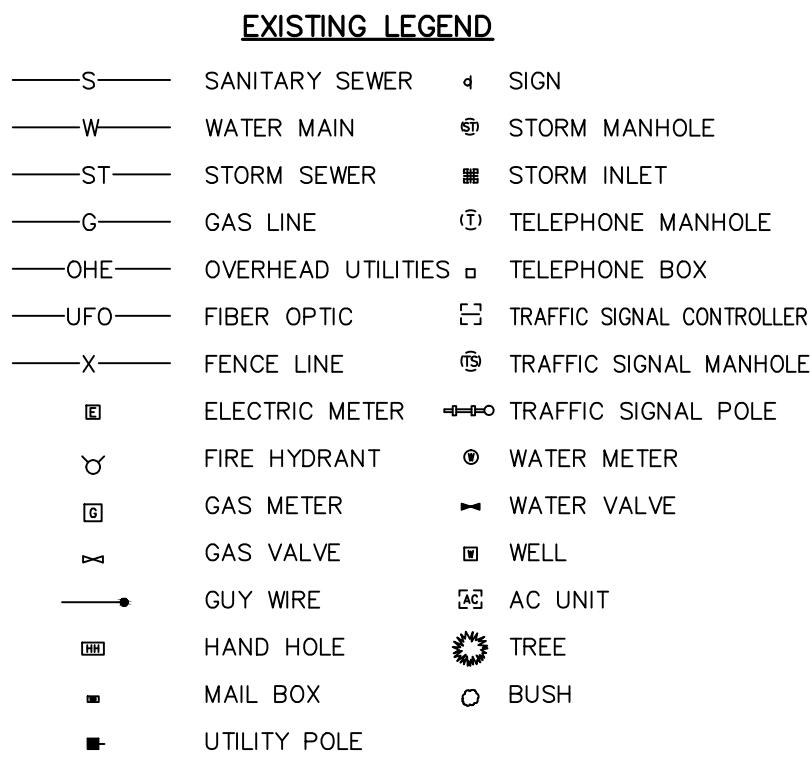
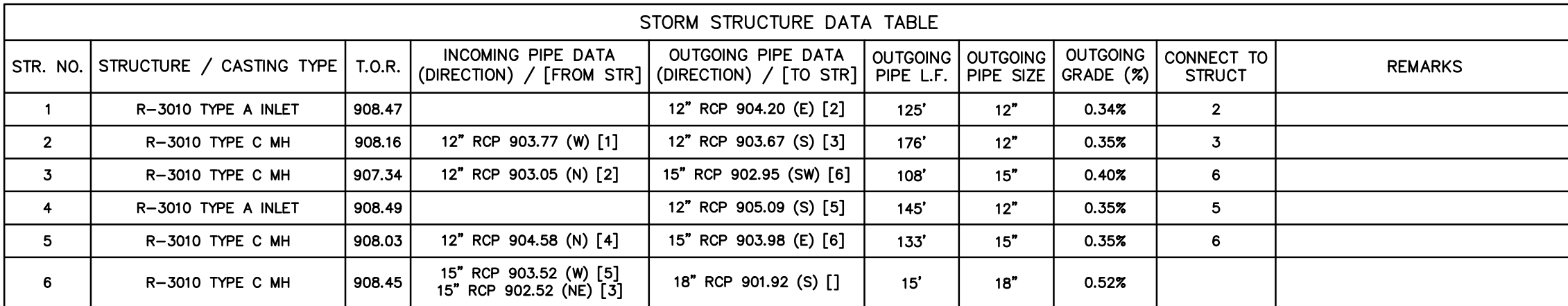
SEAL:
APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:
TAC COMMENTS 07-10-2015

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

DEMOLITION
PLAN
SHEET NUMBER:
C110
COMMENTS:

COMMENTS:



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

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

NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROJECT'S CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. EXISTING INFORMATION IS FROM BANNING ENGINEERING; PROJECT NUMBER: 07053. PROJECT NAME: SPRINGMILL STATION, DATED 05-20-2015.

CAUTION !!

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

**12,900 TYPE-A
CHAMFER DRIVE-THRU**

STORE NUMBER: 10591

**1818 STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA**

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

CONSULTANT:

AMERICAN
STRUCTUREPOINT
INC.

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

DEVELOPER:

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

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

1 TAC COMMENTS 07-10-2015

PLANNING MGR: JLW

DRAWING BY: RCE

DATE: 05-29-2015

JOB NUMBER: 2007.01007

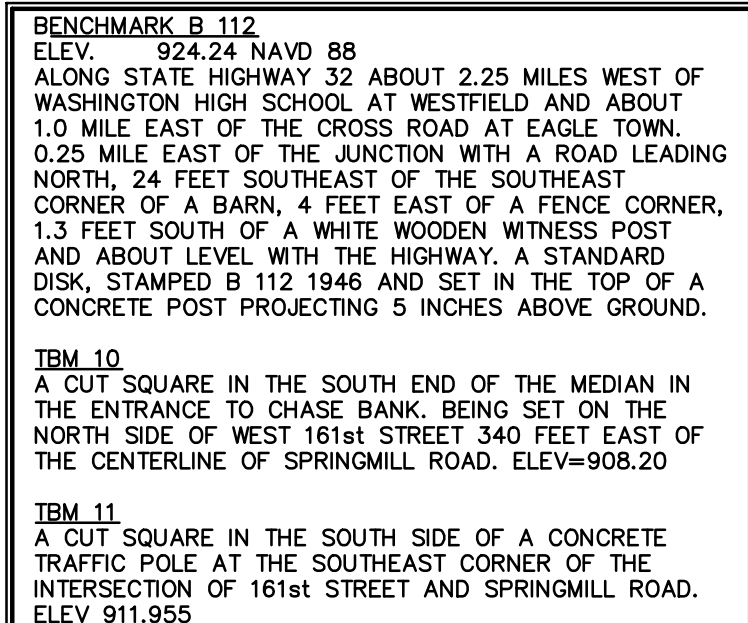
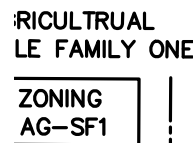
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UTILITY PLAN

SHEET NUMBER:

C301

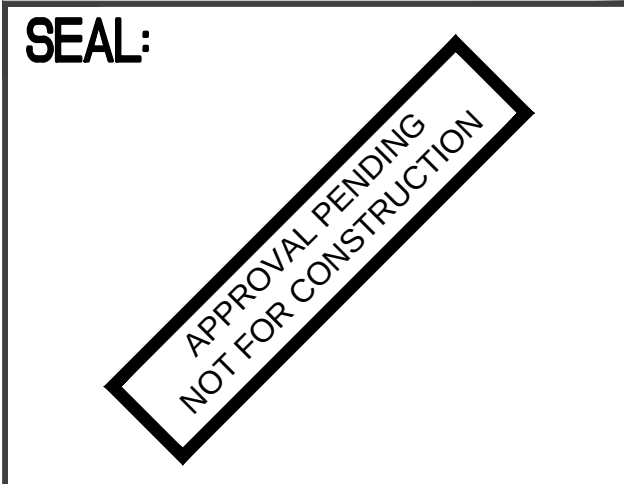
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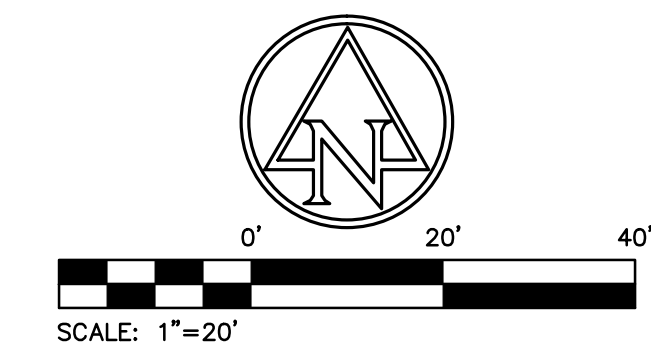
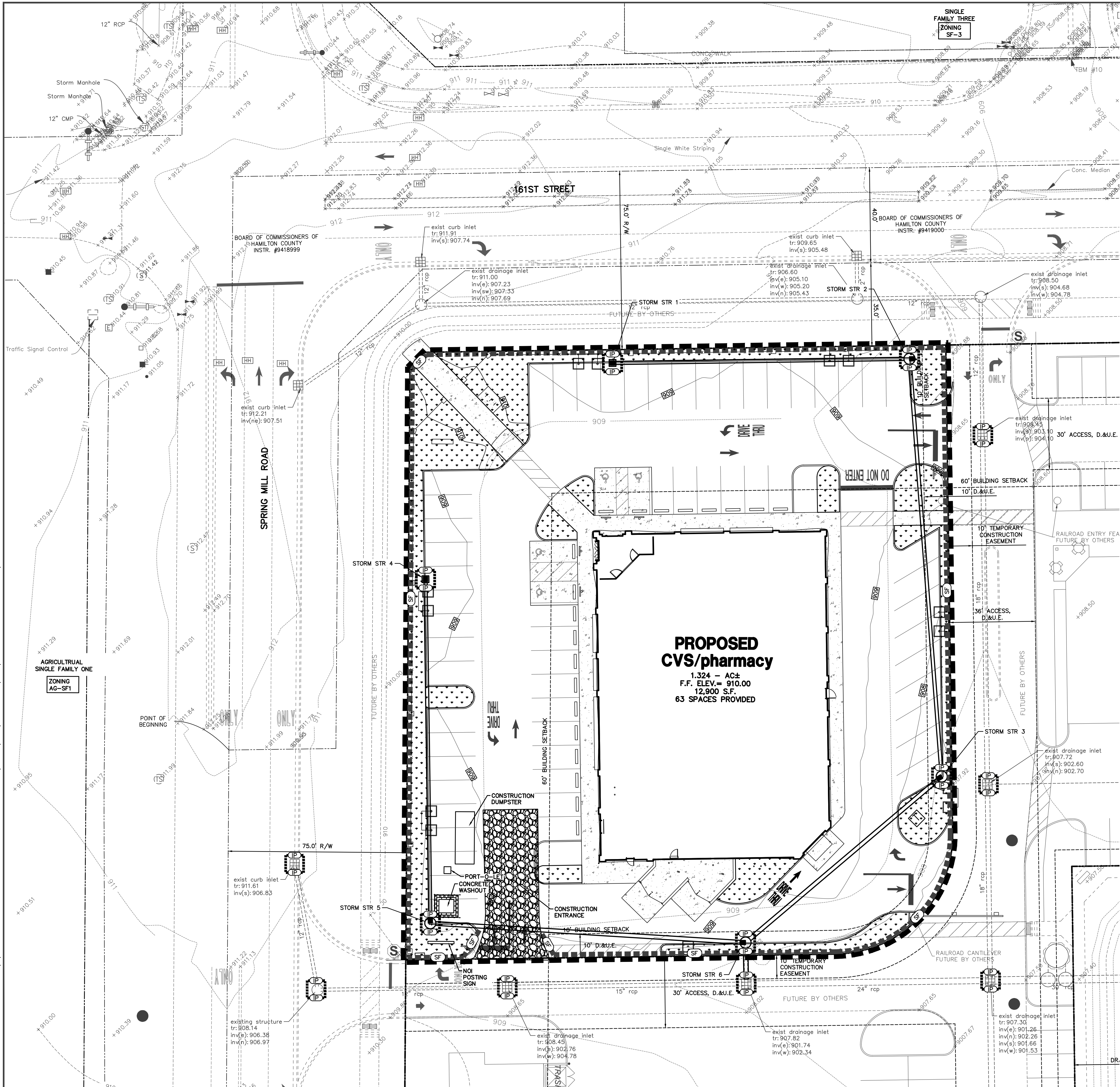
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— INDIANA UNDERGROUND —



COMMENTS:



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

PROPOSED EROSION CONTROL LEGEND	
⊠	SILT FENCE
⊠	INLET PROTECTION
⊠	PERMANENT SEEDING
⊠	GRAVEL CONSTRUCTION ENTRANCE
⊠	CONSTRUCTION LIMITS

BENCHMARK B 112
ELEV. 924.24 NAVD 88
ALONG STATE HIGHWAY 32 ABOUT 2.25 MILES WEST OF WASHINGTON HIGH SCHOOL AT WESTFIELD AND ABOUT 1.0 MILE EAST OF THE CROSS ROAD AT EAGLE TOWN. 0.25 MILE EAST OF THE JUNCTION WITH A ROAD LEADING NORTH, 24 FEET EAST OF THE SOUTHEAST CORNER OF A BARN, 4 FEET EAST OF A FENCE CORNER, 1.3 FEET SOUTH OF A WHITE WOODEN WITNESS POST AND ABOUT LEVEL WITH THE HIGHWAY. A STANDARD DISK, STAMPED B 112 1846 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND.

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

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

- NOTES:**
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 3. EXISTING INFORMATION IS FROM BANNING ENGINEERING; PROJECT NUMBER: 07053, PROJECT NAME: SPRINGMILL STATION, DATED 05-20-2015.

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

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



12900 TYPE-A CHAMFER DRIVE-THRU
STORE NUMBER: 10591
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN STRUCTUREPOINT INC.

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

DEVELOPER:

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

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

⊠	TAC COMMENTS	07-10-2015
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PLANNING MGR: JLW
DRAWING BY: RCB
DATE: 05-29-2015
JOB NUMBER: 2007.01007
TITLE:
EROSION CONTROL PLAN
SHEET NUMBER:

C501

COMMENTS:

The area scheduled for construction is known as "CVS Pharmacy" (hereinafter referred to as "Project").

PROJECT LOCATION

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

OWNER'S INFORMATION

Name: T.M. Indiana 2, LLC
Address: 501 Pennsylvania Pkwy., Suite 160 Indianapolis, IN 46280
Representative: Craig Forgey
Title: Regional Representative
Telephone: 317-705-8800

OPERATOR'S INFORMATION

Name: T.M. Indiana 2, LLC
Address: 501 Pennsylvania Pkwy., Suite 160 Indianapolis, IN 46280
Representative: Craig Forgey
Title: Regional Representative
Telephone: 317-705-8800

NOTICE OF INTENT

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

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

A2 - 11" x 17" PLAT

Refer to the Site Plan.

A3 - PROJECT NARRATIVE

The project consists of a 12,900 sqft proposed CVS/Pharmacy on 1.3244 acres on the southeast corner of 161st Street and Springmill Road in Westfield, IN. The site will consist of constructing drives, parking lot, utilities and building.

A4 - VICINITY MAP

Refer to Title Sheet

A5 - LEGAL DESCRIPTION OF THE PROJECT SITE

Refer to Existing Topography Sheet.

A6 - LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS

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

A7 - HYDROLOGIC UNIT CODE (HUC)

05120201120060 and 05120201090030

A8 - STATE AND FEDERAL WATER QUALITY PERMITS

Not applicable

A9 - SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE

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

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

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

A11 - IDENTIFICATION OF ALL RECEIVING WATERS

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

A12 - IDENTIFICATION OF ALL POTENTIAL DISCHARGES TO GROUND WATER

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

A13 - 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES

The lot is not located in a floodplain as indicated on the Hamilton County, IN, Flood Insurance Rate Map 18057C00120G dated November 19, 2014.

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

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

A15 - ADJACENT LAND USE

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

A16 - LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS

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

A17 - IDENTIFICATION OF EXISTING VEGETATIVE COVER

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

A18 - SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS

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

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

A19 - LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS

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

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

There will be no offsite construction activities associated with this project.

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

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

A22 - EXISTING SITE TOPOGRAPHY

Refer to the Existing Topography Plan

A23 - PROPOSED FINAL SITE TOPOGRAPHY

Refer to the Grading Plan

B1 - DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

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

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

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

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

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

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

B3 - STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS

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

B4 - SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS

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

B5 - SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS

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

B6 - STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS

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

B7 - RUNOFF CONTROL MEASURES

None.

B8 - STORMWATER OUTLET PROTECTION SPECIFICATIONS

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

B9 - GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS

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

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

Refer to the Erosion Control Plan for locations of each stormwater quality measure and the Erosion Control Details.

B11 - TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON

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

B12 - PERMANENT SURFACE STABILIZATION SPECIFICATIONS

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

B13 - MATERIAL HANDLING AND SPILL PREVENTION PLAN

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

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

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

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

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

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

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

B14 - MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE

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

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

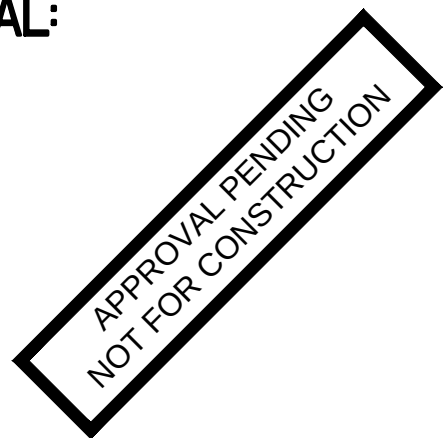
Inspection reports shall be completed including scope of the inspection, name(s) and qualifications of personnel making the inspection, the date of the inspection, observations relating to the implementation of the SWPPP, and any actions taken as a result of incidents of noncompliance

CVS pharmacy	
12,900 TYPE-A CHAMFER DRIVE-THRU	
STORE NUMBER:	10591
101ST STREET AND SPRING MILL ROAD WESTFIELD, INDIANA	
PROJECT TYPE: NEW STORE	
DEAL TYPE:	
CS PROJECT NUMBER:	071776

ARCHITECT OF RECORD

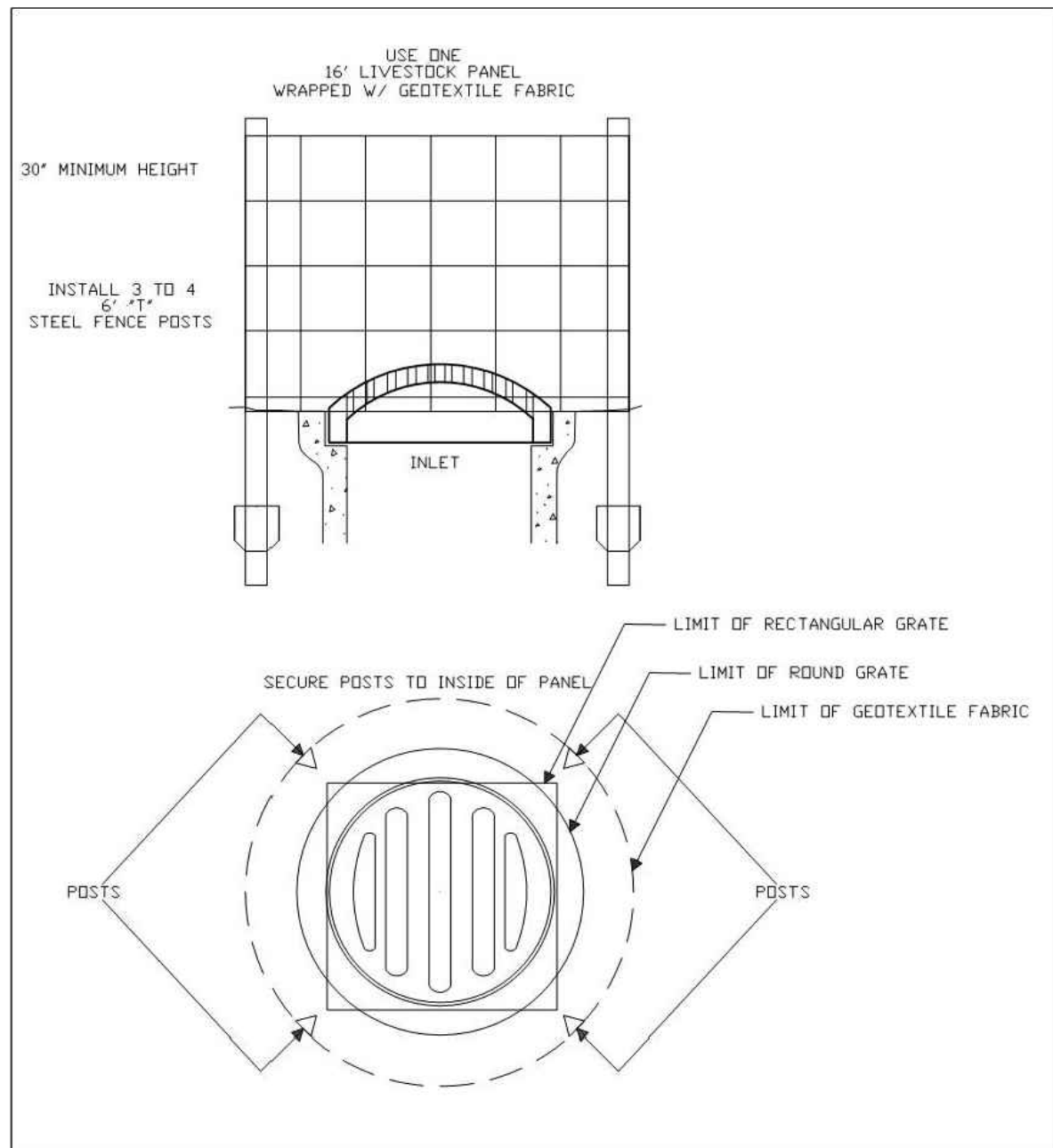
CONSULTANT:
 AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION INDIANAPOLIS, INDIANA 46256 p:(317) 547-5580 f:(317) 543-0270 www.structurepoint.com

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

SEAL:


REVISIONS:		
	TAC COMMENTS	07-10-2015

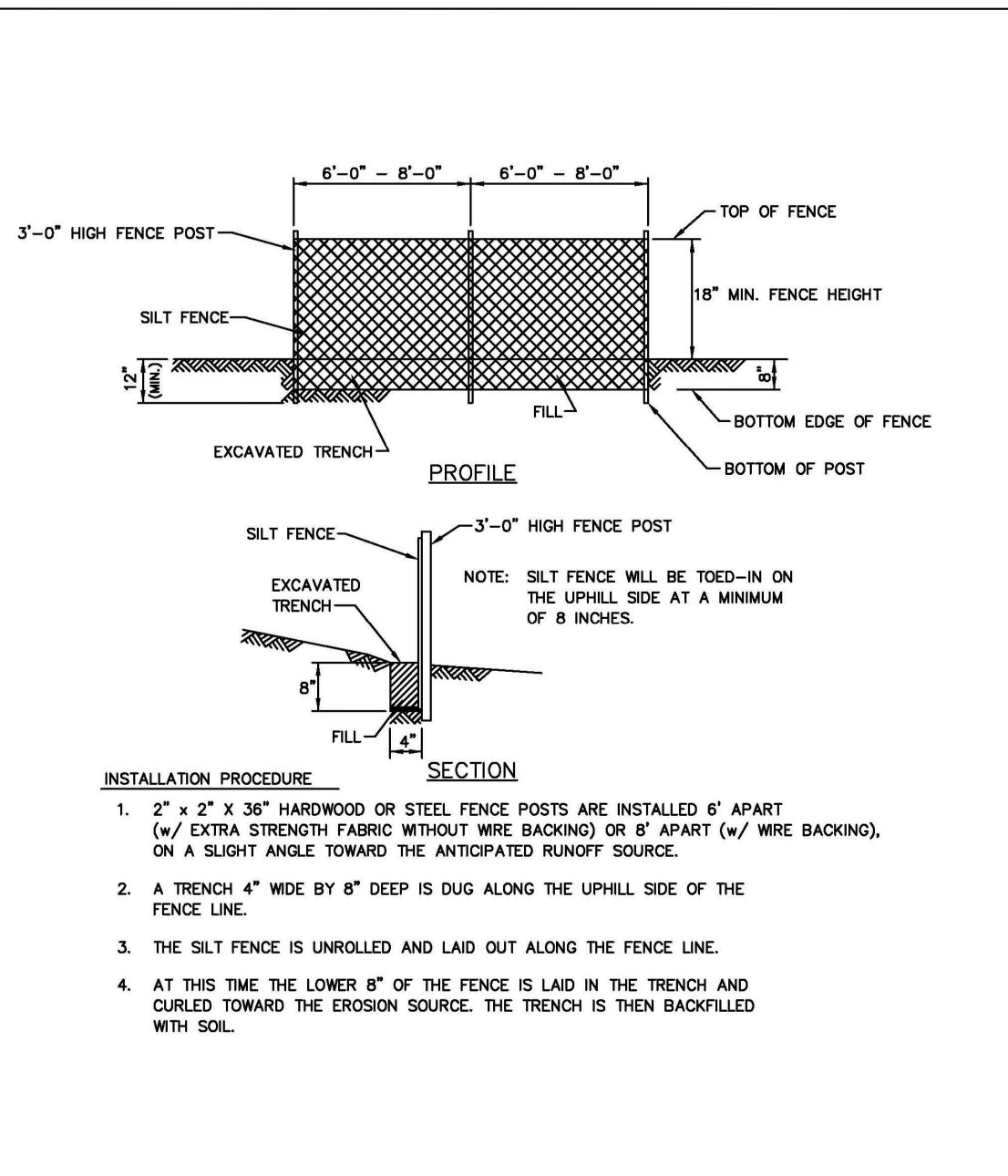
PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05-29-2015
JOB NUMBER:	2007.01007
TITLE:	
STORMWATER POLLUTION PREVENTION PLAN	
SHEET NUMBER:	
C510	
COMMENTS:	



TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/13
DATE

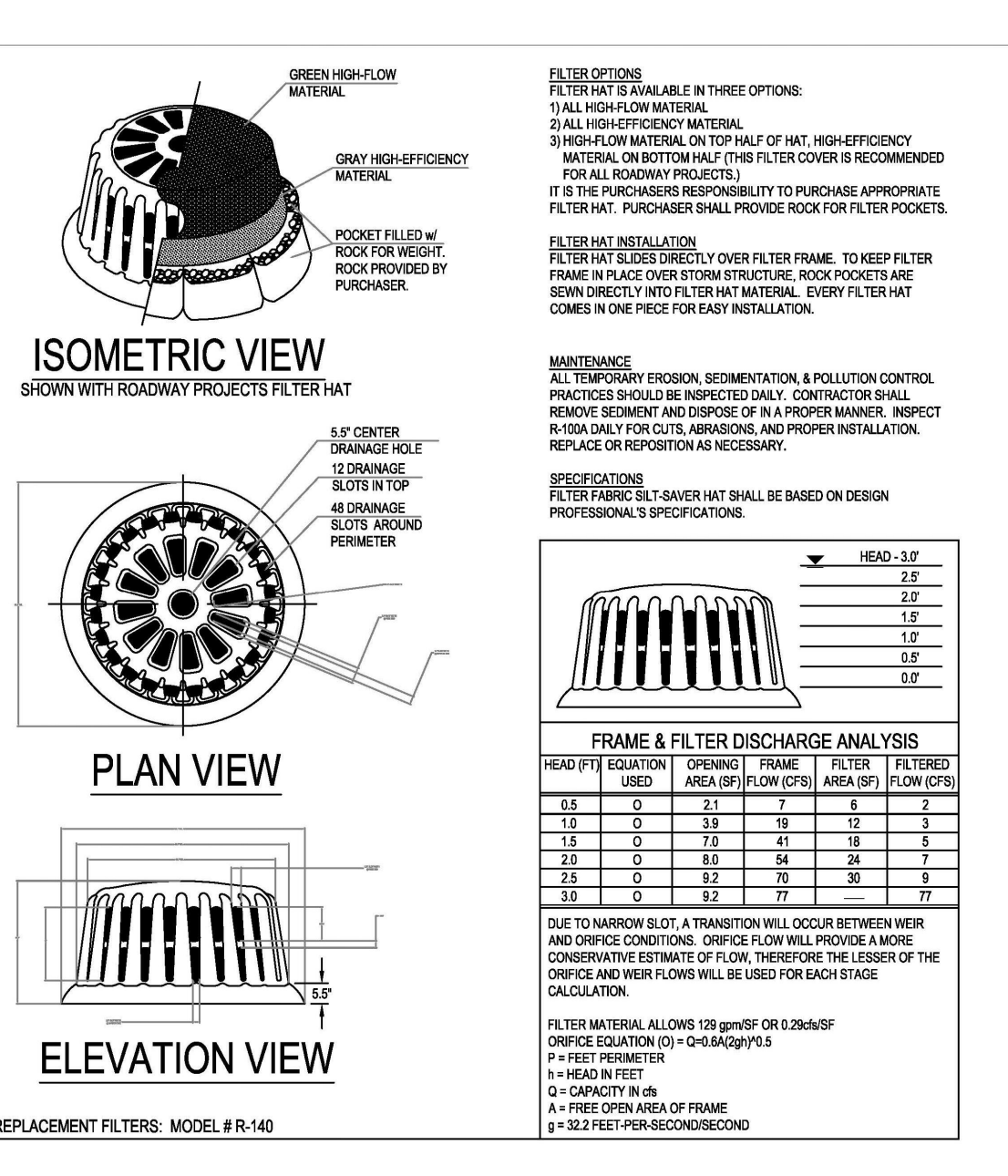
FIGURE EC-1



SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/13
DATE

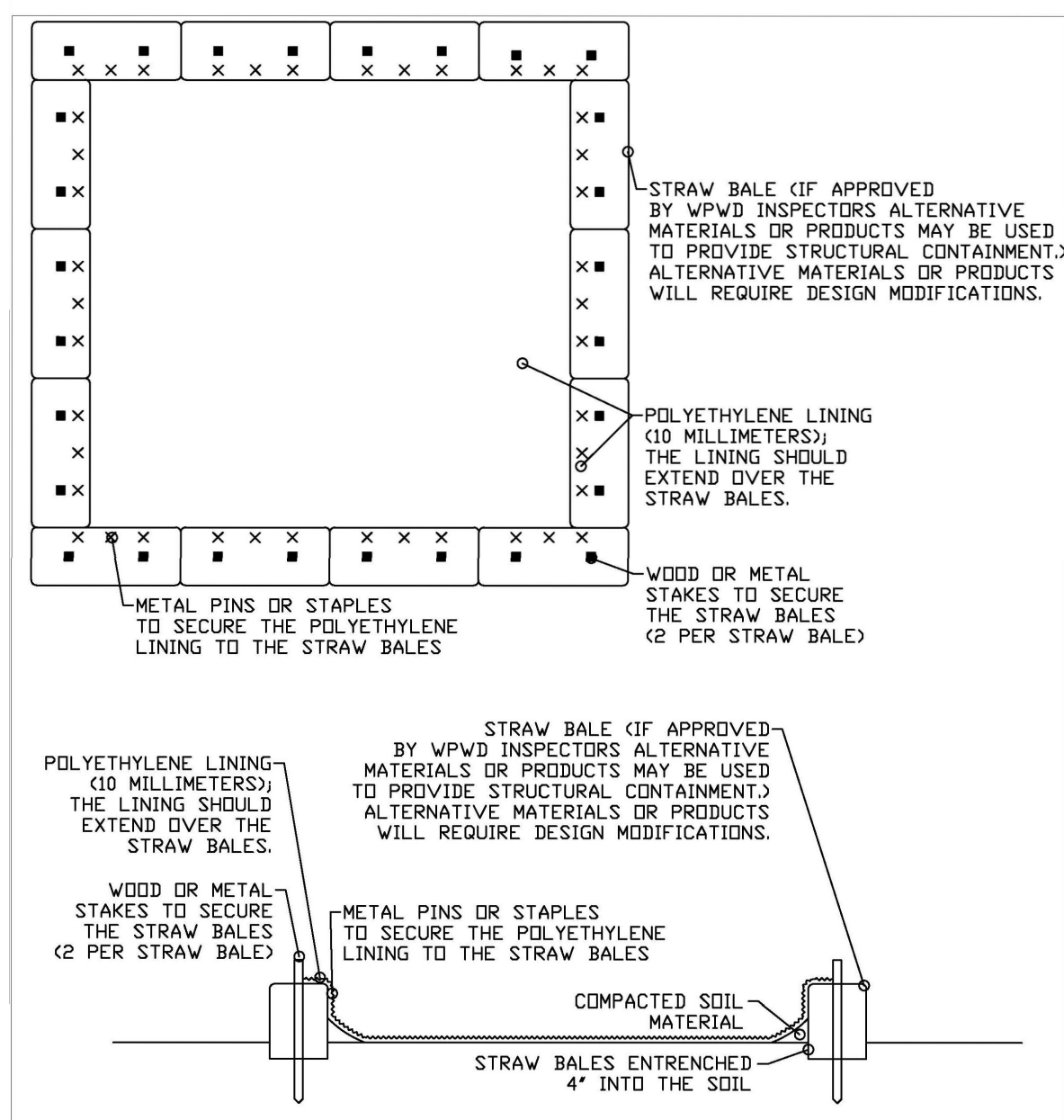
FIGURE EC-4



SILT SAVER INLET PROTECTION MODEL #R-100

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/14
DATE

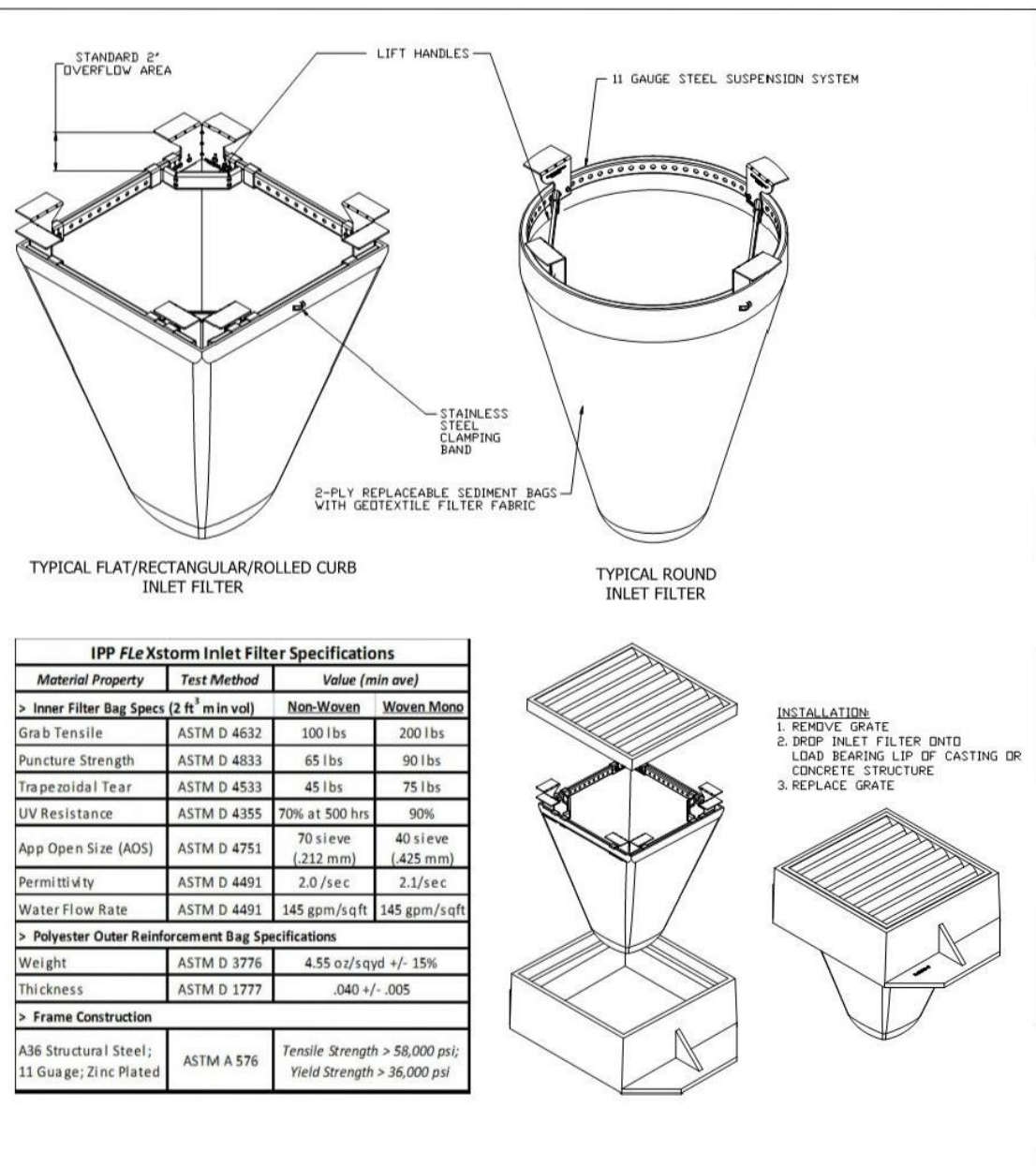
FIGURE EC-15



CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/13
DATE

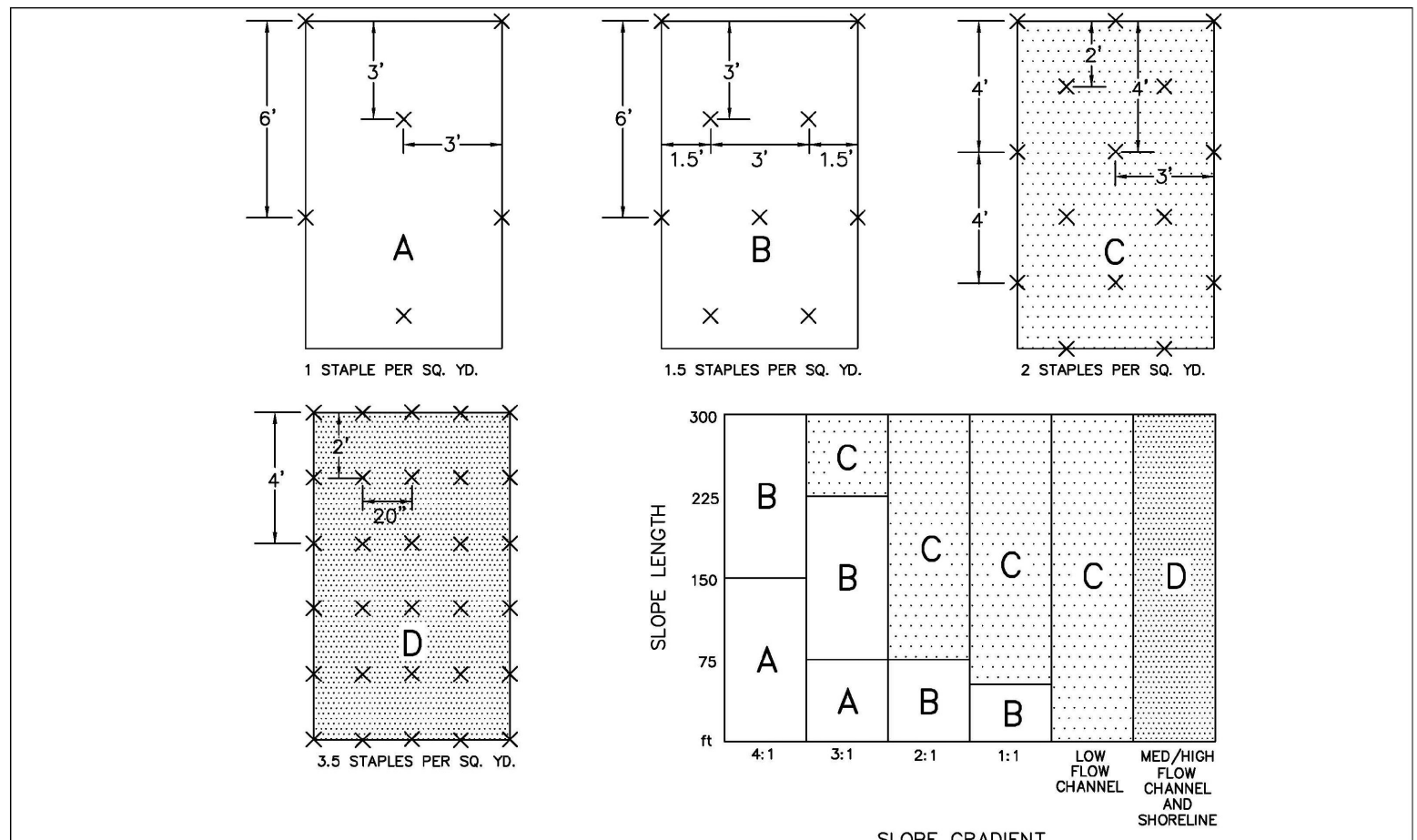
FIGURE EC-5



INLET PROTECTION

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/13
DATE

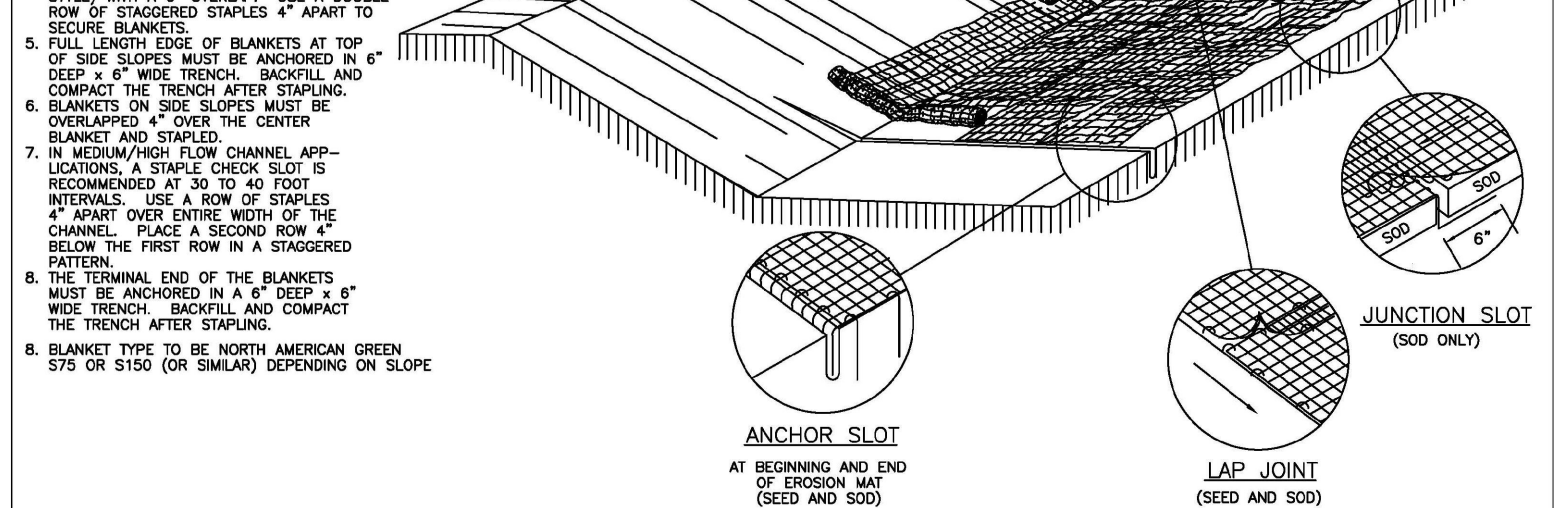
FIGURE EC-6



EROSION CONTROL MAT - STAPLE GUIDE

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/14
DATE

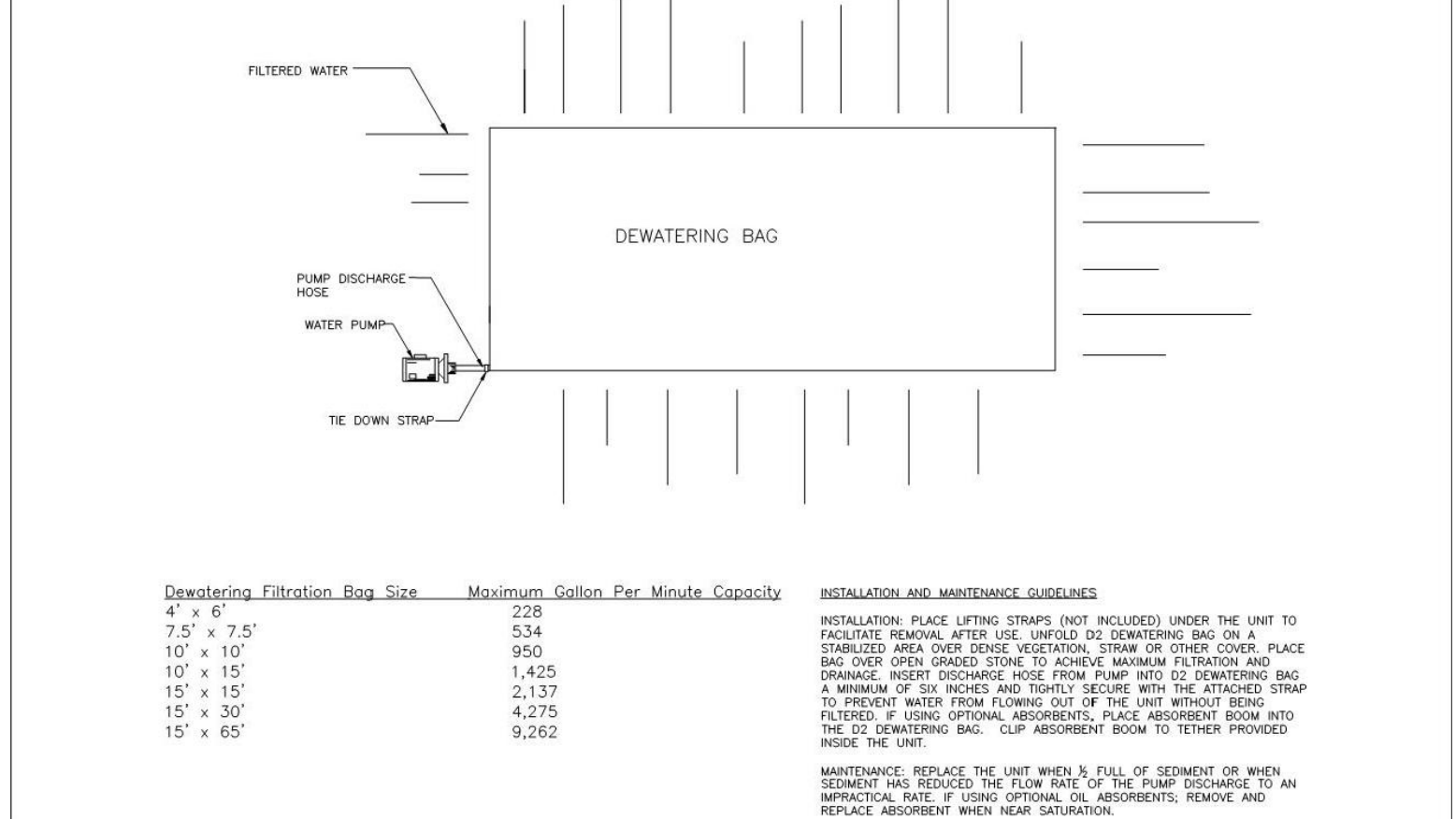
FIGURE EC-3



EROSION CONTROL MAT - SLOPE DETAIL

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/14
DATE

FIGURE EC-2



DEWATERING DETAIL AND SIZE CHART

CITY OF WESTFIELD, INDIANA
Neil B. VanFleet 4/1/14
DATE

FIGURE EC-11

12900 TYPE-A
CHAMFER DRIVE-THRU
STORE NUMBER: 10591
181ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
DEAL TYPE:
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:

7260 SHADELAND STATION
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Indianapolis, Indiana 46280
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Contact: Craig Forgey

SEAL:

REVISIONS:

1	TAC COMMENTS	07-10-2015
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PLANNING MGR:

JLW

DRAWING BY:

RCB

DATE:

05-29-2015

JOB NUMBER:

2007.01007

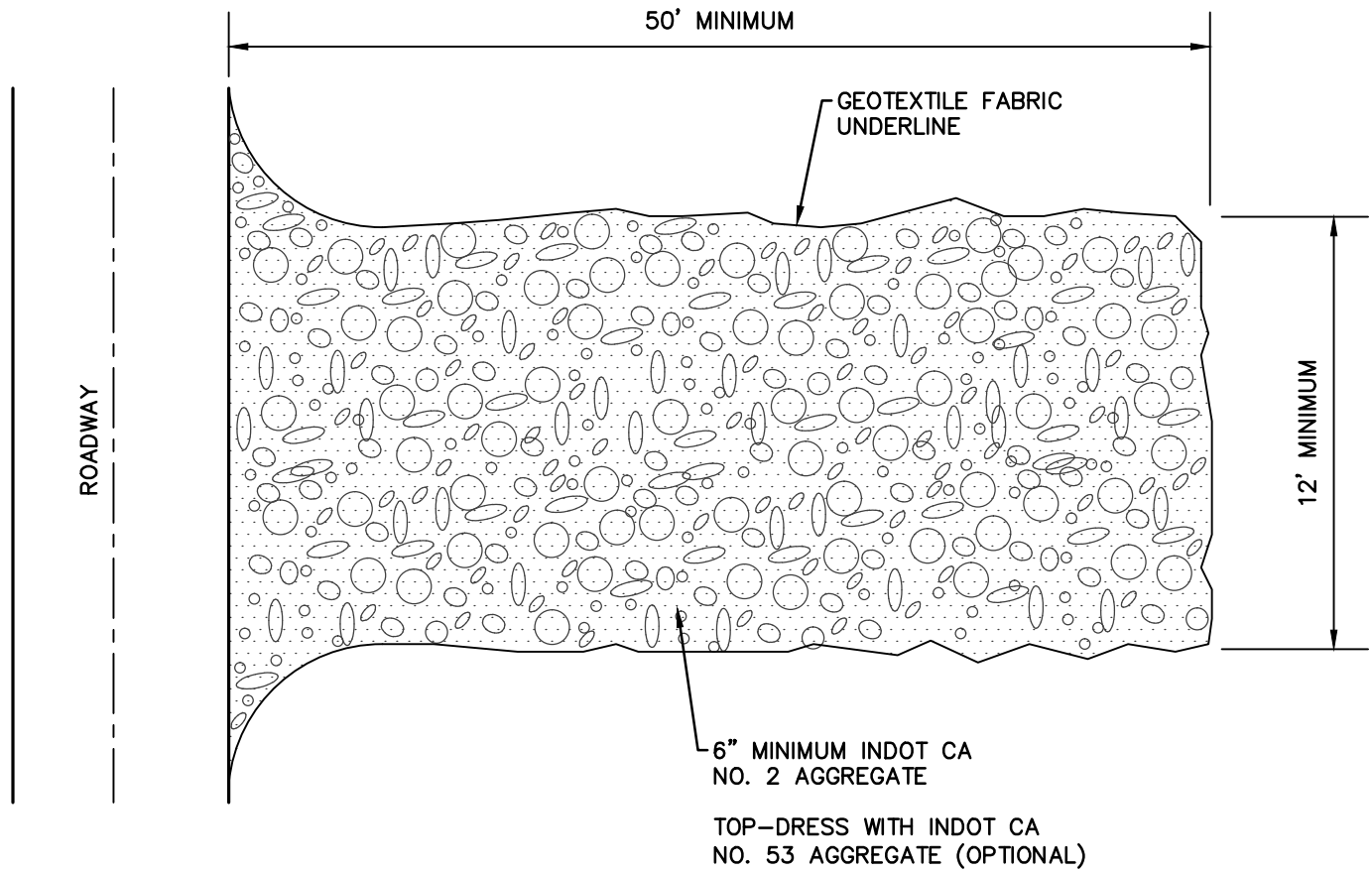
TITLE:

EROSION CONTROL DETAILS

SHEET NUMBER:

C520

COMMENTS:



SPECIFICATIONS

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

DIMENSIONS

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

MATERIALS

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

INSTALLATION

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

MAINTENANCE

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

GRAVEL CONSTRUCTION ENTRANCE (SITES LESS THAN TWO ACRES)

NOT TO SCALE

(REV. 11/13)

SEEDING SPECIFICATIONS

SEEDBED PREPARATION

- GRADE AND APPLY SOIL AMENDMENTS.

SEEDING FREQUENCY

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

DENSITY OF VEGETATIVE COVER

- NINETY PERCENT OR GREATER OVER THE SOIL SURFACE.

MATERIALS

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

SEEDING APPLICATIONS

SITE PREPARATION

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

SEEDBED PREPARATION

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

SEEDING

SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL pH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING, THE SEEDBED WITH A ROLLER OR CULTPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.

SEEDING MAINTENANCE

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

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS

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

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

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

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

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

LAWNS AND HIGH-MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

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

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

NOTES:

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

PERMANENT SEEDING WITH MULCH

NOT TO SCALE

(REV. 11/13)

MULCH SPECIFICATIONS

MATERIALS

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

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

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

COVERAGE

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

ANCHORING

TABLE 2. MULCH ANCHORING METHODS

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

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

MULCH APPLICATION

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

MULCH MAINTENANCE

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

CVS

pharmacy

12900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

181ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE

DEAL TYPE:

CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:



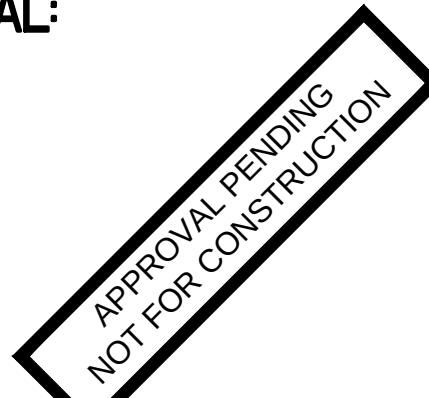
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STRUCTUREPOINT
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SEAL:



REVISIONS:

1 TAC COMMENTS 07-10-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

TITLE:
EROSION CONTROL
DETAILS

SHEET NUMBER:

C521

COMMENTS:

A diagram of a U-shaped structure, likely a manometer or a similar fluid measurement device. The structure has a vertical height of 36 inches and a base width of 18 inches. A section line labeled 'A-A' is shown on the left side, indicating a cross-section. The structure is mounted on a base, which is shown in cross-section.

CURB TAPER
NOT TO SCALE

WHITE PAINT
SKY BLUE PAINT

10" D.
5"
1"
3"
18" R.
20"
4" TY
11"

INTERNATIONAL SYMBOL OF ACCESS

NOT TO SCALE

4" WIDE WHITE STRIPING

1" WIDE

VARIES

WHEEL STOP (WHERE INDICATED)

4" WIDE SINGLE SOLID LINES PAINTED WHITE

10' - 0"

PARKING SPACE STRIPING
NOT TO SCALE

The diagram illustrates the cross-section of a light-duty asphalt pavement structure. The layers, from top to bottom, are:

- HMA SURFACE 9.5mm**: The top layer, with a thickness of 1.5 inches.
- HMA INTERMEDIATE 19.0mm**: The second layer, with a thickness of 1.5 inches.
- NO. 53 STONE**: The third layer, with a thickness of 6 inches.
- NO. 2 STONE**: The bottom layer, with a thickness of 4 inches.

A bracket on the right side of the diagram indicates that the contractor is responsible for ensuring compliance with geotechnical engineering recommendations for the stone layers.

LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

HMA SURFACE 9.5mm

HMA INTERMEDIATE 19.0mm

NO. 5.3 STONE

NO. 2 STONE

CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

HEAVY DUTY ASPHALT PAVEMENT SECTION

NOT TO SCALE

HEAVY DUTY ASPHALT
PAVEMENT SECTION
NOT TO SCALE

[illegible]

CONTROL & EXPANSION JOINT
AND 4" SIDEWALK DETAIL
NOT TO SCALE

**RESERVED
PARKING**

- GREEN - ILLUMINATING TAPE (LETTERS)
- BLUE - ILLUMINATING TAPE (SYMBOL BLOCK)
- WHITE - ILLUMINATING TAPE (BACKGROUND)
- GREEN - ILLUMINATING TAPE (ARROW)
- GREEN - ILLUMINATING TAPE (ROSETTE)

OR
OR L

* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
 ** SATIN FINISH, ACRYLIC POLYURETHANE ENAMEL OR: TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.
 *** OR: PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMMENDATIONS.
 NOTE: SIGN POST TO MATCH EXISTING CENTER'S SIGNS.

ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

CVS
pharmacy

12,900 TYPE-A CHAMFER DRIVE-THRU

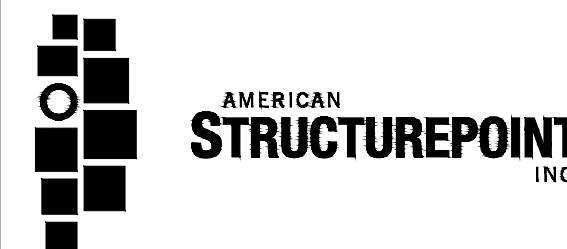
STORE NUMBER: 10591

101ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

CONSULTANT:



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SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

1	TAC COMMENTS	07-10-2015
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PLANNING MGR: JLV

DRAWING BY: RC

DATE: 05-29-201

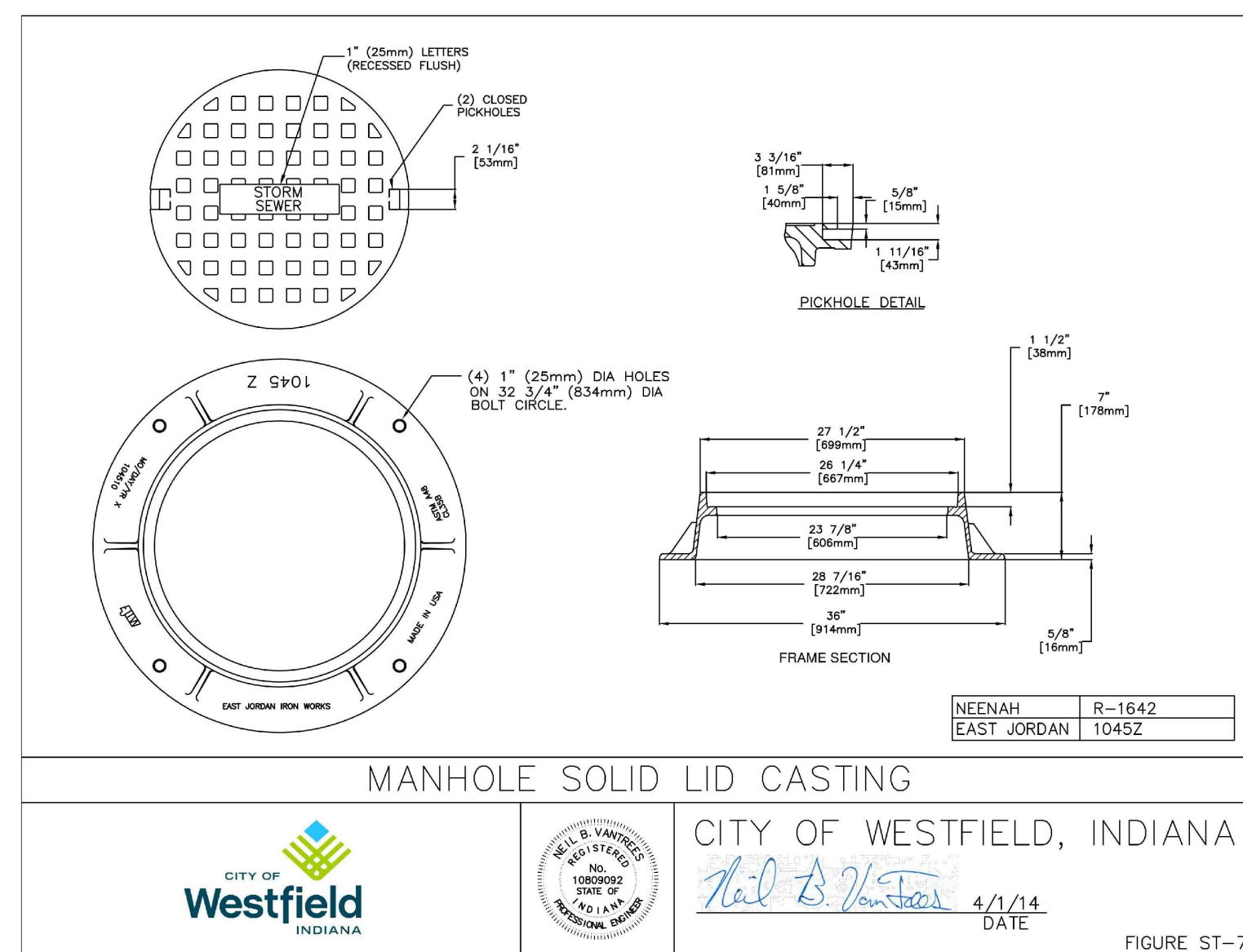
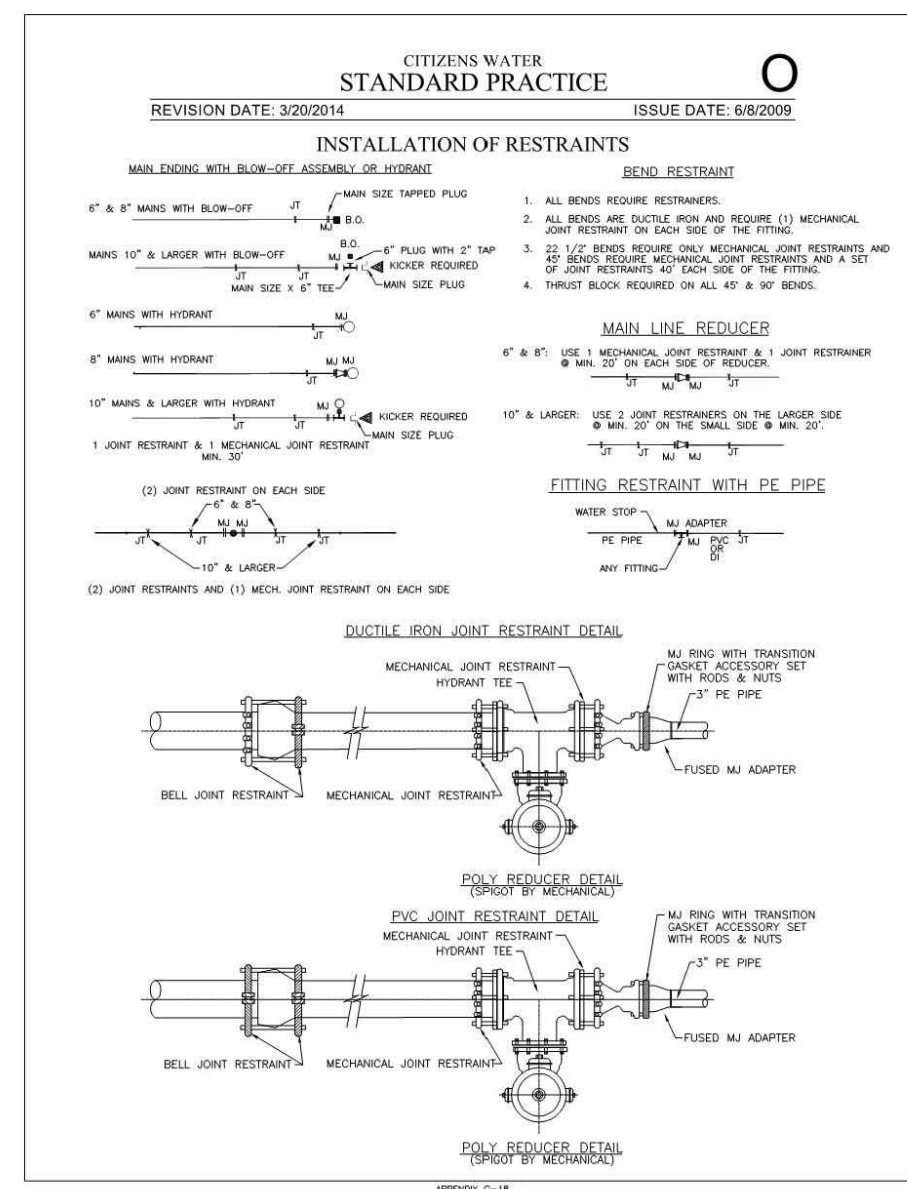
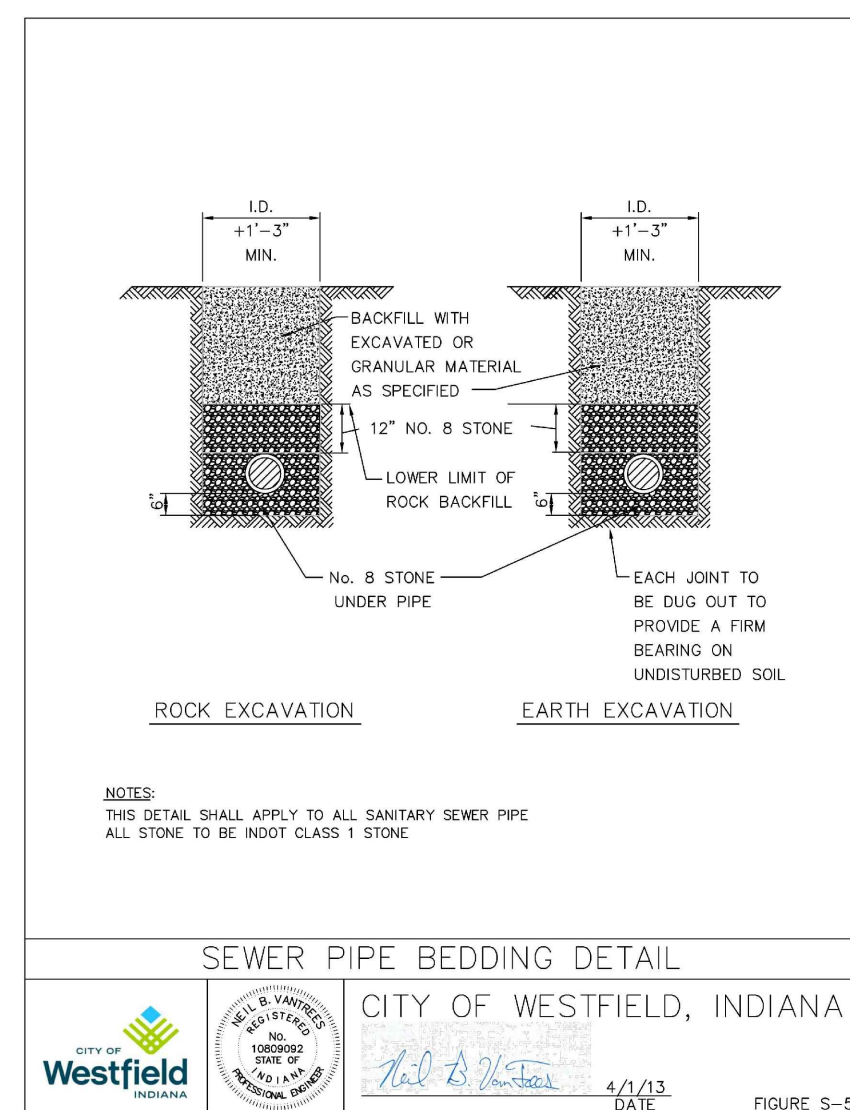
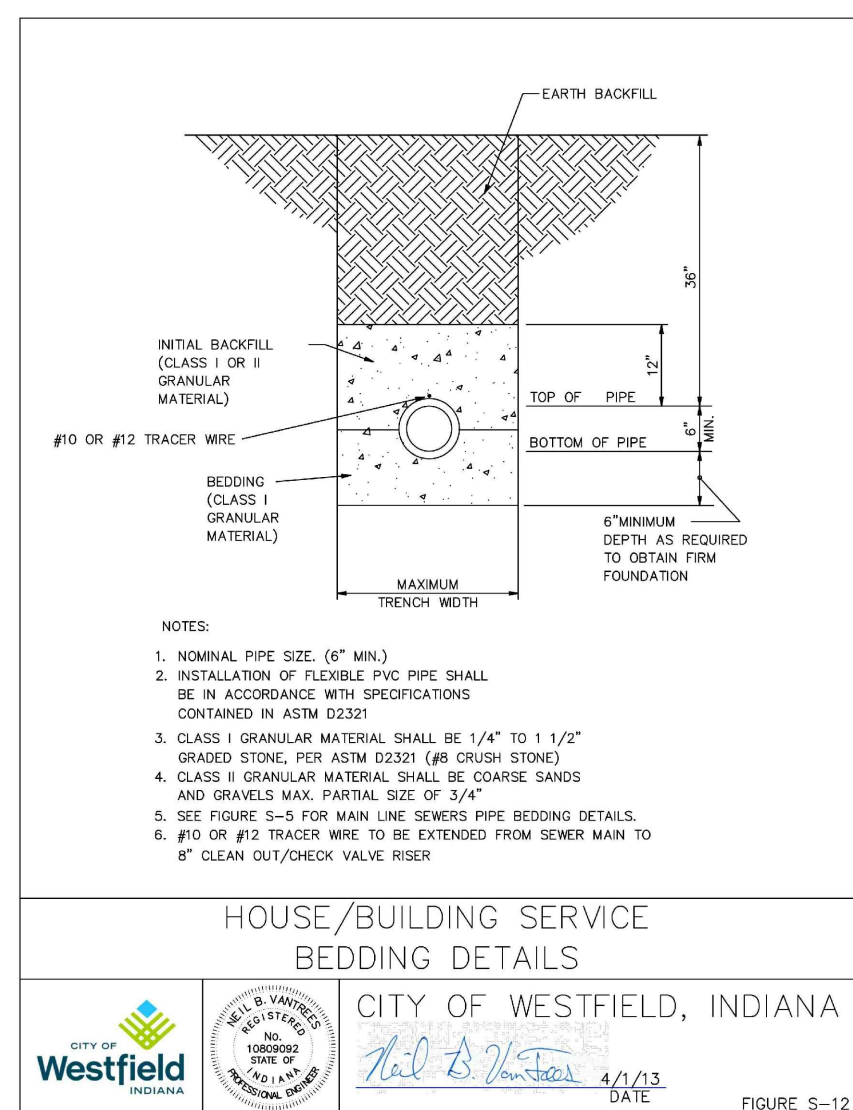
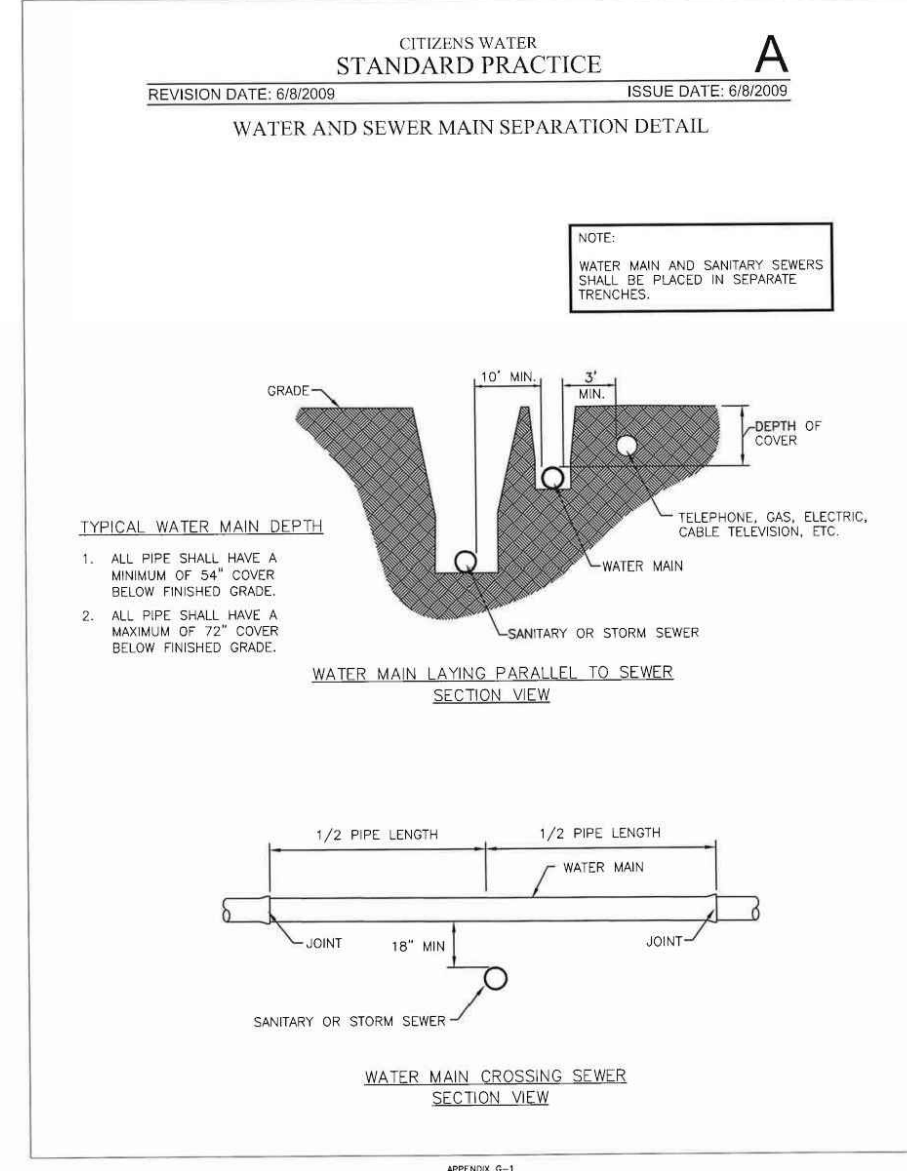
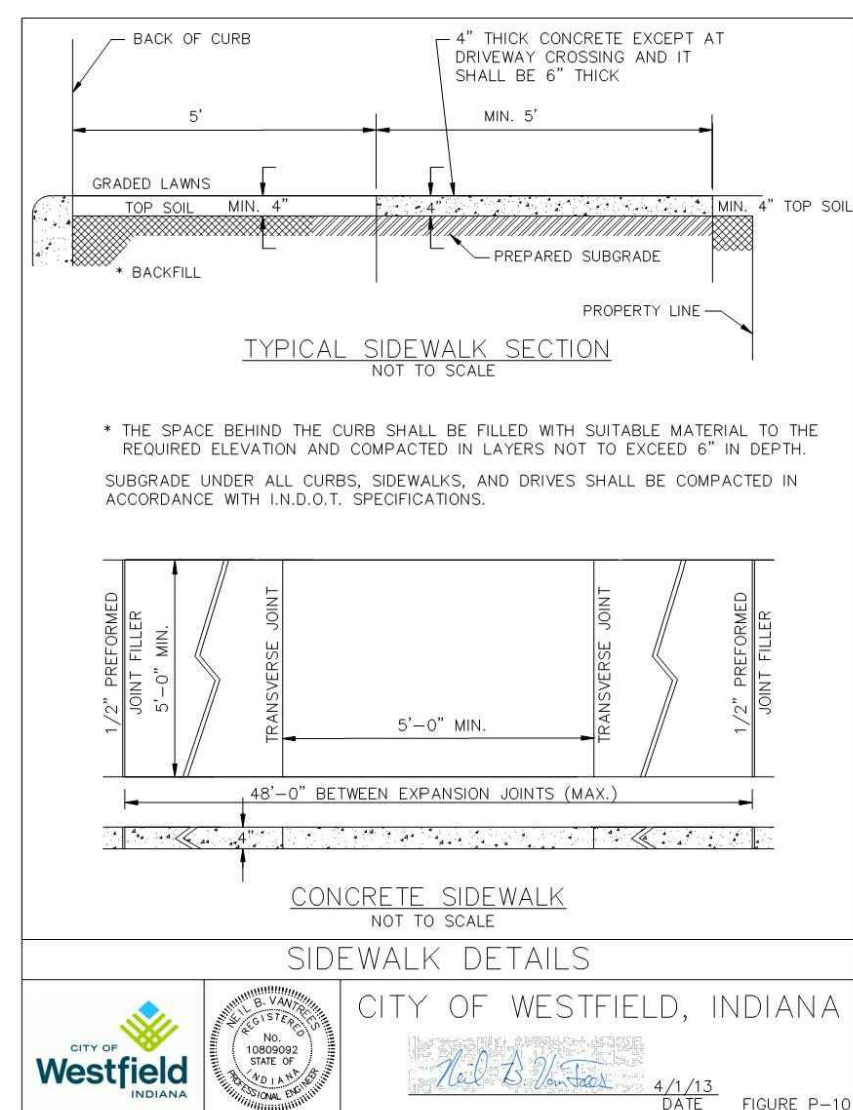
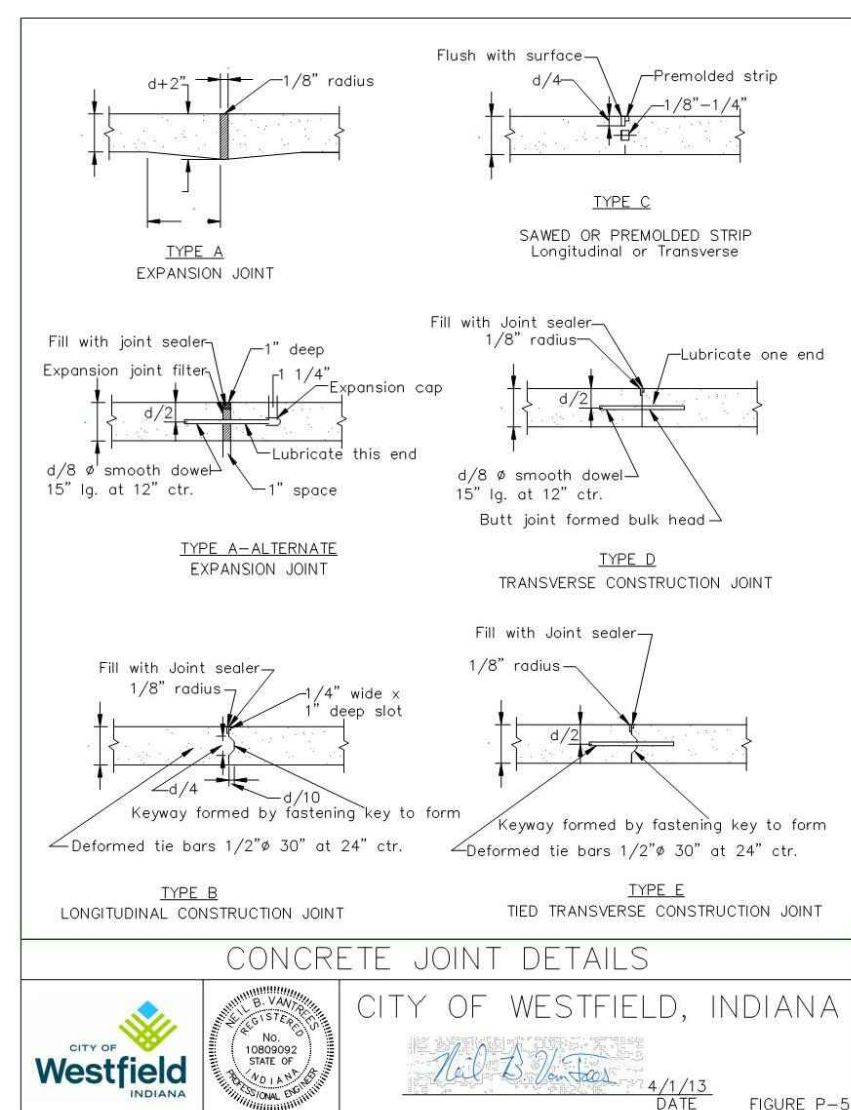
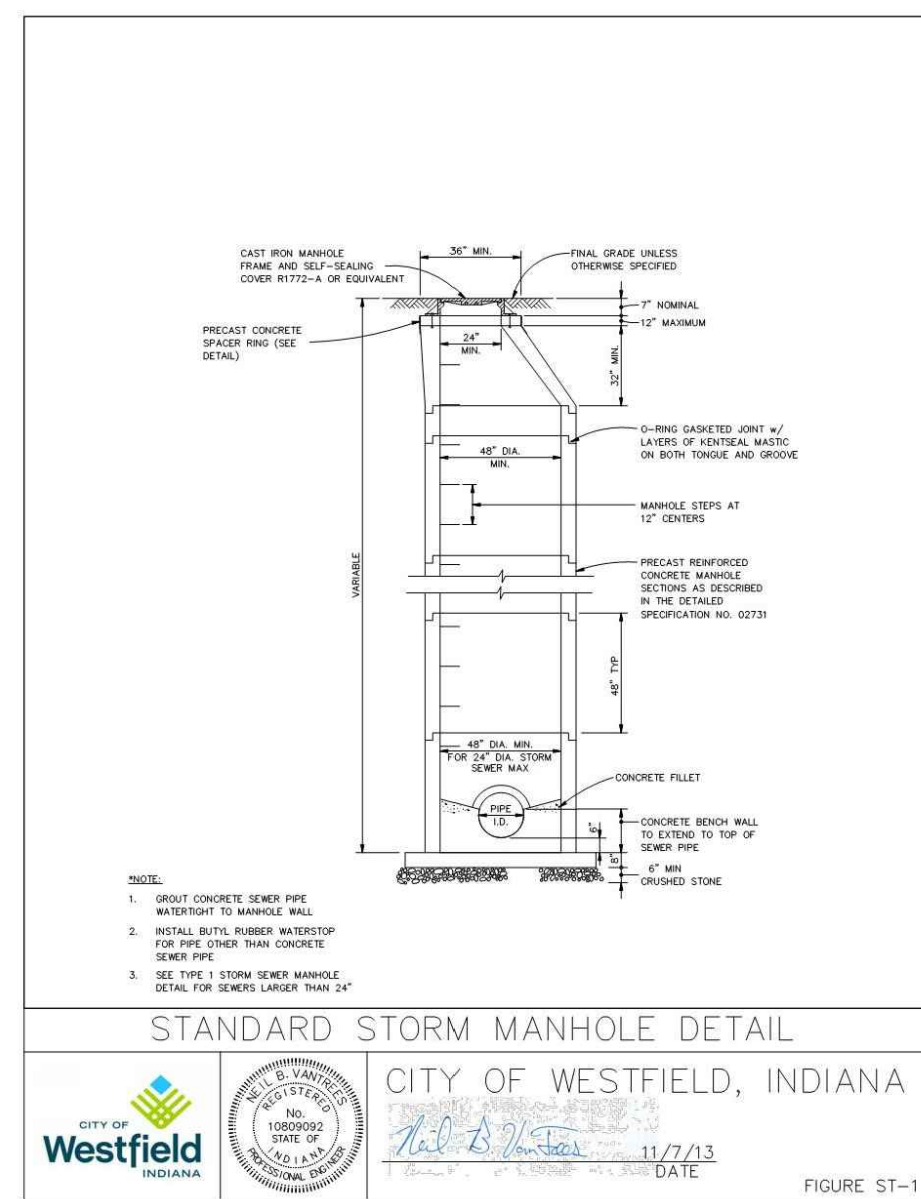
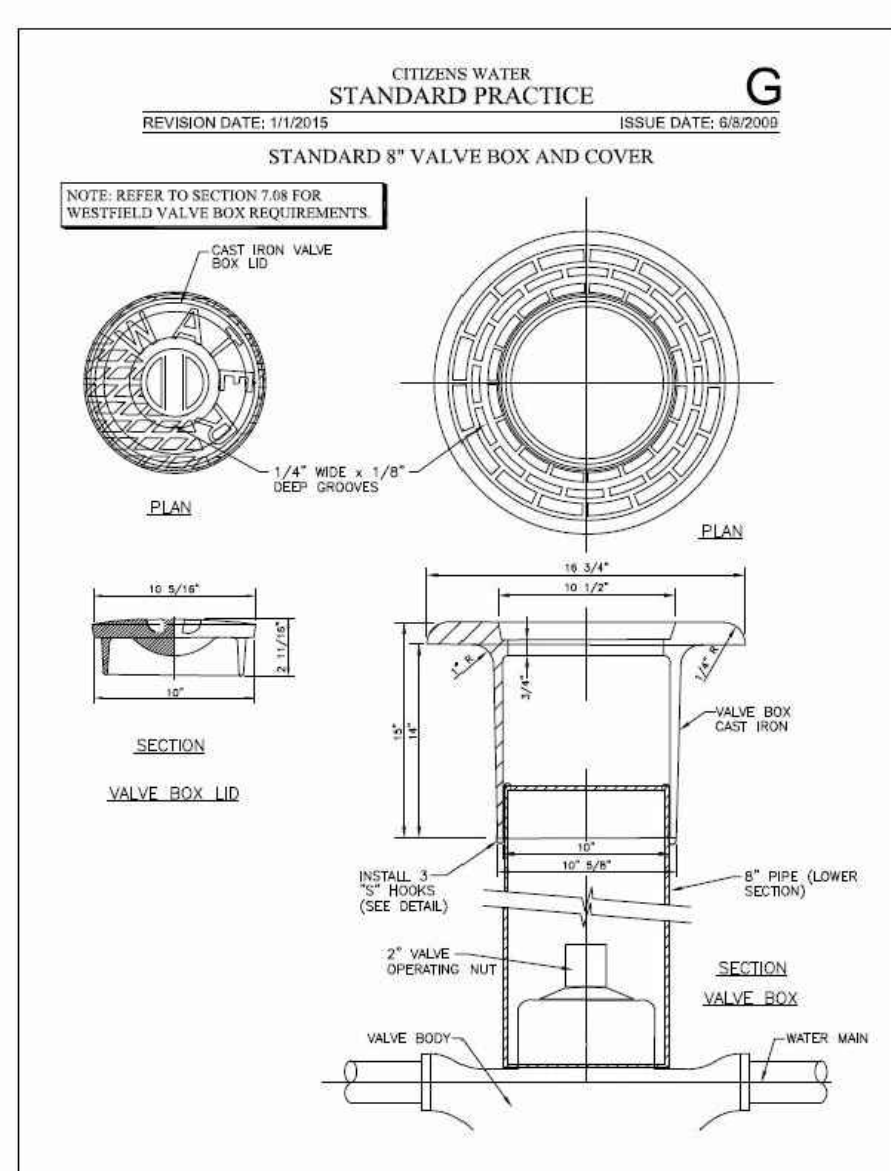
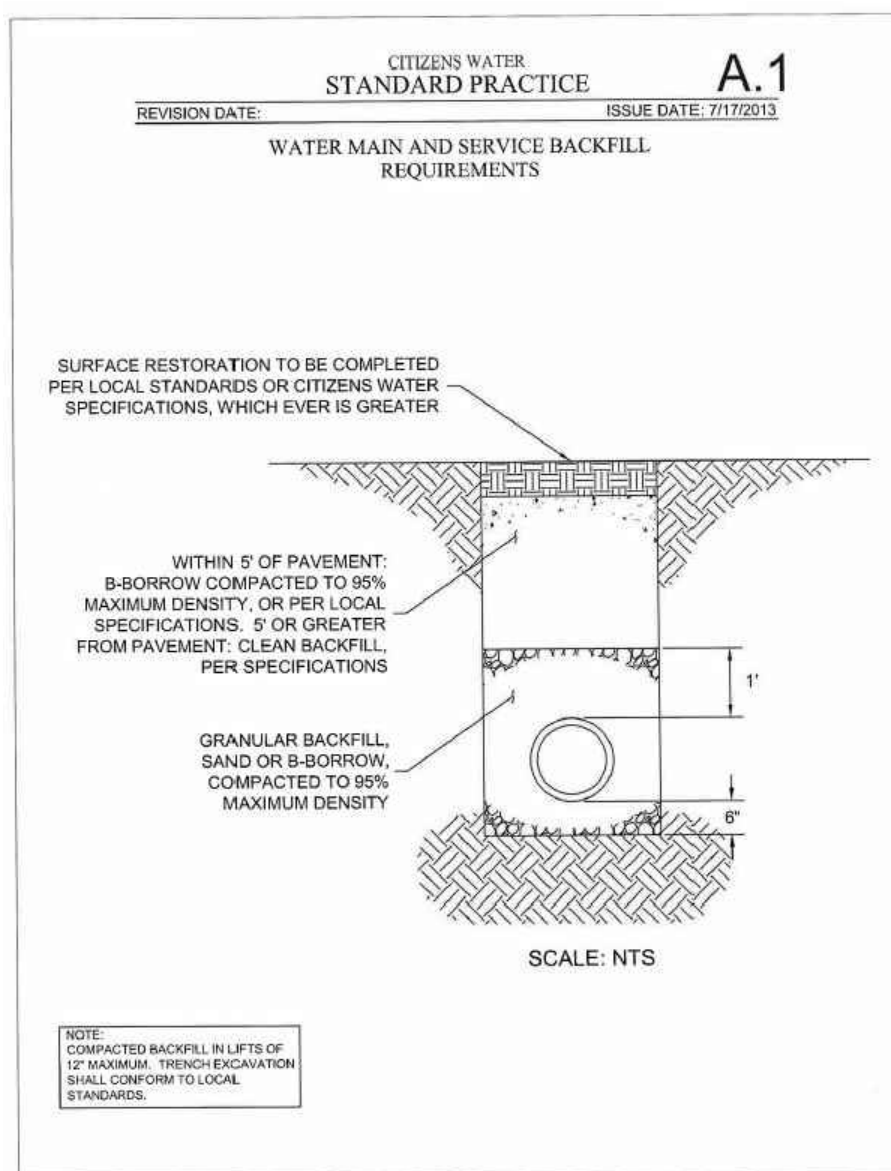
JOB NUMBER: 2007.01007

TITLE: SITE DETAILS

SHEET NUMBER:

C601

COMMENTS:



CVS
pharmacy

**12,900 TYPE-A
CHAMFER DRIVE-THRU**

STORE NUMBER: 10591

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

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

ARCHITECT OF RECORD

CONSULTANT:



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Contact: Craig Forgey

SEAL:

APPROVAL PENDING
NOT FOR CONSTRUCTION

REVISIONS:

	TAC COMMENTS	07-10-2015
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PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05-29-2015
JOB NUMBER:	2007.01007
TITLE:	

SHEET NUMBER:

C602

COMMENTS:

CHAPTER 03400 STORM SEWER PIPES AND OPEN
CULVERT MATERIALS

SECTION 03401 GENERAL

03401.01
Introduction

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

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

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

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

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

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

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

Pipe Marking

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

03401.02
Minimum Size
for Storm
Sewers

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

03400-1

Pipe shall be furnished circular or as a pipe-arch shape as required and shall be fabricated with utilizing external couplings bands will be accepted provided the minimum AASHTO requirements for satisfying soil tightness are also achieved.

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

Coupling bands shall be huggar bands.

Multi-plate Pipe and Pipe Arches

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

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

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

Detailed instructions regarding erection shall be furnished by the manufacturer.

PVC Composite Pipe and Fittings

ABS or PVC composite pipe and fittings shall conform to ASTM D2680, Latest Revision.

Corrugated Polyethylene Pipe and Fittings

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

The resin material shall meet ASTM D3350 class I classification 335400C.

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

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

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

Subsurface Drain Tiles

Double wall, smooth bore perforated, corrugated polyethylene tile, manufactured under specification ASTM F1667, shall be required for all subsurface drain tile installed in swales. Double wall, smooth bore perforated, corrugated polyethylene drain tile shall be required for curb and gutter drainage.

Polyethylene tile shall possess male and female pipe ends, which allow the construction of overlapping, gasket pipe joints, in conformance with the requirements of ASTM D3212. The

03400-6

03501.10
Laying Pipe

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

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

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

Where ground water is encountered, the contractor shall make every effort necessary to secure a dry trench bottom prior to installation of the storm water system. The contractor shall be required to maintain the groundwater level below the base of the excavation. The City nor the Westfield Public Works Department, will not assume any liability for the actions of the Developer or Contractor in the performance of the required dewatering operation. If trench conditions outlined in this section cannot be achieved, the WPWD may terminate installation until such efforts can be achieved.

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

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

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

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

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

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

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

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

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

03500-4

03401.03
Materials

Manholes, Inlets, and Other Structures

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

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

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

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

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

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

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

Concrete end sections shall have a minimum of a twenty-four (24) inch precast top plate bolted to the end section per Standard Detail (ST-39). Corrugated end sections with tie plates shall require WPWD approval.

Catch Basins

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

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

03400-2

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

Casings

Cast iron or ductile iron frames and gratings for catch basins and drain inlets shall be as shown on the drawings. Bearing surfaces shall be clean and shall provide uniform contact. Castings shall be rough, close-grained gray iron, smooth, smooth, clean, free from blisters, blow holes, shrinkage, cold shuts, and all defects and shall conform to ASTM A48 Class No. 30-B.

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

The following castings types are required:

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

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

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

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

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

Bench Walls

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

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

03400-3

CHAPTER 03500 INSTALLATION OF STORMWATER
FACILITIES

SECTION 03501 GENERAL

03501.01
Pipe Cover,
Grade, and
Sanitary Sewers

Pipe

Pipe grade shall be such that, in general, a minimum of 2.0 foot of cover is maintained over the top of the pipe. If the pipe is to be placed under pavement, then the minimum pipe cover shall be 2.5 feet from top of pavement to top of pipe. Uniform slopes shall be maintained between inlets, manholes and inlets to manholes. Final grade shall be set with full consideration of the capacity required, sedimentation problems, and other design parameters. Minimum and maximum allowable slopes shall be those specified in the drawings or between 2.5 and 10 feet per second, respectively, when the sewer is flowing full. Maximum permissible velocities for various storm sewer materials are listed in Table SS501-4. A minimum of 18 inches of vertical separation between storm sewers, water and sanitary sewers shall be required. When this is not possible, the sanitary sewer must be encased in concrete or ductile iron within 5 feet, each side, of the crossing centerline and in relation to the waterline, water class pipe must be used for the storm and sanitary sewers. Minimum horizontal separation between storm sewers, water and sanitary sewers shall be 10.0 feet and 8.0 feet to the structures.

Rear Yard Slope

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

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

03501.02
Alignment

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

03501.03
Manholes/Inlets

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

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

03501.12
Concrete Curb
(Class "A"
Bedding)

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

03501.13
Manholes and
Other
Structures

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

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

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

Where excavation occurs in rock or hard shale, the trench bottom shall be undercut and backfilled with graded, crushed stone to form a firm foundation.

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

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

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

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

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

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

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

Manhole channels or inverts (flow lines) shall be perforated and poured with Class "A" concrete to the spring line of the connecting pipe. The finished invert shall be a semi-circular shape, trowel and broom finished, smooth channel directing the flow to the downstream sewer.

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

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

03500-6

Reinforced Concrete Pipe and Fittings

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

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

Circumferential reinforcing in circular pipe shall be required. Only with approval from the WPWD for elliptical reinforcing or combination of elliptical and circumferential reinforcing or part circular reinforcing shall be permitted, in circular pipe.

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

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

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

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

Polyvinyl Chloride Pipe and Fittings

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

Corrugated Metal Pipe and Pipe Arches

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

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

Bituminous Coated Welded Seam Helically Corrugated Steel Pipe

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

03400-4

5. At intervals in straight sections of sewer, not to exceed the maximum allowed. The maximum distance between storm sewer manholes shall be as shown in Table SS501-2.

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

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

03501.04
Installation and
Workmanship

Bedding and backfill materials around storm sewer pipes, subsurface drains, and the associated structures shall be according to the City of Westfield Public Works Department Standards and Specifications. The specifications for the construction of storm sewers and subsurface drains, including backfill requirements, shall not be less stringent than those set forth in the latest edition of the INDOT Standard Specifications. Additionally, ductile iron pipe shall be laid in accordance with American Water Works Association (AWWA) C400 and clay pipe shall be laid in accordance with other American Society of Testing Materials (ASTM) C-12 or the appropriate American Association of State Highway and Transportation Officials (AASHTO) specifications. Disposal on newly installed storm systems will not be allowed. Also, infiltration from creeks, missing pipes, and joints shall not be allowed. Variations from these standards must be justified and receive approval from the WPWD. Notification must be made to WPWD inspectors at least 48 hours prior to installation. All structures shall require inspection prior to backfill.

03501.05
Special Hydraulic
Structures

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

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

03501.06
Connections to
Storm Sewer
System

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

Blind connections to storm sewer pipes shall not be allowed.

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

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

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

Each pipe section shall be handled into its position in the trench only in such manner and by such means as the WPWD approves as satisfactory. The Contractor will be required to furnish slings, straps, and other approved devices to permit satisfactory support of all parts of the pipe when it is lifted.

The WPWD shall be notified at least 48 hours prior to when the pipes are to be laid in the trench. At least 15 feet of the pipe shall, under ordinary circumstances, be laid before covering begins.

03501.09
Notice to
WPWD

03500-2

TABLE SS501-1

Typical Values of Manning's "n"		
Material	Manning's "n"	Maximum Velocity (feet/second)
Closed Conduits		
Concrete	0.013	10
Unfinished Clay	0.013	10
HDPE	0.012	10
PVC	0.011	10
Circular CMP, Annular Corrugations, 2.23 x 1/2 inch		
Unpaved	0.024	7
25% Paved	0.021	7
50% Paved	0.018	7
100% Paved	0.013	7
Concrete Culverts	0.013	10
HDPE or PVC	0.012	10
Open Channels		
Concrete, Trowel Finish	0.013	10
Concrete, Broom Finish	0.015	10
Grass	0.018	10
Riprap Placed	0.030	10
Riprap Dumped	0.035	10
Gabion	0.028	10
New Earth (1)	0.025	4
Existing Earth (2)	0.030	4
Dense Growth of Weeds	0.040	4
Dense Weeds and Brush	0.040	4
Seale with Grass	0.035	4

Source of Manning "n" values: HETTER, Stormwater Drainage Manual, July 1993.

(1) New earth (unflooded, undisturbed, dry earth).

(2) Existing earth (dry earth, with some weeds).

Bituminous Coated and Paved Insert Welded Seam Helically Corrugated Steel Pipe

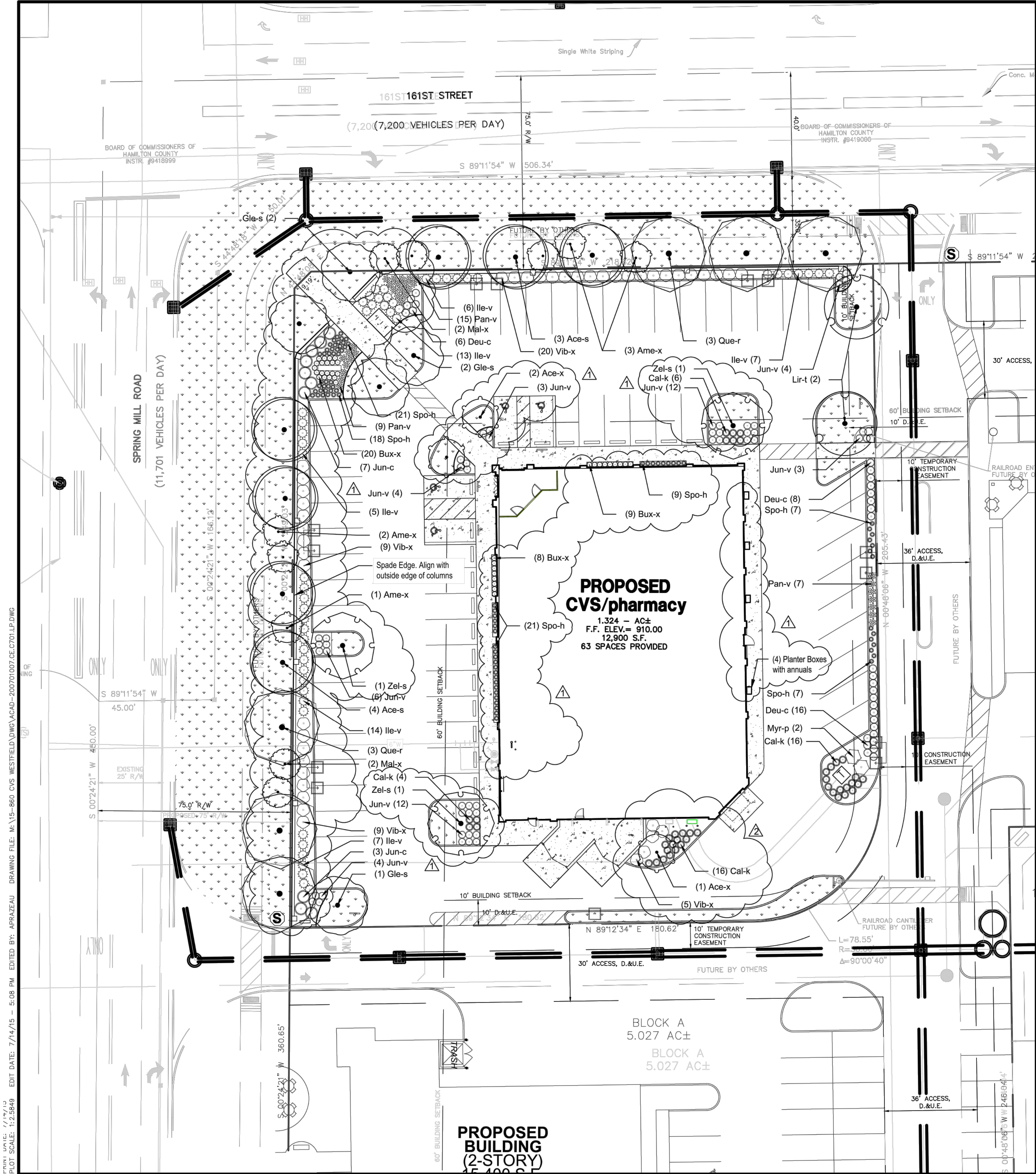
The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2 1/2 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end.

After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type A coating. The pipe shall be centrifugally lined on the inside with bituminous material to form a smooth surface which fills the corrugations to a minimum thickness of 1.8 inches above the crests of the corrugations. The bituminous lining material shall meet the requirements of AASHTO M-190.

Smooth Lined Welded Seam Helically Corrugated Steel Pipe

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

After the ends have been rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.0



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

LANDSCAPE ORDINANCE REQUIREMENTS

Site Zoned PUD Ordinance Number 14-46 Spring Mill Station

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

ON-SITE REQUIREMENTS

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

STREET REQUIREMENTS

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

Spring Mill Road - 255 l.f.

Required: 8 shade trees + 5 ornamental trees + 64 shrubs/grasses
Provided: 8 shade trees + 5 ornamental trees + 122 shrubs/grasses

BUFFER YARDS

Not Required per PUD

PARKING AREA LANDSCAPING

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

PERIMETER PARKING LOT LANDSCAPING

448 ft @ 5' in Width
Requirement: 1 Tree/30 l.f. + 1 shrub/3 l.f. of parking lot length
Required: 15 trees + 150 shrubs
Provided: 15 Trees (see Street Tree requirement) + 150 Shrubs

FOUNDATION PLANTINGS

Front Building Facade: 232 l.f.
Requirement: 1 Tree or shrub/12 l.f. of frontage only
Required: 19 trees or shrubs
Provided: 23 shrub + 30 ornamental grasses

CAUTION !!

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

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

CVS

pharmacy

12,900 TYPE-A CHAMFER DRIVE-THRU

STORE NUMBER: 10591

161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE

DEAL TYPE:

CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN STRUCTUREPOINT INC.

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

DEVELOPER:

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

SEAL:

ALYSSA P. PRALLEU
REGISTERED
No. 2002-132
STATE OF INDIANA
LANDSCAPE ARCHITECT

REVISIONS:

TAC COMMENTS	07-10-2015
OWNER COMMENTS	07-14-2015

PLANNING MGR:

JLW

DRAWING BY:

RCB

DATE:

05-29-2015

JOB NUMBER:

2007.01007

TITLE:

PLANTING PLAN

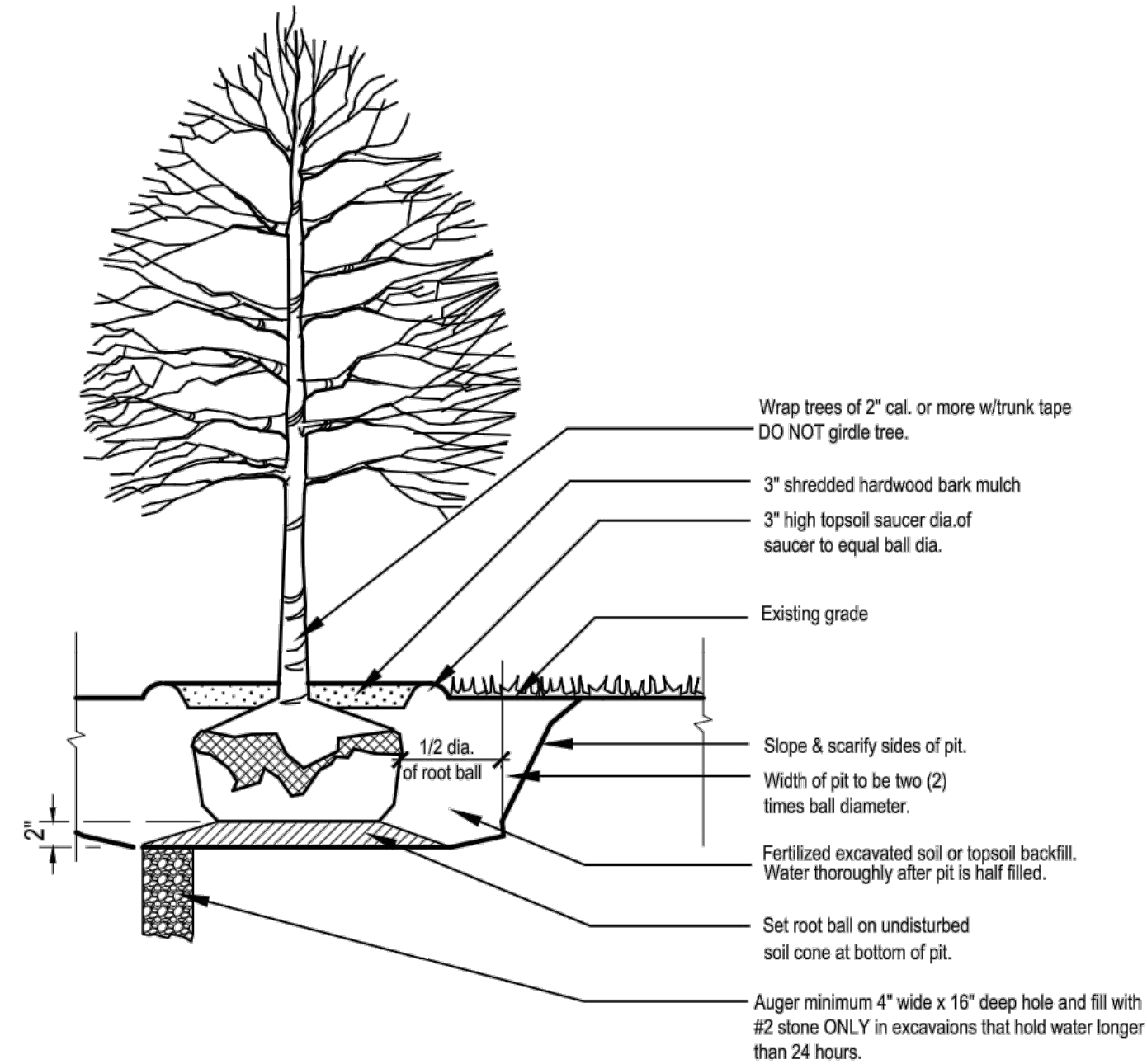
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C701

COMMENTS:

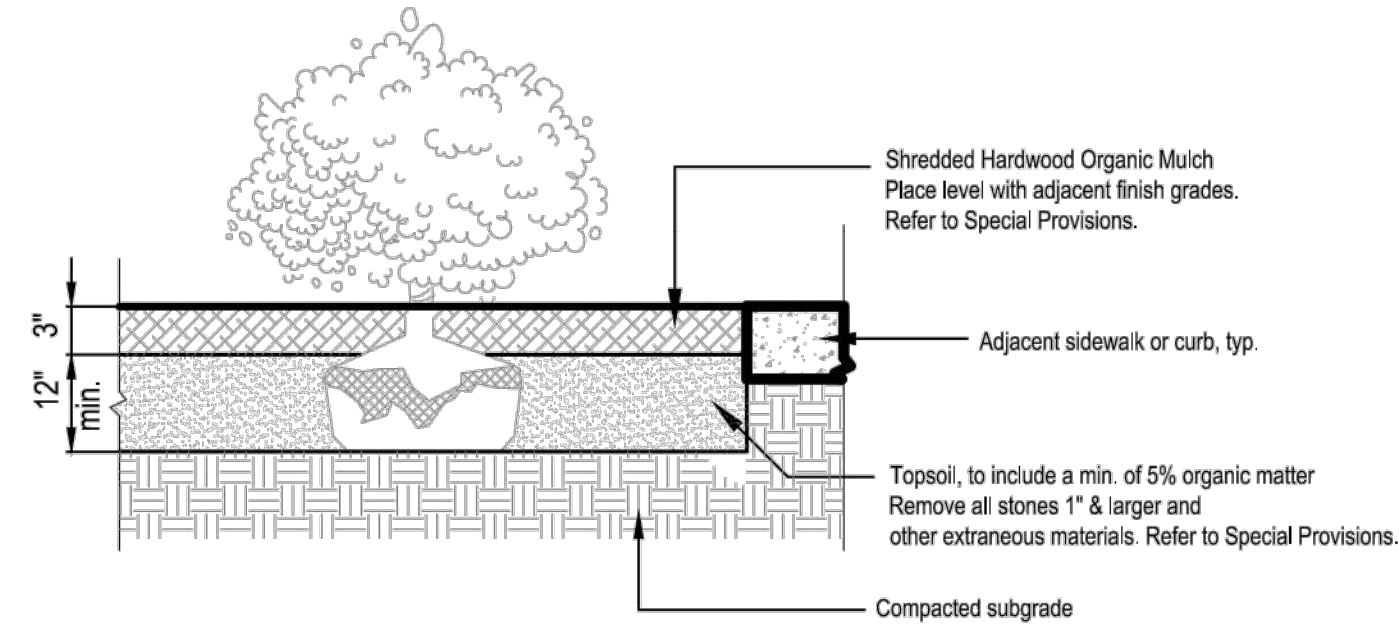
PLANT_SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY	REMARKS
TREES						
Ace-x	Acer freemanii `Armstrong`	Freeman Maple	B & B	2"Cal	3	strong central leader, symmetrical, full, matched
Ace-s	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	7	
Ame-x	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	B & B	6"-7" ht	6	multi-trunk, 3-5 trunks, symmetrical, full
Gle-s	Gleditsia triacanthos `Skyline`	Skyline Honey Locust	B & B	2"Cal	5	strong central leader, symmetrical, full, matched
Lir-t	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	2	strong central leader, symmetrical, full, matched
Mal-x	Malus x `Red Jewel`	Crab Apple	B & B	1.5"Cal	4	
Que-r	Quercus rubra	Red Oak	B & B	2"Cal	6	spring dug, strong central leader, symmetrical, full, matched
Zel-s	Zelkova serrata	Sawleaf Zelkova	B & B	2"Cal	3	
SHRUBS						
Bux-x	Buxus x `Green Gem`	Green Gem Boxwood	Container	18"	37	Space @ 2'-0" O.C.
Deu-c	Deutzia gracilis `Chardonnay Pearls` TM	Chardonnay Pearls Deutzia	Container	24"	30	Space @ 3'-0" O.C.
Ile-v	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	Container	24"	52	Provide 1 Jim Dandy per grouping
Jun-c	Juniperus conferta `Blue Pacific`	Blue Pacific Juniper	Container	24" spread	10	space @ 5'-0" o.c.
Jun-v	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	Container	18" spread	48	Space @ 3'-0" O.C.
Myr-p	Myrica pensylvanica `Morton`	Silver Sprite Bayberry	Container	30"	2	space @ 5'-0" o.c.
Vib-x	Viburnum x juddii	Judd Viburnum	Container	24"	43	space @ 5'-0" o.c.
GRASSES						
Cal-k	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2	42	Space @ 3'-0" O.C.
Pan-v	Panicum virgatum `Heavy Metal`	Blue Switch Grass	pot	#2	31	Space @ 3'-0" O.C.
Spo-h	Sporobolus heterolepis `Tara`	Prairie Dropseed	pot	#1	83	Space @ 2'-0" O.C.



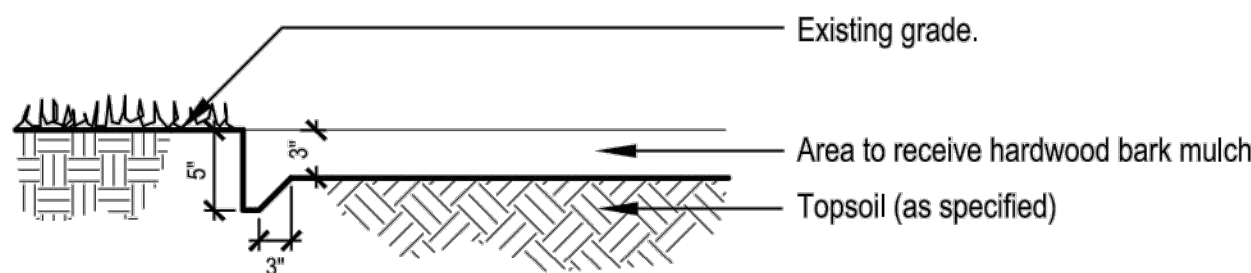
TREE PLANTING

Not to Scale



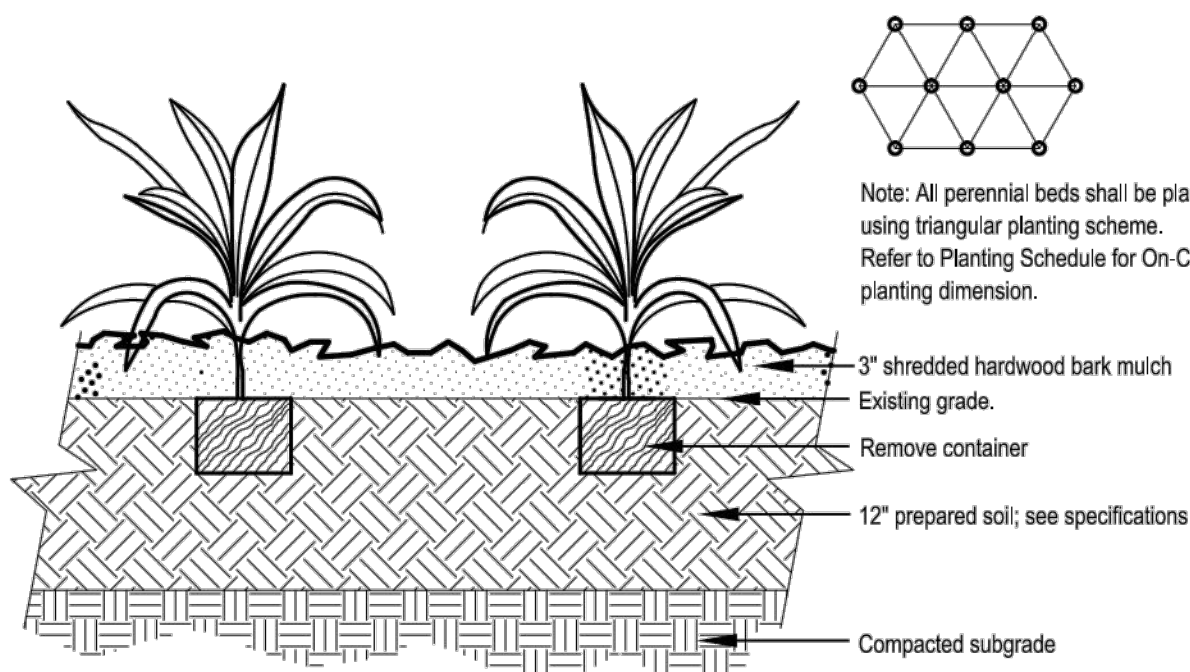
LANDSCAPE BED PREPARATION

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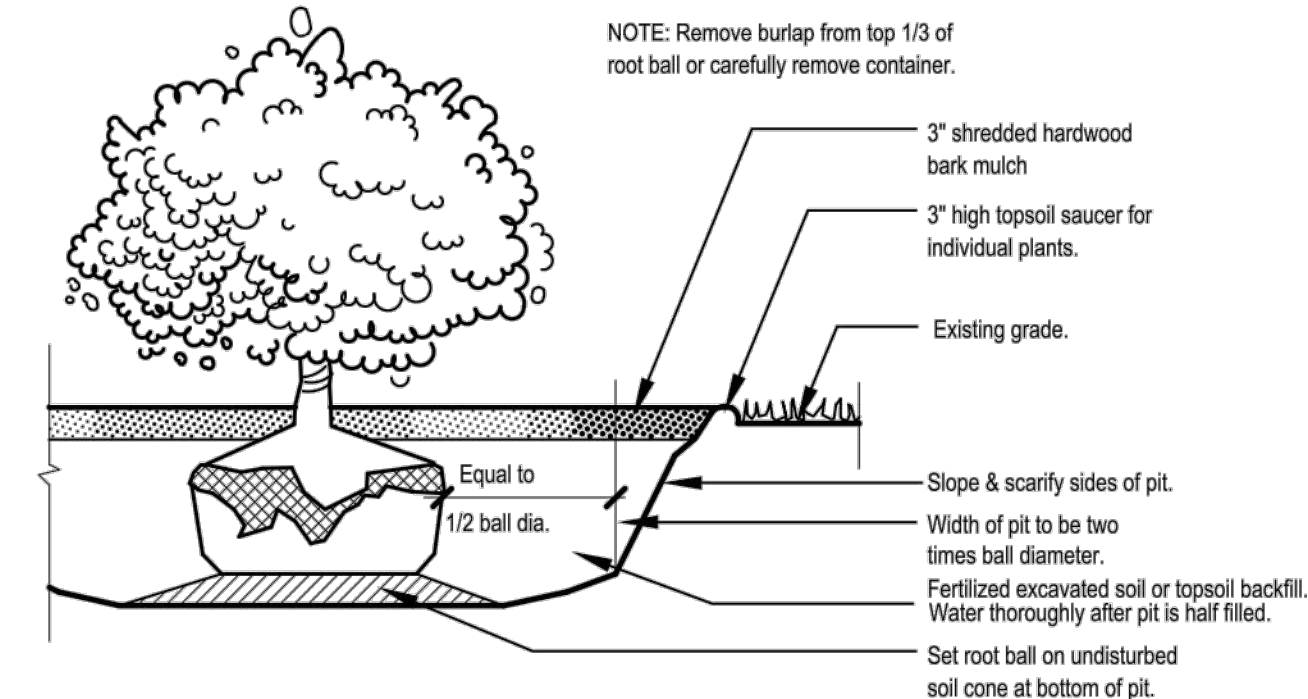
SPADE EDGE

Not to Scale



PERENNIAL PLANTING

Not to Scale



SHRUB PLANTING

Not to Scale

MONSOON



E - MATTE WHITE

Plant creations by The Wright Garden

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

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



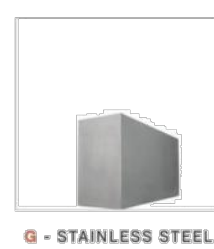
M - CAST IRON



E - BRONZE



E - COPPER



G - STAINLESS STEEL



I - BRONZE



L - MATTE BLACK

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

color to be selected by Owner

CVS
pharmacy

12,900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

181ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

PROJECT TYPE: NEW STORE

DEAL TYPE:

CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

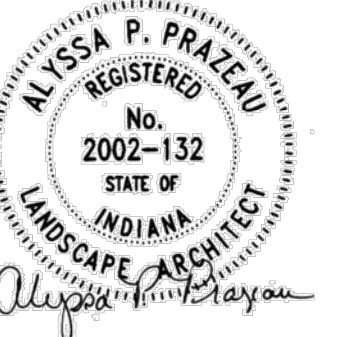
CONSULTANT:

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Phone (317) 705-8800
Contact: Craig Forgey

SEAL:



REVISIONS:

TAC COMMENTS	07-10-2015
OWNER COMMENTS	07-14-2015

PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

TITLE:

PLANTING
DETAILS

SHEET NUMBER:

C702

COMMENTS:

* Z = LUMINAIRE MOUNTING HEIGHT A.F.G.

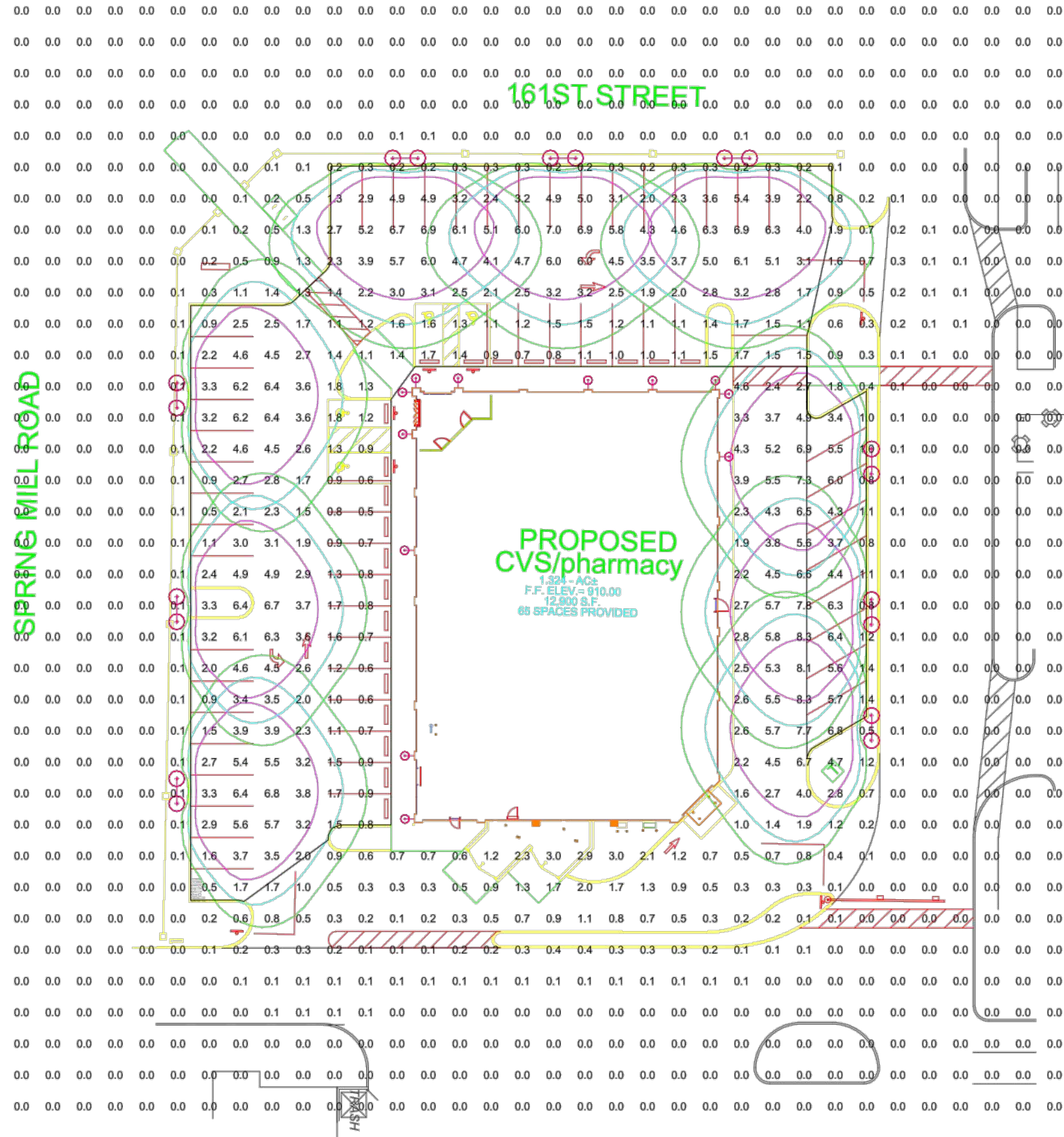
Luminaire Location Summary								
LumNo	Label	X	Y	Z	°	Orient	Tilt	
1	OB	604	208	9.33	270	0		
2	OB	602	210	9.33	270	0		
3	OB	609	213	9.33	270	0		
4	OB	607	215	9.33	270	0		
5	WP	551.8	207.2	12	270	0		
6	WP	576.8	207.2	12	270	0		
7	X	512.9	207.9	7	180	0		
8	X	512.9	228.1	7	180	0		
9	X	513.4	345.7	7	90	0		
10	X	526.9	345.7	7	90	0		
11	X	568.4	345.1	7	90	0		
12	X	588	345	7	90	0		
13	X	609.1	345	7	90	0		
14	X	512.1	344.2	7	180	0		
15	X	512.2	330.8	7	180	0		
16	X	512.8	293.7	7	180	0		
17	X	610.4	343.7	7	0	0		
18	X	610.4	323.6	7	0	0		
19	X2	510	419	17	270	0		
20	X2	616	419	17	270	0		
21	X2	659	237	17	180	0		
22	X2	560.4	419	17	270	0		
23	X2	437	343.2	17	0	0		
24	X2	437	216.8	17	0	0		
25	X2	437	274.9	17	0	0		
26	X2	659	322.1	17	180	0		
27	X2	659	274	17	180	0		

* HUBBELL IS NOT RESPONSIBLE FOR THE PERFORMANCE OF LUMINAIRE MANUFACTURED BY OTHERS

Luminaire Schedule										
Symbol	Label	Qty	Description	Arrangement	Lum. Watts	Lum. Lumens	LMF	LDD	BF	LLF
	OB	4	PT2013-EO155	SINGLE	19.9	1130	0.950	0.900	1.000	0.855
	WP	2	DSXW1 LED 10C 1000 40K TFTM MVOLT	SINGLE	40	3065	0.950	0.950	1.000	0.903
	X	12	UCS-ANG-12LED-BW 5100K	SINGLE	32	1086	0.950	0.950	1.000	0.903
	X2	9	QTY 2 - UCL-T4-56LED-5K-700-HSS	ROTATED OPTICS	129.9	5761	0.950	0.950	1.000	0.903

Calculation Summary								
Label	Description	Units	Avg	Max	Min	Avg/Min	Max/Min	
CVS PARKING	1.0 FC MINIMUM	Fc	2.96	7.0	0.5	5.92	14.00	

All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m



NOT A CONSTRUCTION DOCUMENT - FOR DESIGN PURPOSES ONLY

1. THIS LIGHTING DESIGN IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO HUBBELL LIGHTING. SITE DETAILS PROVIDED HEREIN ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATION, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR PROPRIETOR RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND MANUFACTURER MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

REVISED FROM DRAWING NUMBER: 1575507

CVS #10591
WESTFIELD, IN

HUBBELL
Hubbell Lighting, Inc.
701 MILLENNIUM BLVD
GREENVILLE, SC 29607

SCALE: 1" = 40'
DATE: 7/15/2015
DRAWN: ADC
CHECKED: JMWIKERSON
1575568

UCS – Universe Small Housing Scale TYPE |

- LED technology
- Modular system offers five luminous choices and five hood options for customization to complement site design
- Full cutoff option available
- Pole, wall, or pendant mounting options
- Opal glass lens, IES Type 5 distribution for soft, general lighting
- Powder coat finish in 13 standard colors with a polymer primer sealer

1. LUMINAIRE	2. LUMINOUS HOOD	3. LAMP/BALLAST	4. COLOR	5. OPTIONS	6. OPTIONS (Internal)	7. MOUNTING
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1. LUMINAIRE
☐ UCS Universe small

2. LUMINOUS HOOD
NO LUMINOUS HOOD
ANGLED BELL FLARED STRAIGHT SKIRTED
ANG BEL FLR STR SKB

3. LAMP/BALLAST
LED (Warm white [3000K], Neutral white [4000K], Bright white [5000K], 32 watts, 120 thru 277 volt)
☐ 12LED-NW ☐ 12LED-BW
COMPACT FLUORESCENT (120 thru 277 volt ballast, -18°C min start temp, dimmable)
☐ CF (4 pin, 32 or 42 watt lamp)
METAL HALIDE
Medium base, ED-17 lamp, 120/208/240/277 volt ballast
☐ 50MH ☐ 70MH
512 base, T-4 ceramic lamp
☐ T0A-MH (120/277V not ballast)
HIGH PRESSURE SODIUM
Medium base, ED-17 lamp
☐ 50HPS (120/277 volt ballast)
☐ T0HPS (120/208/240/277 volt ballast)
All ballasts and LED drivers are factory wired for 277 volts, unless specified. Lamp not included (except for LED options). For pole mounted fixtures, the ballast is located in the arm.

4. COLOR
☐ AWT (Acidic White)
☐ BLK (Black)
☐ MTG (Misty Grey)
☐ DGN (Dark Green)
☐ DBZ (Dark Bronze)
☐ WAL (Weathered Bronze)
☐ BRN (Meditic Bronze)
☐ VBL (Vivid Blue)
☐ CRT (Cotton)
☐ MAL (Matte Aluminum)
☐ MDG (Medium Grey)
☐ ATG (Antique Green)
☐ LGY (Light Grey)
☐ RAL (PREMIUM COLOR (Provide RAL)
☐ CUSTOM COLOR (Provide color chip for matching)

5. OPTIONS - HOOD
The internal cover and stainless steel hoods are unfinished to develop a patina over time. All hoods have the under side finished in high reflectance white.
☐ COP (Copper) ☐ STS (Stainless steel)

6. OPTIONS - INTERNAL
☐ SLC (Internal sleeve to block light when luminous element chosen)
☐ 347 (For HO, except 50MH & 50HPS, not available with LED)
☐ FCO (Full cutoff shield. Replaces luminous element)

7. MOUNTING – Must choose one
WALL MOUNT (Integrates ballast. Uses the mounting plate with a prewired ballast)
☐ WCV (Curved arm)
☐ WST (Straight arm)
POLE MOUNT
Single arm, fits over a 3/75mm pole
☐ PCVS (Curved arm) ☐ PSTS (Straight arm)
Twin arm, fits over 4/100mm pole. (The top 6/150mm of the pole top shall have an open, clear unobstructed area for the ballast assembly)
☐ PCVT (Curved arm) ☐ PSTT (Straight arm)
PENDANT MOUNT (48/1220mm stem)
☐ PMS (Saves fits over a standard octagonal j-box. Remote ballast required)
☐ SBE (Surface mounted ballast enclosure)
Visit www.aal.net for Arms, Poles & Accessories. Specification Guide

SPECIFICATIONS
HOUSING
The fixture and ballast housing shall be one piece cast aluminum. The luminous rings shall be acrylic with an aluminum spacer and stainless steel rods. The lens shall be tempered, borosilicate opal glass. The lens shall be gasketed and screwed onto the housing for lamp access. The hoods shall be heavy gage spun aluminum with hemmed edges for added rigidity.
INTERNAL
All internal and external hardware shall be stainless steel.
FULL CUTOFF
The full cutoff shield is used in place of the luminous element when the FCO option is chosen. It lowers the hood to cover the opal lens, providing IES full cutoff classification meaning there is zero light emitted at 90° horizontal or above. The O.A.H of the UCS fixture with the FCO option is 14.25/362mm with the bell hood, 14/356mm with the skirted bell hood, or 13.25/331mm for others.
ELECTRICAL
The ballast shall be mounted to a cast plate, prewired with a quick disconnect plug. HID ballasts are high power factor, rated for -30°C starting. Sockets are medium bases, pinar rated porcelain. Compact fluorescent socket is for a 26, 32 or 42 watt lamp, 4 pin, GX24q-4, with an electronic ballast, -18°C starting temperature. Ballasts are wired at the factory for 277 volts, unless specified. Standard LED color temperatures are 3000K, 4000K, and 5000K. Other color temperatures available. Please contact factory. LED constant current driver operates at 700mA.

TYPE
JOB
NOTES

UCS – Universe Small Housing Scale TYPE |

INSTALLATION & MOUNTING
Pole mount: The fixture shall be welded to the arm assembly for both the wall and pole mounting models. The single fixture pole mounted arms PCVS and PSTS shall have an integral ballast compartment, and slip over a 3/75mm pole. The twin fixture pole mounted arms PCVT and PSTT shall have an integral ballast compartment, and slip over an open top, 4/100mm pole. The top 6/150mm of the pole top shall have a clear, unobstructed area for the ballast assembly.
Wall mount: The wall mounted ballast housing shall be welded together with the arm and fixture as a unitized assembly. A cast aluminum wall plate shall have the ballast assembly installed and prewired for easy installation. The fixture assembly shall slip over the wall plate and secure with three stainless steel set screws. The mounting system shall allow for horizontal adjustment to level the fixture independent of the mounting plate orientation.
Pendant mount SBE
The ballast is factory assembled and wired to the mounting plate. A .75/16mm hole is provided for wiring access to the the J-box. Seal the back plate to the wall surface with an appropriate silicone caulk. Three .375/16mm holes on 120° centers, on a 5/16mm plate are provided on the back cover for anchoring. Use appropriate stainless steel fasteners for anchoring.
FINISH
Fixture finish consists of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.
CERTIFICATION
The fixture shall be listed with ETL and U.L. for outdoor, wet location use, UL1598 and Canadian CSA Std. C22.2 No.250.
WARRANTY / TERMS AND CONDITIONS OF SALE
Download:
<http://www.hubbellighting.com/resources/warranty/>

DIMENSIONS

HOOD	NO LUMINOUS	4 LUMINOUS WINDOW (WIN)	SOLID RINGS (SR)	VERTICAL SLOTS (VSL)	LUMINOUS RINGS (LUM)
ANG					
DA: 15/280mm	HT: 12/75/325mm EPR 0.29	HT: 12/75/325mm EPR 0.31	HT: 13.5/340mm EPR 0.32	HT: 12/75/325mm EPR 0.27	HT: 13.5/340mm EPR 0.29
BEL					
DA: 15/280mm	HT: 12/75/325mm EPR 0.30	HT: 12/75/325mm EPR 0.34	HT: 13/330mm EPR 0.34	HT: 12/75/325mm EPR 0.34	HT: 13/330mm EPR 0.31
FLR					
DA: 15/280mm	HT: 12/75/325mm EPR 0.28	HT: 12/75/325mm EPR 0.30	HT: 13/330mm EPR 0.30	HT: 12/75/325mm EPR 0.30	HT: 13/330mm EPR 0.28
STR					
DA: 16/405mm	HT: 12/75/325mm EPR 0.27	HT: 12/75/325mm EPR 0.28	HT: 12/75/325mm EPR 0.28	HT: 12/75/325mm EPR 0.28	HT: 12/75/325mm EPR 0.27
SKB					
DA: 15/280mm	HT: 13/330mm EPR 0.38	HT: 16/405mm EPR 0.41	HT: 16/405mm EPR 0.41	HT: 12/75/325mm EPR 0.41	HT: 15/280mm EPR 0.41

UCS 70MH WATTAGE: 95 LUMEN OUTPUT: 3371 EFFICACY: 58.9

B1 U3 G2

Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.320
40	0.250
45	0.198
50	0.160

UPLIGHT 94.6% DOWNLIGHT 5.4%

UCS12LED BW WATTAGE: 32 LUMEN OUTPUT: 1085 EFFICACY: 33.9

B1 U2 G1

Mounting Height	Multiplier
10	4.000
15	1.778
20	1.000
25	0.640
30	0.444
35	0.320
40	0.250
45	0.198
50	0.160

UPLIGHT 96.3% DOWNLIGHT 4.3%



12900 TYPE-A CHAMFER DRIVE-THRU
STORE NUMBER: 10591
188T STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA
PROJECT TYPE: NEW STORE
REAL TYPE
CS PROJECT NUMBER: 071776

ARCHITECT OF RECORD

CONSULTANT:

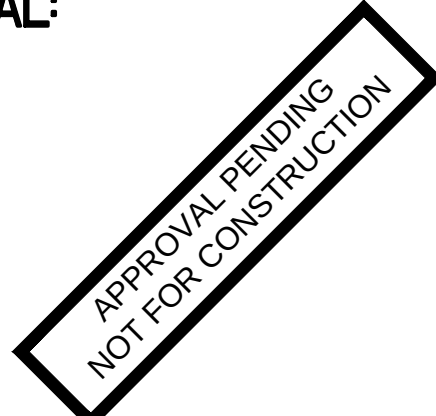
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Phone (317) 705-8800
Contact: Craig Forgey

SEAL:



REVISIONS:

1	TAC COMMENTS	07-10-2015
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PLANNING MGR: JLW

DRAWING BY: RCB

DATE: 05-29-2015

JOB NUMBER: 2007.01007

TITLE:
SITE PHOTOMETRIC PLAN

SHEET NUMBER:

C801

COMMENTS:

