CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_07_06_2015

Monday, July 06, 2015 at 07:00 PM

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

MEETING DATE: **Monday, July 06, 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 - June 15, 2015
Documents: June 15, 2015 APC Minutes

Review APC Rules & Procedures

ITEMS OF BUSINESS

1504-PUD-06
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Gateway Southwest PUD Ordinance (Redline Version) | Exhibit 4: Gateway Southwest PUD Ordinance (Current Version) | Exhibit 5: Concept Plan | Exhibit 6: Building Character Exhibit

1507-PUD-12
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 within the Harmony PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Harmony District Map | Exhibit 4: Harmony PUD Excerpts | Exhibit 5: Amendment Ordinance

(redlined) | Exhibit 6: Enhanced End Lot Map | Exhibit 7: Front Facade Gable Examples | Exhibit 8: Village Collection Homes

1506-PUD-09
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.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Concept Plan Comparison | Exhibit 5: Tamarack PUD District Ordinance | Exhibit 6: Character Exhibits | Exhibit 7: Packet of Public Comment | Exhibit 8: Neighbor Meeting Summaries | Exhibit 9: APC Meeting Minutes (June 1, 2015) | Exhibit 10: Traffic Impact Study | Exhibit 11: Packet of Public Comment Addendum (07/06/2015)

1507-ODP-18 & 1507-SPP-18 [PUBLIC HEARING]
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: Lantern Park Primary Plat | Exhibit 4: Ordinance 15-11

1507-ODP-17 & 1507-SPP-17 [PUBLIC HEARING]
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

1507-DDP-11 [PUBLIC HEARING]
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

1507-SPP-16 [PUBLIC HEARING]
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

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

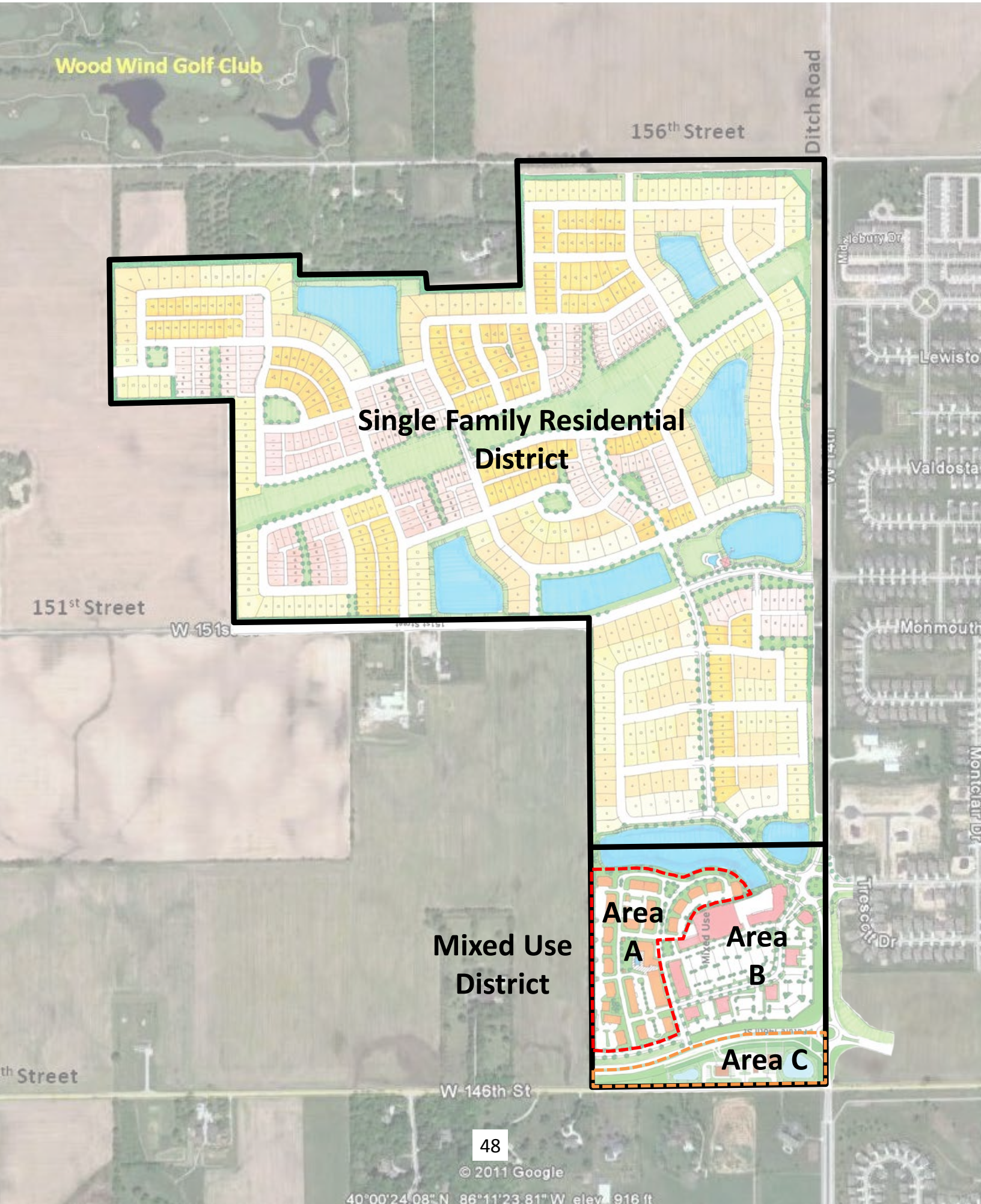
City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

Exhibit B – Zoning District Map



HARMONY PUD EXCERPTS APPLICABLE TO TEXT AMENDMENT

B. Development Standards.

1. Minimum Lot Area – None.

2. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via a Private Street is required.

3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):

   a. Front Yard – Twenty (20) feet

   b. Side Yard – Twenty (20) feet

   c. Rear Yard – Twenty (20) feet

4. Maximum Building Height – Forty-five (45) feet.

5. Loading and Parking - See Article 4 Off-Street Loading and Parking.

6. Landscaping - See Article 5 Landscaping Standards.

Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.

A. Minimum Lot Area – None.

B. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via Private Street is required.

C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):

   1. Front Yard – Twenty (20) feet

   2. Side Yard – Twenty (20) feet

   3. Rear Yard – Twenty (20) feet

D. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.

E. Maximum Density – Not applicable.

F. Maximum Number of Attached Dwelling Units Per Structure – Thirty (30) attached dwelling units.

G. Maximum Number of Attached Dwelling Units – Two hundred seventy (270) attached dwelling units.

H. Minimum Square Footage Per Attached Dwelling Unit (excluding porches, terraces, carports, and garages):

1. A one bedroom attached dwelling unit shall have a minimum of six hundred fifty (650) square feet.

2. A two bedroom attached dwelling unit shall have a minimum of eight hundred fifty (850) square feet.

3. A three bedroom attached dwelling unit shall have a minimum of one thousand (1,000) square feet.

I. Maximum Building Height – Forty (40) feet.

J. Development Amenities and Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.

K. Minimum Distance Between Buildings – Twenty (20) feet.

L. Parking Lot Screening - In addition to the requirements in Article 5, off-street parking lots and spaces within 20 feet of a Public Way or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row. If a hedge row is used, the plants shall be evergreen shrubs and have a minimum mature height of three (3) feet, be spaced a maximum of 48 inches on center, and be a minimum of 18 inches in height at the time of installation.

M. Development Amenities within Area A of the Mixed Use District – *WC § 16.04.040(B)(13)(b)* and *WC § 16.04.040(B)(13)(c)* shall not apply to the development of the Real Estate. The following amenities shall be distributed throughout Area A of the Mixed Use District:

1. A clubhouse a minimum of 8,000 square feet in size containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area, and restrooms.

2. A pool area containing a swimming pool with a minimum surface area of 800 square feet.

3. An integrated trail and sidewalk system connecting buildings with common areas throughout Area A of the Mixed Use District.

B. Development Amenities.

1. A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a play ground area.

2. Within the Open/Green Space located along the pipeline easements (see Exhibit C-1) the following amenities shall be provided:

   i. An eight (8) foot wide asphalt trail the entire length of the Open/Green Space,

   ii. A dog park with fenced enclosures and a shade pavilion,

   iii. A playground, and

   iv. A multi-purpose field with moveable soccer goals.

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or

2. Comply with the conventional design guidelines identified in Section 3.4,A,4.

3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

   Adam (Colonial)
   Georgian
   Italianate
   Shingle
   Folk Victorian
   Colonial Revival
   Tudor
   Craftsman

   Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.

a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.

   i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.

      1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.

      2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.

      3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.

      4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.

   ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.

      1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.

      2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.

      3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.

   i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.

      1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.

      2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.

      3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.

      4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.

      5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.

      6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.

      7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.

   ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.

      1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.

      2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.

4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.

i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.

1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.

2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.

3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.

4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.

5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.

6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.

7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.

8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.

1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.

2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.

3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.

4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.

5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.

   i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.

      1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.

      2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.

      3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.

      4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;

      5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.

      6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.

      7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.

   ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.

      1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.

      2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.

3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.

4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.

5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.

   i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.

      1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.

      2. Symmetrical elevation (except gable-front-and-wing subtype).

      3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.

   ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.

      1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.

      2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.

      3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.

      4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.

      5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.

i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.

1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.

2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.

3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.

1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.

2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.

3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.

4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.

5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.

6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.

7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.

g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.

1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.

2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.

3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.

4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.

5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.

6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.

7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.

1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.

2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.

4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.

5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.

i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.

1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.

2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.

3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.

4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.

1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.

2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.

3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.

4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof designelements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.

   a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:

      i. Side load, rear load, or angled (>15°) garage;

      ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;

      iii. Roofline direction change or roofline height change greater than sixteen (16) inches on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);

      iv. Wood, concrete fiber board, trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;

      v. Decorative shutters or other Enhanced Architectural Window Treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);

      vi. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the Front Elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);

      vii. Primary Roof Pitches of 8/12 or greater and Secondary Roof Pitches of 10/12 or greater;

      viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;

      ix. Separate overhead garage door for each car space;

      x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;

xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;

xii. Bay window(s);

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or

xvi. Exterior chase Masonry fireplace.

b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:

i. Side load, rear load, or angled (>15°) garage;

ii. Hip roof;

iii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two or more roof planes;

iv. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);

v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;

vi. Three (3) or more windows on the elevation;

vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;

viii. Bay window(s);

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);

xii. Exterior chase fireplace;

xiii. Architectural Treatment on Gable Ends; or

xiv. Sunroom or screened porch.

c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);

ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);

iii. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);

iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;

v. Hip roof;

vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;

vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;

viii. Bay window(s);

ix. Transom window(s);

x. Veranda/balcony;

xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).

xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);

xiii. Exterior chase fireplace; or

xiv. Architectural Treatment on Gable Ends.

d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.

B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the Front Elevation of the home a minimum of two (2) feet.

2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.

3. Windows.

   a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.

   b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window.

   c. A dwelling shall have a minimum of three (3) windows on the rear elevation.

   d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.

4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

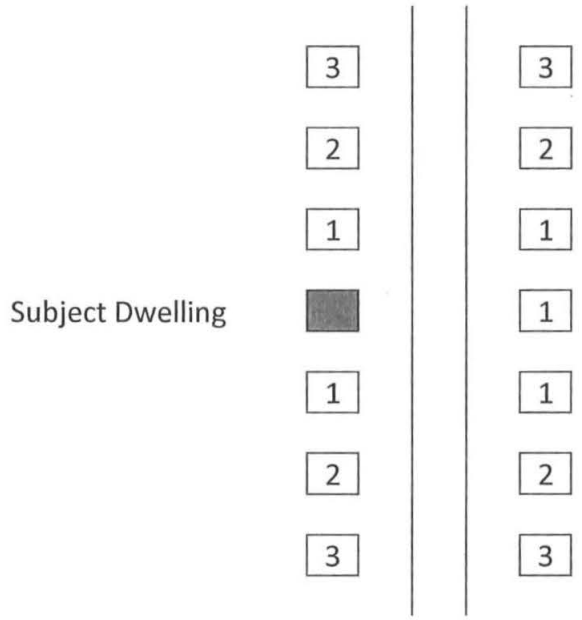
5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.

6. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

Section 3.5. Additional Standards.

A. The maximum number of single family detached dwellings shall be seven hundred ten (710).

B. Single family detached dwellings shall comply with the variety requirements illustrated below:



Dwelling	May be Same Front Elevation as Subject Dwelling	May be Same Color Package as Subject Dwelling
1	No	No
2	Yes	No
3	Yes	Yes

ARTICLE 6. DEFINITIONS

"Alley" shall mean a permanent right-of-way or easement which provides a secondary means of access to abutting lands. In the case of Mew Lots, an Alley will provide the primary means of access to the lot.

"Architectural Break" shall mean and refer to the corner of a projection along an elevation of a building. The exterior corners of a covered porch and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as an Architectural Break.

"Architectural Detailing" shall mean detailed design, location, composition and correlation of elements that provide ornamentation.

"Architectural Garage Door" shall mean and refer to a garage door with Architectural Detailing reflecting the design of the building. The architectural details may include windows, materials, colors, hardware specifications, etc., consistent with the details of the remainder of the primary building.

"Architecturally-enhanced Articulated Trim Mouldings" shall mean and refer to a decorative strip used for ornamentation or finishing with materials, dimensions, and colors that are consistent with and enhance the architectural design of a building.

"Architecturally-treated Entranceways" shall mean and refer to the use of trim details on the three sides of a door or entrance point into a building to draw attention to the entrance.

"Architectural Treatment on Gable Ends" shall mean and refer to the finishing of the triangular area of the side of a building with a gable roof with architectural details consistent with the design of the home.

"Color Package" shall mean a combination of the color of the following elements: the main body of the house, the trim, and an optional accent color. To be different from another Color Package, a Color Package must include at least two of the three elements being of a different color.

"Construction Phasing Plan" shall mean and refer to the Construction Phasing Plan attached hereto and incorporated herein by reference as Exhibit D.

"Enhanced Architectural Window Treatment" shall mean and refer to Architectural Detailing of elements around window openings. For windows in a Masonry elevation, the treatment shall be of natural or Masonry materials and be applied to the sill and header at a minimum. For windows in a non-Masonry elevation, the treatment shall be of Natural Materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of 3½ inch reveal dimension of the base siding material.

"Exterior Building Material Design" shall mean the combination of exterior building materials used on a building.

"Front Elevation" shall mean the exterior side of a dwelling that primarily faces the street. In the case of a Mew Lot, the Front Elevation shall be that exterior side of the dwelling that primarily faces the Mew. In the case of a corner lot, the Front Elevation shall be determined by the builder and shall be clearly identified on the building permit plans.

"Illustrative Site Development Plans" shall mean and refer to the Illustrative Site Development Plans attached hereto and incorporated herein by reference as Exhibit C.

"Lot, Mew" shall mean and refer to a lot fronting upon Open/Green Space and served by an Alley.

"Low Impact Development (LID)" shall mean and refer to an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

"Masonry" shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress, or similar mass.

"Mew" shall mean and refer to the Open/Green Space the Front Elevation of a dwelling on a Mew Lot faces.

"Mixed Use District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as Mixed Use.

"Natural Materials" shall mean and refer to brick, wood, limestone, fiber cement siding, or natural stone.

"Owner" shall mean and refer to any owner of any part of the Real Estate.

"Real Estate" shall mean and refer to the property described in what is attached hereto and incorporated herein by reference as Exhibit A.

"Restaurant, Asian" shall mean a Quick Service Restaurant specializing in cuisine from the Asian region.

"Restaurant, Burger" shall mean a Quick Service Restaurant specializing in hamburgers as the primary menu feature.

"Restaurant, Chicken" shall mean a Quick Service Restaurant specializing in chicken as the primary menu feature.

"Restaurant, Mexican" shall mean a Quick Service Restaurant specializing in Mexican cuisine.

"Restaurant, Pizza/Pasta" shall mean a Quick Service Restaurant specializing in pizza and pasta as the primary menu features.

"Restaurant, Quick Service" shall mean an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

"Restaurant, Sandwich" shall mean a Quick Service Restaurant specializing in sandwiches as the primary menu feature.

"Restaurant, Seafood" shall mean a Quick Service Restaurant specializing in seafood as the primary menu feature.

"Restaurant, Snack" shall mean a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.

"Roof Pitch, Primary" shall mean and refer to the slope of the Primary Roof of a building. The pitch of a roof is measured in degrees or the vertical rise in inches for every horizontal 12 inch length (called the "run").

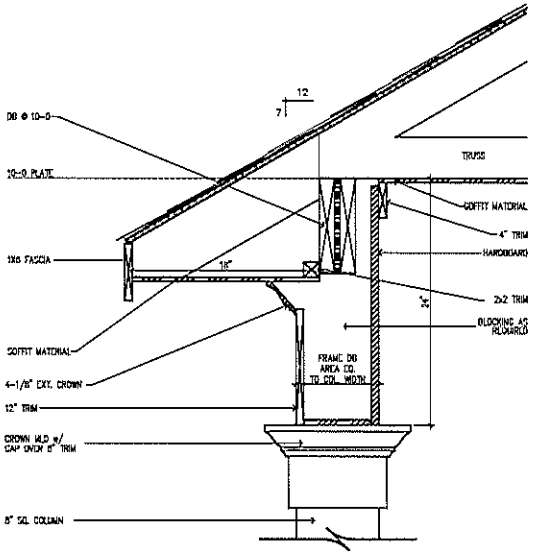
"Roof Pitch, Secondary" shall mean and refer to any roof pitch on a building that is not the Primary Roof Pitch.

"Roof, Primary" shall mean and refer to the portion of a building's roof structure that most contributes to the mass of a building due to its predominance in height, width, length, bulk, or volume of area covered.

"Single Family Residential District" shall mean and refer to what is identified on the Zoning District Map in Exhibit B as the Single Family Residential District.

"Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

"Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.



FRONT PORCH CORNICE DETAIL

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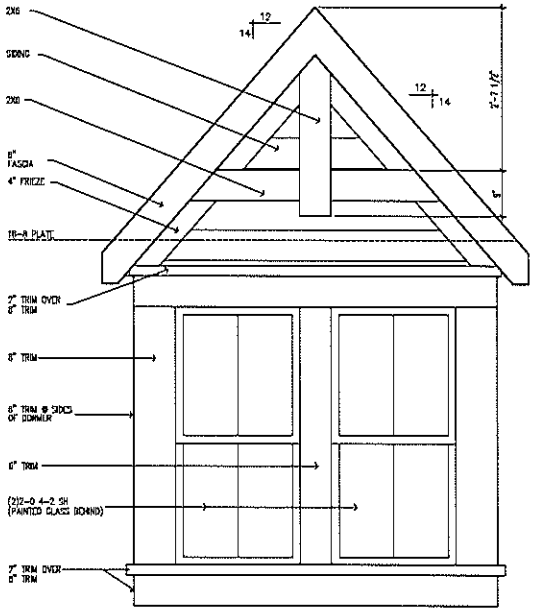
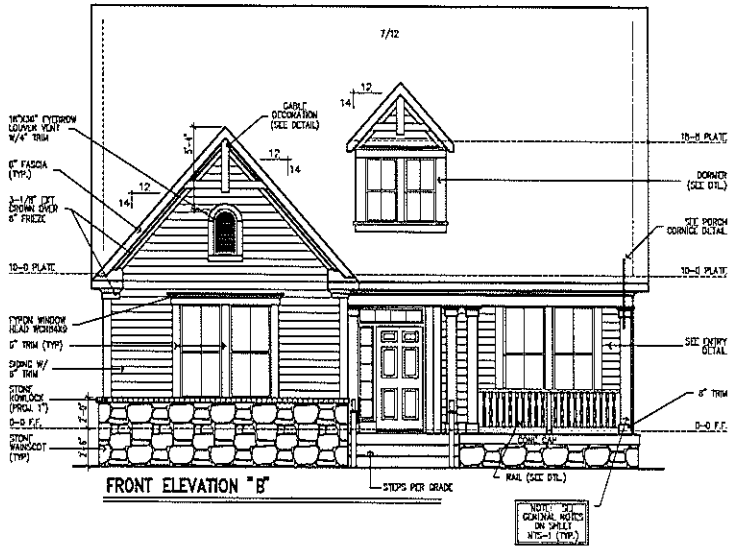
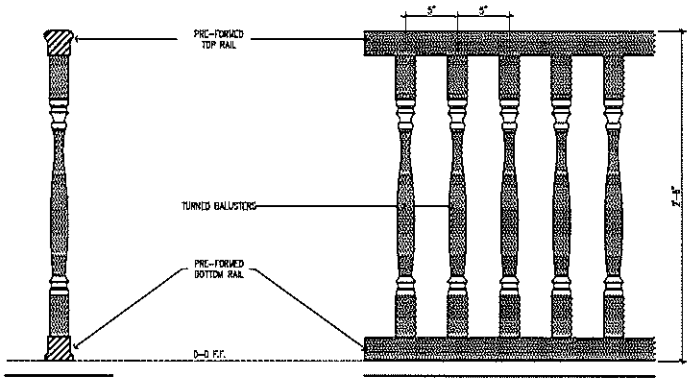


DORMER DETAIL

SCALE: 1/2" = 1'-0"

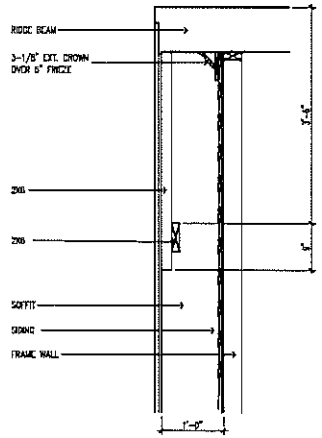


FRONT ELEVATION "B"



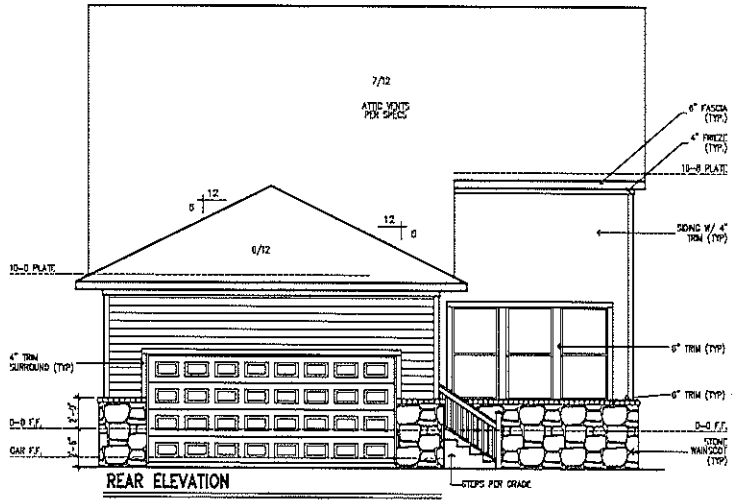
PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



GABLE END DETAIL

1/2" = 1'-0"



REAR ELEVATION

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David Weekley Homes

CN/JDA/JP/WC/JR 1/8" = 1'-0"

Date: 10/9/14 Rev.: 01/15/15 JR

Lot: Bk: Sect:

Proj. No.: Job No.:

NORTH

4528-B

ELV-1

INFINITY

INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/14" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/14" FLOOR SYSTEM)	
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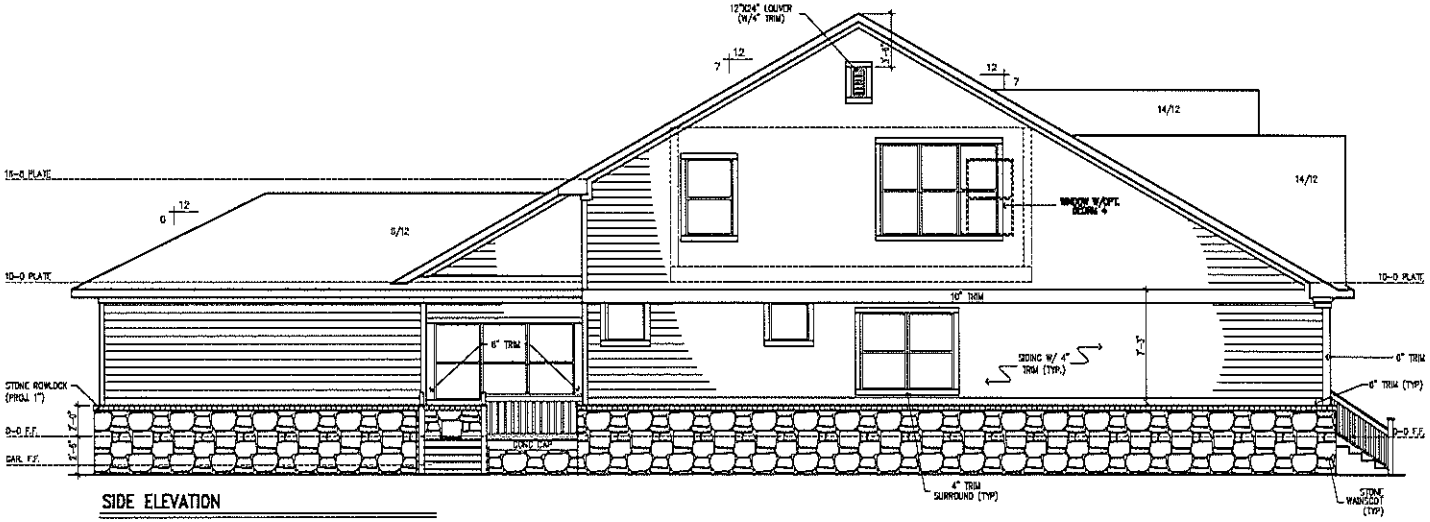
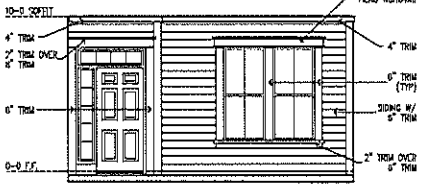
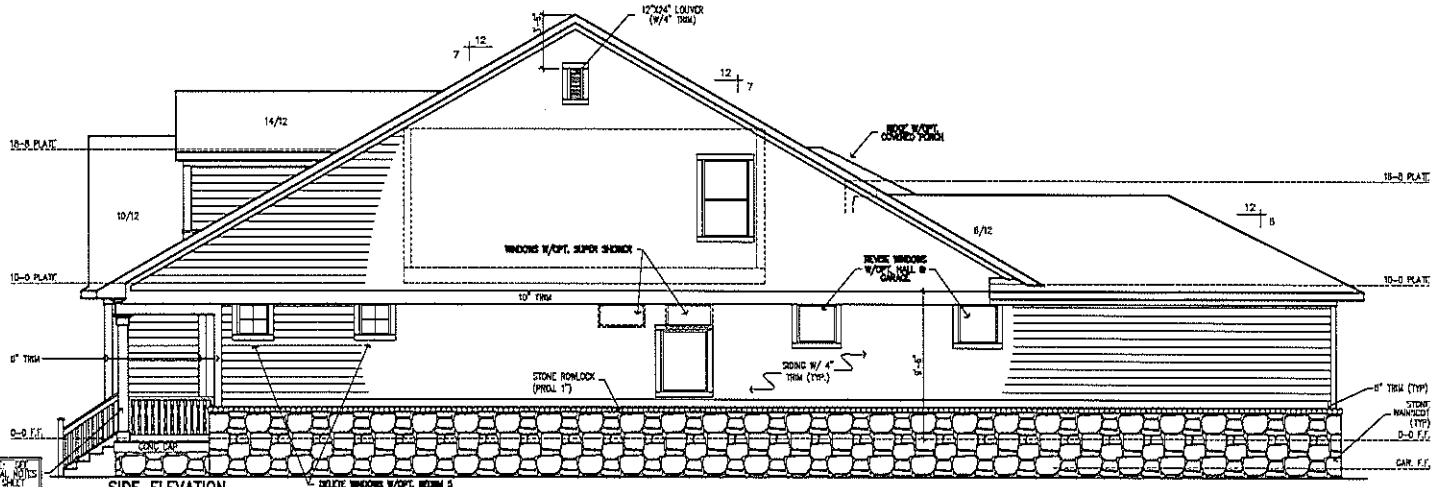
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



SIDE ELEVATION



ENTRY DETAIL



SIDE ELEVATION

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David Weekley Homes

CN/JDA/JP/WC/JR 1/8" = 1'-0"

Date: 10/9/14 Rev.: 01/15/15 JR

Lot: Blk: Sect:

Proj. No.: Job No.:

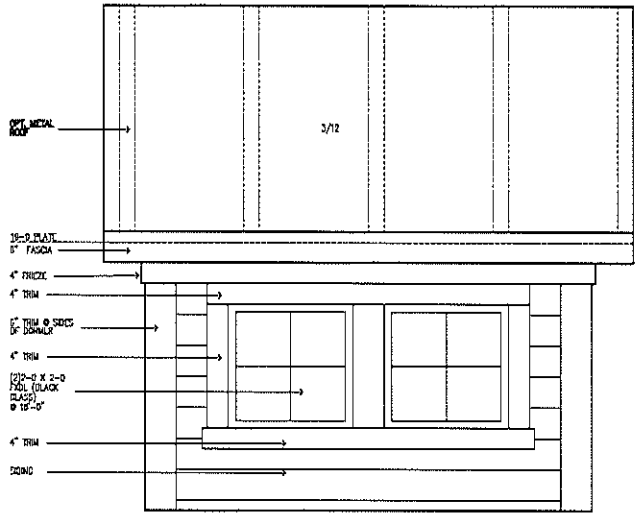
NORTH

4528-B

ELV-2

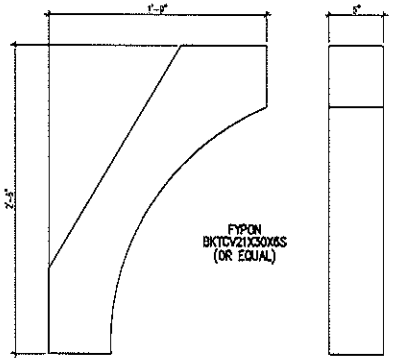
INFINITY

INDIANAPOLIS



DORMER DETAIL

SCALE: 1/2" = 1'-0"



BRACKET DETAIL "A"

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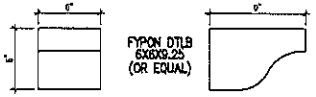

BRACKET DETAIL " B"

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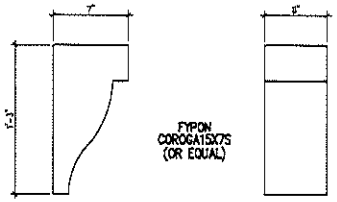

BRACKET DETAIL "C"

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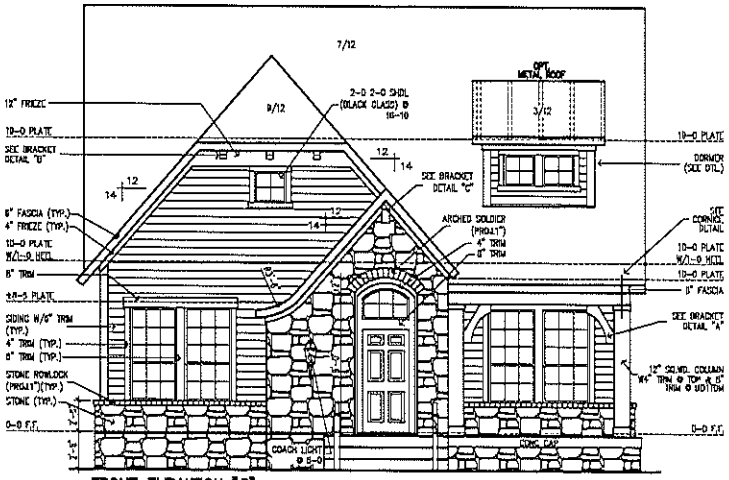
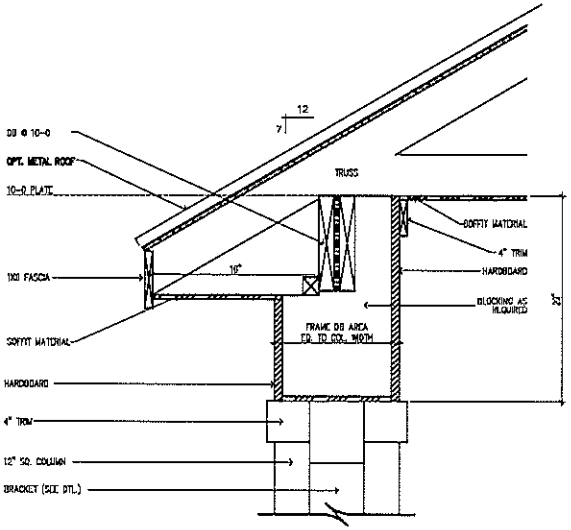


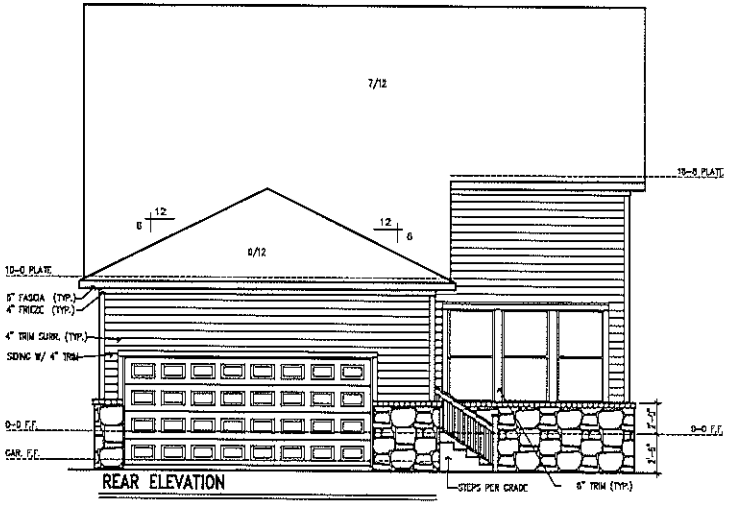
FRONT ELEVATION "D"



FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 1/4" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 1/4" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



REAR ELEVATION

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David Weekley Homes

GS/XS/EM/JR | Scale: 1/8" = 1'-0"

Date: 12/16/14 | Rev: 01/15/15 JR

Lot: Blk: Sect:

Proj. No.: Job No.:

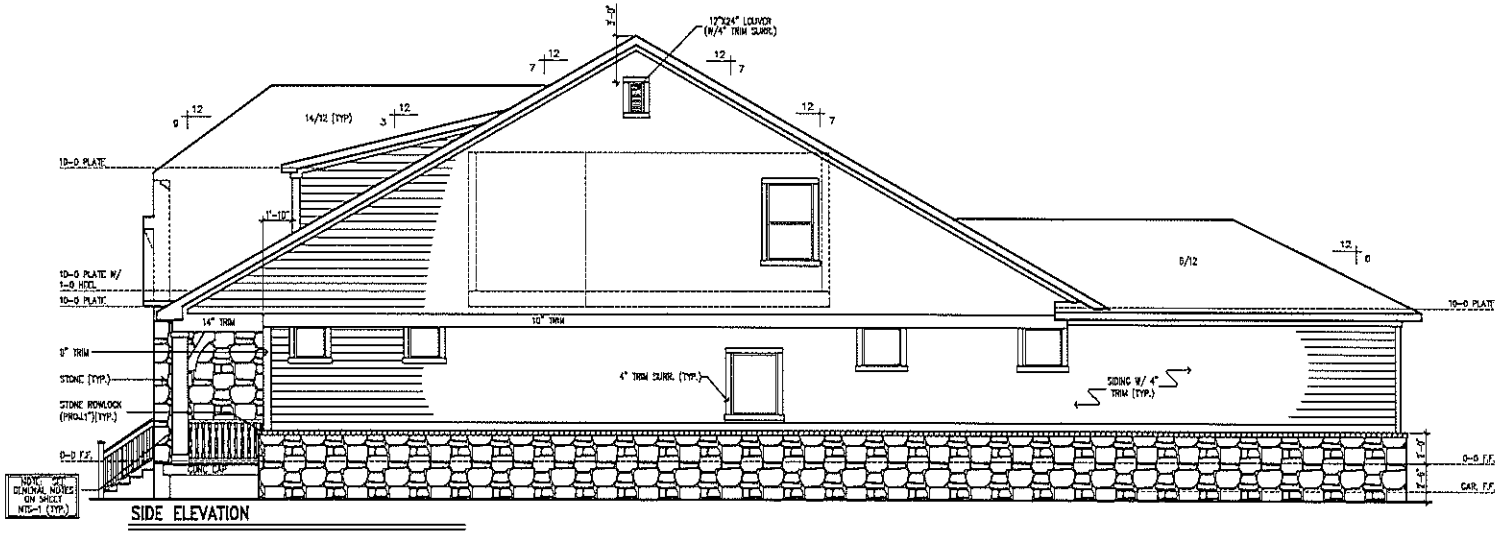
NORTH

4528-D

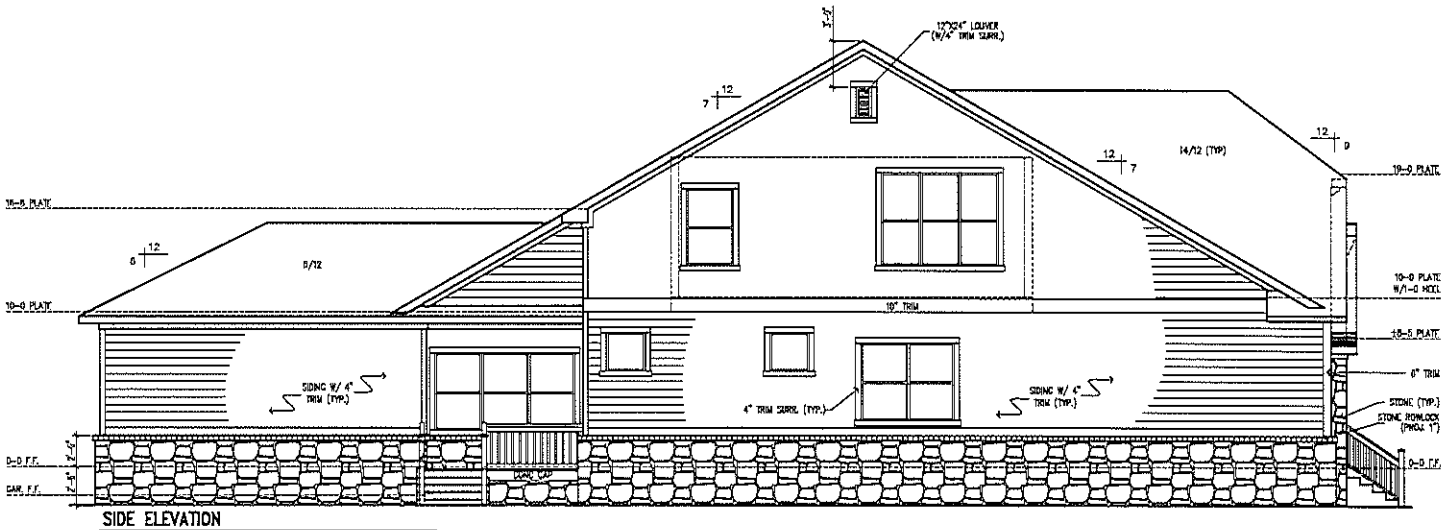
ELV-1

INFINITY

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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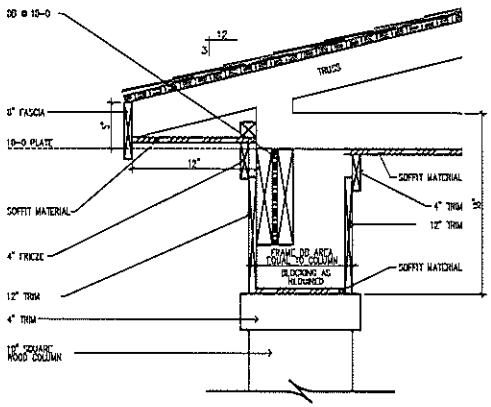
David Weekley Homes

GS/XS/EM/JR	Scale: 1/8" = 1'-0"
Date: 12/16/14	Rev.: 01/15/15 JR

Lot:
Blk:
Sect:
Proj. No.:
Job No.:

NORTH
4528-D
ELV-2
INFINITY
INDIANAPOLIS

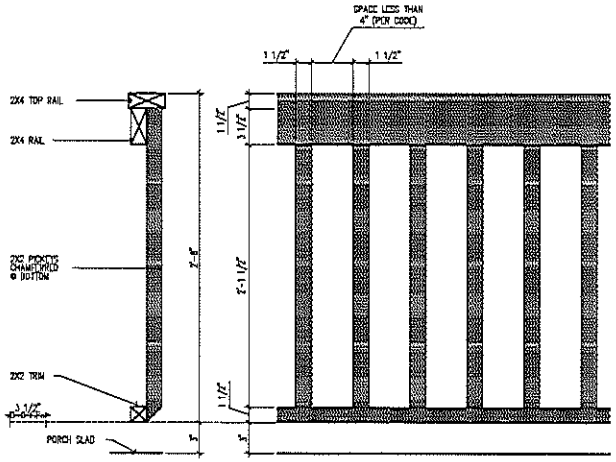


FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

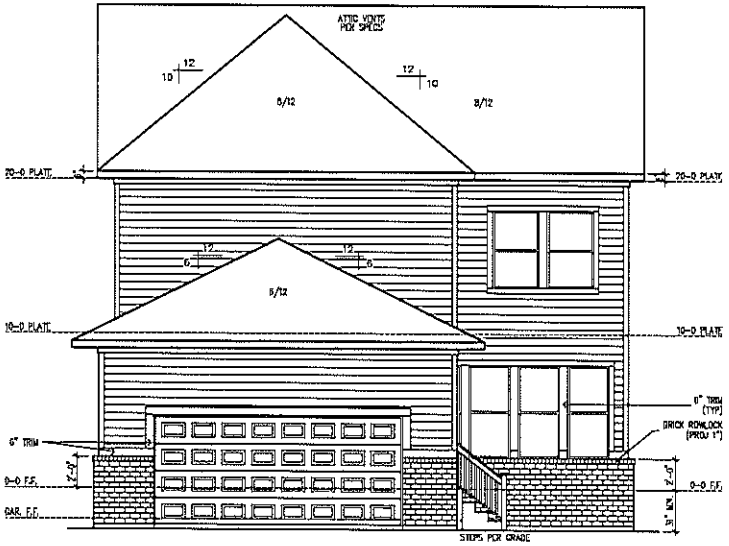
TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
3RD FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8

FRONT ELEVATION "A"



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



REAR ELEVATION

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David Weekley Homes

CN/RD/JP | Scale: 1/8" = 1'-0"

Date: 8/13/2012 | Rev.: 2/4/15EAM

Lot: | Bk: | Sect:

Proj. No.: | Job No.:

NORTH

4671-A

ELV-1

CLAIRBELLA

INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 16" FLOOR SYSTEM)	
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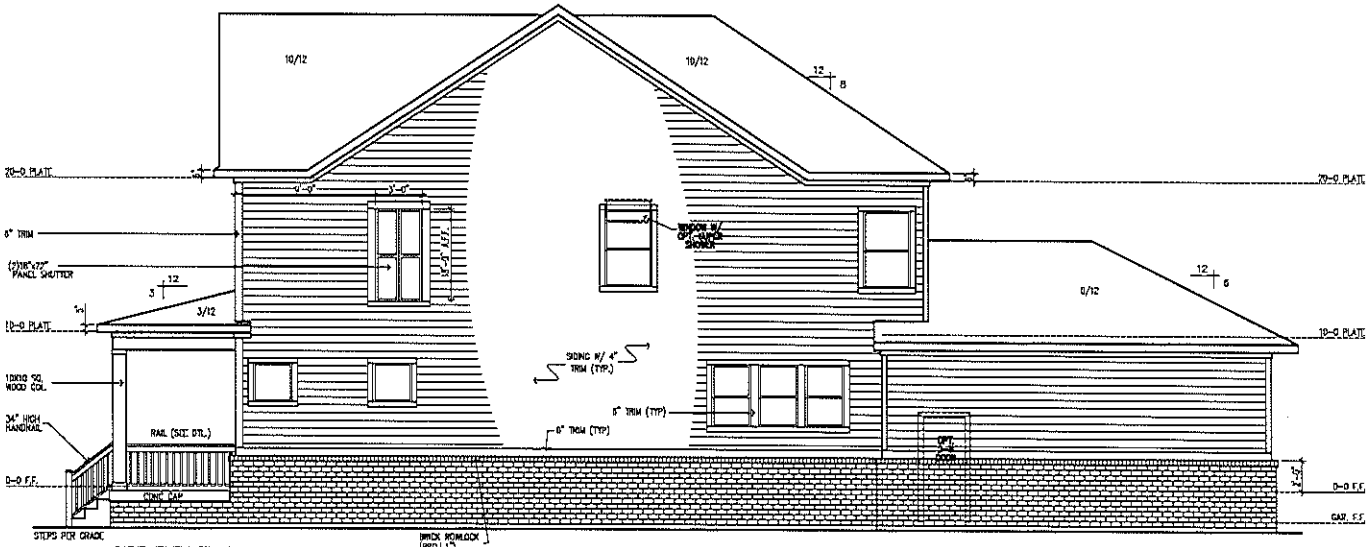
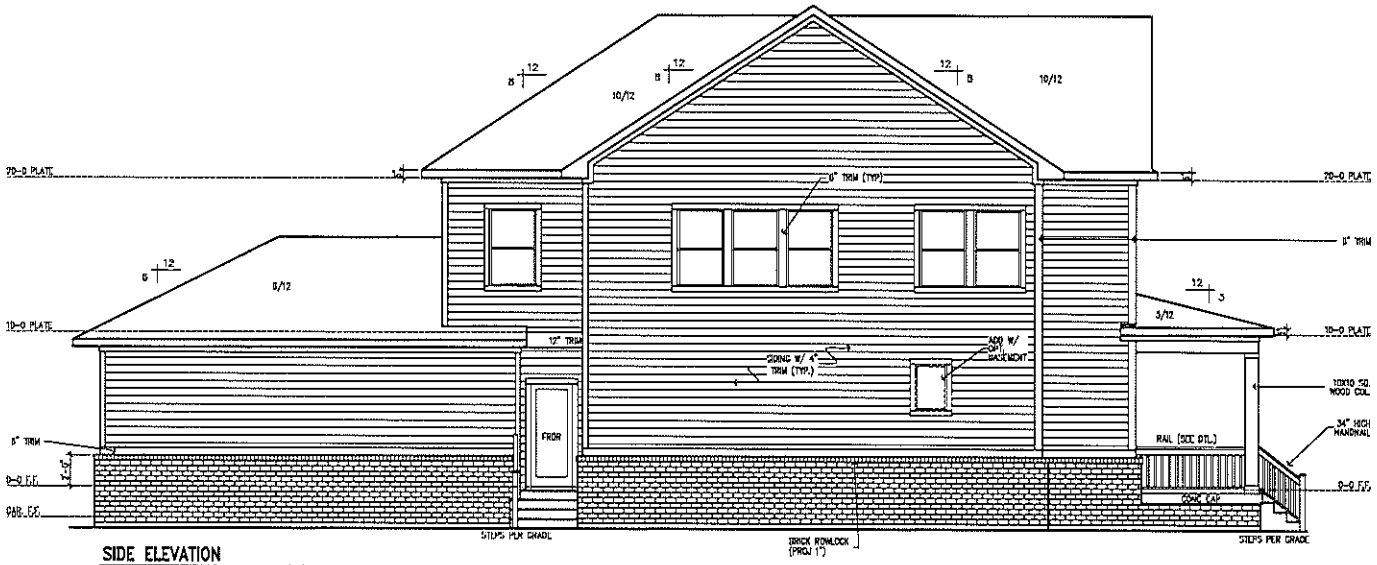
21-0 PLATE	21-1 7/8



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

CN/RD/JP | Scale: 1/8" = 1'-0"

Date: 8/13/2012 | Rev.: 2/4/15EAM

Proj No.: | Lot: | Bk: | Sect: | Job No.:

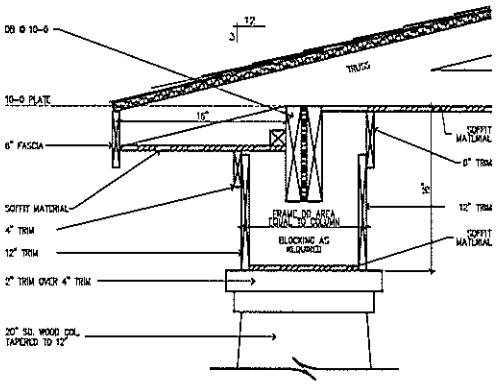
NORTH

4671-A

ELV-2

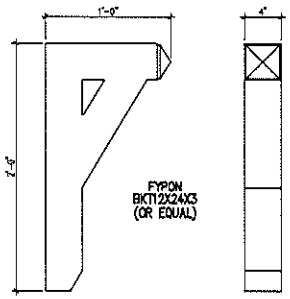
CLAIRBELLA

INDIANAPOLIS



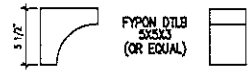
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"



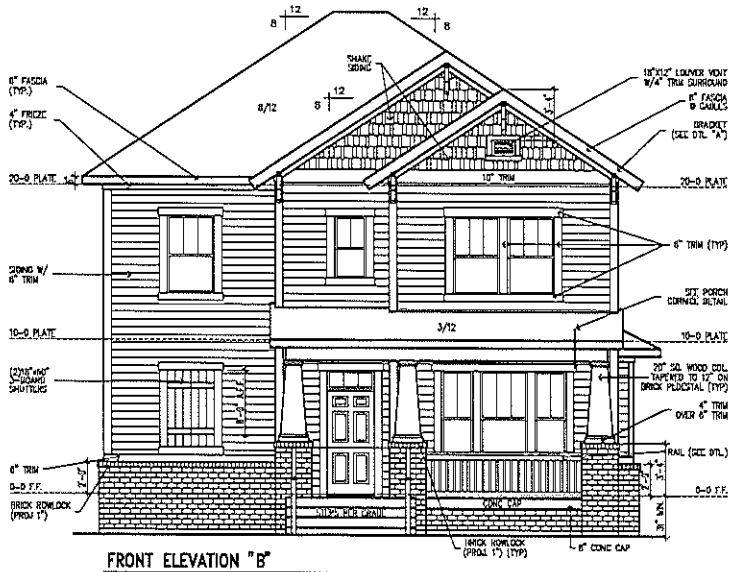
BRACKET DETAIL "A"

SCALE: 1" = 1'-0"



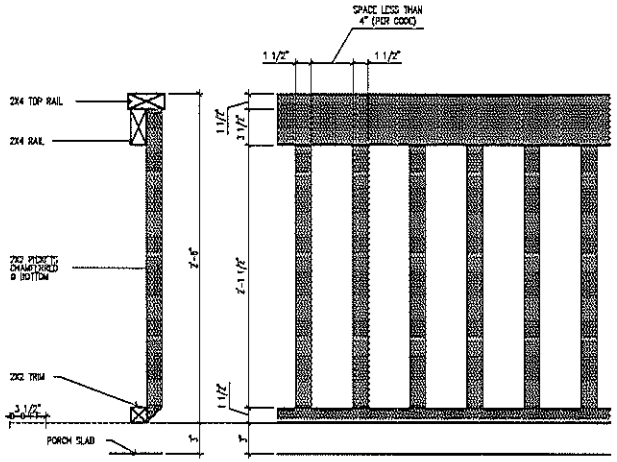
BRACKET DETAIL "B"

SCALE: 1" = 1'-0"



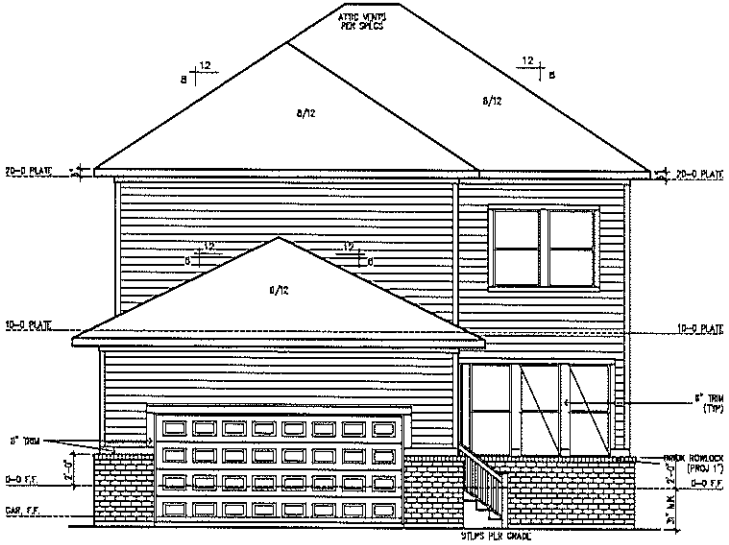
FRONT ELEVATION "B"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
3RD FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



REAR ELEVATION

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David Weekley Homes

CN/RD/JP | Scale: 1/8" = 1'-0"

Date: 8/13/2012 | Rev.: 2/4/15EAM

Lot: | Bk: | Sect:

Proj. No.: | Job No.:

NORTH

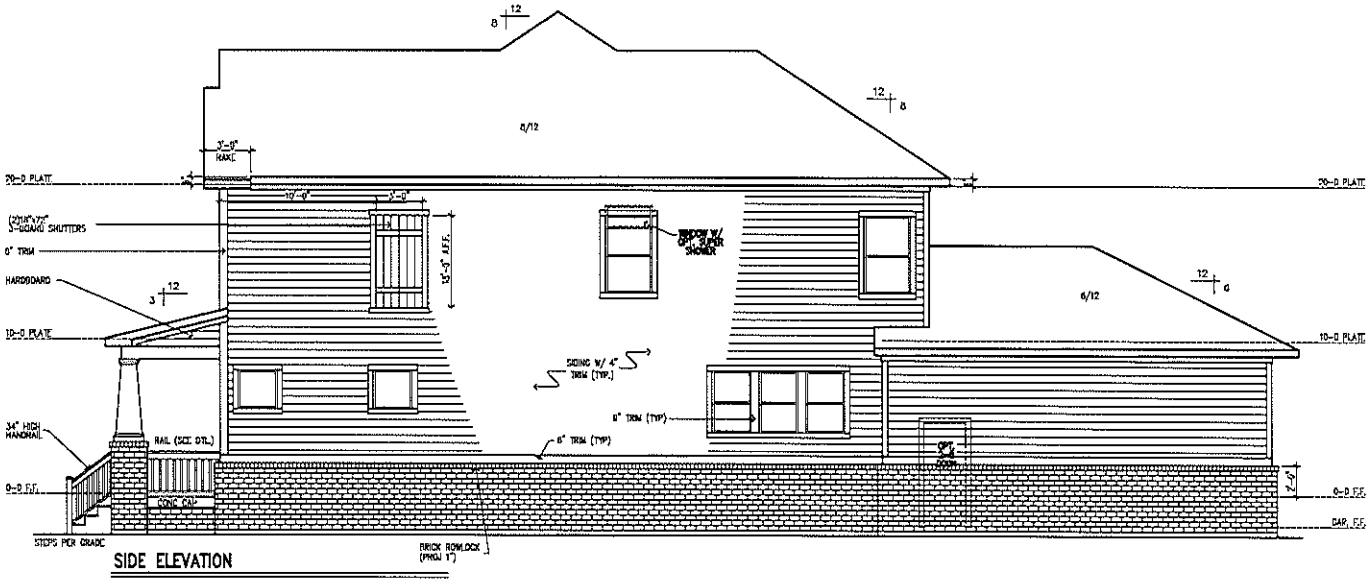
4671-B

ELV-1

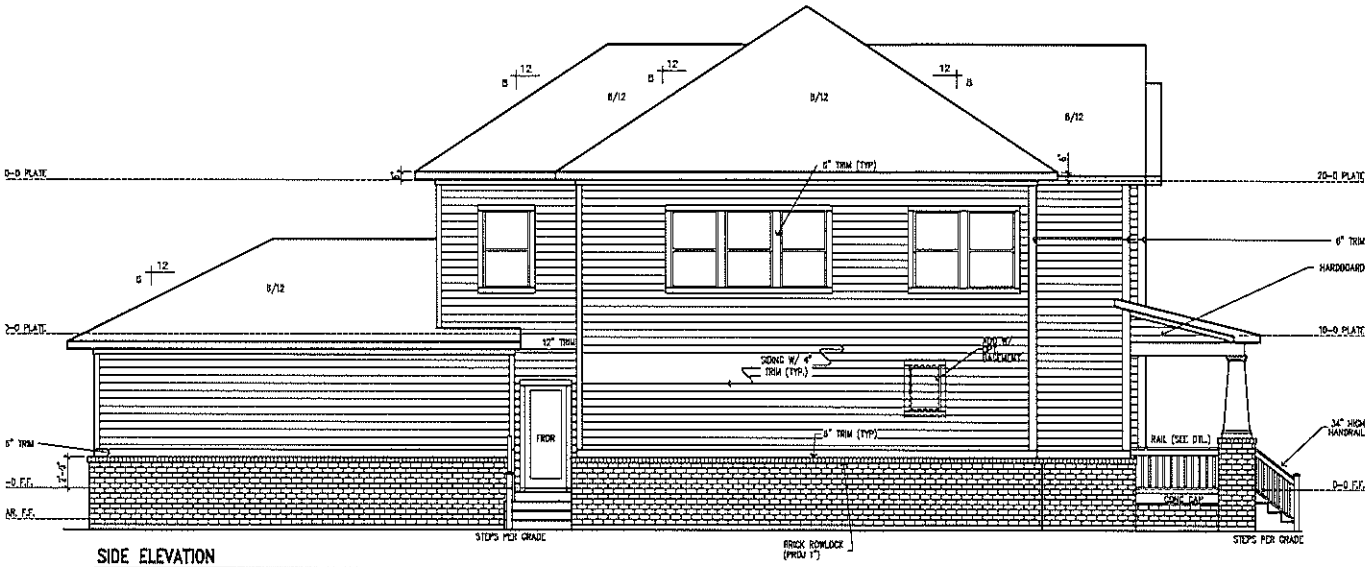
CLAIRBELLA

INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	19-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

CN/RD/JP | Scale: 1/8" = 1'-0"

Date: 8/13/2012 | Rev.: 2/4/15EAM

Lot:

Blk:

Sect:

Proj. No.:

Job No.:

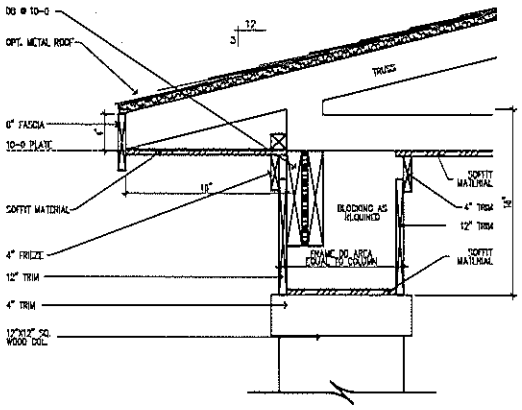
NORTH

4671-B

ELV-2

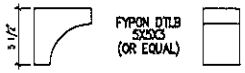
CLAIRBELLA

INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

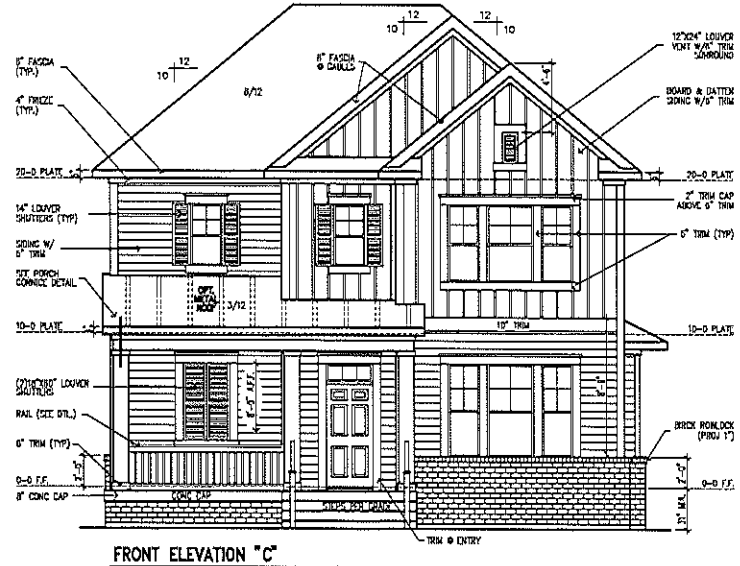
SCALE: 1" = 1'-0"



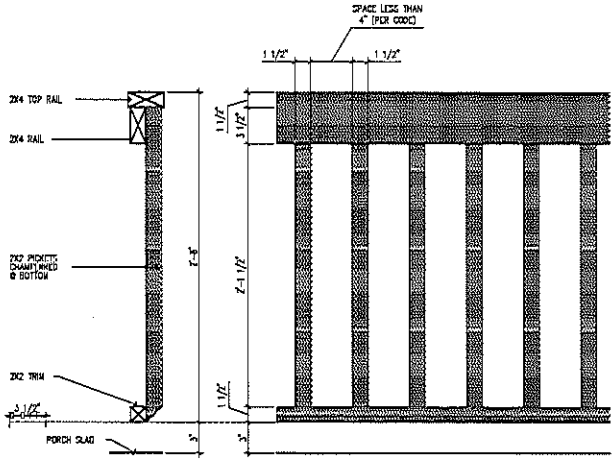
BRACKET DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 3/8
9-0 PLATE	8-11 3/8
10-0 PLATE	9-11 3/8
11-0 PLATE	10-11 3/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8

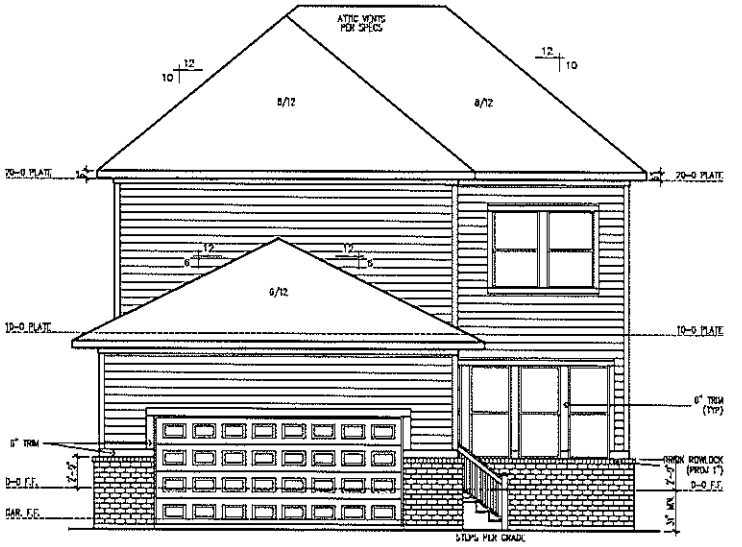


FRONT ELEVATION "C"



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



REAR ELEVATION

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David Weekley Homes

CN,RD,JP	Scale: 1/8" = 1'-0"
Date: 8/13/2012	Rev: 2/4/15EAM

Lot: Blk: Sect:

Proj. No: Job No:

NORTH

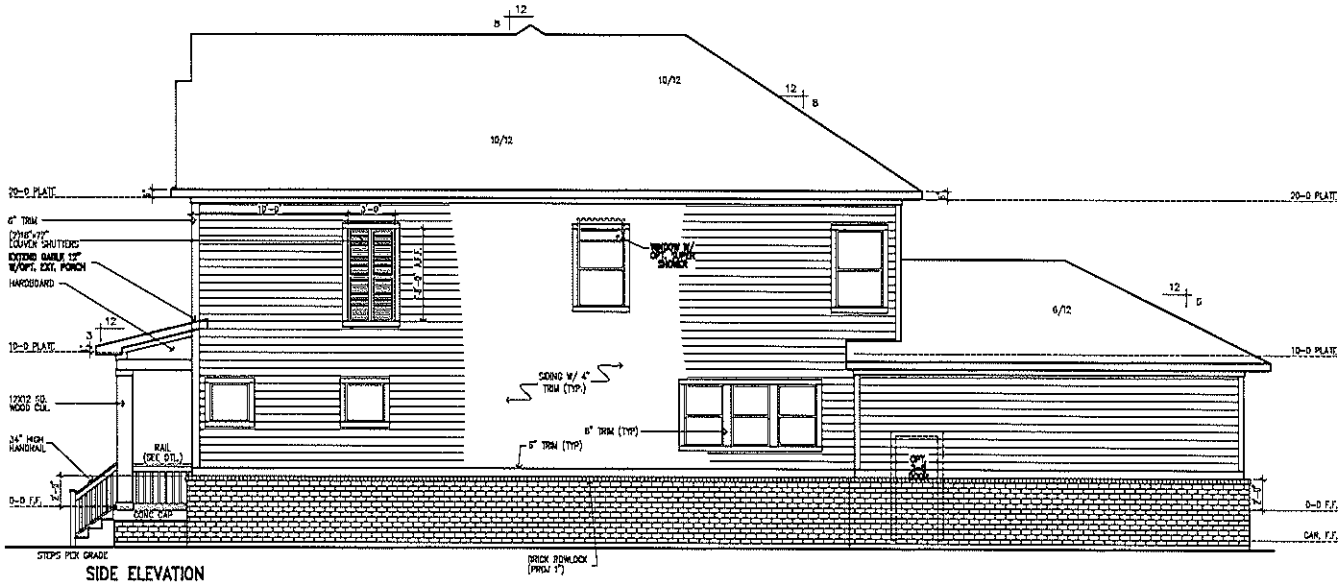
4671-C

ELV-1

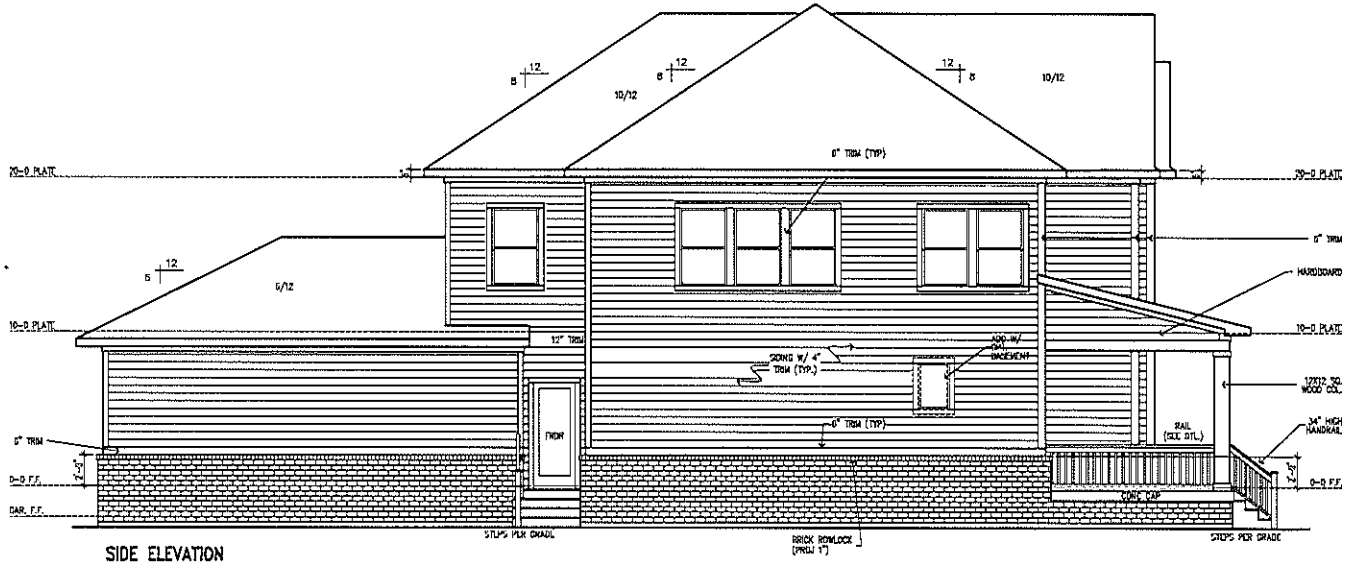
CLAIRBELLA

INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



SIDE ELEVATION



SIDE ELEVATION

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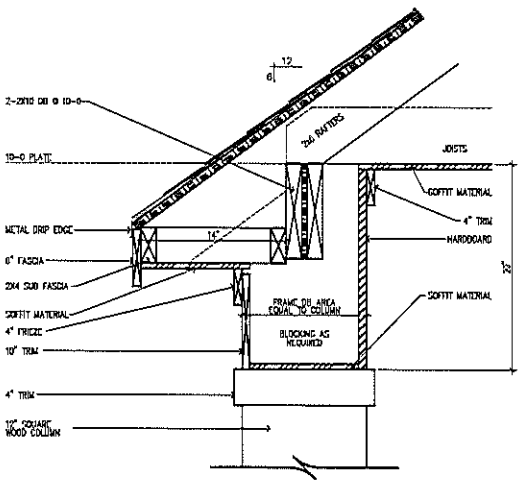
David Weekley Homes

CN,RD,JP	Scale: 1/8" = 1'-0"
Date: 8/13/2012	Rev.: 2/4/15EAM

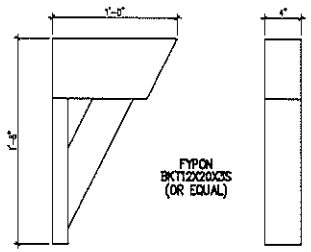
Lot:
Bk:
Sect:
Proj. No.:
Job No.:

NORTH
4671-C
ELV-2
CLAIRBELLA
INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

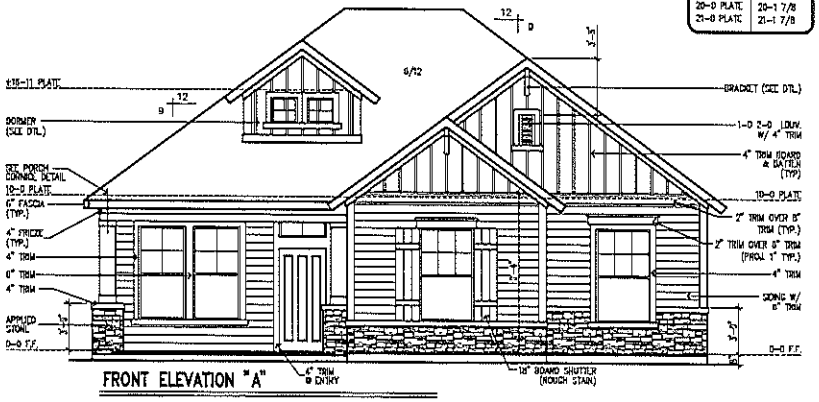
SCALE: 1" = 1'-0"



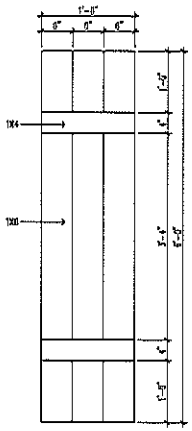
BRACKET DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 1/4" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 1/4" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8

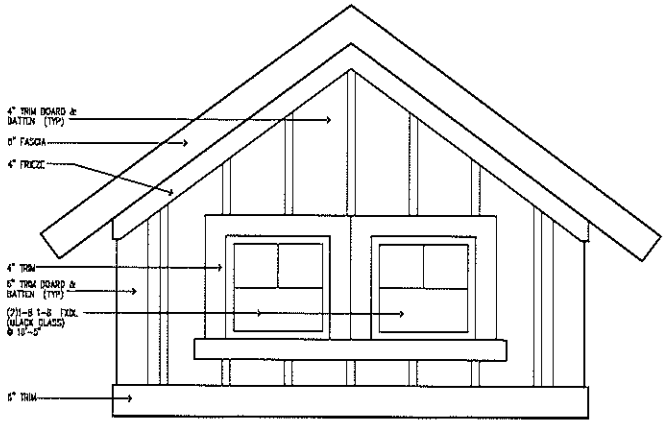


FRONT ELEVATION "A"



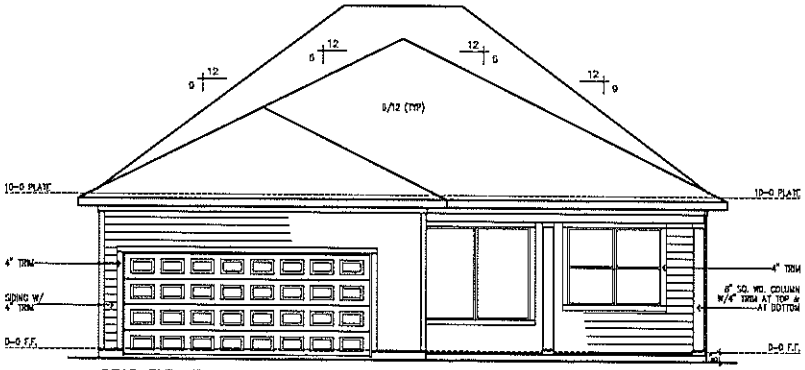
SHUTTER DETAIL

SCALE: 1/2" = 1'-0"



DORMER DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

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David Weekley Homes

GS/M5/MV | Scale: 1/8" = 1'-0"

Date: 02/27/15 | Rev.:

Lot: | Bk: | Sect:

Proj. No.: | Job No.:

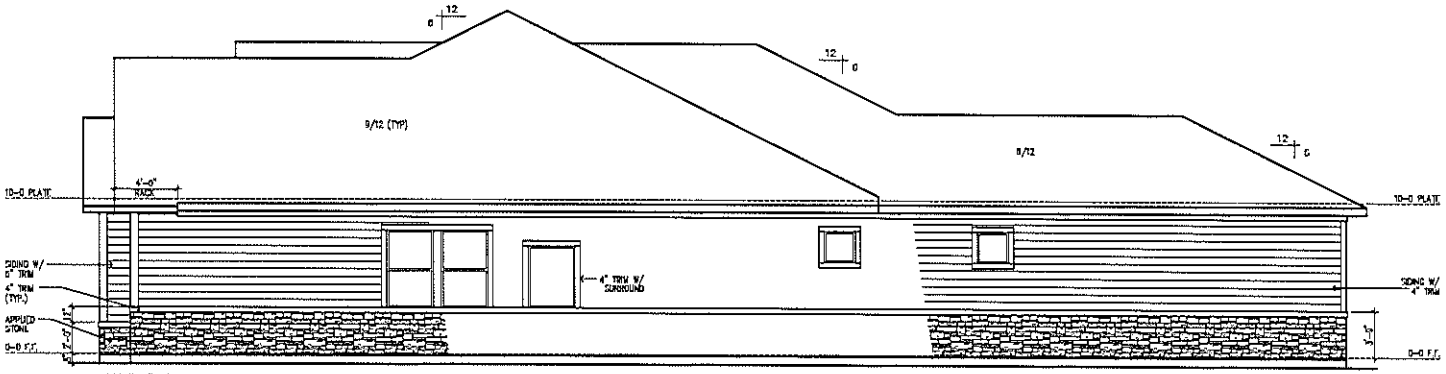
NORTH

5862-A

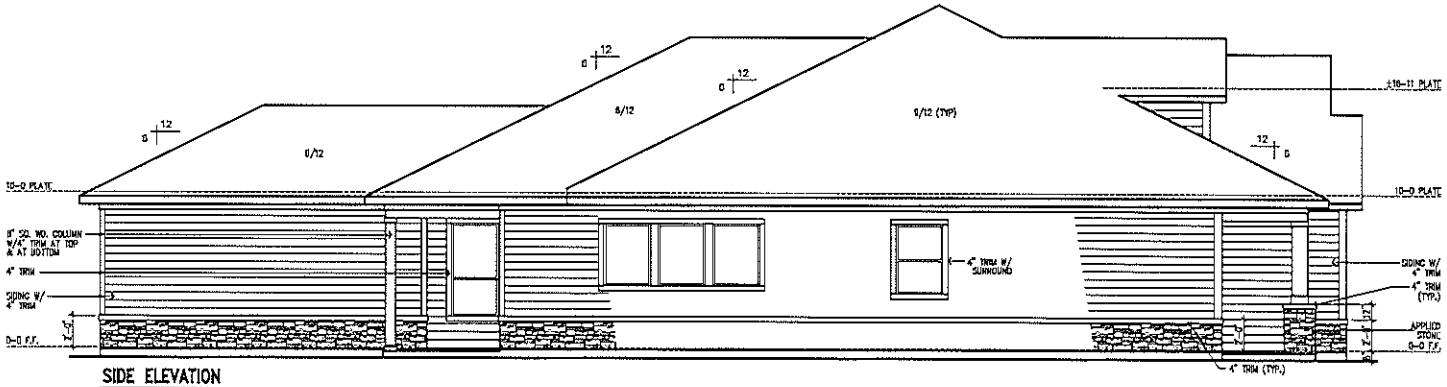
ELV-1

ALLENWOOD

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/MS/MV	Scale: 1/8" = 1'-0"
Date: 02/27/15	Rev:

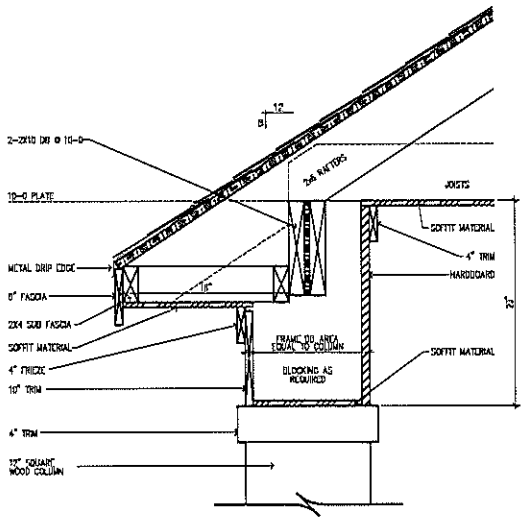
Lot:
Blk:
Sect:
Proj. No:
Job No:

NORTH

5862-A
ELV-2

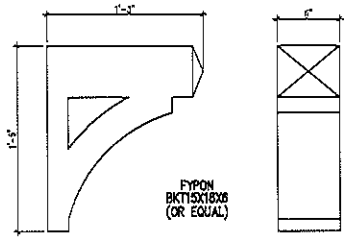
ALLENWOOD

INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

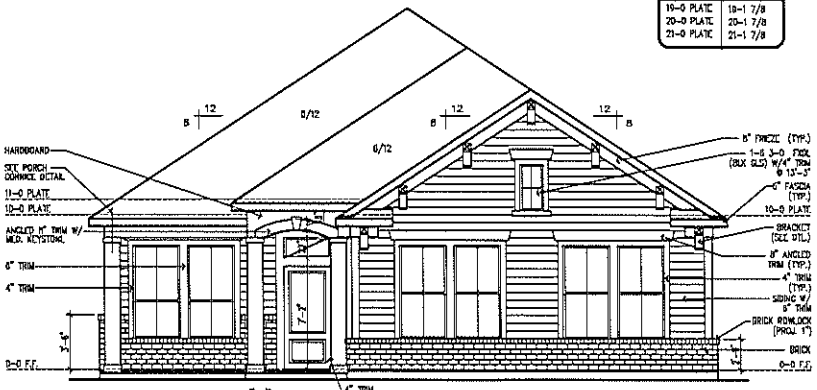
SCALE: 1" = 1'-0"



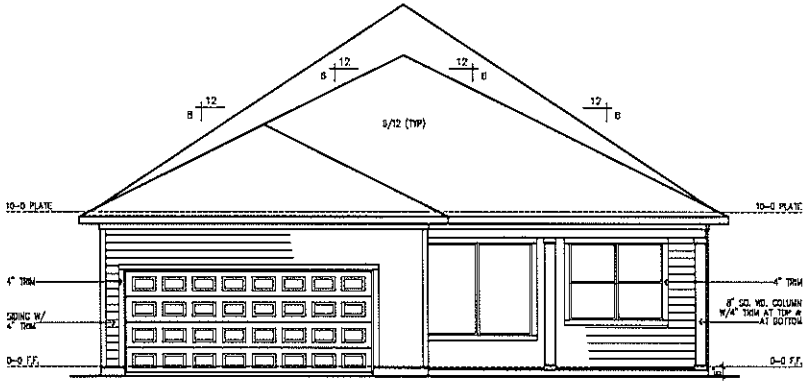
BRACKET DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	18-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



FRONT ELEVATION "B"



REAR ELEVATION

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David Weekley Homes

GS/MS/MV | Scale: 1/8" = 1'-0"

Date: 02/27/15 | Rev.:

Lot: | Blk: | Sect:

Proj. No.: | Job No.:

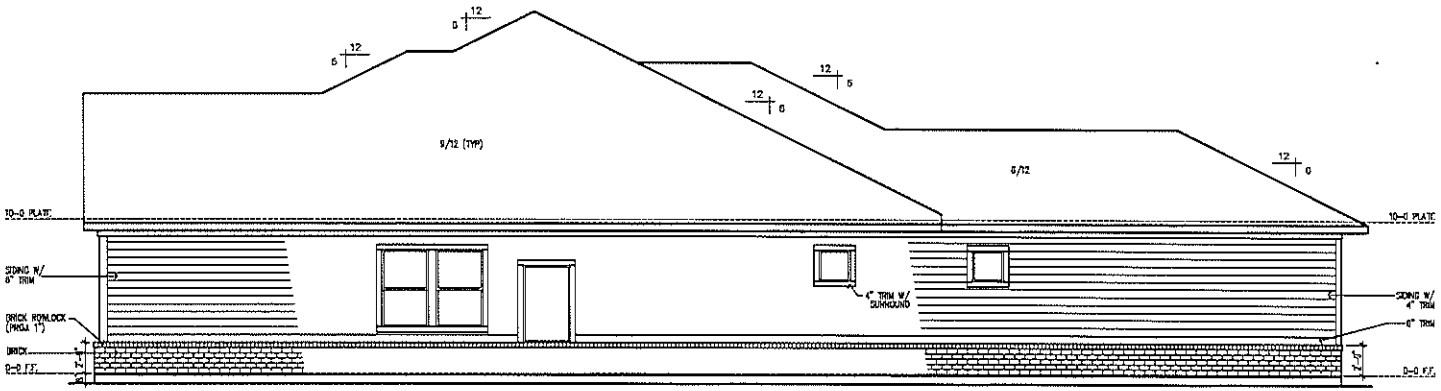
NORTH

5862-B

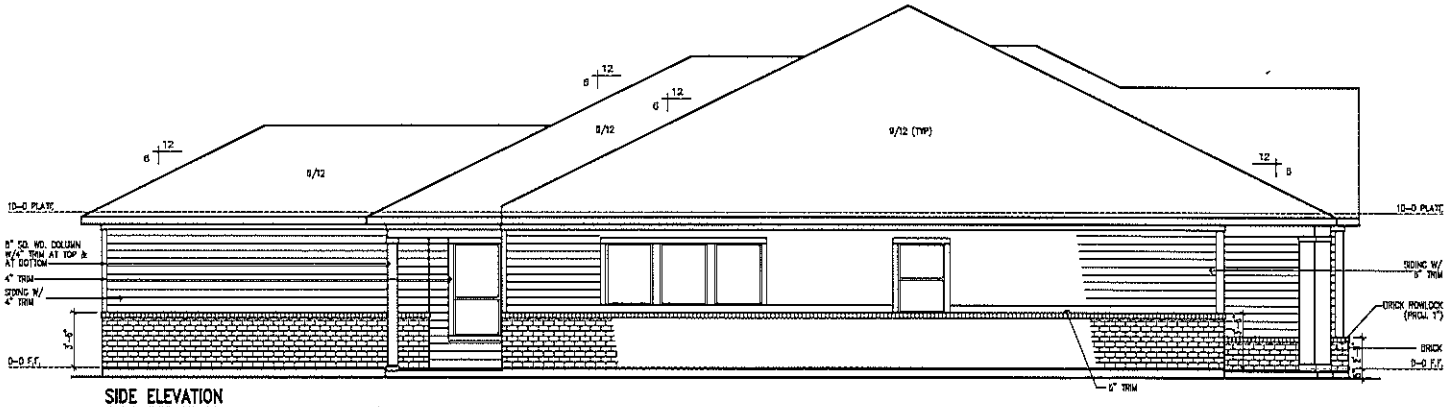
ELV-1

ALLENWOOD

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/MS/MV	Scale: 1/8" = 1'-0"
Date: 02/27/15	Rev.:

Lot:
Blk:
Sect:
Proj. No.:
Job No.:

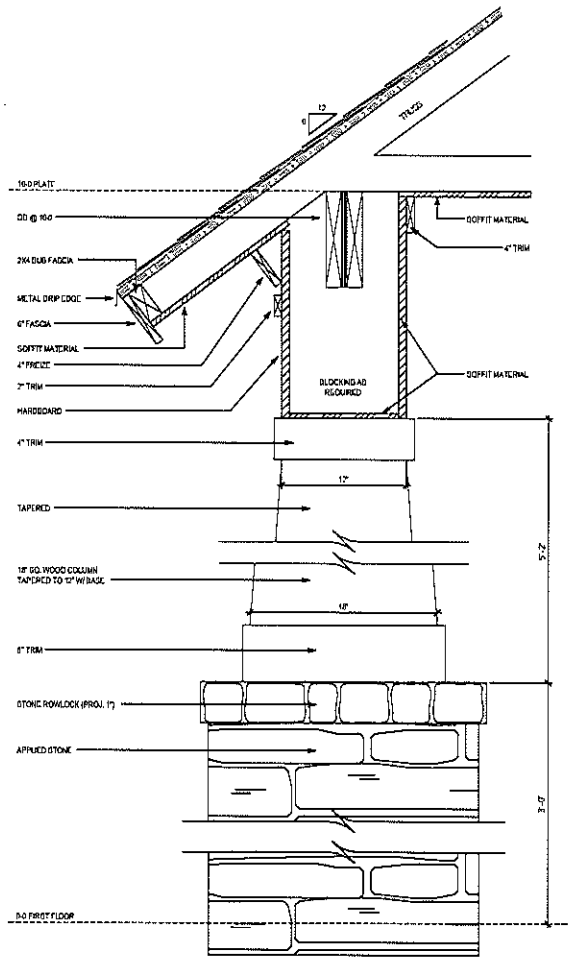
NORTH

5862-B
ELV-2

ALLENWOOD

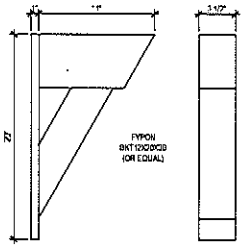
INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 5/8
20-0 PLATE	19-11 5/8
21-0 PLATE	20-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	18-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



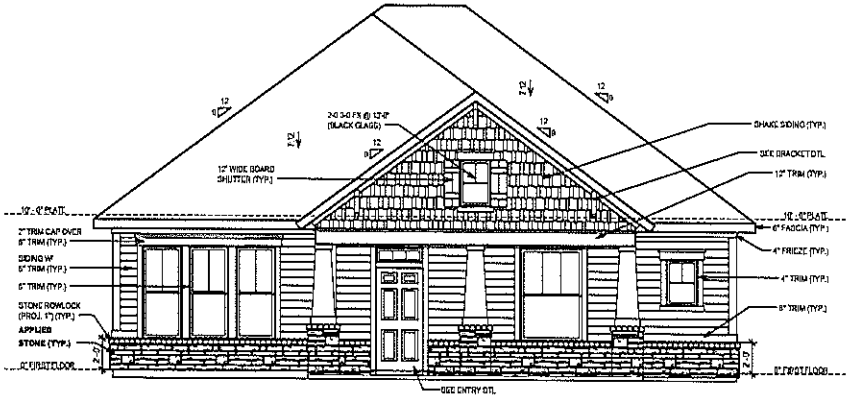
CORNICE DETAIL

SCALE: 1" = 1'-0"

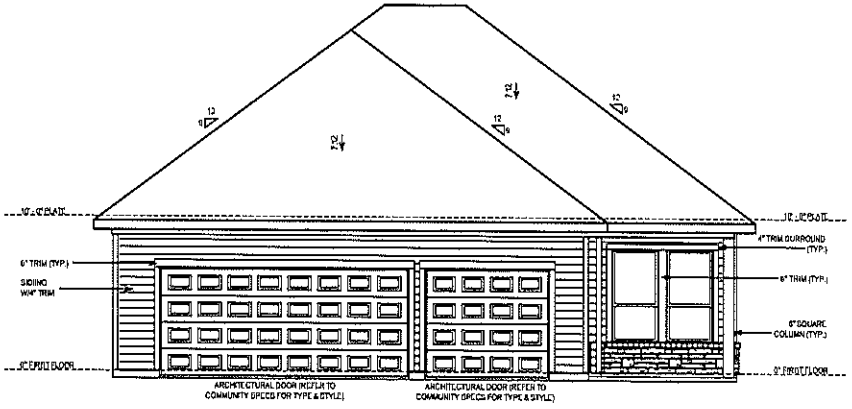


BRACKET DETAIL "A"

SCALE: 1" = 1'-0"



FRONT ELEVATION "A"



REAR ELEVATION

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David Weekley Homes

GS/DG/EM | Scale: 1/8"=1'-0"

Date: 02/24/15 | Rev.

Proj. No.: | Lot:

Job No.: | Block:

Sect:

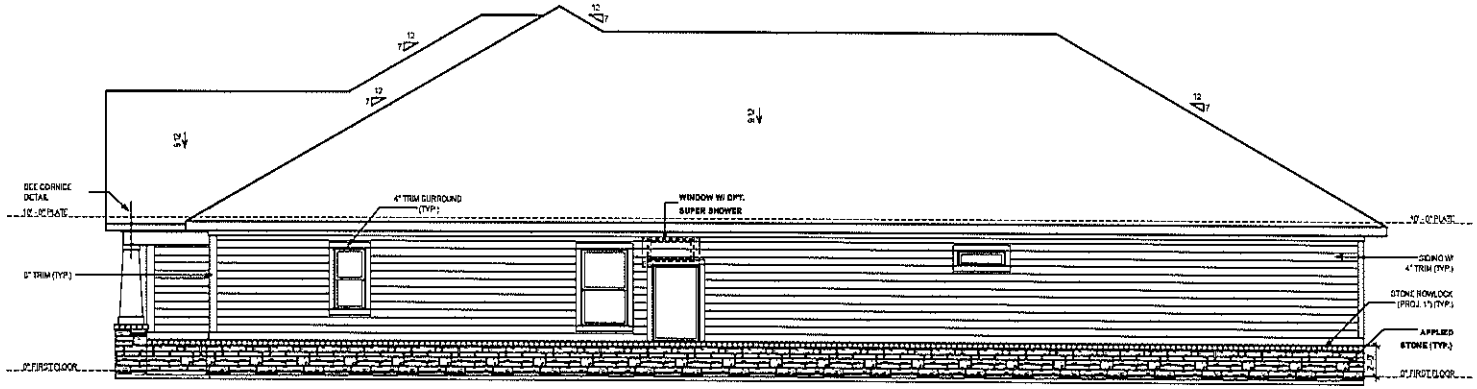
NORTH

5863-A

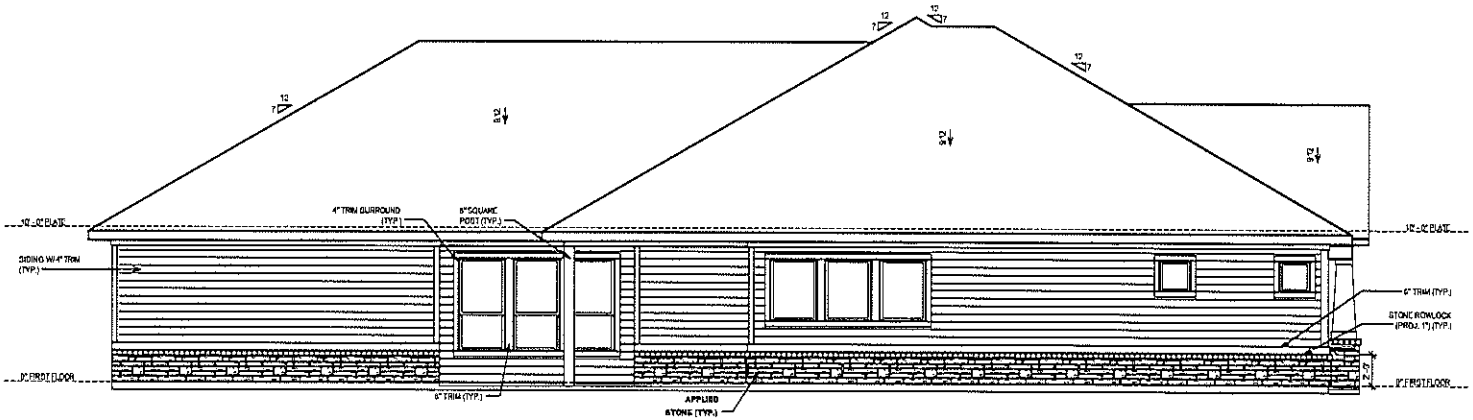
ELV-1

LOCKTON

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/DG/EM | Scale: 1/8"=1'-0"

Date: 02/24/15 | Rev.

Proj. No.: | Lot:

Job No.: | Block:

Sect:

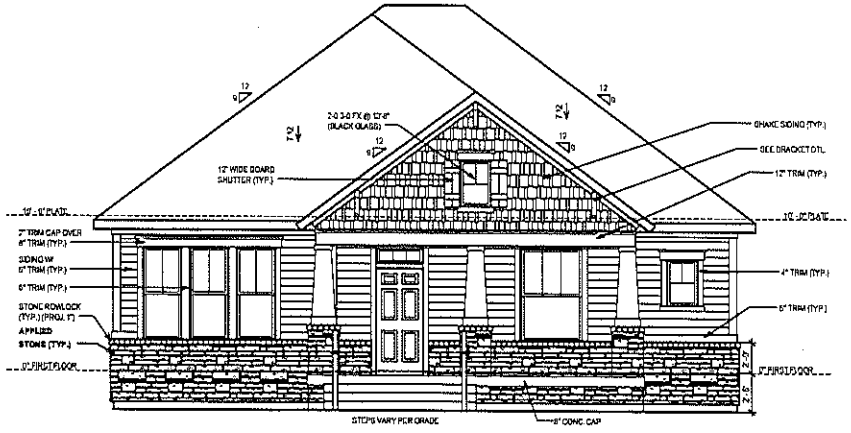
NORTH

5863-A

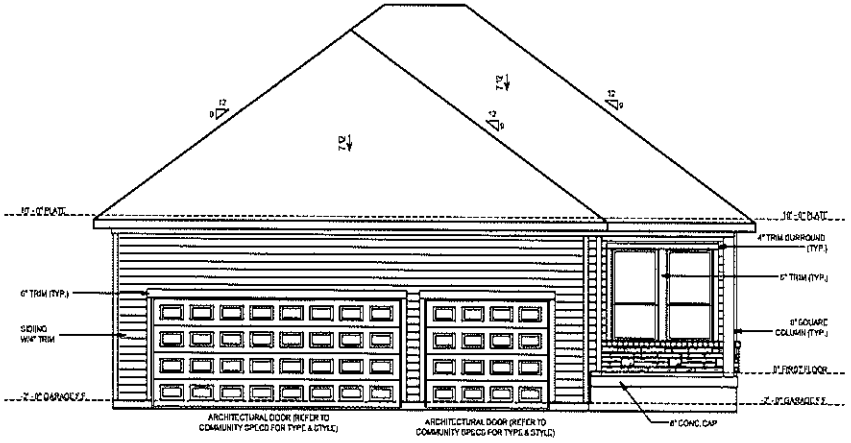
ELV-2

LOCKTON

INDIANAPOLIS



FRONT ELEVATION "A" W/ OPT. BASEMENT



REAR ELEVATION W/ OPT. BASEMENT

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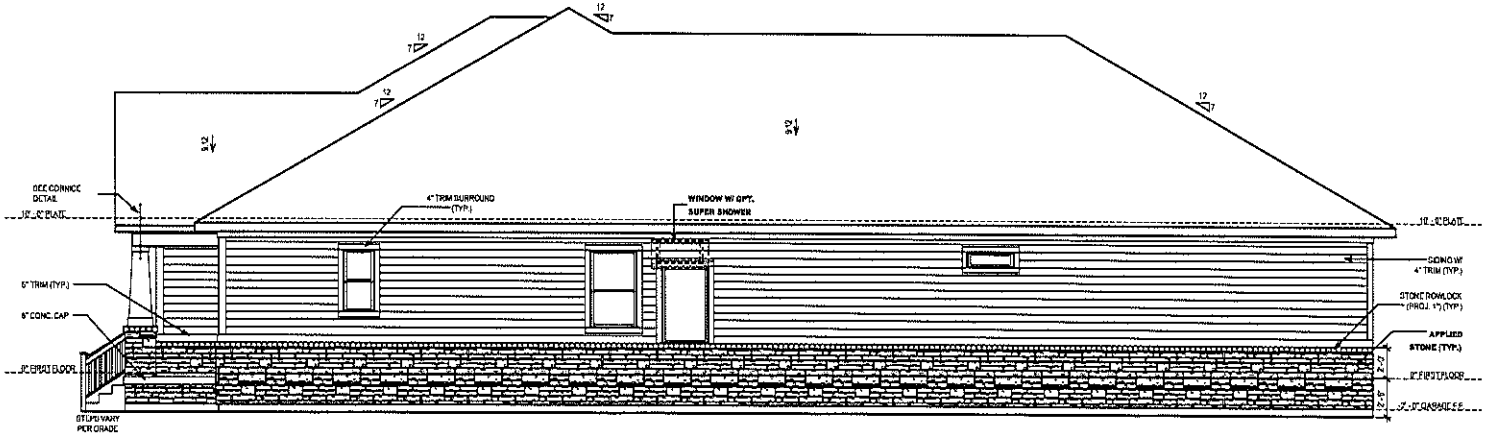
David Weekley Homes

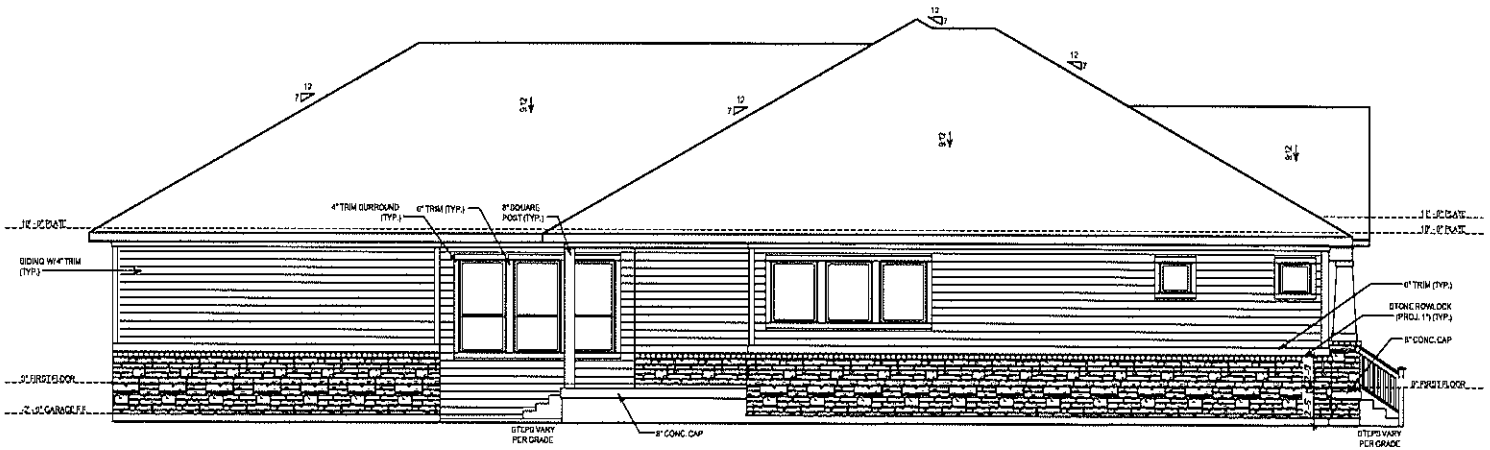
GS/DG/EM | Scale: 1/8"=1'-0"
Date: 02/24/15 | Rev.

Proj. No: | Lot:
Job No: | Block:
Sect:

NORTH
5863-A
ELV-3
LOCKTON
INDIANAPOLIS



SIDE ELEVATION W/ OPT. BASEMENT



SIDE ELEVATION W/ OPT. BASEMENT

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David Weekley Homes

GS/DG/EM	Scale: 1/8"=1'-0"
Date: 02/24/15	Rev.

Proj No:	Lot:	
Job No:	Block:	
	Sect:	

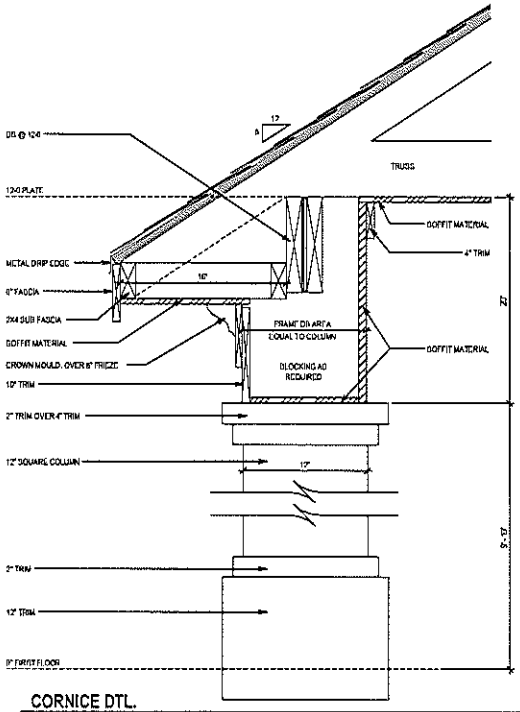
NORTH

5863-A

ELV-4

LOCKTON

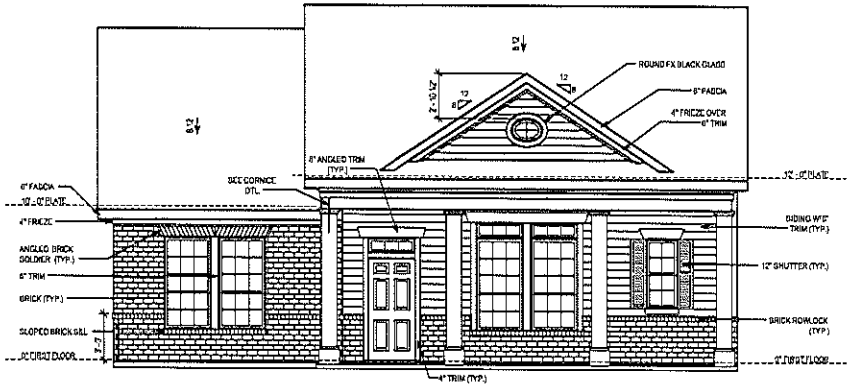
INDIANAPOLIS



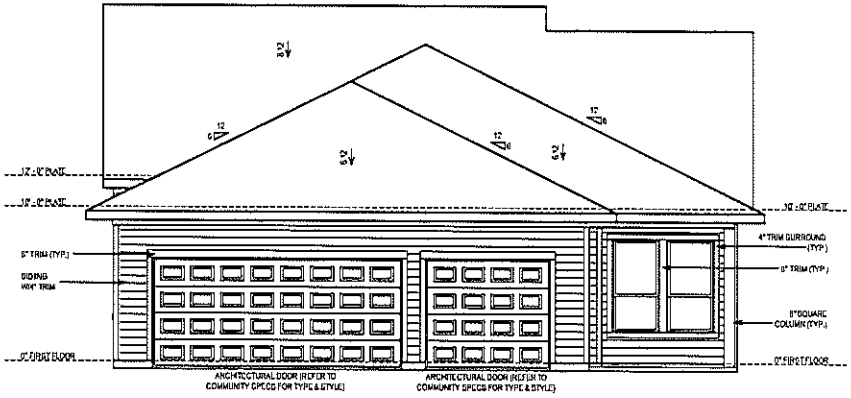
CORNICE DTL.

SCALE: 1" = 1'-0"

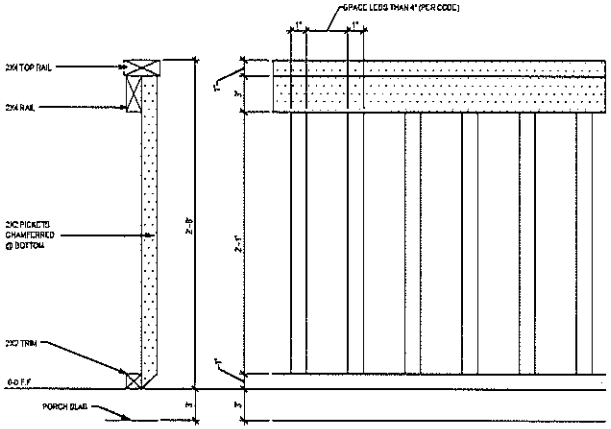
TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 5/8
20-0 PLATE	19-11 5/8
21-0 PLATE	20-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



FRONT ELEVATION "B"



REAR ELEVATION



PORCH RAILING DETAIL

SCALE: 1" = 1'-0"

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David Weekley Homes

GS/DG/EM | Scale: 1/8"=1'-0"

Date: 02/24/15 | Rev.

Proj. No.: | Lot:

Job No.: | Block:

Sect.

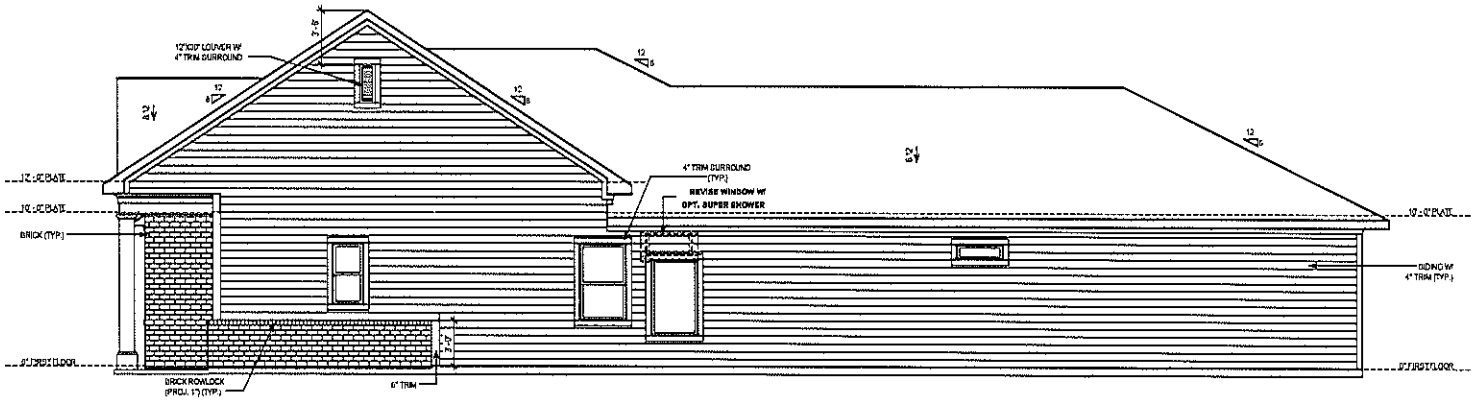
NORTH

5863-B

ELV-1

LOCKTON

INDIANAPOLIS



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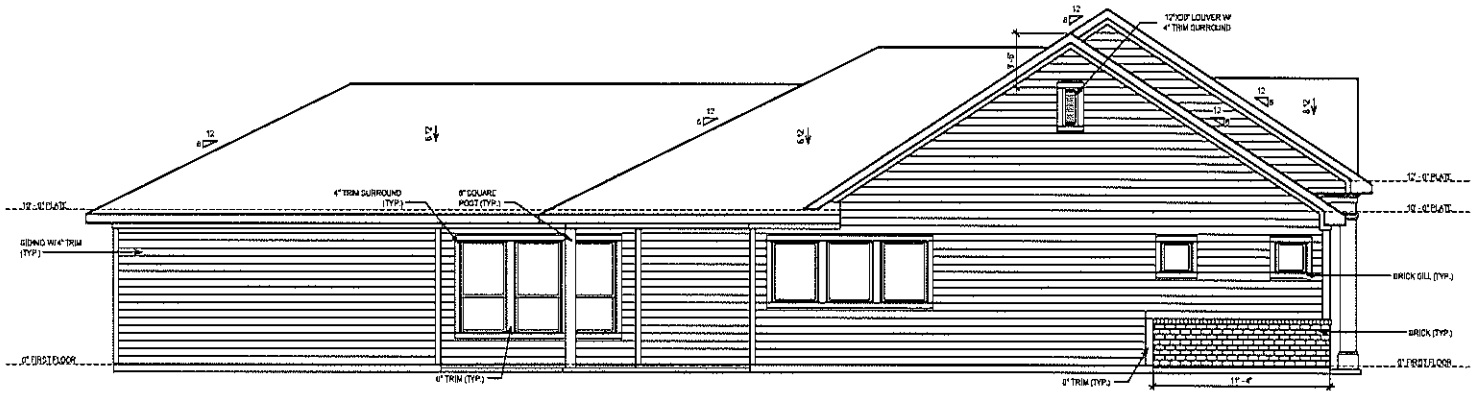

SIDE ELEVATION

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David Weekley Homes

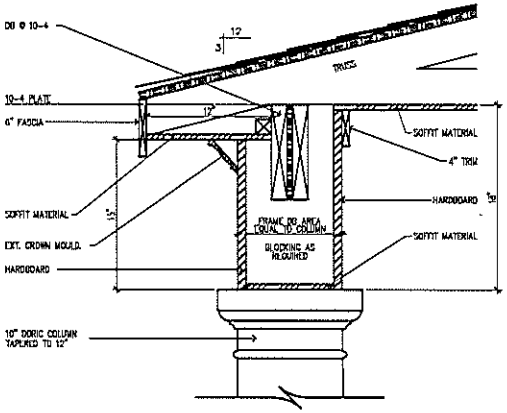
GS/DG/EM	Scale: 1/8"=1'-0"
Date: 02/24/15	Rev:

Proj. No.:
Job No.:
Lot:
Block:
Sect:

NORTH

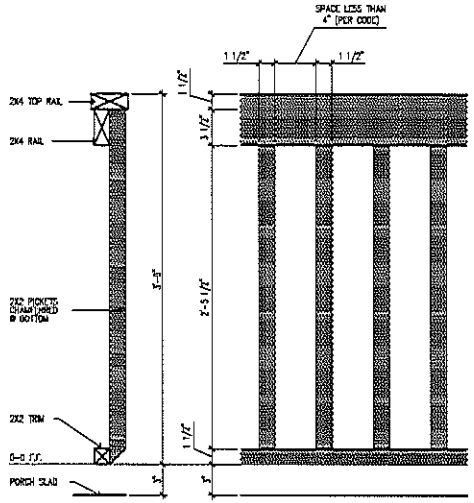
5863-B
ELV-2

LOCKTON
INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"



PORCH RAIL DETAIL

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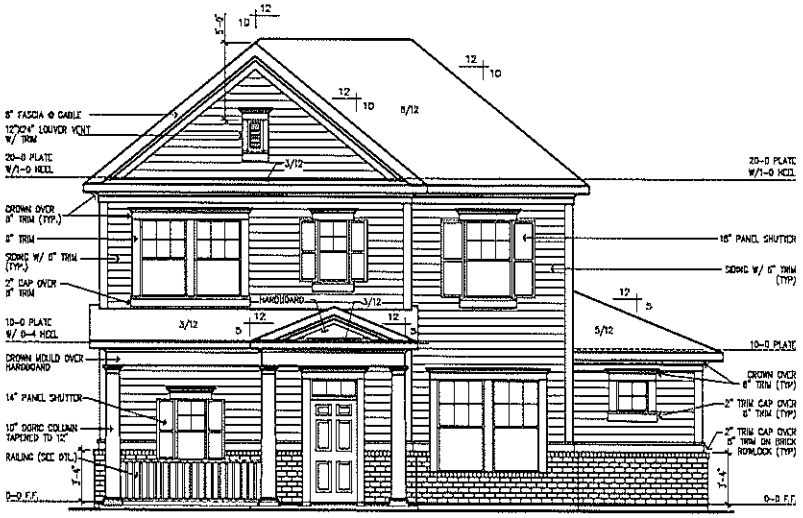
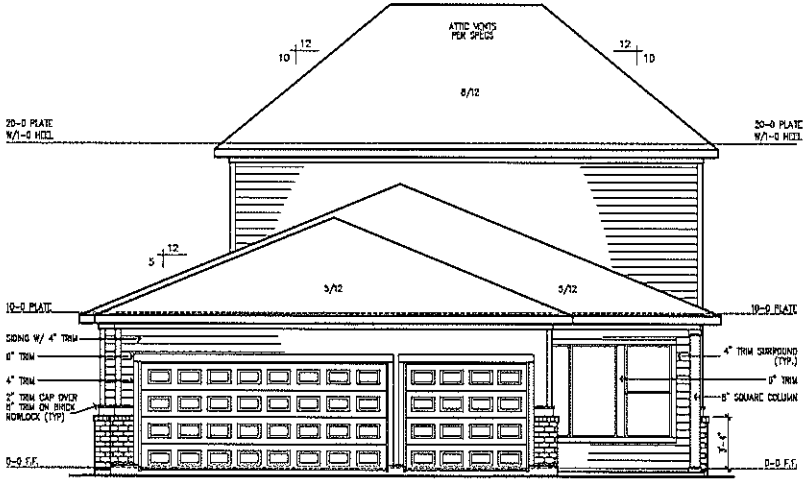
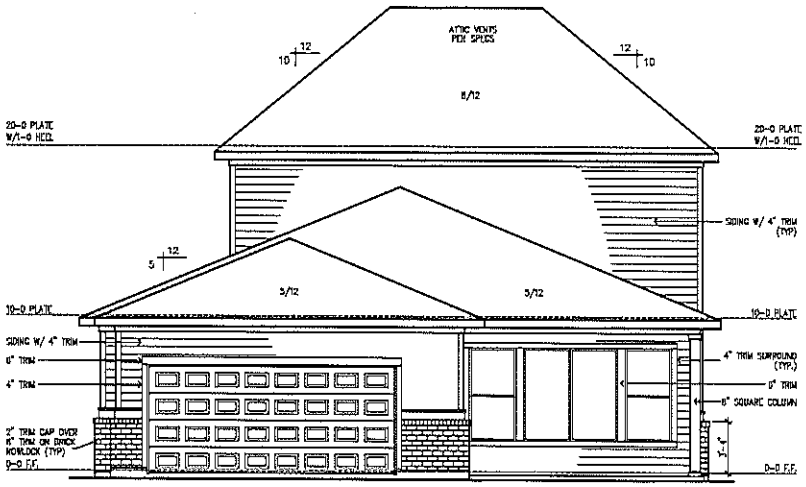


FRONT ELEVATION "A" (COLONIAL)



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

Lot: | Bk: | Sect:

Proj No.: | Job No.:

HARMONY 50'

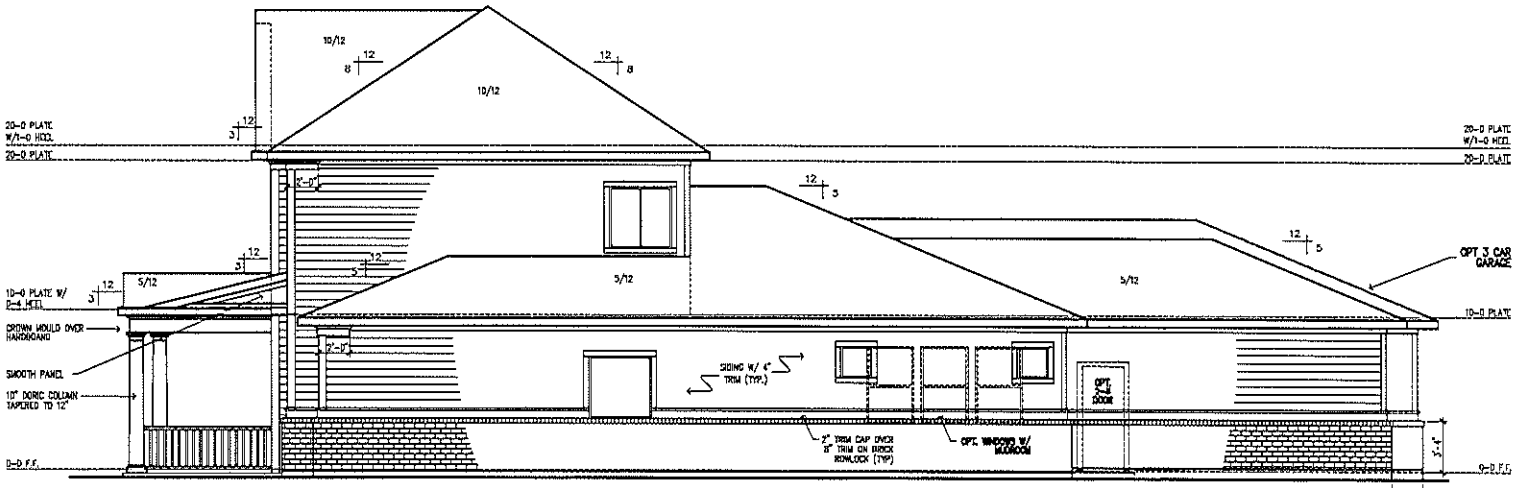
NORTH

5864-A

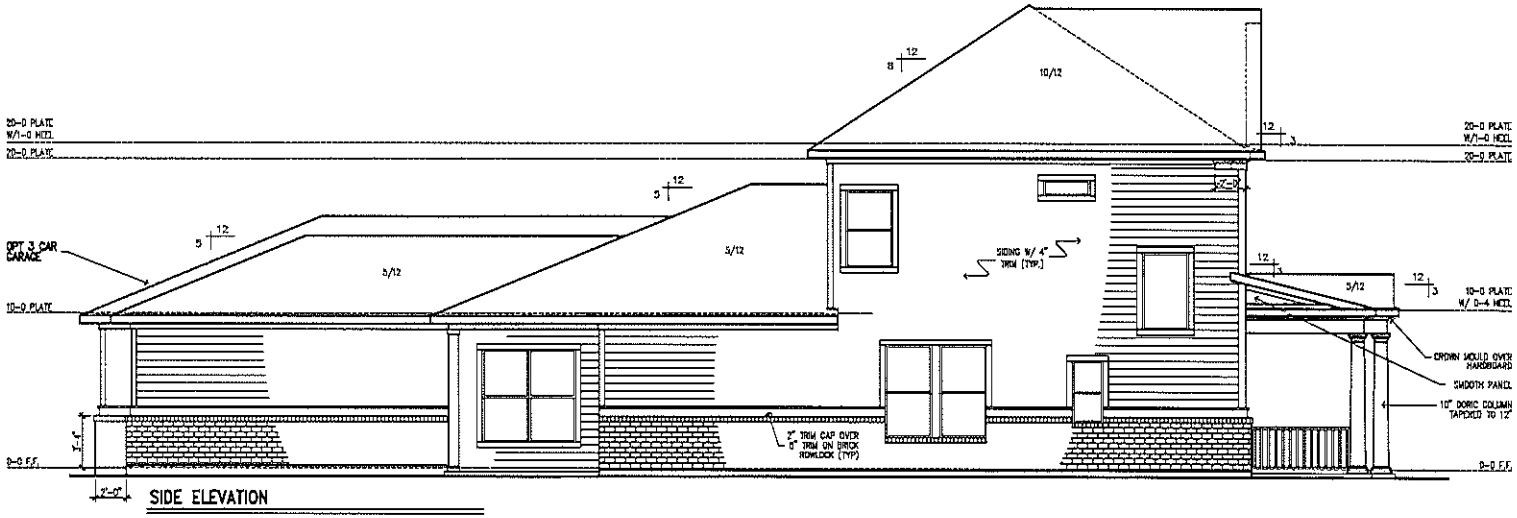
ELV-1

CASTLEDALE

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev:

HARMONY 50'

Lot: | Proj. No.:

Blk: | Job No.:

Sect:

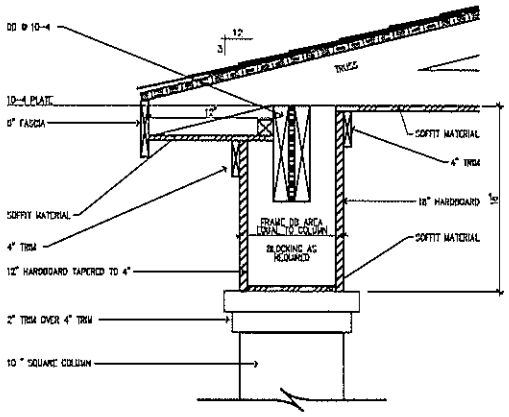
NORTH

5864-A

ELV-2

CASTLEDALE

INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

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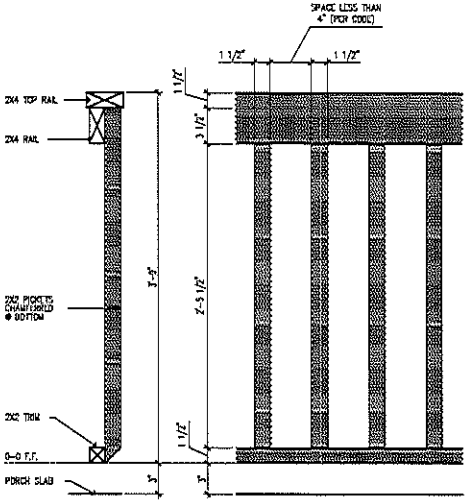

PORCH RAIL DETAIL

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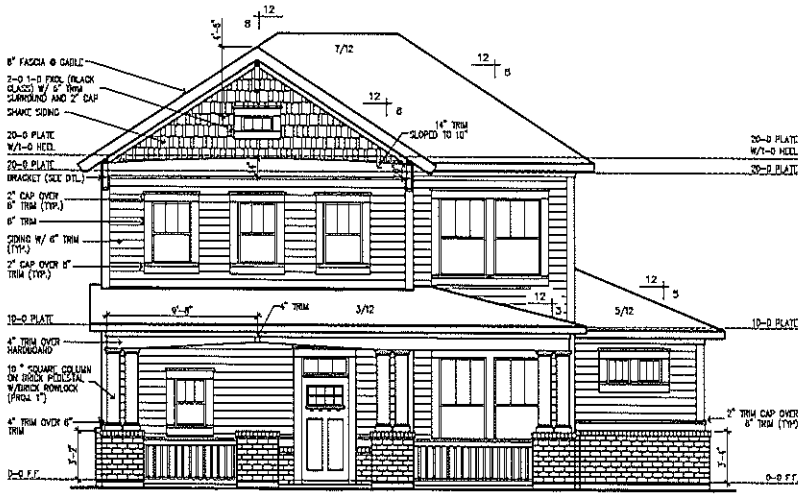

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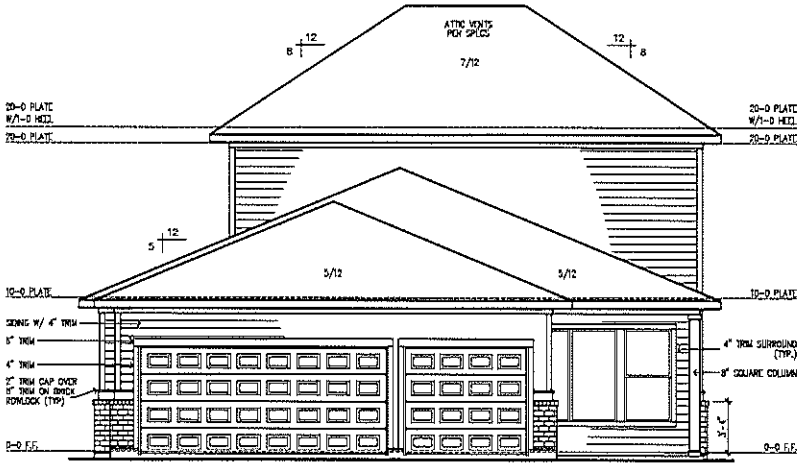
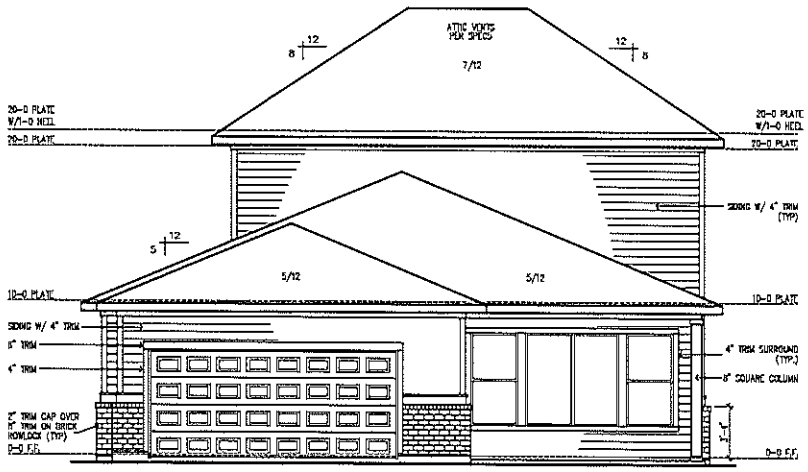


REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

Lot: | Blk: | Sect:

Proj No.: | Job No.:

HARMONY 50'

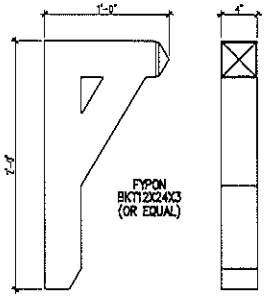
NORTH

5864-B

ELV-1

CASTLEDALE

INDIANAPOLIS



BRACKET DETAIL

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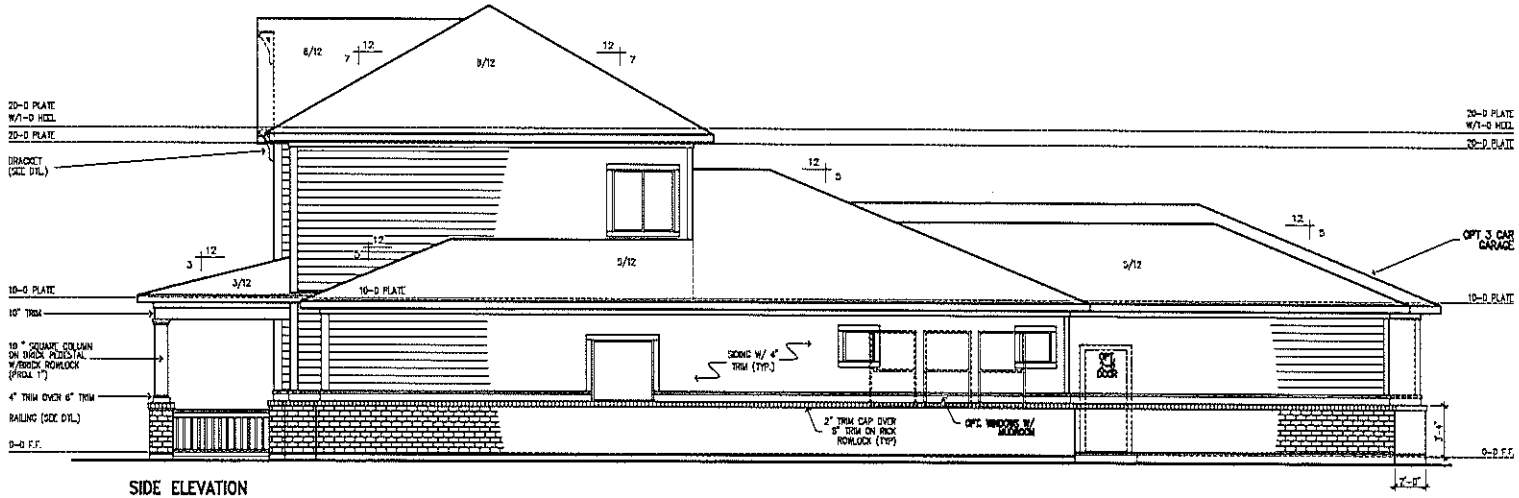
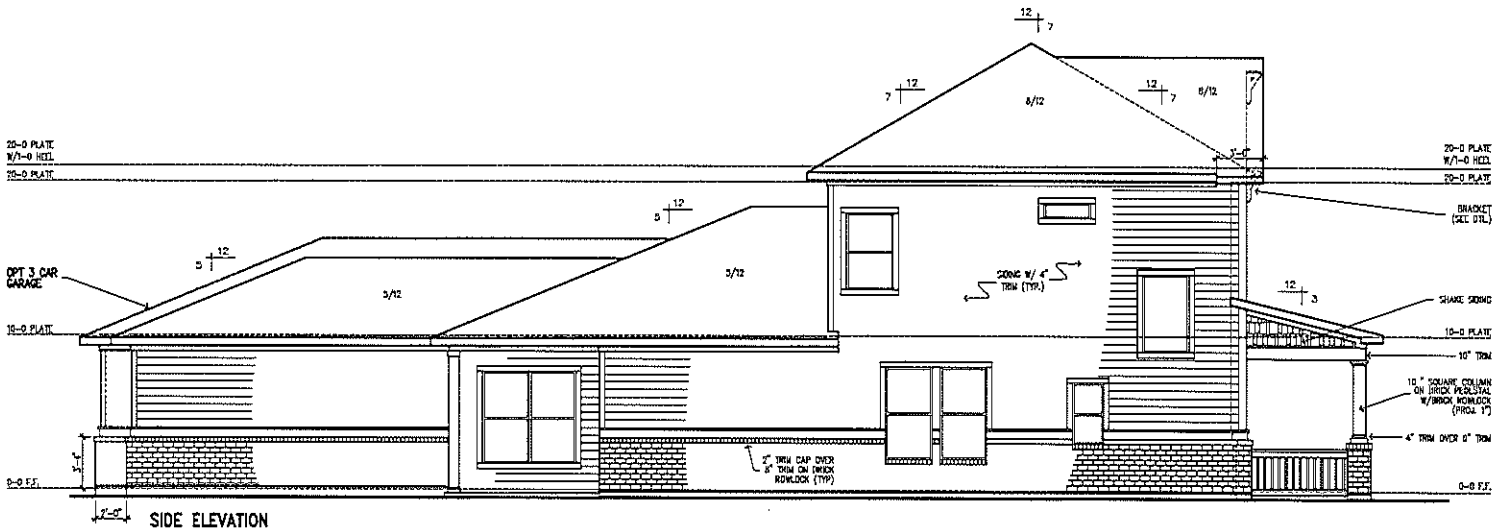


SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev:

Lot:

Bk:

Sect:

Proj. No.:

Job No.:

HARMONY 50'

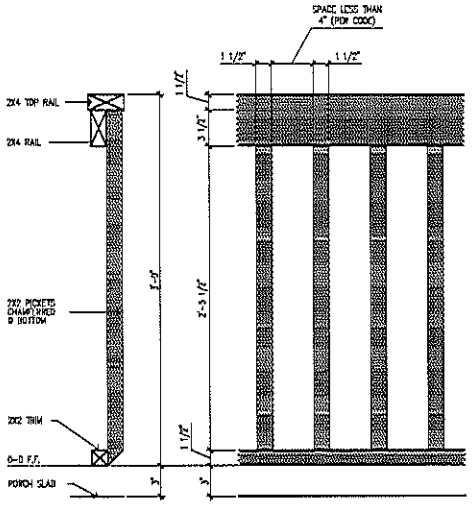
NORTH

5864-B

ELV-2

CASTLEDALE

INDIANAPOLIS



PORCH RAIL DETAIL

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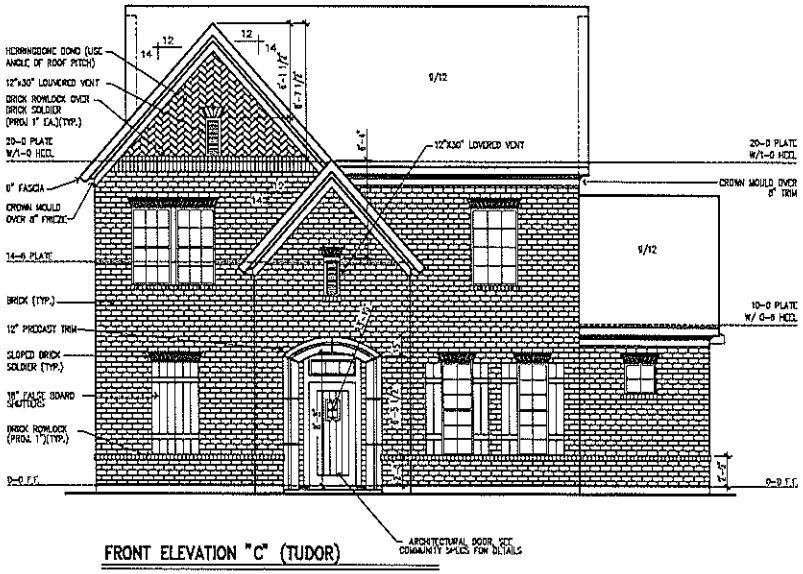
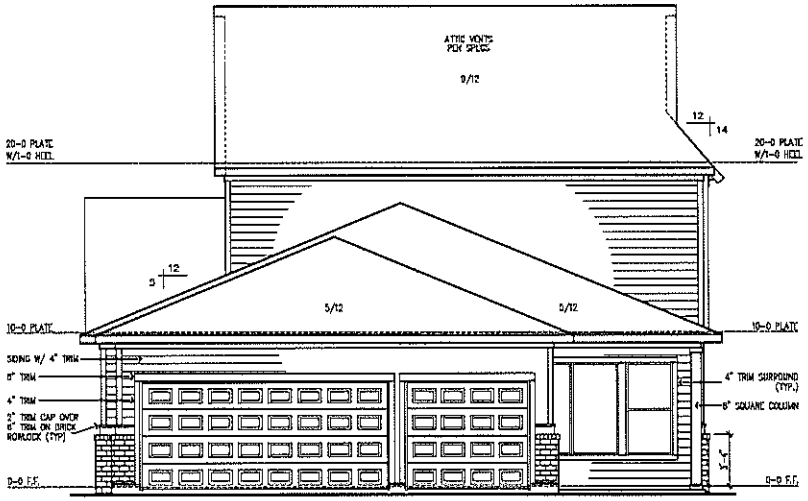
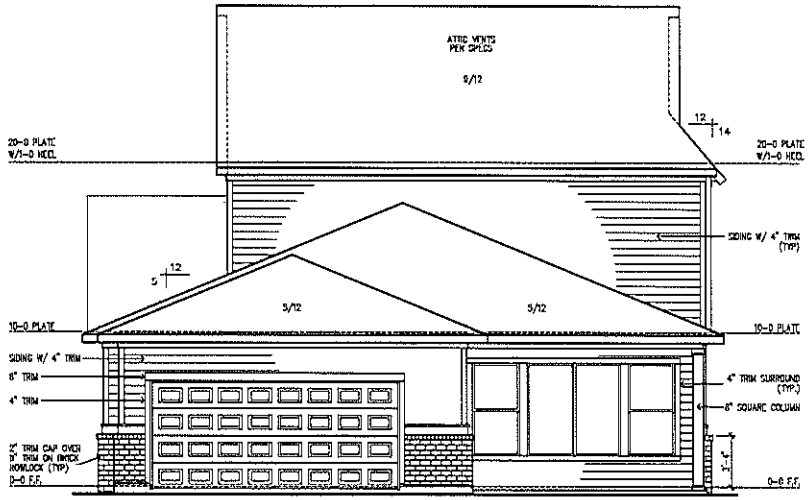


FRONT ELEVATION "C" (TUDOR)



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

Lot: | Blk: | Sect:

Proj No: | Job No:

HARMONY 50'

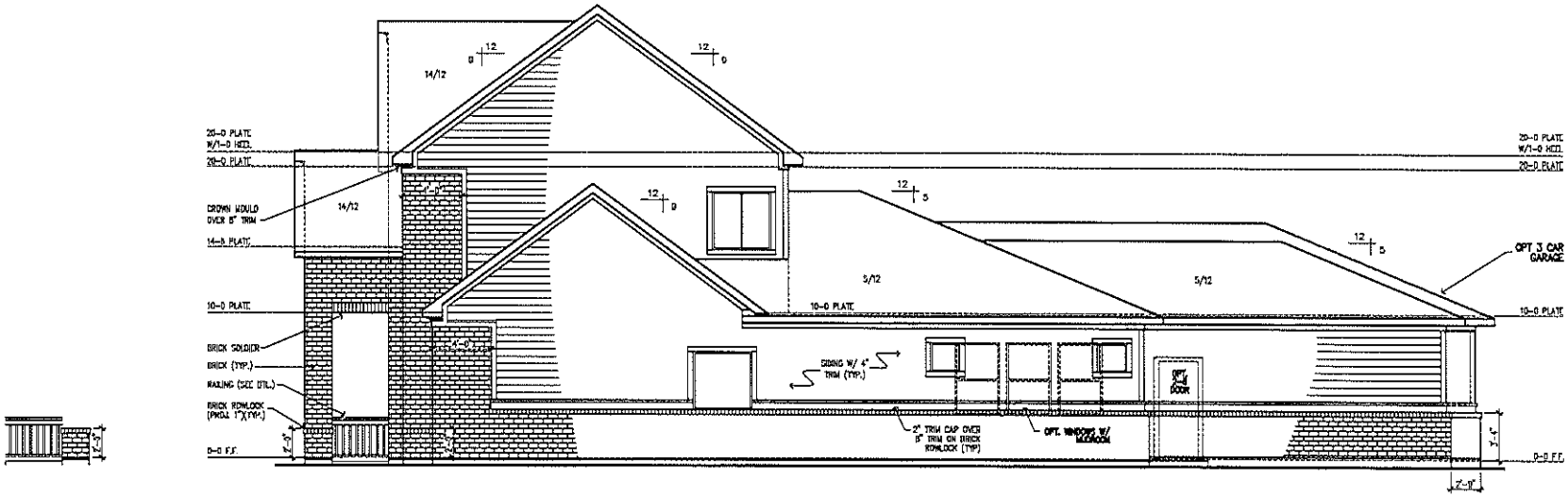
NORTH

5864-C

ELV-1

CASTLEDALE

INDIANAPOLIS



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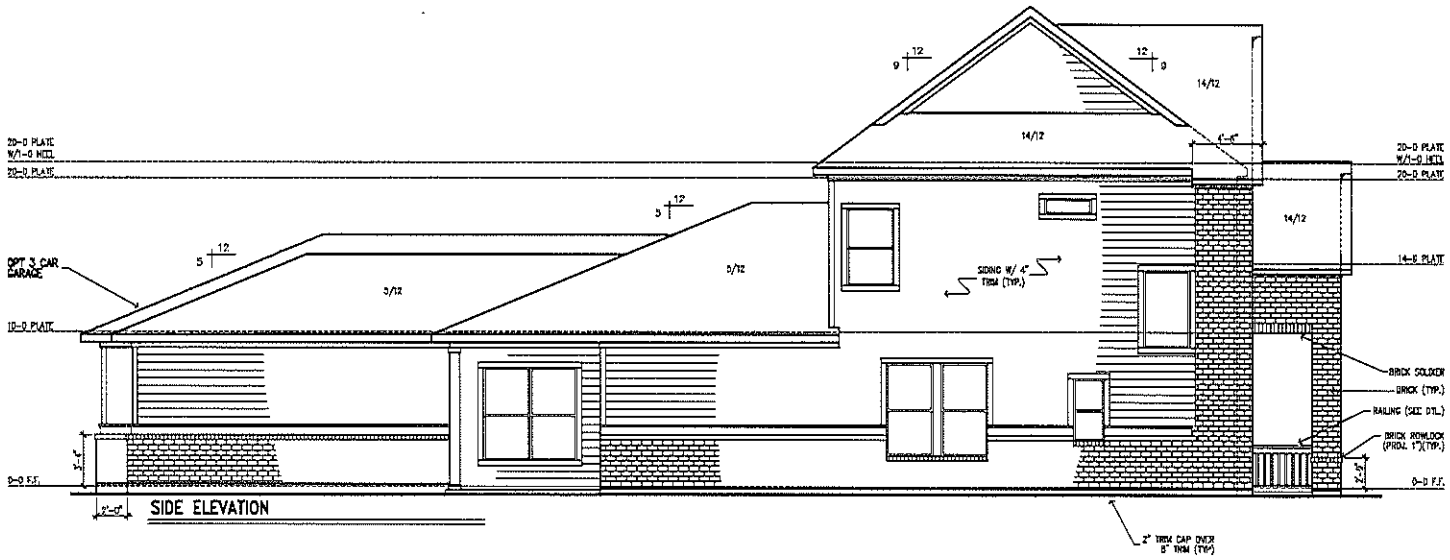

SIDE ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

Lot: | Bk.: | Sect:

Proj. No.: | Job No.:

HARMONY 50'

NORTH

5864-C

ELV-2

CASTLEDALE

INDIANAPOLIS

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 has been properly noticed and is scheduled for 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:**

Hold a public hearing at the July 6, 2015, APC meeting.

48) **Recommendation:**

Subject to comments as a result of the public hearing, the Department recommends approving the Primary Plat.

49) 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.

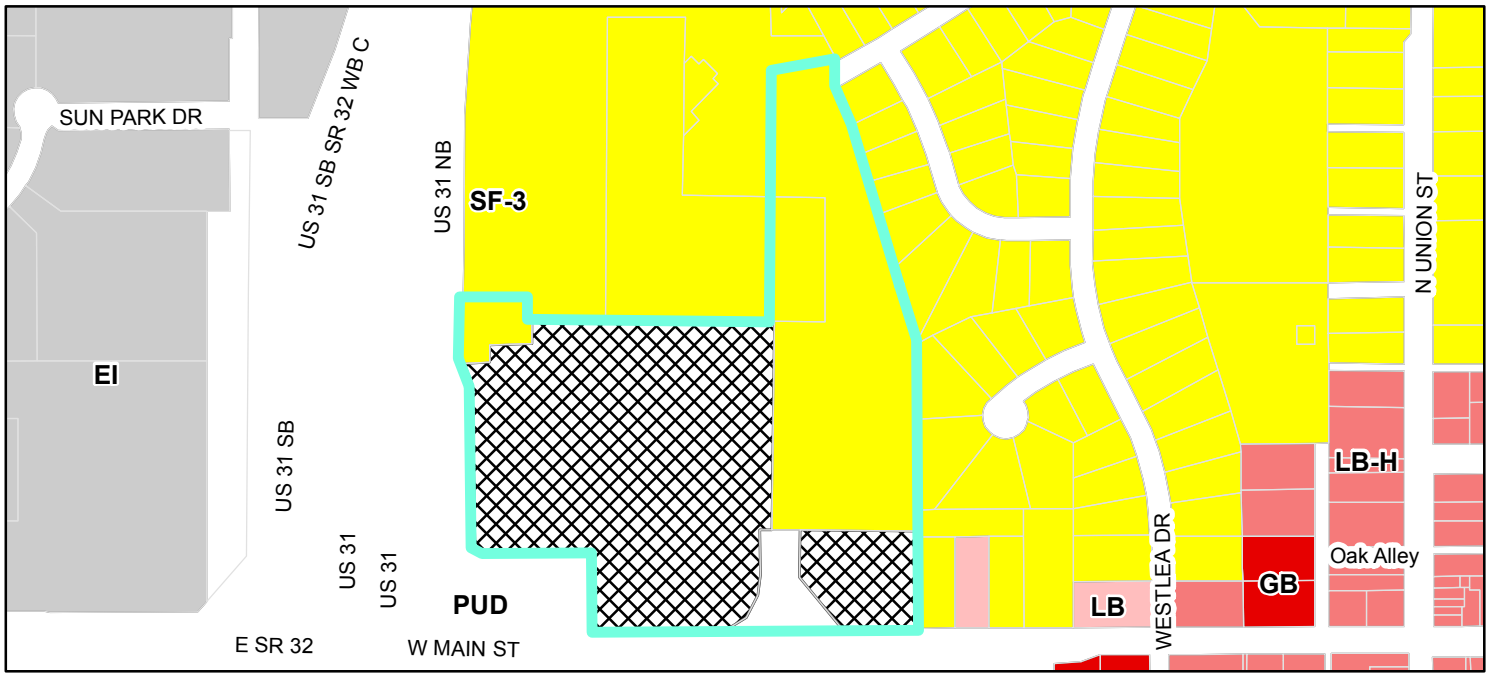
Location Map
Junction Primary Plat
1507-SPP-16

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



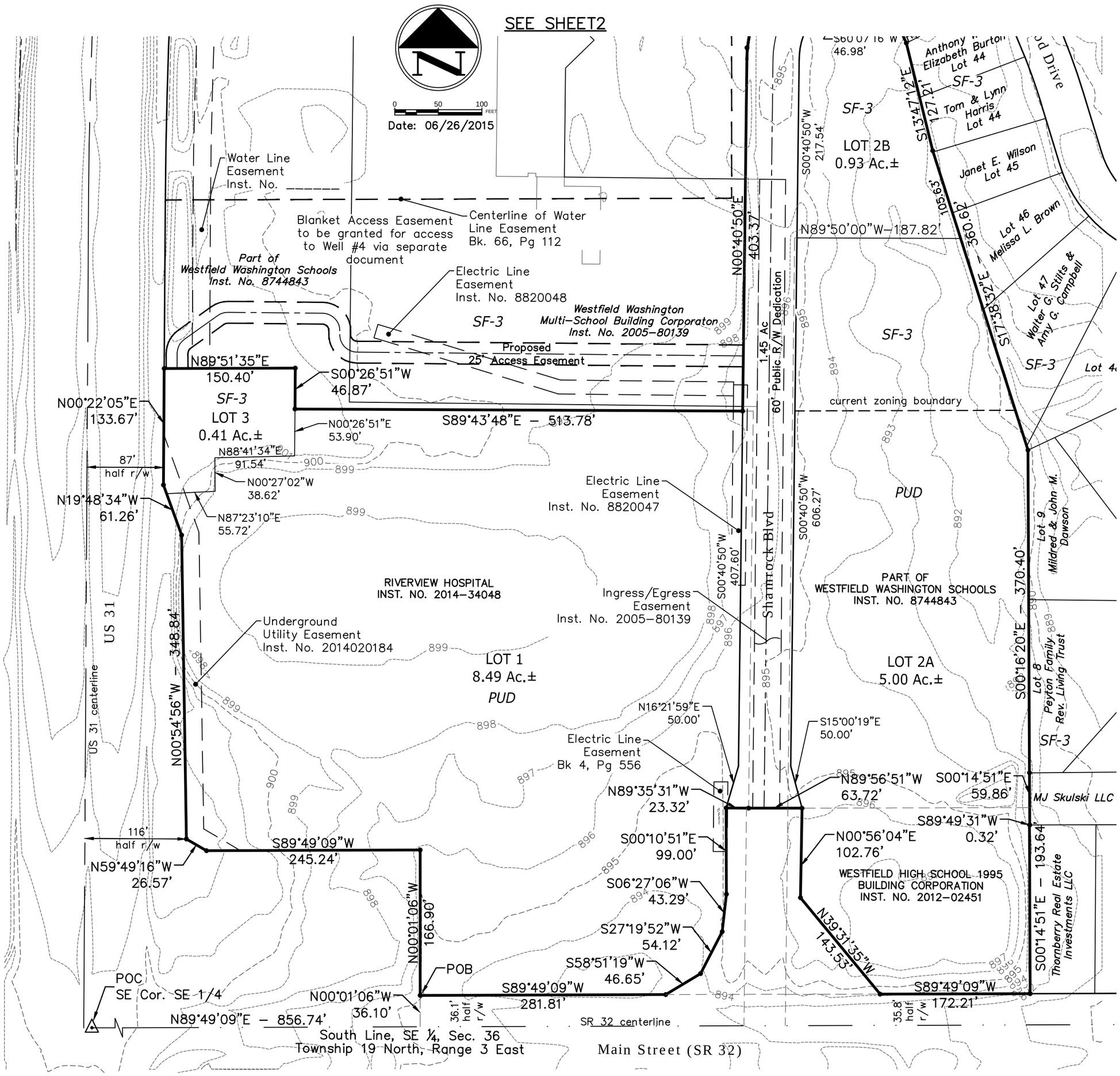
Parcel

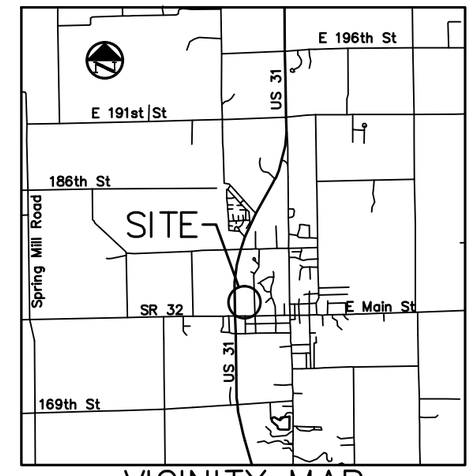
Zoning

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

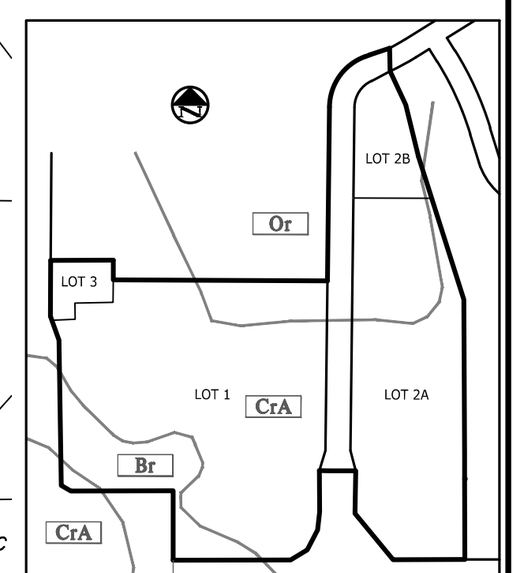
THE JUNCTION-PRIMARY PLAT

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





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

SHEET 1 of 3

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 STRUCTUREPOINT INC.

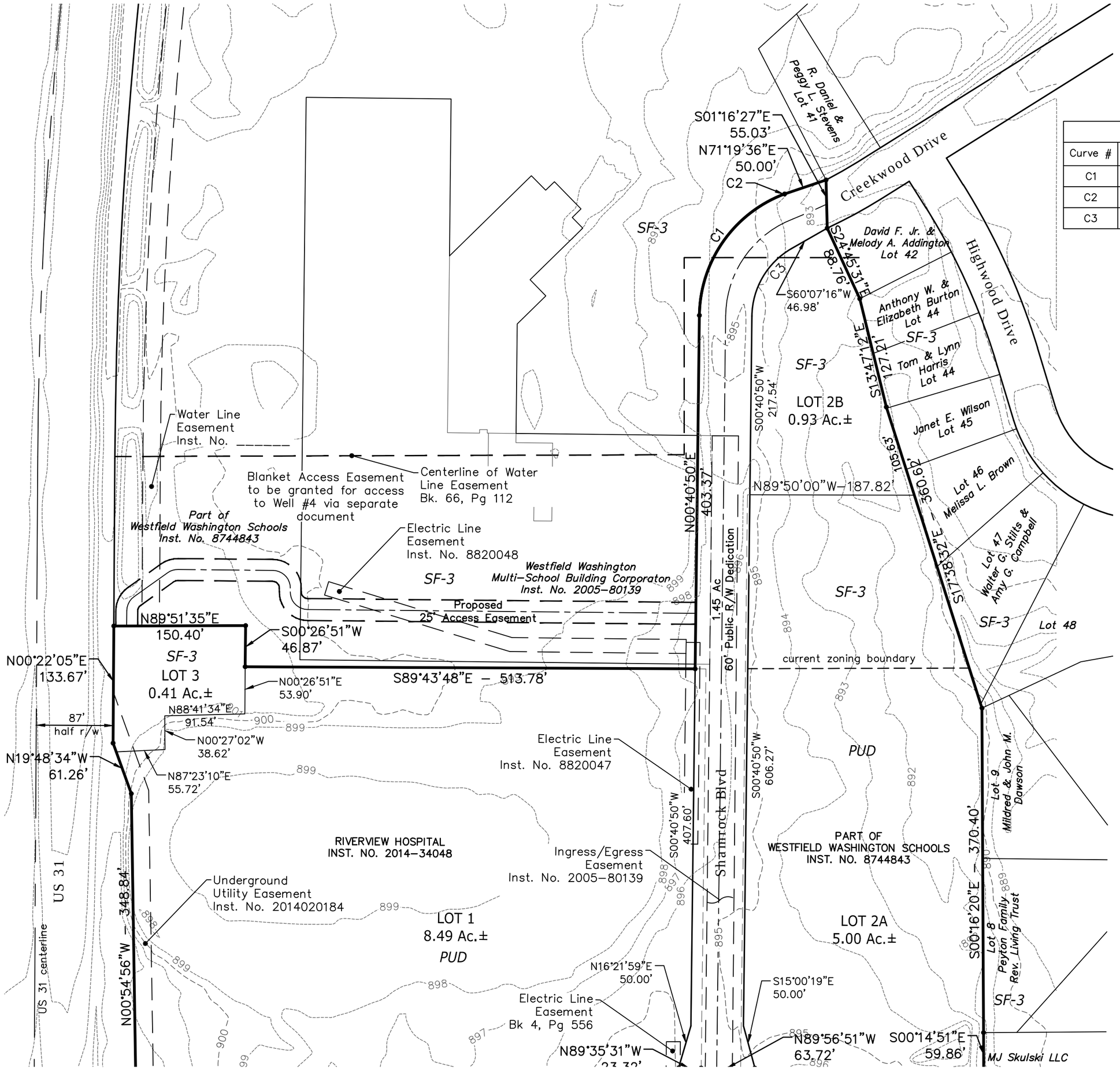
7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

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

OWNERS:
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Westfield Washington Schools
Westfield High School 1995 Building Corporation

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SEE SHEET2

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AMERICAN STRUCTUREPOINT INC.

7260 SHADELAND STATION
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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.

OWNERS:
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Westfield Washington Schools
Westfield High School 1995 Building Corporation

LAND SURVEYOR:
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Indianapolis, IN 46256
317-547-5580
tmcgill@structurepoint.com

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.

AMERICAN STRUCTUREPOINT INC.

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

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. Overall Development & Primary Plat
Zoning History:	1505-PUD -07 Lantern Park PUD District (Ordinance 15-11)
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of the Primary Play 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 and Overall Development Plan approval of 59 single family residential lots.

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 for the Plan Commission's July 6th, 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.

PRIMARY PLAN REVIEW COMMENTS
PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

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

1) Proposed name of subdivision.
2) Names and addresses of the owner, owners, land surveyor or land planner.
3) Title, scale, north arrow and date.

4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

   Comment: Primary Plat will comply once the material of the 8' trail along Union Street is labeled.

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

   Comment: Primary Plat will comply once the easements are labeled and a legend for all proposed easements is added.

6) Statement concerning the location and approximate size or capacity of utilities to be installed.

   Comment: Petitioner is coordinating with relevant agencies.

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.

    Comment: Petitioner is coordinating with the Public Works Department and County Surveyor's Office.

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

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

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

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

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

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

20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

21) Address and legal description of the property.

22) Boundary lines of the property including all dimensions.

23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

    Comment: Development Plan will comply once the centerline of 161st Street and Union Street is identified and labeled.

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.

    Comment: Development Plan will comply once driveways along 161th Street and Union Street are labeled.

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.

    Comment: Petitioner is coordinating with the Public Works Department and utility providers.

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: Request for 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 due to street trees is duly noted.

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 to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:

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)

Comment: Development Plan will comply once the sight line triangle on 116th Street on the landscape plan is labeled.

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

53) Block Standards (Article 8.1)

54) Easement Standards (Article 8.3)

Comment: Petitioner is coordinating with the Public Works Department and utility providers.

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)

Comment: Petitioner is coordinating with relevant agencies.

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

Comment: Petitioner is coordinating with the Public Works Department.

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)

Comment: Petitioner is coordinating with relevant agencies.

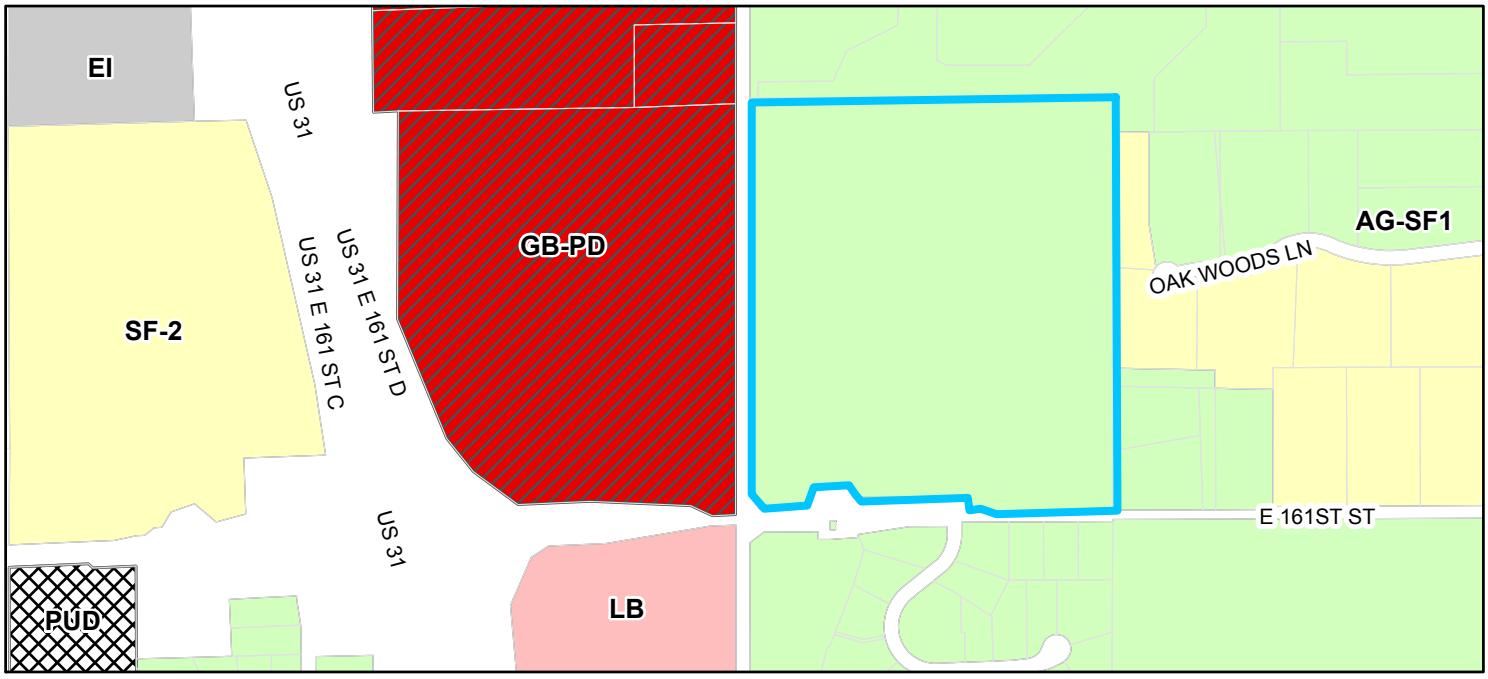
Location Map
Lantern Park
1507-ODP-18 & 1507-SPP-18

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

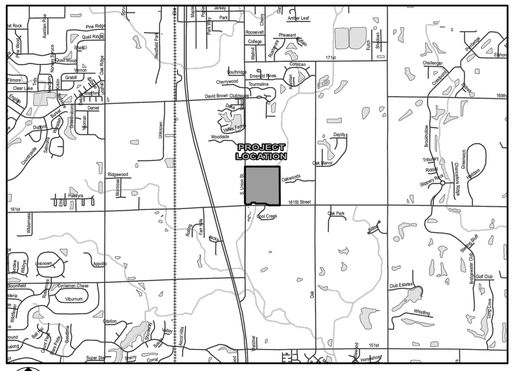
Zoning

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

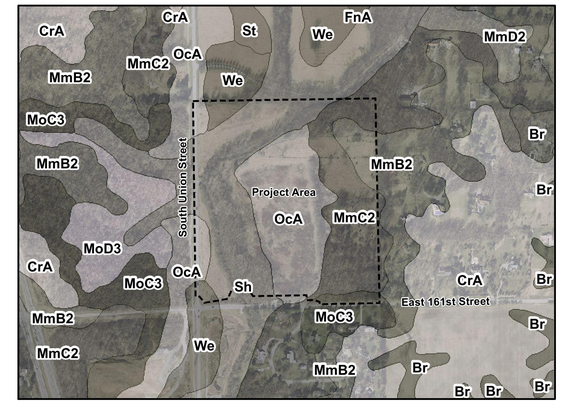
LANTERN PARK
PRIMARY PLAT

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

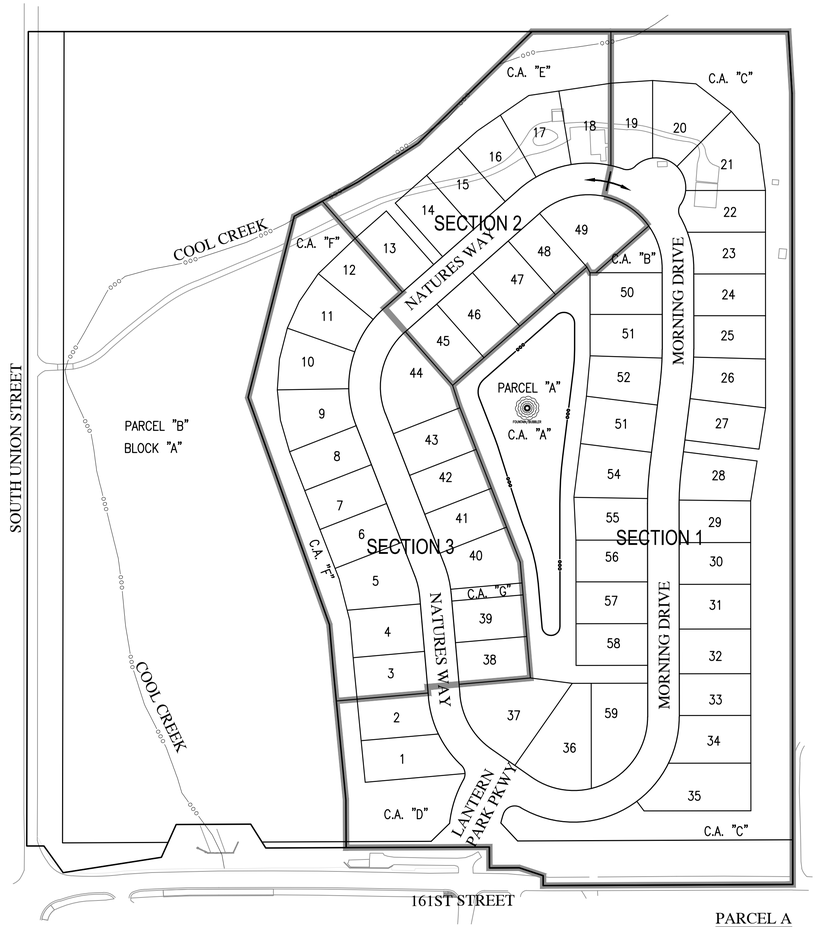
The Southwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East.
ALSO: Begin at the Southwest corner of the Northwest Quarter of the Northwest Quarter of Section 7, Township 18 North, Range 4 East and run North 6 rods 13.38 feet to a stone, thence East 77 rods 4 feet to a 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 Seconds 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 O6 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



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 PRIMARY PLAT PLAN

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

UTILITY CONTACT INFORMATION:

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100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
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VINCENT.LITERAL@DUKE-ENERGY.COM

CITIZENS WATER (SEWER)
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2728 EAST 171ST STREET
WESTFIELD, INDIANA 46074
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C: (317) 691-4941
HNIKIDES@CITIZENSENERGYGROUP.COM

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C: (317) 491-2432
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CITIZENS WATER (WATER)
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NOVLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY

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

LANTERN PARK
CITY OF WESTFIELD, INDIANA

COVER

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

PRELIMINARY
NOT FOR CONSTRUCTION

DRAWN BY	DC
CHECKED BY	BB
DATE	MAY 29, 2015
SCALE	AS SHOWN
JOB NUMBER	2015-071
SHEET	C1.0
	COVER

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Plot Date: May 29, 2015 Plot Time: 11:44am File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\PP-Primary Plat Set\15071.Cover Sheet.dwg, Layout: C1.0 By: dchesterfield

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.

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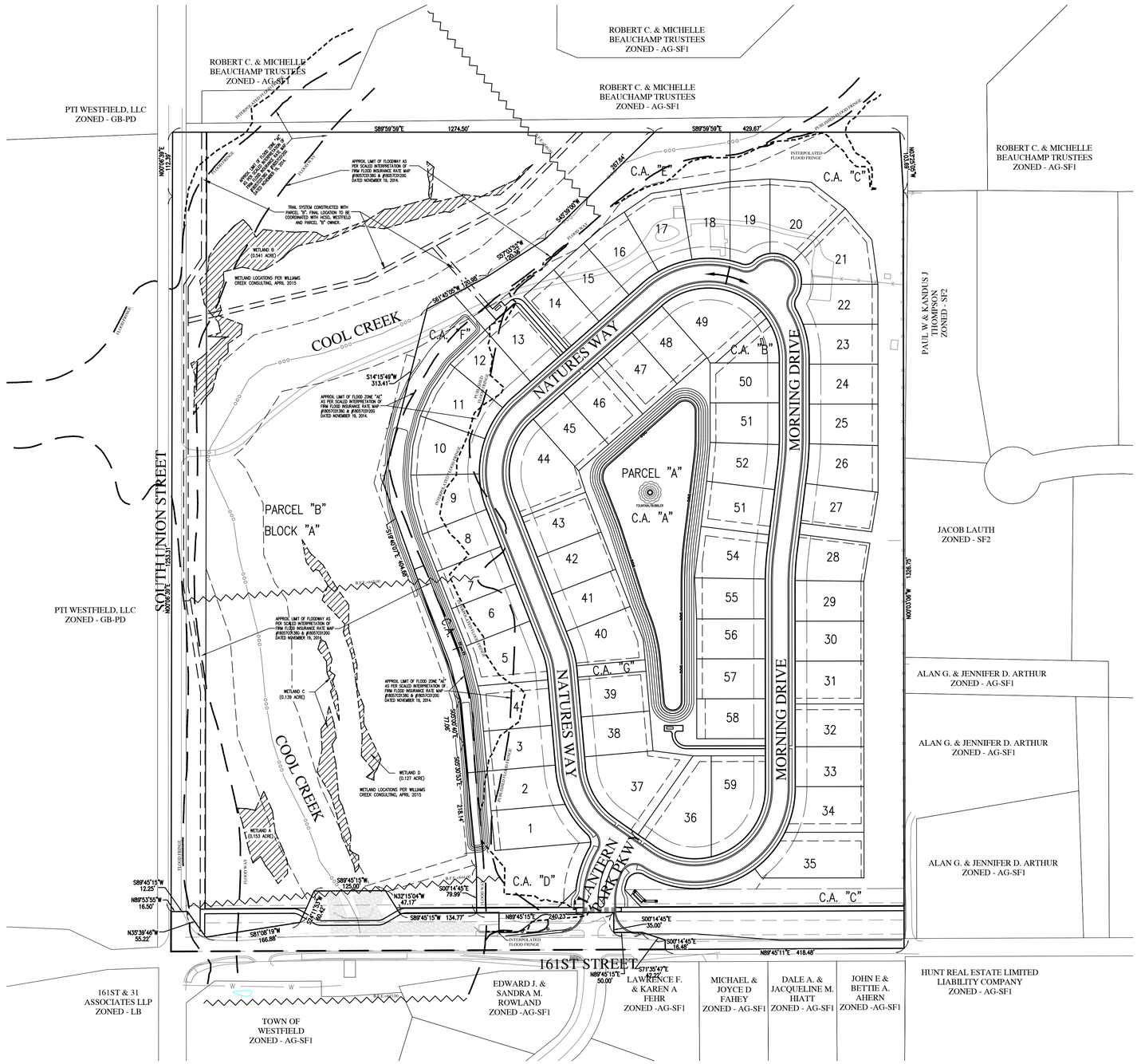
Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

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

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 Seconds 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 O6 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

REVISIONS

DATE	DESCRIPTION	BY

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

LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PRELIMINARY
NOT FOR CONSTRUCTION
BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWN BY DC	JOB NUMBER 2015-071
CHECKED BY BB	
DATE MAY 29, 2015	
SCALE AS SHOWN	
SHEET C1.1 OVERALL SITE PLAN	

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Plot Date: May 29, 2015 Plot Time: 11:45am File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\PP-Primary Plat Set\15071.Overall Site Plan.dwg, Layout: C1.1 By: dchesterfield

Curve Table

Curve #	Length	Radius	Tangent	Chord Bearing	Delta
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.

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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.

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

LEGEND:

EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
S	SANITARY SEWER	S
ST	STORM SEWER	ST
ST	STORM CULVERT	ST
W	WATER MAIN	W
800	CONTOUR, MAJOR	800
799	CONTOUR, MINOR	799
X X X X	FENCE	X X X X
	TREE LINE	

EXISTING		PROPOSED
S	SANITARY MANHOLE	
ST	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION	
	FIRE HYDRANT	
N/A	FLOW ARROW	
BC	- BACK OF CURB	
CL	- CENTERLINE	
FL	- FLOW LINE	
NP	- NORMAL POOL (ELEVATION)	
PVC	- POLYVINYL CHLORIDE PIPE	
RCP	- REINFORCED CONCRETE PIPE	
R/W	- RIGHT-OF-WAY	
	INTERPOLATED FLOOD FRINGE	
	FLOOD FRINGE	
	FLOOD WAY	

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0' 50' 100' 150'
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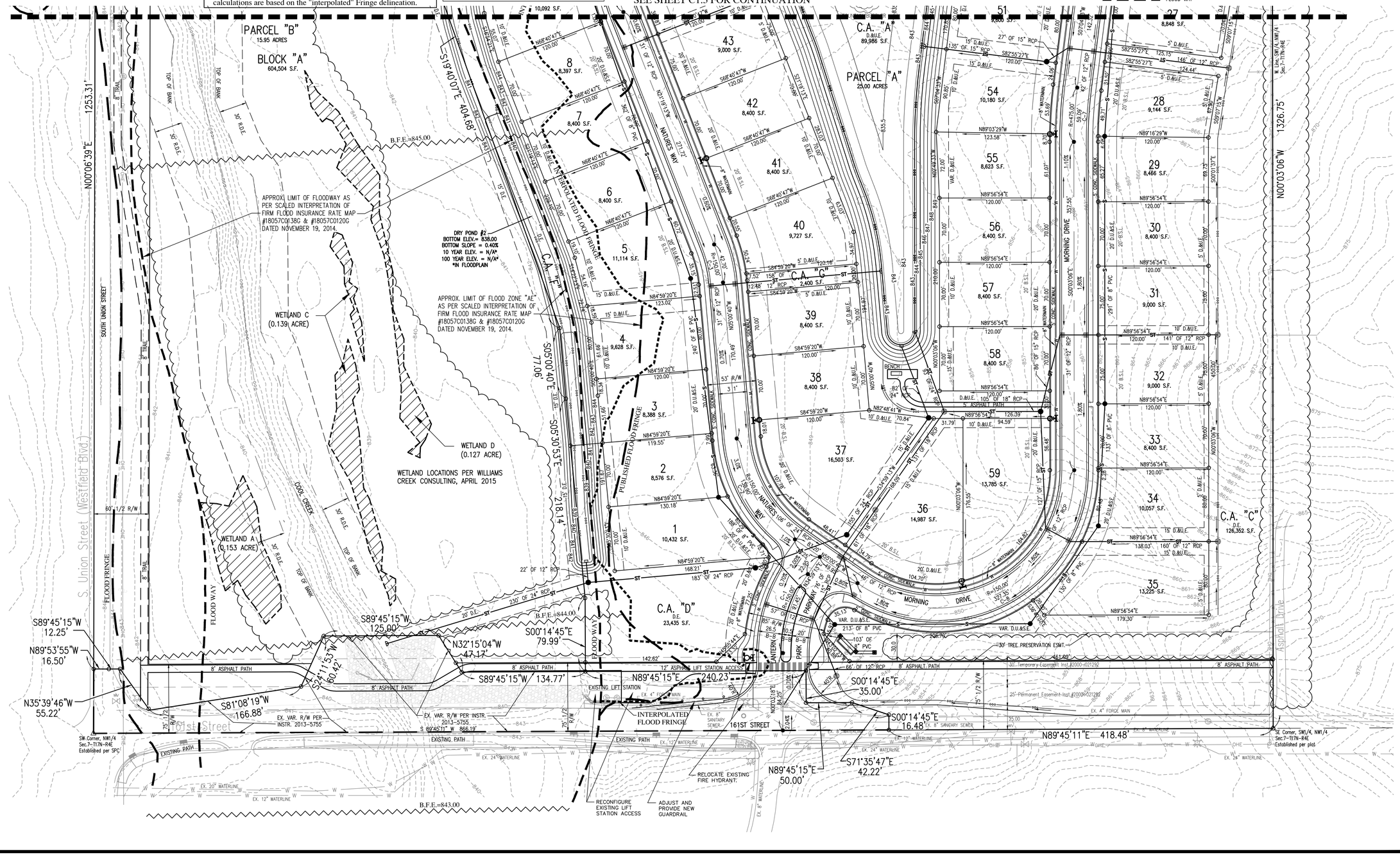
SEE SHEET C1.3 FOR CONTINUATION



REVISIONS

DATE	DESCRIPTION	BY

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

LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN

BRANDON T. BURKE REGISTERED No. 10000075 STATE OF INDIANA PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

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

SHEET
C1.2
OVERALL PRIMARY PLAT PLAN

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N/A	FLOW ARROW	
BC	– BACK OF CURB	
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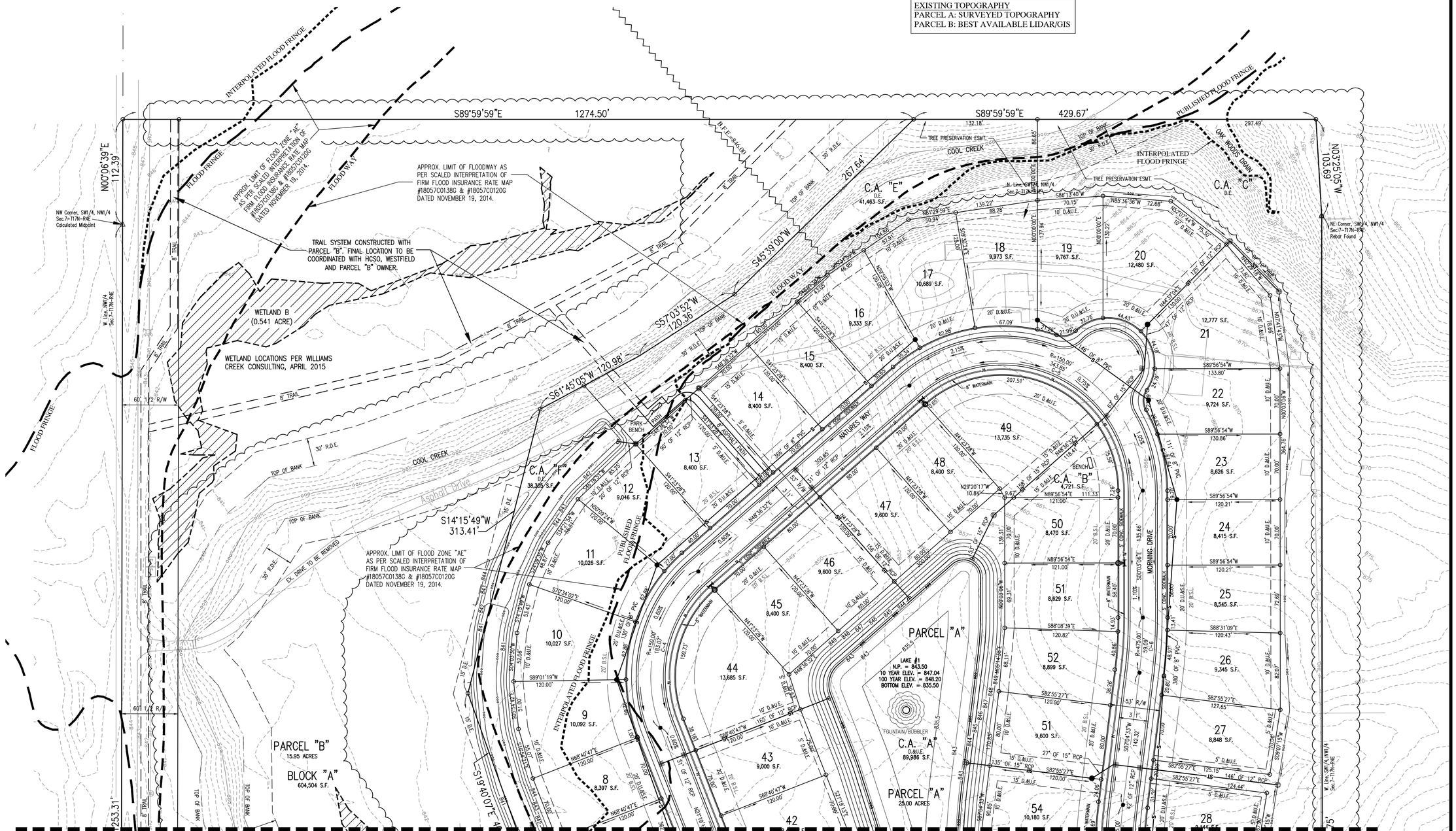

SEE SHEET C1.2 FOR CONTINUATION

REVISIONS

DATE	DESCRIPTION	BY

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

LANTERN PARK
CITY OF WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN

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

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

C1.3
OVERALL PRIMARY PLAT PLAN

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Plot Date: May 29, 2015 Plot Time: 11:46am File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\PP-Primary Plat Set\15071 Primary Plat Plan.dwg, Layout: C1.3 By: dchesterfield

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

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

GRAPHIC SCALE

0' 60' 120' 180'

1"=60'

EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM

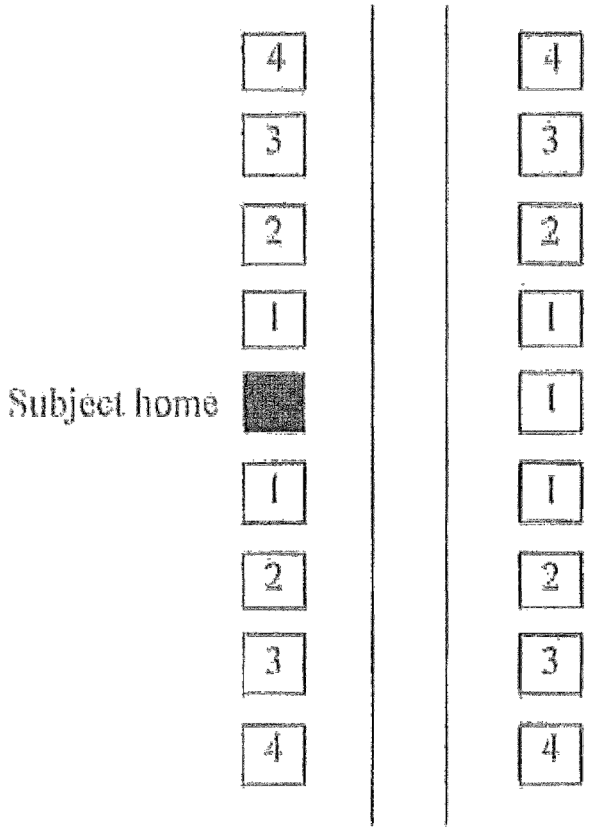
WESTFIELD, INDIANA
JUNE 2, 2015

HWC ENGINEERING

Plot Date: Jun 02, 2015 Plot Time: 11:37am File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\Archive\161st and Union.xbase 70w LOTS Option 1E.dwg, Layout: MColor By: dchesterfield

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.

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
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 except for those items identified as outstanding below:

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

   Comment: Working with petitioner to obtain.
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.

    Comment: Petitioner working with WPWD to ensure compliance.
14) Other features or conditions which would affect the subdivision favorable or adversely.
15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

    Comment: Not shown.

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.

    Comment: Working with petitioner to obtain.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

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

20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

21) Address and legal description of the property.

22) Boundary lines of the property including all dimensions.

23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

29) Location and dimensions of all existing structures and paved areas.

    Comment: Location shown, dimensions not listed

30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

    Comment: Not shown

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.

Comment: Petitioner working with WPWD and utility providers to ensure compliance.

34) Identify buildings proposed for demolition.

35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment: Not shown

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

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

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

Comment: Please see District Standards comments herein.

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

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 **except for those items identified as outstanding below:**

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.
   Comment: Working with petitioner, WPWD, & WFD to ensure compliance.

   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.
   Comment: Shown from 161st path but not Spring Mill.

   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
Comment: Width compliant. See chart below for planting requirements.

East Property Line (651')			
	Required	**Provided**	**Remaining**
Shade Trees (3 per 100')	**20**	**17**	**3**
Evergreen Trees (3 per 100')	**20**	**17**	**3**
Shrubs (10 per 100')	**65**	**180**	**0**

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: Width compliant. See chart below for planting requirements. If existing vegetation is to be counted please provide further information.

South Property Line (588.65')			
	Required	**Provided**	**Remaining**
Shade Trees (3 per 100')	**18**	**15**	**3**
Evergreen Trees (3 per 100')	**18**	**15**	**3**
Shrubs (10 per 100')	**59**	**125**	**0**

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

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

       Comment: See PUD section #45

    c) Buffer Yard Requirements

       Comment: See PUD section #45

    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, that need addressed prior to approval:

52) Block Standards (Article 8.1)
53) Easement Standards (Article 8.3)

    Comment: Comment: Petitioner working with WPWD and applicable utilities to ensure compliance.

54) Monument and Marker Standards (Article 8.5)
55) Pedestrian Network Standards (Article 8.7)
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)

<u>Comment:</u> Comment: Petitioner working with WPWD and applicable utilities to ensure compliance for items 56-61.

<u>STAFF COMMENTS</u>

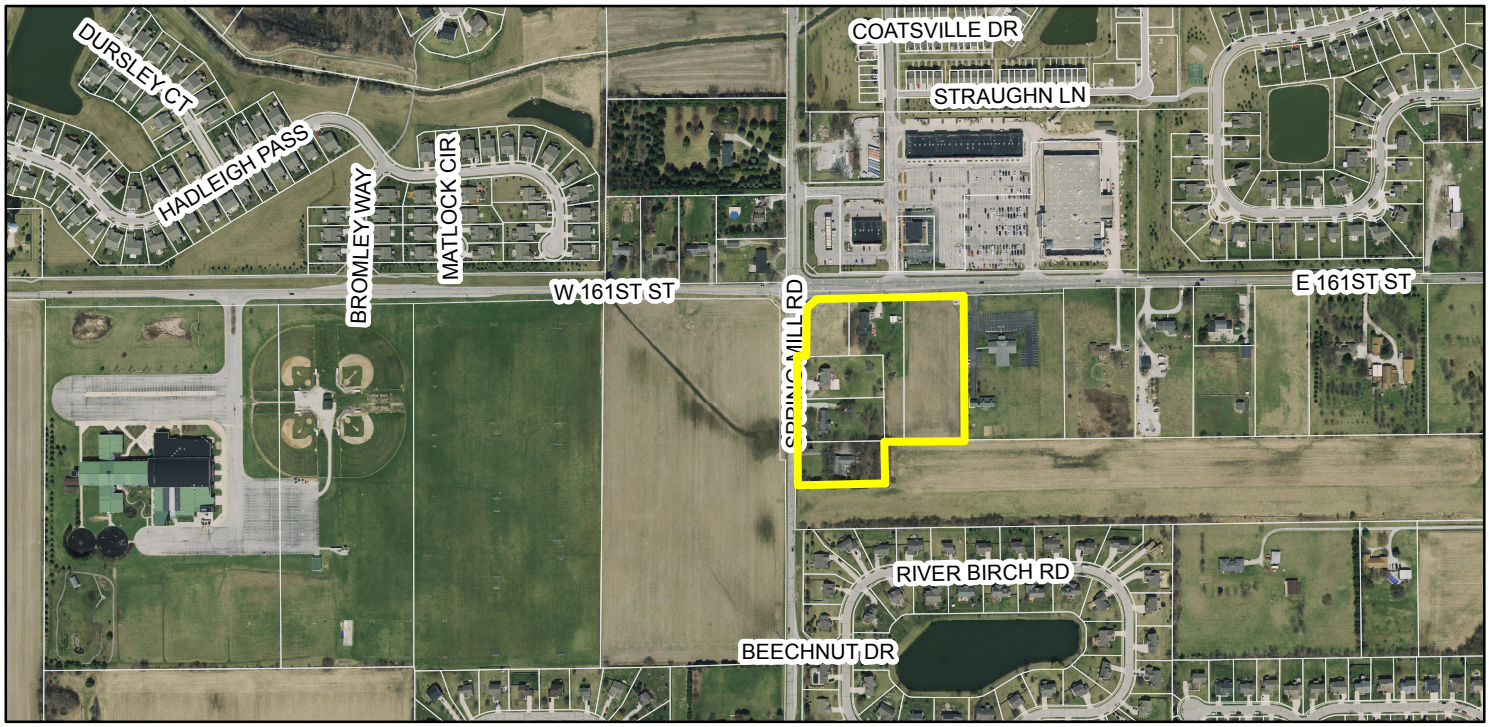
1) No action is required at this time except to hold the public hearing.
2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Property Location Map
Spring Mill Station SE Corner
1507-SPP-17 & 1507-ODP-17

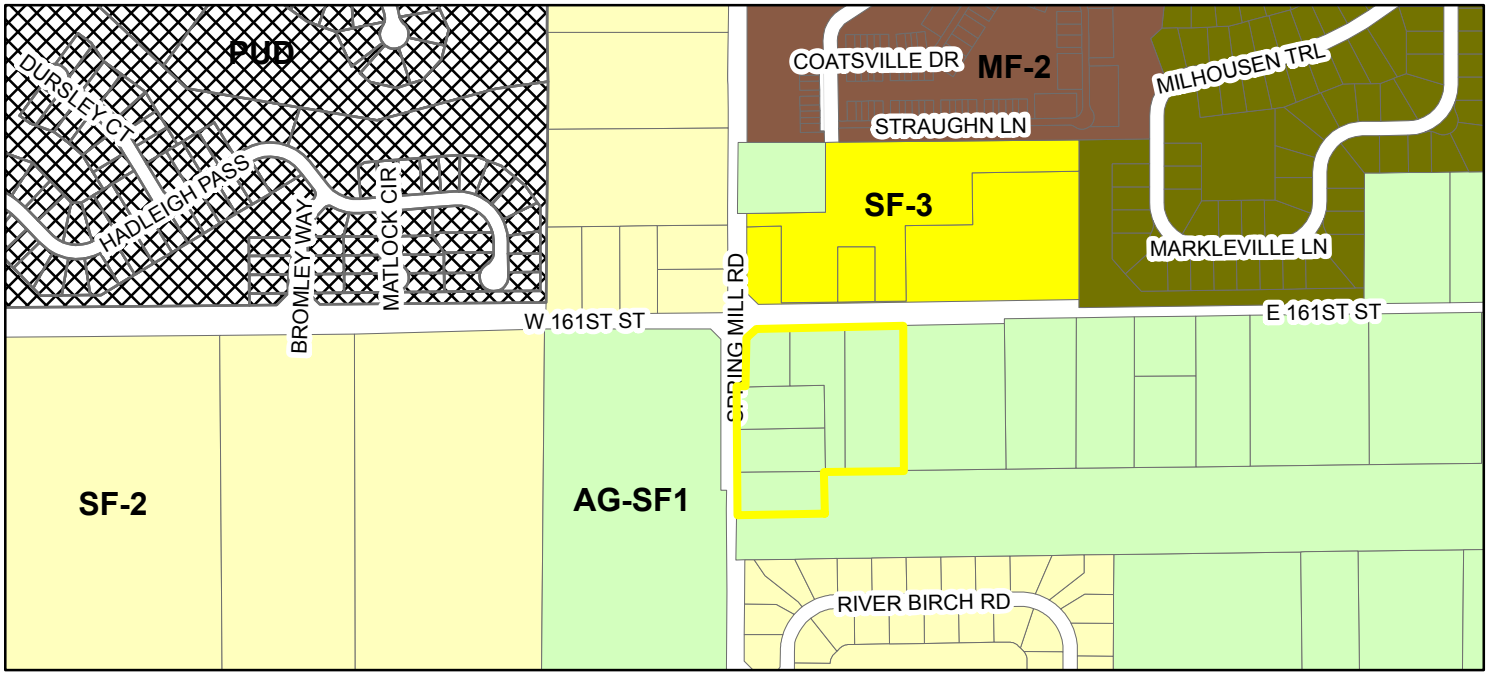
N
W E
S
Not To Scale

Aerial Location Map

Site

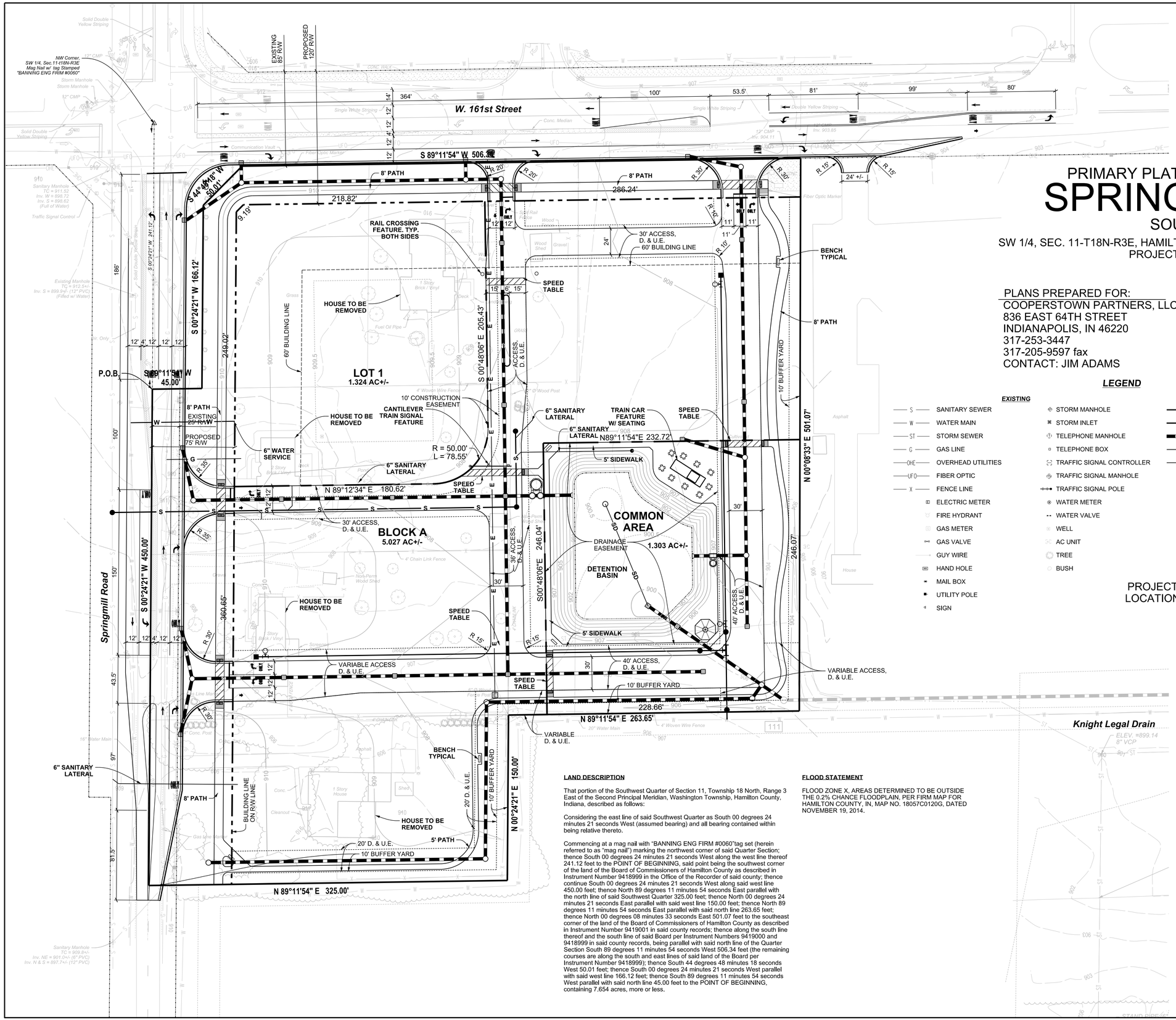


Zoning Map



Zoning

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



PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

SPRINGMILL STATION

SOUTHEAST CORNER PUD

SW 1/4, SEC. 11-T18N-R3E, HAMILTON COUNTY, WASHINGTON TOWNSHIP, WESTFIELD, INDIANA
PROJECT ADDRESS: 16041 SPRINGMILL ROAD
ZONED: PUD

PLANS PREPARED FOR:
COOPERSTOWN PARTNERS, LLC
836 EAST 64TH STREET
INDIANAPOLIS, IN 46220
317-253-3447
317-205-9597 fax
CONTACT: JIM ADAMS

PLANS PREPARED BY:
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com
CONTACT: RYAN LINDLEY

LEGEND

EXISTING

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

PROPOSED

- SANITARY SEWER
- WATER MAIN
- STORM SEWER
- GAS SERVICE
- ELECTRIC LINE
- SANITARY MANHOLE
- FIRE HYDRANT
- STORM INLET
- ELECTRIC TRANSFORMER

LOCATION MAP
NO SCALE

LAND DESCRIPTION

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

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

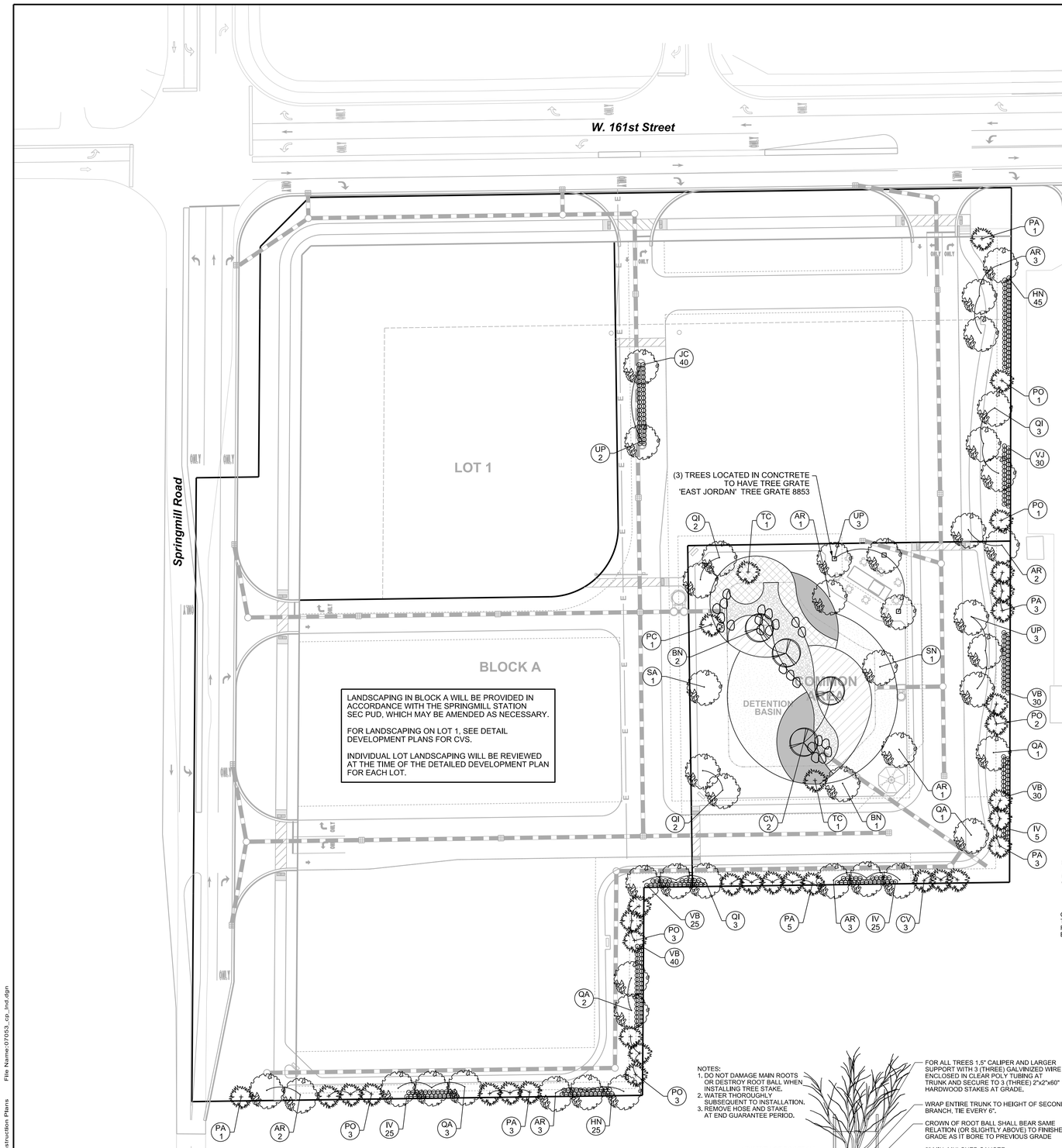
Commencing at a mag nail with "BANNING ENG FIRM #0060"tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner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

FLOOD STATEMENT

FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, PER FIRM MAP FOR HAMILTON COUNTY, IN, MAP NO. 18057C0120G, DATED NOVEMBER 19, 2014.

Indiana 811 — Know what's below. Call before you dig.

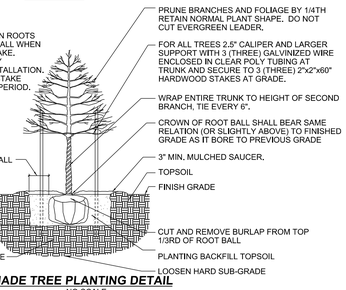
Date:	05-29-15
Project No:	07053
Sheet No:	C100



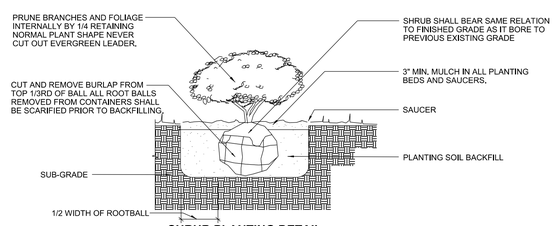
LANDSCAPE SYMBOLOGY

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUB
- BOULDERS
- PA 5 — SPECIES IDENTIFIER/ PLANT COUNT
- WET-MESIC PRAIRIE SEED MIX W/ ANNUAL AND PERENNIAL FORBS SEED
- SWALE MIX (CARDNO NATIVE PLANTING MIX)
- STORM WATER SEED MIX (CARDNO NATIVE PLANTING MIX)
- DRY CREEK BED, 3"-6" DEEP FIELD BED GRAVEL
- MIDWEST MESIC POLLNATOR SEED MIX (CARDNO NATIVE PLANTING MIX)

NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.

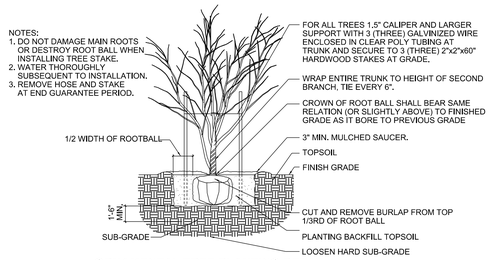


SHADE TREE PLANTING DETAIL
NO SCALE



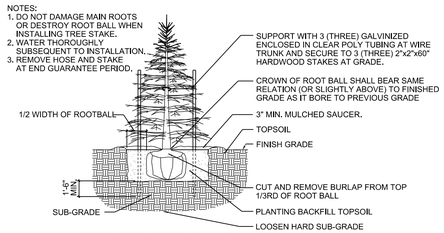
SHRUB PLANTING DETAIL
NO SCALE

NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.



ORNAMENTAL TREE PLANTING DETAIL
NO SCALE

NOTES:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.
3. REMOVE HOSE AND STAKE AT END GUARANTEE PERIOD.



EVERGREEN TREE PLANTING DETAIL
NO SCALE

LANDSCAPE SPECIFICATIONS

These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS: FERTILIZER:
Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer; 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL:
Backfill plant pits with the following topsoil mixture: 1 part on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 pound plant specified fertilizer per cubic yard.

PLANT MATERIALS:
Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

PLANTING BED MULCH:
3 inches of Grade 'A' Shredded Hardwood mulch where planting bed adjoins either pavement or turf.

PROJECT EXECUTION: SUBSURFACE UTILITIES:
Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1.800.382.5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

PLANTING EXCAVATION:
When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements.

NATIVE PLANTING MIX:
Complete all other landscape plantings, mulching, fine grading and staking prior to seeding native planting areas. Provide seed for all native planted areas utilizing Cardno Wet-Mesic Prairie Seed Mix w/ Annual and Perennial Forbs, Storm Water Seed Mix, Midwest Mesic Pollinator Seed Mix and Swale Mix. Apply Seed at a rate of 40 pounds per acre. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Contractor shall maintain seeded areas for a period of 90 days beyond final acceptance by mowing to a height of 1' as required to maintain vigorous growth during establishment period. Native areas shall not have voids larger than 6"x6". If voids are larger than acceptable size an overseeding shall be completed by the contractor during the next available growing season. Fall growing season August 15th - September 20th. Spring growing season March 20th - April 20th.

SEEDED LAWN:
Complete all other landscape plantings, mulching, fine grading and staking prior to seeding lawn areas. Provide seeded lawn for all lawn areas utilizing Amer-Turf Type Tall Fescue Blend Seed. Apply Seed at a rate of 5 pounds per 1000 square feet. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Contractor shall maintain seeding lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period. Lawn areas shall not have voids larger than 6"x6". If voids are larger than acceptable size an overseeding shall be completed by the contractor during the next available growing season.
Fall growing season August 15th - September 20th. Spring growing season March 20th - April 20th.

PROJECT WARRANTY:
Contractor shall warrant trees, shrubs, and plants for a period of two years after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

PLANT LIST

KEY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE
AR	Acer rubrum October Glory	2" Caliper
BN	Betula nigra River birch multi stem	10'-12' Height
CV	Crataegus virdis 'Winter King' Winter King Hawthorn	8'-10' Height
HN	Hydrangea 'nantucket blue' Nantucket Blue Hydrangea	3 Gallon
IV	Ilex verticillata 'Winter Red' Winter Red Female Winterberry	5 Gallon
JC	Juniperus CH. Kallay Kallay Juniper	24" Height
PA	Picea abies Norway Spruce	6' Height
PO	Picea omorika Serbian Spruce	6' Height
QA	Quercus acutissima Sawtooth Oak	2" Caliper
QI	Quercus imbricaria Shingle Oak	2" Caliper
SN	Salix Niobe Golden Weeping' Weeping Willow	2" Caliper
TC	Tsuga canadensis Canadian Hemlock	6' Height
UP	Ulmas parvifolia 'Dynasty' Dynasty Elm	2" Caliper
VB	Vibumum x burkwoodi Burkwood Vibumum	36" Height
VJ	Vibumum x juddii Judd Vibumum	36" Height

Landscape Architects
Waterscapes+ Rain2Use
Indianapolis, Indiana 46220
Email:Waterscapes+@gmail.com

MARK MEYERHOLTZ DESIGN, LLC
1908 DEERWALK COURT, SUITE 100, AVON, INDIANA 46123
317.908.5070

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Indiana 811 Know what's below. Call before you dig.

0 40' 80'

Revisions	Date

Sym.

Designed: RRL
Drawn: SJH
Checked: WFR
Scale: 1" = 40'
Date: 05-29-15

LANDSCAPE PLAN
SPRINGMILL STATION SE CORNER
HAMILTON COUNTY
WESFIELD, INDIANA

CLAYTON THOMAS NIHOF 7-22-82 LANDSCAPE ARCHITECT

Project No: 07053
Sheet No: L100

07041E015
SCALE: 1"=40'0000 ' in.
Project Number: 07053
Folder: Construction Plans
File Name:07053_cp_ind.dgn

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

N
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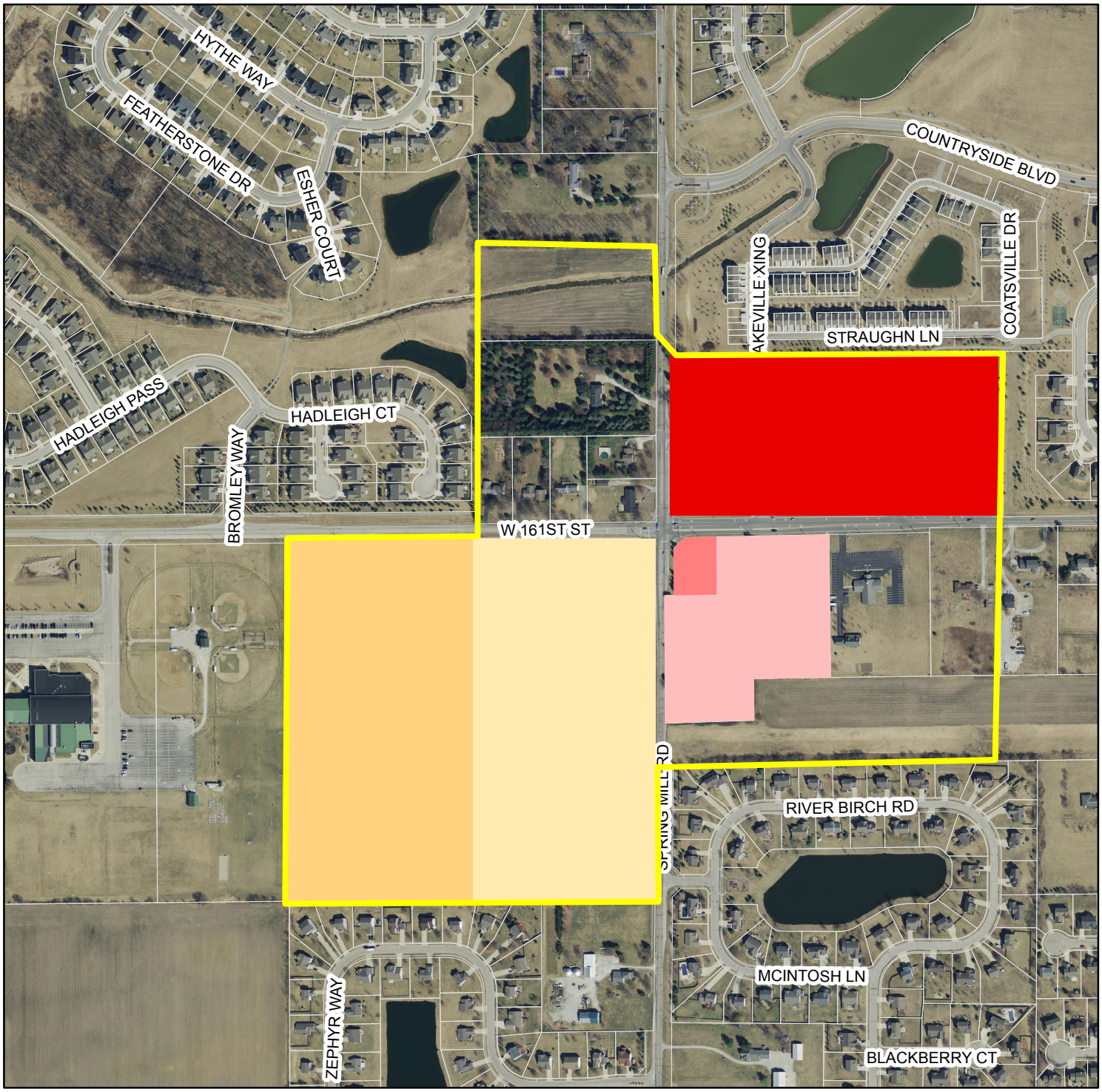
Not To Scale



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

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
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 except for those items identified as outstanding below:

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

   Comment: Curb radius and/or taper measurements for entrances off of 161st and Spring Mill not shown.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

   Comment: Side and rear setback lines not shown.
10) Location and dimensions of all existing structures and paved areas.

    Comment: Not shown.
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.

Comment: Petitioner working with WPWD and utility providers to ensure compliance.

15) Identify buildings proposed for demolition.

Comment: Existing building not shown.

16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

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

Comment: Please see District Standards comments herein.

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

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

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

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

Comment: Petitioner working with WPWD and utility providers to ensure compliance.

DISTRICT STANDARDS

The plans comply with Ordinance 14-46: Spring Mill Station SEC PUD **except for those items identified as outstanding below:**

22) General Regulations (Section 4.1)

a) General Requirement: Real Estate shall be developed in substantial compliance with the Site Design & Architecture recommendations of the Spring Mill Station Plan. (see section 4.1 of PUD for further details)

b) Use of Required Yards: If yard contains parking no portion of parking area may be closer than 4' to ROW line, and the remainder of the yard must be maintained as green space.

c) Maximum Building Height: 45' above grade

d) Pedestrian Accessibility:
   i) 8' wide perimeter path along 161st Street and Spring Mill Road
   ii) 5' wide pedestrian walkways from perimeter paths to building entrances
   iii) All internal pedestrian crossings shall be delineated and distinguished from driving surfaces using durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. There shall be at least 4 raised speed table crosswalks as depicted on the Concept Plan.
   iv) 6' wide (or greater) sidewalks along full length of building facades containing customer entrances or abutting public parking.
   Comment: Sidewalk along east building façade not compliant.
   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: Not shown.
   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.

Comment: See #47 for comments.

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.
Comment: Buffer wall not shown. See charts below for planting requirements.

161st Street Frontage (225')			
	Required	**Provided**	**Remaining**
Shade/Evergreen Trees (3 per 100')	**7**	**6**	**1**
Ornamental Trees (2 per 100')	**5**	**6**	**0**
Shrubs (25 per 100')	**56**	**71**	**0**

Spring Mill Road Frontage (255')			
	Required	**Provided**	**Remaining**
Shade/Evergreen Trees (3 per 100')	**8**	**7**	**1**
Ornamental Trees (2 per 100')	**5**	**7**	**0**
Shrubs (25 per 100')	**64**	**82**	**0**

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.
Comment: Proposed poles are 25 feet including 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, except for those items identified as outstanding below, that need addressed prior to approval:

29) Accessory Use and Building Standards (Article 6.1)

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

Comment: Please identify on plans and elevations where mechanical equipment and trash receptacles will be located and any relevant screening.

30) Architectural Standards (Article 6.3)

a) Mechanical Screening

Comment: Please identify on plans and elevations where mechanical equipment will be located and any relevant screening.

b) Building Materials
Comment: Please provide percent masonry for each façade.

c) Architectural Theme
d) Four-Sided Architecture
e) Building Elevations
f) Gutters and Downspouts
g) Roof Design
Comment: Please add roof pitch label to elevation.

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)

Comment: Please show and label existing and proposed utility easements on the landscape plan to ensure compliance with Article 6.8(G)(4).

a) General Screening Standards (Article 6.8(H))

Comment: Please identify on plans and elevations where mechanical equipment and trash receptacles will be located and any relevant screening

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.

Comment: No foundation planting depicted.

d) External Street Frontage Landscaping

Comment: See #21d in PUD section.

e) Buffer Yard Requirements

<u>Comment:</u> See #21d in PUD section.

f) Interior Parking Area Landscaping

<u>Comment</u>: Please add a tree to the island on the NE corner of the building as well as the 2 in front of the building entrance, if you would like those areas to be counted towards parking lot green space. Required green space is based off of total parking space area. With 200sf parking spaces, 1,300sf of green space in islands is required. This is compliant.

g) Perimeter Parking Area Landscaping

35) Lighting Standards (Article 6.9)

<u>Comment:</u> Elevations show lighting fixtures attached to the building, these are not shown and do not appear to be accounted for on the photometric plan.

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.

<u>Comment</u>: Superseded by PUD, see #29e.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

<u>Comment:</u> Lot lines not shown on photometric plan.

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.

<u>Comment</u>: Please add note stating this requirement on the Lighting Plan.

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)

<u>Comment:</u> Side and rear setback lines not shown.

41) Sign Standards (Article 6.17)

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

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

44) Easement Standards (Article 8.3)

Comment: Petitioner working with WPWD and utility providers to ensure compliance..

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)

Comment: Petitioner working with WPWD and applicable utilities to ensure compliance for items 46-48.

STAFF COMMENTS

1) No action is required at this time except to hold the public hearing.

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

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

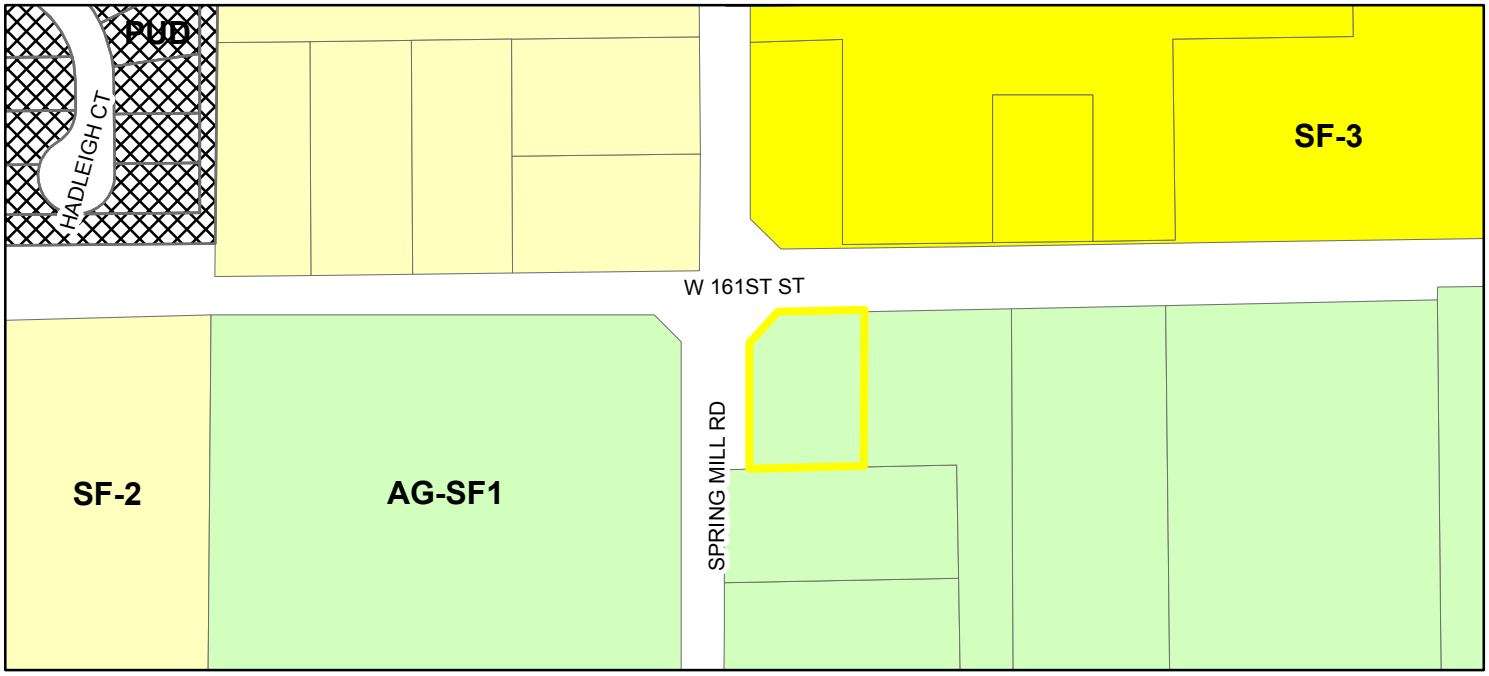
Property Location Map
CVS
1507-DDP-11

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map

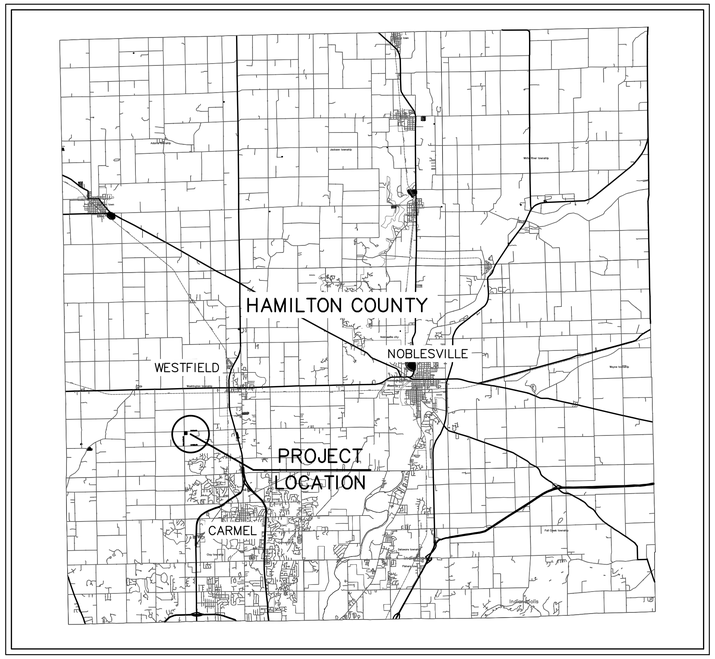


Zoning

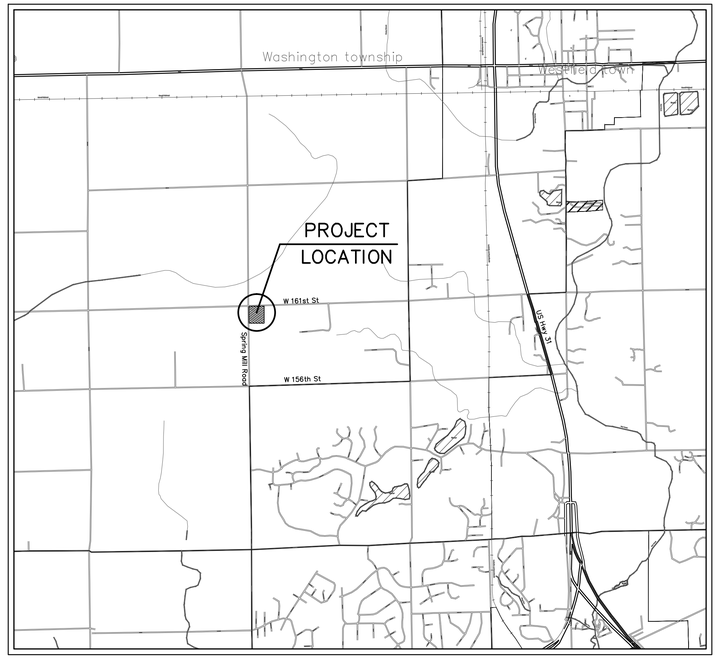
- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- Parcel

CONSTRUCTION PLANS
FOR
CVS / PHARMACY

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



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

INDEX

DESCRIPTION	Sheet No.
TITLE SHEET	C001
CIVIL SPECIFICATIONS	C002
CIVIL SPECIFICATIONS	C003
GENERAL NOTES	C004
EXISTING TOPOGRAPHY 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

PLAN DATE: 05/29/2015

REV	DATE	DESCRIPTION

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) 867-8000

COMMUNICATIONS
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3080 ROOSEVELT AVE
INDIANAPOLIS, INDIANA 46218

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

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

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

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

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

INDIANA GAS / VECTREN

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

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

SANITARY SEWER AND WATER
CITIZENS WESTFIELD
HARRY NIKIDES
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
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FIBER OPTIC
WESTFIELD IFN
BRUCE SPECK
5520 WEST 76TH STREET
INDIANAPOLIS, INDIANA 46268

PLANS PREPARED FOR:

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501 PENNSYLVANIA PKWY, SUITE 160
INDIANAPOLIS, IN 46280
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PLANS PREPARED BY:

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7260 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
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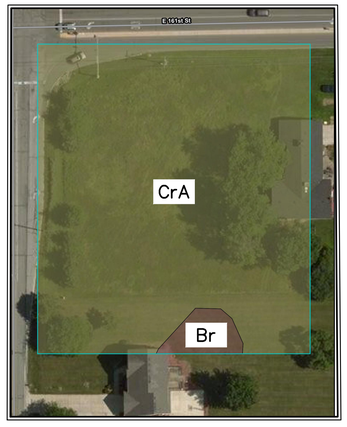

SOILS MAP
NOT TO SCALE

APPROVAL PENDING
NOT FOR CONSTRUCTION

JARED L. WILKERSON, P.E.

C001
JOB# 2007.01007

GENERAL NOTES

A. Design data provided in electronic format is for information purposes only and should be used at your own risk, and is provided without representations and warranties. Any conflict between the information reflected on the latest revision of the sealed plan sheets and that provided via electronic format shall be resolved in favor of the sealed plot sheets.

B. Utilities: There may be additional existing utilities not shown on these plans. Existing utilities are shown in an approximate manner only and the Engineer assumes no responsibility for locations shown. Field verify the location of all existing utilities within the limits of construction. Notify the Owner and Engineer if discrepancies are found that will affect the construction project. Protect all existing utilities.

C. Temporary Provisions: Sequence the work and provide temporary measures as needed to maintain access to the site through all entrances at all times during construction. Temporary provisions may include, but are not limited to: barricades, flashing lights, flagman, temporary pavement, and directional signage.

D. Equipment Storage: Do not park equipment or store materials in state, county, or city right-of-way.

E. Notify the Engineer in writing of any discrepancies between the existing conditions in the field and the survey shown on the plans before proceeding with any new construction.

F. Obtain all required construction related permits, including demolition permit, before starting work. Retain copies of all permits at the project site at all times.

G. Approval of these plans does not constitute approval of any land disturbing activities within wetland areas. Contact the appropriate regulatory agency for approval of any wetland area disturbance.

H. Signs (location, number, and size) are not approved under the general development permit. A separate permit is required for onsite signage.

I. No certificate of occupancy will be issued until all site improvements have been completed on the site.

J. Comply with all applicable state, federal, and local building and utility installation codes. All materials and construction methods shall be in accordance with these plans and specifications unless Department of Transportation Standards or local municipal standards are more stringent.

K. Do not deviate from these plans and specifications without prior written approval from the Engineer of record.

L. Work within D.O.T. right-of-way:

1. All pavement markings within D.O.T. right-of-way shall be thermoplastic and in accordance with D.O.T. specifications.
2. Re-establish all right-of-way area, which is damaged or disturbed, to original condition or better.
3. All work in D.O.T. right-of-way shall comply with D.O.T. specifications.

M. Arrange high intensity lighting to conceal the source of light from public view and prevent interference with traffic.

N. Ensure correct horizontal and vertical alignment of all ties between proposed and existing pavements, curb and gutter, sidewalks, walls, and utilities before beginning work. Notify Engineer if discrepancies exist.

TRAFFIC CONTROL

A. If Drawings do not indicate site specific traffic control measures, Contractor shall be responsible for providing a temporary traffic control plan in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition.

B. All temporary traffic control signage and markings shall be installed prior to construction and maintained during construction in accordance with the MUTCD, latest edition.

C. Contact property owners to be affected by construction and coordinate temporary driveway closures and sequencing. Maintain access for all property owners during construction.

D. Control dust as necessary to prevent interference with traffic.

E. Inspect traffic control devices on a daily basis to ensure placement of barricades and function of lights is maintained throughout construction.

F. Coordinate all lane closures with the local jurisdiction having authority.

STRUCTURE & SITE DEMOLITION

A. Verify that utilities have been disconnected and capped before starting demolition operations.

B. Verify that hazardous materials have been remediated before proceeding with building demolition operations.

C. Environmental & Geotechnical: Review all project environmental and geotechnical reports and become familiar with all issues before demolition.

D. Existing Utilities: Locate, identify, disconnect, and seal or cap off indicated utilities serving buildings and structures to be demolished.

1. Arrange to shut off indicated utilities with utility companies.
2. If removal, relocation, or abandonment of utility services will affect adjacent occupied buildings, then provide temporary utilities that bypass buildings and structures to be demolished and that maintain continuity of service to other buildings and structures.

E. Do not commence demolition operations until temporary erosion and sediment control and plant-protection measures are in place.

F. Obtain the Demolition Permit from the local authority prior to starting demolition activities.

G. Existing Facilities: Protect adjacent walkways, loading docks, building entries, and other building facilities during demolition operations. Maintain exits from existing buildings. Promptly repair any facilities damaged by construction operations to owner's satisfaction at no additional cost to the owner.

H. Existing Utilities: Maintain utility services to remain and protect from damage during demolition operations.

I. Temporary Protection: Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction and as indicated.

J. Remove temporary barriers and protections where hazards no longer exist. Where open excavations or other hazardous conditions remain, leave temporary barriers and protections in place.

K. Remove demolition waste materials from Project site and legally dispose of them in an EPA-approved landfill acceptable to authorities having jurisdiction.

L. Do not burn demolished materials unless special written permission is obtained from Owner and Engineer.

M. Clean adjacent structures and improvements of dust, dirt, and debris caused by building demolition operations. Return adjacent areas to condition existing before building demolition operations began.

SITE CLEARING

1.1 PROJECT CONDITIONS

A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities during site-clearing operations.

B. Environmental & Geotechnical: Review all project environmental and geotechnical reports and become familiar with all issues before site clearing.

C. Utility Locator Service: Notify utility locator service for area where Project is located before site clearing.

D. Do not commence site clearing operations until temporary erosion- and sedimentation-control and plant-protection measures are in place.

1.2 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A. Provide temporary erosion- and sedimentation-control measures to prevent soil erosion and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways, according to erosion- and sedimentation-control Drawings and requirements of authorities having jurisdiction.

B. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.

C. Inspect, maintain, and repair erosion- and sedimentation-control measures during construction until permanent vegetation has been established.

D. Remove erosion and sedimentation controls when site is stabilized and restore and stabilize areas disturbed during removal.

1.3 TREE AND PLANT PROTECTION

Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by Engineer.

1.4 EXISTING UTILITIES

A. Locate, identify, disconnect, and seal or cap utilities indicated to be removed or abandoned in place. Arrange with utility companies to shut off indicated utilities.

B. Interrupting Existing Utilities: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated:

1. Notify utility owner not less than two days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without utility owner's written permission.

C. Pothole existing water lines, underground electrical lines, gas lines, underground telephone lines, fiber optic, and any other existing utility lines within the project limits during site clearing and demolition activities. Survey the existing utility elevations and provide the surveyed field locations and depths to the Engineer for review. These existing utilities may require relocation.

1.5 CLEARING AND GRUBBING

Remove obstructions, concrete, asphalt, trees, shrubs, and other vegetation to permit installation of new construction.

1. Do not remove trees, shrubs, and other vegetation indicated to remain or to be relocated.
2. Grind down stumps and remove roots, obstructions, and debris to a depth of 12 inches below exposed subgrade.
3. Use only hand methods for grubbing within protection zones.
4. The subgrade to remain shall be compacted to 95% Standard Proctor maximum dry density following clearing and grubbing activities.

1.6 TOPSOIL STRIPPING

A. Remove sod and grass before stripping topsoil.

B. Strip topsoil in a manner to prevent intermingling with underlying subsoil or other waste materials.

C. Stockpile topsoil away from edge of excavations without intermixing with subsoil. Grade and shape stockpiles to drain surface water. Cover to prevent windblown dust and erosion by water.

D. Dispose of surplus topsoil. Surplus topsoil is that which exceeds quantity indicated to be stockpiled or reused.

SITE WATER DISTRIBUTION

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

1.1 GENERAL

A. Regulatory Requirements:

1. Comply with requirements of utility company supplying water. Include tapping of water mains and backflow prevention.
2. Comply with standards of authorities having jurisdiction for potable-water-service piping, including materials, installation, testing, and disinfection.

B. Piping materials shall bear label, stamp, or other markings of specified testing agency.

C. Interruption of Existing Water-Distribution Service: Notify Owner at least 2 days prior to interruption of existing water services.

D. Coordinate with utility company for required inspections and for connection of water main and services before starting construction.

1.2 COPPER TUBE AND FITTINGS

A. Soft Copper Tube: ASTM B 88, Type K, water tube, annealed temper.
Copper, Pressure-Seal Fittings:

1. NPS 2 and Smaller: Wrought-copper fitting with EPDM O-ring seal in each end.
2. NPS 2-1/2 to NPS 4: Bronze fitting with stainless-steel grip ring and EPDM O-ring seal in each end.

B. Bronze Flanges: ASME B 16.24, Class 150, with solder-joint end. Furnish Class 300 flanges if required to match piping.

C. Copper Unions: MSS SP-123, cast-copper-alloy, hexagonal-stock body with ball-and-socket, metal-to-metal seating surfaces, and solder-joint or threaded ends.

1.3 DUCTILE-IRON PIPE AND FITTINGS

A. Mechanical-Joint, Ductile-Iron Pipe: AWWA C151, with mechanical-joint bell and plain spigot end unless grooved or flanged ends are indicated.

1. Mechanical-Joint, Ductile-Iron Fittings: AWWA C110, ductile- or gray-iron standard pattern or AWWA C153, ductile-iron compact pattern.
2. Glands, Gaskets, and Bolts: AWWA C111, ductile- or gray-iron glands, rubber gaskets, and steel bolts.

B. Push-on Joint, Ductile-Iron Pipe: AWWA C151, with push-on-joint bell and plain spigot end unless grooved or flanged ends are indicated.

C. Flanges: ASME 16.1, Class 125, cast iron.

1.4 PVC PIPE AND FITTINGS

A. PVC, Schedule 40 Pipe: ASTM D 1785. PVC, Schedule 40 Socket Fittings: ASTM D 2466.

B. PVC, AWWA Pipe: AWWA C900, Class 200, with bell end with gasket, and with spigot end.

C. Mechanical-Joint, Ductile-Iron Fittings: AWWA C110, ductile- or gray-iron standard pattern or AWWA C153, ductile-iron compact pattern.

1.5 GATE VALVES

AWWA, Cast-Iron Gate Valves: Nonrising-Stem, Resilient-Seated Gate Valves: Gray- or ductile-iron body and bonnet; with bronze or gray- or ductile-iron gate, resilient seats, bronze stem, and stem nut.

1) Standard: AWWA C509.
2) Minimum Pressure Rating: 200 psig.
3) End Connections: Mechanical joint.
4) Interior Coating: Complying with AWWA C550.

1.6 GATE VALVE ACCESSORIES AND SPECIALTIES

A. Tapping-Sleeve Assemblies: Sleeve and valve compatible with drilling machine.

1) Standard: MSS SP-60.
2) Tapping Sleeve: Cast- or ductile-iron or stainless-steel, two-piece bolted sleeve with flanged outlet for new branch connection. Include sleeve matching size and type of pipe material being tapped and with recessed flange for branch valve.
3) Valve: AWWA, cast-iron, nonrising-stem, resilient-seated gate valve with one raised face flange mating tapping-sleeve flange.

B. Valve Boxes: Comply with AWWA M44 for cast-iron valve boxes. Include top section, adjustable extension of length required for depth of burial of valve, plug with lettering "WATER," and bottom section with base that fits over valve and with a barrel approximately 5 inches in diameter.

1.7 BACKFLOW PREVENTERS

Double-Check, Detector-Assembly Backflow Preventers:

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

1.8 WATER METER BOXES

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

1.9 CONCRETE VAULTS

Description: Precast, reinforced-concrete vault, designed for A-16 load designation according to ASTM C 857 and made according to ASTM C 858.

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

1.10 FIRE HYDRANTS

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

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

1.11 FIRE DEPARTMENT CONNECTIONS

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

1.12 VALVE APPLICATIONS

Drawings indicate valve types to be used. Where specific valve types are not indicated, the following requirements apply:

1. Underground Valves, NPS 3 and Larger: AWWA, cast-iron, nonrising-stem, resilient-seated gate valves with valve box.
2. Use the following for valves in vaults and aboveground:
   a. Gate Valves, NPS 2 and Smaller: Bronze, nonrising stem.
   b. Gate Valves, NPS 3 and Larger: AWWA, cast iron, OS&Y rising stem, resilient seated.
   c. Check Valves: AWWA C508, swing type.

1.13 FIELD QUALITY CONTROL

A. Piping Tests: Conduct piping tests before joints are covered and after concrete thrust blocks have hardened sufficiently. Fill pipeline 24 hours before testing and apply test pressure to stabilize system. Use only potable water.

B. Hydrostatic Tests: Test at not less than one-and-one-half times working pressure for two hours. Increase pressure in 50-psig increments and inspect each joint between increments. Hold at test pressure for 1 hour; decrease to 0 psig. Slowly increase again to test pressure and hold for 1 more hour. Maximum allowable leakage is 2 quarts per hour per 100 joints. Remake leaking joints with new materials and repeat test until leakage is within allowed limits.

C. Disinfection: Clean and disinfect potable water mains as directed by the local authority, or, if method is not prescribed by the local authority, use procedure described in AWWA C651.

D. Prepare reports of testing activities and submit to the Engineer for approval.

1.14 IDENTIFICATION

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

SITE SANITARY SEWERS

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

1.1 PROJECT CONDITIONS

A. Interruption of Existing Sanitary Sewerage Service: Coordinate as required with the local sanitary sewer authority before starting construction.

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

1.2 DUCTILE-IRON, GRAVITY SEWER PIPE AND FITTINGS

A. Pipe: ASA A-21.52, CL 52 minimum, for push-on joints.

B. Compact Fittings: AWWA C153, ductile iron, for push-on joints.

C. Gaskets: AWWA C111, rubber.

1.3 PVC PIPE AND FITTINGS

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

1.4 CLEANOUTS

A. Cast-Iron Cleanouts:

1. Description: ASME A112.36.2M, round, gray-iron housing with clamping device and round, secured, scoriated, gray-iron cover. Include gray-iron ferrule with inside calk or spigot connection and countersunk, tapered-thread, brass closure plug.
2. Top-Loading Classification: Traffic rated, Heavy Duty, in all paved areas and areas subject to vehicular traffic.
3. Sewer Pipe Fitting and Riser to Cleanout: ASTM A 74, Service class, cast-iron soil pipe and fittings.

B. PVC Cleanouts: PVC body with PVC threaded plug. Include PVC sewer pipe fitting and riser to cleanout of same material as sewer piping. Use in Light Duty applications where there is pedestrian traffic only or in landscaped areas.

1.5 MANHOLES

A. Standard Precast Concrete Manholes:

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

B. Manhole Frames and Covers:

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

1.6 IDENTIFICATION

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

1.7 FIELD QUALITY CONTROL

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

1. Defects requiring correction include the following:
   a. Alignment: Less than full diameter of inside of pipe is visible between structures.
   b. Deflection: Flexible piping with deflection that prevents passage of ball or cylinder of size not less than 92.5 percent of piping diameter.
   c. Damage: Crushed, broken, cracked, or otherwise damaged piping.
   d. Infiltration: Water leakage into piping.
   e. Exfiltration: Water leakage from or around piping.
2. Replace defective piping using new materials, and repeat inspections until defects are within allowances specified.
3. Reinspect and repeat procedure until results are satisfactory.

B. Test new piping systems, and parts of existing systems that have been altered, extended, or repaired, for leaks and defects.

1. Do not enclose, cover, or put into service before inspection and approval.
2. Test completed piping systems according to requirements of authorities having jurisdiction.
3. Schedule tests and inspections by authorities having jurisdiction with at least 24 hours advance notice.
4. Submit a separate report for each test to the Engineer for approval.
5. Air Tests: Test sanitary sewerage according to requirements of authorities having jurisdiction, UNI-B-6, and the following:
   a. Test plastic gravity sewer piping according to ASTM F 1417.
6. Manholes: Perform hydraulic test according to ASTM C 969.

C. Leaks and loss in test pressure constitute defects that must be repaired.

D. Replace leaking piping using new materials, and repeat testing until leakage is within allowances specified.

SITE STORM UTILITY DRAINAGE PIPING

1.1 PIPE AND FITTINGS-GENERAL

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

1.2 STEEL PIPE AND FITTINGS

Corrugated-Steel Pipe and Fittings: ASTM A 760/A 760M, Type I with fittings of similar form and construction as pipe.

1. Standard-Joint Bands: Corrugated steel.
2. Coating: Aluminum or Bituminous.

1.3 PE PIPE AND FITTINGS

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

1.4 PVC CORRUGATED PIPE AND FITTINGS

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

1.5 CONCRETE PIPE AND FITTINGS

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

1.6 MANHOLES

A. Standard Precast Concrete Manholes:

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

B. Manhole Frames and Covers:

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

1.7 INLET & JUNCTION BOXES

Standard Precast Concrete:

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

1.8 STORMWATER DETENTION STRUCTURES

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

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

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

1.9 PIPE OUTLETS

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

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

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

1.10 PIPING INSTALLATION

A. Install locator wire or tape 6-inches above all non-metallic piping.

B. Install bedding and backfill in accordance with pipe manufacturers instructions.

C. Begin installation at downstream piping connection to outfall point.

NOTE:
CONTRACTOR TO FOLLOW THE MORE STRINGENT OF EITHER THE CITY SPECIFICATIONS 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
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

CONSULTANT:

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SEAL:

REVISIONS:

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

TITLE: CIVIL SPECIFICATIONS

SHEET NUMBER: C002

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

1.11 CLEANING

A. Clean interior of piping of dirt and superfluous materials. Flush with potable water.

B. Clean accumulated sediment from stormwater pipes, conveyance channels, and pond once site is stabilized with vegetation.

EARTH MOVING

1.1 PROJECT CONDITIONS

A. Utility Locator Service: Notify utility locator service for area where Project is located before beginning earth moving operations.

B. Do not commence earth moving operations until temporary erosion- and sedimentation-control measures are in place.

C. Do not commence earth moving operations until plant-protection measures are in place.

D. Do not commence earth moving operations without reviewing and making provisions for all Geotechnical recommendations made in the project Geotechnical Report. Comply with recommendations in the geotechnical report regarding general site preparation, building pad preparation, pavement sections, fill, and excavation.

E. Retain a copy of the project Geotechnical Report at the work site at all times. Any discrepancies between these specifications and the project Geotechnical Report shall be resolved in favor of the project Geotechnical Report.

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

G. Protect and maintain erosion and sedimentation controls during earth moving operations.

1.2 DEWATERING

A. Prevent surface water and ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.

B. Protect subgrades from softening, undermining, washout, and damage by rain or water accumulation.

C. Design and provide dewatering system using accepted and professional methods consistent with current industry practice. Provide dewatering system of sufficient size and capacity to control groundwater in a manner that preserves strength of foundation soils, does not cause instability or raveling of excavation slopes, and does not result in damage to existing structures. Lower water level in advance of excavation by utilizing wells, wellpoints, or similar positive control methods. Maintain the groundwater level to a minimum of two (2) feet below excavations. Provide piezometers as directed by the Engineer to document that the groundwater level is being maintained.

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

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

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

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

1.3 SUBGRADE

A. Notify Project Geotechnical Engineer when excavations have reached required subgrade.

B. If Project Geotechnical Engineer determines that unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed.

C. Proof-roll subgrade below the building slabs and pavements with a pneumatic-tired and loaded 10-wheel, tandem-axle dump truck weighing not less than 15 tons to identify soft pockets and areas of excess yielding. Do not proof-roll wet or saturated subgrades. Excavate soft spots, unsatisfactory soils, and areas of excessive pumping or rutting, as determined by Project Geotechnical Engineer, and replace with compacted backfill or fill as directed.

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

1.4 UTILITY TRENCH BEDDING AND BACKFILL

A. Place and compact bedding course on trench bottoms and where indicated. Shape bedding course to provide continuous support for bells, joints, and barrels of pipes and for joints, fittings, and bodies of conduits.

B. Use Class B bedding under all PVC piping.

C. Carefully compact initial backfill under pipe haunches and compact evenly up on both sides and along the full length of piping or conduit to avoid damage or displacement of piping or conduit.

D. Backfill all utilities under roadways and traffic areas with crushed stone.

1.5 COMPACTION OF SOIL BACKFILLS AND FILLS

A. Place backfill and fill soil materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.

B. Place backfill and fill soil materials evenly on all sides of structures to required elevations, and uniformly along the full length of each structure. Compact soil materials as indicated on drawings or as indicated in the project Geotechnical Report.

C. Provide construction phase monitoring and testing as recommended in the project Geotechnical Report. Provide test reports to the Engineer for review and approval.

1.6 GRADING

A. General: Uniformly grade areas to a smooth surface, free of irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated.

1. Provide a smooth transition between adjacent existing grades and new grades.
2. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances.

B. Landscape Islands: Fill all curbed islands to top of curb with topsoil and apply seed and mulch unless drawings indicate otherwise.

C. Slopes: Do not create cut or fill slopes steeper than 2h:lv without obtaining special written permission from the Engineer of Record and project Geotechnical Engineer.

1.7 PROTECTION

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

ASPHALT PAVING

1.1 FIELD CONDITIONS

Environmental Limitations: Do not apply asphalt materials if subgrade is wet or excessively damp, if rain is imminent or expected before time required for adequate cure, or if the following conditions are not met:

1. Prime Coat: Minimum surface temperature of 60 deg F.
2. Tack Coat: Minimum surface temperature of 60 deg F.
3. Slurry Coat: Comply with weather limitations in ASTM D 3910.
4. Asphalt Base Course: Minimum surface temperature of 40 deg F and rising at time of placement.
5. Asphalt Surface Course: Minimum surface temperature of 60 deg F at time of placement.

1.2 ASPHALT MATERIALS

A. Refer to Project Geotechnical Report and project drawings for required asphalt material design.

B. Aggregates shall meet the requirements of the local Department of Transportation.

C. Reclaimed Asphalt Pavement (RAP) shall not be used in the mix design.

1.3 PATCHING

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

B. Tack Coat: Before placing patch material, apply tack coat uniformly to vertical asphalt surfaces abutting the patch. Apply at a rate of 0.05 to 0.15 gal./sq. yd.

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

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

1.4 SURFACE PREPARATION

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

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

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

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

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

1.5 PLACING HOT-MIX ASPHALT

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

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

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

1.6 JOINTS

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

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

1.7 COMPACTION

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

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

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

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

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

1.8 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Conduct tests and reports specified in the project Geotechnical Report.

C. Testing agency must inspect and approve the subgrade, each fill layer, and the subbase and base course.

D. Promptly send test reports to the Engineer for review and approval.

E. Remove and replace or install additional hot-mix asphalt where test results or measurements indicate that it does not comply with specified requirements.

CONCRETE PAVING

1.1 PROJECT CONDITIONS

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

1.2 STEEL REINFORCEMENT

A. Plain-Steel Welded Wire Reinforcement: ASTM A 185/A 185M, fabricated from as-drawn steel wire into flat sheets.

B. Reinforcing Bars: ASTM A 615/A 615M, Grade 60; deformed.

C. Joint Dowel Bars: ASTM A 615/A 615M, Grade 60 plain-steel bars. Cut bars true to length with ends square and free of burrs.

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

1.3 CONCRETE MATERIALS

A. Cementitious Material: Use cementitious materials, of same type, brand, and source throughout Project.

B. Normal-Weight Aggregates: ASTM C 33, uniformly graded. Provide aggregates from a single source.

1. Maximum Coarse-Aggregate Size: 1 inch nominal.
2. Fine Aggregate: Free of materials with deleterious reactivity to alkali in cement.

1.4 RELATED MATERIALS

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

1.5 WHEEL STOPS

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

1.6 SIDEWALKS

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

1.7 PREPARATION

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

1.8 STEEL REINFORCEMENT

A. General: Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.

B. Clean reinforcement of loose rust and mill scale, earth, ice, or other bond-reducing materials.

C. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement. Maintain minimum cover to reinforcement.

D. Install welded wire reinforcement in lengths as long as practicable. Lap adjoining pieces at least one full mesh, and lace splices with wire. Offset laps of adjoining widths to prevent continuous laps in either direction.

E. Zinc-Coated Reinforcement: Use galvanized-steel wire ties to fasten zinc-coated reinforcement. Repair cut and damaged zinc coatings with zinc repair material.

1.9 JOINTS

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

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

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

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

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

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

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

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

E. Edging: After initial floating, tool edges of paving, gutters, curbs, and joints in concrete with an edging tool to a 1/4-inch radius. Repeat tooling of edges after applying surface finishes. Eliminate edging-tool marks on concrete surfaces.

1.10 FIELD QUALITY CONTROL

A. Testing Agency: Engage a qualified testing agency to perform tests and inspections.

B. Promptly send test reports to the Engineer for review and approval.

C. Testing Services: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed by the General Contractor's testing agency according to the following requirements:

1. Testing Frequency: Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mixture placed each day. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mixture. Perform additional tests when concrete consistency appears to change.
3. Air Content: ASTM C 231, pressure method; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.
4. Concrete Temperature: ASTM C 1064/C 1064M; one test hourly when air temperature is 40 deg F and below and when it is 80 deg F and above, and one test for each composite sample.
5. Compression Test Specimens: ASTM C 31/C 31M; cast and laboratory cure one set of three standard cylinder specimens for each composite sample.
6. Compressive-Strength Tests: ASTM C 39/C 39M; test one specimen at seven days and two specimens at 28 days. A compressive-strength test shall be the average compressive strength from two specimens obtained from same composite sample and tested at 28 days.

D. Strength of each concrete mixture will be satisfactory if average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.

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

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

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

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

I. Prepare test and inspection reports.

1.11 REPAIRS AND PROTECTION

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

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

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

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

PAVEMENT MARKINGS

1.1 QUALITY ASSURANCE

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

1.2 FIELD CONDITIONS

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

1.3 PAVEMENT-MARKING PAINT

A. Pavement-Marking Paint: Alkyd-resin type, lead and chromate free, ready mixed, complying with AASHTO M 248; colors complying with FS TT-P-1952. Color: As indicated.

B. All pavement marking within D.O.T. right-of-way shall be thermoplastic and in accordance with D.O.T. specifications.

1.4 PAVEMENT MARKING

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

1.5 PROTECTING AND CLEANING

A. Protect pavement markings from damage and wear during remainder of construction period.

B. Clean spillage and soiling from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

CHAIN LINK FENCES AND GATES

1.1 PROJECT CONDITIONS

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

1.2 WARRANTY

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

1.3 CHAIN-LINK FENCE FABRIC

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

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

1.4 FENCE FRAMING

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

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

1.5 TENSION WIRE

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

1.6 SWING GATES

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

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

B. Pipe and Tubing:

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

C. Frame Corner Construction: assembled with corner fittings.

D. Hardware:

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

1.7 FITTINGS

A. General: Comply with ASTM F 626.

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

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

D. Rail Fittings: Provide the following:

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

E. Tension and Brace Bands: Pressed steel.

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

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

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

1.8 GROUT AND ANCHORING CEMENT

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

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

1.9 ADJUSTING

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

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
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

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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 FEDERAL, STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. 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.

CVS pharmacy

12,900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 10591
191ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
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SEAL:

REVISIONS:

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

TITLE: GENERAL NOTES

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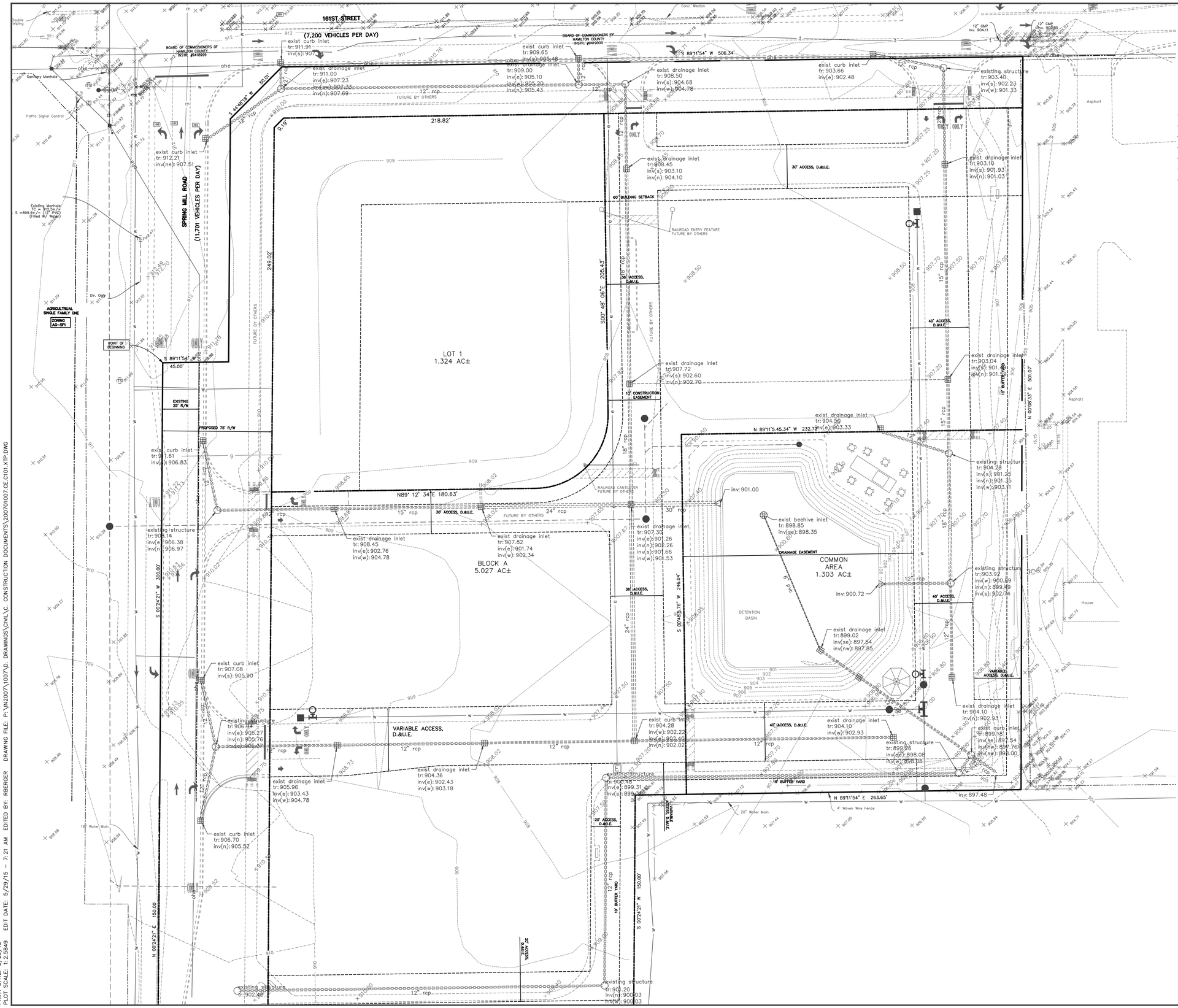

SCALE: 1"=30'

EXISTING LEGEND

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

LEGAL DESCRIPTION

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

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

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

BENCHMARK B 112

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

TBM 10

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

TBM 11

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

NOTES:

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

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:

T.M. Indiana 2, LLC
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Suite 160
Indianapolis, Indiana 46280
Phone (317) 705-8800
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SEAL:

REVISIONS:

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

TITLE:

EXISTING TOPOGRAPHY

SHEET NUMBER:

C101

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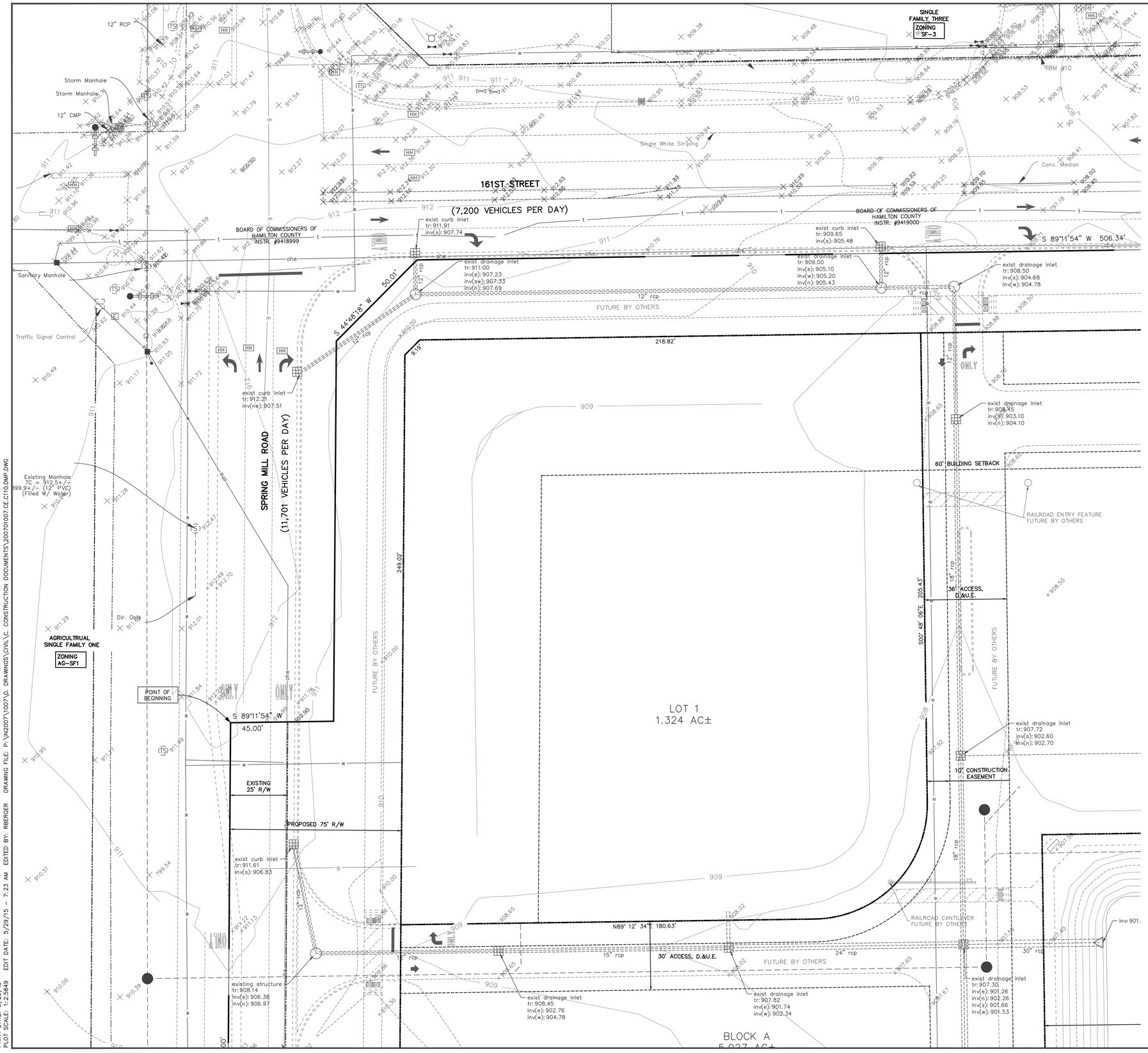

SCALE: 1"=20'

EXISTING LEGEND

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

DEMOLITION LEGEND

- EXISTING 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
- X X X X X 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.

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Contact: Craig Forgey

SEAL:

REVISIONS:

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

TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C110

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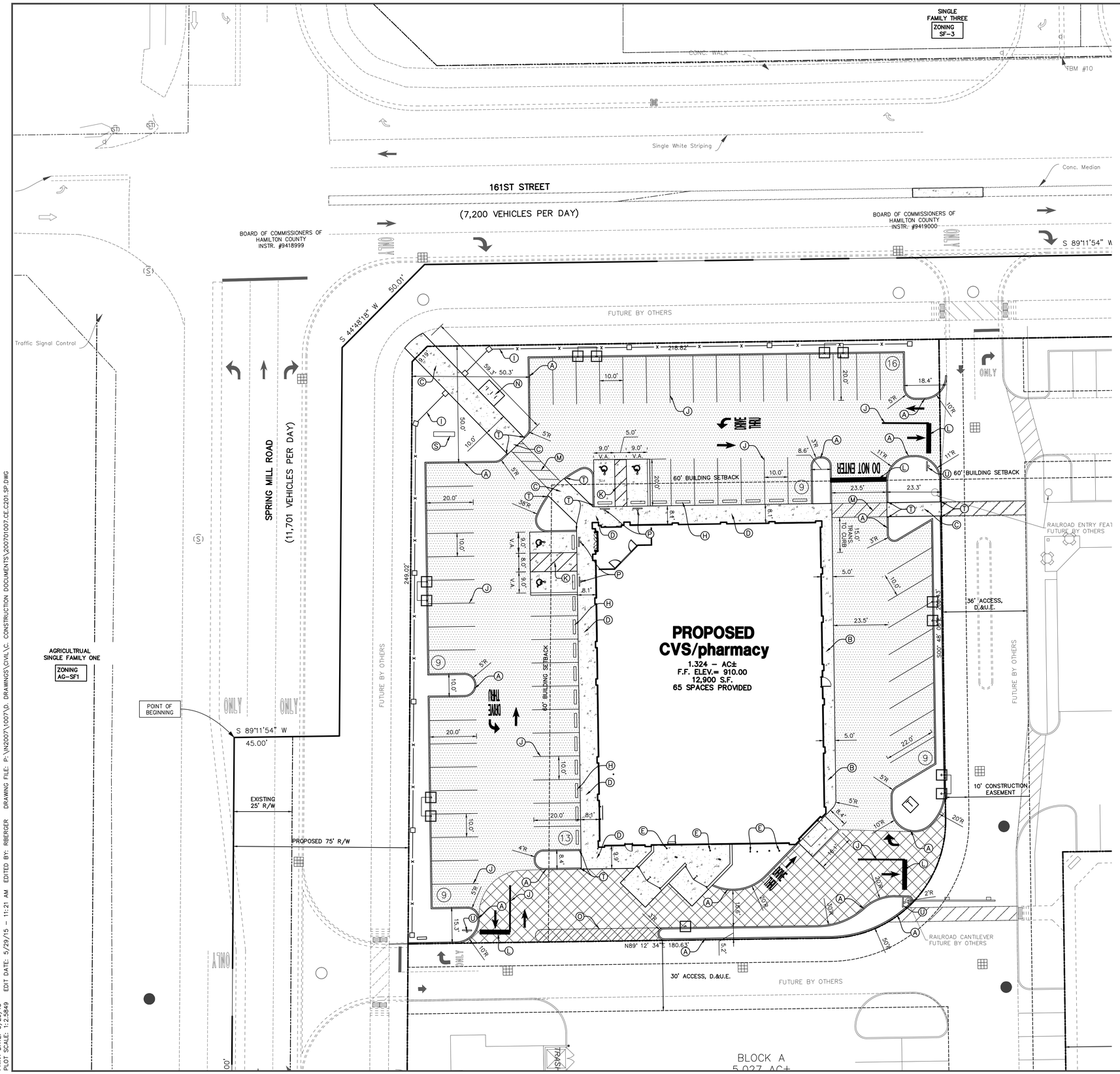

0' 20' 40'

SCALE: 1"=20'

EXISTING LEGEND

—S—	SANITARY SEWER		SIGN
—W—	WATER MAIN		STORM MANHOLE
—ST—	STORM SEWER		STORM INLET
—G—	GAS LINE		TELEPHONE MANHOLE
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	FIRE HYDRANT		WATER METER
	GAS METER		WATER VALVE
	GAS VALVE		WELL
	GUY WIRE		AC UNIT
	HAND HOLE		TREE
	MAIL BOX		BUSH
	UTILITY POLE		

PROPOSED SITE LEGEND

	LIGHT DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	CONCRETE
	DIRECTIONAL ARROWS, PAINTED WHITE
DRIVE THRU	WORD "DRIVE THRU", PAINTED WHITE
A	6" STRAIGHT CONCRETE CURB
B	COMBINED WALK & CURB
C	CONCRETE SIDEWALK
D	FLUSH CONCRETE SIDEWALK
E	6" DIA. STEEL PIPE BOLLARD
F	CONCRETE PAD
G	CONCRETE PAVEMENT
H	CONCRETE PARKING BUMPER
I	FENCE (SEE ARCHITECTURAL PLANS)
J	4" SOLID WHITE, PAINT LINE
K	4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
L	24" STOP BAR, WHITE, PAINT
M	24" WHITE, THERMOPLASTIC, PEDESTRIAN CROSSING
N	BIKE RACK (3 SPACES)
O	4" SOLID YELLOW, PAINT LINE
P	ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
R1	ADA RAMP (TYPE "G")
R2	ADA RAMP (TYPE "H")
S	PYLON SIGN
T	CURB TAPER
U	STOP SIGN
	A.D.A. ACCESSIBLE PARKING SYMBOL PAINTED BLUE
T	CONCRETE TRANSFORMER PAD
	LIGHT POLE

PARKING ANALYSIS

CVS S.F.:	12,900 SF
REQUIRED RATIO:	1/200 S.F.
SPACES REQUIRED =	65 SPACES
PARKING PROVIDED (9'x20'):	61 SPACES
A.D.A. PARKING PROVIDED: (INCLUDES 1 VAN ACCESSIBLE)	4 SPACES
TOTAL PARKING PROVIDED =	65 SPACES

NOTES:

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2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
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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
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DEVELOPER:

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

SEAL:

REVISIONS:

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

TITLE:

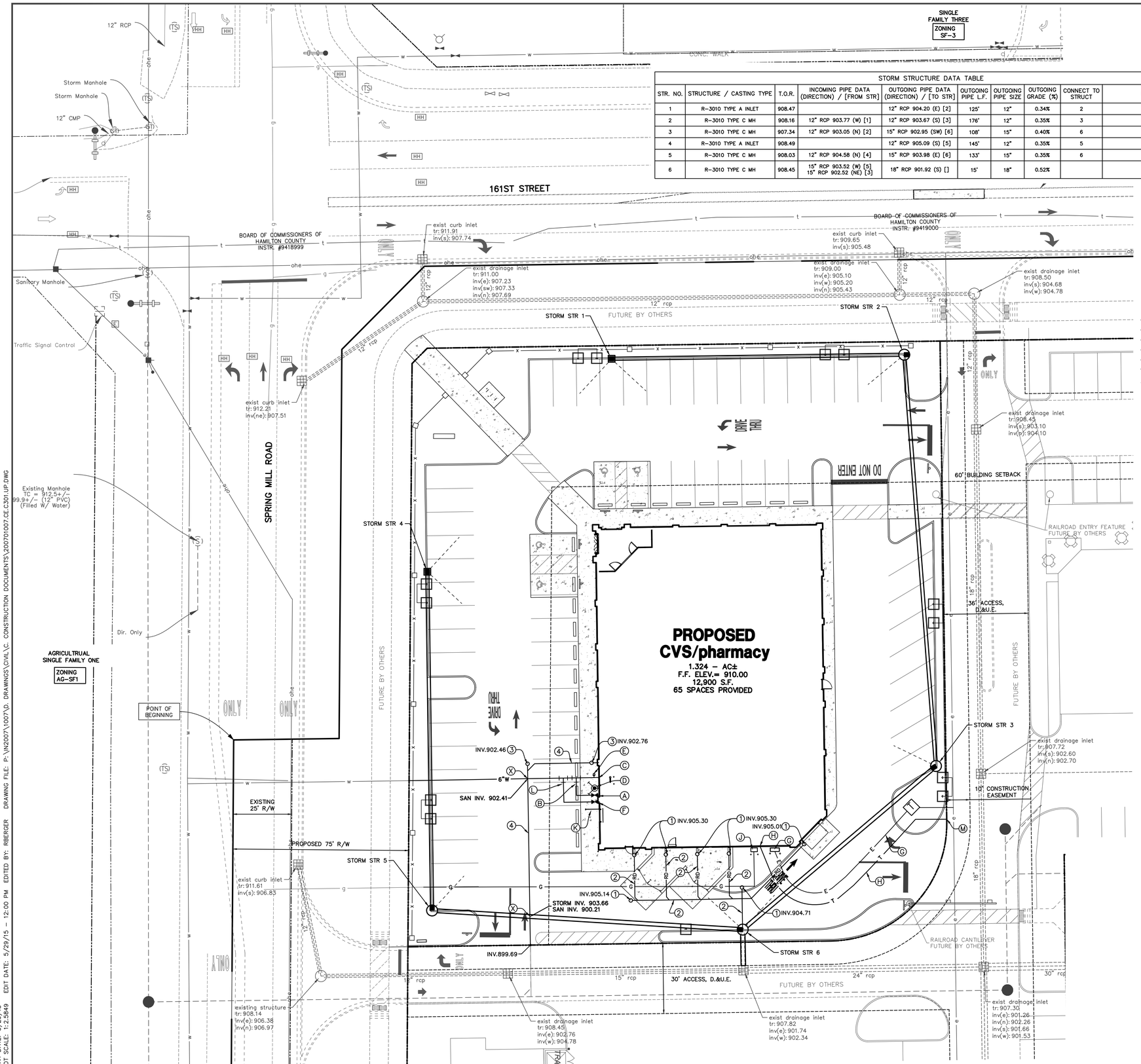
SITE PLAN

SHEET NUMBER:

C201

COMMENTS:

PRINT DATE: 5/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 5/29/15 – 11:21 AM EDITED BY: RBERGER DRAWING FILE: P:\N2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\200701007.CE.C201.SP.DWG



STORM STRUCTURE DATA TABLE

STR. NO.	STRUCTURE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA (DIRECTION) / [FROM STR]	OUTGOING PIPE DATA (DIRECTION) / [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCT	REMARKS
1	R-3010 TYPE A INLET	908.47		12" RCP 904.20 (E) [2]	125'	12"	0.34%	2	
2	R-3010 TYPE C MH	908.16	12" RCP 903.77 (W) [1]	12" RCP 903.67 (S) [3]	176'	12"	0.35%	3	
3	R-3010 TYPE C MH	907.34	12" RCP 903.05 (N) [2]	15" RCP 902.95 (SW) [6]	108'	15"	0.40%	6	
4	R-3010 TYPE A INLET	908.49		12" RCP 905.09 (S) [5]	145'	12"	0.35%	5	
5	R-3010 TYPE C MH	908.03	12" RCP 904.58 (N) [4]	15" RCP 903.98 (E) [6]	133'	15"	0.35%	6	
6	R-3010 TYPE C MH	908.45	15" RCP 903.52 (W) [5] 15" RCP 902.52 (NE) [3]	18" RCP 901.92 (S) []	15'	18"	0.52%		

SCALE: 1"=20'

0' 20' 40'

EXISTING LEGEND

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

PROPOSED UTILITY LEGEND

- —SS— SANITARY LATERAL
- —G— GAS LINE
- —E— ELECTRIC LINE
- —T— TELEPHONE LINE
- —W— WATER LINE
- —RD— ROOF DRAIN
- 20 LF OF 4" PERFORATED PVC UNDERDRAIN
- GM GAS METER
- T ELECTRICAL TRANSFORMER
- VALVE
- WATER METER PIT
- POST INDICATOR VALVE
- HYDRANT
- FIRE DEPARTMENT CONNECTION WITH BUILDING ADDRESS
- (1) STORM CLEANOUT
- (2) 6" PVC ROOF DRAIN @ 1.0% MIN.
- (3) SANITARY CLEANOUT
- (4) 6" PVC SAN. LATERAL @ 1.04%

- (A) 1" DOMESTIC SERVICE METER LOCATED INSIDE BUILDING WITH BYPASS AND BACK FLOW PREVENTER
- (B) 1 1/2" DOMESTIC WATER LINE CONNECTION TO BUILDING (REDUCE FOR METER)
- (C) 6" FIRE SPRINKLER LINE CONNECTION TO BUILDING WITH BACK FLOW PREVENTER
- (D) FIRE DEPARTMENT CONNECTION
- (E) POST INDICATOR VALVE WITH TAMPER SWITCH
- (F) 1" IRRIGATION METER LOCATED INSIDE BUILDING WITH BACK FLOW PREVENTER
- (G) ELECTRIC SERVICE (1)–1" PVC CONDUIT WITH PULL WIRES AND (3)–4" PVC CONDUITS WITH PULL WIRES
- (H) TELEPHONE SERVICE (1)–4" PVC CONDUIT WITH PULL WIRES
- (J) 1 1/2" GAS SERVICE WITH METER ON BUILDING
- (K) 1 1/2" LANDSCAPE IRRIGATION CONDUIT WITH 1" ELECTRICAL LANDSCAPE CONTROLS CONDUIT
- (L) 2" IRRIGATION LINE CONNECTION TO BUILDING (REDUCE FOR METER)
- (M) COORDINATE CONNECTION WITH UTILITY COMPANY.
- (X) POTENTIAL UTILITY CONFLICT (ALL WATER/SANITARY/STORM CROSSINGS TO HAVE A MINIMUM OF 18" VERTICAL CLEARANCE. CONTACT ENGINEER IF CONFLICTS EXIST. RELOCATE EXISTING UTILITIES AS REQUIRED.)

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

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

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

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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:

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

SEAL:

REVISIONS:

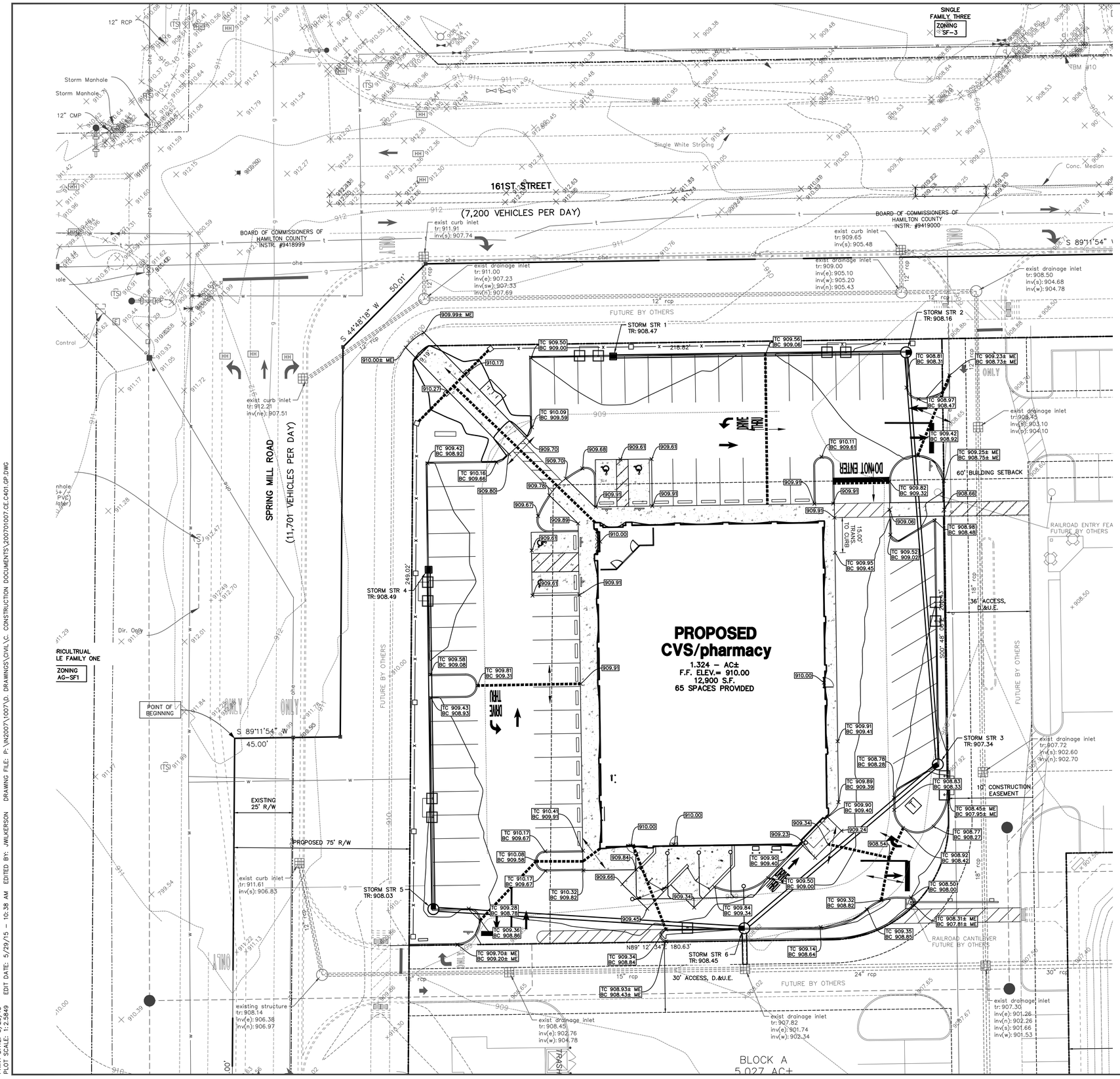
PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05–29–2015
JOB NUMBER:	2007.01007

TITLE:
UTILITY PLAN

SHEET NUMBER:
C301

COMMENTS:

PRINT DATE: 5/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 5/29/15 – 12:00 PM EDITED BY: RBERGER DRAWING FILE: P:\IN2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\2007071007.CE.C301.UP.DWG



SCALE: 1"=20'

EXISTING LEGEND

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

PROPOSED GRADING LEGEND

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

BENCHMARK B 112
ELEV. 924.24 NAVD 88
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.

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

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

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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:

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

SEAL:

REVISIONS:

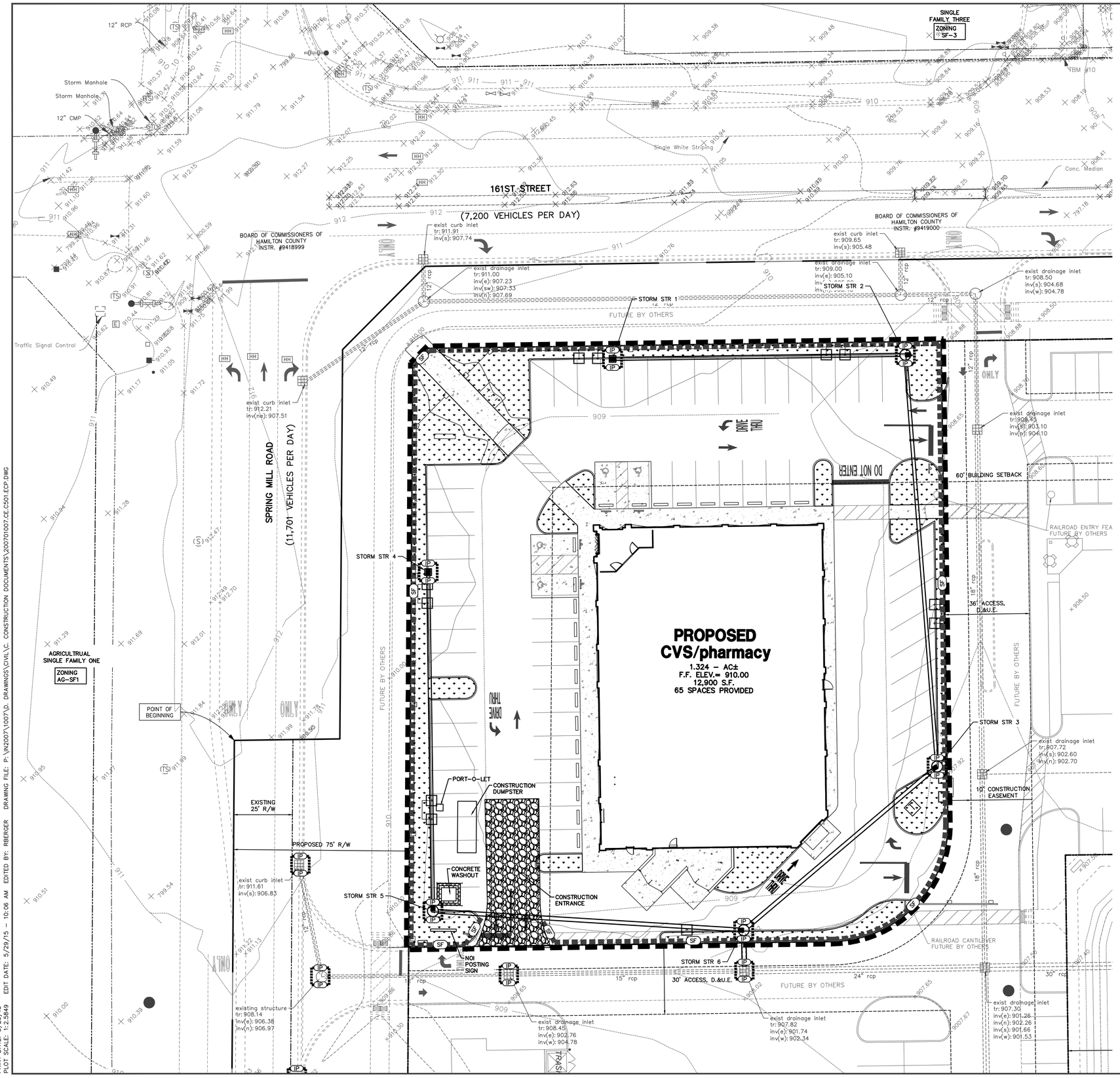
PLANNING MGR:	JLW
DRAWING BY:	RCB
DATE:	05–29–2015
JOB NUMBER:	2007.01007

TITLE:
GRADING PLAN

SHEET NUMBER:
C401

COMMENTS:

PRINT DATE: 5/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 5/29/15 – 10:38 AM EDITED BY: JWILKERSON DRAWING FILE: P:\IN2007\007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\2007010007-CE.C401.GP.DWG



SCALE: 1"=20'

EXISTING LEGEND

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

PROPOSED EROSION CONTROL LEGEND

SF	SILT FENCE
IP	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 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.

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– 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:

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DEVELOPER:

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Phone (317) 705–8800
Contact: Craig Forgey

SEAL:

REVISIONS:

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

TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C501

COMMENTS:

PRINT DATE: 5/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 5/29/15 – 10:06 AM EDITED BY: RBERGER DRAWING FILE: P:\N\2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\20701007.CE.C501.ECP.DWG

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

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

OWNER'S INFORMATION
Name: 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 the construction general permit is only for discharges that occur after permit coverage is granted. Unpermitted discharges may be subject to enforcement actions by the EPA. For the purposes of this permit, an operator is defined as any party meeting either of the following requirements:

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

A2 11" x 17" PLAT

Refer to the Site Plan.

A3 PROJECT NARRATIVE

The project consists of a 12,900 sqft proposed CVS/Pharmacy on 1.324± acres on the southeast corner of 161st Street and Springmill Road in Westfield, IN. The site will consist of constructing drives, parking lot, utilities and building.

A4 VICINITY MAP

Refer to Title Sheet

A5 LEGAL DESCRIPTION OF THE PROJECT SITE

Refer to Existing Topography Sheet.

A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS

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

A7 HYDROLOGIC UNIT CODE (HUC)

05120201120060 and 05120201090030

A8 STATE AND FEDERAL WATER QUALITY PERMITS

Not applicable

A9 SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE

STORMWATER DRAINAGE FROM THE SITE WILL BE CONVEYED BY A PROPOSED STORM SEWER TO THE 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 18057C0120G dated November 19, 2014.

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

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

A15 ADJACENT LAND USE

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

A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS

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

A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER

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

A18 SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS

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

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

A19 LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS

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

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

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

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

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

A22 EXISTING SITE TOPOGRAPHY

Refer to the Existing Topography Plan

A23 PROPOSED FINAL SITE TOPOGRAPHY

Refer to the Grading Plan

B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

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

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

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

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

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

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

B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS

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

B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS

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

B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS

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

B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS

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

B7 RUNOFF CONTROL MEASURES

None.

B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS

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

B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS

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

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

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

B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON

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

B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS

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

B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Spill Response Plan
Minor - Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill.
- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly.

Semi-Significant Spills - Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill:
- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly.
- Contact 911 if the spill could be a safety issue.
- Contact supervisors and designated site inspectors immediately.
- Contaminated solids are to be removed to an approved landfill.

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

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

B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS

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

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

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

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

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

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

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

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

C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION

Permanent vegetation, Dry Detention Basin, and good housekeeping measures will remain after construction is completed. The purpose of the these measures is to provide post-construction stormwater quality.

C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES

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

Dry Detention Basin
Basins collect, temporarily hold, and gradually release excess storm water from storm events. Detention is achieved through the use of an outlet structure that regulates the rate of storm water outflow.

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

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

The following items are stormwater quality measures that will be installed during construction. These items will remain in place after construction is completed and are considered to serve an incidental function as post-construction stormwater quality BMPs.

Permanent Vegetation
Permanent vegetation will be planted in the parking lot islands and around the perimeter of the property.

Dry Detention Basin
Dry Detention Basin will be located at the southeast corner of the property.

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

Maintenance requirements for the stormwater quality measures which will remain in place after construction is complete, are described below.

Permanent Vegetation
Permanent vegetation requires little maintenance if properly designed. Mow as needed during the growing season; inspect for erosion problems twice during the first year, annually thereafter, and remove trash and debris annually or more frequently if needed.

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

Good Housekeeping Measures
Good Housekeeping measures such as inspecting inlet castings, storm structures, and installation of trash receptacles to keep storm structures clear of trash and debris. Remove trash and debris annually or more frequently if needed.

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PLOT SCALE: 1:2.5849
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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:

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SEAL:

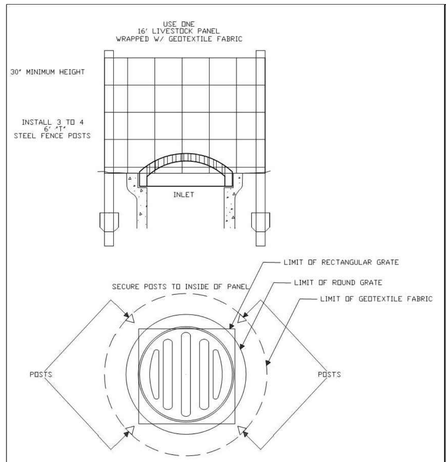
REVISIONS:

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

TITLE:
STORM WATER POLLUTION PREVENTION PLAN

SHEET NUMBER:
C510

COMMENTS:

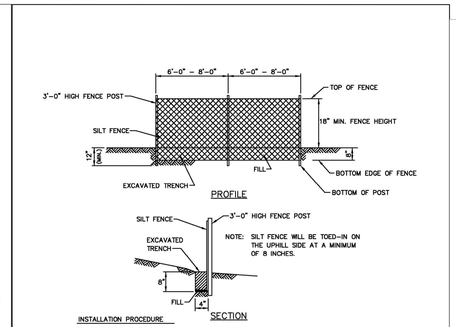


TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC-1



INSTALLATION PROCEDURE

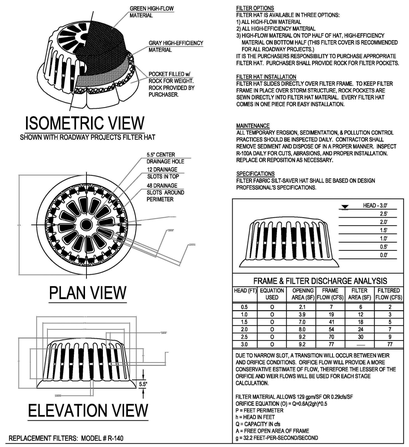
1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE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

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC-4

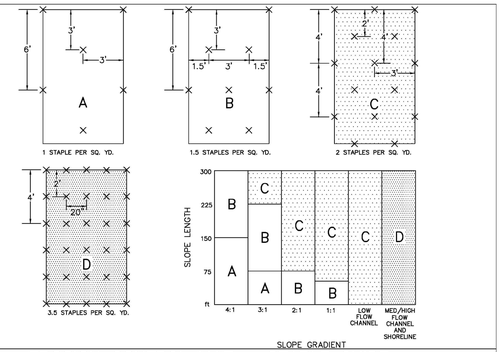


SILT SAVER INLET PROTECTION MODEL #R-100

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE EC-15

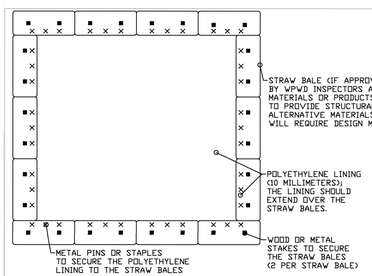


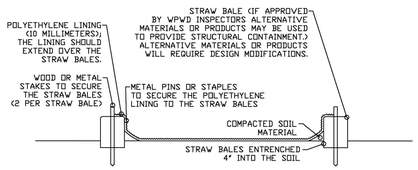
EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE EC-3



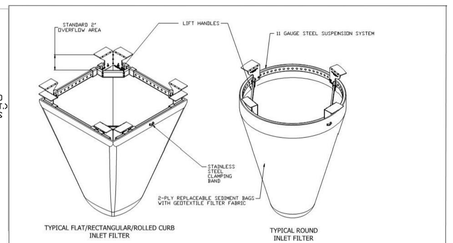


CONCRETE WASHOUT DETAIL

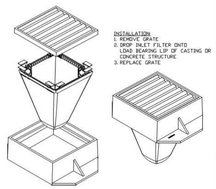
CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC-5



IPP FLex Xstorm Inlet Filter Specifications			
Material Property	Test Method	Value (min ave)	
> Inner Filter Bag Specs (2 ft² min in vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/syd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi	

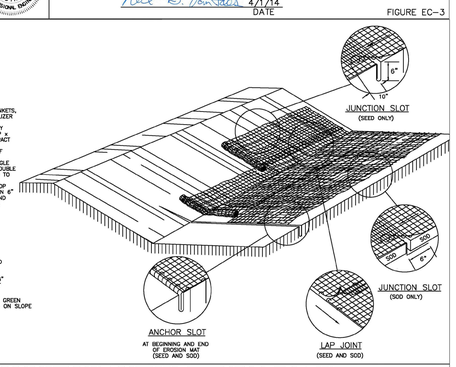


INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13
DATE

FIGURE EC-6

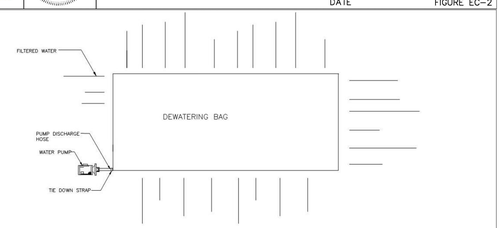


EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE EC-2



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

INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: PLACE LIFTING STRAPS (NOT INCLUDED) UNDER THE UNIT TO FACILITATE REMOVAL AFTER USE. UNFOLD D2 DEWATERING BAG ON A STABILIZED AREA OVER DENSE VEGETATION. STRAW OR OTHER COVER. PLACE BAG ON SLOPE AT LEAST 20' FROM THE TOP OF SLOPE AND 20' FROM ANY DRAINAGE. INSERT DISCHARGE HOSE FROM PUMP INTO D2 DEWATERING BAG A MINIMUM OF SIX INCHES AND TIGHTLY SECURE WITH THE ATTACHED STRAP TO PREVENT WATER FROM FLOWING OUT OF THE UNIT WITHOUT BEING FILTERED. IF USING OPTIONAL ABSORBENTS, PLACE ABSORBENT BOOM INTO THE DEWATERING BAG. CLIP ABSORBENT BOOM TO TETHER PROVIDED INSIDE THE UNIT.

MAINTENANCE: REPLACE THE UNIT WHEN 5 EVEL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN UNACCEPTABLE RATE. IF USING OPTIONAL ABSORBENTS, REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

DEWATERING DETAIL AND SIZE CHART

CITY OF WESTFIELD, INDIANA

4/1/14
DATE

FIGURE EC-11

CVS pharmacy

12,900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 10591

191ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN STRUCTUREPOINT INC.

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REVISIONS:

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

TITLE:
EROSION CONTROL DETAILS

SHEET NUMBER:
C520

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PRINT DATE: 5/29/15
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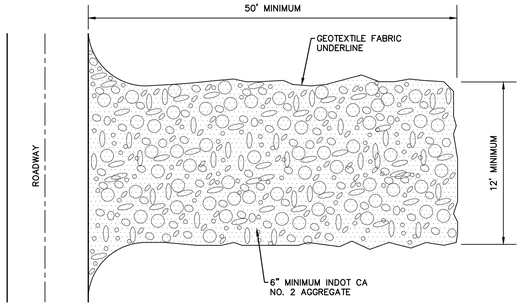

SPECIFICATIONS
LOCATION
- AVOID LOCATING ON STEEP SLOPES OR AT CURVES IN PUBLIC ROADS.

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

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

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

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

GRAVEL CONSTRUCTION ENTRANCE (SITES LESS THAN TWO ACRES)

NOT TO SCALE (REV. 11/13)

SEEDING SPECIFICATIONS
SEEDBED PREPARATION
- GRADE AND APPLY SOIL AMENDMENTS.

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

DENSITY OF VEGETATIVE COVER
- NINETY PERCENT OR GREATER OVER THE SOIL SURFACE.

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

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

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

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

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

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS

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

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

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

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

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

LAWNS AND HIGH-MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

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

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

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

PERMANENT SEEDING WITH MULCH

NOT TO SCALE (REV. 11/13)

MULCH SPECIFICATIONS
MATERIALS

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

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

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

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

ANCHORING

TABLE 2. MULCH ANCHORING METHODS

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

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

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

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

CVS pharmacy

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

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EROSION CONTROL DETAILS

SHEET NUMBER:
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Diagram 1: Bicycle Rack Type.

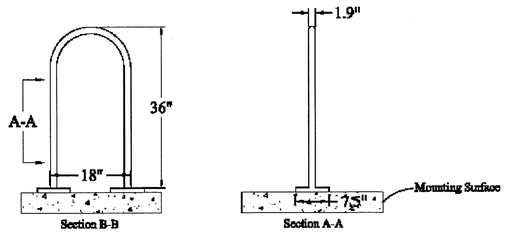
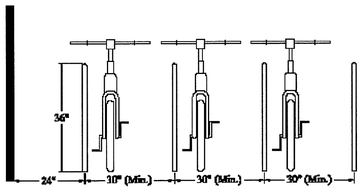
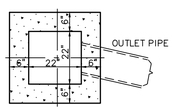
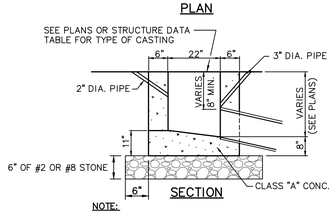


Diagram 2: Bicycle Parking Location and Design.





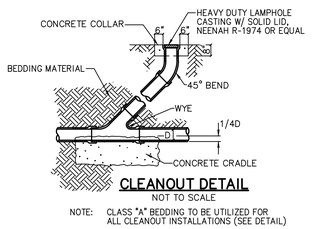
PLAN



SECTION

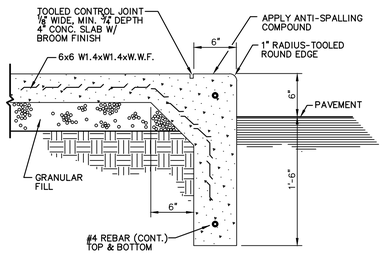
NOTE:
ONLY PRECAST OR POURED IN PLACE PERMITTED

INLET TYPE "A"
NOT TO SCALE

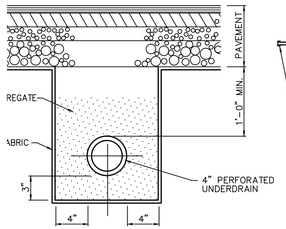


CLEANOUT DETAIL
NOT TO SCALE

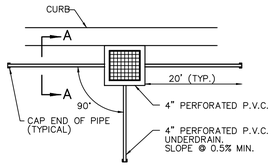
NOTE: CLASS "A" BEDDING TO BE UTILIZED FOR ALL CLEANOUT INSTALLATIONS (SEE DETAIL)



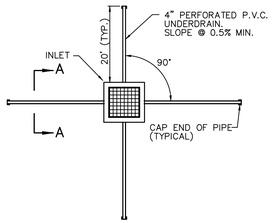
COMBINED CURB & WALK DETAIL
NOT TO SCALE



SECTION A-A

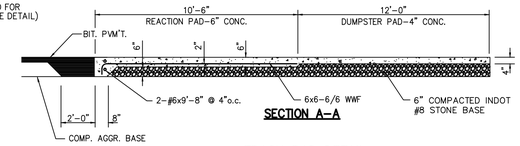


PLAN VIEW – CURB INLET



PLAN VIEW – INLET IN PARKING LOT

PAVEMENT UNDERDRAIN DETAIL
NOT TO SCALE



SECTION A-A

TRASH PAD DETAIL
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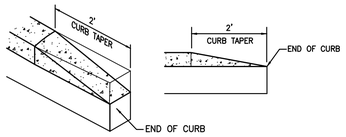

CURB TAPER
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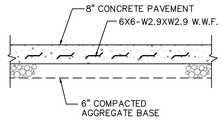

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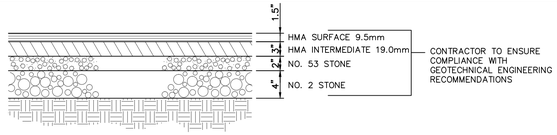

LIGHT DUTY ASPHALT PAVEMENT SECTION
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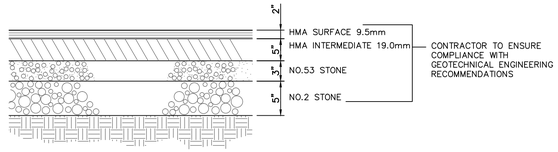

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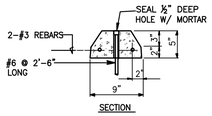

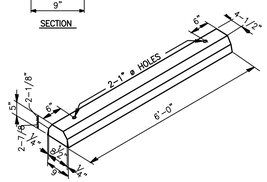

CONCRETE WHEEL STOP
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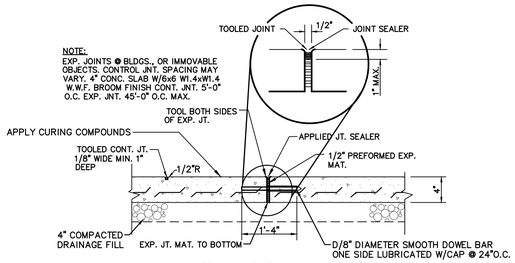

CONTROL & EXPANSION JOINT AND 4" SIDEWALK DETAIL
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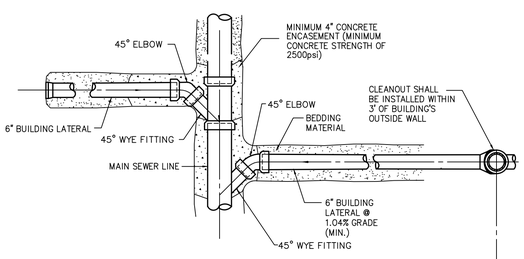
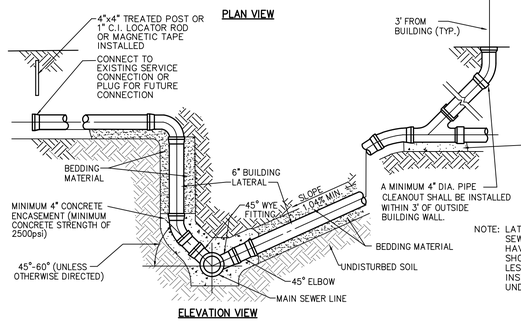


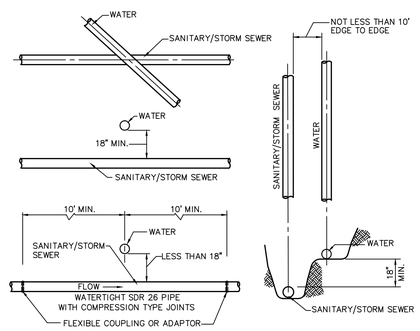
PLAN VIEW



ELEVATION VIEW

LATERAL CONNECTION
NOT TO SCALE

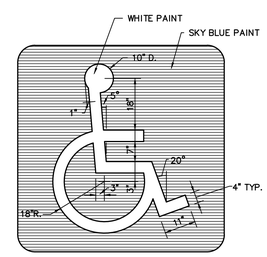
NOTE: LATERALS WHICH CONNECT TO SEWERS 15' DEEP AND OVER SHALL HAVE CONCRETE ENCASEMENT AS SHOWN. SERVICE CONNECTIONS LESS THAN 15' REQUIRE ONLY THE INSTALLATION OF A CONCRETE CRADLE UNDER THE SEWER MAIN AND FITTINGS.



NOTES:

1. WHEN LATERAL SEPARATION IS 10' OR GREATER NO VERTICAL CLEARANCE IS NEEDED
2. ALL CROSSINGS AND SEPARATIONS TO BE 327 IAC, ARTICLES 3 & 8
3. WHEN HORIZONTAL SEPARATION IS LESS THAN 10' OR VERTICAL SEPARATION IS LESS THAN 18", SANITARY PIPE MUST BE WATERTIGHT SDR 26 WITH COMPRESSION TYPE JOINTS.
4. CONTRACTOR SHALL VERIFY THAT MORE STRINGENT SEPARATION REQUIREMENTS DO NOT EXIST WITH THE JURISDICTIONAL WATER UTILITY. IF THEY DO EXIST, CONTRACTOR SHALL FOLLOW THE MORE STRINGENT REQUIREMENTS.

MIN. CROSSOVER & SEPARATION REQUIREMENTS FOR WATER & SANITARY/STORM SEWERS
NOT TO SCALE



HANDICAP PARKING SYMBOL DETAIL
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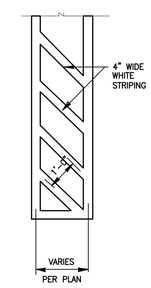
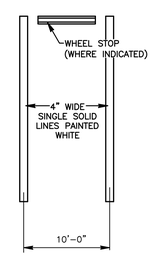


NO PARKING



STANDARD

PARKING SPACE STRIPING
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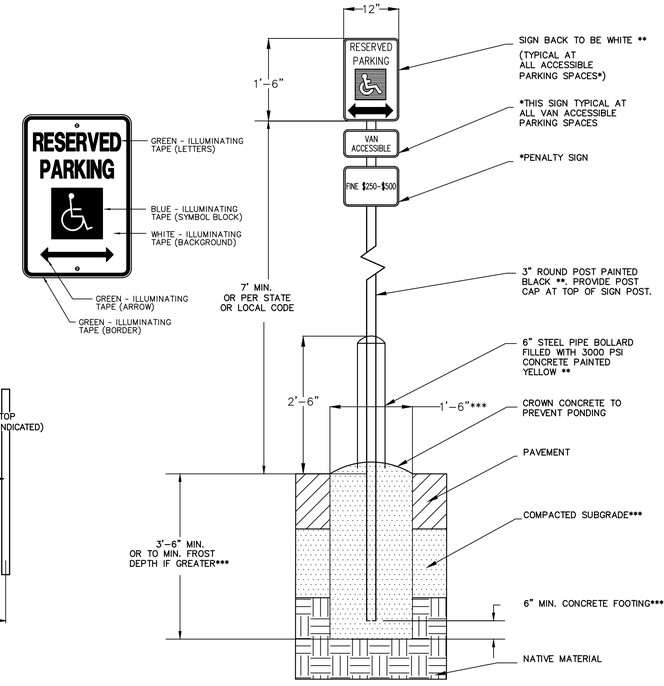

* ALL SIGNS ARE TO BE AFFIXED TO POST WITH RUST RESISTANT HARDWARE.
** SATIN FINISH, ACRYLIC POLYURETHANE ENAMEL OR: TO CONFORM TO ARCHITECTURAL DESIGN CRITERIA FOR A SPECIFIC PROJECT OR PROPERTY.
*** OR: PER GEOTECHNICAL REPORT OR STRUCTURAL ENGINEERING RECOMMENDATIONS.
NOTE: SIGN POST TO MATCH EXISTING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

ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

CVS pharmacy

12,900 TYPE-A CHAMFER DRIVE-THRU

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

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

ARCHITECT OF RECORD

CONSULTANT:

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

DEVELOPER:

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

SEAL:

REVISIONS:

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

TITLE: SITE DETAILS

SHEET NUMBER: C601

COMMENTS:

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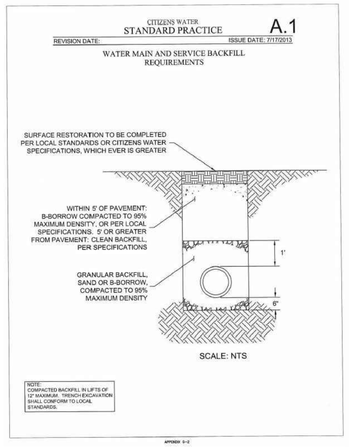

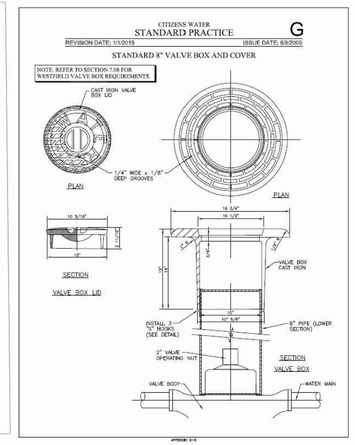

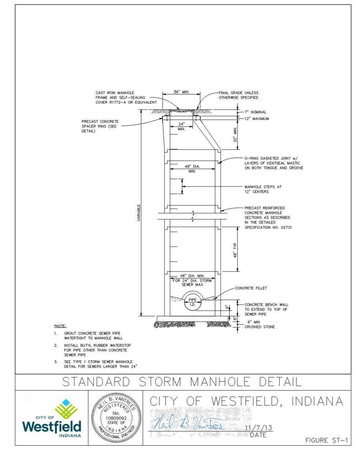

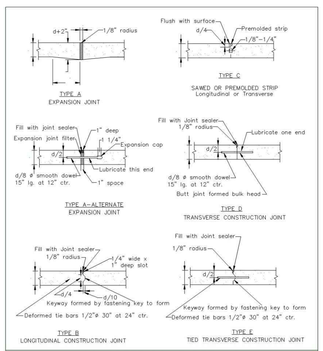

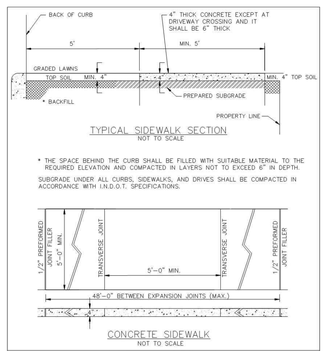

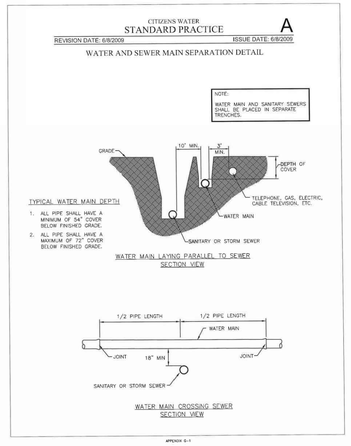

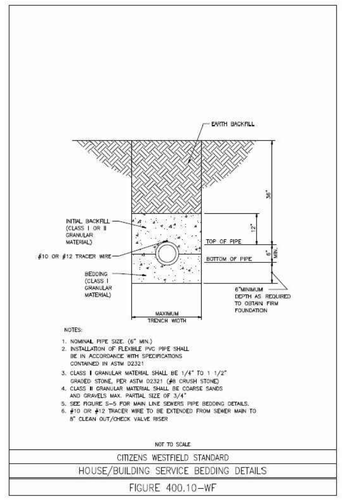

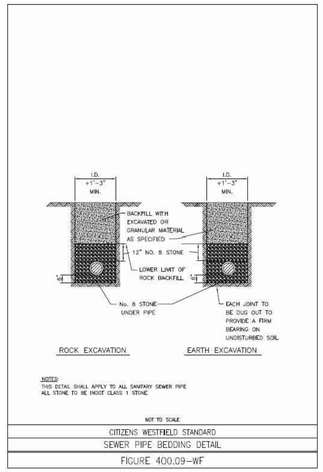

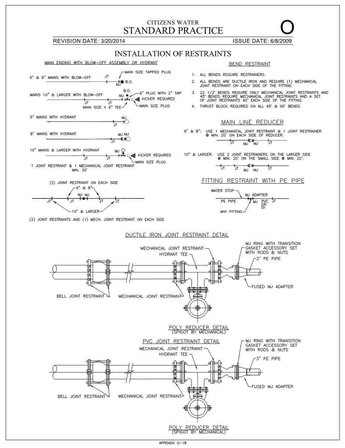

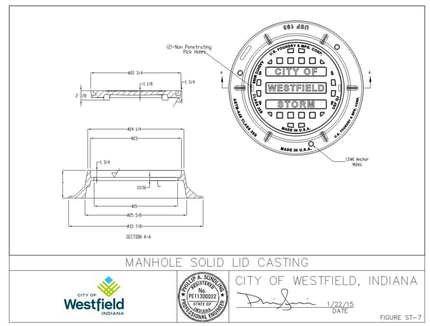

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SEAL:

REVISIONS:

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

TITLE: SITE DETAILS

SHEET NUMBER: C602

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CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

SECTION 03401 GENERAL

03401.01 Introduction

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

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

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

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

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

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

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

Pipe Marking

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

03401.02 Minimum Size for Storm Sewers

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

03401.03 Materials

Manholes, Inlets, and Other Structures

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

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

1. Cement shall be Portland cement and shall meet the requirements of ASTM Specification C150, AC1.301, and AC1.318. Concrete for precast manhole sections shall be 3000 psi concrete. Monolithic manholes shall use 4000 psi concrete. Ready-mix concrete shall conform to ASTM C94, Alternate 2. Maximum size of aggregate shall be 3/4 inch. Slump shall be between 2 and 5 inches.
2. Forms for chamber and structures shall be plywood or other approved material. Steel forms shall be used for the inside face of monolithic concrete manholes. Doghouse structures shall be permitted with approval from the WPWD.
3. Reinforcing steel shall conform to ASTM A615, Grade 60 deformed bars, or ASTM A616 Grade 60 deformed bars.
4. Mortar Materials:
   1. Sand - ASTM Designation C144, passing a No. 8 sieve.
   2. Cement - ASTM Designation C150, Type 1.
   3. Water - shall be potable.

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

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

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

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

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

Catch Basins

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

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

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

Castings

Cast iron or ductile iron frames and gratings for catch basins and drain inlets shall be as shown on the drawings. Bearing surfaces shall be clean and shall provide uniform contact. Castings shall be tough, close-grained gray iron, sound, smooth, clean, free from blisters, blow holes, shrinkage, cold shuts, and all defects and shall conform to ASTM A48 Class No. 30-B.

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

The following castings types are required:

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

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

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

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

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

Bench Walls

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

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

Reinforced Concrete Pipe and Fittings

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

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

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

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

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

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

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

Polyvinyl Chloride Pipe and Fittings

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

Corrugated Metal Pipe and Pipe Arches

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

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

Bituminous Coated Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2/3 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch. In addition, bituminous material shall be applied to form a smooth pavement in the bottom 25% of pipe and in the bottom 40% of pipe arch as required by AASHTO M-190 for Type C coating.

Bituminous Coated and Paved Invert Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2/3 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end.

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

Smooth Lined Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2/3 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. Each pipe shall have two lifting lugs welded to the outside of the pipe.

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

Bituminous Coated Pipe Couplings

Coupling bands shall be the same base metal and spelter coating as the pipe. Bands shall be 0.064 inch thick and 10-1/2 inches wide. Bands shall be bituminous coated and shall have two corrugations 7-5/8 inches center to center. Bands 12 inch diameter through 30 inch diameter shall be one-piece and 36 inch diameter through 96 inch diameter shall be two-piece. Band laps 12 inch diameter through 48 inch diameter shall be joined by one galvanized bar, bolt, and strap connector. Band laps 54 inch diameter through 96 inch diameter shall be joined by two galvanized bar, bolt, and strap connectors.

Aluminum Alloy Structural Plate

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

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

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

Aluminized Steel Pipe and Arches

Aluminized coated corrugated steel pipe and pipe arch intended for use in the construction of storm sewers shall meet the applicable requirements of AASHTO M-36. Sheet material shall meet the latest revision of ASTM A525 and AASHTO M-274. The coils from which the pipe is produced shall be coated with 1.0 ounce per square foot of commercially pure aluminum.

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

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

Coupling bands shall be hugger bands.

Multi-plate Pipe and Pipe Arches

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

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

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

Detailed instructions regarding erection shall be furnished by the manufacturer.

PVC Composite Pipe and Fittings

ABS or PVC composite pipe and fittings shall conform to ASTM D2680, Latest Revision.

Corrugated Polyethylene Pipe and Fittings

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

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

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

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

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

Subsurface Drain Tiles

Double wall, smooth bore perforated, corrugated polyethylene tile, manufactured under specification ASTM F667, shall be required for all subsurface drain tile installed in swales. Double wall, smooth bore perforated, corrugated polyethylene drain tile shall be required for curb sub-grade drainage.

Polyethylene tile shall possess male and female pipe ends, which allow the construction of overlapping, gasket pipe joints, in conformance with the requirements of ASTM D2312. The

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

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

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01 Pipe Cover, Grade, and Separation from Sanitary Sewers

Pipe

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

Rear Yard Swale

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

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

03501.02 Alignment

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

03501.03 Manholes/Inlets

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

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

03501.04 Installation and Workmanship

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

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

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

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

03501.05 Special Hydraulic Structures

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

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

03501.06 Connections to Storm Sewer System

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

Blind connections to storm sewer pipes shall not be allowed.

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

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

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

1. **Sump pumps** installed to receive and discharge groundwater or other stormwater shall be connected only into "D" subsurface drain (SSD) lateral connection. Sump pumps installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewers. A sump pump shall be used for one function only, either the discharge of stormwater or the discharge of sanitary sewage, each being connected to the respective receiving system only.
2. **Footing drains and perimeter drains** shall be connected only into "D" subsurface drain (SSD) lateral connection.
3. All **roof downspouts**, roof drains, or roof drainage piping shall discharge onto the ground and shall not be directly connected to the storm drainage system. Variation from this requirement may be requested and granted by the WPWD in special circumstances. No downspouts or roof drains shall be connected to the sanitary sewers.
4. **Garage and Basement floor drains and water softener discharge** shall not be connected to the storm sewers.
5. **Swimming Pool drains** shall not be connected to the storm sewers unless the water is dechlorinated prior to being connected to the storm sewer.

03501.07 Inspection and Rejection of Pipe

The quality of all materials, the process of manufacture, and the finished pipe shall be subject to inspection and approval by the WPWD. Such inspection may be made at the place of manufacture or on the construction site after delivery, or at both places; and the pipe shall be subject to rejection at any time on account of failure to meet any of the specifications' requirements even though sample pipes may have been accepted as satisfactory at the place of manufacture.

Prior to being lowered into the trench, each pipe shall be carefully inspected and those not meeting the specifications shall be rejected and at once removed from the work.

The WPWD shall have the right to cut cores from such pieces of the concrete pipe as the inspector desires for such inspection and tests as the inspector may wish to apply. The Developer/Contractor shall pay for the samples of an Independent Laboratory Testing.

Holes left by the removal of cores shall be filled in an approved manner by and at the expense of the manufacturer of the pipe.

The WPWD shall also have the right to take samples of concrete after it has been mixed, or as it is being placed in the forms or molds, and to make such inspection and tests thereof as the inspector may wish.

Any pipe which has been damaged after delivery will be rejected and replaced solely at the Contractor's expense.

03501.08 Handling Pipe

Each pipe section shall be handled into its position in the trench only in such manner and by such means as the WPWD approves as satisfactory. The Contractor will be required to furnish slings, straps, and other approved devices to permit satisfactory support of all parts of the pipe when it is lifted.

03501.09 Notice to WPWD

The WPWD shall be notified at least 48 hours prior to when the pipes are to be laid in the trench. At least 15 feet of the pipe shall, under ordinary circumstances, be laid before covering begins.

03501.10 Laying Pipe

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

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

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

Where ground water is encounter, the contractor shall make every effort necessary to secure a dry trench bottom prior to installation of the storm water system. The contractor shall be required to maintain the groundwater level below the base of the excavation. The City nor the Westfield Public Works Department, will not assume any liability for the actions of the Developer or Contractor in the performance of the required dewatering operation. If trench conditions outlined in this section cannot be achieved, the WPWD may terminate installation until such efforts can be achieved.

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

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

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

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

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

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

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

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

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

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

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

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

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

03501.11 Pipe Bedding and Haunching

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

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

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

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

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

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

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

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

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

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

03501.12 Concrete Cradle (Class "A" Bedding)

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

03501.13 Manholes and Other Structures

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

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

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

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

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

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

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

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

TABLE 03501-1

Typical Values of Manning's "n"		
Material	*Manning's "n"*	*Maximum Velocities (feet/second)*
Closed Conduits		
Concrete	0.013	10
Vitrified Clay	0.013	10
HDPE	0.012	10
PVC	0.011	10
Circular CMP, Annular Corrugations, 2 2/3 x ½ inch		
Unpaved	0.024	7
25% Paved	0.021	7
50% Paved	0.018	7
100% Paved	0.013	7
Concrete Culverts	0.013	10
HDPE or PVC	0.012	10
Open Channels		
Concrete, Trowel Finish	0.013	10
Concrete, Broom Finish	0.015	10
Gunite	0.018	10
Riprap Placed	0.030	10
Riprap Dumped	0.035	10
Gabion	0.028	10
New Earth **(1)**	0.025	4
Existing Earth **(2)**	0.030	4
Dense Growth of Weeds	0.040	4
Dense Weeds and Brush	0.040	4
Swale with Grass	0.035	4

Source of manning "n" values: IDEM/PVC Stormwater Drainage Manual, July 1995.
(1) New earth (uniform, sodded, clay soil)
(2) Existing earth (fairly uniform, with some weeds).

TABLE 03501-2

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

PRINT DATE: 5/29/15
PLOT SCALE: 1:2.5849
EDIT DATE: 5/29/15 – 11:44 AM EDITED BY: RBERGER DRAWING FILE: P:\N2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\200701007.CE.C601-C603.SD.DWG

CVS pharmacy

12,900 TYPE-A CHAMFER DRIVE-THRU

STORE NUMBER: 10591
191ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

CONSULTANT:

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

DEVELOPER:

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

SEAL:

REVISIONS:

PLANNING MGR: JLW
DRAWING BY: RCB
DATE: 05-29-2015
JOB NUMBER: 2007.01007
TITLE: SITE DETAILS
SHEET NUMBER: C603
COMMENTS:

SPRING MILL STREET - WEST ELEVATION

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

EAST ELEVATION

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

161TH STREET - NORTH ELEVATION

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

SOUTH ELEVATION

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

T.M.
CROWLEY
& ASSOCIATES

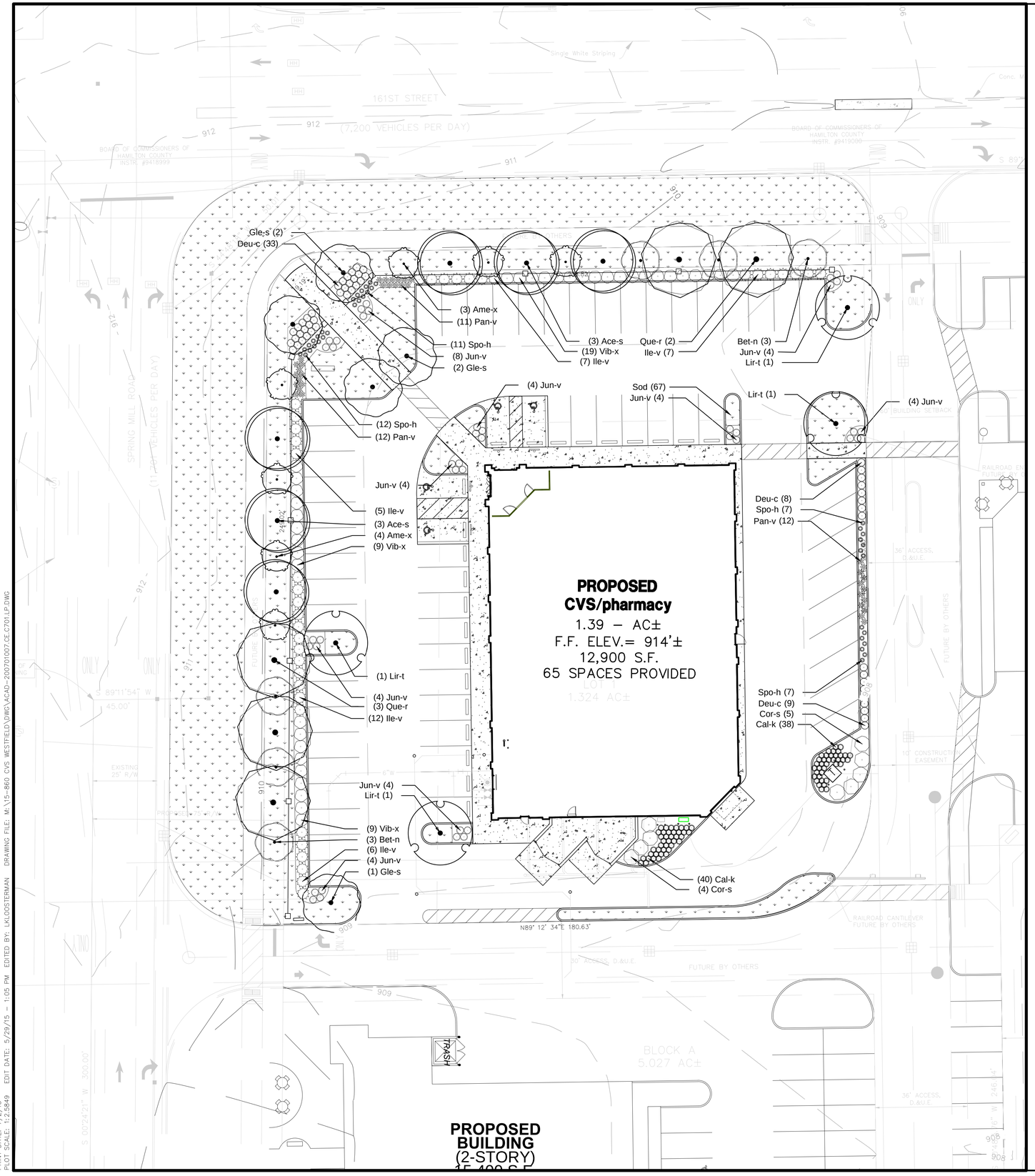
NORR
ARCHITECTS ENGINEERS PLANNERS

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

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

CVS/pharmacy

MAY 28th, 2015



0' 20' 40'

SCALE: 1"=20'

GENERAL LANDSCAPE & PLANTING NOTES

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

LANDSCAPE ORDINANCE REQUIREMENTS

Site Zoned PUD Ordinance Number 14-46

LANDSCAPING AND SCREENING
Section 4 4.3 A
Complies with Zoning Ordinace (WC 1.06.050)

ON SITE AND STREET FRONTAGE
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

BUFFER YARDS
Not Required per PUD

PARKING AREA LANDSCAPING
65 Spaces/36,888 s.f.
10% to be Landscaped
Required: 3,688 s.f. of green
Provided: 7 islands/3,542 s.f.
Required: 1 Tree + 4 Shrubs per Island
Provided: 7 trees + 56 shrubs

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

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: 000000
161ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

CONSULTANT:

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Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

ALYSSA P. PRAZEAU
REGISTERED
No. 2002-132
STATE OF INDIANA
LANDSCAPE ARCHITECT

REVISIONS:

PLANNING MGR:	ART
DRAWING BY:	RCB
DATE:	05-15-2015
JOB NUMBER:	2007.01007

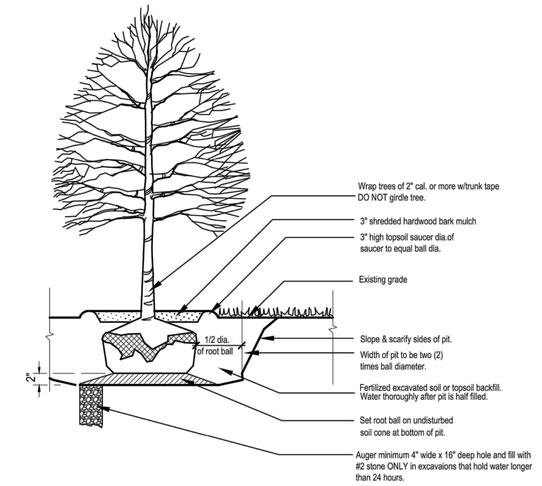
TITLE:
PLANTING PLAN

SHEET NUMBER:
C702

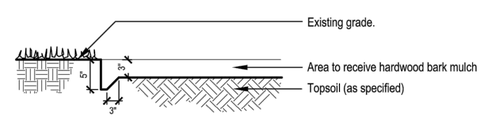
COMMENTS:

PRINT DATE: 7/6/15
PLOT SCALE: 1:2.5849 EDIT DATE: 5/29/15 - 1:05 PM EDITED BY: LKLOOSTERMAN DRAWING FILE: M:\15-860 CVS WESTFIELD\DWG\ACAD-200701007.CE.C701.LP.DWG

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL		QTY	REMARKS
Ace-s	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal		6	strong central leader, symmetrical, full, matched
Ame-x	Amelanchier x grandiflora `Autumn Brilliance`	`Autumn Brilliance` Serviceberry	B & B	2"Cal		7	multi-trunk, 3-5 trunks, symmetrical, full
Bet-n	Betula nigra `Heritage`	Heritage River Birch	B & B	2"Cal		6	strong central leader, symmetrical, full, matched
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		4	strong central leader, symmetrical, full, matched
Que-r	Quercus rubra	Red Oak	B & B	2"Cal		5	spring dug, strong central leader, symmetrical, full, matched
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SIZE		QTY	REMARKS
Cor-s	Cornus sericea `Cardinal`	`Cardinal` Red-twig Dogwood	5 gal	24"		9	
Deu-c	Deutzia gracilis `Chardonnay Pearls` TM	Chardonnay Pearls Deutzia	3 gal	24"		50	
Ile-v	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	5 gal	24"		37	Provide 1 Jim Dandy in group
Jun-v	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	3 gal	18" spread		40	
Vib-x	Viburnum x juddii	Judd Viburnum	5 gal	24"		37	
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	SIZE		QTY	REMARKS
Cal-k	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	pot	#2		78	
Pan-v	Panicum virgatum `Heavy Metal`	Blue Switch Grass	pot	#2		35	
Spo-h	Sporobolus heterolepis `Tara`	Prairie Dropseed	pot	#2		37	
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	SPACING	QTY	REMARKS
Sod	Turf Sod	Drought Tolerant Fescue Blend	1 gal		12" o.c.	21,209	



TREE PLANTING
Not to Scale



SPADE EDGE
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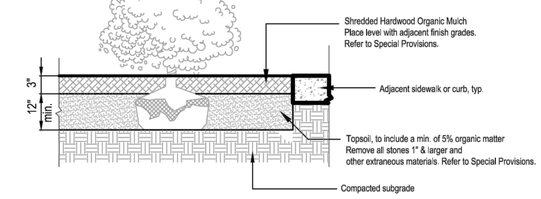

LANDSCAPE BED PREPARATION
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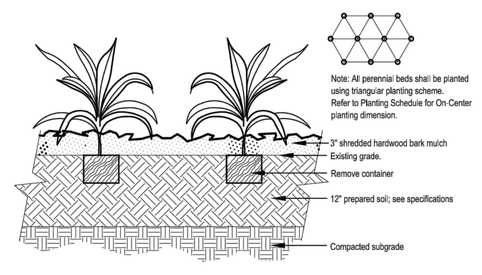
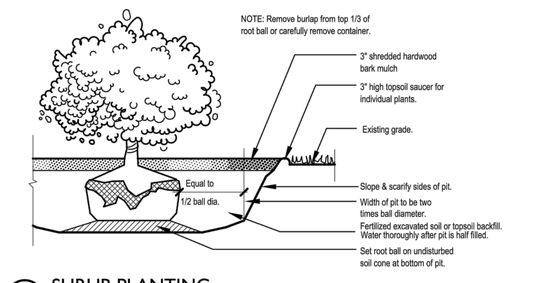


PERENNIAL PLANTING
Not to Scale



SHRUB PLANTING
Not to Scale

CVS pharmacy

12,900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 000000

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
p:(317) 547-5580 f:(317) 543-0270
www.structurepoint.com

DEVELOPER:

T.M. Crowley & Associates
600 East 96th St. Suite 150
Indianapolis, Indiana 46240
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

ALYSSA P. PRAZEAU
REGISTERED
No. 2002-132
STATE OF INDIANA
LANDSCAPE ARCHITECT

REVISIONS:

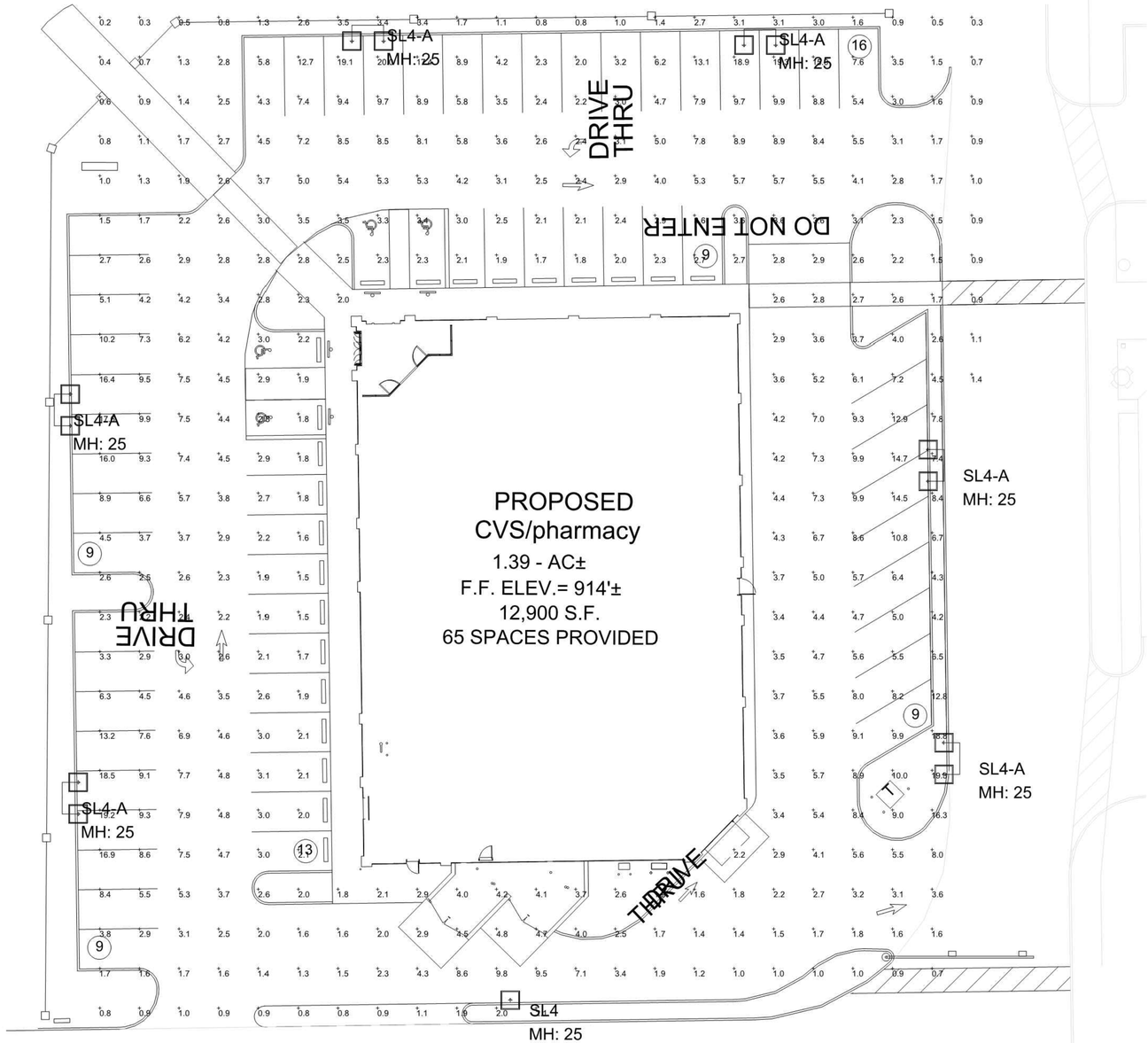
PLANNING MGR:	ART
DRAWING BY:	RCB
DATE:	05-15-2015
JOB NUMBER:	2007.01007

TITLE:
PLANTING DETAILS

SHEET NUMBER:
C702

COMMENTS:

PRINT DATE: 5/29/15
PLOT SCALE: 1:2.5849 EDIT DATE: 5/29/15 - 1:00 PM EDITED BY: LKLOOSTERMAN DRAWING FILE: M:\15-860 CVS WESTFIELD\DWG\ACAD-200701007.CE.C701.LP.DWG



LED LIFESTYLE MEDIUM DECORATIVE AREA LIGHTS (XLM)

Crossover LED LIGHTING TECHNOLOGY

U.S. and international patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of installation location.

LEDS - Select high-brightness LEDs in Cool White (5000K nominal) or Neutral White (4000K nominal) color temperature, CRI 70 (nominal).

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered to shade and provides easy access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH), Side Arm (SA), Wall Mount (W - for use CH or SA style), Pendant (PM) and Universal Pole Clamp (UCL) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

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

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 36 lbs. (16.3 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

LIGHT OUTPUT - XLM (Preliminary Data)

		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	14220	12220	11740	140
	HO	18820	17320	16500	216
Neutral White	SS	12960	11800	11280	140
	HO	18020	16560	15880	216

LED Chips are frequently updated therefore values may increase.

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

American Innovation ARRA Meeting Compliance · UL Listed Wet Location · RoHS Compliant · FC · IP65

Fixtures comply with ANSI C136.31-2010 American National for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

LSI Industries™ Project Name _____ Fixture Type _____ Catalog # _____ 12/23/14 © 2015 LSI INDUSTRIES INC.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Total Watts
	1	SL4	SINGLE	19374	0.920	CBMC DL#768798 23FT POLE 2FT BASE	203.8	203.8
	6	SL4-A	TWIN	19374	0.920	CBMC DL#768798 23FT POLE 2FT BASE	203.8	2445.6

Calculation Summary								
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AllPoints		Illuminance	Fc	4.47	20.0	0.2	22.35	100.00
PAVED AREAS	1FC MINIMUM	Illuminance	Fc	5.05	20.0	1.0	5.05	20.00

CBMC · LIGHTING SOLUTIONS
5855 KOPETSKY DR | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

FOR PRICING REQUESTS
CONTACT RUSS MILLER:
317-780-8350
rmiller@cbmcinc.com

PHOTOMETRIC NOTES

POLE HEIGHT	23'-0"
CONCRETE BASE HEIGHT	2'-0"
FOOTCANDLES CALCULATED AT	GRADE
DRAWING #	CB7371-C

CVS pharmacy

12,900 TYPE-A
CHAMFER DRIVE-THRU

STORE NUMBER: 10591
191ST STREET AND SPRING MILL ROAD
WESTFIELD, INDIANA

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

ARCHITECT OF RECORD

CONSULTANT:

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

DEVELOPER:

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

SEAL:

REVISIONS:

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

TITLE: **SITE PHOTOMETRIC PLAN**

SHEET NUMBER: **C801**

COMMENTS:

PRINT DATE: 5/29/15
PLOT SCALE: 1:2.5849 EDIT DATE: 5/29/15 - 1:25 PM EDITED BY: RBERGER DRAWING FILE: P:\N\2007\1007\D. DRAWINGS\CIVIL\C. CONSTRUCTION DOCUMENTS\200701007.CE.C801.SLP.DWG

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

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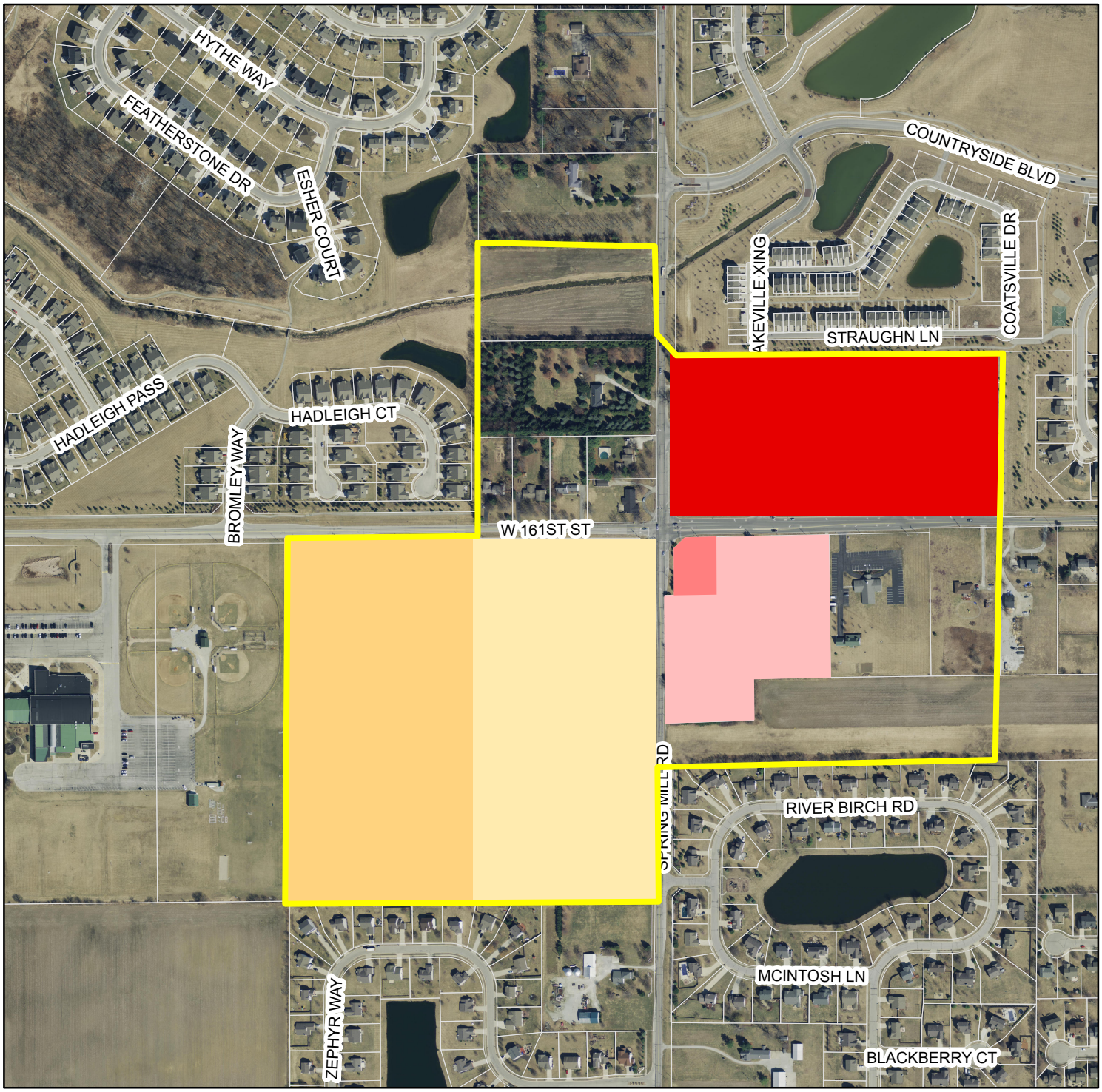
S
Not To Scale



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

Property Location Map
Harmony PUD Amendment
1507-PUD-12

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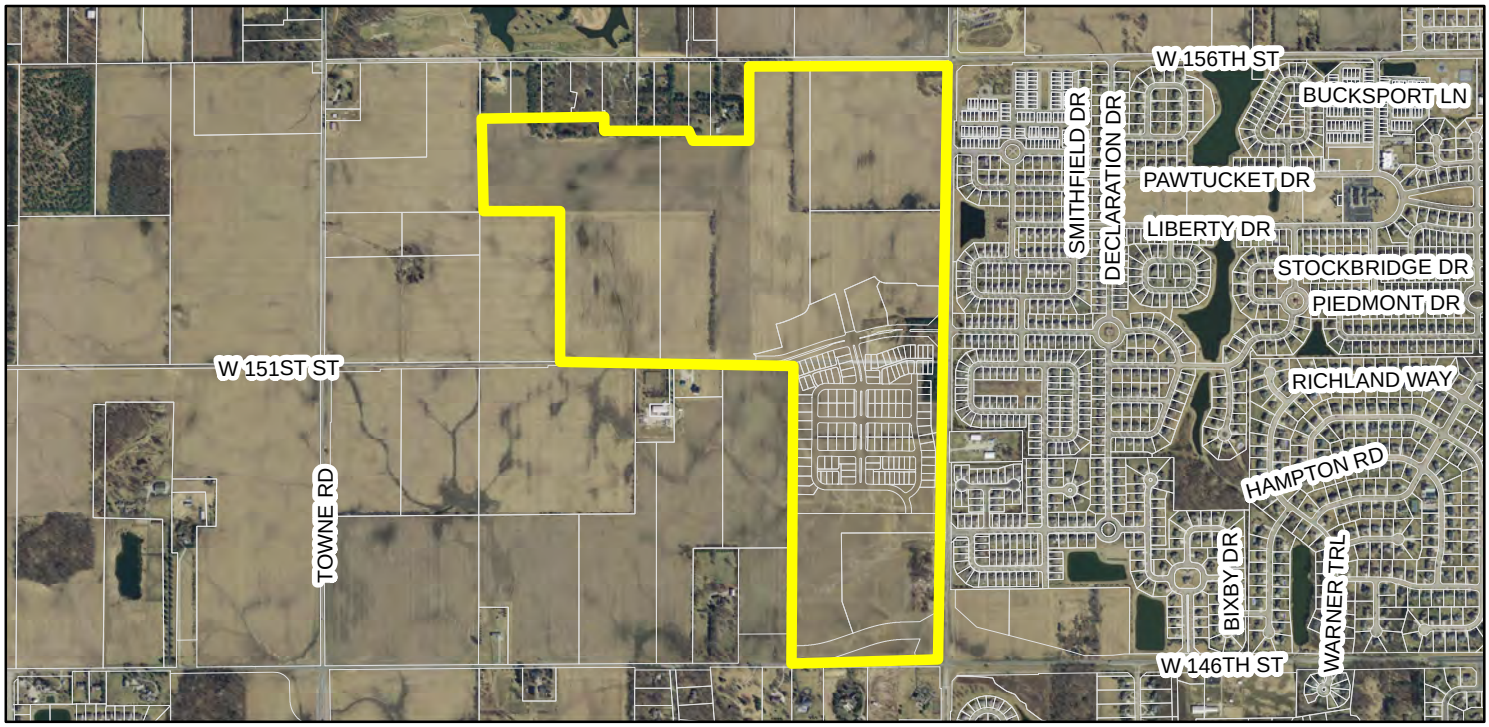
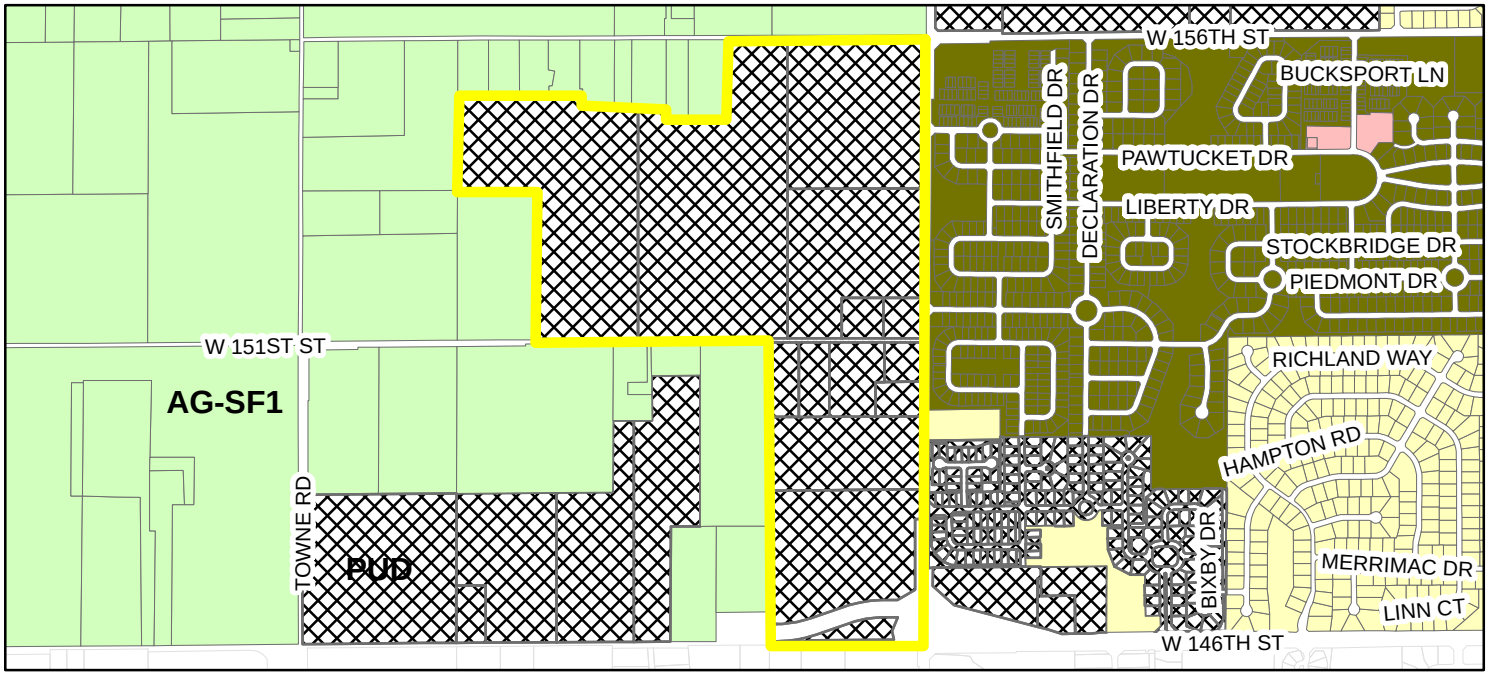
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

ORDINANCE NUMBER 15-18

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING A SECOND AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE HARMONY 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. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014 as amended by Ordinance 14-55 (the "Harmony PUD Ordinance First Amendment");

~~**WHEREAS**, the Council enacted Ordinance No. 14-55, the first amendment to the Harmony Planned Unit Development District (the "Harmony PUD Ordinance First Amendment"), on January 26, 2015;~~

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1507-PUD-12)**, requesting an amendment to the Harmony 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**. **1507-PUD-12** 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 Harmony PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Harmony PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by the Harmony PUD Ordinance, as amended.

1.2 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All other provisions of the Harmony PUD Ordinance shall remain in effect with the adoption of this Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the Harmony PUD Ordinance, as amended.

Section 2. Definitions. ~~To *Article 6 Definitions* add~~ T~~t~~he following definition shall be added to *Article 6 Definitions*:

~~"~~Primary plane of the Front Elevation of a home:~~"~~ ~~shall mean~~ the vertical portion of the front building façade that most contributes to establishing the volume of the house closest to the street. Typically, the primary plane is the solid wall of the house creating the enclosed living area. However, an open porch may qualify as the primary plane if it contains a gable a minimum of thirty (30~~%~~) percent of the width of the house (as measured from the outer extent of the foundation upon which the gable resides) with an Architectural Treatment on Gable End, as generally depicted in **Exhibit B**.

Section 3. Development Standards for Multifamily Uses within the Mixed Use District. The standards of *Section 2.4: Development Standards for Multifamily Uses within the Mixed Use District* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified ~~by the Harmony PUD Ordinance and~~ below:~~:~~

3.1 Minimum Setback from Internal Driveways/Parking Areas: *Section 2.4(D) Minimum Setback from Internal Driveways/Parking Areas* shall be removed.

3.2 Maximum Building Height: *Section 2.4(I) Maximum Building Height* shall be amended to provide that multi-family dwelling units shall have a maximum building height of three (3) stories.

Section 4. **Architectural Standards.** The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified ~~by the Harmony PUD Ordinance and~~ below:~~.~~

4.1 Architectural Design Standards: *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a fifty (50) foot~~2~~ Mew Lots or fifty (50) foot~~2~~ Alley-load Lots shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural* Designs; or (ii) shall be substantially similar to the homes depicted in **Exhibit C** attached hereto (the "Village Collection Homes").

A. Enhanced End Lots: Enhanced End Lots are identified in **Exhibit D**. In order to enhance the architectural interest of the streetscape, a Village Collection Home on an Enhanced End Lot shall be subject to the following:

1) Orientation: The patio area on the side or rear Building Façade (as depicted in **Exhibit C**) (the "Patio Area") shall be oriented towards the Street.

2) Specific Plan Enhancements: The following plans (as included in **Exhibit C**) shall incorporate the following additional architectural enhancements on the Side Building Façade oriented towards the Street.

i. Plan 4528-B ELV-2: Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch window trim around all windows.
ii. Plan 4528-D ELV-1: Incorporate one (1) additional window in the garage façade. Incorporate minimum six (6) inch window trim around all windows.
iii. Plan 4671-A ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
iv. Plan 4671-B ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
v. Plan 4671-C ELV-1: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
vi. Plan 5862-A ELV-1: Incorporate one (1) additional window in garage façade. Repeat shutter feature provided on front elevation on single windows. Incorporate minimum six (6) inch window trim around all windows.
vii. Plan 5862-B ELV-1: Provide double window in dwelling façade near front of home, if floorplan allows. If not, thn one (1) additional window in dwelling façade. Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch trim around all windows.

viii. Plan 5863-A ELV-1: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with those of front elevation.

ix. Plan 5863-A ELV-3: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with those of front elevation.

x. Plan 5863-B ELV-2: Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch trim around all window and incorporate window mullions consistent with front elevation on all single or double hung windows. Extend three (3) foot tall masonry along the side of the dwelling façade to the corner break of the patio area.

xi. Plan 5864-C ELV-1: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.

xii. Plan 5864-B ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.

xiii. Plan 5864-A ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.

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

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-18** was delivered to the Mayor of Westfield

on the_____day of _____, 2015, at _____.m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-18**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-18**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

This document prepared by:
Bryan D. Stumpf, PLA, AICP
12965 Old Meridian Street
Carmel, IN 46032

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. Bryan D. Stumpf

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Front Façade Gable Examples

Exhibit C Enhanced End Lot Map

Exhibit D Village Collection Homes

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.43 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 39 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 05 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55–acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55–acre tract; 1) thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; 2) thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3) thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4) thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5) thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6) thence North 00 degrees 00 minutes 00 seconds West parallel with the east line of said Northeast Quarter 655.30 feet to a point in the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

EXHIBIT B

FRONT FAÇADE GABLE EXAMPLES

[see following pages]

EXHIBIT C

~~VILLAGE COLLECTION HOMES~~ ENHANCED END LOT MAP

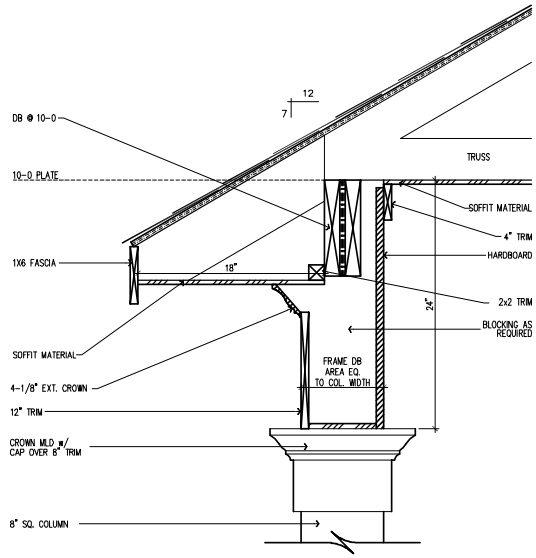
[see following pages]

156th STREET
DITCH ROAD
151st STREET
HARMONY
N
GRAPHIC SCALE
FUTURE MULTI
FAMILY &
COMMERCIAL
DEVELOPMENT
DITCH ROAD
146th STREET
Indicates Standard Lot
Indicates Common Area
Indicates Enhanced End Lot

EXHIBIT D

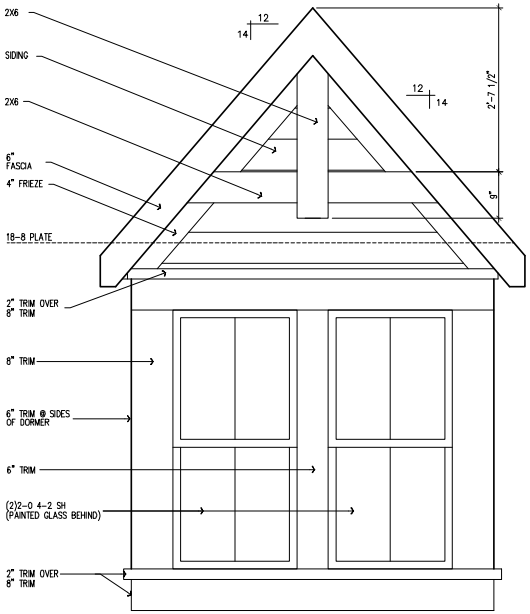
VILLAGE COLLECTION HOMES

[see following pages]



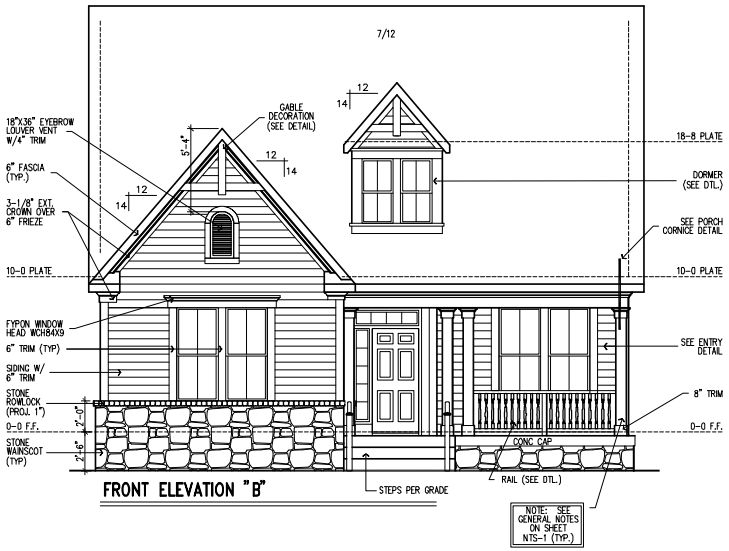
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

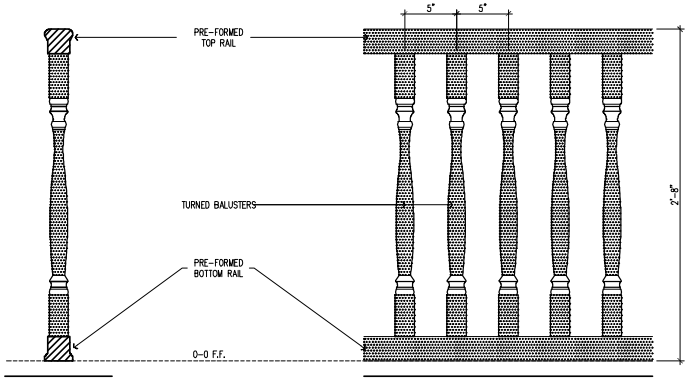


DORMER DETAIL

SCALE: 1/2" = 1'-0"

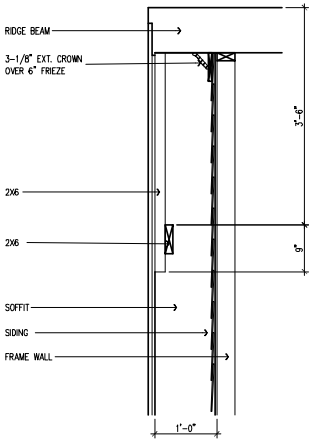


FRONT ELEVATION "B"



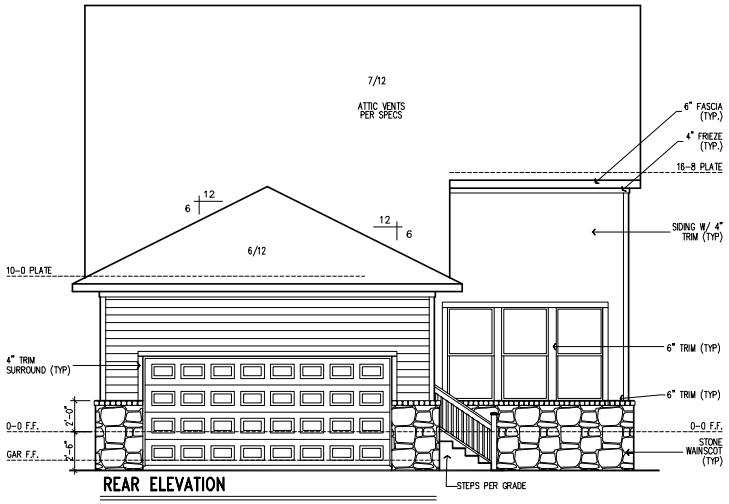
PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



GABLE END DETAIL

1/2" = 1'-0"



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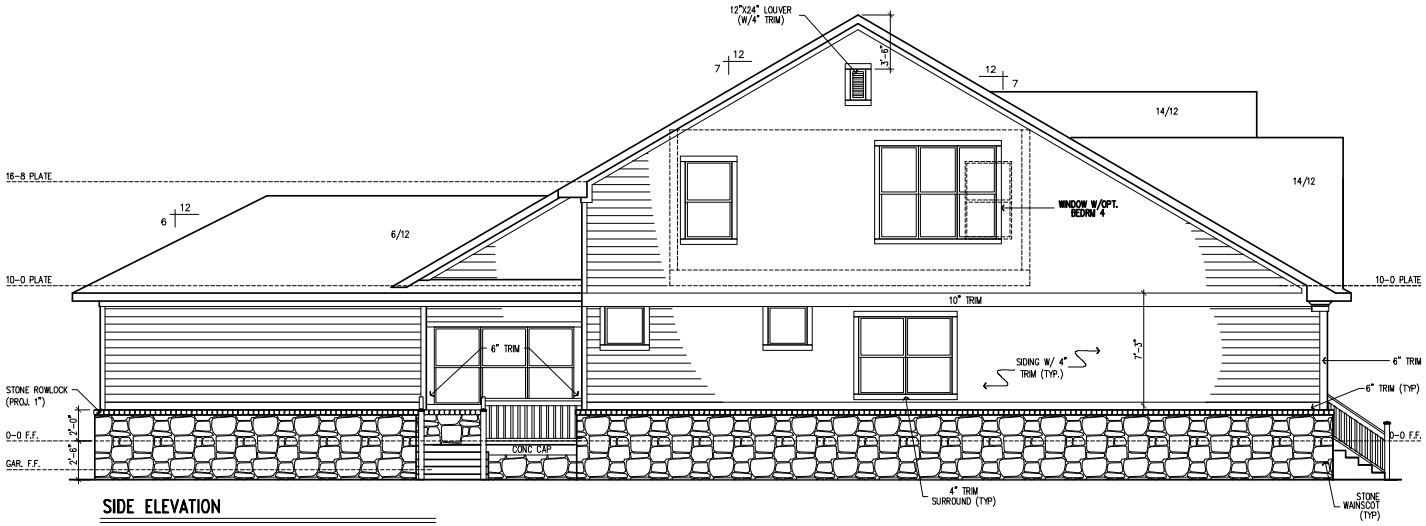
CN/JDA/JP/WC/JR | Scale: 1/8" = 1'-0"
Date: 10/9/14 | Rev.: 01/15/15 JR

Lot:
Blk:
Sect:
Proj. No.:
Job No.:

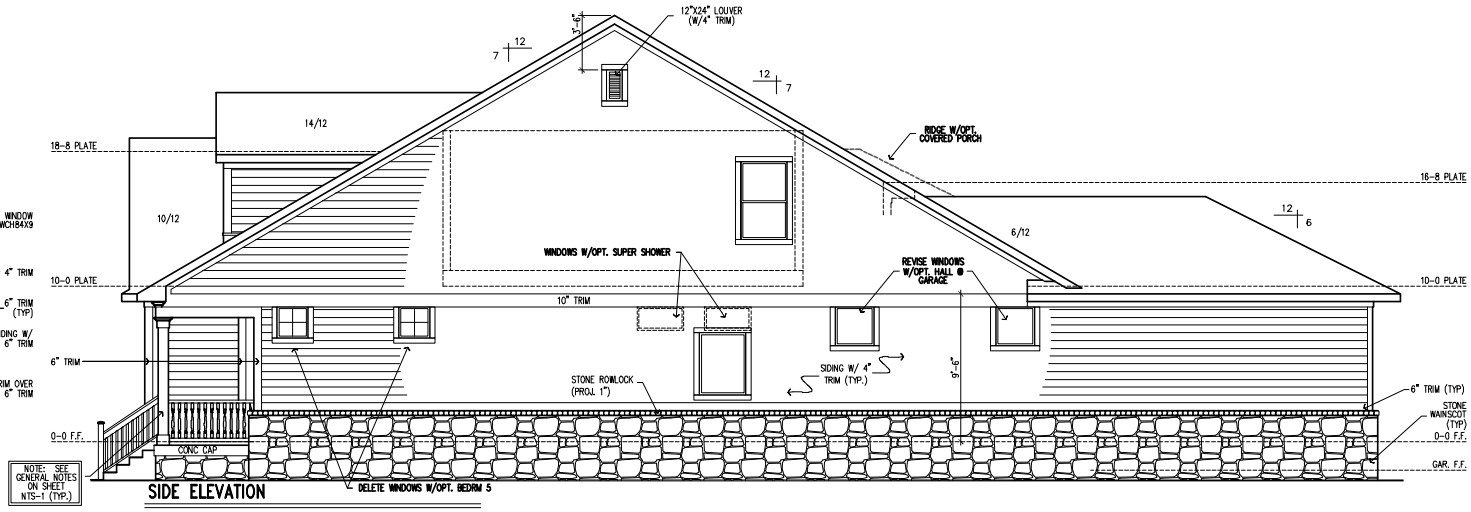
NORTH
4528-B
ELV-1
INFINITY
INDIANAPOLIS



SIDE ELEVATION

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8

ENTRY DETAIL



NOTE: SEE GENERAL NOTES ON SHEET NTS-1 (TYP.)

SIDE ELEVATION

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CN/JDA/JP/WC/JR: 1/8" = 1'-0"
Date: 10/9/14 Rev.: 01/15/15 JR

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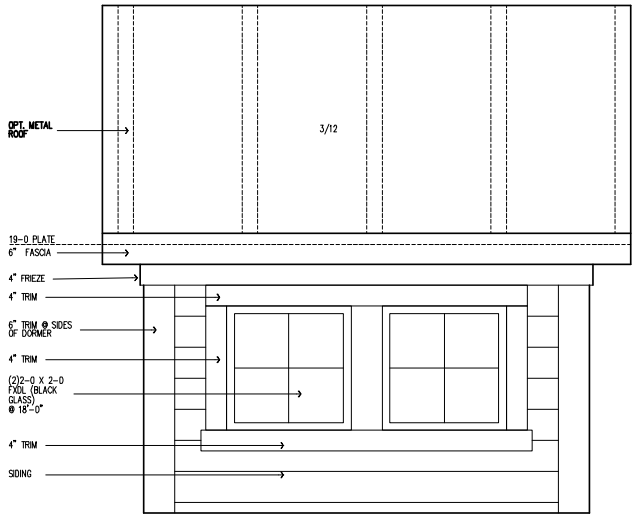
Sect:
Proj. No.:
Job No.:

NORTH

4528-B
ELV-2

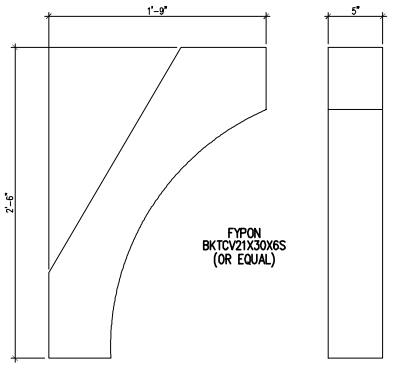
INFINITY

INDIANAPOLIS



DORMER DETAIL

SCALE: 1/2" = 1'-0"

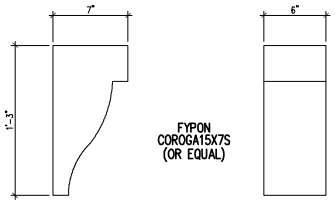


BRACKET DETAIL "A"

SCALE: 1" = 1'-0"

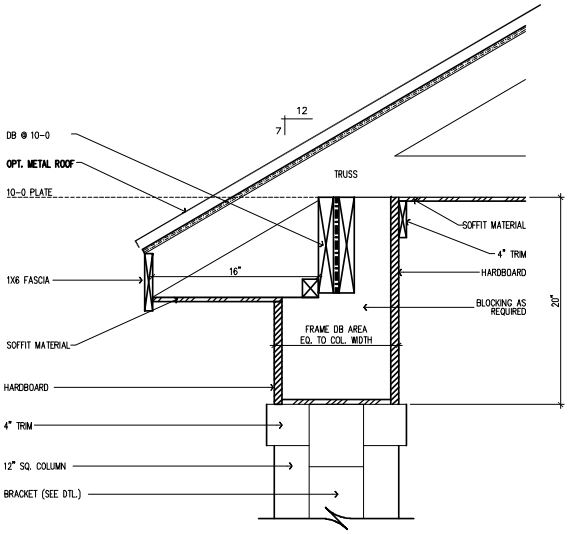
BRACKET DETAIL " B"

SCALE: 1" = 1'-0"



BRACKET DETAIL "C"

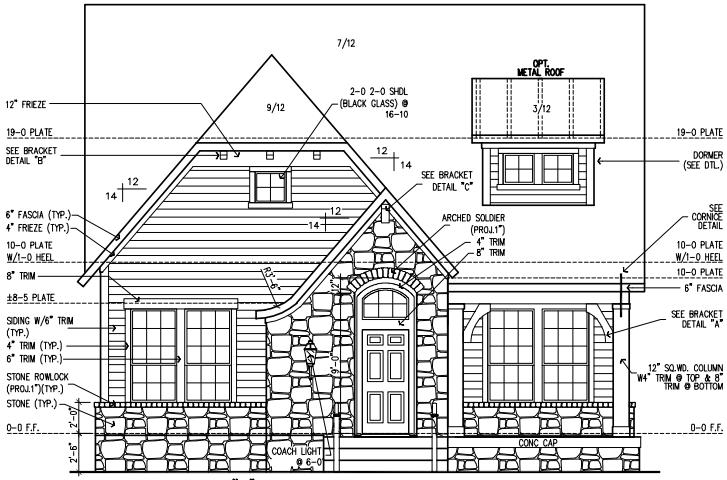
SCALE: 1" = 1'-0"



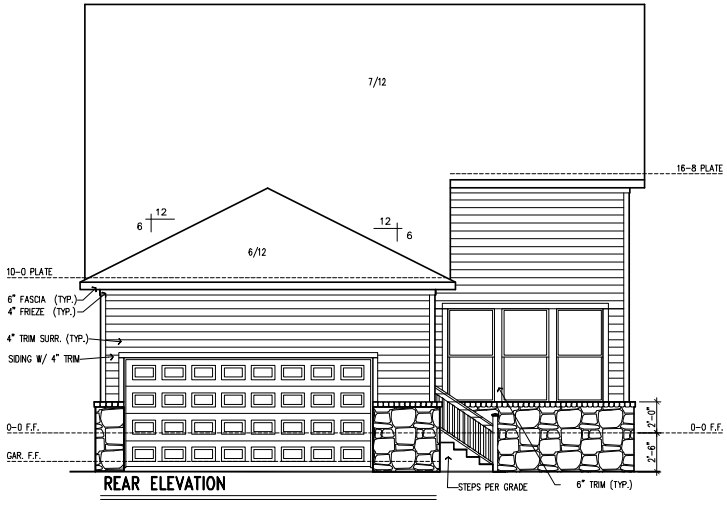
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



FRONT ELEVATION "D"



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Proj. No.: | Job No.:

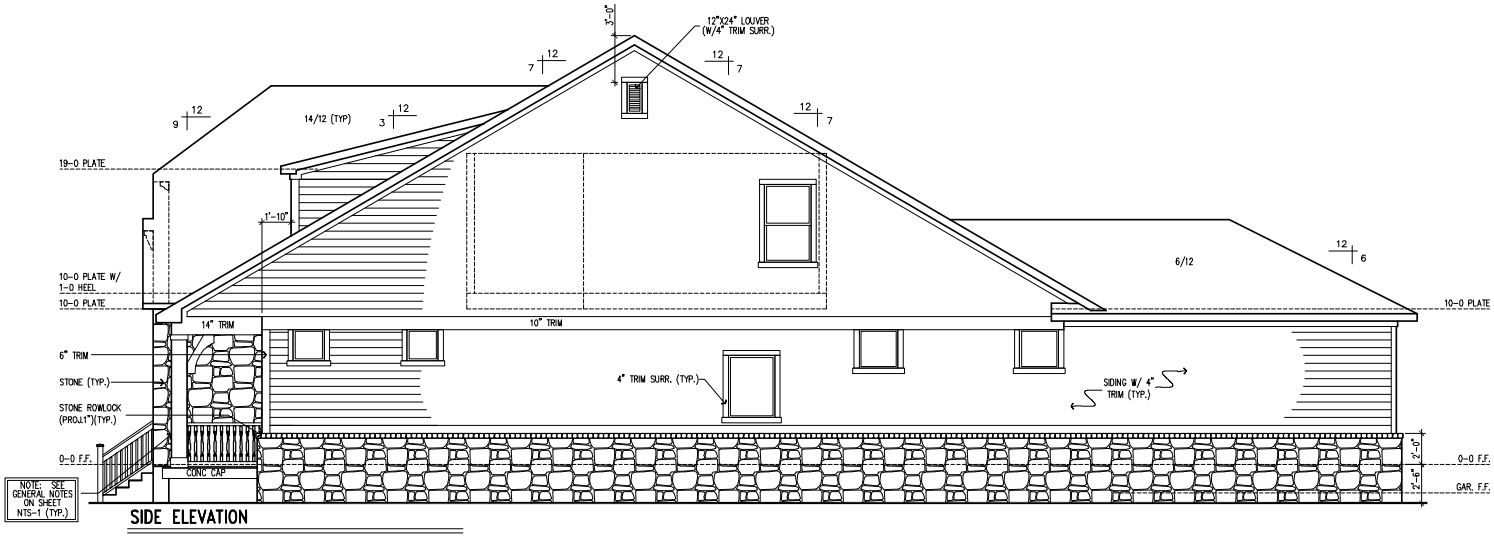
NORTH

4528-D

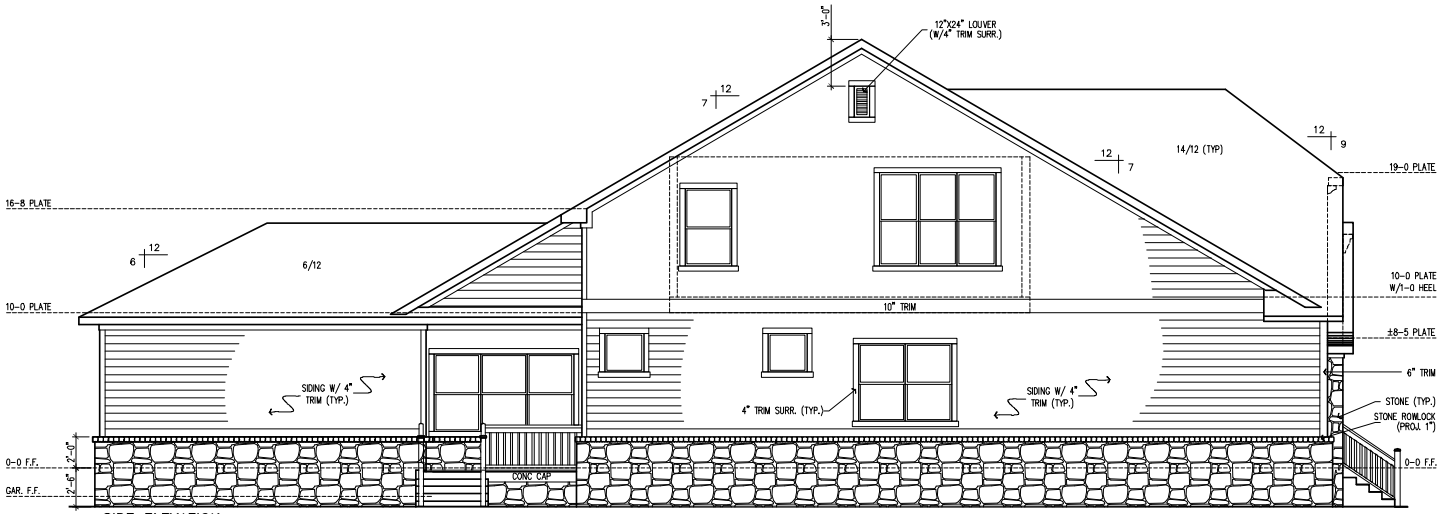
ELV-1

INFINITY

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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GS/XS/EM/JR | Scale: 1/8" = 1'-0"

Date: 12/16/14 | Rev.: 01/15/15 JR

Lot:

Blk:

Sect:

Proj. No.:

Job No.:

NORTH

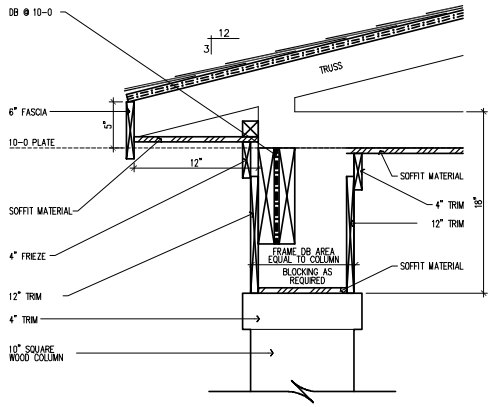
4528-D

ELV-2

INFINITY

INDIANAPOLIS

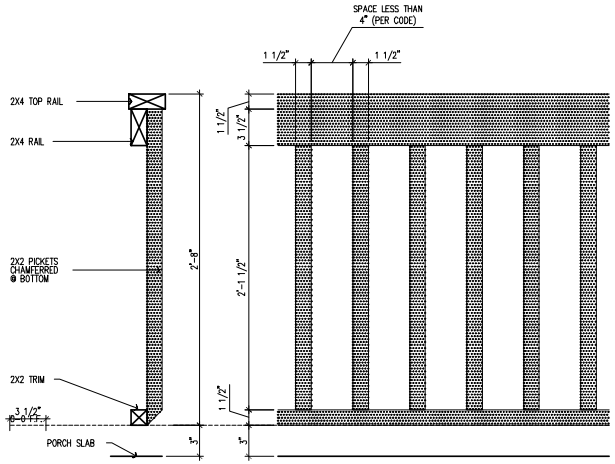
TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



FRONT PORCH CORNICE DETAIL

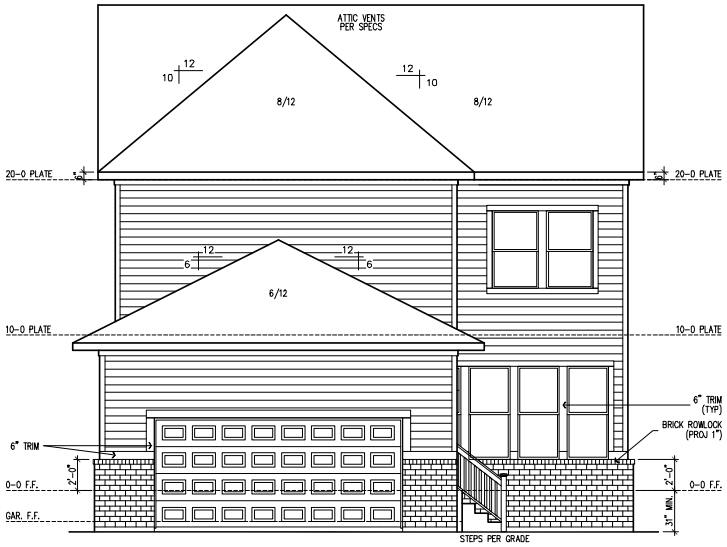
SCALE: 1" = 1'-0"

FRONT ELEVATION "A"



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



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CN/RD/JP	Scale: 1/8" = 1'-0"
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Sect:
Proj. No.:
Job No.:

NORTH

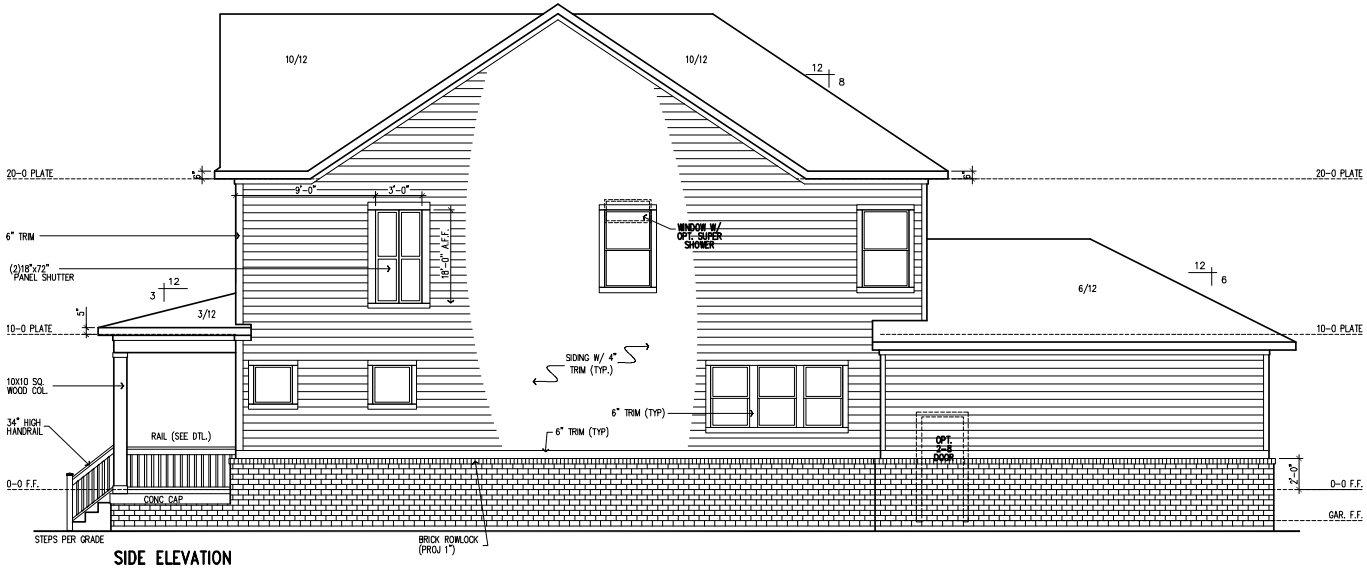
4671-A

ELV-1

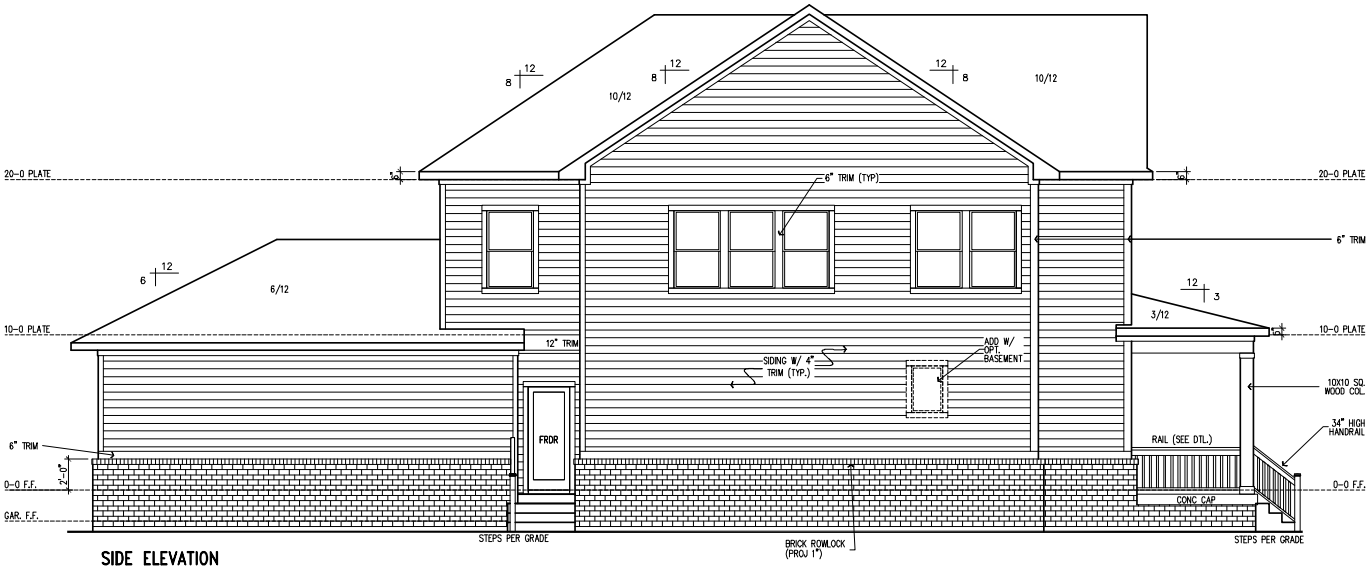
CLAIRBELLA

INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



SIDE ELEVATION



SIDE ELEVATION

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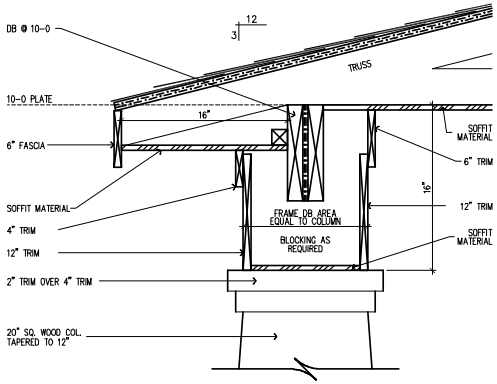
Sect:
Proj. No.:
Job No.:

NORTH

4671-A
ELV-2

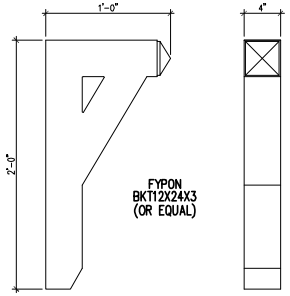
CLAIRBELLA

INDIANAPOLIS



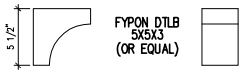
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"



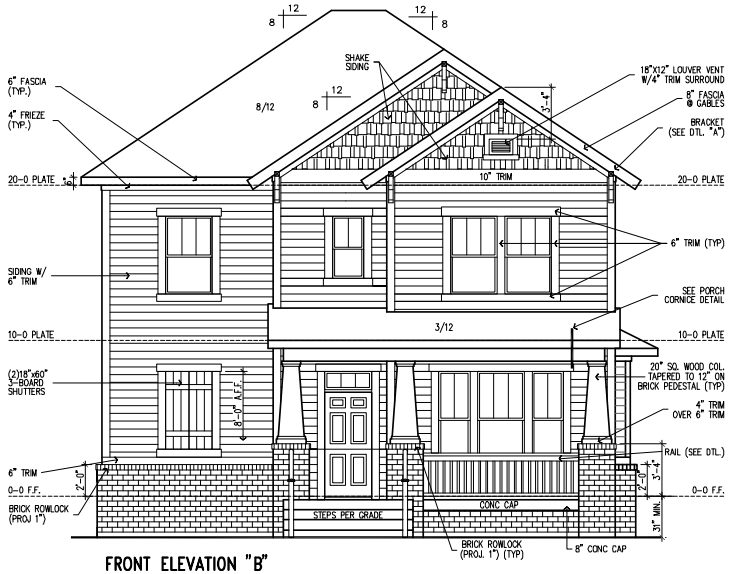
BRACKET DETAIL "A"

SCALE: 1" = 1'-0"



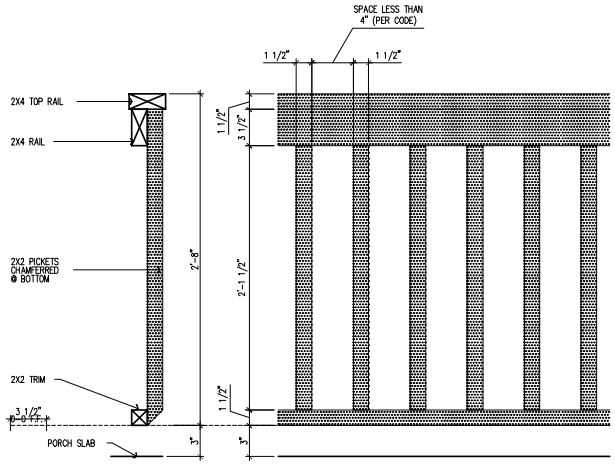
BRACKET DETAIL "B"

SCALE: 1" = 1'-0"



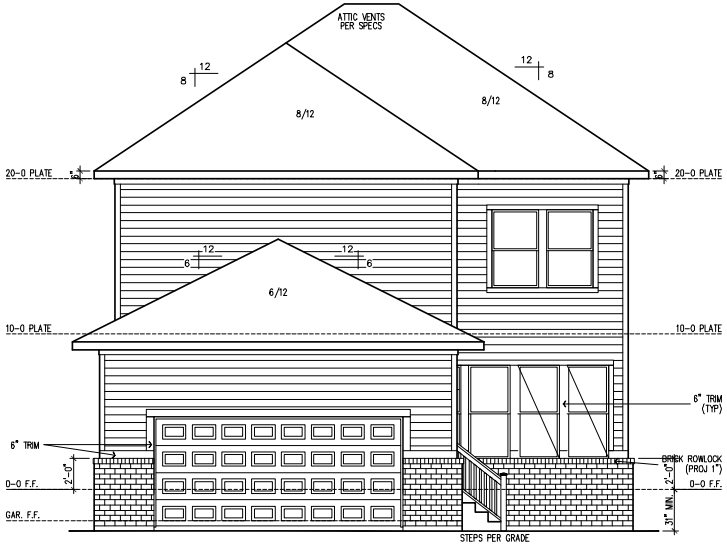
FRONT ELEVATION "B"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



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Job No.:

NORTH

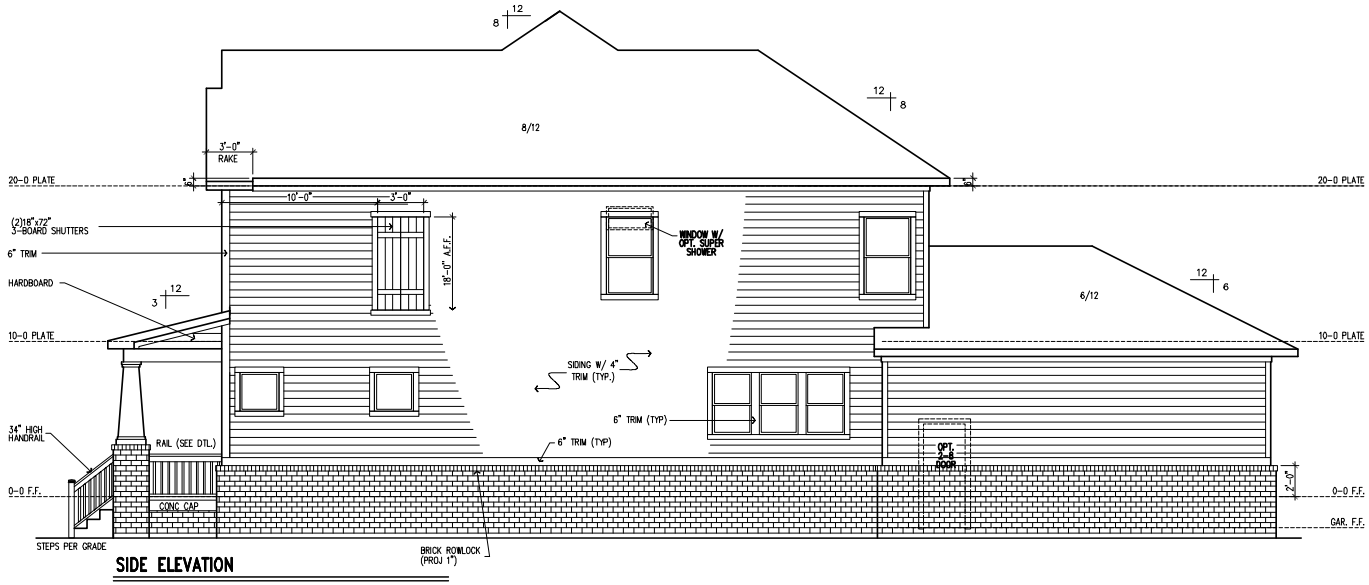
4671-B

ELV-1

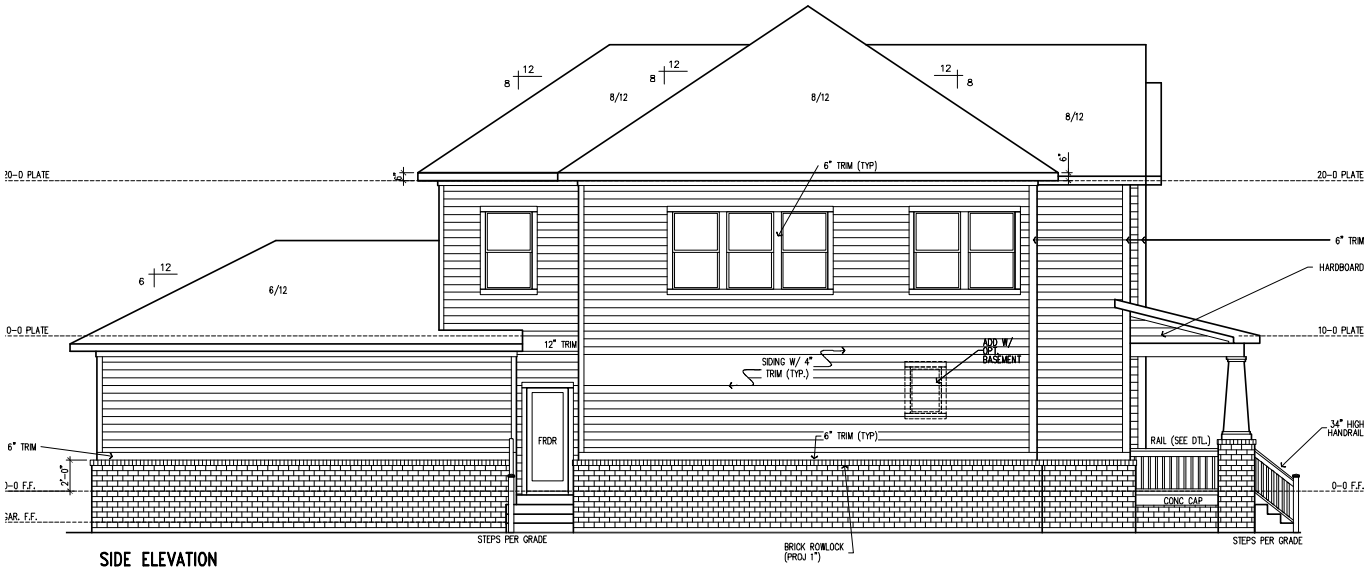
CLAIRBELLA

INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



SIDE ELEVATION



SIDE ELEVATION

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Proj. No.: | Job No.:

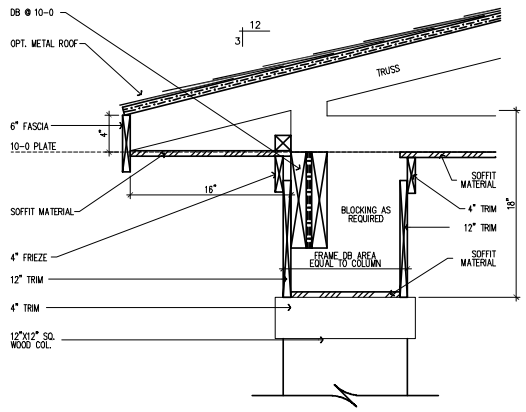
NORTH

4671-B

ELV-2

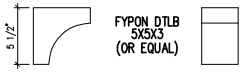
CLAIRBELLA

INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

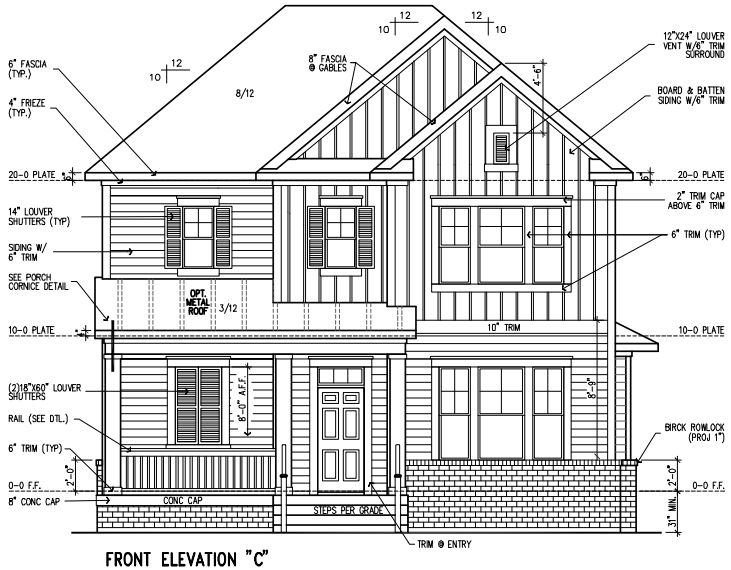
SCALE: 1" = 1'-0"



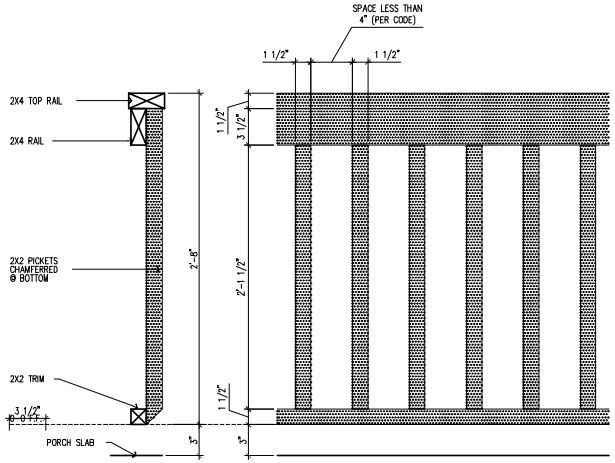
BRACKET DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8

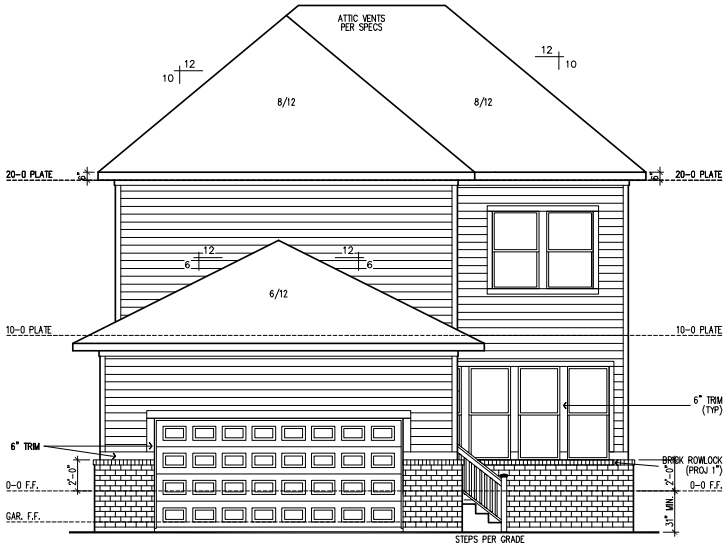


FRONT ELEVATION "C"



PORCH RAIL DETAIL

SCALE: 1" = 1'-0"



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Sect:
Proj. No.:
Job No.:

NORTH

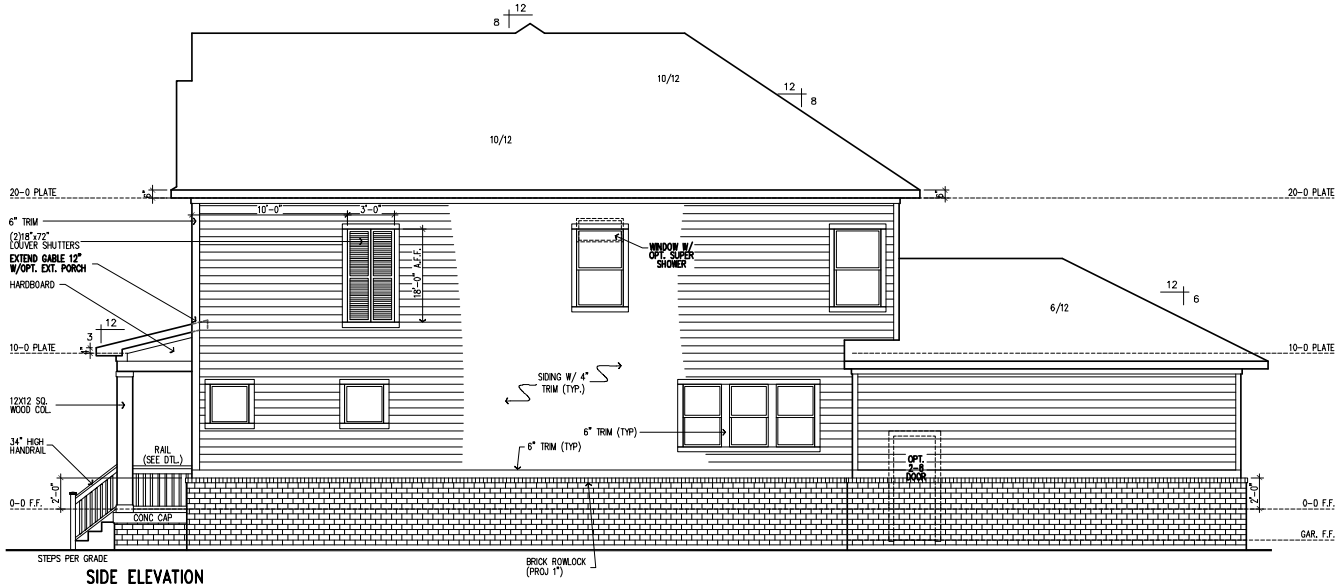
4671-C

ELV-1

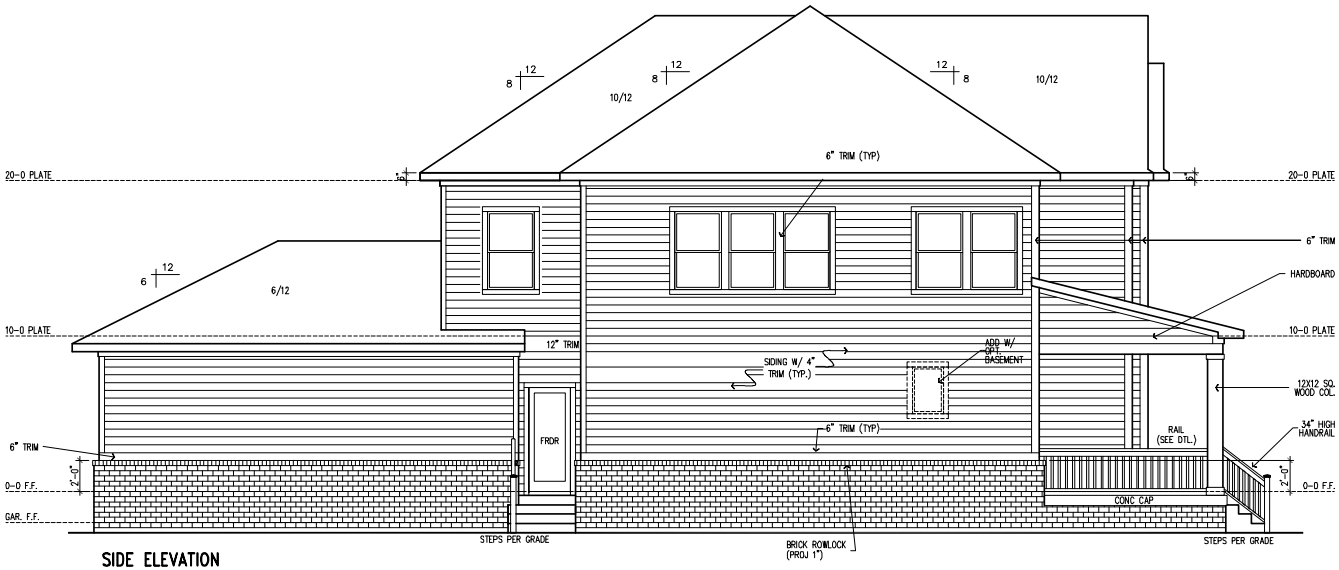
CLAIRBELLA

INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

CN,RD,JP | Scale: 1/8" = 1'-0"

Date: 8/13/2012 | Rev.: 2/4/15EAM

Lot:

Blk:

Sect:

Proj. No.:

Job No.:

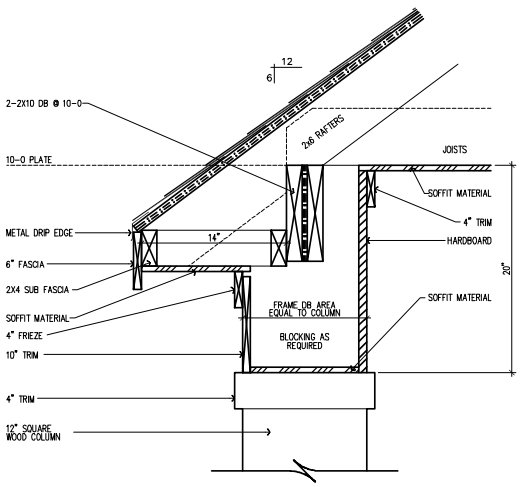
NORTH

4671-C

ELV-2

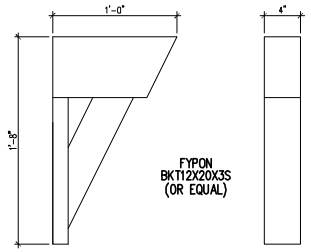
CLAIRBELLA

INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

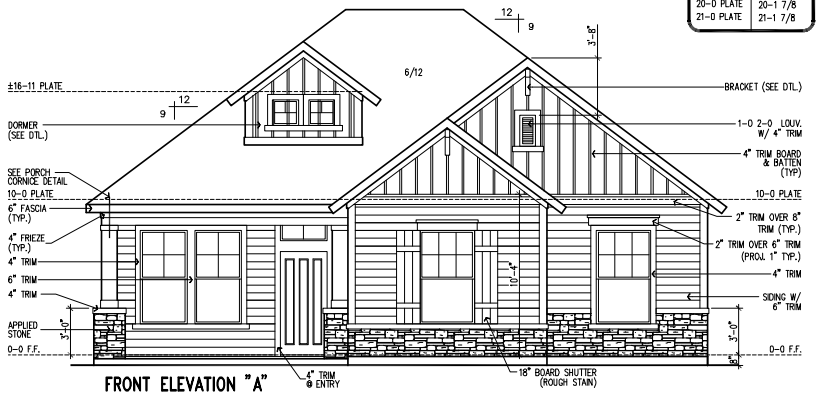
SCALE: 1" = 1'-0"



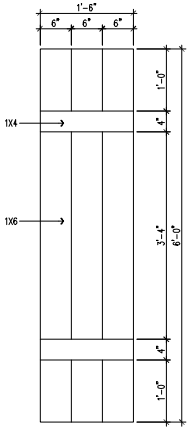
BRACKET DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8

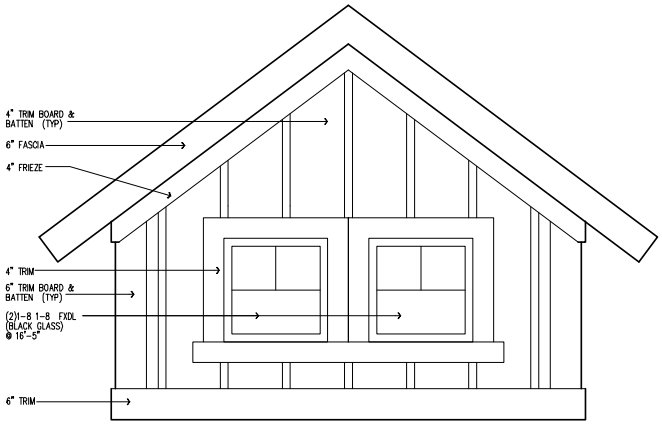


FRONT ELEVATION "A"



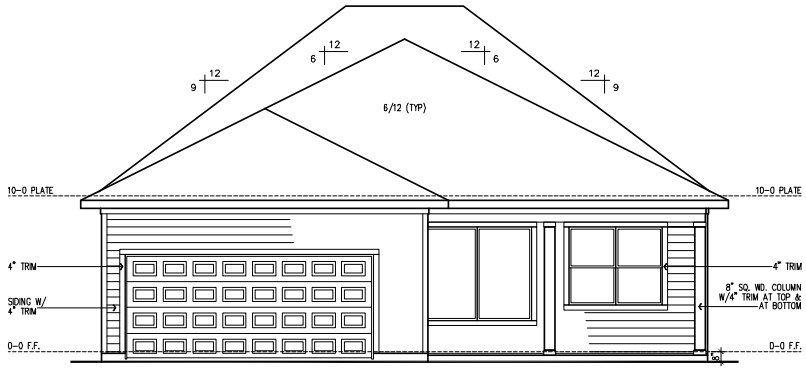
SHUTTER DETAIL

SCALE: 1/2" = 1'-0"



DORMER DETAIL

SCALE: 1/2" = 1'-0"



REAR ELEVATION

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David Weekley Homes

GS/M5/MV | Scale: 1/8" = 1'-0"

Date: 02/27/15 | Rev.:

Lot: | Blk: | Sect:

Proj. No.: | Job No.:

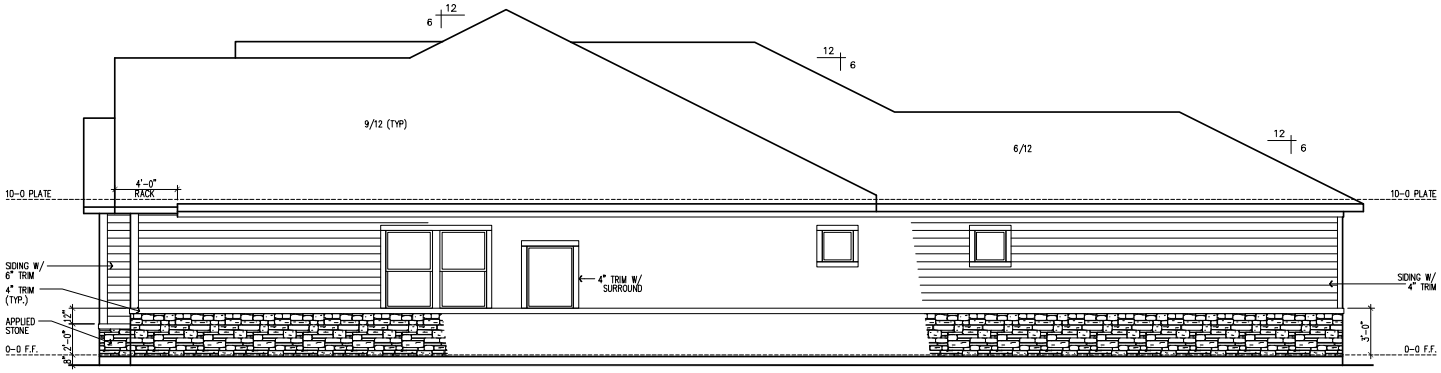
NORTH

5862-A

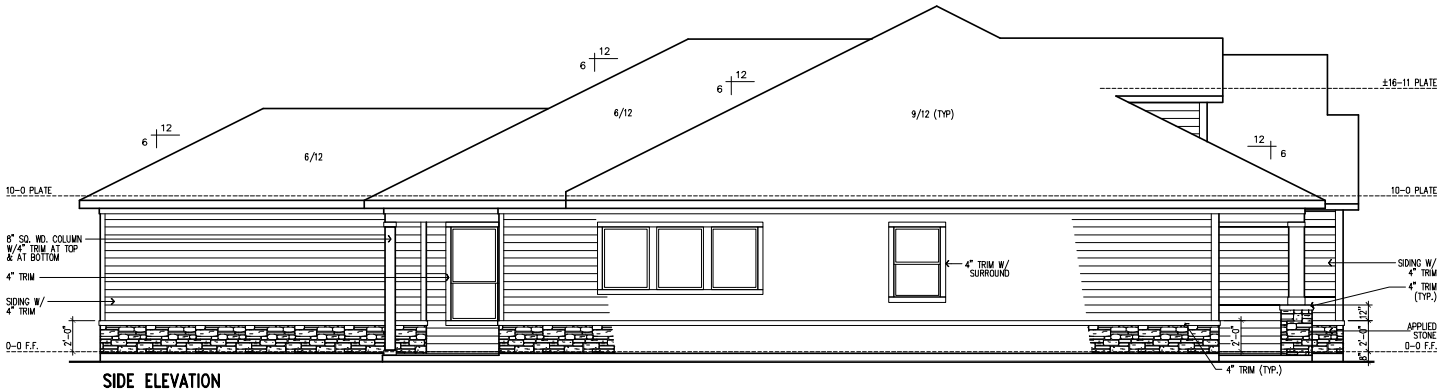
ELV-1

ALLENWOOD

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/M5/MV | Scale: 1/8" = 1'-0"

Date: 02/27/15 | Rev.:

Lot:

Blk:

Sect:

Proj. No.:

Job No.:

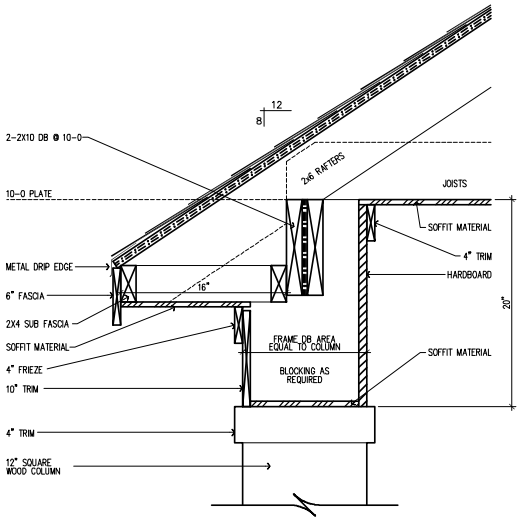
NORTH

5862-A

ELV-2

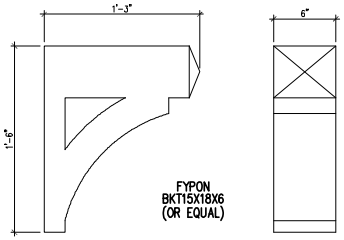
ALLENWOOD

INDIANAPOLIS



FRONT PORCH CORNICE DETAIL

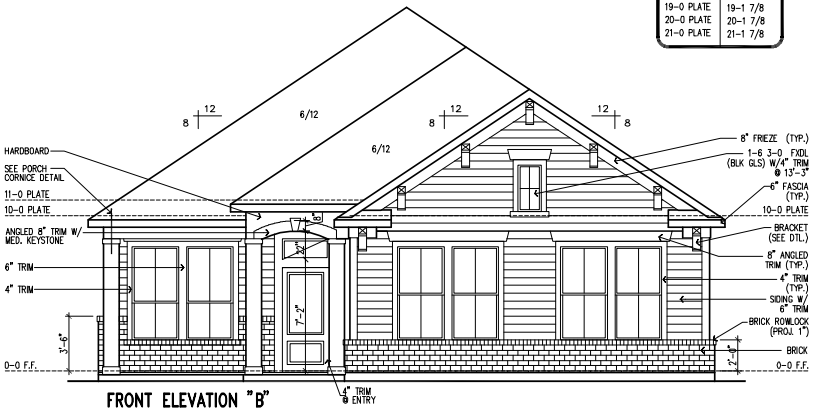
SCALE: 1" = 1'-0"



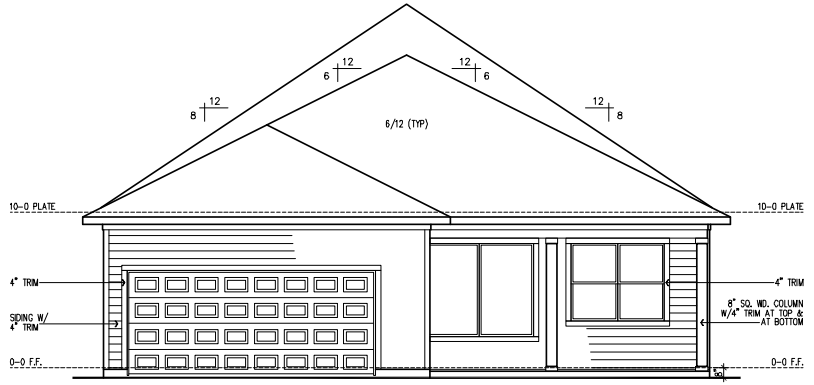
BRACKET DETAIL

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
21-0 PLATE	20-11 7/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



FRONT ELEVATION "B"



REAR ELEVATION

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David Weekley Homes

GS/M5/MV	Scale: 1/8" = 1'-0"
Date: 02/27/15	Rev.:

Proj. No.: Lot:
Job No.: Blk:
Sect:

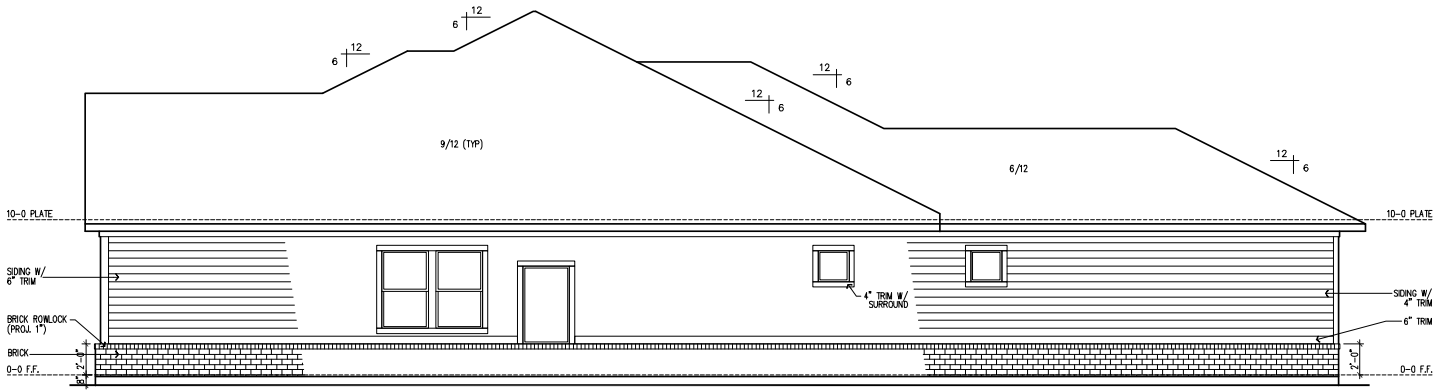
NORTH

5862-B

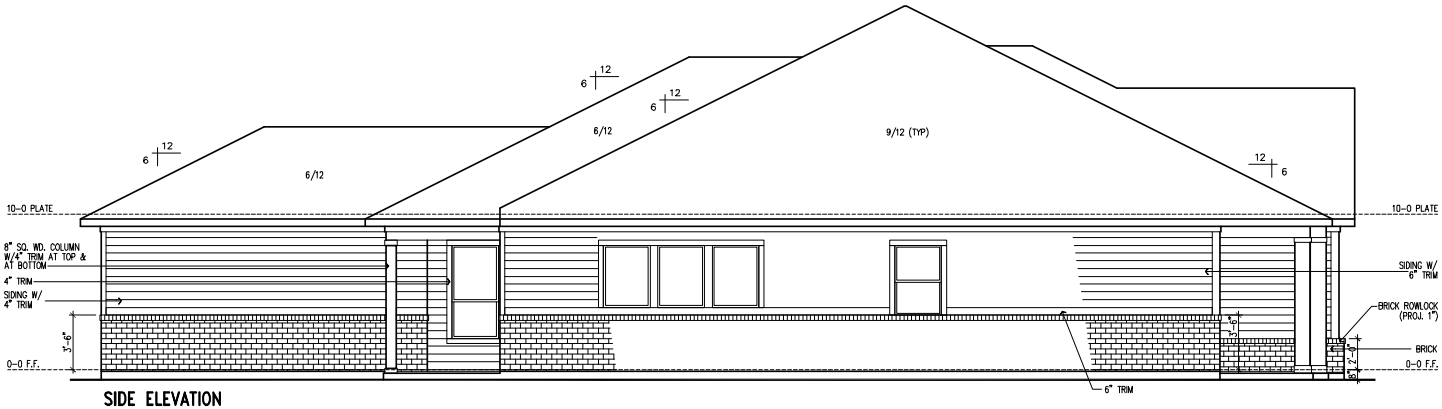
ELV-1

ALLENWOOD

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/M5/MV	Scale: 1/8" = 1'-0"
Date: 02/27/15	Rev.:

Lot:
Blk:
Sect:
Proj. No.:
Job No.:

NORTH

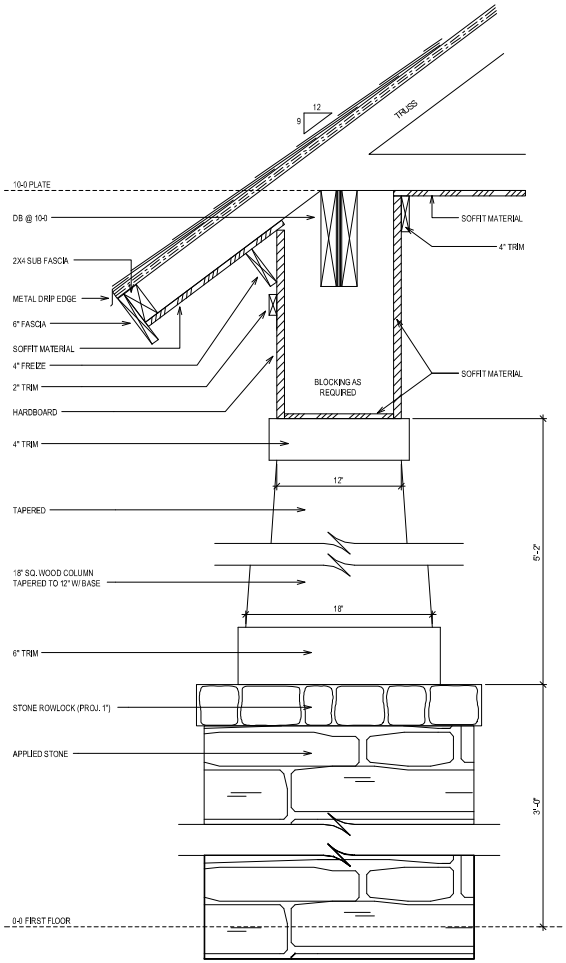
5862-B

ELV-2

ALLENWOOD

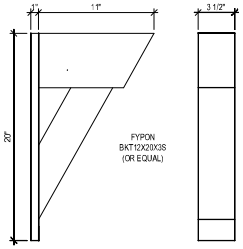
INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 5/8
20-0 PLATE	19-11 5/8
21-0 PLATE	20-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



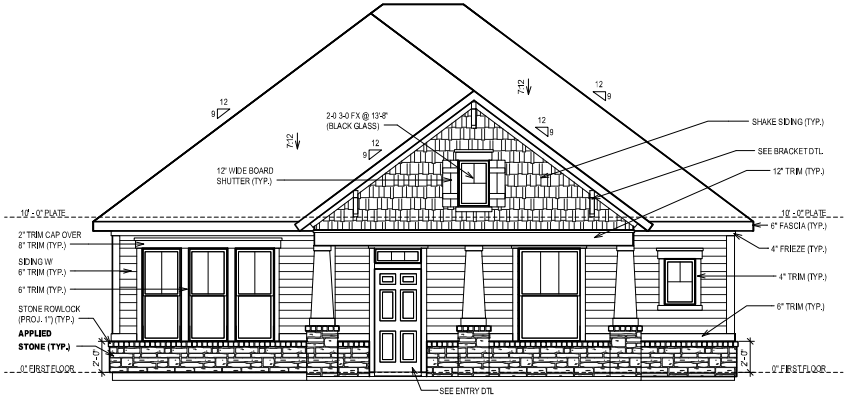
CORNICE DETAIL

SCALE: 1" = 1'-0"

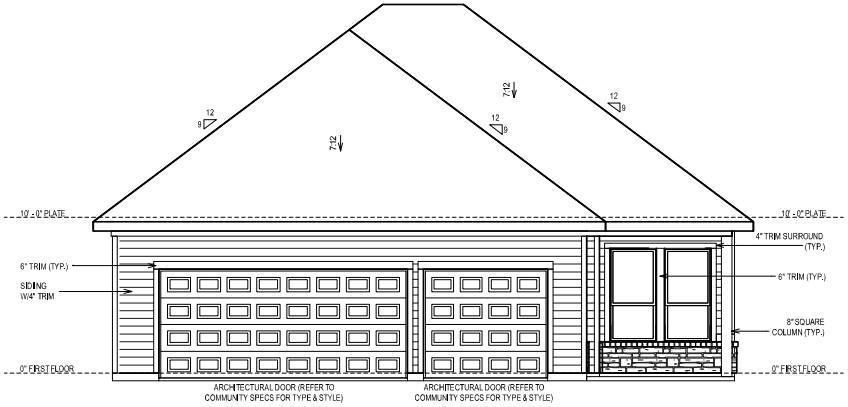


BRACKET DETAIL "A"

SCALE: 1" = 1'-0"



FRONT ELEVATION "A"



REAR ELEVATION

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David Weekley Homes

GS/DG/EM | Scale: 1/8"=1'-0"

Date: 02/24/15 | Rev:

Proj. No.: | Lot: | Block: | Sect:

Job No.:

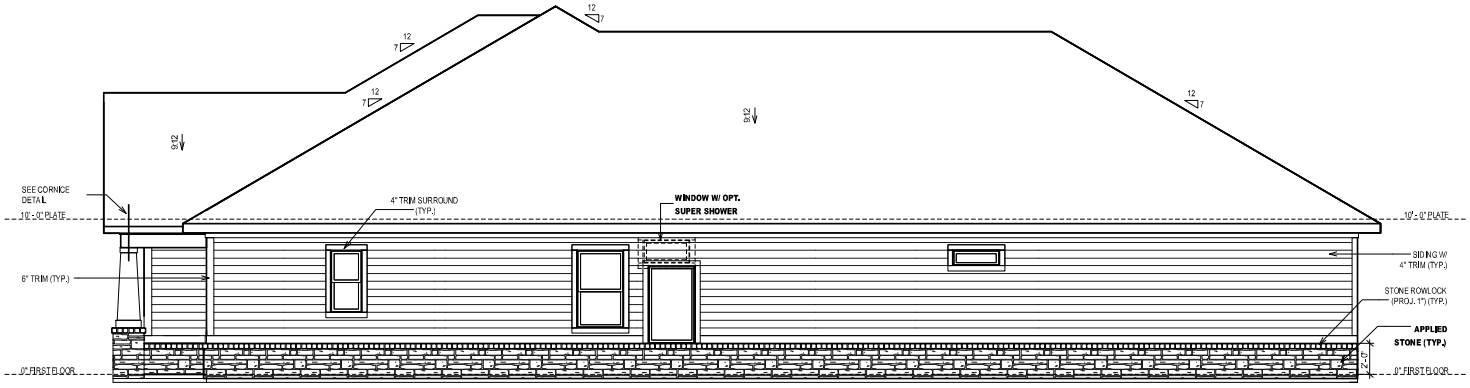
NORTH

5863-A

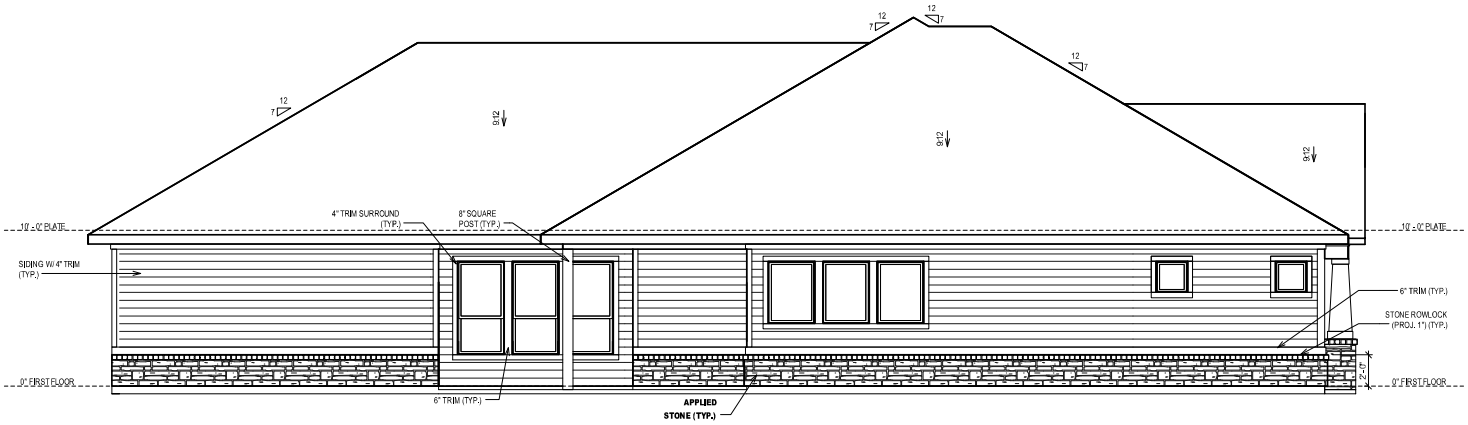
ELV-1

LOCKTON

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/DG/EM	Scale: 1/8"=1'-0"
Date: 02/24/15	Rev:

Lot:
Block:
Sect:
Proj. No.:
Job No.:

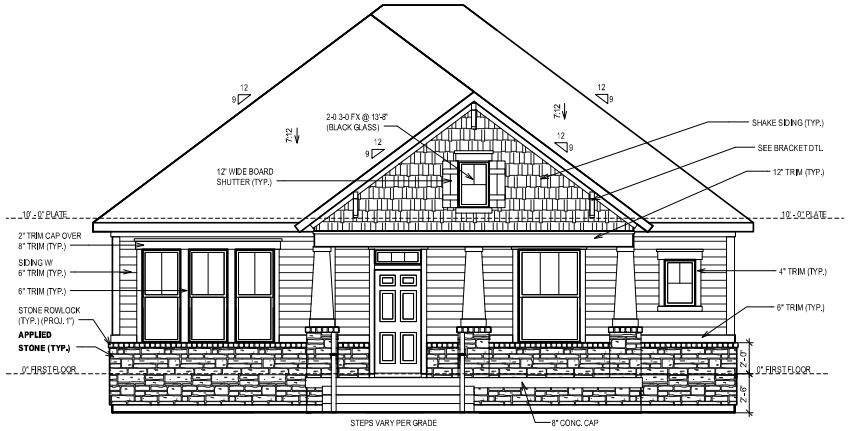
NORTH

5863-A

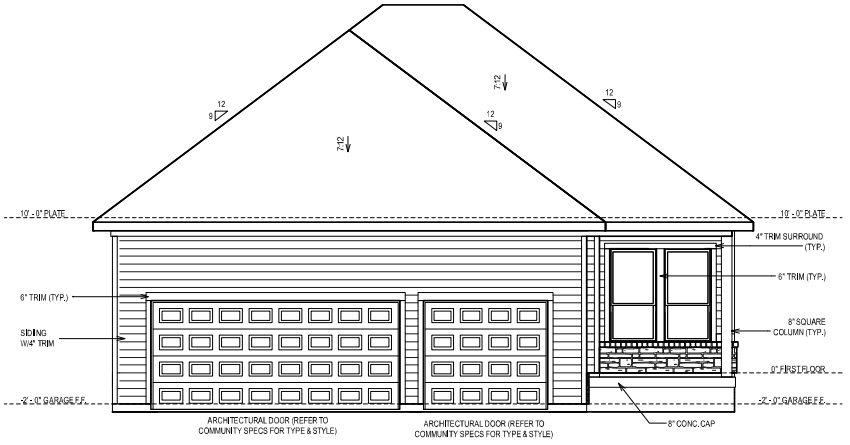
ELV-2

LOCKTON

INDIANAPOLIS



FRONT ELEVATION "A" W/ OPT. BASEMENT



REAR ELEVATION W/ OPT. BASEMENT

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David Weekley Homes

GS/DG/EM	Scale: 1/8"=1'-0"
Date: 02/24/15	Rev:

Proj. No.:	Lot:	
Job No.:	Block:	
	Sect:	

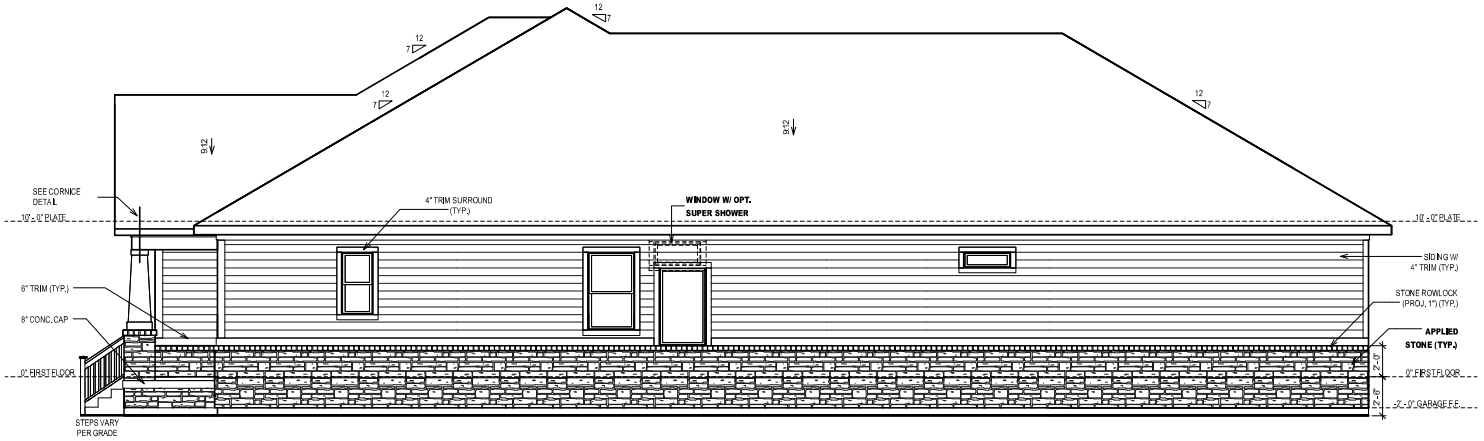
NORTH

5863-A

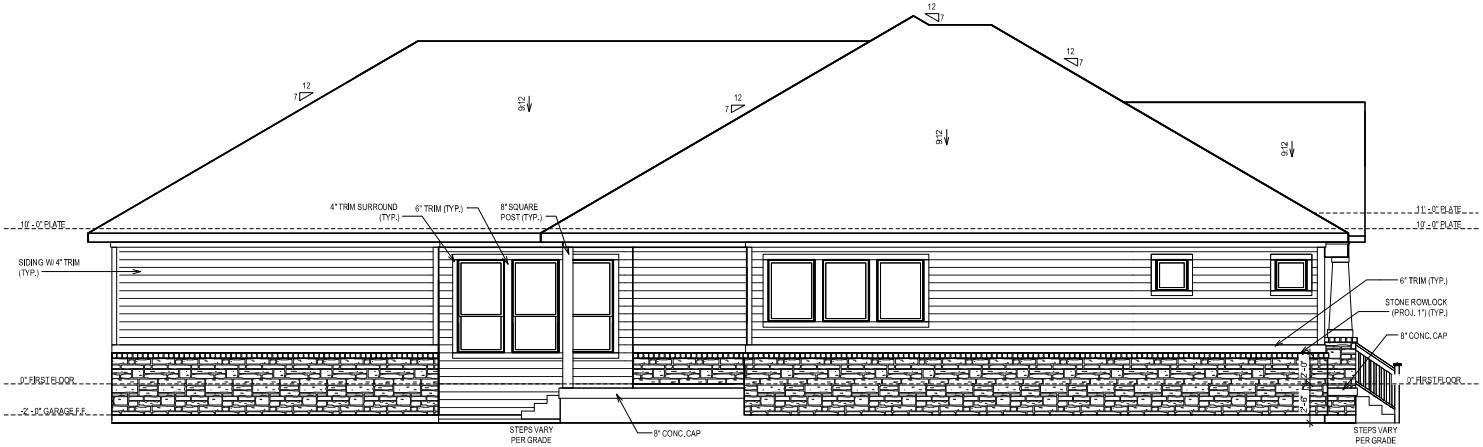
ELV-3

LOCKTON

INDIANAPOLIS



SIDE ELEVATION W/ OPT. BASEMENT



SIDE ELEVATION W/ OPT. BASEMENT

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David Weekley Homes

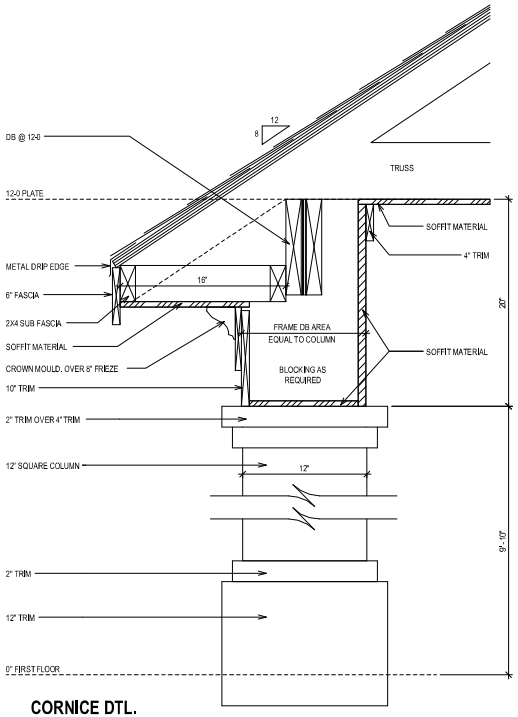
GS/DG/EM	Scale: 1/8"=1'-0"
Date: 02/24/15	Rev:

Proj. No.: Lot:
Job No.: Block:
Sect:

NORTH

5863-A
ELV-4

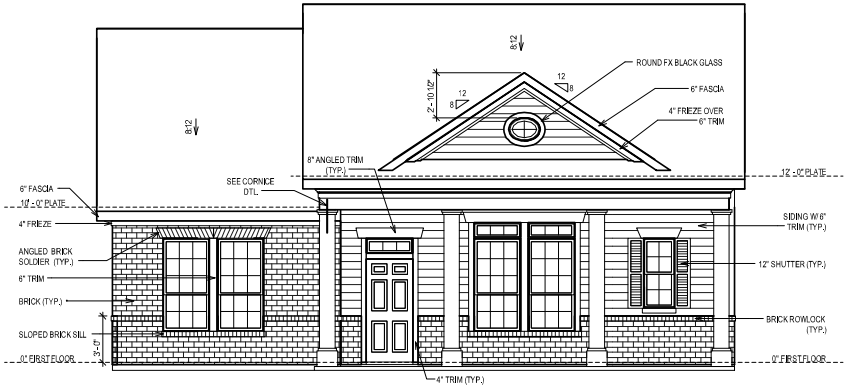
LOCKTON
INDIANAPOLIS



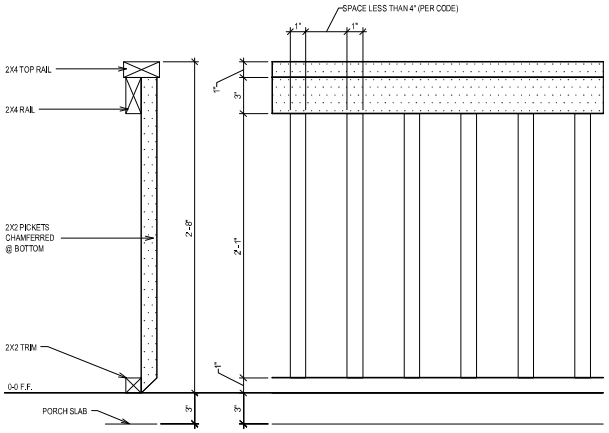
CORNICE DTL.

SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 5/8
20-0 PLATE	19-11 5/8
21-0 PLATE	20-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	19-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8

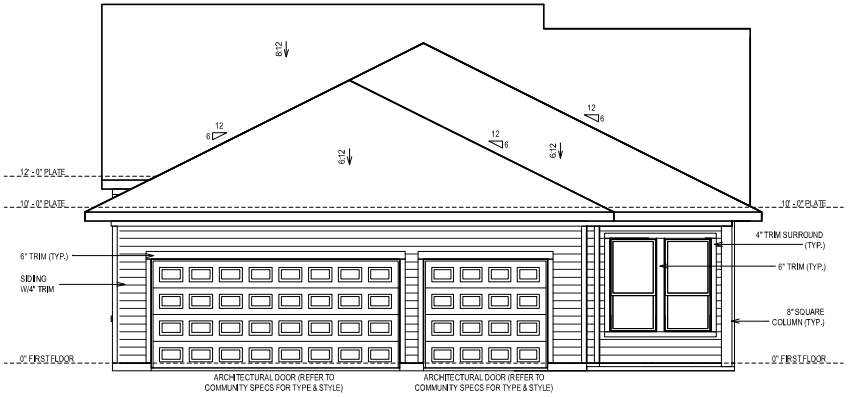


FRONT ELEVATION "B"



PORCH RAILING DETAIL

SCALE: 1" = 1'-0"



REAR ELEVATION

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David Weekley Homes

GS/DG/EM | Scale: 1/8"=1'-0"

Date: 02/24/15 | Rev:

Proj. No: | Lot:

Job No: | Block:

Sect:

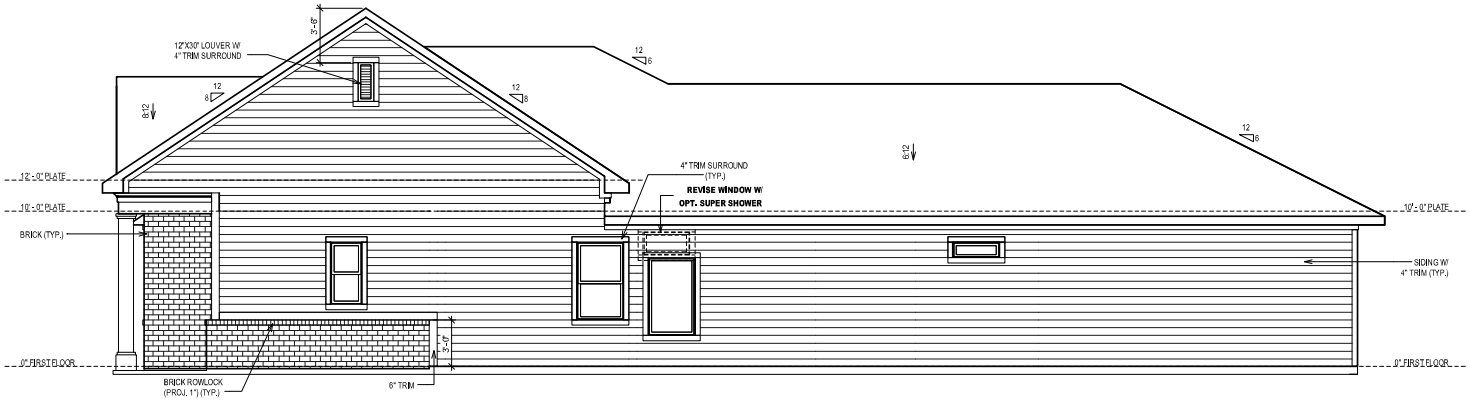
NORTH

5863-B

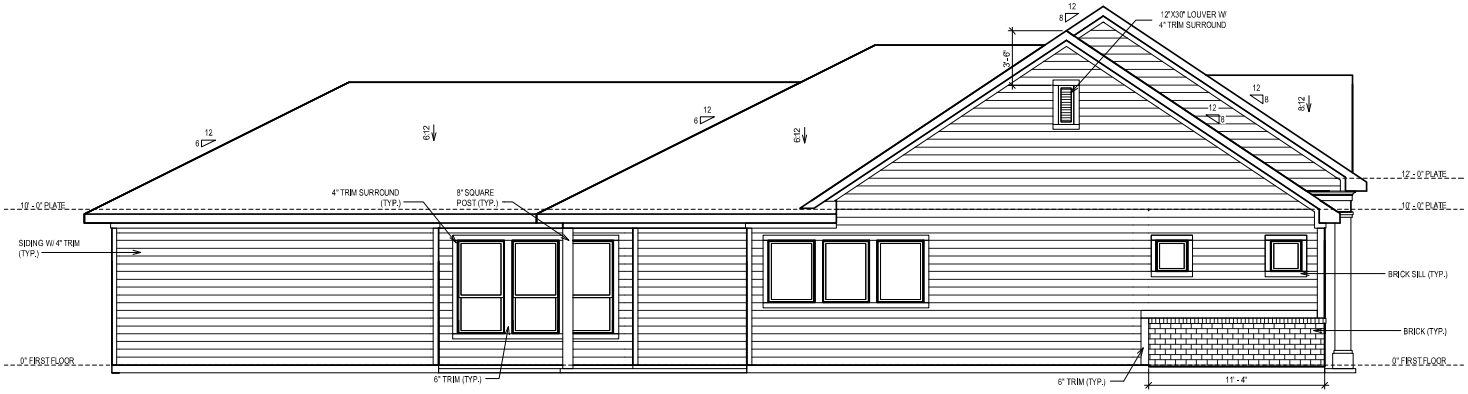
ELV-1

LOCKTON

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/DG/EM	Scale: 1/8"=1'-0"
Date: 02/24/15	Rev:

Proj. No:	Lot:
Job No:	Block:
	Sect:

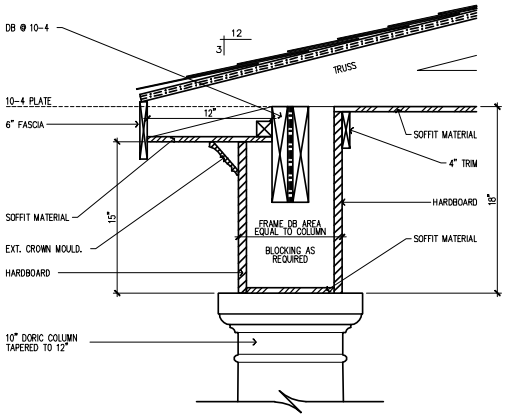
NORTH

5863-B

ELV-2

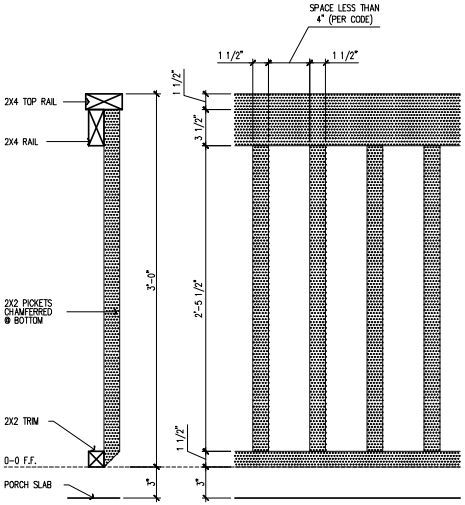
LOCKTON

INDIANAPOLIS



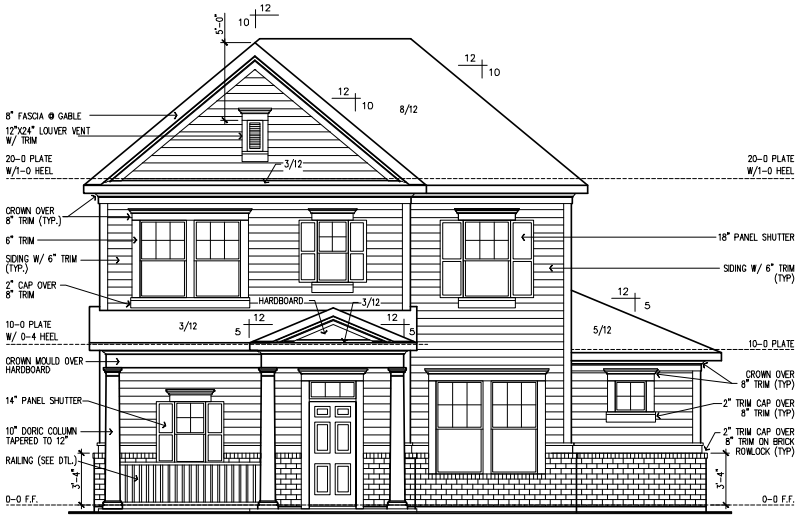
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

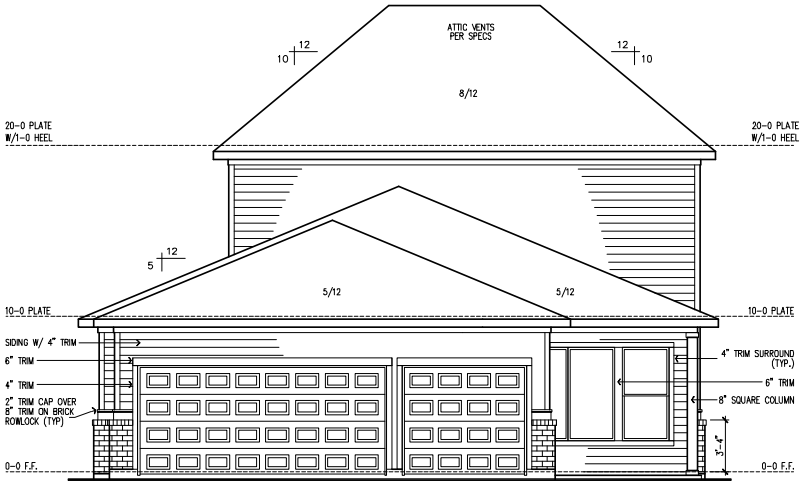


PORCH RAIL DETAIL

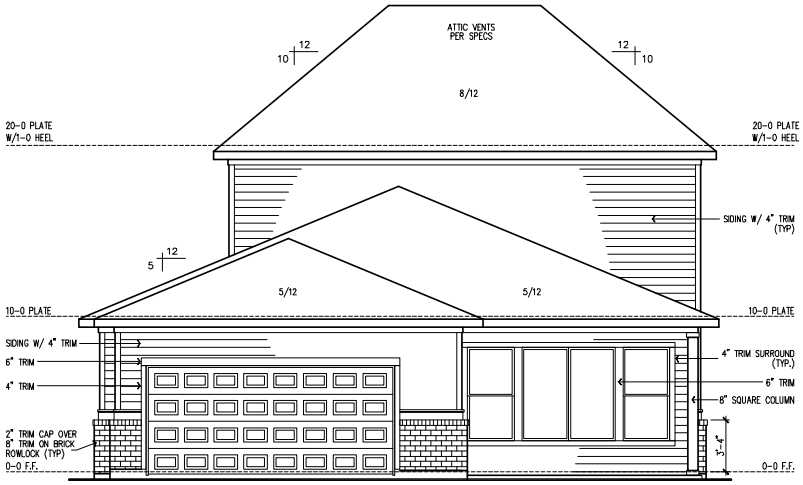
SCALE: 1" = 1'-0"



FRONT ELEVATION "A" (COLONIAL)



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

HARMONY 50'

Proj. No.: | Lot:

Job No.: | Blk:

Sect:

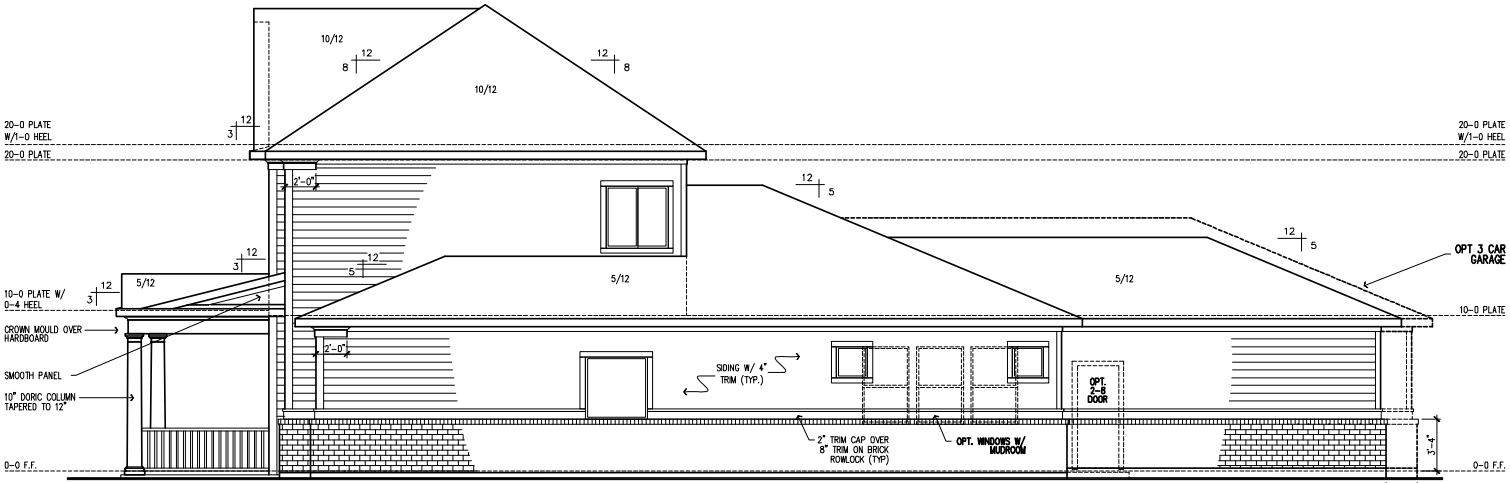
NORTH

5864-A

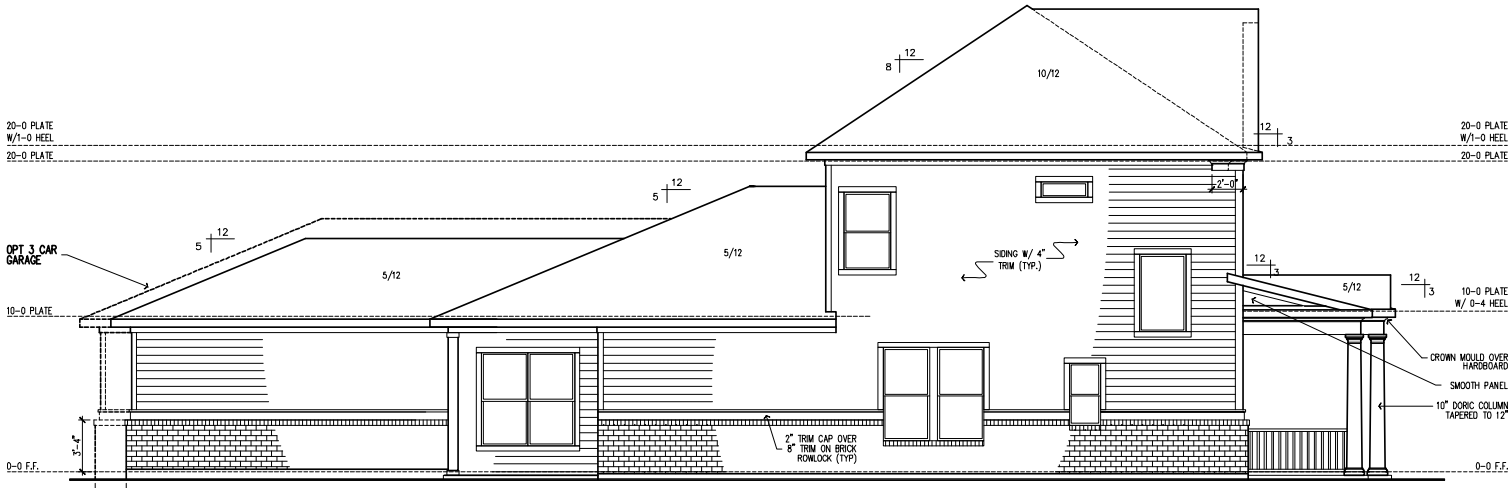
ELV-1

CASTLEDALE

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/JCA/MH	Scale: 1/8" = 1'-0"
Date: 11/18/2014	Rev.:

HARMONY 50'

Proj. No.:	Lot:
Job No.:	Blk.:
	Sect.:

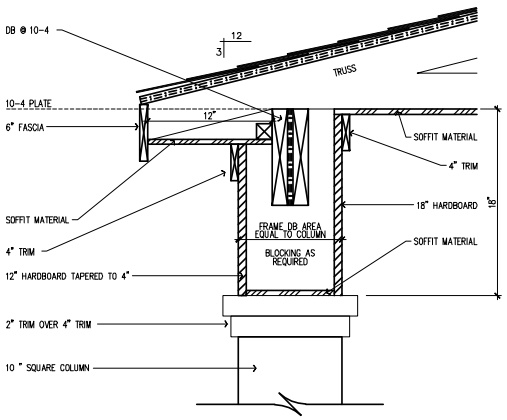
NORTH

5864-A

ELV-2

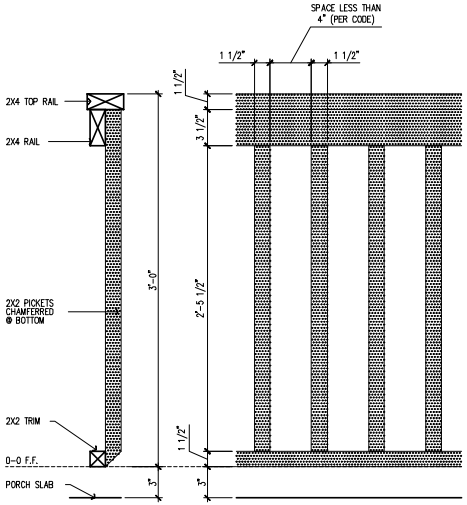
CASTLEDALE

INDIANAPOLIS



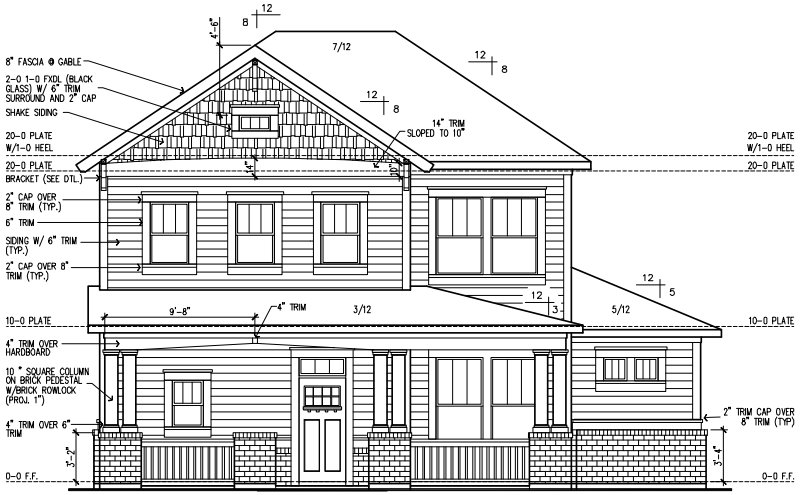
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

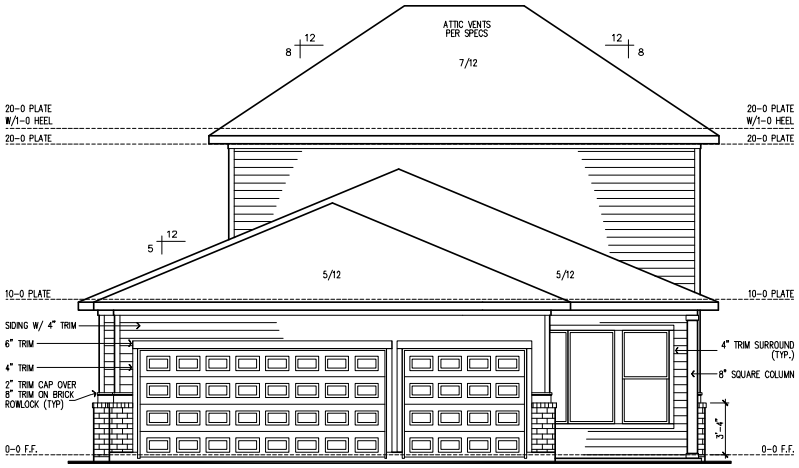


PORCH RAIL DETAIL

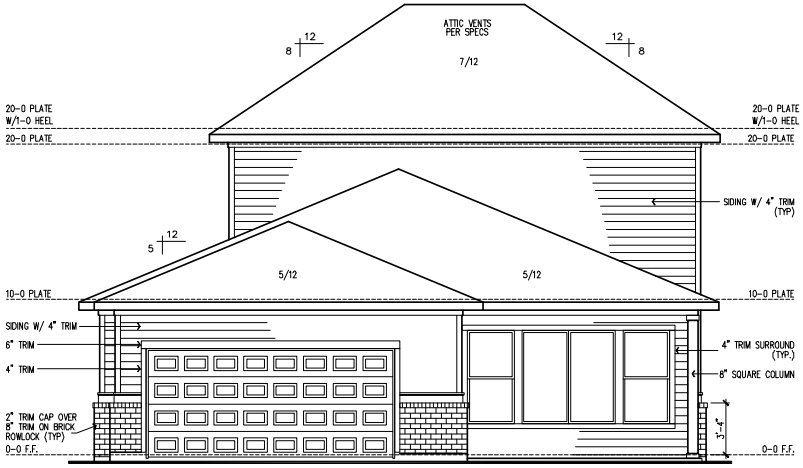
SCALE: 1" = 1'-0"



FRONT ELEVATION "B" (CRAFTSMAN)



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

HARMONY 50'

Proj. No.: | Lot:

Job No.: | Blk.:

Sect:

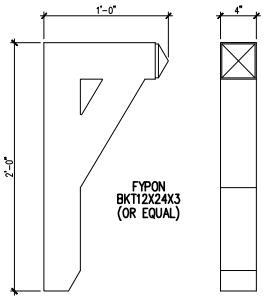
NORTH

5864-B

ELV-1

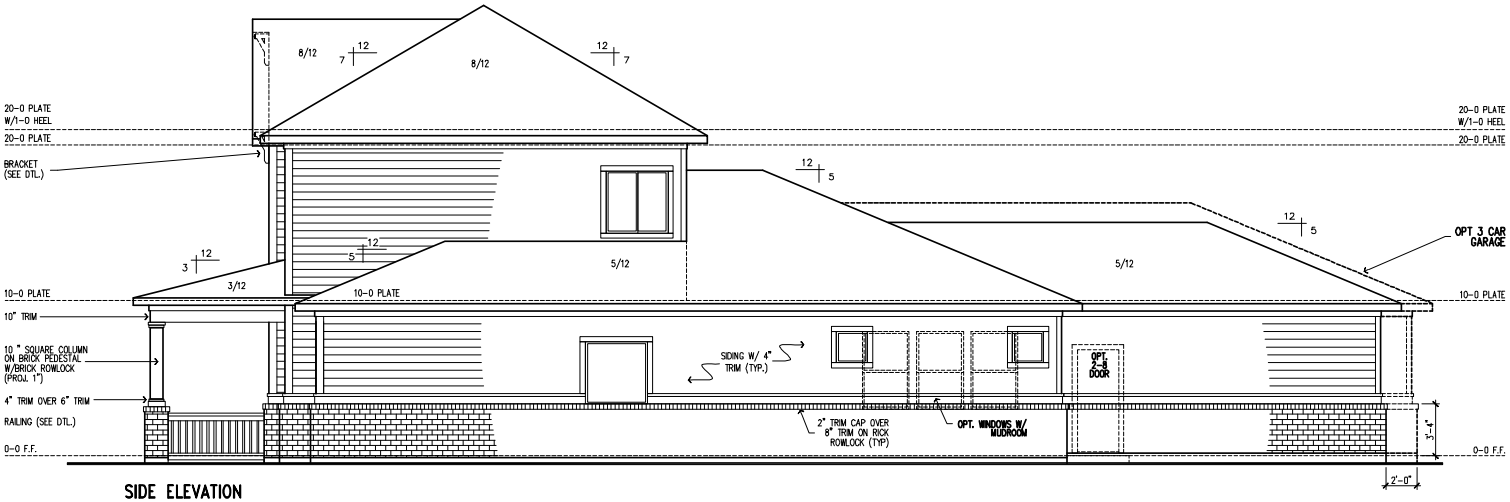
CASTLEDALE

INDIANAPOLIS

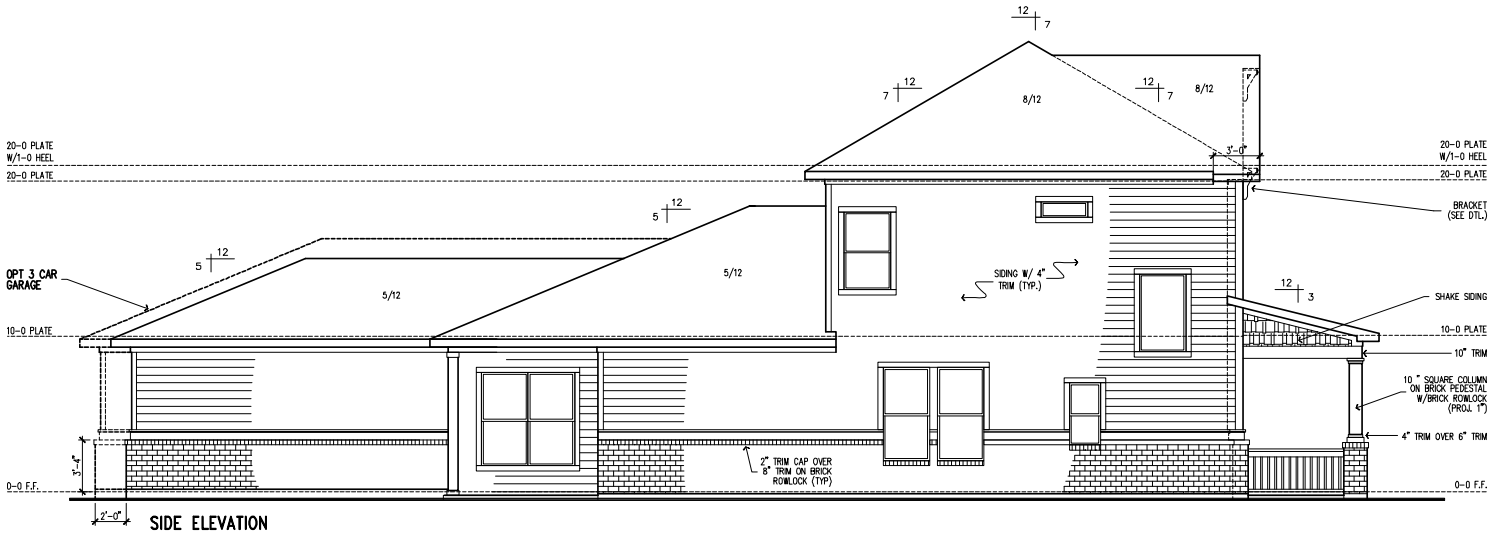


BRACKET DETAIL

SCALE: 1" = 1'-0"



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

HARMONY 50'

Proj. No.: | Lot:

Job No.: | Blk:

Sect:

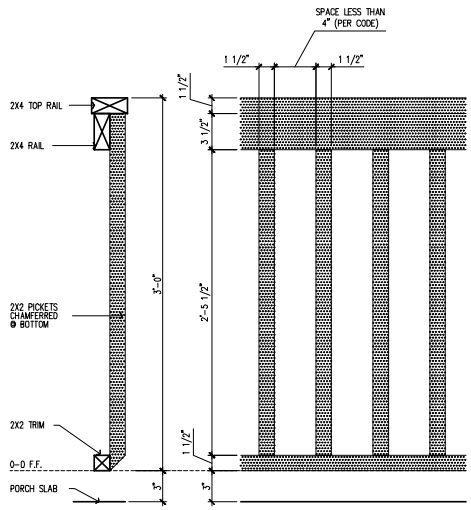
NORTH

5864-B

ELV-2

CASTLEDALE

INDIANAPOLIS



PORCH RAIL DETAIL

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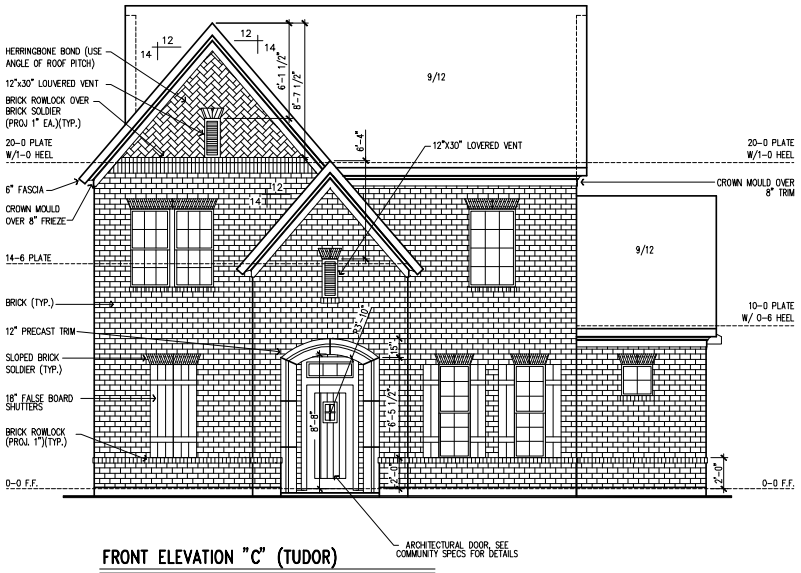
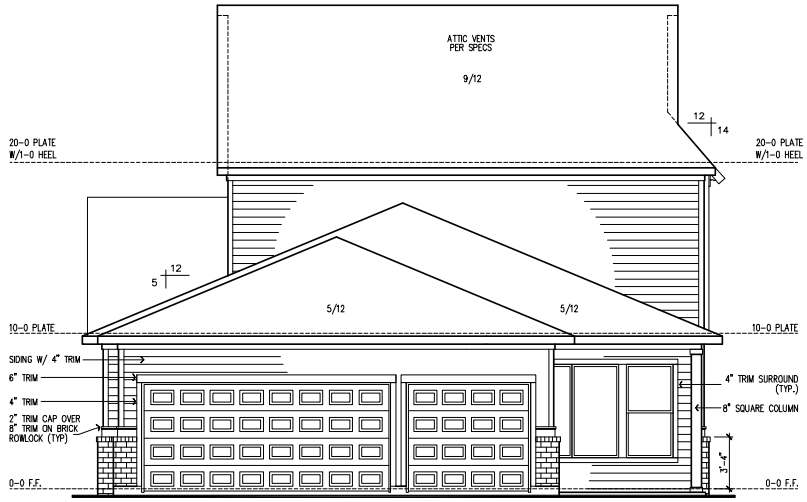
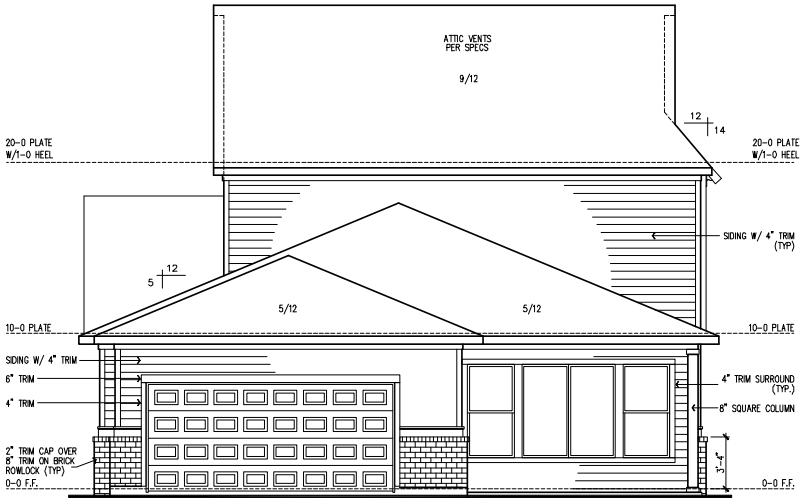


FRONT ELEVATION "C" (TUDOR)



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

Lot:

Blk:

Sect:

Proj. No.:

Job No.:

HARMONY 50'

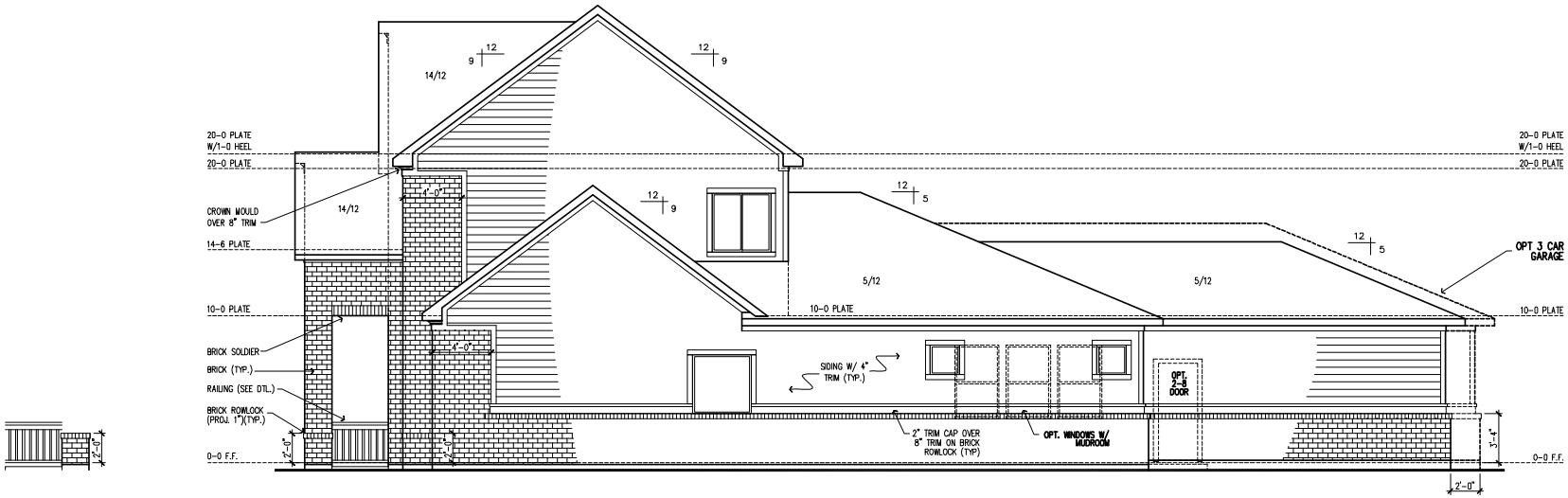
NORTH

5864-C

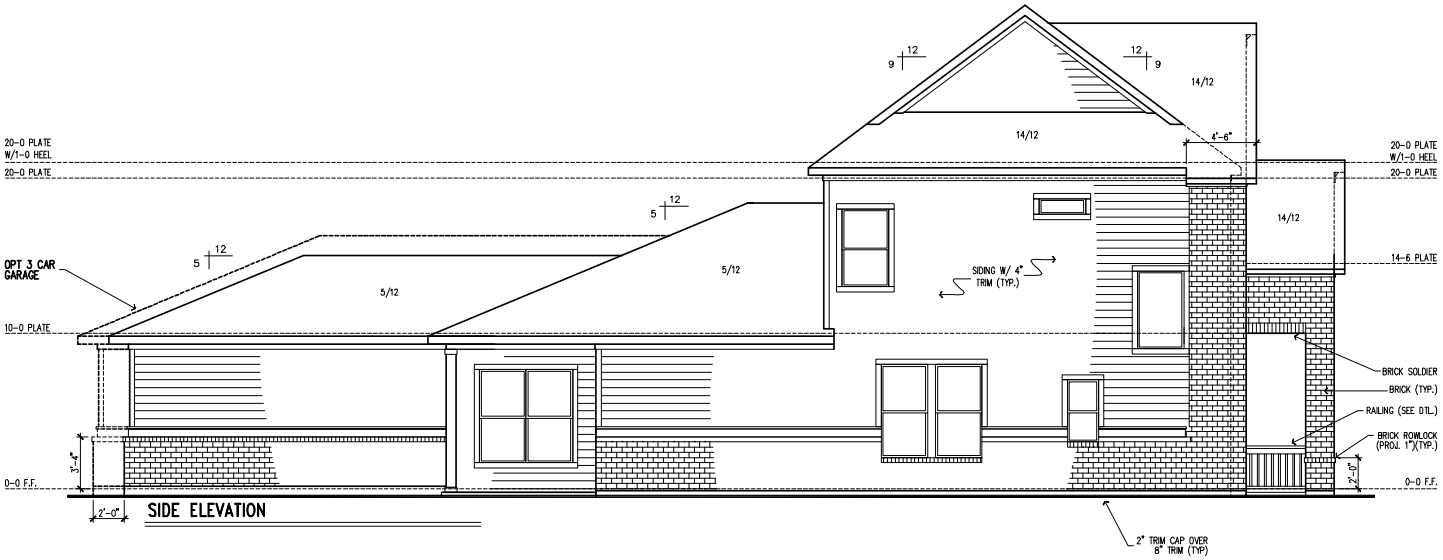
ELV-1

CASTLEDALE

INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

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David Weekley Homes

GS/JCA/MH | Scale: 1/8" = 1'-0"

Date: 11/18/2014 | Rev.:

HARMONY 50'

Proj. No.: | Lot:

Job No.: | Blk:

Sect:

NORTH

5864-C

ELV-2

CASTLEDALE

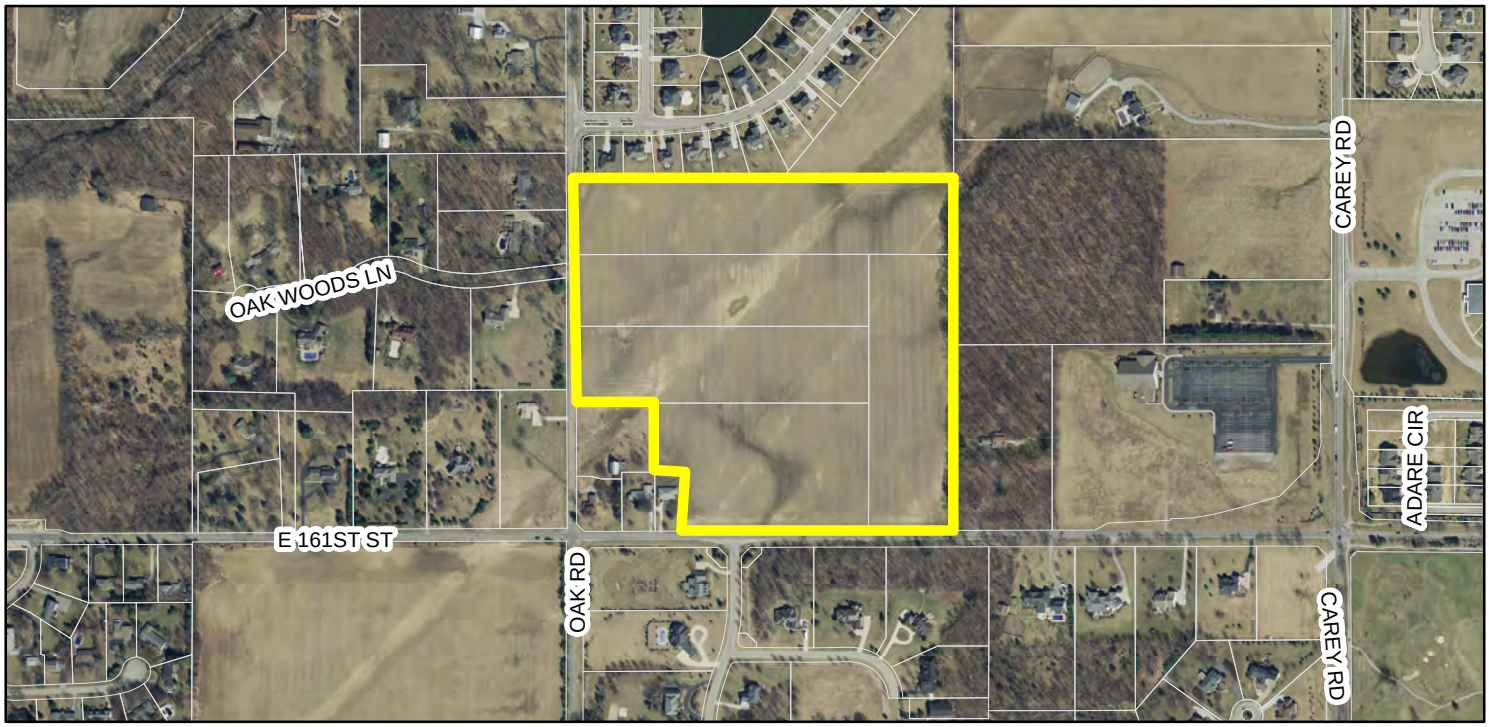
INDIANAPOLIS

Property Location Map
Tamarack PUD District
1506-PUD-09

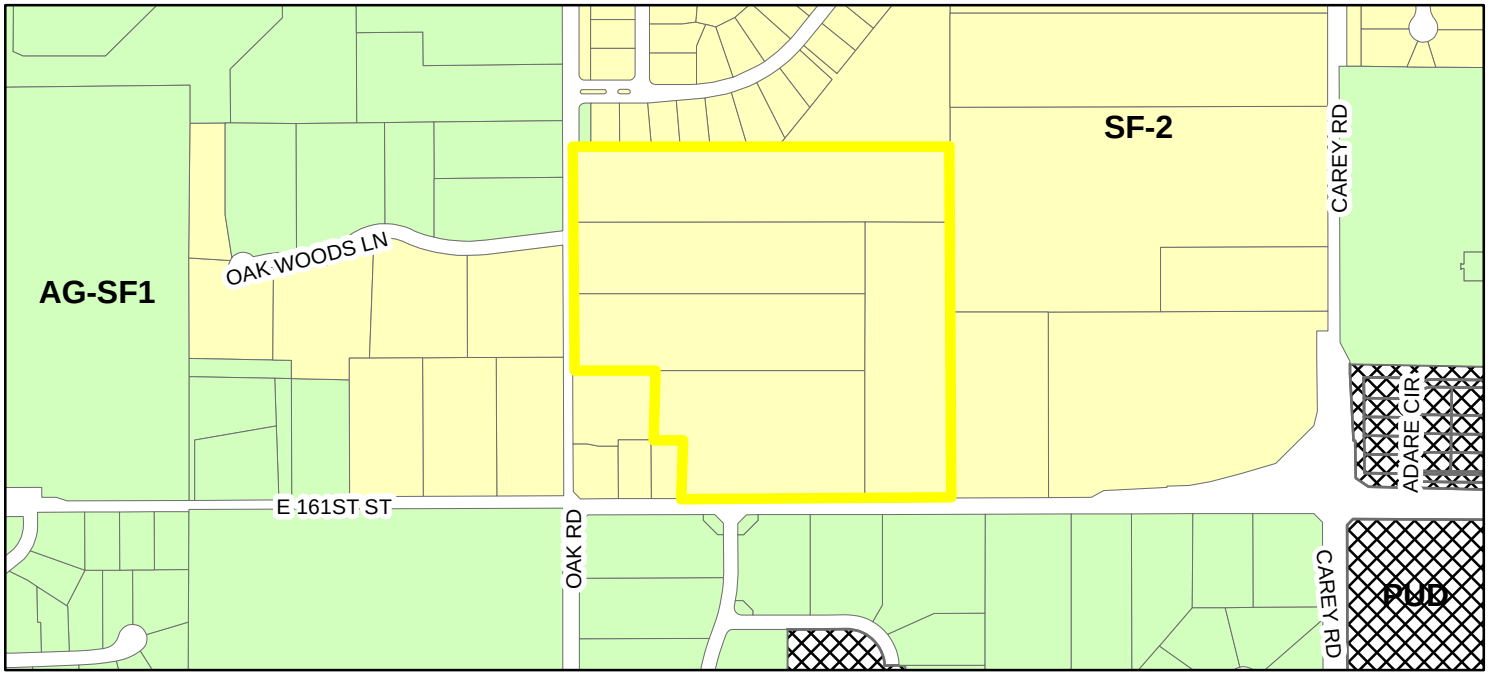
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

Tamarack OF WESTFIELD

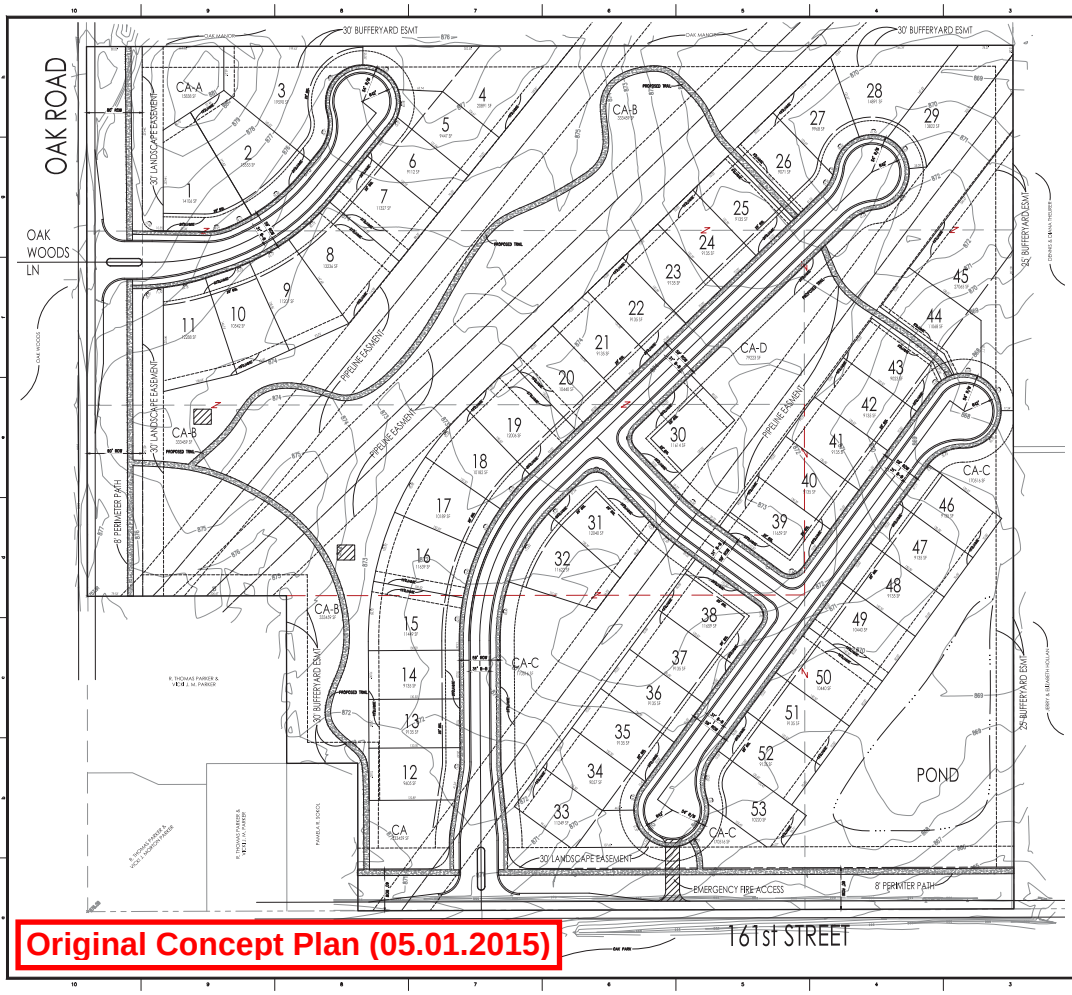
Prepared For:
M/I Homes of Indiana
8500 Keystone Crossing
Indianapolis, IN 46240

Scale 1" = 60'-0"
June 24, 2015

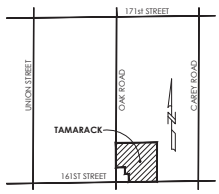
PLANT LEGEND

- Shade Trees
- Ornamental Trees
- Evergreen Trees
- Shrubs

Start to Finish LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email. starttofinish@tds.net
web. landscapingbystarttofinish.com



Original Concept Plan (05.01.2015)



VICINITY MAP
NO SCALE

SITE DATA

Site Area = 34.4 Acres +/-

LOTS:
Number of Lots = 53
Density = 1.54 Lots / Acre
Typical Lot Size = 70'x135'

EXISTING ZONING:
SF-2

EXISTING SF-2 SETBACKS:
Front Setback = 30'
Rear Setback = 30'
Sideyard Setback = 12'

PROPOSED ZONING:
PUD w/SF-4 UNDERLYING

PROPOSED SETBACKS:
Front Setback = 25'
Rear Setback = 25' with up to15% at 15'
Sideyard Setback = 5'

OPEN SPACE CALCULATIONS:

Overall Site =	34.4 Ac
Required 15% Open Space =	5.16 Ac.
Open Space =	6.46 Ac.
Pipeline Easement Area =	6.32 Ac.
Total Open Space Provided =	12.78 Ac
Total Percentage Provided =	37.2 %

SCALE 1"=60'

TAMARACK CONCEPT PLAN

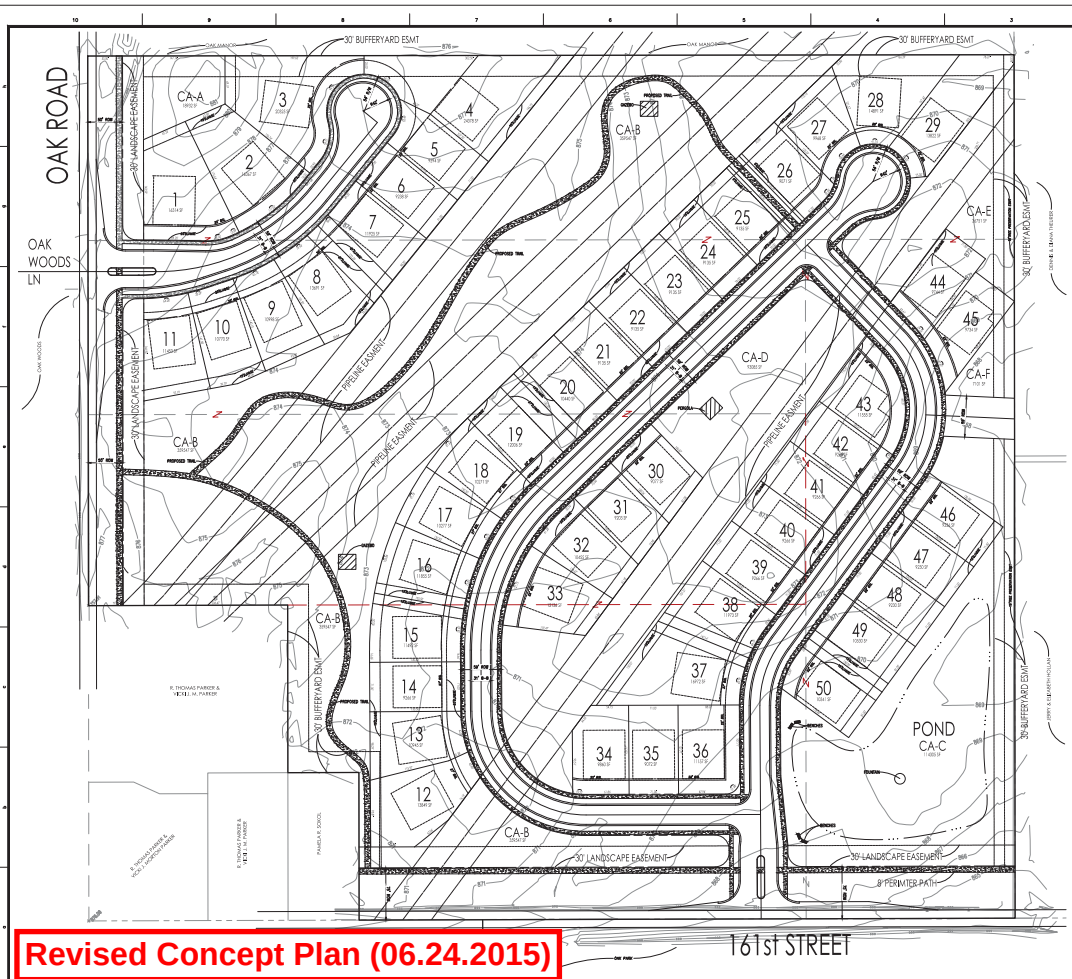
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 844 - 6611
800 1455 - 6456
317 843 - 0546 fax
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PREPARED FOR:
TAMARACK
M/I HOMES OF INDIANA, LP

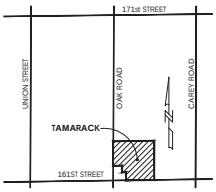
CONCEPT PLAN

SHEET NO.
CP100

PROJECT NO.
W150067



Revised Concept Plan (06.24.2015)



VICINITY MAP
NO SCALE

SITE DATA

Site Area = 34.4 Acres +/-

LOTS:
Number of Lots = 50
Density = 1.45 Lots / Acre
Typical Lot Size = 70'x135'

PROPOSED SETBACKS:
Front Setback = 22' MIN.
Rear Setback = 25'
Sideyard Setback = 5'

OPEN SPACE CALCULATIONS:

Overall Site =	34.4 Ac
Open Space Outside Pipeline Easements =	8.14 Ac.
Pipeline Easement Area =	6.32 Ac.
Total Open Space Provided =	14.46 Ac
Total Percentage Provided =	42.0 %

SCALE 1"=60'

TAMARACK CONCEPT PLAN

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 844 - 6611
800 1455 - 6456
317 843 - 0546 fax
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PREPARED FOR:
TAMARACK
M/I HOMES OF INDIANA, LP

CONCEPT PLAN

SHEET NO.
CP100

PROJECT NO.
W150067

Tamarack Enhancements

(post June 1 Plan Commission)
(Updated June 25, 2015)

Site Plan and Development Enhancements:

1. The Concept Plan was updated to reflect revisions to the land plan.

   A. Entrance location moved east along 161st Street,
   B. Provided loop street and reduction of cul-de-sacs,
   C. Provided frontage road with fronts of homes facing 161st Street.
   D. Further enhanced lot sizes adjacent to adjoining Oak Manor lots,
   E. Reduced the number of lots by three, and
   F. Provided additional landscaping and mounding in multiple locations.

2. The maximum number of Dwellings shall not exceed fifty (50).

3. Minimum Living Area (Ground Floor):
   A. Single story: 1,900 square feet
   B. Story and one-half: 1,900 square feet

4. Maximum Building Height:
   A. Single story: 25 feet
   B. Story and one-half: 25 feet

Landscaping and Lighting Standards:

5. Shade and Evergreen trees shall be planted within the common area northwest of Lot 20 thru Lot 27 as generally shown on the Concept Plan. The minimum number of trees planted in this area shall be calculated at one (1) tree per fifteen (15) feet of lot frontage along the rear of Lot 20 thru Lot 27.

6. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the north perimeter of Common Area A, Lot 3 and Lot 4 as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the north perimeter of said Common Area and Lots.

7. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the east perimeter of Common Area E (outside the pipeline easement) and Common Area F as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the length of the mounds.

8. A fifteen (15) foot wide tree preservation area will be provided along the east perimeter of the Real Estate as shown on the Concept Plan.

9. Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan.

10. **Architectural Standards:**

A. Added additional Character Exhibits. See Exhibit C.

B. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:
   i. The roofs of all Dwellings shall be covered with dimensional shingles.
   ii. Vinyl and aluminum siding shall be prohibited.
   iii. Masonry shall be used as the exterior building material on a minimum of seventy-five (75) percent of the first floor of the front façade of all Dwellings (exclusive of openings and gable areas above the first floor roof line). A maximum of five (5) Dwellings may have less masonry than required by this provision provided a minimum of masonry wainscot is provided as generally illustrated on Page 9 of 9 of the Character Exhibit.
   iv. A minimum thirty-six (36) inch masonry wainscot (measured from the Dwelling foundation) shall be the exterior building material on the side and rear façade of all Dwellings as generally illustrated on Page 7 of 9 and Page 8 of 9 of the Character Exhibit. This provision does not limit the use of additional masonry on the rear and side facades.

C. Garages:
   i. All Dwellings shall have a minimum of a two (2) car attached garage.
   ii. Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors across the District. The Garage Door Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended garage door designs to be constructed in the District. It is not the intent to limit garage designs to those shown in the Garage Door Exhibit but to encourage diversity of garage doors within the District.

D. Overhangs: Twelve (12) inch overhangs shall be required around the entire Dwelling, as measured prior to the installation of siding materials.

E. Roof Pitch: A minimum roof pitch of 8:12 shall be required around the entire Dwelling. Porches and other architecture futures such as bay windows may have less than an 8:12 roof pitch.

F. Windows:
   i. Minimum five and one-half inch (5-1/2) inch wide trim shall be required around all windows of the Dwelling unless framed in masonry. 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 Façade.
   ii. A minimum of one (1) window shall be located on each side façade of a Dwelling.

G. Architectural Diversity: *Article 6.3(C)(2)(c) under Streetscape Diversity*, shall be replaced by the following: All Dwellings shall comply with the architectural diversity standards included in **Exhibit F**.

Additional Standards. The following standards shall apply to the Real Estate:

11. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted.

12. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted.

13. Fences: All fences shall be (i) black metal and (ii) a maximum of 60" in height.

14. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements.

15. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings.

16. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage.

17. The Model Home constructed on the Real Estate (i) shall include a basement (part finished) and (ii) shall be a one and one-half story Dwelling.

Amenities. Amenities shall be provided in accordance with this section.

18. Trails: A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross the Pipeline Easements, the exact trail location and installation is subject to the approval of the grantee of the Pipeline Easement. Trails shall be installed, in substantial compliance with the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

19. A fountain in the detention pond;

20. A minimum of one (1) bench sitting area a minimum of thirty (30) square feet in area ;

21. A minimum of two (2) gazebos including (i) sitting areas, (ii) a minimum 8' by 6' structure and (iii) a minimum 10' by 10' hardscape area.

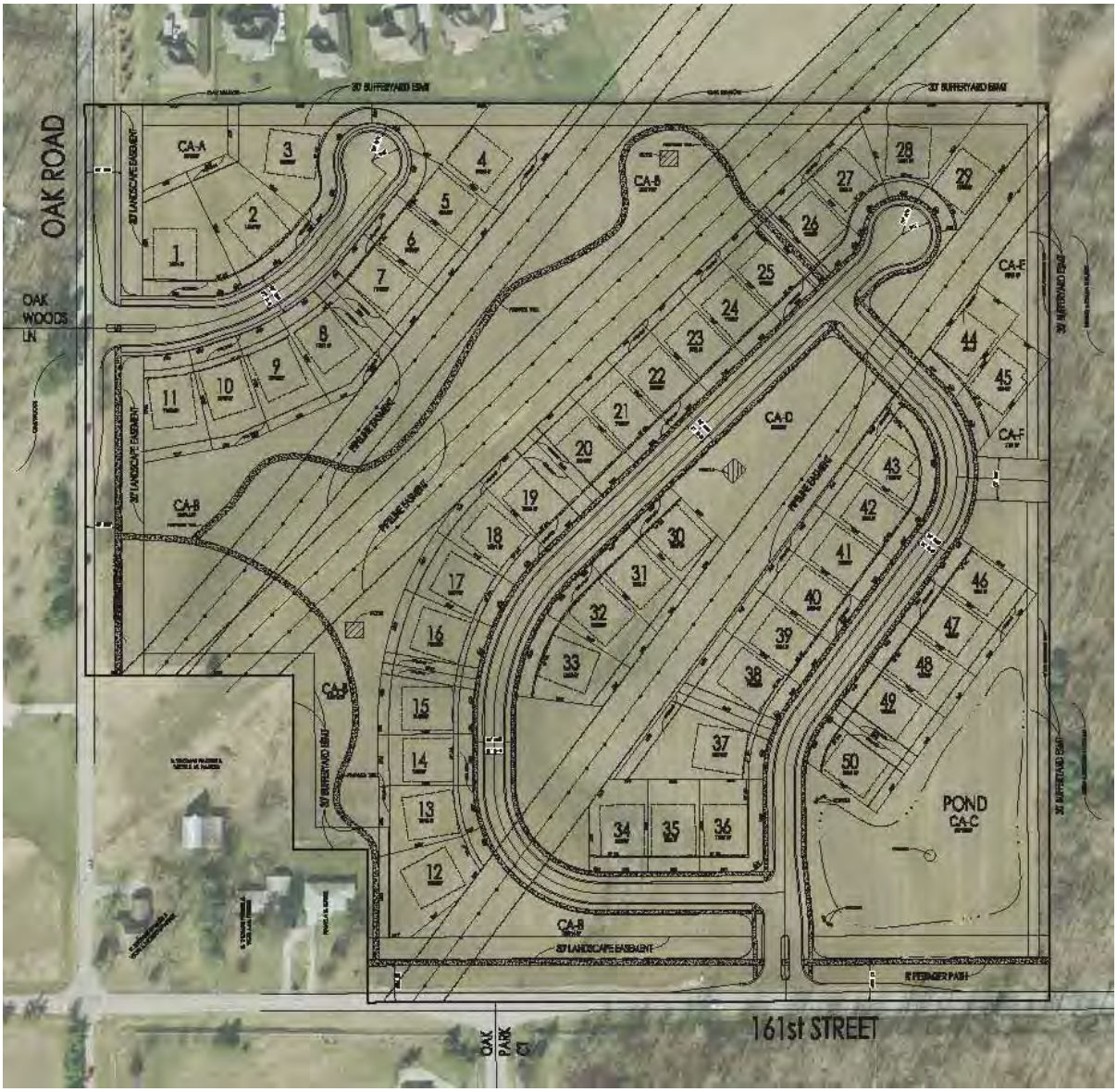
22. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area.

23. The Common Area Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended amenities to be constructed in the District. Although the exhibits do not necessarily represent the final design, they do hereby establish a benchmark for the quality and appearance of amenities that are required to be constructed. The Department shall determine whether the amenities are consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

EXHIBIT "B"
Page 1 of 1

(Concept Plan)

Exchange for updated color concept plan



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1506-PUD-09.

EXHIBIT "C"
Page 1 of 9

(Character Exhibits)

EXHIBIT "C"
Page 2 of 9

(Character Exhibits)

EXHIBIT "C"
Page 3 of 9

(Character Exhibit)

EXHIBIT "C"
Page 4 of 9

(Character Exhibit)

EXHIBIT "C"
Page 5 of 9

(Character Exhibit)

EXHIBIT "C"
Page 6 of 9

(Character Exhibit)

EXHIBIT "C"
Page 7 of 9

(Character Exhibit)

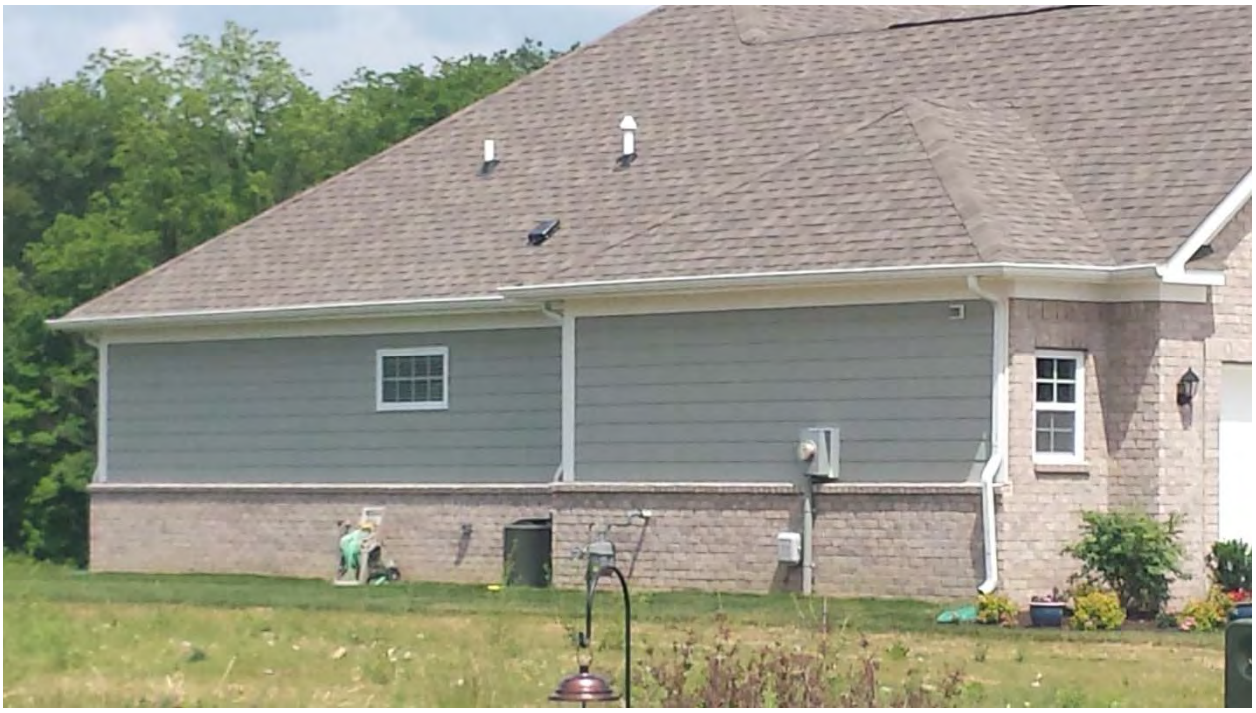


EXHIBIT "C"
Page 8 of 9

(Character Exhibit)

EXHIBIT "C"
Page 9 of 9

(Character Exhibit)

EXHIBIT "D"
Page 1 of 1

(Garage Door Exhibit)

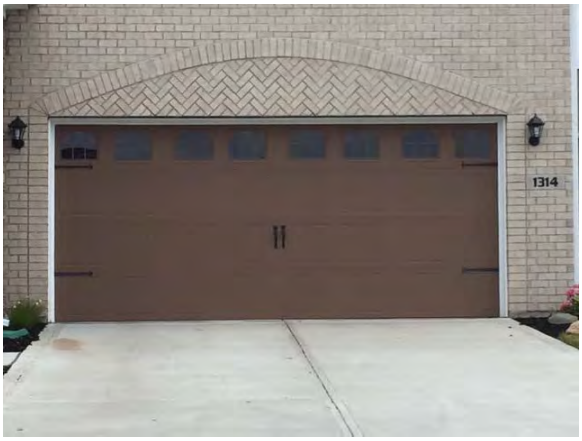


EXHIBIT "E"
Page 1 of 1

(Common Area Exhibit)

EXHIBIT "F"
Page 1 of 1

(Architectural Diversity Standards)

(1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.

(2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.

(3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation **2** Color	Elevation **3** Plan Color	**Elevation 4 Plan Color**	Elevation **5** Plan Color	Elevation **6** Color	**7**
			street			
8	**9**	Elevation **10** Color	Elevation **11** Plan Color	Elevation **12** Color	**13**	**14**

ORDINANCE 15-14

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 "**TAMARACK 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 Westfield-Washington Township Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (~~Docket _____), filed with the Commission requesting an amendment to~~**Petition No. 1506-PUD-09**), 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 ~~took action to forward said petition (Docket _____)~~forwarded **Petition No. 1506-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a _____ recommendation ~~(by a vote of ___ in favor and ___ opposed)~~ in accordance with ~~Ind.~~Indiana Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505~~, on _____, 2015~~;

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

WHEREAS, the ~~Westfield City~~ Council is subject to the provisions of the Indiana Code § IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request; 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 "**Tamarack PUD District**" (the "~~Tamarack PUD~~ 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 amended and applicable to the Underlying Zoning District or a Planned ~~Until~~Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-~~referenced~~references of this Ordinance shall hereafter refer to the section as specified and ~~reference~~referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

~~2.1 Trail: Any Pedestrian or nature train internal to the Tamarack PUD District that is used by pedestrians. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross gas pipeline easements the exact trail location and installation is subject to the approval of owner of the pipeline.~~

2.1 Pipeline Easement: The easements recorded as Miscellaneous Record 32. Page 215, Miscellaneous Record 40, page 72 and Miscellaneous Record 68, page 190 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.

2.~~6~~2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this ~~Tamarack PUD~~ District and its various subareas, as set forth in Section 4 of this Ordinance.

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* and shall be developed in substantial compliance with the Concept Plan attached hereto as **Exhibit B**.

Section 4. Underlying Zoning District. The Underlying Zoning District of this ~~Tamarack PUD~~ 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. All uses permitted in the Underlying Zoning District shall be permitted.

~~6.1 All Dwellings shall be regulated as Single Story Dwellings for the purposes of applying the standards applicable to the Underlying Zoning District.~~

5.1 The maximum number of Dwellings shall not exceed fifty (50).

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 ~~Tamarack PUD~~ District, except as otherwise modified below.

6.1 Minimum Front Building Setback Line: 22 feet

6.2 Minimum Side Yard Building Setback Line: 5 feet

6.3 Minimum Rear Yard Building Setback Line: ~~25' (up to 10% of the total number of lots in the Tamarack PUD District may have a 15' rear yard building setback line)~~25 feet; except for patios and decks which be a minimum of 15 feet.

6.4 Minimum Lot Width: 70 feet

6.5 Minimum Living Area (Ground Floor):

A. Single story: 1,~~400~~900 square feet

B. Story and one-half: 1,~~400~~900 square feet

6.6 Maximum Building Height:

A. Single story: 25 feet

B. Story and one-half: 25 feet

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

7.1 *Article 6.3 Architectural Standards*: Shall apply. In addition, the following shall also apply:

A. ~~Architectural~~ Character Exhibit. The ~~Architectural~~ Character ~~Exhibits~~Exhibit, attached hereto as **Exhibit C**, ~~are~~is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the ~~Tamarack PUD~~ District. Although the

~~exhibits~~images do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the ~~Tamarack PUD~~ District's intent and vision. It is not the intent to limit the architectural styles shown in the ~~Architectural~~ Character ~~Exhibits~~Exhibit, but to encourage diversity in architectural styles of Dwellings within the ~~Tamarack PUD~~ District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

B. ~~B.~~ Dwellings. All Dwellings shall qualify as Single Story Dwellings for the purposes of applying *Article 6.3 Architectural Standards* of the UDO.

~~B.~~C. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:

i. The roofs of all Dwellings shall be covered with dimensional shingles.

ii. Vinyl and aluminum siding shall be prohibited.

iii. Masonry shall be used as the exterior building material on a minimum of seventy-five (75) percent of the first floor of the front façade of all Dwellings (exclusive of openings and gable areas above the first floor roof line). A maximum of five (5) Dwellings may have less masonry than required by this provision provided a minimum of masonry wainscot is provided as generally illustrated on Page 9 of 9 of the Character Exhibit.

iv. A minimum thirty-six (36) inch masonry wainscot (measured from the Dwelling foundation) shall be the exterior building material on the side and rear façade of all Dwellings as generally illustrated on Page 7 of 9 and Page 8 of 9 of the Character Exhibit. This provision does not limit the use of additional masonry on the rear and side facades.

~~C.~~D. Garages:

i. All Dwellings shall have a minimum of a two (2) car attached garage.

~~A. Overhangs: All Dwellings shall have a minimum 12" roof overhang from framing.~~

ii. Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors across the District. The Garage Door Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended garage door designs to be constructed in the District. It is not the intent to limit garage designs to those shown in the Garage Door Exhibit but to encourage diversity of garage doors within the District.

E. Overhangs: Twelve (12) inch overhangs shall be required around the entire Dwelling, as measured prior to the installation of siding materials.

~~D.~~F. Roof Pitch: ~~All Dwellings shall have a minimum~~A minimum roof pitch of 8:12 shall be required around the entire Dwelling. Porches and other architecture futures such as bay windows may have less than an 8:12 roof pitch.

G. Windows: ~~All windows on Dwellings shall be framed with a 5~~

a. Minimum five and one-half inch (5-1/2~~"~~) inch wide trim shall be required around all windows of the Dwelling unless framed in masonry. 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 Façade.

b. A minimum of one (1) window shall be located on each side façade of a Dwelling.

H. Architectural Diversity: *Article 6.3(C)(2)(c) under Streetscape Diversity*, shall be replaced by the following: All Dwellings shall comply with the architectural diversity standards included in **Exhibit F**.

7.2. *Article 6.8 Landscaping Standards*: Shall apply~~;~~, except as otherwise modified or enhanced below.

A. *Article 6.8(K): Minimum Lot Landscaping Requirements* shall apply, except as modified ~~or enhanced~~ below~~.~~ for Single-Family Residential Lots:

Plant Materials	Required Plantings
Shade	Three (3)
Ornamental/Evergreen	One (1)
Shrubs	Ten (10)

~~i. The minimum number of Shade Trees shall be three (3).~~

~~ii. The minimum number of Ornamental or Evergreen trees (1).~~

~~iii. The minimum he minimum number of Shrubs shall be ten (10).~~

~~B. *Article 6.8(M) External Street Frontage Landscaping Requirements* shall apply; except as otherwise modified below.~~

~~i. The landscaping area within the pipeline easements as illustrated on the Concept Plan shall be excluded from the landscape planting and mounding standards.~~

~~C. *Article 6.8(N) Buffer Yard Requirements* shall apply; except as otherwise modified below.~~

~~ii. The required buffer yard width along the east perimeter of the Real Estate shall be a twenty-five (25) feet as identified on the Concept Plan.~~

~~The~~

B. Pipeline Easement Landscaping: Landscaping within the Pipeline Easement is restricted by the Grantee of the Pipeline Easement. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Pipeline Easement within the Pipeline Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

C. Shade and Evergreen trees shall be planted within the common area northwest of Lot 20 thru Lot 27 as generally shown on the Concept Plan. The minimum number of trees planted in this area shall be calculated at one (1) tree per fifteen (15) feet of lot width along the rear of Lot 20 thru Lot 27.

D. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the north perimeter of Common Area A, Lot 3 and Lot 4 as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the north perimeter of ~~the buffer yards subject to the pipeline easements as illustrated~~said Common Area and Lots.

E. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the east perimeter of

Common Area E (outside the pipeline easement) and Common Area F as shown on the Concept Plan. Evergreen trees shall be ~~excluded from the landscape~~planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the length of the mounds.

F. A fifteen (15) foot wide tree preservation area will be provided along the east perimeter of the Real Estate as shown on the Concept Plan.

~~D.~~G. Substitutions of plant materials shall be permitted within Buffer Yards and External Street Frontage planting ~~standards.~~ areas at the following ratios: 1 shade tree : 1 evergreen tree : 3 shrubs.

~~7.3~~ *Article 6.17 (G) Residential Signs*: Shall apply; ~~except as otherwise modified below:~~

~~7.4~~7.3 ~~Brick columns~~however, one (1) brick column a maximum of ~~8'~~eight (8) feet in height including a maximum Sign Area of ~~six (6~~four (4) square feet shall be permitted ~~at~~on either side of the entrance(s) of the subdivision in addition to permitted Monument Signs.

Section 8. Infrastructure Standards. The ~~Tamarack PUD~~ District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (*see Chapter 7: Subdivision Regulations)*, ~~unless otherwise approved by the Plan Commission or Department of Public Works in consideration of the pipeline easements which cross the Real Estate~~except as otherwise modified or enhanced below.

8.1 The Plan Commission or Director may modify infrastructure standards in consideration of the Pipeline Easements.

8.2 Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan.

Section9. Design Standards. The standards of *Chapter 8: Design Standards* shall apply to the development of the ~~Tamarack PUD~~ District, except as otherwise modified below.

9.1 *Article 8.~~7 Pedestrian Network Standards~~* ~~shall apply, except as otherwise modified or enhanced below:~~

~~A. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the Tamarack PUD District's Open Space.~~

~~9.2 *Article 8.9 Street and Right-of-Way Standards* shall apply; however, the layout of the street network in the Tamarack PUD District shall be in substantial compliance with the Concept Plan.~~

~~9.3 *Article 8.*~~*6 Open Space and Amenity Standards* shall apply; however, the Minimum ~~fifteen percent (15%)~~ Open Space ~~requirement~~for the District shall be enhanced~~.~~ to require a minimum of thirty-five percent (35%) ~~open space shall be provided~~ on the Real Estate, as generally shown on the Concept Plan. ~~All Open Space shall be common area and deeded to and maintained by a homeowners' association.~~

Section10. Amenities. Amenities shall be provided in accordance with this section.

10.1 The following shall be included within the Open Space of the ~~Tamarack PUD~~ District:

~~A. Walking/Jogging/Biking Trails;~~

A. Trails: A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross the Pipeline Easements, the exact trail location and installation is subject to the approval of the grantee of the Pipeline Easement. Trails shall be installed, in substantial compliance with the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

B. A fountain in the detention pond;

C. A minimum of one (1) bench sitting area~~; and~~ a minimum of thirty (30) square feet in area ;

D. A minimum of two (2) gazebos including (i) sitting areas, (ii) a minimum 8' by 6' structure and (iii) a minimum 10' by 10' hardscape area.

E. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area.

10.2 The Common Area Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended amenities to be constructed in the District. Although the exhibits do not necessarily represent the final design, they do hereby establish a benchmark for the quality and appearance of amenities that are required to be constructed. The Department shall determine whether the amenities are consistent with the established benchmark and complies

with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

Section11. Additional Standards. The following additional standards shall apply to the Real Estate.

11.1 The following standards shall apply to the Real Estate:

A. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted.

B. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted.

C. Fences: All fences shall be (i) black metal and (ii) a maximum of 48" in height.

D. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements.

E. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings.

F. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage.

G. The Model Home constructed on the Real Estate (i) shall include a basement (part finished) and (ii) shall be a one and one-half story Dwelling.

~~A.~~H. Common Areas shall not be subject to the Lot provisions of the Underlying Zoning District.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Chuck Lehman	Chuck Lehman	Chuck Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 15~~--~~-14 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~~--~~-14

This _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15~~--~~-14

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106

Tamarack PUD District - ~~filing 043015~~070215

Schedule of Exhibits:

Exhibit A **Legal Description**

Exhibit B **Concept Plan**

Exhibit C **Character Exhibit**

Exhibit D **Garage Door Exhibit**

Exhibit E **Common Area Exhibit**

Exhibit F **Architectural ~~Character Exhibits~~Diversity Standards**

EXHIBIT "A"
Page 1 of 1

(Legal Description)

Parcel 1:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West line of the West Half of said Northeast Quarter Section a distance of 976.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West line a distance of 265.00 feet to a railroad spike; thence North 89 degrees 57 minutes 20 seconds East a distance of 1330.17 feet to a 5/8 inch rebar with yellow cap stamped "Schneider Firm #0001" on the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East

along said East Line a distance of 265.00 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 1330.10 feet to the POINT OF BEGINNING. Containing 8.092 acres, more or less.

Parcel 2:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 726.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 250.00 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.10 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 250.00 feet; thence South 89degrees 57 minutes 20 seconds West a distance of 1030.05 feet to the POINT OF BEGINNING. Containing 5.912 acres, more or less.

Parcel 3:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 452.73 feet to the POINT OF BEGINNING (said point also being the Northwest corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana); thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 274.25 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.05 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 273.78 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 743.98 feet to

EXHIBIT "A"

Page 1 of 1

(Legal Description)

the Northeast corner of the aforesaid 1.665 acre tract of land; thence South 89 degrees 51 minutes 41 seconds West along the North line of said tract of land a distance of 286.00 feet to the POINT OF BEGINNING, Containing 6.475 acres, more or less.

Parcel 4:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 388.00 feet to the POINT OF BEGINNING (said point also being the Southeast corner of a 0.496 acre tract of land described in a Corporate Quitclaim Deed recorded as Instrument Number99-31292 in the Office of the Recorder of Hamilton County, Indiana); thence North 00 degrees 02 minutes 40 seconds West along the East line of said tract of land a distance of 212.00 feet to the Northeast corner of said tract of land; thence South 89 degrees 51 minutes 41 Seconds West along the North line of said tract of land a distance of 102.00 feet to the Southeast most corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 02 minutes 40 seconds West along the Easterly line of said tract of land a distance of 240.73 feet to the Northeast Corner of said tract of land; thence North 89 degrees 57 minutes 20 seconds East a distance of 743.98 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 451.51 feet to the South Line of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along said South Line a distance of 641.88 feet to the POINT OF BEGINNING. Containing 7.225 acres, more or less.

Parcel 5:

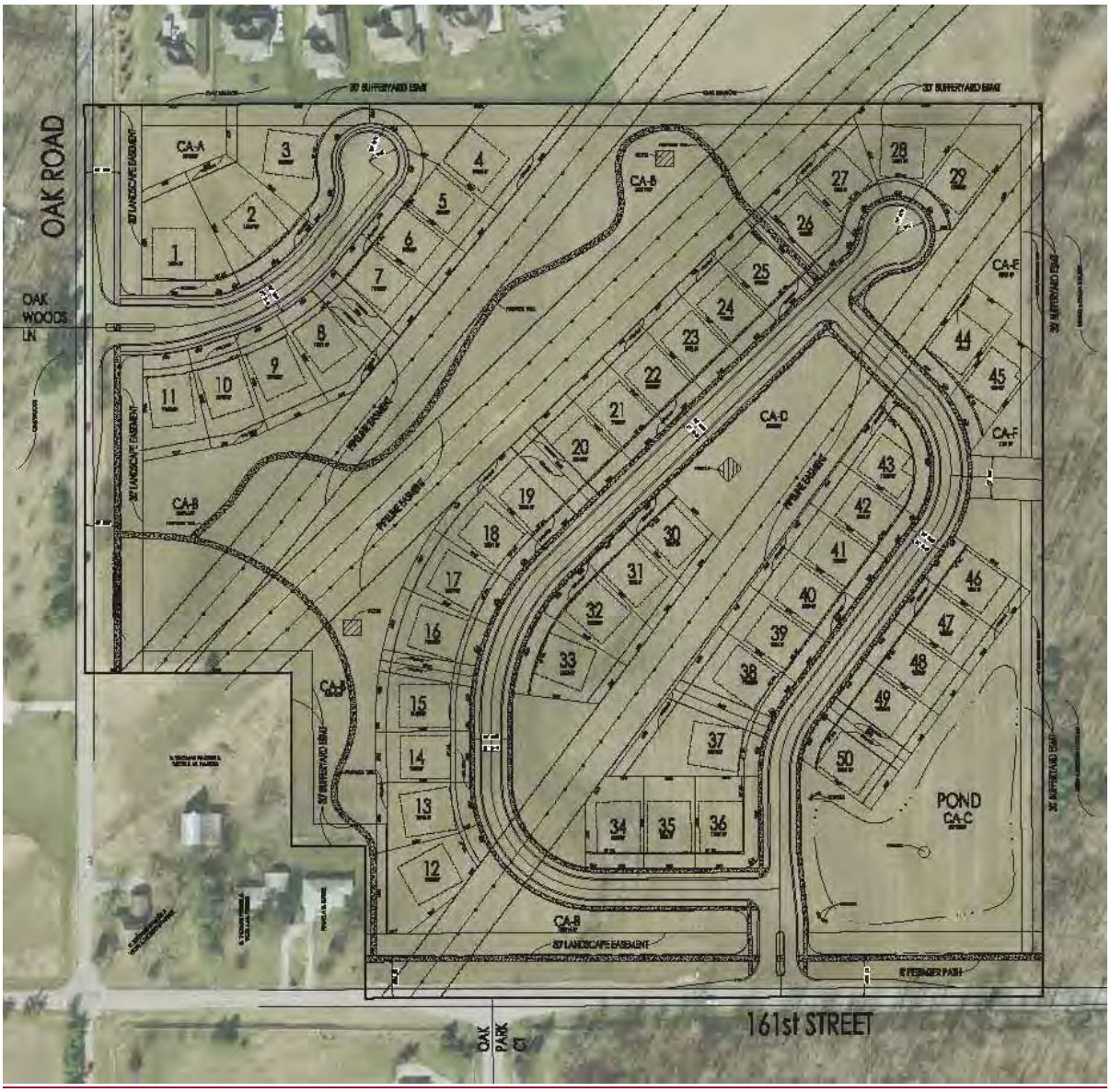
Part of the West Half of the Northeast Quarter of Section 7, Township 18 North Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 1029.88 feet to the POINT OF BEGINNING; thence North 00 degrees 01 minutes 52 seconds West, parallel with the East line of the West Half of the said Northeast Quarter Section, a distance of 975.29 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 300.00 feet to the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East along said East Line a distance of 974.79 feet to the Southeast Corner of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along the aforesaid South Line a distance of 300.00 feet to the POINT OF BEGINNING. Containing 6.715 acres, more or less.

EXHIBIT "B"
Page 1 of 1

(Concept Plan)

Exchange for updated color concept plan



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1506-PUD-09.

EXHIBIT "C"
Page 1 of ~~3~~9

~~(Architectural~~ (Character Exhibits)

EXHIBIT "C"
Page 2 of ~~3~~9

~~(Architectural~~ (Character Exhibits)

EXHIBIT "C"
Page 3 of ~~3~~9

(Character Exhibit)

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EXHIBIT "C"
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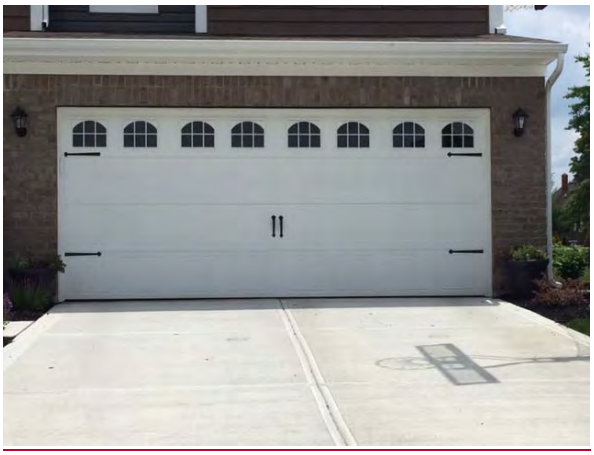
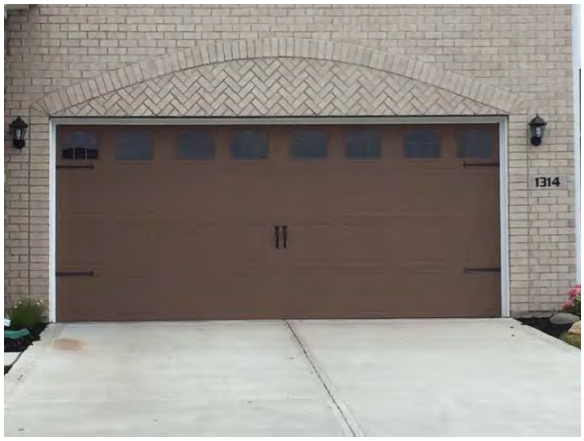
(Character Exhibit)

EXHIBIT "D"
Page 1 of 1

(Garage Door Exhibit)





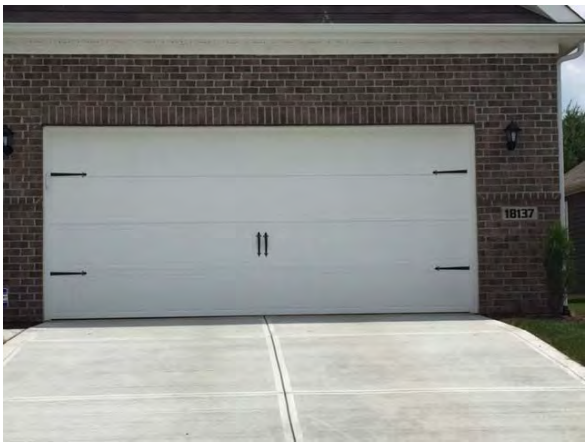


EXHIBIT "E"
Page 1 of 1

(Common Area Exhibit)

EXHIBIT "F"
Page 1 of 1

(Architectural ~~Character Exhibits~~Diversity Standards)

(1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.

(2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.

(3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation **2** Color	Elevation **3** Plan Color	**Elevation** **4** **Plan** **Color**	Elevation **5** Plan Color	Elevation **6** Color	**7**
			street			
8	**9**	Elevation **10** Color	Elevation **11** Plan Color	Elevation **12** Color	**13**	**14**

EXHIBIT "C"
Page 1 of ~~3~~9

~~(Architectural~~ (Character Exhibits)

EXHIBIT "C"
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~~(Architectural~~ (Character Exhibits)

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(Character Exhibit)

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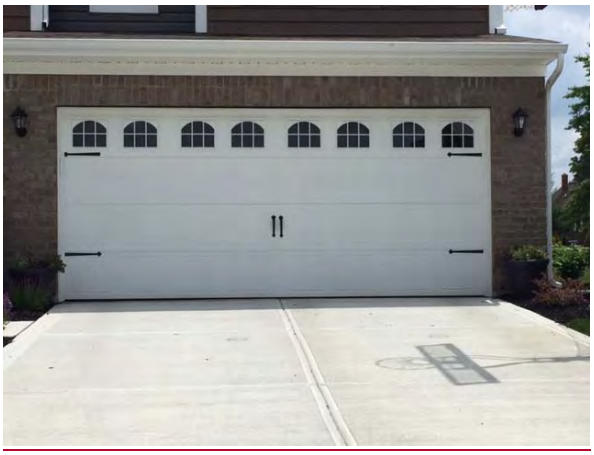
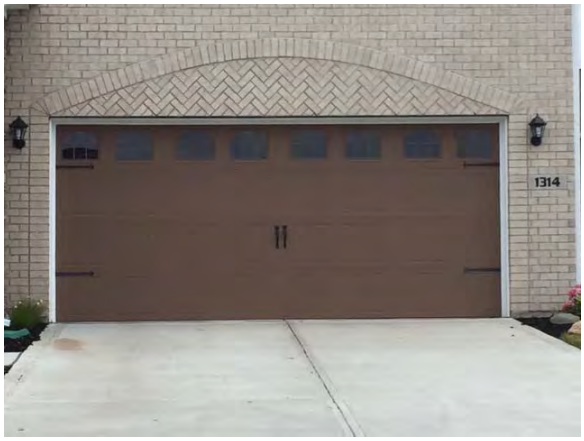
(Character Exhibit)

EXHIBIT "D"
Page 1 of 1

(Garage Door Exhibit)





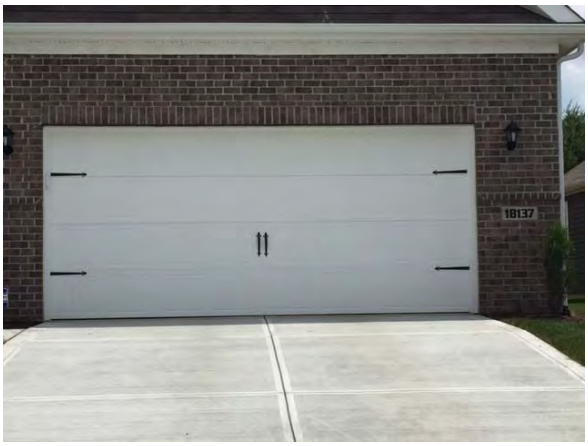


EXHIBIT "E"
Page 1 of 1

(Common Area Exhibit)

EXHIBIT "F"
Page 1 of 1

(Architectural ~~Character Exhibits~~Diversity Standards)

PACKET OF PUBLIC COMMENT

Advisory Plan Commission

July 6, 2015

PUBLIC COMMENT #1

Subject: ORD 15-14, Tamarack

Tamarack at NE corner of 161 & Oak Rd is being introduced to City Council this evening.

It is across the street from Oak Park and next door to Oak Manor.
These are all pretty much the same house with different facades.
Is this what we are looking for considering the higher surrounding standards?

Do we allow garages to ALL open to the street and ALL bump out like this?
Me thinks not!

Respectfully,
Mic Mead

PUBLIC COMMENT #2

Subject: Re: ORD 15-14, Tamarack

We have lived in Oak Park for over 20 years. During this time we have enjoyed the openness of the area. In the past year this openness has been challenged with the infill of Pedcor/Estridge trying to squeeze a few more houses into Oak Park that didn't look like the other, more spacious, lots in the existing neighborhood. Now the new proposed Tammarack comes along with 1400 SF SF4 sized lots just due north of Oak Park and south of Oak Manor. The additional road cuts will bring safety issues on a very busy 161st street and Oak Road. This is a bad idea. The gas pipeline will squeeze more homes into a beautiful area of Westfield that should be preserved.

I will attend the City Council meeting tonight with some of my neighbors to hear about this new PUD. SF 4 neighborhood that will offer a tax burden for our schools and existing business and homeowners.
Dave Mueller
Homeowner and HOA president

PUBLIC COMMENT #3

Subject: Re: ORD 15-14, Tamarack

I too am on Oak Park's HOA Board and have lived in Oak Park for 19 years. I agree this proposed development is not congruent with the surrounding neighborhoods and am concerned how this development will take shape with the existing gas pipeline. It has become increasing difficulty to enter/ exit Oak Park onto 161st street with the heavy traffic and am greatly concerned how future development will increase the traffic flow even more.
I am not available to attend tonight's meeting. But will be attending future meetings in opposition to this development.

Thank you for your time,
Nancy Anderson

PUBLIC COMMENT #4

Subject: Re: ORD 15-14, Tamarack

Hello All,
Mick and Dave, thanks for the head's up on tonight's meeting which I won't be able to attend due to a prior commitment.

Our community at 161st and Oak Road consists of beautiful homes in Oak Manor and Oak Park, with more coming at the southern border of Oak Park. Also, Jim Langston is putting more nice homes in across from Acorn Farms south on Oak Road.

Our 7 residents on Oakwoods lane across the street from the proposed new Tamarack development (the field with the diagonal pipeline underneath it), have comfortable homes on 3-4 acre wooded lots that were mostly built in the early 1980's.
Why would Westfield want to cram a bunch of similar floor-plan "ticky-tack" homes on 1400 sq. ft. lots in our 161st and Oak Road neighborhood filled with beautiful homes? (Is Westfield trying to become another "Levittown, PA", which tried that concept 60 years ago?)

When many of us spent 2 years working on "Westfield's Comprehensive Plan", it was with the objective to provide "continuity" within neighborhoods, not doing a "mix and match" of different neighborhood qualities jumbled up together.

Issues like this are the reason that the Washington Township Neighborhood-SE(WTNT), was started by Dr. Terry Parke and Bill Bangs(now deceased) to prevent developers from waltzing into nice neighborhoods in our section of Westfield hoping to "get-rich quick" with housing "not consistent" with that already in place there.

John Boyer
WTNT-President

PUBLIC COMMENT #5

Subject: Re: ORD 15-14, Tamarack

This is a follow-up note regarding the Westfield Development presentation at the last WeCan meeting.

As I commented at the time, the update only focused on the number of building permits issued. My follow-up question was in regards to how Westfield assesses the quality of construction and how its standards compare to Carmel's. The response in the meeting appears to suggest that there is no overall quality assessment nor associated process.

I understand that a proposal for a new development for the corner of 161st and Oak Road will be introduced at this evening's City Council meeting. This proposal strongly reflects the development quality issue. The development proposal includes 1400 sq ft homes. The single line placement of some of the homes reminds one of the Pulte construction in Viking meadows about which I've heard many derisive comments regarding their appearance along 161st street.. The new development is also inconsistent with surrounding neighborhoods such as Oak Manor, Brookside, Bridgewater, etc.

From a size comparison, I did a quick internet search and noted double wide mobile homes starting at over 1400 sq feet (www.solitairehomes.com).

As a possible reflection on the city's image, I wonder if a developer would even make such a proposal in Carmel.

Thank you for your earlier feedback regarding my question. Your stewardship of WeCan is much appreciated.

Mike

I've copied Jonathan Dilley, Oak Manor HOA president, on this message.

PUBLIC COMMENT #6

Subject: Tamarack Development

All,

Just a couple of comments. I am speaking as an Oak Manor resident and not in my position as an Oak Manor board member.

Tamarack Development Concerns --

Traffic at the Oak Road and 161st intersection is of concern as well as the change in zoning.

Why should a change in zoning be granted? This would, as I understand it, allow for much smaller homes as well as smaller lot sizes than the surrounding neighborhoods.

While the 11 lots accessing Oak Road will not affect Oak too much, the others will add to what is already becoming a major traffic issue in Westfield. At the least the future roundabout at 161st and Oak should be completed before approval of this project is even considered.

Perhaps the developer should be required to install this roundabout?

This applies to the proposed roundabout at 161st and Union also. Just drive there at morning or evening rush hours.

I do plan on attending the hearing next Monday.

Thanks,

Larry Clarino
2533 Live Oak Lane (Oak Manor)
Westfield.
317-896-9689

PUBLIC COMMENT #7

Subject: MI Homes proposed Tamarack development for NE corner of 161st and Oak Roads

Dear Members of Council,

I'm writing to voice my strong opposition to the current proposed development on the corner of 161st and Oak roads by MI homes. I understand that the land will be developed, but I think it needs to be done in a way more consistent with the surrounding neighborhoods. The development of Oak Park across the street has single family homes on very large lots. These homes, along with the homes in Bridgewater, have some of the highest property values in Westfield. Allowing a rezoning to SF-4 would create a very dense zero lot-line neighborhood immediately across the street from our homes. There would undoubtedly be a significant negative impact on the value of our homes. The council was very helpful and understanding recently when Pedcor proposed developing the land within Oak Park in way that was inconsistent with the surrounding neighborhood. We successfully lobbied for significant changes to lot size and home density, and preserved the character of our neighborhood. Likewise, we feel that compromised should be made by MI homes in their Tamarack development.

I have several specific concerns that I would like to address. The first is overall neighborhood density and traffic patterns. As Oak Road becomes busier over the years, adding a high density neighborhood with an entrance just across the street from Oak Park's entrance will significantly increase traffic and the risk of accidents when neighbors pull out of the neighborhood. We saw this happen to Foster Estates when a young teenager was killed pulling out of their neighborhood onto a much busier 146th street.

The increased density will also mean more street parking, effectively narrowing the street. This will absolutely inhibit emergency vehicular traffic. This is especially disturbing given the fact that most of these houses will be sitting 20-30 feet from major gas pipelines and too close together for an emergency vehicle to drive between any of them.

Finally, we'd ask you to consider the overall feel of the surrounding neighborhoods that are currently built. The homes to the northwest of 161st and Oak (Oak Woods Lane) are on large lots, as are the homes on Cool Creek Circle between Oak and Westfield. My house sits off of Oak Road on 2.4 acres, and I think it would be crazy to ask to tear it down and replace it with 10 houses on a quarter acre each. That's simply not the character of this part of Westfield that we moved into. I would ask that you please try to keep the new development in the spirit and character of the other neighborhoods that surround it.

Many thanks,

-Matt Priddy

PUBLIC COMMENT #8

Subject: Ordinance 15-14 – Public Comment – Tamarack (DILLEY)

Dear Councilmembers, APC members, and staff,

In response to the requests for public comments on Ordinance 15-4, the Dilley Household (16421 Oak Manor Drive) respectfully submit the following for your consideration. Please confirm receipt of this correspondence.

Regards,
Jonathan & Kiersten Dilley

ORDINANCE 15-14

1. **Lot Sizes (Ordinance 15-14, Sec. 4)**. We request that the proposed development is a "step-down" from the SF2 zoning of Oak Manor (*i.e.,* SF3). According to the Westfield-Washington Township Unified Development Ordinance (4.5), the minimum lot size for an SF3 subdivision lot is 12,000+ square feet (15,000 for a corner lot). We request that all lots within the proposed Tamarack neighborhood meet the SF3 requirement and not be rezoned to SF4. This would be an appropriate "step-down" from the surrounding neighborhoods.

2. **Square Footage (Ord. 15-14, Sec. 6.5).** To ensure an appropriate "step-down" transition from the surrounding neighborhoods, we request that Tamarack homes begin at 2,061 square feet and limit those to 20% of homes sites.

3. **Setbacks (Ord. 15-14, Sec. 6.1-6.4).** We request that the front, side, and rear yard setbacks and the minimum lot width meet SF3 requirements.

4. **Drainage.** We are concerned about storm water runoff and request assurances from M/I Homes and the city that runoff will be collected and handled within the Tamarack development. There are already concerns about appropriate drainage along the north side of the proposed development.

5. **Safety.** With regards to the cul-de-sac with its entrance off of Oak Road, what happens if an accelerator sticks or someone has a medical emergency and their car continues forward at the end of the cul-de-sac? They would crash into Oak Manor's south fence line and possibly continue into one of the houses along Oak Manor Drive. We request a raised berm (that would adequately address concerns raised in No. 4 above) be constructed along the Oak Manor fence line. In addition, at the end of the cul-de-sac, we request a stone retaining wall be constructed within the berm.

6. **Headlights.** We are concerned about headlights shining into the homes along Oak Manor Drive. Please see Nos. 5 and 8. We believe our requests will address this concern.

7. **No. of Model Options.** We request that M/I provide potential buyers with additional model/elevation options of the same quality to the three model options currently proposed.

8. **Buffer to Oak Manor (see attached).** With regards to the 30 foot buffer between the Oak Manor fence line and the Tamarack development, we request that 1) it be an elevated berm, 2) there are more evergreen trees planted instead of shade trees, 3) those evergreens are 8' instead of the proposed 6', and 4) the shade trees are 3" instead of the proposed 2".

9. **Lot #4 Location (see attached).** With regards to the location of the proposed home on Lot #4, we request that M/I Homes—should the development proceed—agree to locate the home as close as allowed to the adjoining Lot #5 property.

10. **Traffic.** Prior to any recommendation from the Advisory Plan Commission, we request that the traffic study be completed and provided to the public. At the very least, we respectfully request written assurances from the city prioritizing the construction of roundabouts at 161st and Oak Road and 161st and Union. These roundabouts should be built with no intrusion on existing single-family properties.

11. **Over-development for Similar Target Populations**. Look no further than the proposed Lantern Park (161st and Union) and in-development Viking Enclave (1,600+ sq ft, starting at $206k) neighborhoods. How are we positive of market demand? We request that the APC and City Council clearly state their philosophies on Westfield residential, commercial, and industrial development.

Jonathan Dilley
Senior Vice President and Chief of Staff
Project Lead The Way, Inc.
3939 Priority Way South Drive, Suite 400
Indianapolis, IN 46240
phone: 317.669.0869 | mobile: 202.714.4154
fax: 317.663.8296
@Dilley_PLTW
www.pltw.org

PUBLIC COMMENT #9

Tamarack Development- M/I Homes- 161st and Oak Road

To the Westfield Planning commission, and Council Members of the City of Westfield,

Thanks for your time and consideration, in regards to our concerns about the M/I Development planned at 161st and Oak Road.

I wish to keep my concerns simple, but I strongly believe my neighbors and friends concerns will be similar.

I believe the current planned development will negatively impact the surrounding neighborhoods of Oak Manor, Oak Park, Brookside and Bridgewater. I believe the lot sizes and home sizes being 30-50% smaller than the surrounding CURRENT neighborhood does not reflect the value of homes that we would like to see built immediately adjacent to our neighborhoods.
In addition, I have learned that there is another approved plan to construct larger homes…. On smaller lots…. At 161st street and Union. To rephrase that development, it is looking for empty nesters or "maintenance free" home buyers.

I support the plan for the development at 161st and Union, and would urge our council and APC to request that M/I homes increase the lot size and minimum home size for the planned Tamarack Neighborhood.

I would like the minimum size of the home/dwelling to match the current planned development at 161st and Union.

I hope my simple request makes sense, and my concerns are reasonable.

As a homeowner and business owner in Westfield, I thank you for your service to my City, family, and clients

Ben Brown, Agent
State Farm Insurance
2750 East 146th Street, Ste 204
Carmel, IN 46033
Ph: 317-569-9200
Fx: 317-569-9232
Email: ben@bbrown.com
Visit us at www.bbrown.com

PUBLIC COMMENT #10

Subject: Tamarack Development

I am a resident of Oak Manor Neighborhood and have followed the process of this proposed ordinance concerning the Tamarack Development. I can understand the difficulty of the council and a person in your position of balancing the projects that are brought to the council and the underlying economics of these transactions, along with the overall well being of Westfield. I would ask that you and the council consider a few adjustments concerning the scope/quality of this proposed development, in order to be consistent with the surrounding developments:

Lot sizes:

The proposed lot sizes are concerning in that they are much smaller and less desirable than the corresponding neighborhoods (Oak Manor / Bridgewater). I understand that they are desired to be smaller, since they are targeting empty nesters, but it is my desire that the lot sizes meet the definition of SF3, instead of SF4 as proposed.

Exterior of Houses:

The pictures presented in the ordinance are fantastic, but are only optional and not mandatory for the individuals that would buy in this neighborhood. Can you please address the concern that the buyers will put it in homes that are not up to the standards of the pictures?

Drainage:

We are concerned that drainage is not adequately addressed. Can we please be provided with protections against drainage being contained in the development?

Setbacks:

We request that the front, side, and rear yard setbacks and the minimum lot width meet SF3 requirements.

Buffer to Oak Manor:

We request an elevated berm with evergreens on top to insulate us from this new community.

Traffic:

Prior to any recommendation from the Advisory Plan Commission, we request that the traffic study be completed and provided to the public. If that is not possible, I request written assurances from the city prioritizing the construction of roundabouts at 161st and Oak Road and 161st and Union, as these are needed currently without the proposed subdivision.

I appreciate your time and will be attending the meeting on June 1. I would appreciate a confirm receipt and any further understanding to these topics above.

Thank you,

Matthew J. Howard, CPA

16402 Chalet Ci, Westfield, IN 46074

PUBLIC COMMENT #11

Subject: Concerned Oak Manor Resident: Tamarack Development -- for Public Comment Period

For the new neighborhood development--Tamarack--proposed for the farm at the corner of Oak Road and 161st Street.

Oak Manor, Oak Park, Brookside, and Bridgewater surround this proposed development. Assurances should be made to guarantee an appropriate level of quality housing consistent with the area.

I am an Oak Manor resident, and these are my concerns & requests regarding the proposed development.

1. Lot Sizes (Ordinance 15-14, Sec. 4).
Please require that the proposed development meet the SF3 lot size requirement set forth in the Westfield-Washington Township Unified Development Ordinance (4.5). All lots within Tamarack should meet the minimum SF3 lot size (12,000+ square feet, or 15,000 for a corner lot). The proposed Tamarack neighborhood should not be rezoned to SF4.

2. Square Footage (Ord. 15-14, Sec. 6.5). Tamarack homes should have a beginning 2,061 square feet and limit those to 20% of homes sites.

3. Buffer to Oak Manor. The proposed 30 foot buffer between the Oak Manor fence line and the Tamarack development should be an elevated berm with evergreen trees planted at 8' instead of the proposed 6'. All trees should be evergreen to ensure a year round "buffer".

4. Traffic. Prior to any recommendation from the Advisory Plan Commission, a traffic study should be completed and provided to the public. The city should commit to prioritization of roundabout construction at 161st and Oak Road.

5. Drainage. Storm water runoff must be addressed. M/I Homes and the city should ensure that runoff is collected and handled within the Tamarack development.

Donna Van Huis
Oak Manor Resident

PUBLIC COMMENT #12

Subject: Tamarack Development

I write regarding the proposed Tamarack development at northeast corner of 161st St. and Oak Road in Westfield. I am a resident of Oak Manor, a community adjacent to the property under consideration for development.

When considering the purchase of our home, we looked at a home on Oak Manor Drive in the Oak Manor neighborhood. We did not purchase it. The back of that house faces the property under consideration for the Tamarack community. One concern of ours when considering to purchase that home was obviously the risk of future development in the vacant field behind it. In its present, undeveloped state, it can be a lovely vista for the affected homeowner's backyard views. We were advised by one of the realtors (I cannot recall if it was ours or the seller's) that the property was unable to be developed because a cross country natural gas pipeline runs underneath it. I am very familiar with that pipeline. I recall when it was constructed as it went through the property (undeveloped) owned by the church and school where my family attends*, i.e.*, Our Lady of Mount Carmel, located at the corner of 146th Street and Oak Ridge Rd. in Carmel. That pipeline runs from a northeasterly to southwesterly direction and appears to me to run through the property at issue with Tamarack.

Perhaps I was misinformed by the real estate agents as to the inability for development on that piece of land. It was not a deciding factor as to why we did not purchase that home. We simply found a home with a more appropriate floor plan for our family in the same neighborhood. That being said, I think serious environmental study needs to occur regarding this potential hazard. Even if the pipeline is buried deep enough so as not to be compromised by any new construction, it would cause me great concern as a homeowner purchasing property directly above it. Assuming the development passes any environmental study, I think the developer must engage in full disclosure with regard to the pipeline to any prospective homebuyer. Additionally, as a nearby resident, I remain deeply concerned about a construction project of this magnitude and the risks it poses to the structural integrity of the pipeline. A gas leak and/or explosion could have devastating consequences not only to the adjoining neighborhoods but to the City of Westfield as a whole. It may also have nationwide impact as it would disrupt the delivery of natural gas to its intended destinations.

I may be speaking out of turn and my concerns may well have been considered already. In my admittedly rudimentary review of the information concerning this development, I have not seen anything regarding the pipeline. If the reason for that is my concerns listed above have not been addressed, I think it would be highly irresponsible if the pipeline concerns were not thoroughly studied and all concerns were satisfactorily addressed prior to any consideration regarding approval of this project.

Thank you for your time and feel free to contact me with any questions or concerns.

Fred

Frederick Vaiana
VOYLES ZAHN & PAUL
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www.thenationaltriallawyers.org
www.national-academy.net

PUBLIC COMMENT #13

Subject: Tamarack New Development

I am writing to voice my concern about the new subdivision that is going in next to Oak Manor.

When looking at Tamarack's information, I see that their lots are smaller than what is required for Oak Manor. The minimum is about 12, 500 square feet and larger for a corner lot here in Oak Manor. I would ask that Tamarack be made accountable that their lots fall into the same requirements as Oak Manor.

I also request that their be a DEFINED buffer between Oak Manor and Tamarack with evergreen trees. The proposed 6' trees are not acceptable, I request that the trees be 8-10' instead of the 6" they have requested.

Please feel free to call me or email me back if you need more information from me. I will be attending the meeting coming up.

Thank you for your time

Maria Seager

PUBLIC COMMENT #14

Subject: Tamarack Comments

From Ron and Tammy Loera-16405 Oak Manor Dr

Safety concerns:
1-Has the pipeline manager and the appropriate state regulators approved the proposed project?
2- Does MI Homes have a written comprehensive safety plan to address working in close proximity to these
Pipelines?
3- Are there specific guidelines for using heavy equipment for excavating near or over the top of the pipeline?
4- Have all guidelines and safety considerations been taken into account for infrastructure that will be crossing the pipelines?
5- Will a representative be on site if/when pipelines are exposed?

Drainage
1- This property has standing water after it rains. There were concerns brought up at the neighborhood meeting last week. The proposed design has drainage flowing into a new pond which will overflow into an existing drainage structure. One comment at the meeting stated that there are currently existing drainage issues in the proposed pond area. What steps are going to be taken to make sure that excess water does not flow back into Oak Manor and surrounding areas?

PROPOSED STRUCTURES
1- 1400 minimum square foot home is much too modest a size for comparable area.
2- MI Homes needs to commit to a minimum base price, not based on potential upgrades.
3- Base price should be in line with existing neighborhoods.

PROPERTY ADJACENT TO OAK MANOR
1- Increase building set back on North side of property (lots 3 and 4) from proposed 30' to 50' . This will keep the average back yard to back yard distances more in line with Oak Manor standards.
2- Lot 3 to have garage load on the south side of structure.
3- Lot 3 to have lowest profile single story. No story and half.
4- Cul de sac that acesses lots 1-11, no street light that will illuminate Oak Manor back yards.
5- The northern boundary of Tamarack adjacent to Oak Manor should have a heavily landscaped berm which will consist of mature plantings (trees/evergreens) to be maintained by Tamarack .
6- Common area behind lots 1-3 to have no structures/improvements, to remain green space.
7- No walking paths along northern boundary adjacent to Oak Manor subdivision.

Feel free to call or email Ron: ronloera@yahoo.com. 317-504-5092

Respectfully submitted,
Thank you,

Ron and Tammy Loera

PUBLIC COMMENT #15

Subject: Proposed Tamarack Edition

Westfield council and members,

I am writing to voice my concern with the MI home high density development of Tamarack. The development is on the NE corner of 161st street and Oak Roads. The development will have too many homes for 161st to accommodate and the traffic and overall feel of our area is being compromised. I live in Oak Park and while I realize that the trend is for smaller lots and bigger empty nest type homes; the proposed development appears to pack 3-4 homes on an acre lot. Westfield is championing green space and fitness along with family wellness. The boon of neighborhood developments is really undermining this feel and increasing traffic flow while cutting down trees and native foliage. I urge you to vote NO to rezoning the proposed Tamarack development from SF2 to SF4.

Thank you for your consideration,

Julie Barnes
3131 Joshua Circle

PUBLIC COMMENT #16

Subject: Tamarack Housing Development Concerns

Dear Westfield City Council,

As a homeowner in Oak Manor since 2012, I have grown to appreciate and love the community of Westfield. To the degree that I have encouraged others to consider moving to Westfield for the focus on family, great schools and a commitment to excellence. As a result of this, I fully support growth and great housing in the community of Westfield.

However, I am also concerned about the value of my home - and the overcrowding of homes in communities. My husband and I lived in Fishers for 7 years, and as we decided to move out of our home, Fishers was not even a choice because of the overcrowding of home communities and what has the impression of a lack of thoughtful planning in the development of housing communities. Fishers is crawling with great subdivisions where the home are on top of each other, and there isn't sufficient green space. Westfield was the top choice for us, because we believe there is a commitment to thoughtful home planning (like Zionsville) and a deep respect for preserving land even within home developments.

As a result, it is of great concern to me to see the development, Tamarack, proposed as it is today at the corner of 161st and Oak Road.
As I review this plan, it appears to me that a buffer between these communities needs to be protected (with an elevated berm, and more evergreen trees planted to create boundaries and that there is a sense of elevated topography to not have "homes simply on cornfields" which is the look of Fishers.
One of the additional drawbacks of the mass housing that has taken place in Fishers is the lack of options and customization. I would request that M/I include more than three floor plans/exteriors to residents, to continue with Westfield's approach to a community and not cookie cutter approach to housing.
Lastly, when we purchased our home in Oak Manor - we did this with full knowledge that we could have a housing community behind us, but we were informed that is was zoned to be estate homes. The development M/I has proposed is below this estate home (SF2 or SF3 zoning) as previously communicated. In my opinion, it seems that it is too much of a step down to go from large custom homes to be abutted to not be rezoned to SF4.

I am in full support of housing development in westfield, as it truly is a great place to live. However, I would respectfully request as council members you seek to maintain thoughtful planning and hold builders to the standards (zoning) originally intended for this land to ensure our developments have the appearance of thoughtful and intentional development, rather than mass home building.

Kindest regards,

Amanda J. Biedess

PUBLIC COMMENT #17

Subject: Tamarack Community Impact Concerns - Ord. 15-14

Dear Jeffrey, Council Members:

As impacted adjacent residents, we are responding with our concerns regarding the planned Tamarack Community as outlined in the referenced ordinance. While for selfish reasons we would not like to see that parcel developed, we understand that is an unrealistic expectation in a growing community and the development will happen. It is just what type of development. We strongly feel that any new development should dovetail with the existing neighborhoods and transition into another. Based upon the ordinance presented to the city council and the neighborhood meeting at MI homes, we have the following comments and recommendations. In general, all the adjacent or adjoining neighborhoods are currently zoned AG-1 or SF-2 (low density) housing. As proposed the Tamarack proposal would be an SF-4 (high density) neighborhood. Therefore we would proposed the ordinance and community be changed to meet SF-3 requirements. Traffic is also a major concern for 161st street. It is already a high traffic area prone to back-ups now that the Hwy 31 exit is complete. Our concern is this high density neighborhood will only exacerbate the current bottleneck. Councilman Stokes indicated that a traffic study is underway. We would like to see the city council review the results of that study before any final decision.

Our specific list of inputs is below.

- Square footage be held to a minimum of 1900 SF on main level as a stepped down but transition in size from the adjacent communities.
- Lot sizes to meet SF-3 requirements
- Set back distances likewise to meet SF-3 requirements

Additionally, the directly impacted neighbors may have specific items as it impacts them. I can think of the setback for the cul-de-sac from the property line as an example. I am assuming the MI would be willing to make modifications to accommodate these.

We will not be able to attend the APC meeting on June 1st as we already had business travel planned prior to learning of the proposal and meeting. It was quite irritating that two weeks is the amount of time allotted for community input. While we will not be there, these are strongly felt requests and we will attend all other public meetings on this ordinance.

Sincerely,
Roy & Adrienne Maynard
16425 Oak Manor Drive
Westfield, IN 46074

PUBLIC COMMENT #18

Subject: MI Homes Development Conerns

Jerry Hollan
2902 E. 161st Street
Westfield, IN 46074

I am representing my wife and I regarding our property concerns
by MI Homes, Tamarack PUD Rezoning Approval Petition request.

Lot and House Sizes: Lot and House Sizes are small in size.
Solution: Lots and Home sizes should be consistent with Oak Park and Oak Manor subdivision.

Housing Developments: Four new Housing Developments are located within a mile of Tamarack proposed development plus the completion of existing housing developments which will have future impact on Streets, Police and Fire Departments and Public Facilities. Additional people will have to be hired to staff facilities.
Solution: Impact Study needed. Take a wait and see approach until we can realize the Impact Study results on new and existing developments on public facilities.

Landscaping:
Leave the existing trees and bushes located approximately fifteen feet West of the entire East North and South Property Line and include a berm with Conifer Trees as a buffer.

Retention Pond and Drainage:
Retention Pond: We do not want a Walk Path located on the Buffered Yard easement area between the East Side of the Pond and our property line.
Drainage: Concern about the flooding from the Retention Pond when unusual weather conditioners occur. Engineers need to verify that the ditch and the pipe flowing south under 161st Street will handle Retention Pond overflow.

The reasons we selected our property several years ago with fewer houses, larger lot sizes, open spaces, more greenery, horse farms and agricultural properties. We respectfully request that you do not approve the Tamarack Housing Addition as proposed.

PUBLIC COMMENT #19

Subject: Re: MI Homes of Indiana, LP - Tamarack PUD Docket No. 1506-PUD-09

We would like to express our concerns and requests to be considered with regard to the above mentioned property which adjoins our property to the east.

1. We request that MI Homes not remove any of the growth that is already within the thirty foot set back area (trees and etc.) on their side of the property. This will help to provide more privacy on our side. Currently there is between fifteen and twenty feet of land not being farmed because of this growth etc.

2. We request that a mound (buffer) of dirt at least three or four feet tall be placed all along the east side of the above mentioned property with all evergreen trees on top of the mound spaced close enough and positioned, not in a straight line, but set in two rows (staggered) so that you cannot see between the trees for maximum privacy and to deter people from entering the woods. Evergreen trees should be used versus shade or ornamental trees because in the winter when the leaves are off the trees lights from the houses will shine through the woods and into our house. There should still be enough room for this mounding in addition to not removing the already existing growth mentioned above.

3. Our concern is that people will trespass into our woods which could cause liability problems if they get hurt and/or they will trash our property. Ann Walker Kloc mentioned in our meeting with her that they would be willing to post private property/no trespassing signs on their property to deter people from trespassing. Both parties of adjoining properties are all in favor of this.

4. We also request that no trail or pathway be placed along the entire length of the east side of the property next to our woods and Jerry and Betty Hollan's woods. To put a trail or path there would only encourage or entice people to enter the woods (especially kids).

5. We request that some type of fencing or barrier be placed over the pipeline(s) in the very far northeast corner of the property that abuts our woods as no fence currently exists and people could very easily trespass into our woods. This issue was raised during our meeting with Ann Walker Kloc. She was receptive to address this concern and so to include in this letter.

6. Finally, we would like to request that someone from MI Homes come to the property and meet with Jerry and Betty Hollan and us to walk the property line so that we can physically show and explain what our concerns and requests are.

Again, Ann Walker Kloc stated that she saw no problem with this and thought it was a good idea.

Thank you for your consideration.

Sincerely,
Dennis and Diana Theurer

PUBLIC COMMENT #20

Subject: Development of NE corner of 161st and Oak Rd -- Urgent Action Needed

Dear Westfield Planning Commission:

Re: Development of NE corner of 161st and Oak Rd (Tamarack PUD Docket No. 1506-PUD-09)

We are the original "homeowners" of lot 11 in Oak Park (dating to 1996). We have seen a lot of growth in Westfield over the years—and can say it has been mostly good in our "neck of the woods."

However, this month, we learned M/I Homes of Indiana is rushing to push a rezoning request through the Westfield APC for a parcel just north of us—off 161st St and east of Oak Road in Westfield.

In summary, here are our concerns:

1. **Increased density, traffic & CONCERN FOR SAFETY**—Naturally, we expect smart development in Westfield—and wish to preserve the open green spaces and country-feel that brought us to Westfield and make our neighborhood special. Changing from SF-2 to SF4/PUD will increase traffic and safety hazards along 161st. With increased traffic and vehicle speeds of 40+ MPH--an "accident is waiting to happen."

2. **Developer/Builder Reputation--I**t has been reported that Westfield citizens have complained about M/I Homes backing away from their agreements with home owners. (Ref. 8/23/14 article in *Current In Westfield,* report by Navar Watson titled *"Westfield lots in danger of shrinking side yards"*—a controversy in Waters Edge subdivision in Westfield involving M/I Homes of Indiana and their "broken promises" regarding side yards). What other "broken promises" might be expected in the future from this company? And how might it impact our neighborhood property values? This production builder also has a history of questionable quality control. (See photograph of an M/I Home built in the Watson Farms subdivision in Indianapolis—just after the chimney chase fell over—all because of omitted construction materials/standards. Fortunately, no one was seriously injured).

3. **Impact on RESALE VALUE.** We fully support growth and development that is win/win for the all parties—enhancing ALL property values so that the sum total is optimized. This project, on the other hand, appears to set-up a sub-optimal "win-lose" scenario. Yes--the value of the developer/builder's ROI is likely to be enhanced by virtue of the

project's proximity to adjacent SF-1 and SF-2 zoned developments—but at a potentially steep cost to resale value for the homes already in these areas. Surely, we can do better than this!!!

In light of these concerns and circumstances, we respectfully request that the Westfield Planning Commission reject this request for rezoning.
Sincerely,

Victor T. & Rhonda M. Isbell
2728 Oak Park Circle

PUBLIC COMMENT #21

Subject: Property Values & Traffic - Tamarack--proposed for the farm at the corner of Oak Road and 161st Street. It abuts Oak Manor

I will not be able to attend the meeting but my concerns are traffic and property values as I will actually be working. So I use my voice by e-mail - I was told by Langston when I built at 16422 Oak Manor Drive Westfield IN that land was planned for estates. These are not estates. Estates neither affect value or traffic. The proposed plan increases traffic leading decline in desirability and values of the property I purchased at 16422 Oak Manor drive.

I went through this very same thing at Village Farms on GREYHOUND Pass. That is why I moved to Oak Manor.

161st street is now backed up off of 31 at peak hours. Can you imagine what it will be if you change the venue from Estates to this current proposal. I Object. What about my rights and my say for what I want for my individual rights. I don't mind if the developer puts estates as originally planned by Langston but I object to the current Plan. The current plan will just force me to move from Westfield IN.

Regards,

Keith A. Kohlmann|Crop Protection Account manager | GROWMARK, Inc. | Ph:317-896-1616 | Fx: 317-896-1818 |C:317-694-0042 kkohlmann@growmark.com

PUBLIC COMMENT #22

Subject: Tamarack

Hello, to whom it may concern:

As a home owner and a business owner in Westfield for 12 plus years and business owner since 1995. As owning a landscaping company and buying an estate home with over 3 plus acres I value the open property of Westfield. The landscapes of Oak Road are few and far between anything I have seen in any surrounding cities. As my home sits directly across oak road from this field I feel I should have a say as the city does and neighbors do on what I do at my property. As I own a business and operate it from a property off state road 32 as respect to our quiet neighborhood. I would hope you respect the homeowners that have paid top dollar to seek out and buy estate homes. To even consider a development that is lower grade than anything around would not be in the best interest of anything that Westfield is building to. With land as limited as it is I would hope that Westfield would really like to use it and or have it used in the best ways as possible. If I wanted to live by or see cookie cutter homes I would have bought in Fishers or Noblesville. If Westfield is moving in the direction of just letting anybody build anything then the standards that were set sure are not being followed. I would also like to see the buffer landscape design as I feel my property will be hurt by all the headlights by the entrance / exit proposed on Oak road. I would also like to have a response on the traffic issue that is becoming a major problem on oak road and 161 street. The light at Union and 161 has had an officer running the light as it has traffic backed up as far as eye can see most hours of the day. The streets around this area cannot handle more traffic as there are no turn lanes and no shoulders. Speed limits are 30 and rarely enforced unless multiple calls are made. I feel that it's more issues to this other than the quantity and style of homes. This should really be thought out as just up the road is another proposed development at 171 and oak plus the other 2 development going on oak road. With such limited space I sure hope this is really looked and not rushed with major regrets.

Regards,

Matt Fritch

PUBLIC COMMENT #23

Subject: Proposed Tamarack Subdivision at NE Corner of 161st and Oak Road

Hello Jeffrey,

My name is John Boyer, and I'm the President of a homeowners group named "Washington Township Neighborhood Trustee's, SE". I attended the meeting the MI Homes held at one of their model homes in a subdivision south of 169th St. and East of Grey Rd.(in which you were introduced).
WTNT-SE was established over 20 years ago by people living in our neighborhood LONG BEFORE Oak Manor and Oak Park were conceived and built and today has about 80 member families, mostly centered in this neighborhood.

Actually we rejoice today that Oak Manor and Oak Park are such FINE NEIGHBORHOODS, because the area where Oak Manor stands today was proposed to be a "ticky-tack" neighborhood of vinyl-sided houses that we helped rebuff years ago. That effort led to Westfield working on a "Comprehensive Plan" that helped planners like our APC develop CONTINUITY between neighborhoods rather than develop in a "Hit and Miss" strategy.

MI Homes are FAR FROM THE FIRST developer that has gone to a land owner and tried to put the smallest lots with "cookie-cutter" homes on them in nice neighborhoods. We're SO FORTUNATE that we were able to resist those kind of efforts in the past until Jim Langston (Oak Manor) and Paul Estridge (Oak Park) came forward with QUALITY CUSTOM HOMES and built our neighbood into the fine area that it is today.

Now that there are fewer and fewer available 40 acre tracts available, WHY WOULD WESTFIELD WANT TO approve a development like "TAMARACK" to literally DROP between FINE neighborhoods like Oak Manor and Oak Park? (Have you ever heard the expression "There goes the neighborhood"?)

I believe that Westfield SHOULD be "more selective" and find another developer like Jim Langston or Paul Estridge, who would build CUSTOM HOMES on Larger Lots on that site

WHAT'S THE RUSH? THE LAND ISN'T GOING ANYWHERE.

WE STRONGLY URGE THAT THE TAMARACK DEVELOP BE REJECTED AS NOT BLENDING INTO THE CURRENT NEIGHBORHOOD.

John Boyer
WTNT President

PUBLIC COMMENT #24

Subject: MI Tamarack Development

Letter to APC:

As an adjoining property owner to the MI's Tamarack development proposed for the NE corner of 161st and Oak Roads, I wanted to share my concerns that this is not a good choice for the use of this land.

The homes proposed do not appear to be of the nature that would fit in well with the surrounding homes. This land would be better used for estate lots.

The density of the proposed development would increase traffic that is already far more than it was years ago when we moved into our custom built home. I would rather see the land continue to be used for agriculture than to have the homes on lot sizes that MI plans to develop there.

Thank you.

David Nickolich
2411 Oak Woods Lane
Westfield, Indiana

PUBLIC COMMENT #25

Subject: Tamarack PUD

My wife and I are some of the newer residents to the area surrounding the Tamarack PUD. We have lived on Oak Woods Lane since December of 2013. Much of what drew us to Westfield was the prestige of the community, the more established residents, and the lower home density in the area.

We come from a neighborhood in fishers which is very similar to the proposed Tamarack PUD. Homes were around 1300-1800sq ft. Initially these types of neighborhoods can be nice and appealing to the community. However, as time passes and the initial residents move away many of the homes become rentals and the overall quality of the home exteriors diminishes greatly. I watched this occur to my previous neighborhood and I was hoping to get away from this type of development in Westfield.

This community needs homes that match the existing developments, and add value to this community. Because of this my wife oppose the Tamarack PUD.

Thank you,

Jacob and Mallory Lauth

PUBLIC COMMENT #26

Subject: New Tamarack subdivision 161st and Oak Road

Dear Westfield Neighbors:

We are writing this email to you all to express our concern about the new development planned for the farmland located on the corner of 161st and Oak Road. We live in Oak Manor and believe there are problems with the planning of this subdivision. Our concerns are the following:

1. Buffer with the neighborhood of Oak Manor.
2. the lot sizes are too small for the plans
3. There are way too many homes plan for the size of the farm field.
4. Drainage in the new neighborhood should be studied and planned accordingly.
5. Increased traffic for Oak Road.

Please carefully consider the planning before you approve this new development.

Thank you.

Judy Pippin

PUBLIC COMMENT #27

Subject: Ordinance 15-14, proposal for rezoning land at 161st St and Oak Rd from SF2 to PUD, known as Tamarack PUD District

Michael Miller
15936 Oak Park Ct
Westfield, IN 46074
Lot # 3 Oak Park (since July 2007)
Oak Park HOA Board Member
Westfield Resident since October 2001

Re: Ordinance 15-14, proposal for rezoning land at 161st St and Oak Rd from SF2 to PUD, known as Tamarack PUD District

Dear Council Members and APC members,

I thank you for your time, attention and service to our community. I am writing to voice my overwhelming opposition to the proposed PUD as described. In my work as an anesthesiologist, one of my primary duties is to assess a given patient, their condition, the requirements of the surgery, the positioning requirements as well as the needs of the OR setting. I then devise a unique plan for that patient to preempt and prevent likely and unlikely safety risks from occurring, ensuring a safe journey through the operative and recovery period. If I am unable to create a safe environment for the patient, the surgery is cancelled if it is not an emergency. You are presented with a request to approve rezoning the land in question from SF2 to a PUD. I request you apply this same approach to look at this land not only as it is now, but as it will be 10 to 20 years from now if this PUD and development is approved as proposed. I ask the APC to vote to oppose this proposal and the council members to vote against it. In my opinion, a vote to approve the proposal as presented would at best be extremely short sighted and at worst negligent.

I am aware of a significant number of letters you have received voicing concerns regarding aesthetics, impact on home values of surrounding properties, traffic congestion and safety, drainage, impact on tax base vs. demand generated for services and questioning the need for cramming such a dense housing addition in the heart of a community with large lots and open spaces. I share all of these very important concerns, but I believe many of them will be addressed if the current plan is rejected and a new plan specifically addressing the minimum setbacks requested is devised.

A large reason this property has not already been developed is the presence of 4 gas pipelines traversing the property. The developer's plan is quite creative in trying to make these spaces a benefit to the development as open greenspace, but in a move to maximize profits and pack as many units as possible into the space, they are seeking to limit side yard setback requirements

to a mere 5 feet (10 feet between buildings). In seeking these minimal commitments (less than the 8 feet minimum side yard setbacks required of SF4), the developer is placing the entire community at unnecessary and unwarranted risk. At the informational meeting held by MI homes on Thursday, May 21, 2015, the land developer repeatedly referred to what is "normal," "usual", and "customary" when asked why things such as entrances, traffic requirements and drainage requirements couldn't be different than what is proposed. I believe it is incumbent upon both the APC and the Council Members to recognize the presence of these pipelines makes the property in question anything but "usual, customary and normal." As such, any modification to the existing 12-foot building to side yard set-back requirements of the current SF-2 designation should only be considered if they ***INCREASE*** the required setback minimums, while any plan decreasing them should be rejected.

I would like to think that gas line leaks, fires and explosions are exceedingly rare events. A visit to the site "http://www.naturalgaswatch.org/" and review of their monthly reporting will unfortunately reveal as many as 1-3 gas line leaks, fires or explosions occurring per month across the United States. According to the Pipeline Hazardous Materials Safety Administration (PHMSA, a division of the Department of Transportation of the U.S Government), in 2012 alone there were more than 80 major distribution Natural Gas Pipeline fires and explosions (resulting in 7 injuries, 0 fatalities and $44M in damages) and an additional 71 fires or explosions amongst the lower pressure, smaller distribution pipelines (causing 9 fatalities and 21 injuries). Most of these events are never reported on national news, as they occur in uninhabited areas or involve a single structure. Occasionally, however, such a disaster occurs in an area of dense housing similar to what MI is proposing for this site, with tragic results. On September 9, 2010 a 30-inch gas pipeline exploded in San Bruno, CA. Note the close proximity of the structures in the pre-explosion picture with approximately 5-feet side yard setbacks. According to published reports, the initial blast damaged/destroyed 12 homes, but the intense fire rapidly spread from structure to structure due to the close proximity of the dwellings. By the time the fire was contained the next day, which required the use of four air tankers, two air attack planes, and one helicopter dropping fire retardant (a resource much more readily available in a California community prepped to fight wildfires than in central Indiana), 38 homes were destroyed and 53 more were damaged. Although many survivors suffered significant burns and injuries, it is truly amazing that only 8 people perished in this disaster.

Google

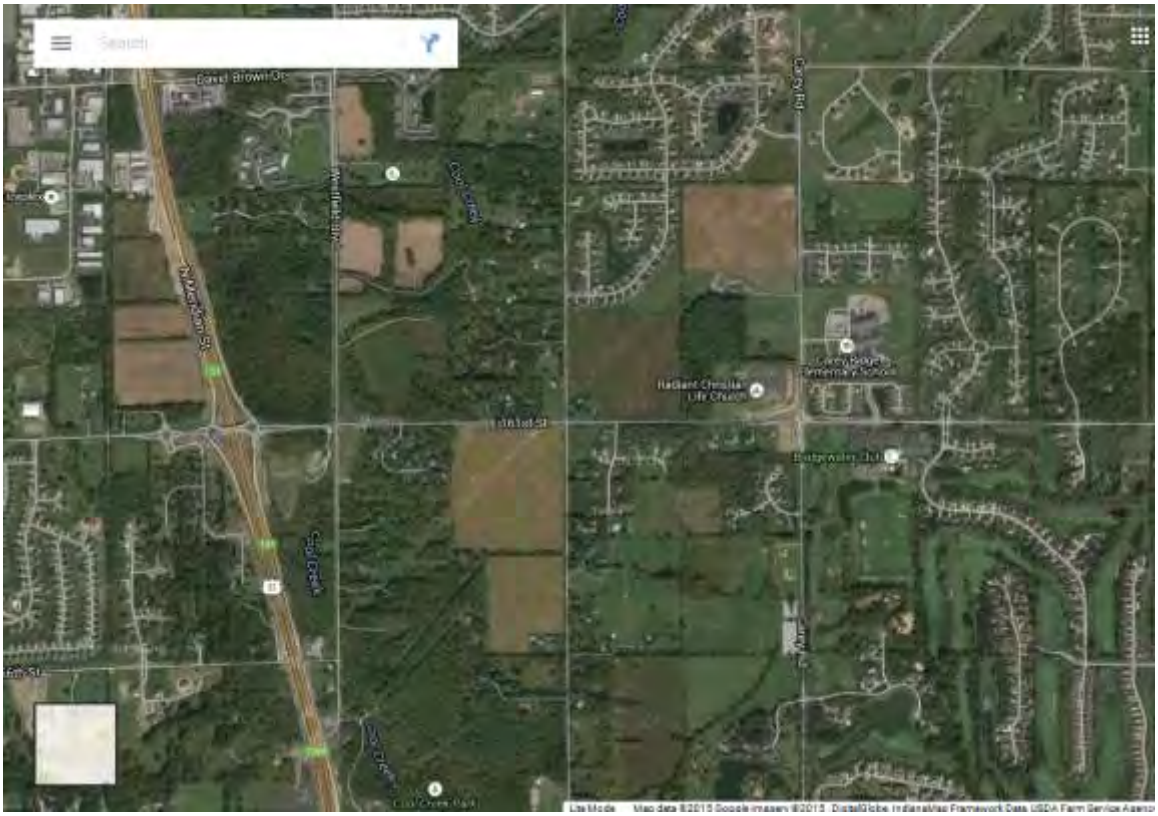
Claremont Drive
Earl Avenue
Rupture site
Glenview Drive
500 ft
Destroyed
Damaged

In searching for information regarding the concerns I am voicing, I have come across several publications on fire spread and fire safety. The overwhelming recommendation of these publications to prevent disaster is to 1) limit the number of structures in the concerned area and 2) increase the distance between structures. One of the main determinants of fire spread between structures is distance between the structures. Intensity of heat dissipates according to the inverse square law in physics, such that a doubling of the distance between 2 objects results in ¼ of the intensity at the second object, while a quadrupling of the distance results in 1/16th of the intensity and a quintupling of the distance results in 1/25th of the heat intensity measured at the second site. Further, transfer of radiant heat between 2 objects is proportional to the difference of the absolute temperature of each object to the 4th power, so

decreasing the heat intensity at the site of the second object to 1/16th of what it would be adjacent to the first object results in a further exponential decrease in heat transfer to (and combustion of) the second object. The same pipeline explosion would have been markedly less devastating if the area where it occurred were less densely built. The initial blast would have damaged and destroyed fewer homes and the rate and probability of fire spreading to adjacent structures would have decreased exponentially.

Applying the above principles, keeping the minimum 12-foot side yard setbacks required of the current SF-2 zoning compared to the 5-foot setbacks will result in minimum 24-feet separation between structures vs 10 as requested. This reduces the heat intensity at the second structure to ~17% of what it would be with 10-feet spacing with heat transfer proportional to <1% of what it would otherwise be. If the council and developer could be visionary enough to commit to minimum 20-feet setbacks (40 feet between structures), these numbers could be reduced to 6.25% and <0.01%, tremendously reducing the risk of fire spread between structures whether due to a pipeline disaster or much more "usual and customary" causes of house fires.

As mentioned at the start of this letter, I believe it is imperative to consider the land in question as exceptional, requiring exceptional care in planning and use well beyond minimal and usual standards. Even if one were to consider this property in the absence of the pipeline, I would still fundamentally oppose the development as planned. MI seeks to create and develop this ultra-dense PUD in the heart of one of the most open districts in Westfield. An aerial view of the area in question shows that one must travel more than a mile in any direction before encountering housing even as dense as SF3 standards, let alone the less than SF4 standards the developer seeks.



Dense housing is grossly out of character with the surrounding community. The small lot widths and depths will lead to short driveways and greatly increased street parking. This is not only aesthetically displeasing compared to the surrounding neighborhoods, but having vehicles routinely parked on both sides of the street limits access and maneuverability of emergency vehicles (especially dangerous due to the exceptional nature of this property), trash collection and snow removal. The above images in San Bruno reveal multiple burned out vehicles parked on both sides of the street, but this street was at least wide enough to accommodate 2-sided street parking plus 2-lane traffic (effectively 4-lanes wide). The developer's concept plan does not show widened streets to allow free flow of 2 lanes of traffic between parked cars, yet they have to know similar developments invariably result in high levels of street parking. At the informational meeting MI espoused that the covenants could not prohibit street parking as they will be public streets. They can, however increase the sizes of the lots and side yards while requiring side or rear load garages (maintaining the requirements of surrounding neighborhoods), which would result in longer driveways and more off-street parking availability. Similarly they can develop the land with wider than minimum standard streets to allow safe maneuvering of emergency vehicles in this development. At the very least the covenants need to have binding prohibitions on non-garaged parking of motorcycles, boats, trailers, large trucks, RVs or other non-typical small passenger vehicles.

The builder's desire to maximize profits by jamming as many units as possible into the limited developable space results in increased numbers of units and therefore increased numbers of vehicles. As proposed, 42 of the 53 lots will have their sole ingress and egress via a road to be built across from Oak Park Ct on 161st St, likely resulting in 60-100 additional vehicles per day needing to access 161st St. I ask you not to envision the effect of this access on the community as it is today, but rather where it is likely to be in 10 to 15 years. With the designation of 161st St as a "major arterial" by the City of Westfield, there is a high probability that it will be developed into a 4-lane wide road with R & L turn lanes making it effectively 6-lanes wide at this new intersection. The concept plan allows for additional green-space south of lot 12 to keep the setback for the proposed lot 12 equal to the setback for the house on lot 1 across the street in Oak Park. They do not, however, do the same for proposed lots 33 and 53. Once 161st St is fully widened, the backs of these homes will be very closely abutting a now very busy road.

In their concept plan, the developer shows what it represents as "typical" landscaping for the lots proposed. It is important to note that the lot they chose to represent a "typical" lot is lot #1, which appears to be one of the 4 largest lots in the proposed development, and as such is hardly "typical." Even so, the number of trees and shrubs proposed seems to crowd the house and make the lot feel even tighter than it is. Furthermore, throughout the development the concept plan shows planting of 2" diameter shade trees between the sidewalk and street. 10-15 years later these trees will have either died or grown to the point that their roots are likely causing buckling of the sidewalk or roads, potentially invading into storm sewers, utilities and other common infrastructure and creating safety and liability issues for the homeowner, community and city. They will also decrease visibility as motorists enter and leave their driveways creating safety risks. Any approved plan needs to clearly specify what species of trees will be used, what types of root containment barriers and grating will be used to minimize the chance of overgrowth and surface-seeking roots and limiting the height expectations of the trees selected to not overwhelm these dense homes.

The developer is using the term "empty nester" community to justify the proposal they are making. They also recognize this term implies development that will add to the tax base without adding demands on the school system. What they really seem to be proposing, however, is very densely packed homes modest in size compared to surrounding subdivisions, with no community amenities other than the "green space" of the pipeline easements. In order to maintain the open feel they claim to achieve from the pipeline easements, it is imperative that the plan prohibit fencing of any kind within the development, as fencing will emphasize the small sizes of the lots and destroy the open sight lines they claim to achieve. It is important to note that even the ~1500 sq. foot floor plans included with the PUD plan show optional 3rd bedrooms. Many of the plans could easily have a 4th bedroom created out of a den or bonus room. Three and four bedroom houses hardly seem consistent with an "empty nest" community. The only technique the builder intends to use to favor childless families is having covenant restrictions limiting a homeowner's ability to have a playset or basketball goal while providing no community amenities. The developer has indicated they will not be placing any age or family size restrictions on the community, so the "empty nest" label is disingenuous and

misleading. Families moving into this community will likely use the Westfield trail system to bike or walk to the community amenities in Oak Park, Oak Manor and the Bridgewater. Despite posting of signs indicating the amenities are solely for the use and enjoyment of the residents in the community providing them, enforcement of these restrictions is extremely difficult and problematic. Furthermore, their use by non-residents increases the liability of the respective HOAs.

I believe the APC and council members are fully aware of the problematic water management of the property in question. Currently, the field sits significantly higher than the property it abuts in Oak Manor, and routinely floods across 161st St and overflows the ditch along the south side of 161st after moderate rainstorms. While it is recognized that any such development is required to handle all of the water/runoff from the site of development without spilling it onto adjacent property, in this case it would seem prudent to require a detailed plan of how the water will be managed PRIOR to approving the PUD creation and rezoning.

Ten to Fifteen years from now, after MI has maximized their profits and moved on, the community will still have this new PUD community. The houses will no longer be as bright, shiny and new as they were. The trees will be overgrowing the homes. There will be increasing homeowner turnover. MI has indicated that all buyers will have to sign an acknowledgement regarding the presence of the gas pipelines at the time of signing a purchase agreement. They indicated this should prevent homeowner's from deciding after they move in that the easements are too restrictive or the environment too dangerous and thereby ameliorate the risk of a homeowner "walking away" from a home. This was in response to a concern raised regarding distressed or foreclosed property. Their disclosure does not address the same concern at resale, however. When I bought my home on lot 3 in Oak Park in 2007, it was never disclosed to me (nor is it in any of the disclosures, forms or lending documents provided when I purchased my home) that one of these 4 gas pipelines actually traverses my back yard. I did not even know there were 4 separate gas pipelines in the area until the informational meeting on May 21, 2015. We requested a copy of the plat record, but were informed the homeowner did not have one. The home had bountiful established landscaping and the possibility of a pipeline easement angling through the back yard never occurred to me. In the nervousness and excitement of our first real home purchase, making an offer and dealing with counter offers, it did not occur to us to make an offer contingent upon seeing the plat map. I did not obtain an official map until going to the courthouse several years later. With my own experience as a guide, it is not difficult for me to imagine that these disclosures may not occur during resale of the homes in the future, leaving the potential of distressed property a true concern. Such dense housing also has a tendency to evolve into rental properties over time trending toward less well maintained properties.

In proposing this development and at the informational meeting on May 21st, the developer has provided no information on how this community will benefit the citizens of Westfield who reside in the neighborhoods surrounding the proposed development. In contrast, they seem to suggest we should support their PUD request because the current SF2 standards would allow them to build smaller, less desirable homes than what they are

proposing. I fully agree that minimum standard SF2 homes would be highly undesirable and also out of character with the surrounding homes, but at the very least there would be far fewer of them creating less of a safety risk to future homebuyers and neighboring residents, less traffic constraints and less congestion.

I am certain that the developer will counter many of my concerns by indicating they have worked with the respective pipelines and their plan exceeds the minimum requirements and regulations to build in the vicinity of such easements. I again ask the APC and Council Members to consider this property a unique and exceptional property that demands planning and development well in excess of the minimum standards and requirements. Picture this community 10-25 years in the future, once MI has achieved their profits and is out of the picture. They do not deserve to maximize their profits at the expense of the safety, enjoyment and property values of the citizens residing in the vicinity. You have the opportunity to ensure that development of this land occurs in a thoughtful, deliberate manner consistent with the surrounding community and minimizing additional safety risks to present and future residents. Westfield can do better and deserves better. ***The PUD request is contrary to the Purpose of the Westfield Washington Township Unified Development Ordinance 2.3.C.1-3 as it endangers the safety of the citizens, increases the risk of rather than provide safety from fire or other dangers; risks and reduces rather than promotes the public health, safety, convenience and general welfare of the community; fails to provide increased health or recreational facilities for family life and jeopardizes public funds in potential fire spread and disaster response.*** I implore you to reject the current PUD proposal and direct the landowner to work with the APC and council to devise a plan that increases minimum setbacks, maximizes the safety of any development in this area, and to work in conjunction with the surrounding community to devise a plan that will be acceptable to all parties.

Sincerely,

Michael Miller, MD

PUBLIC COMMENT #28

Subject: Proposed Tamarack Development-NE corner of 161st and Oak Road

My name is Lisa Hirschfeld, and I am representing my husband, Adam and me with these comments. We have lived in Westfield for over 10 years. We are raising our 5 children here, in Oak Park, across from the proposed Tamarack project. While we are not opposed to having new neighbors, we are opposed to this project for many reasons. The homes that the developer proposes to build, with density more closely resembling townhomes and related high-density infrastructure, are completely out of character with the surrounding neighborhoods, and are not in the best interest of Westfield taxpayers and other stakeholders.

Westfield is known to be one of the best cities in the United States in which to live and raise a family, precisely because of its current character as a community promoting lower density, higher quality developments. Most of the surrounding developments have homes built with 4,000-6,000 sq feet, with thoughtful consideration for green space, home quality, value preservation and safety. Westfield has thrived and will continue to thrive and grow by continuing to promote that character and making development decisions accordingly. Westfield does not need to, and should not, follow in the footsteps of so many other communities who have allowed the development of high density, lower quality homes at the expense of the hard-fought and well-deserved character of the city. Allowing the Tamarack development as proposed, with as many homes as possible crammed onto a tiny piece of property will bring many significant undesirable changes, including traffic problems, overflow in the school systems, drainage issues affecting adjacent developments, devaluation of investments made by taxpayers over decades, and other issues. It is simply a poor development decision that will profit a few at the expense of many, and we greatly oppose it.

Sincerely,

Lisa Hirschfeld

PUBLIC COMMENT #29

Subject: Tamarack PUD

As a neighborhood who resides on Oak Woods Lane, I would like to express my objection to this project. My wife and I understand that there will be continued growth in Westfield but the city needs to maintain a high standard and prevent these production-like lower quality homes from being built. We've lived in this home for over 20 years and have thoroughly enjoyed the area but we do ask that the city continue that environment and turn this project down.

Thank you for your service,

Dr. and Mrs. Kent W Erb

PUBLIC COMMENT #30

Subject: Tamarack proposed development

Cliff White, Area President of M/I Homes of Indiana,

Thank you for the email offering a meeting on Monday.

I had a chance to talk to Jon Dobosiewicz today. I tried to go to the second neighborhood meeting but was told that it was cancelled. Our neighborhood, Oak Park, just went through a long process to change the PedCor/Estridge Oak Park infill. Paul was a bully and tried to tell us what we wanted. For the most part we are happy with the outcome.

I oppose and many of my neighbors oppose the SF-4 Tamarack production homes being proposed. We are confused by changes that have occurred recently. I would like to see the various side and rear elevations that many of us will see daily rather than a façade front elevation. We don't want to see front loaded garage doors. Westfield is full of neighborhoods that leave their front garage door open to expose some very unpleasant sights.

Cliff, this development is directly behind my house. Our kitchen window looks out over that field. Imagine if you had this development in your back yard on Mule Barn Road? You came to Westfield to build a home that is sheltered from such bad density and unsafe traffic. I too came to Westfield twenty-one years ago to live in a home on a large lot without SF-4 production homes directly behind me. The land is intended for a SF-2 zoning. If M/I Homes of Indiana wants to place quality SF-2 homes behind me, I would be happy to sit down and discuss it.

Monday would be a good day to talk about this project. I have meetings from 10-2:30.

David Mueller
Oak Park Resident and President of Oak Park HOA

PUBLIC COMMENT #31

Subject: Tamarack

My name is Nancy Anderson and I live at 15941 Oak Park Court Westfield. My husband and I have lived here 19 years. I am an Oak Park HOA board member.

My primary concern with this project is **SAFETY.** First, I am in agreement with Mike Miller and want to voice my **grave concern** with the risk of new construction around gas pipelines. Establishing this high density neighborhood with minimal setbacks around gas pipelines makes me fearful of a gas explosion that would directly impact my home and neighborhood.

My second safety concern is the traffic entering and exiting onto 161st street with the addition of 40 plus new homes. With each passing day, it is becoming increasingly more difficult and dangerous to exit from Oak Park Ct onto 161st street. The addition of this new development's entrance and exit directly across from Oak Park Ct. would **significantly increase traffic causing a real safety risk for my family and neighbors.**

Lastly, I am concerned about the value of my home decreasing due to this proposed development. **The proposed density and quality of manufactured homes is inconsistent and not compatible** with **all** of the surrounding, adjacent neighborhoods to this project. I ask you to please not approve this proposal of such **high density manufactured homes** with **minimal gas pipe line setbacks** to ensure the **safety** and home values of the surrounding, existing neighbors.

Thank you very much for your time and consideration.

PUBLIC COMMENT #32

Subject: Tamarack PUD

I am writing you today after attending last night's public hearing on the proposed Tamarack development at 161st and Oak Rd. After listening to the petitioner, council members and residents I would like to share my observations and concerns.

1. The request to step from SF2 to SF4 zoning does not appear to be in the best interest of the community, the adjacent residents or the land. The current zoning exists for a reason and as discussed last night that reason is to maintain the character of the community. I did not hear enough assurances from the petitioner that the "PRODUCT" (which by the way does not sit well with me as we are talking about homes, people and the quality of life in our community) will meet not only our expectations but yours as well. This petitioner has the ability to build the type of quality home that could work in this neighborhood. Your responsibility is to make sure they do.
2. There was a lot of discussion from the petitioner about exceeding minimum requirements and density comparisons. I did not take the time to remove the non-useable portion of the land due to the pipeline and re-calculate the density figures but this should be done. Oak Manor does not have a giant swath of non-useable land in the center of it.
3. No discussion regarding any amenities for this new neighborhood other than a walking trial which would connect to our neighborhood and our amenities.
4. I did not hear enough assurances from the petitioner regarding the rear elevation of these homes that will be facing Oak Manor and will not be able to be blocked due to the pipeline. It should be reasonable to request evergreens and trees along the backs of those home within their property line in addition to the requested elevation reviews requested by Mr. Hoover. The focus on a "BUFFER" for this community is a little disturbing. If this new neighborhood was the correct planning for this property and the properties in the surrounding area a "BUFFER" should be self-evident.
5. I was a bit surprised regarding the side stepping that occurred related to our request for side load garages on a percentage of homes. This would help improve the character of this proposal and ensure property values remain in the range the petitioner indicated. I don't care if it does not fit in their current layout. That layout is not acceptable period and needs to be modified. The petitioner stating that side load garages would increase the maintenance of the lots for these homes is ridiculous. I feel 25% minimum side load garages is a good place to start.
6. Basements. Will any of these homes have basements or will they all be on slabs? Again, it is reasonable that a certain percentage of these homes be required to have basements to maintain the value of this and surrounding neighborhoods. Again 25% minimum would be a good place to start.
7. Pipeline safety. I am confident all the necessary precautions will be taken during the development of the land but accidents do happen. My biggest concern is during the

initial phases of the excavation. It would be a good idea to have regular communications from the pipeline representatives overseeing the project to our HOA and any other neighbors regarding the safety aspects of this or any other development of this land.

Thank you for taking the time to read and consider my concerns and the concerns of my neighbors regarding this proposal. And thank you for your service to the community.

Al Nelson
2697 Diamente Dr.
Westfield IN 46074
Oak Manor
317-848-0754

PUBLIC COMMENT #33

Subject: Ordinance 15-14, proposal for rezoning land at 161st St and Oak Rd from SF2 to PUD, known as Tamarack PUD District

Michael Miller
15936 Oak Park Ct
Westfield, IN 46074
Lot # 3 Oak Park (since July 2007)
Oak Park HOA Board Member
Westfield Resident since October 2001

Re: Ordinance 15-14, proposal for rezoning land at 161st St and Oak Rd from SF2 to PUD, known as Tamarack PUD District

Dear Council Members and APC members,

I thank you for your time, attention and service to our community. I am writing to voice my overwhelming opposition to the proposed PUD as described. In my work as an anesthesiologist, one of my primary duties is to assess a given patient, their condition, the requirements of the surgery, the positioning requirements as well as the needs of the OR setting. I then devise a unique plan for that patient to preempt and prevent likely and unlikely safety risks from occurring, ensuring a safe journey through the operative and recovery period. If I am unable to create a safe environment for the patient, the surgery is cancelled if it is not an emergency. You are presented with a request to approve rezoning the land in question from SF2 to a PUD. I request you apply this same approach to look at this land not only as it is now, but as it will be 10 to 20 years from now if this PUD and development is approved as proposed. I ask the APC to vote to oppose this proposal and the council members to vote against it. In my opinion, a vote to approve the proposal as presented would at best be extremely short sighted and at worst negligent.

I am aware of a significant number of letters you have received voicing concerns regarding aesthetics, impact on home values of surrounding properties, traffic congestion and safety, drainage, impact on tax base vs. demand generated for services and questioning the need for cramming such a dense housing addition in the heart of a community with large lots and open spaces. I share all of these very important concerns, but I believe many of them will be addressed if the current plan is rejected and a new plan specifically addressing the minimum setbacks requested is devised.

A large reason this property has not already been developed is the presence of 4 gas pipelines traversing the property. The developer's plan is quite creative in trying to make these spaces a benefit to the development as open greenspace, but in a move to maximize profits and pack as many units as possible into the space, they are seeking to limit side yard setback requirements

to a mere 5 feet (10 feet between buildings). In seeking these minimal commitments (less than the 8 feet minimum side yard setbacks required of SF4), the developer is placing the entire community at unnecessary and unwarranted risk. At the informational meeting held by MI homes on Thursday, May 21, 2015, the land developer repeatedly referred to what is "normal," "usual", and "customary" when asked why things such as entrances, traffic requirements and drainage requirements couldn't be different than what is proposed. I believe it is incumbent upon both the APC and the Council Members to recognize the presence of these pipelines makes the property in question anything but "usual, customary and normal." As such, any modification to the existing 12-foot building to side yard set-back requirements of the current SF-2 designation should only be considered if they ***INCREASE*** the required setback minimums, while any plan decreasing them should be rejected.

I would like to think that gas line leaks, fires and explosions are exceedingly rare events. A visit to the site "http://www.naturalgaswatch.org/" and review of their monthly reporting will unfortunately reveal as many as 1-3 gas line leaks, fires or explosions occurring per month across the United States. According to the Pipeline Hazardous Materials Safety Administration (PHMSA, a division of the Department of Transportation of the U.S Government), in 2012 alone there were more than 80 major distribution Natural Gas Pipeline fires and explosions (resulting in 7 injuries, 0 fatalities and $44M in damages) and an additional 71 fires or explosions amongst the lower pressure, smaller distribution pipelines (causing 9 fatalities and 21 injuries). Most of these events are never reported on national news, as they occur in uninhabited areas or involve a single structure. Occasionally, however, such a disaster occurs in an area of dense housing similar to what MI is proposing for this site, with tragic results. On September 9, 2010 a 30-inch gas pipeline exploded in San Bruno, CA. Note the close proximity of the structures in the pre-explosion picture with approximately 5-feet side yard setbacks. According to published reports, the initial blast damaged/destroyed 12 homes, but the intense fire rapidly spread from structure to structure due to the close proximity of the dwellings. By the time the fire was contained the next day, which required the use of four air tankers, two air attack planes, and one helicopter dropping fire retardant (a resource much more readily available in a California community prepped to fight wildfires than in central Indiana), 38 homes were destroyed and 53 more were damaged. Although many survivors suffered significant burns and injuries, it is truly amazing that only 8 people perished in this disaster.

Google

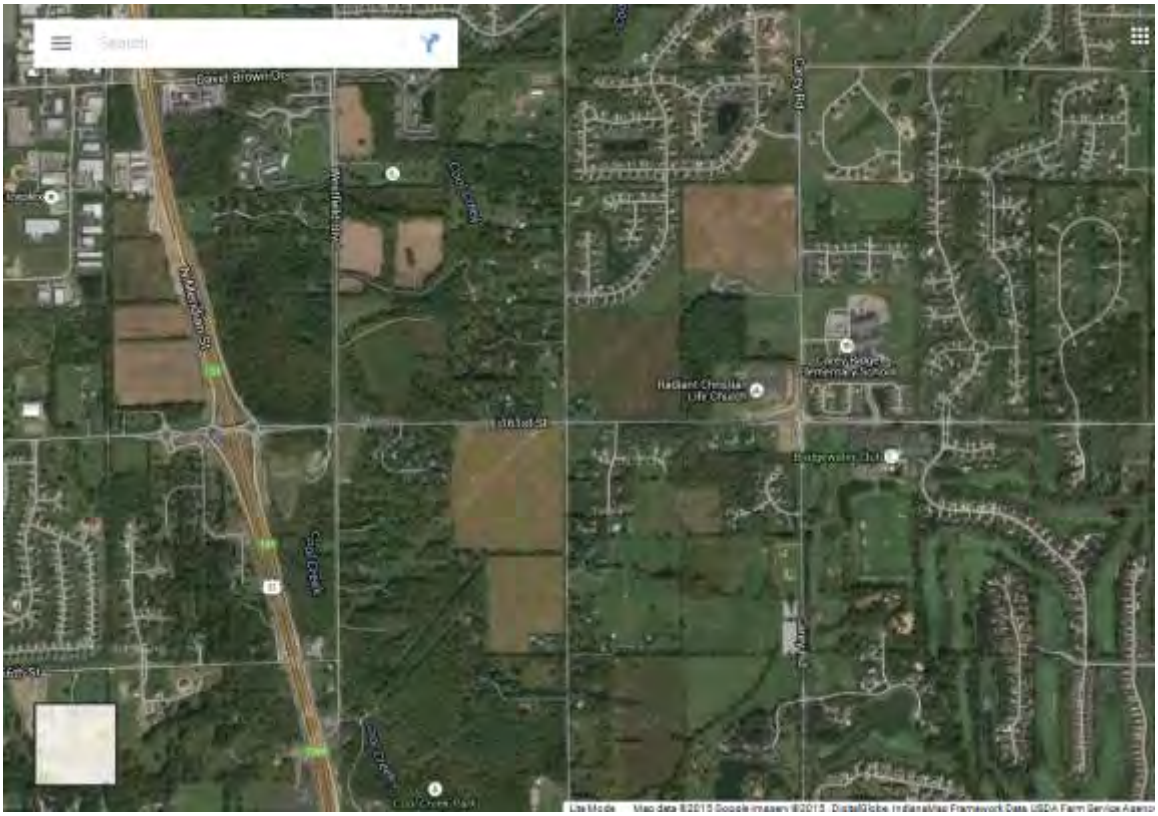
Claremont Drive
Earl Avenue
Rupture site
Glenview Drive
500 ft
Destroyed
Damaged

In searching for information regarding the concerns I am voicing, I have come across several publications on fire spread and fire safety. The overwhelming recommendation of these publications to prevent disaster is to 1) limit the number of structures in the concerned area and 2) increase the distance between structures. One of the main determinants of fire spread between structures is distance between the structures. Intensity of heat dissipates according to the inverse square law in physics, such that a doubling of the distance between 2 objects results in ¼ of the intensity at the second object, while a quadrupling of the distance results in 1/16th of the intensity and a quintupling of the distance results in 1/25th of the heat intensity measured at the second site. Further, transfer of radiant heat between 2 objects is proportional to the difference of the absolute temperature of each object to the 4th power, so

decreasing the heat intensity at the site of the second object to 1/16th of what it would be adjacent to the first object results in a further exponential decrease in heat transfer to (and combustion of) the second object. The same pipeline explosion would have been markedly less devastating if the area where it occurred were less densely built. The initial blast would have damaged and destroyed fewer homes and the rate and probability of fire spreading to adjacent structures would have decreased exponentially.

Applying the above principles, keeping the minimum 12-foot side yard setbacks required of the current SF-2 zoning compared to the 5-foot setbacks will result in minimum 24-feet separation between structures vs 10 as requested. This reduces the heat intensity at the second structure to ~17% of what it would be with 10-feet spacing with heat transfer proportional to <1% of what it would otherwise be. If the council and developer could be visionary enough to commit to minimum 20-feet setbacks (40 feet between structures), these numbers could be reduced to 6.25% and <0.01%, tremendously reducing the risk of fire spread between structures whether due to a pipeline disaster or much more "usual and customary" causes of house fires.

As mentioned at the start of this letter, I believe it is imperative to consider the land in question as exceptional, requiring exceptional care in planning and use well beyond minimal and usual standards. Even if one were to consider this property in the absence of the pipeline, I would still fundamentally oppose the development as planned. MI seeks to create and develop this ultra-dense PUD in the heart of one of the most open districts in Westfield. An aerial view of the area in question shows that one must travel more than a mile in any direction before encountering housing even as dense as SF3 standards, let alone the less than SF4 standards the developer seeks.



Dense housing is grossly out of character with the surrounding community. The small lot widths and depths will lead to short driveways and greatly increased street parking. This is not only aesthetically displeasing compared to the surrounding neighborhoods, but having vehicles routinely parked on both sides of the street limits access and maneuverability of emergency vehicles (especially dangerous due to the exceptional nature of this property), trash collection and snow removal. The above images in San Bruno reveal multiple burned out vehicles parked on both sides of the street, but this street was at least wide enough to accommodate 2-sided street parking plus 2-lane traffic (effectively 4-lanes wide). The developer's concept plan does not show widened streets to allow free flow of 2 lanes of traffic between parked cars, yet they have to know similar developments invariably result in high levels of street parking. At the informational meeting MI espoused that the covenants could not prohibit street parking as they will be public streets. They can, however increase the sizes of the lots and side yards while requiring side or rear load garages (maintaining the requirements of surrounding neighborhoods), which would result in longer driveways and more off-street parking availability. Similarly they can develop the land with wider than minimum standard streets to allow safe maneuvering of emergency vehicles in this development. At the very least the covenants need to have binding prohibitions on non-garaged parking of motorcycles, boats, trailers, large trucks, RVs or other non-typical small passenger vehicles.

The builder's desire to maximize profits by jamming as many units as possible into the limited developable space results in increased numbers of units and therefore increased numbers of vehicles. As proposed, 42 of the 53 lots will have their sole ingress and egress via a road to be built across from Oak Park Ct on 161st St, likely resulting in 60-100 additional vehicles per day needing to access 161st St. I ask you not to envision the effect of this access on the community as it is today, but rather where it is likely to be in 10 to 15 years. With the designation of 161st St as a "major arterial" by the City of Westfield, there is a high probability that it will be developed into a 4-lane wide road with R & L turn lanes making it effectively 6-lanes wide at this new intersection. The concept plan allows for additional green-space south of lot 12 to keep the setback for the proposed lot 12 equal to the setback for the house on lot 1 across the street in Oak Park. They do not, however, do the same for proposed lots 33 and 53. Once 161st St is fully widened, the backs of these homes will be very closely abutting a now very busy road.

In their concept plan, the developer shows what it represents as "typical" landscaping for the lots proposed. It is important to note that the lot they chose to represent a "typical" lot is lot #1, which appears to be one of the 4 largest lots in the proposed development, and as such is hardly "typical." Even so, the number of trees and shrubs proposed seems to crowd the house and make the lot feel even tighter than it is. Furthermore, throughout the development the concept plan shows planting of 2" diameter shade trees between the sidewalk and street. 10-15 years later these trees will have either died or grown to the point that their roots are likely causing buckling of the sidewalk or roads, potentially invading into storm sewers, utilities and other common infrastructure and creating safety and liability issues for the homeowner, community and city. They will also decrease visibility as motorists enter and leave their driveways creating safety risks. Any approved plan needs to clearly specify what species of trees will be used, what types of root containment barriers and grating will be used to minimize the chance of overgrowth and surface-seeking roots and limiting the height expectations of the trees selected to not overwhelm these dense homes.

The developer is using the term "empty nester" community to justify the proposal they are making. They also recognize this term implies development that will add to the tax base without adding demands on the school system. What they really seem to be proposing, however, is very densely packed homes modest in size compared to surrounding subdivisions, with no community amenities other than the "green space" of the pipeline easements. In order to maintain the open feel they claim to achieve from the pipeline easements, it is imperative that the plan prohibit fencing of any kind within the development, as fencing will emphasize the small sizes of the lots and destroy the open sight lines they claim to achieve. It is important to note that even the ~1500 sq. foot floor plans included with the PUD plan show optional 3rd bedrooms. Many of the plans could easily have a 4th bedroom created out of a den or bonus room. Three and four bedroom houses hardly seem consistent with an "empty nest" community. The only technique the builder intends to use to favor childless families is having covenant restrictions limiting a homeowner's ability to have a playset or basketball goal while providing no community amenities. The developer has indicated they will not be placing any age or family size restrictions on the community, so the "empty nest" label is disingenuous and

misleading. Families moving into this community will likely use the Westfield trail system to bike or walk to the community amenities in Oak Park, Oak Manor and the Bridgewater. Despite posting of signs indicating the amenities are solely for the use and enjoyment of the residents in the community providing them, enforcement of these restrictions is extremely difficult and problematic. Furthermore, their use by non-residents increases the liability of the respective HOAs.

I believe the APC and council members are fully aware of the problematic water management of the property in question. Currently, the field sits significantly higher than the property it abuts in Oak Manor, and routinely floods across 161st St and overflows the ditch along the south side of 161st after moderate rainstorms. While it is recognized that any such development is required to handle all of the water/runoff from the site of development without spilling it onto adjacent property, in this case it would seem prudent to require a detailed plan of how the water will be managed PRIOR to approving the PUD creation and rezoning.

Ten to Fifteen years from now, after MI has maximized their profits and moved on, the community will still have this new PUD community. The houses will no longer be as bright, shiny and new as they were. The trees will be overgrowing the homes. There will be increasing homeowner turnover. MI has indicated that all buyers will have to sign an acknowledgement regarding the presence of the gas pipelines at the time of signing a purchase agreement. They indicated this should prevent homeowner's from deciding after they move in that the easements are too restrictive or the environment too dangerous and thereby ameliorate the risk of a homeowner "walking away" from a home. This was in response to a concern raised regarding distressed or foreclosed property. Their disclosure does not address the same concern at resale, however. When I bought my home on lot 3 in Oak Park in 2007, it was never disclosed to me (nor is it in any of the disclosures, forms or lending documents provided when I purchased my home) that one of these 4 gas pipelines actually traverses my back yard. I did not even know there were 4 separate gas pipelines in the area until the informational meeting on May 21, 2015. We requested a copy of the plat record, but were informed the homeowner did not have one. The home had bountiful established landscaping and the possibility of a pipeline easement angling through the back yard never occurred to me. In the nervousness and excitement of our first real home purchase, making an offer and dealing with counter offers, it did not occur to us to make an offer contingent upon seeing the plat map. I did not obtain an official map until going to the courthouse several years later. With my own experience as a guide, it is not difficult for me to imagine that these disclosures may not occur during resale of the homes in the future, leaving the potential of distressed property a true concern. Such dense housing also has a tendency to evolve into rental properties over time trending toward less well maintained properties.

In proposing this development and at the informational meeting on May 21st, the developer has provided no information on how this community will benefit the citizens of Westfield who reside in the neighborhoods surrounding the proposed development. In contrast, they seem to suggest we should support their PUD request because the current SF2 standards would allow them to build smaller, less desirable homes than what they are

proposing. I fully agree that minimum standard SF2 homes would be highly undesirable and also out of character with the surrounding homes, but at the very least there would be far fewer of them creating less of a safety risk to future homebuyers and neighboring residents, less traffic constraints and less congestion.

I am certain that the developer will counter many of my concerns by indicating they have worked with the respective pipelines and their plan exceeds the minimum requirements and regulations to build in the vicinity of such easements. I again ask the APC and Council Members to consider this property a unique and exceptional property that demands planning and development well in excess of the minimum standards and requirements. Picture this community 10-25 years in the future, once MI has achieved their profits and is out of the picture. They do not deserve to maximize their profits at the expense of the safety, enjoyment and property values of the citizens residing in the vicinity. You have the opportunity to ensure that development of this land occurs in a thoughtful, deliberate manner consistent with the surrounding community and minimizing additional safety risks to present and future residents. Westfield can do better and deserves better. ***The PUD request is contrary to the Purpose of the Westfield Washington Township Unified Development Ordinance 2.3.C.1-3 as it endangers the safety of the citizens, increases the risk of rather than provide safety from fire or other dangers; risks and reduces rather than promotes the public health, safety, convenience and general welfare of the community; fails to provide increased health or recreational facilities for family life and jeopardizes public funds in potential fire spread and disaster response.*** I implore you to reject the current PUD proposal and direct the landowner to work with the APC and council to devise a plan that increases minimum setbacks, maximizes the safety of any development in this area, and to work in conjunction with the surrounding community to devise a plan that will be acceptable to all parties.

Sincerely,

Michael Miller, MD

PUBLIC COMMENT #34

Subject: Dave Mueller, Tamarack Changes

Dear APC and Neighbors,

Several of our neighbors attended the special M/I Homes meeting last night in Noblesville. This meeting was held to show the proposed changes that M/I Homes is suggesting for the next Westfield APC on **July 6.**

My wife and I have several concerns. Here are two:

1. The new proposed north/south road is moved about 150 yards to the east of the original plan. It will allow headlights to shine at night directly into my home and especially my bedroom. We know this because we occasional see lights coming from Mr. Hollen's home next to this proposed roads. Our three other neighbors (DeHeer, Isbell, Miller) on Oak Park Circle will have similar inconveniences with headlights. I estimate that that would be about 200 additional trips per day and an estimated 50 - 75 per night. Please look at this road change and imagine the direction of the headlights when cars stop, or turn left or right. The small woods behind our homes does not screen us from 161 Street seven months out of the year when the leaves have dropped. We feel this new road is not acceptable, please find a different place to construct it.

2. The proposed side and rear elevations are terrible looking and should be ungraded. When you put these elevations side by side, 10 feet apart, it makes the homes look even worse and cheap. The brick wrap around on the bottom three feet doesn't make these homes in Tamarack look better, just monotonous. One window and an air conditioner ten feet from their neighbor's home does not make a quality home in Westfield. M/I you can do better.

Finally, we believe the overall consensuses of our neighbors has been that M/I Homes is proposing a high density neighborhood design with full production homes and dropping them in an area of Westfield that has established custom homes. Commissioners, this project just doesn't fit. It is not a place for a transitional neighborhood. On **Monday, July 6**, I hope you will continue to express the concerns of our neighbors from its previous public hearing. That evening there were 15 people speaking in opposition of this proposal and none in favor. Please allow for a <u>second public hearing,</u> like you did previously for Oak Park, to openly discuss the proposed changes that will be coming forward to you in the next few days.

Please make Tamarack better or continue to let the farmer plant corn in it until someone comes along that will offer you quality homes on that site.

David Mueller
President
Oak Park HOA

MAY 21, 2015 TAMARACK NEIGHBORHOOD MEETING SUMMARY

Project: Tamarack PUD Docket No. 1506-PUD-09

Date: Thursday May 21, 2015 6:30 pm

Location: MI Model Home in Slater Woods subdivision, 16835 Rosetree Court, Noblesville, In. 46062

Attendees: Ann Kloc – MI Homes

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Dave Sexton – Weihe Engineers

See attached Exhibit "A" Sign In Sheet for Neighbors who attended

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Summary of Neighbor Questions and Petitioner's Responses:

1. The drawings shows a "loop" road to 161st Street – what is this?
   a. This is an emergency access point for emergency vehicles only, but based on TAC meeting we will be relocating and redesigning (making narrower and installing bollard) the emergency access.

2. There are 42 home sites on the eastern portion of the site which will generate at least 2 cars per house, plus recently approved Oak Park addition will generate additional traffic. How will traffic work? Will there be traffic issues?
   a. We are working with Staff regarding traffic analysis. We are installing accel/decal lanes along 161st Street. If one were to go east on 161st near the Bridgewater and Brookside neighborhoods, there more homes and the entrances to each of those neighborhoods is accommodating the traffic.

3. A neighbor brought up the Richmond Hill explosion on Southside of Indianapolis and emergency access to neighborhoods.
   a. We are providing an emergency access point and we can provide information on other similarly sized developments that are served by 1 point of access for this or a greater number of homes.

4. Some neighbors expressed desire to have larger homes, larger lots and fewer homes.
   a. We explained that underlying S-2 zoning permits 1,200 square foot ranch homes. We also explained that the target demographic for this product wants lots that are as large so they do not have as much yard to maintain.
   b. We explained that MI will be increasing the minimum square footage of home sizes as we go through the Plan Commission process.
   c. We also explained that this comment on lots size and home square footage should be communicated by the neighbors to the Plan Commission and Council.

5. How much area consists of the pipeline easement?
   a. We estimate that the pipeline area consists of about 5 ½ acres. We also explained that the existence of pipeline easements in and around developed neighborhoods in this general vicinity was not unique.

6. Some neighbors expressed a desire for only "1 step down" between their neighborhood and the Tamarack subdivision.
    a. We explained that it was our opinion that Tamarack was a well-designed subdivision with homes priced from the low to mid $300,000 range. The proposed homes are of high quality and by no means a "step down".

7. Why did the original submittal change and why did it reference a different square footage minimum for the homes from tonight's general discussion regarding square footage?
    a. We explained that it is not uncommon for a petition, after it is filed and the Petitioner begins to hear the input of the neighbors, TAC agencies, the Planning Staff and decision makers, to be adjusted and modified. We explained that MI will be increasing the minimum square footage of home sizes as we go through the Plan Commission process based on comments we have received.

8. Some neighbors expressed a concern about how the Tamarack proposal may impact their property values and whether we worked with the pipeline companies in the design of our proposal.
    a. We explained that we did obtain input from the pipeline company as we have been going through the zoning approval process and we are complying with any requirements or standards the pipeline company may have.
    b. We explained that we anticipated, conservatively, the prices ranges of the Tamarack homes to be between $300,000 to $350,000.

9. A neighbor claimed that we could not build on the pipeline easement.
    a. Again, we explained that our development and its design is permitted by the requirements and standards of the pipeline company in relation to their easements.

10. What size is this model (the model in Slater Woods where the neighborhood meeting was held) and why were we having the neighborhood meeting here?
    a. Again, we explained that the existing S-2 zoning permitted homes of 1200 square feet.
    b. We explained that this Slater Woods model was about 2400 square feet including the main level and upstairs, but excluding the finished basement.
    c. We explained again that MI would be increasing the minimum square footage of home sizes as we go through the Plan Commission process.

11. A neighbor stated that we, at the May 17th Council introduction, said the average square footage would be 2000 to 2400 square feet.
    a. We explained that 2,000 to 2,400 would be the "average" square footage.
    b. We explained that other similar types of MI home products could be found at Westmont in Carmel (which has this home product but also other home product offerings) and Monon Lake in Carmel that was just beginning development.

12. A neighbor expressed a concern that if the economy went through another recession what impact would that have on the Tamarack development and would home buyers elect to build the smallest type of home allowed by our proposal?
    a. We explained again that we were committed to increasing the minimum home square footage in our proposal.

13. A neighbor asked how close is the cul-de-sac near lots 3 and 4 to our northern property line?
    a. We explained that the distance would be approximately 30'.

14. A neighbor expressed a concern about a driver being in the cul-de-sac, their gas pedal becoming stuck and the car driving into the fence on our northern property line.
    a. We offered to sit down with this neighbor after the neighborhood meeting to understand their concern better and determine if we could address it with a design change or landscape buffering.

15. A neighbor asked if the homes on lot 3 and 4 were required to be larger.
    a. We explained that those homes were not required to be larger.

16. A neighbor asked how close would the homes be to our northern property line.
    a. We explained that we could add a provision to the PUD that no home would be closer than 30' to our north property line.

17. A neighbor who lives to the east expressed a concern about animals going onto their property, whether there was a walking path proposed around the pond and what type of trees would be planted along the east edge.
    a. We explained that the site plan shows a proposed pond on the southeastern corner of the site, but no pathway along the pond area.
    b. We explained to this neighbor that we have been asked to extend the path along this pond and if this neighbor was opposed to this change, they should communicate their concerns to the Plan Commission and Council.
    c. We explained that the landscape plan for the eastern perimeter would include shrubs, trees and evergreens per the City's landscape planting standards.

18. A neighbor to the north asked how we would keep people from trespassing onto his land?
    a. We explained that the area already contained heavy landscaping and tree cover as a natural buffer.

19. A neighbor expressed concern about traffic on 161st Street and the number of cars our site may generate.
    a. We explained that we are in the process of completing the same.

20. Some neighbors expressed concerns about density and asked how the passing blister on 161st Street would work.
    a. We explained the density of the proposal and we explained how the passing blister along 161st Street would be designed and how it would function.

21. If this product is supposed to be "empty nester" why does it allow for 3 or 4 bedrooms which would create more cars and more traffic? Also a concern about whether we would allow street parking.
    a. We explained our position and thoughts regarding our home product and our target market and that the public streets were designed to allow parking.

22. Why are we planting street trees – they are hard to maintain and don't grow well.
    a. We designed our street trees pursuant to the City's new street tree planting and design standards.

23. How long have we been talking to the City about this proposal.
    a. We explained that we had been discussing this proposal with the City for about 6-7 months.

24. A neighbor explained that she recalls years ago the pipeline company dug up their pipes for maintenance and it was messy and an annoyance.
    a. We explained again that we were working with the pipeline company regarding our project.

25. Some neighbors asked questions about drainage and how it would work
    a. Dave Sexton of Weihe Engineers explained how our drainage design would work.

26. Some neighbors asked what sort of lot maintenance we would have.
    a. We explained that lot maintenance was not mandatory, but would be offered.

b. We explained that the HOA would maintain the significant common areas.
c. We explained that the CCRs for the HOA would prohibit swing sets, playgrounds, basketball goals and above ground swimming pools.

27. Will there be a community pool.
    a. We explained that there would not be a community pool as there was not a desire by MI to attract families with school aged children.

28. How, from a selling point, do we see homes being sold that back-up to the pipeline easement? Will the pipeline easement have an impact on anticipated home values in Tamarack? Some neighbors asked for more expensive homes.
    a. We explained that MI will have buyers sign an acknowledgement document in the purchase agreement where they will be advised about the location of the pipeline easement so they have knowledge of it.
    b. We explained there are other similarly situated subdivisions in Westfield and Carmel that are adjacent to pipeline easement areas.

29. How does the new proposal for 161st and Union Street compare to the Tamarack proposal?
    a. We explained that that proposal was referred to as "Lantern Park" and we explained that that project had different lots sizes (60' wide; 7,200 square feet total).

30. What is the plan for the parcels at the southwest corner of 161st and Oak Road?
    a. We explained that those parcels were not part of our proposal.

31. A neighbor asked about the notice process and why, if one of our team members was a resident of Oak Manor, we did not give more advanced notice? Why was sign posted on site so small?
    a. We explained the notice process, the neighborhood meeting process and that we have and are complying with all noticing requirements.

32. A neighbor asked, if our proposal were approved, when we would begin site work?
    a. We explained, if approved, we would begin site work in approximately Fall of 2015.

33. A neighbor asked when would the Plan Commission meeting occur.
    a. We explained the Plan Commission meeting would occur at 7pm on June 1st at Westfield City Hall building.

Tamarack 5/21/15 Neighborhood Meeting

Name:	Address	Cell #	Email
Brian Collier	Oak Manor		baskypilot@yahoo.com
Tammy & Ron Loera	16405 OAK MANOR		RONLOERA@YAHOO.COM
John Bayer	2220 Oakwood Ln		JB8832Bayer@Frontier.com
Betty & Jerry Hollon	2902 E. 161st St		eahollon@aol.com
Ben Brown	16877 Cotkins Ct		ben@bbrown.com
JONATHAN DILLEY	16421 OAK MANOR DR.		JDILLEY@PLTW.ORG
Rob Stokes	14917 Riverdale Dr S. Apt 4		
Dennis & Diana Theurer	16200 Carey Rd.		dennistheurer@frontier.com
Sue Tatum	16250 Oak Rd		rskaritatum@comcast.net
Pam Sokol	2530 E 161st St		

EXHIBIT "A"

JUNE 17, 2015 TAMARACK MEETING WITH OAK MANOR BOARD MEMBERS

Project: **Tamarack PUD Docket No. 1506-PUD-09**

Date: **Thursday June 17, 2015**

Location: **Oak Manor Clubhouse**

Attendees: **Ann Kloc – MI Homes**
Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Kevin Todd – Westfield Planning Staff
Oak Manor HOA Board Members

Summary of Neighbor Questions and Petitioner's Responses:

After Jon Dobosiewicz provided to the Oak Manor Board a summary of the changes to the plans and PUD Ordinance made by MI since the initial Plan Commission meeting the following questions were asked:

1. What sales price will be listed on the project marketing signs for this proposal?
    a. Ann Kloc indicated that she would confirm the sales prices to be listed on marketing signs and would provide that response to the HOA Board President.
    b. After the meeting, an email was sent to Jonathan Dilley that explained the marketing sales price would be from the low $300,000's.

2. The HOA Board requested a copy of the traffic study.
    a. After the meeting, Jon Dobosiewicz emailed the HOA Board President a copy of the traffic study that was submitted to the Planning Staff.

3. A concern was expressed about the number of front load garages and if a commitment could be made regarding side load garages.
    a. Jon Dobosiewicz explained that side load garages were not prohibited. He also explained that while some lots could accommodate side load garages, based on some of the home offerings and some of the lot sizes, side load garages for all plan types may not be offered on all lots.

4. A request was made to add another window on the side elevations of the homes.
    a. Ann Kloc explained that she would evaluate this request and provide a response after the meeting.
    b. In order to further enhance the proposed homes a standards was added to the Ordinance to require a minimum of 50% of the homes to have a garage addition or 3-stall garage that would provide addition offsets to the side elevations.

5. A comment was made about the character of homes in Oak Manor and Oak Park and the proposed homes in Tamarack.
    a. Jon Dobosiewicz explained the architectural standards for the proposed homes and that the dwelling size specified in the Ordinance did not include garages and porches.

6. When will the landscaping and berm be installed along the northern portion of the property?
    a. This landscaping and mound will be installed in the initial phase of construction as the subdivision will be developed in one phase.

7. If approved, when would we begin site work, when would the first home be built and how long will it take to build out the neighborhood?
    a. Jon Dobosiewicz explained that site work would begin this fall and home construction likely early next year with a buildout of approximately 24 months after that.

JUNE 24, 2015 TAMARACK MEETING WITH OAK PARK BOARD MEMBERS

Project: **Tamarack PUD Docket No. 1506-PUD-09**

Date: **Thursday June 24, 2015**

Location: **MI Model Home, Slater Woods subdivision, 16835 Rosetree Ct, Noblesville, IN. 46062**

Attendees: **Ann Kloc – MI Homes**

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Jeff Lauer – Westfield Planning Staff

Oak Park HOA Board Members, Cindy Spoljaric, Mic and Jill Mead (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided to the Oak Park Board a summary of the changes to the plans and PUD Ordinance made by MI since the initial Plan Commission meeting the following questions were asked:

1. What type and size of evergreen trees will be planted and how fast will they grow?
    a. Jon Dobosiewicz (JD) explained that we would plant evergreens that are required by the Unified Development Ordinance (UDO).

2. Why are we installing landscape berms? Aren't they discouraged by Comprehensive Plan?
    a. JD explained that berms were requested by the neighbors, are not prohibited by Comprehensive Plan, and permitted pursuant to the UDO.

3. Will there only be parking allowed on one side of street, will sign be posted "no parking" on side of street, will paint yellow line on side of street where no parking?
    a. JD explained that parking will only be allowed on 1 side of street and MI will comply with all City requirements regarding street parking identification for subdivisions.

4. Can we provide another access point out of the neighborhood? Can we add another street that would cross over the pipeline area to connect the neighborhood from the east to the west over to Carey Road?
    a. JD explained that the plan calls for an access point onto Carey Road and onto 161st Street and no other access points were planned at this time.
    b. JD explained that MI would be submitting a Traffic Study to the Planning Staff and he summarized the conclusions and recommendations in the Traffic Study.
    c. JD explained that MI was not planning on adding another street to cross over the pipeline area to connect the neighborhood from the east to the west over to Carey Road

5. A concern was expressed that the sides and rears of all homes could look the same. A request was made to explain the architectural standards and requirements.
    a. JD explained the architectural standards and requirements in the proposed PUD Ordinance pertaining to the rear and side elevations, including masonry wainscot along the side and rear elevations, and the windows. JD also explained the other architectural requirements and standards, including garage door design standards and other architectural requirements.

6. How many homes will have garages that extend beyond the front elevation? What types of garages are proposed?
    a. JD explained that that the proposed PUD Ordinance did not have a prohibition and he explained that most homes would be within 2' to 3' of the garage.
    b. JD explained that the PUD permitted both front load and side load garages. JD also explained that MI was not proposing any "snout nose" garages.

7. A request was made asking MI to commit to a certain percentage of side load garages.
    a. JD explained again that the PUD permits side load garages. JD also explained that due to some of the lot sizes and home foot print sizes, side load garages would not be feasible for every home on every lot.
    b. Ann Kloc (AK) also explained that the experience with this target buyer is that this type of buyer does not necessarily desire side load garages, as some buyers sometimes find it difficult to maneuver the turns required.

8. A concern was expressed that the proposed homes in Tamarack were not up to the standards of the surrounding neighborhoods.
    a. JD explained that the proposed PUD Ordinance provided specific and significant architectural standards, above what would be required by the underlying zoning classification.

9. What other MI projects would have similar houses as proposed in Tamarack.
    a. JD explained that similar MI developments could be found at Westmont, Monon Lake and Hadley Grove in the City of Carmel.

10. How many lots will allow side load garages?
    a. Jon Dobosiewicz explained that side load garages were not prohibited by the PUD Ordinance. He also explained that while some lots could accommodate side load garages, based on some of the home offerings and some of the lot sizes, side load garages for all plan types may not be offered on all lots.

11. A concern was expressed that Tamarack would be a higher density neighborhood and a request was made to expand the Traffic Study to Union and 161st Street. A question was also asked about the location of construction entrances.
    a. JD explained that the Traffic Study included an analysis for both empty nester product and traditional single family residential product.
    b. JD explained that the proposed build-out for the neighborhood could take between 36 to 48 months.
    c. JD explained that a decision regarding the location of construction entrances had not yet been made.
    d. JD explained that at this time MI was not planning on expanding the scope of the Traffic Study to other intersections.

12. A question was asked about what "model" was used for our anticipated pricing.
    a. AK explained that some of this analysis was based on sales of similar MI product in Franklin Township, Indianapolis for a project that was about 90% sold out and the prices in that neighborhood have not been reduced, but instead have increased as development continued.

13. Does the UDO have a definition of "empty nester"?
    a. JD and Jeffrey Lauer responded no.

14. A concern was expressed about effect Tamarack may have on school system.
    a. JD explained that based on anticipated type of buyer, price range, fact that PUD Ordinance prohibits swing sets, basketball goals, etc., that MI does not anticipate attracting first time buyers with young children.

15. A concern was expressed about the side and rear elevations. A request was made to provide more examples of side and rear elevations.
    a. JD reviewed the types of potential plans and how sides and rear elevations may appear.
    b. JD explained that he would provide the HOA President additional plans that show how side and rear elevations may appear.
    c. JD also reiterated the architectural standards and requirements for the rear and side elevations contained in the PUD Ordinance.

16. What is minimum side yard setback and aggregate side yard setback? Can the aggregate side yard setback be increased?
    a. JD explained the provisions in the PUD Ordinance regarding the minimum and aggregate side yard setback and explained that at the current time MI did not plan on increasing the aggregate side yard setback.

17. Will MI give to prospective buyers a disclosure regarding the adjacent pipeline easements?
    a. AK explained that a disclosure would be provided to prospective buyers regarding the adjacent pipeline easement.

Oak ~~Pkwy~~ Park | Tamarack Meeting
6/24/2015

SIGN-UP SHEET

NAME	CONTACT INFO
JEFFREY LAUER	jlauer@westfield.in.gov.
Cindy Spoljaric	cspoljaric@ "
~~John Beyer~~	JJB37GAZEBO@FRONTIER.COM
Mic Mead	MICMEAD1@aol.com
Jill Mead	jillmead@aol.com
Nancy Anderson	njatops@aol.com
Michael Miller	mikeandstacym@comcast.net
Dave Mueller	muellers5@aol.com
Mary Beth Mueller	" "

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 1, 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: 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: May 18, 2015, APC Meeting Minutes

Motion: To approve the May 18, 2015, minutes.

Motion: Kingshill; Second: Spraetz; Vote: Approved 7-0.

Lauer reviewed the meeting rules and procedures.

Case No.: **1505-PUD-07 [PUBLIC HEARING]**
Description: Viking Meadows PUD Ordinance Amendment
930 Viking Sunrise Lane
Denese and James Stachoviak request a text amendment to the Viking Meadows PUD Ordinance to reduce the Rear Yard Minimum Building Setback requirement to accommodate the construction of a swimming pool.

Todd presented an overview of the proposed ordinance, as noted in the staff report.

Kingshill asked about the area south of the lot.

Todd replied that it is common area.

Public Hearing opened at 7:07 p.m.

No public comments.

Public Hearing closed at 7:08 p.m.

Motion: To forward 1505-PUD-07 to the City Council with a favorable recommendation.

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

Case No.: **1506-DDP-09 [PUBIC HEARING]**
Description: AT&T Wireless Communication Facility
Southeast corner of 146th Street and Oak Ridge Road (between former and existing 146th Street right-of-way)
AT&T Mobility requests Detailed Development Plan approval of a new wireless communication service facility.

Todd presented an overview of the project, as noted in the staff report.

Kingshill asked the petitioner to describe the stealth tower.

Matt Price, Bingham Greenebaum Doll LLP, representing the petitioner, stated that stealth tower is designed to look like a flag pole, and that all of the cable is internal to the tower and are more aesthetic.

Kingshill asked if a flag could be flown on this tower.

Price said that it could be, but that it was their plan and preference was to not have a flag because of maintenance concerns. He also stated that installing a flag may draw more attention to the tower.

Public Hearing opened at 7:14 p.m.

Steve Baranyk, 202 E Senator Way: Does not feel that it is appropriate to put something like this in the middle of a residential area, regardless of how unobtrusive it would be.

Doug Holtz, 135 E Senator Way: Represents Village Farms HOA, concerned with the placement of this tower due to the residential area it is within. He stated that the HOA attended the BZA hearing on May 12, 2015 and expressed their concerns to the Board and the petitioner regarding the tower and its proposed location. He stated that residents offered alternative suggestions for locating the tower, and are requesting that the tower be moved to a less residential area.

Scott Kenney, 440 Sapphire Drive; Village Farms resident state stated that he agrees with Holtz and feels that they were not heard at the May 12, 2015 BZA meeting. He said that he believes that the Board cannot state without a doubt that the tower will not pose a risk to the health and safety of the community, citing concerns with the tower falling into vehicular traffic on 146th Street.

David Mueller, former school board member; Likes the design of the tower was approved for Shamrock Springs and he likes that it will have a flag. He stated that adding a flag to this tower will help make it look better, and believes that this tower should have a flag.

Public Hearing closed at 7:22 p.m.

Price said that if the community wishes to have a flag on the tower, even though it was not a part of the BZA approval of the use, they would willing to accommodate the request to fly a flag. He added that the tower is designed to collapse into itself, in the event it were to ever fall, and not

toppling over. He also added that the location of this tower enhances E911 services, contributing to the public safety of the citizens.

Kingshill asked about the appeal process for BZA decisions

Zaiger responded that appeals to a BZA decision are made to the courts.

Horkay asked about existing co-location options.

Price responded that the towers in the area have been maximized and do not have room for additional providers.

Graham, Kingshill and Hoover commented that they believe adding a flag to the tower would be a welcoming sight, instead of a plain pole.

No action is required at this time.

Case No. **1506-ZC-02 [PUBLIC HEARING]**
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 [PUBLIC HEARING]**
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.

Todd presented an overview of the proposal highlighted changes to the proposed ordinances, as noted in the staff report. The zoning commitment modification and the Primary Plat/Overall Development Plan petitions were presented together.

Jon Dobosiewicz, Nelson & Frankenberger LLP, representing the petitioner, gave a brief presentation.

Kingshill asked if there had been a neighborhood meeting.

Dobosiewicz said there had been and that a summary of the meeting was included in the packet.

Graham asked about Towne Road improvement.

Todd responded that the City of Westfield is in the process of designing plans to widen Towne

Road between 156th Street and 166th Street. He said that the project will include widening each travel lane 12' with shoulders on each side, adding turn lanes, and improving vertical sight distances, especially at 159th Street and Towne Road. He said that the widening project will begin construction in either late 2017 or early 2018.

Hoover asked about widening the bridge on Towne Road.

Todd said that the project includes widening the culverts within that mile stretch of Towne Road.

Public Hearing opened at 7:47 p.m.

Kevin Paschke, 2527 W 159th Street: Concerned with the location of the 159th Street entrance and would like for it to be moved to the west. He asked who is responsible for paying for the construction expenses for improving the roads. He also asked if sewer prices will go up as a result of this development. He asked how the stated average home price of $450,000 will be guaranteed.

Patrick Heitz, 2605 W 159th Street: Handed out pictures with concerns with 159th Street entrance. He noted that in the original 2004 proposal, there were no entrances on 159th Street and two on Towne Road. He said that the current proposed location is too dangerous given the topography of the area and that it should be moved to the west. He expressed a desire to see 159th Street shift to the north, which would improve sight lines.

Larry Bowman, 2601 W 159th Street: Lives directly across from the proposed 159th Street entrance. Expressed concern with headlights coming into the home. He also expressed concern with Little Eagle Creek Avenue being a 3-way stop and causing back-up of traffic. And he asked if Towne Road/159th Street would have a stop light. He suggested that 159th Street should be shifted to the north.

John DuBois, 1719 W 161st Street: Welcomes development that respects the community and considers the needs of the constituents of the community. He said that the Comprehensive Plan calls for estate lots/artesian farms. He said that the comp plan and infrastructure service needs should be evaluated carefully for this project.

Sarah Gillim, 16505 Little Eagle Creek: Concern with traffic/road/infrastructure needs, bicycle safety concerns and providing an adequate buffer to the surrounding farms. She also noted that the nearby sewer plant provides a lot of unpleasant smells that need to be monitored by Citizens Westfield.

Ginny Kelleher, 3920 W 166th Street: Representing Sugar Grove Neighbors, Stated that she is supportive of the commitment modification requests regarding masonry and the southern buffer yard. She expressed concern, however, with the proposed layout. She stated that the exhibit associated with the 2004 rezoning was more desirable to neighbors because it showed cul-de-sac next to adjacent agricultural/large-lot single-family uses and two entrances on Towne Road instead of an entrance on 159th Street. She stated that the proposed location of the north/south connecting street and the amenity area were of concern to neighbors to the west.

Nedra Holloway, 16427 Little Eagle Creek Avenue: Concerned that 159th Street would not be able to handle the additional traffic, and that it needs to be improved.

Tom Pielemeier, 16101 Little Eagle Creek Avenue: Expressed concern about the location of the road that connects the northern and southern sections of the subdivision. He would like to see it moved to the center of the project. He also expressed concerns with the location of the pedestrian access to the park.

Riley M. Pendleton, 16523 Little Eagle Creek Avenue.: Request that the stub-street to the north not be paved to the property line and that landscaping and/or a fence be located at the end of street. She expressed concern with the density of houses, traffic, and the impact the project would have on adjacent farms and animals.

Linda Naas, 1122 E 161st Street: Stated that she would like to see developments that work with agricultural properties that surround them. She also thought that the southwest annexation tax money was supposed to be used to improve roads in the area.

Twyla Arnold, 2443 W 159th: Would like to keep this area agricultural and rural.

Public Hearing closed at 8:17 p.m.

Dobosiewicz said they will work with staff regarding traffic and site access and circulation issues. He stated that there were no commitments regarding entrances and site layout in 2004. He added that any improvements that the City makes to 159th Street could be accommodated on the north side of the right-of-way, off-setting the current center line. He added that they will work with the Pendleton's regarding their concerns. He also noted that they are considering different options for trail connections and pathway locations.

Kingshill asked the petitioner to consider changing entrances to the subdivision to address neighbor concerns, moving the amenity center more towards Towne Road, and designing the subdivision in a way that is more sensitive to neighboring agricultural uses. He asked staff for an update regarding Raymond Worth Park.

Melody Jones, Director of Westfield Parks Department, stated that Raymond Worth Park has always been targeted to be a nature park. She stated that there are planned amenities including ropes course and a horse hitching post. She added that the park across the street to the west is contemplated as being used for primitive camping opportunities.

Hoover suggested the petitioner explore and consider moving the 159th Street entrance to the west and adding a second Towne Road entrance to help with traffic flow.

Dobosiewicz said that he will work with staff on addressing the issues that came out of the hearing.

No action is required at this time.

5 Minute recess, reconvene at 8:36.

Case No: **1506-PUD-09 [PUBLIC HEARING]**
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 proposal, as noted in the staff report.

Jon Dobosiewicz, representing the petitioner, gave a brief presentation. He established the framework for comparison with the proposed Tamarack PUD District to Villages of Oak Manor, Bridgewater (Carey Rd. & 156th St.) and Bridgewater (156th St. and Gray Rd.). Dobosiewicz mentioned a tree preservation easement along the east property line and committed to 1,900 square foot homes.

Hoover asked if it was possible to have a side-load garage standard by limiting the number of front-load garages permitted.

Dobosiewicz responded that it would be difficult to make it a standard throughout the project, except for the corner homes.

Public Hearing opened at 9:02 p.m.

Jonathan Dilley, 16421 Oak Manor Drive: Spoke on behalf of the Oak Manor HOA. Argued this is a change in the established character of the area: characterized this as a continuing trend of "over development:" suggested prioritizing existing plans: took issue with the proposed architectural quality and square footage of the homes.

Larry Clarino, 2533 Live Oak Lane: Suggested this was a "step down" from the surrounding neighborhoods due to a "lower level" home product: suggested this is not comparable to Bridgewater, Brookside, Oak Park or Oak Manor. Concerned also with the pipeline, lots should be bigger.

Michael Miller, 15936 Oak Park Court: Highlighted comments from his letter and focused on the safety of the pipeline and the wisdom of permitting development within a certain proximity: suggested that pipelines of a similar size have issues such as leaking, fires, explosions: asked the Plan Commission to review the best practices of development within proximity of pipeline easements and address safety standards and regulations.

Stacy Miller, 15936 Oak Park Court: Discussed "risk reduction;" drinking water capacity: safety and maintenance measures for the pipeline company; maintaining line markers: operator name changes; proper local training such as hospitals, firefighters and police, to respond to issues involving the pipeline: right-of-way classifications: unforeseen/future costs: encroachment: how will the HOA handle digging to fix a problem in the pipeline.

Matt Pridd, 15757 Oak Road: Suggested there is no comparison to Oak Park: asked for comparable homes within the area: warned these homes could become rentals or abandoned homes in the future thereby affecting land values: concerned about the proximity to the pipelines.

Patrick De Heer, 2830 Oak Park Circle: Concerned about the quality of the homes and the effect on home/property value.

Nancy Anderson, 15941 Oak Park Court: Concerned about the safety of the pipelines and the potential danger to Carey Ridge Elementary: suggested the pipeline or federal regulation calls for an eight-hundred (800) foot hazard area: noted the comparisons are not adjacent to Tamarack: not like to see this project happen.

Dave Mueller, 2812 Oak Park Circle: Concerned that a SF4 underlying zoning district on an SF2 lot: suggested that proposed target market will lead to children: leads to a burden on the school system: Westfield needs to be more selective.

Dennis Theurer, 16200 Carey Road: Asked that the existing trees etc. within the proposed buffer yard be preserved: a berm is added along the east property line with all evergreens in a double row and staggered for maximum privacy: no trespassing sign be installed along the east property line: do not include a path along the east property line: erect a fence along (a portion) of the east property line, especially along pipeline easement: would like a meeting with M/I Homes to walk the property and understand their concerns.

Jerry Hollan, 2982 E 161st Street: Concerned about the lot sizes (not consistent with Oak Park, Oak Manor) and suggested the lot sizes should mirror those: drainage detention and outlet: asked if existing pipe in which the detention pond if outlet is sufficient enough to accommodate that water: how is the water level regulated in the ponds: suggested no walking path across his property: concerned about the impact of traffic on the streets, schools and other public facilities.

John Boyer, 2220 Oakwood Lane: Suggested this proposal was "drop-in development:" too many homes: suggested it is not compatible with surrounding neighborhoods: prefer to see custom homes: characterized the development as a "wasteland" between Oak Park and Oak Manor: asked to see more accurate home comps to surrounding neighborhoods: asked Plan Commission to keep continuity between neighborhoods.

Brian Collier, 16429 Oak Manor Drive: Suggested that the petitioner's willingness to address screening along the north property line indicates a difference in the property values: too many homes "crammed in;" additional traffic: requested a traffic impact study.

Mic Mead, 15466 Oak Road: Suggested that the farmers who are trying to sell this land have already been well compensated.

Public Hearing closed at 9:45 p.m.

Dobosiewicz addressed the concerns with additional exhibits which showed that the same pipeline crosses several subdivisions to the south, both in Carmel and Westfield. He added that the Tamarack proposal does not allow home lots to be located within the pipeline easement.

Hoover asked if the petitioner would be willing to require that homes adjacent to the pipeline easement comply with the enhanced rear elevation architecture standards, similar to the perimeter architectural standards of the UDO. He also asked if the perimeter lots, on the outside of the real estate, would have to comply with the enhanced architecture standards.

Dobosiewcz responded that yes, the perimeter lots would have to comply. In addition, he said that he and M/I Homes of Indiana would look into the enhanced architecture for homes abutting the pipeline easement.

Kingshill stated that he is less concerned about the density of the project and more concerned about the architectural quality of the homes. He noted that the surrounding character of the area is custom homes on large lots. He asked how many floor plans are available.

Dobosiewicz responded there that are six or seven (6-7) separate floor plans currently with three (3) different elevations each. He suggested that M/I Homes of Indiana may be adding additional character exhibits.

No action is required at this time.

Case No.: **1506-ODP-14 & 1506-SPP-13 [PUBLIC HEARING]**
Description: Maple Villas
Northwest corner of Wendover Avenue and Cayuga Drive
Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan, Primary Plat, and associated plat waiver approval of 56 duplex residential lots on 16.33 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of the project, as noted in the staff report.

Public Hearing opened at 10:06 p.m.

Deborah Howard, 17213 Retford Drive: Was told by builder that the woods would remain. She expressed concern with the density of the project and how it would impact nearby home values. She also stated that water pressure is already low, and expressed concern that adding new homes to the system would make water pressure worse.

Adam Goodnight, 17321 Retford Drive: Stated that he paid a premium to back up to woods and is concerned that they are being removed for this project. He wondered how much of the woods would remain. He asked how the drainage for the project would work. He also asked what the target market is for the project and wondered if it would be low-income housing.

Jason Denforth, 786 Wendover Avenue: Expressed concern with the removal of much of the

woods. He said that he was also told the woods would remain. He has environmental concerns with the removal of the trees and traffic concerns with the addition of homes to the site. He said that the unconfirmed oldest-tree in Westfield is located in that woods and expressed concern for maintaining that tree. He expressed a desire to see the property become a park. Taking care of lot with the oldest tree in Westfield. Also, had been informed that woods would not be taken down.

Jim Ericksen, 17289 Retford Drive: Concerned with losing the tranquility of the woods. He also expressed concern regarding drainage.

Jill Huntsberger, 810 Wendover Ave: Concerned with the new pond becoming stagnate, which would cause odors and undesirable animals. He requested additional evergreens.

Shane Floyd, 17361 Retford Drive. Had been told that the woods would not be built on, and paid a premium for his lot. He requested a neighborhood meeting with Platinum Properties, the developer of the subject project and the current HOA.

Erin Heller, 17305 Retford Drive: Stated that she paid a premium for the lot and is concerned about flooding and scraping off topsoil down to the clay. She said that she feels like Arbor and Platinum Properties lied to her and her family regarding the future of the woods.

Public Hearing closed at 10:22 p.m.

Paul Rioux, Platinum Properties, responded to concerns about low income housing and the price point of the proposed units. He stated that the development will not be low income housing and the expected price point is $275-$300k per unit. He added that the PUD ordinance allows multi-family, single-family, and duplex units on this site.

Kingshill stated that he was displeased with the fact that Arbor Homes promised things about the lots abutting the woods to home-buyers.

Hoover recommended a neighborhood meeting and asked what types of uses the current zoning allowed.

Rioux stated that the current zoning allows up to 400 new apartment units.

No action is required at this time.

Case No.: **1506-ODP-15 & 1506-SPP-14 [PUBLIC HEARING]**
Description: Sonoma, Sections 9 & 10
Northwest corner of Wendover Avenue and Spring Mill Road
Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat, approval of 100 single-family lots on 31.38 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of the project, as noted in the staff report.

Paul Rioux, Platinum Properties, gave a brief presentation.

Public Hearing opened at 10:37 p.m.

No public comments.

Public Hearing closed at 10:38 p.m.

No action required at this time.

Case No.: **1506-PUD-11 [PUBLIC HEARING]**
Description: Spring Mill Station SWC PUD
Northwest corner of Springmill Road and 161st Street
Westfield Residential Investors, LLC requests a change in zoning of 20 acres +/- from SF2: Single-family Low Density District to the Spring Mill Station SWC PUD District.

Howard presented an overview of the proposed ordinance, as detailed in the staff report.

David George from CRG Residential gave a brief presentation.

Public Hearing opened at 10:49 p.m.

Roberta Rounds, 730 Hadleigh Pass: Would like zoning to remain SF2. She stated that when she moved here, she thought she would be surrounded by all single family. She presented a petition signed by neighbors who are against rezoning this property for multifamily. She said that multifamily is not consistent with neighborhood hub vision from Spring Mill Station Comprehensive Plan Addendum. She noted that traffic is already a problem and thinks that it is wrong for multifamily to be located next to a school.

Chris Bluto, 16438 Lakeville Crossing, Representing Spring Mill Station Task Group: Developer has met with group several times and with school. He noted that the Task Group includes neighbors of each surrounding neighborhood. He noted that the Spring Mill Station Plan calls for residential as buffer to commercial. He reported that the petitioner has already reduced number of units to accommodate a maximum of 2-story buildings along south boundary. He said that most of the buildings have garages, so there are no expansive parking lots on the plans. He added that the school is supportive of this development and that it should have a low impact on the schools.

Charles Davis, 15802 Springmill Road: Expressed concern regarding drainage of the Jay Edwards Drain.

Pete Sedman, 965 Hadleigh Pass: Asked why these fields should be removed.
Sharon Miller, 511 Hadleigh: Stated that she moved here to be near farmland and doesn't want to look at apartments.

Public Hearing closed at 11:01 p.m.

David George, petitioner, responded that it is his understanding that the school is selling the fields because of Grand Park, noting that teams will be playing there instead. He confirmed that most of the WYSI games have already been moved to Grand Park.

No action is required at this time.

Case No.: **1505-PUD-07**
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.

Howard presented an overview of the highlighted changes to the proposed ordinance, as noted in the staff report.

Kingshill asked if the word "only" be added to 5.2 so it reads "Parcel B shall consists of approximately sixteen (16) acres of floodplain and shall only be developed for green space uses."

Russell Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, representing the petitioner, did not want to commit to that because "wetland" is one of the potential uses for that parcel and he is not sure if that would be considered green space.

After discussion, it was decided that a sentence would be added stating that no homes will be built on Parcel B.

Hoover expressed concerned that the wording on the concept plan, "Trail system to be constructed with Parcel B" could cause future problems because the ordinance states that the trail will be installed with the final phase of Parcel A.

Brown responded that is just how they labeled the trail and is how its referred to in the ordinance. He said that it could be changed to "Parcel B Trail System."

Melody Jones suggested that it be labeled "Cool Creek Trail" to differentiate between that portion of the trail and the perimeter trail along Union Street.

Brown said that will not work because both the perimeter trail and the Cool Creek section will be constructed at the same time.

Motion: Forward this petition to the City Council with a favorable recommendation.

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

Case No. **1504-PUD-06 [CONTINUED]**
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.

REPORTS/COMMENTS

APC MEMBERS
No report.

CITY COUNCIL LIAISON
Report provided by Hoover.

BZA LIAISON
No report

ECD STAFF
No report

ADJOURNMENT (11:21 pm)

Motion: Hoover: Second: Kingshill: Vote: 7-0.

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton

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8365 Keystone Crossing, Suite 201
Indianapolis, IN 46240
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TRAFFIC IMPACT STUDY

PROPOSED RESIDENTIAL DEVELOPMENT

161ST STREET & OAK ROAD

WESTFIELD, INDIANA

PREPARED FOR

M/I HOMES

JUNE 2015

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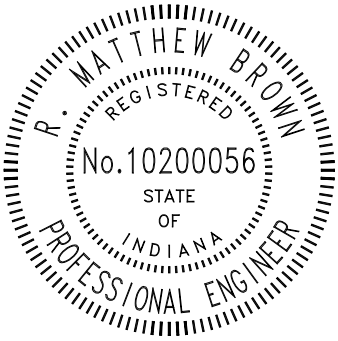
CERTIFICATION

I certify that this **TRAFFIC IMPACT STUDY** has been prepared by me and under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering.

A&F ENGINEERING CO., LLC



R. Matt Brown, P.E.
Indiana Registration 10200056

James O. Ensley, E.I.
Traffic Engineer

INTRODUCTION

This **TRAFFIC IMPACT STUDY**, prepared for the City of Westfield, on behalf of M/I Homes is for a proposed residential development called "Tamarack" that is to be located in the northeast corner of 161st Street & Oak Road in Westfield, Indiana.

PURPOSE

The purpose of this analysis is to determine what effect traffic generated by the proposed development will have on the existing adjacent roadway system. This analysis will identify any roadway deficiencies that may exist today or that may occur when this site is developed.

Based on the traffic analysis, conclusions will be drawn to determine whether the abutting roadway system can efficiently accommodate the change in traffic volumes. Possible strategies to improve the system performance and/or to address any deficiencies caused by the new traffic patterns will be investigated.

Recommendations will be made on the basis of the traffic impact study findings, to present feasible roadway improvements, which would enable safe ingress and egress, to and from the proposed development, with minimal interference to traffic on the public street system.

SCOPE OF WORK

The scope of work for this analysis is as follows:

First, obtain peak hour turning movement traffic volume counts between the hours of 6:00 A.M. to 9:00 AM and 3:00 PM to 7:00 PM during a typical weekday, at the intersection of 161st Street & Oak Road.

Second, collect AM and PM peak hour trip generation data at similar residential developments.

Third, estimate the number of peak hour trips that will be generated by the proposed development.

Fourth, assign and distribute the generated peak hour traffic volumes from the proposed development to the study intersections and driveways that will serve to provide access to the subject site.

Fifth, conduct a capacity analysis and level of service analysis at the study intersections for each of the following scenarios:

> *Scenario 1: Existing Traffic Volumes* – Based on existing roadway conditions and existing peak hour traffic volumes.

Scenario 2: Existing Traffic Volumes + Proposed Development Generated Traffic Volumes – Traffic volumes generated by the proposed development added to the existing traffic volumes.

Sixth, prepare recommendations for the roadway cross-sections that will be needed to accommodate the total volumes for each of the scenarios previously identified.

Finally, prepare a **TRAFFIC IMPACT STUDY** report documenting all data, analyses, and conclusions to best provide for the safe and efficient movement of traffic through the study area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development is to be a residential development with 50 homes. The site will be served via a full access drive on 161st Street and a full access drive on Oak Road to be aligned with Oak Woods Lane. **Figure 1** is an area map showing the location and general layout of the proposed development.

STUDY AREA

The study area for this analysis has been defined to include the following intersections:

- 161st Street & Oak Road
- 161st Street & Proposed Access Drive
- Oak Road & Proposed Access Drive / Oak Woods Lane

DESCRIPTION OF ABUTTING STREET SYSTEM

161ST STREET – is an east/west, two-lane roadway with a posted speed limit of 40 mph. According to the City of Westfield Thoroughfare Plan, 161st Street in this area is classified as a Secondary Arterial.

OAK ROAD – is a north/south, two-lane roadway with a posted speed limit of 30 mph. According to the City of Westfield Thoroughfare Plan, Oak Road in this area is classified as a Collector.

161ST STREET & OAK ROAD – This intersection is controlled with a 4-way stop. All approaches to this intersection are a single lane for all movements.

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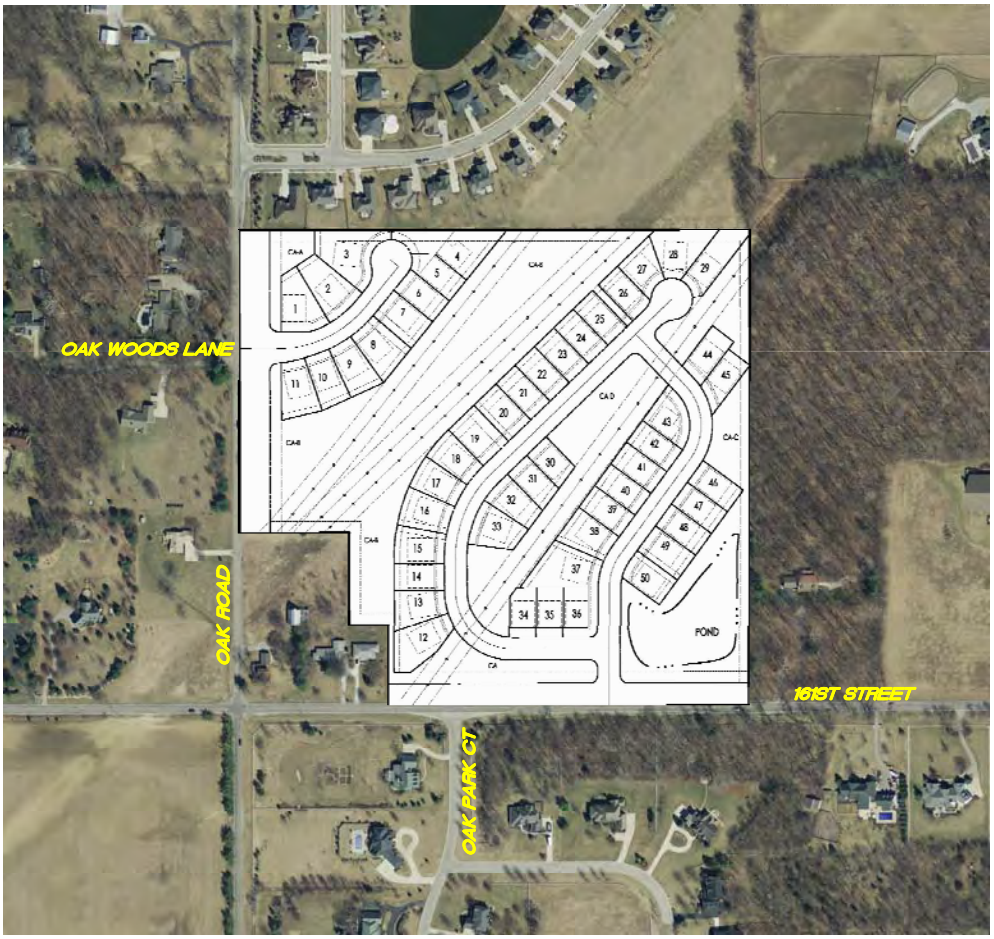

FIGURE 1

AREA MAP

TRAFFIC IMPACT STUDY
MI HOMES-WESTFIELD, IN

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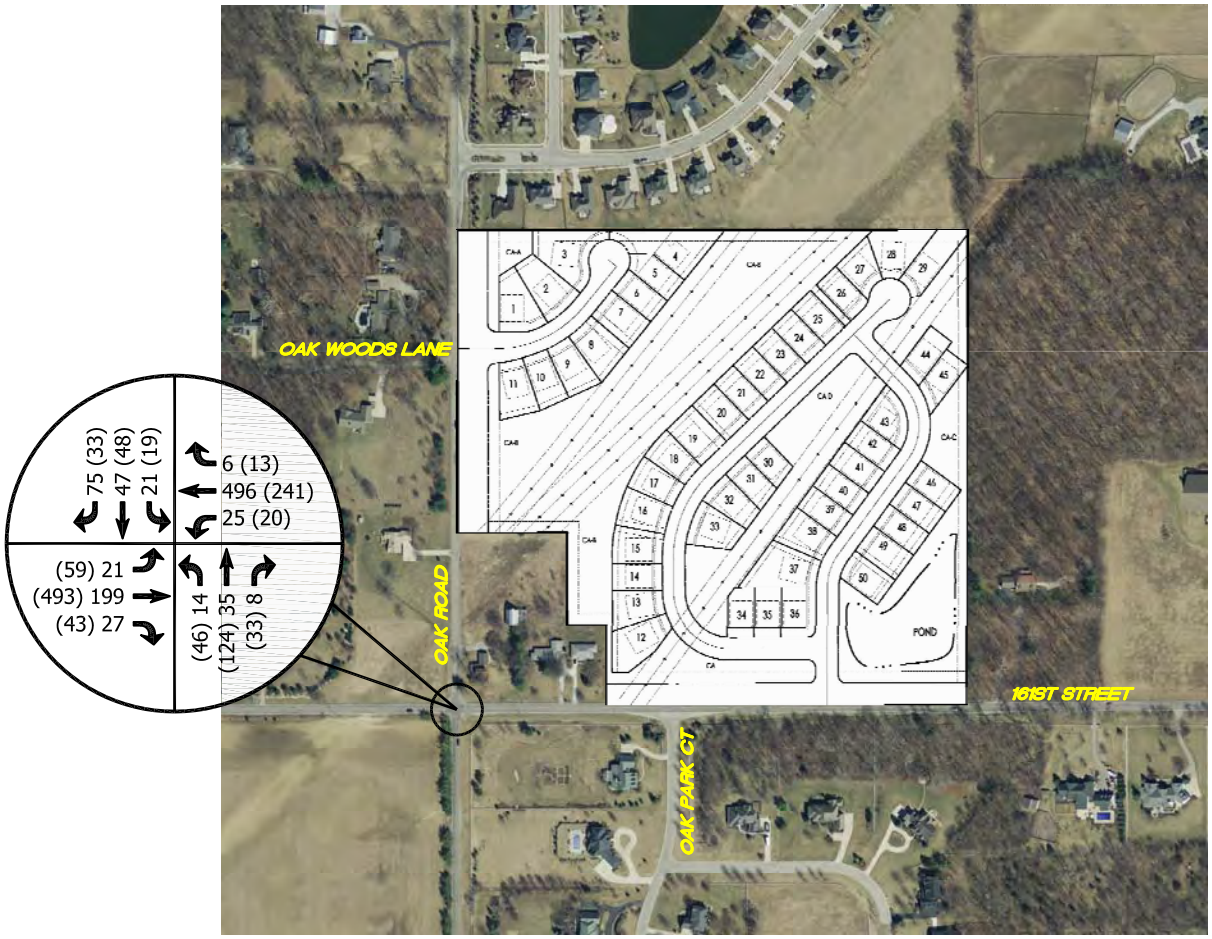
EXISTING TRAFFIC DATA

Peak hour turning movement traffic volume counts were conducted at the intersection of 161st Street and Oak Road by A&F Engineering Co., LLC in May 2015. The counts include an hourly total of all "through" traffic and all "turning" traffic at the intersection. These counts were collected under good weather conditions while school was in session. However, construction along US 31, particularly the closing of US 31 and SR 32 heavily influenced these counts. It is believed that these counts are 15%-20% higher than what would be typical under a non construction scenario. Therefore, the results posted within this study are likely much worse than what would be typical. The count output summary sheets are included in the **Appendix** and a summary of the existing peak hour intersection counts is shown on **Figure 2**.

In addition to the intersection counts, A&F Engineering collected AM and PM peak hour entering and exiting traffic volume counts at two existing neighborhoods that have similar demographics to what is expected to occupy Tamarack. It is expected that Tamarack will not generally attract the typical single family. Instead, it is likely that many of the home buyers will be without children and/or will have travel patterns that are different from a typical single family unit. Therefore, A&F Engineering collected data at two communities that are believed to have similar trip generation characteristics that will be exhibited by Tamarack. The following table summarizes the collected trip data and the calculated per unit trip rates for these developments.

TABLE 1 – NEARBY SIMILAR DEVELOPMENT TRIP DATA

DEVELOPMENT INFORMATION		OBSERVED TRIPS				CACLULATED TRIP RATE PER DWELLING UNIT			
DEVELOPMENT	OCCUPIED UNITS	AM Peak		PM Peak		AM PEAK		PM PEAK	
		Enter	Exit	Enter	Exit	Enter	Exit	Enter	Exit
Maples at Springmill	101	8	25	22	25	.079	.248	.218	.248
Villas at Geist	98	5	11	16	16	.051	.112	.163	.163
Average						.065	.181	.191	.206



LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

FIGURE 2

EXISTING TRAFFIC VOLUMES

TRAFFIC IMPACT STUDY
MI HOMES-WESTFIELD, IN

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ITE TRIP GENERATION DATA

The ITE *Trip Generation Manual*[1] is the typical resource used by traffic engineers when estimating the amount of traffic that could be generated by a new development. This report is a compilation of trip data for various land uses as collected by transportation professionals throughout the United States in order to establish the average number of trips generated by those land uses. The ITE manual does not have a land use category that matches the expected trip generation characteristics of Tamarack. Therefore, the standard single family residential use was used in order to compare data from typical single family land uses to the data collected at the existing nearby developments. The following table summarizes the rate comparison.

TABLE 2 – TRIP RATE COMPARISON

DEVELOPMENT INFORMATION	AVERAGE TRIP RATE PER DWELLING UNIT					
	AM Peak			PM Peak		
	Enter	Exit	Total	Enter	Exit	Total
A&F Collected Data @ Nearby Sites	.065	.181	.246	.191	.206	.397
ITE Trip Data for Single Family	.188	.562	.750	.630	.370	1.000

From the table above it can be seen that the ITE trip rates are roughly two and a half to three times than those of the data collected locally. Thus, it should be expected that the proposed Tamarack development will generate significantly less traffic than would be typical of a single family development. For trip generation purposes, a high and low trip scenario is created. The high scenario will utilize the trip generation rates for a typical single family development, while the low scenario will utilize the trip generation based on the local data collected by A&F Engineering.

The rates in **Table 2** are applied to the number of proposed units in Tamarack to yield the estimated AM and PM peak hour volumes that will be generated by the development. These total peak hour trip estimates are shown in the following table.

[1] *Trip Generation Manual*, Institute of Transportation Engineers, Ninth Edition, 2012.

TABLE 3 – TOTAL GENERATED TRIPS FOR PROPOSED DEVELOPMENT

	GENERATED TRIPS			
	AM Peak		PM Peak	
	Enter	Exit	Enter	Exit
A&F Data for 50 Dwelling Units (Low Scenario)	3	9	9	10
ITE Data for 50 Dwelling Units (High Scenario)	10	28	32	18

ASSIGNMENT AND DISTRIBUTION OF GENERATED TRIPS

The study methodology used to determine the traffic volumes from the proposed development that will be added to the street system is defined as follows:

1. The volume of traffic that will enter and exit the proposed site must be assigned to the access points and to the public street system. Using the traffic volume data collected for this analysis, traffic to and from the proposed development has been assigned to the proposed driveways and to the public street system that will be serving the site.
2. To determine the volumes of traffic that will be added to the public roadway system, the generated traffic must be distributed by direction to the public roadways at their intersection with the driveways. For the proposed development, the trip distribution was based on the location of the development, the existing traffic patterns, and the assignment of generated traffic.

The assignment and distribution for the generated traffic volumes (both high and low scenarios) from the proposed development is shown in **Figure 3**.

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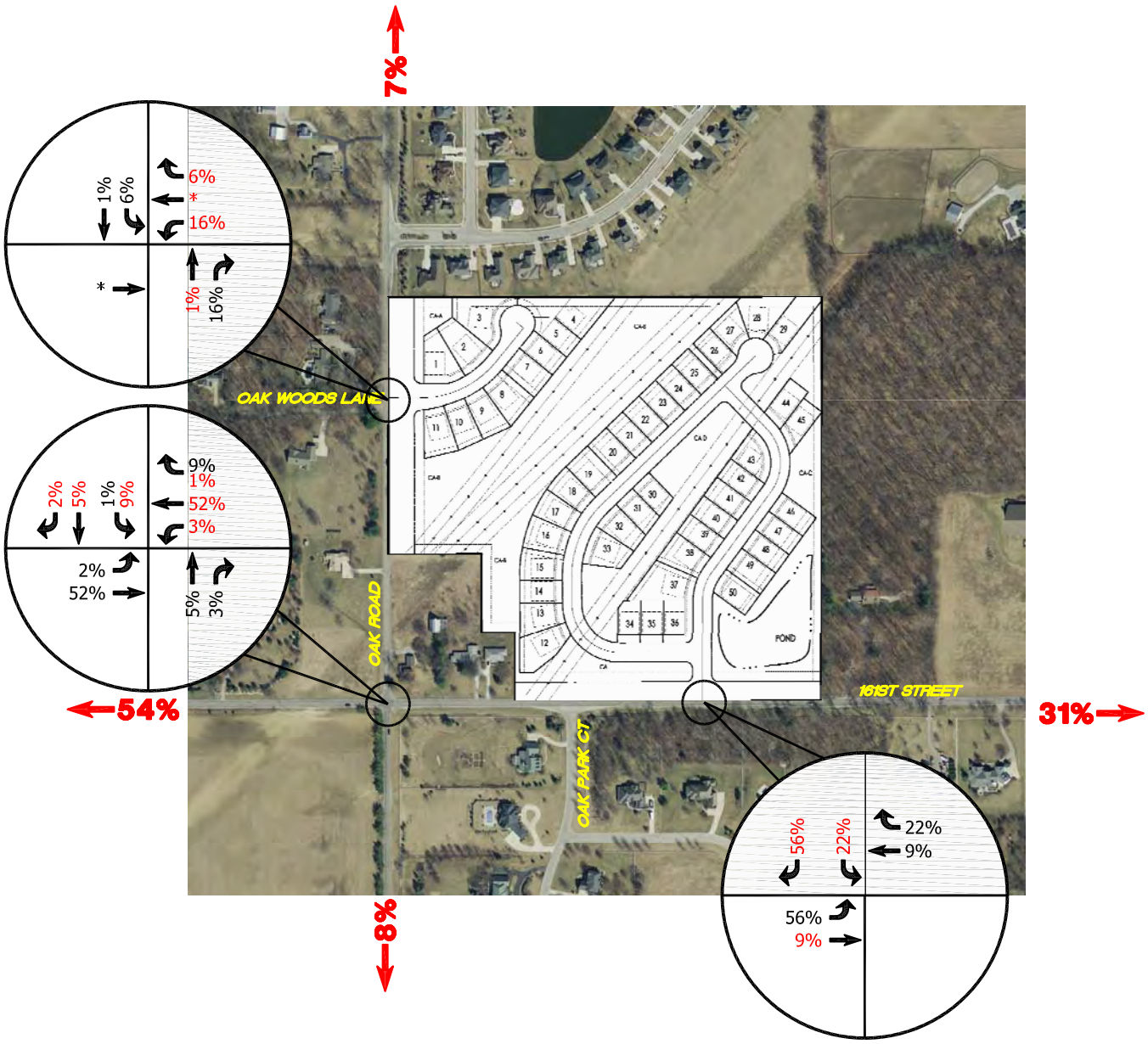

LEGEND

XX = INBOUND TRAFFIC
XX = OUTBOUND TRAFFIC
* = NEGLIGIBLE

FIGURE 3

ASSIGNMENT & DISTRIBUTION OF GENERATED TRAFFIC VOLUMES FOR PROPOSED DEVELOPMENT

TRAFFIC IMPACT STUDY MI HOMES-WESTFIELD, IN

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GENERATED TRIPS ADDED TO THE STREET SYSTEM

The total generated traffic volumes that can be expected from the proposed development have been assigned to each of the study intersections based on the peak hour trip generation and the assignment and distribution assumptions. The generated peak hour traffic volumes for the low scenario are summarized in **Figure 4A** while the peak hour volumes for the high scenario are shown in **Figure 4B**.

CAPACITY ANALYSIS

The "efficiency" of an intersection is based on its ability to accommodate the traffic volumes that approach the intersection. It is defined by the Level-of-Service (LOS) of the intersection. The LOS is determined by a series of calculations commonly called a "capacity analysis". To determine the LOS at each of the study intersections, a capacity analysis has been made using the recognized computer program *Synchro/SimTraffic*[2]. This program allows multiple intersections to be optimized and analyzed using the capacity calculation methods outlined within the *Highway Capacity Manual (HCM)*[3]. The following list shows the delays related to the levels of service for unsignalized and signalized intersections:

Level of Service	Control Delay (seconds/vehicle)	
	UNSIGNALIZED	SIGNALIZED
A	Less than or equal to 10	Less than or equal to 10
B	Between 10.1 and 15	Between 10.1 and 20
C	Between 15.1 and 25	Between 20.1 and 35
D	Between 25.1 and 35	Between 35.1 and 55
E	Between 35.1 and 50	Between 55.1 and 80
F	greater than 50	greater than 80

[2] *Synchro/SimTraffic 8.0*, Trafficware, 2011.
[3] *Highway Capacity Manual (HCM)* Transportation Research Board, National Research Council, Washington, DC, 2010.

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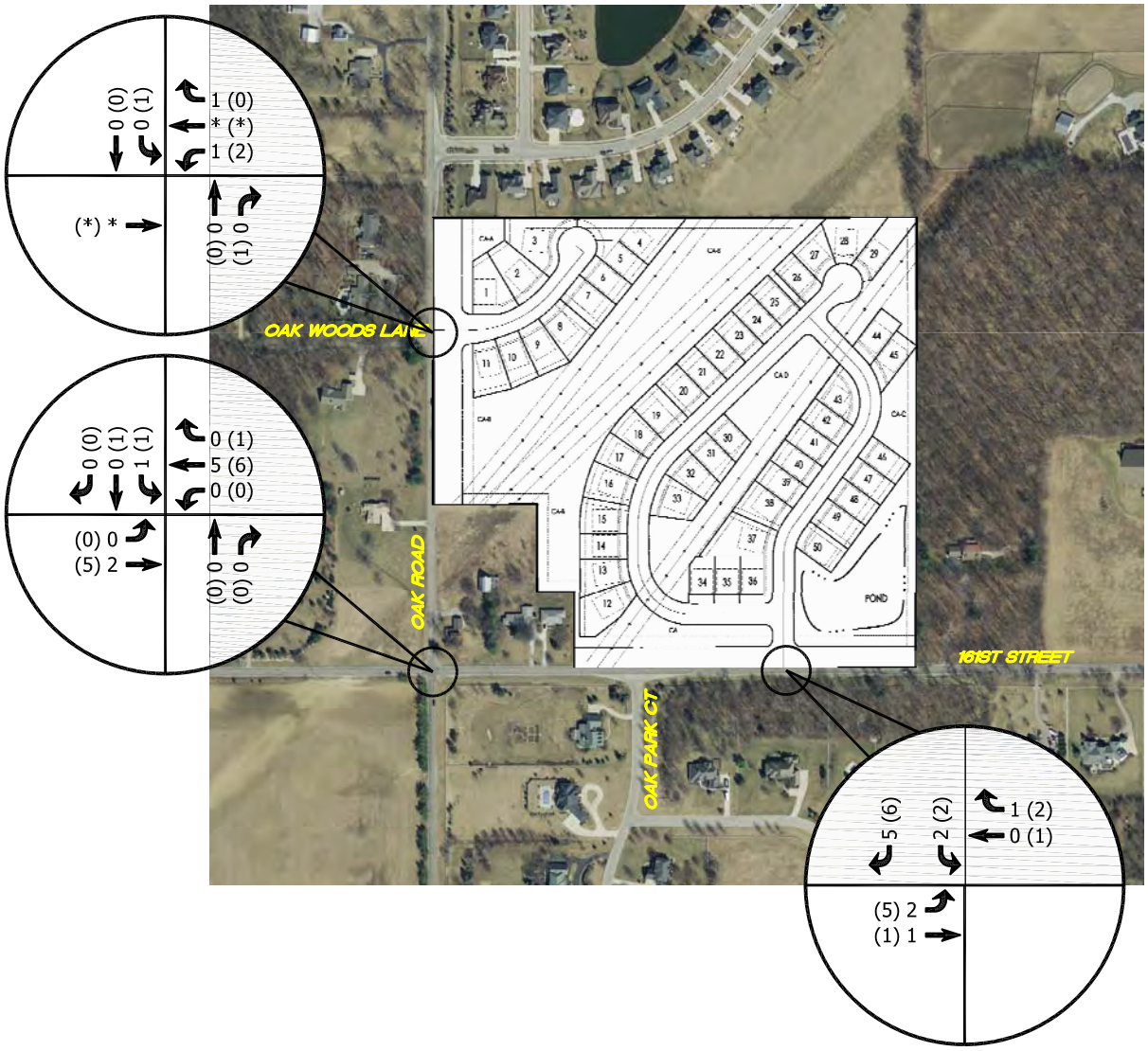

LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

FIGURE 4A

GENERATED TRAFFIC VOLUMES FOR PROPOSED DEVELOPMENT (LOW SCENARIO)

TRAFFIC IMPACT STUDY MI HOMES-WESTFIELD, IN

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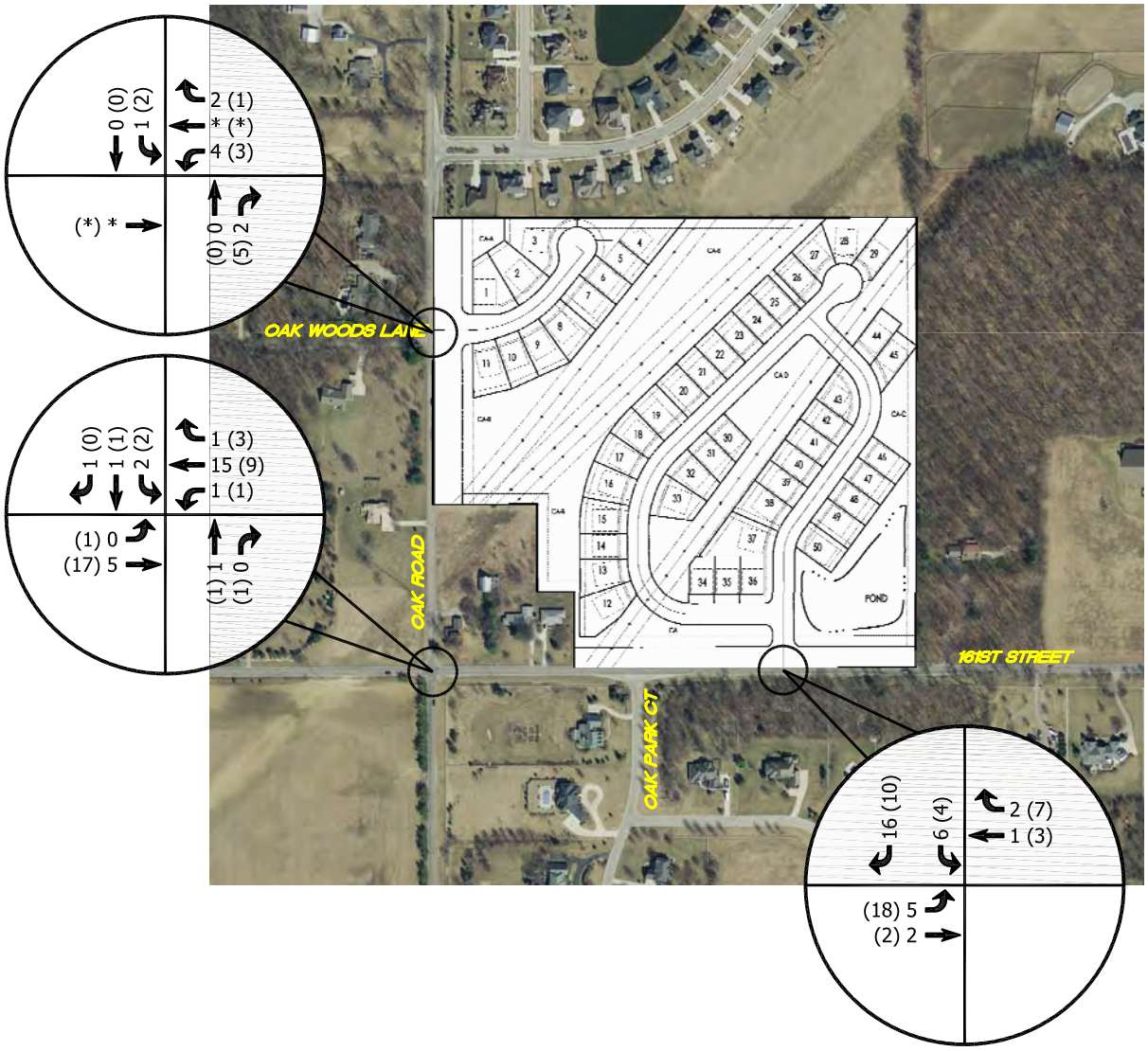

LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

FIGURE 4B

GENERATED TRAFFIC VOLUMES FOR PROPOSED DEVELOPMENT (HIGH SCENARIO)

TRAFFIC IMPACT STUDY MI HOMES-WESTFIELD, IN

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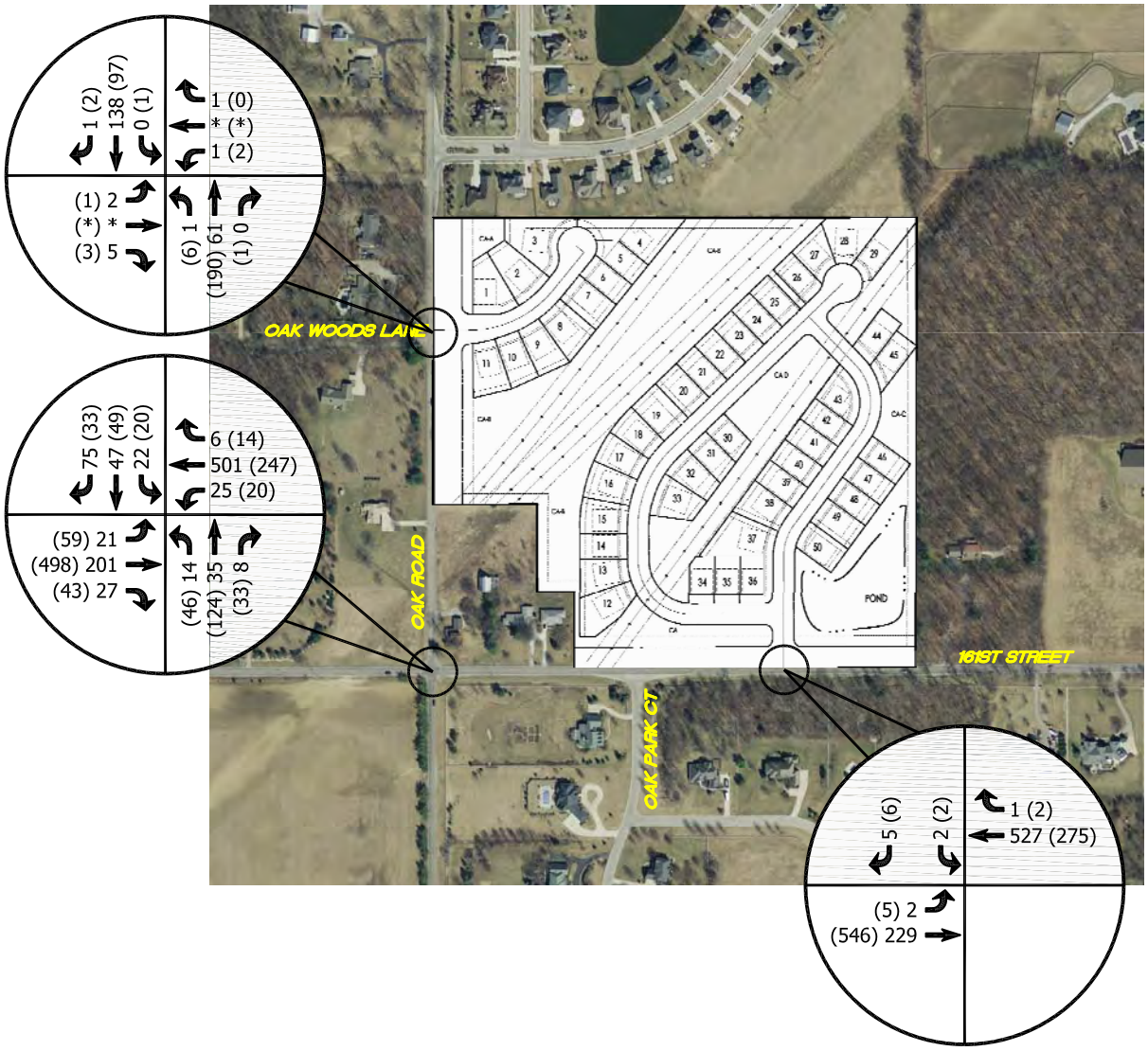
CAPACITY ANALYSIS SCENARIOS

To evaluate the proposed developments impact on the public street system, the total generated traffic volumes from the development must be added to the existing traffic volumes to form a series of scenarios that can be analyzed to determine the adequacy of the existing roadway network. Roadway improvements, if necessary, can then be formulated in order to accommodate the increased traffic volumes. An analysis has been made for AM and PM peak hour at the study intersections for the following scenarios.

SCENARIO 1: *Existing Traffic Volumes* – Based on existing roadway conditions and existing traffic volumes. **Figure 2** is a summary of the AM and PM peak hour traffic volumes for the study intersections.

SCENARIO 2A: *Existing Traffic Volumes + Proposed Development Generated Traffic Volumes (Low Scenario)* – Generated traffic volumes from the proposed development added to the existing traffic volumes. **Figure 5A** is a summary of these traffic volumes at the study intersections for the AM and PM peak hours.

SCENARIO 2B: *Existing Traffic Volumes + Proposed Development Generated Traffic Volumes (High Scenario)* – Generated traffic volumes from the proposed development added to the existing traffic volumes. **Figure 5B** is a summary of these traffic volumes at the study intersections for the AM and PM peak hours.



LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

FIGURE 5A

SUM OF EXISTING TRAFFIC VOLUMES & GENERATED TRAFFIC VOLUMES FOR PROPOSED DEVELOPMENT (LOW SCENARIO)

TRAFFIC IMPACT STUDY MI HOMES-WESTFIELD, IN

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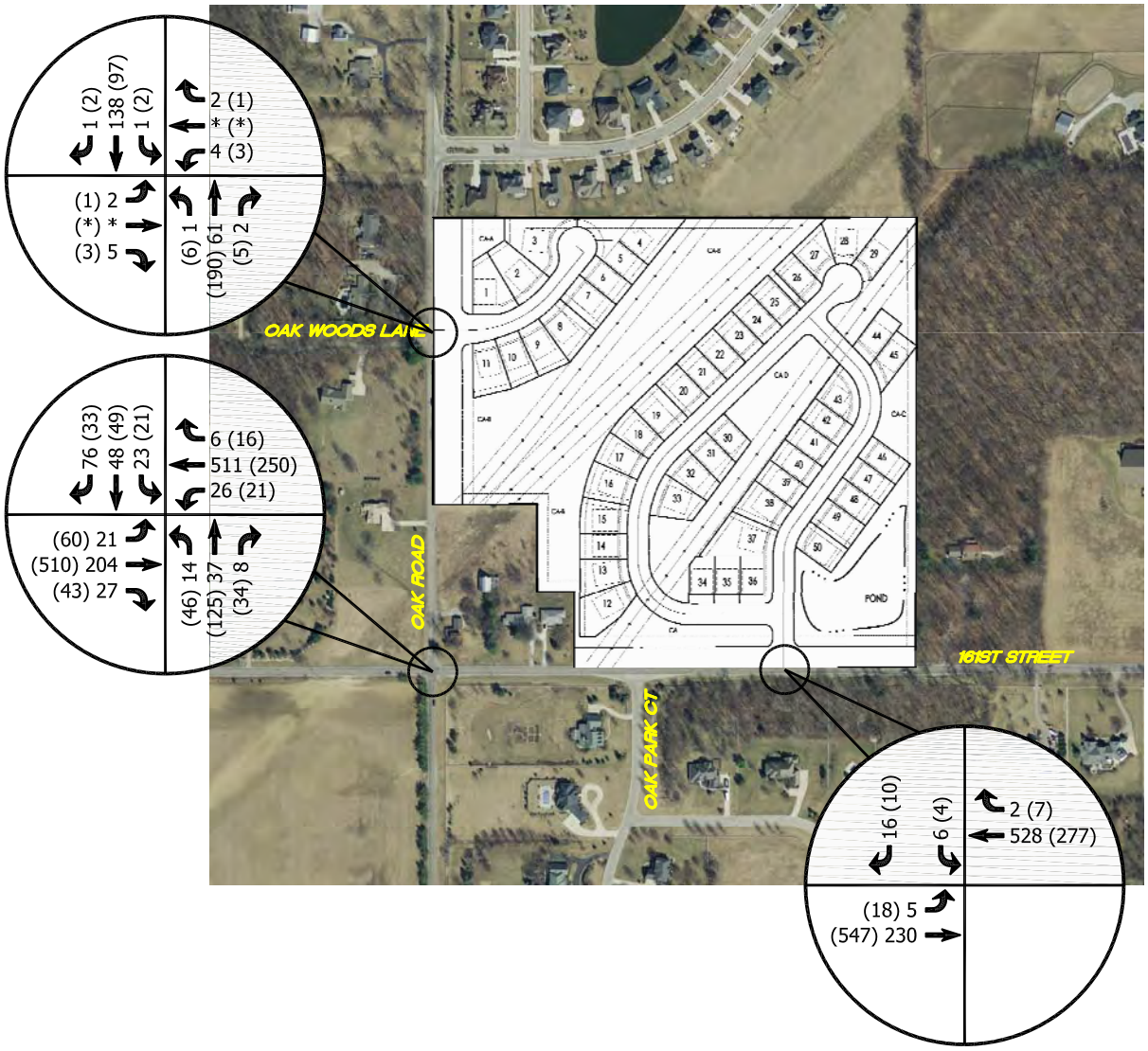

LEGEND

XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

FIGURE 5B

SUM OF EXISTING TRAFFIC VOLUMES & GENERATED TRAFFIC VOLUMES FOR PROPOSED DEVELOPMENT (HIGH SCENARIO)

TRAFFIC IMPACT STUDY MI HOMES-WESTFIELD, IN

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The following tables summarize the level of service results at each of the study intersections. The capacity analysis computer output results for each scenario are included in the **Appendix**.

TABLE 4 – LEVEL OF SERVICE AND DELAY SUMMARY: 161ST STREET & OAK ROAD

MOVEMENT	AM PEAK HOUR			PM PEAK HOUR		
	Scenario 1	Scenario 2A	Scenario 2B	Scenario 1	Scenario 2A	Scenario 2B
Northbound Approach	B (10.5 s/v)	B (10.5 s/v)	B (10.6 s/v)	B (14.5 s/v)	B (14.5 s/v)	B (14.5 s/v)
Southbound Approach	B (11.3 s/v)	B (11.3 s/v)	B (11.5 s/v)	B (12.0 s/v)	B (12.0 s/v)	B (12.0 s/v)
Eastbound Approach	B (12.8 s/v)	B (12.9 s/v)	B (13.2 s/v)	F (53.7 s/v)	F (59.2 s/v)	F (59.3 s/v)
Westbound Approach	D (30.6 s/v)	D (31.8 s/v)	D (35.0 s/v)	C (15.4 s/v)	C (15.7 s/v)	C (15.8 s/v)
Intersection	**C (22.1 s/v)**	**C (22.8 s/v)**	**C (24.6 s/v)**	**D (34.4 s/v)**	**E (37.2 s/v)**	**E (37.3 s/v)**

Note: s/v = seconds/vehicle

DESCRIPTION OF SCENARIOS:

SCENARIO 1: Existing Traffic Volumes with Existing Intersection Geometrics and Control

SCENARIO 2A: Sum of Existing and Generated Traffic Volumes from Proposed Development with Existing Intersection Geometrics and Control (Low Scenario)

SCENARIO 2B: Sum of Existing and Generated Traffic Volumes from Proposed Development with Existing Intersection Geometrics and Control (High Scenario)

TABLE 5 – LEVEL OF SERVICE SUMMARY: 161ST STREET & PROPOSED ACCESS DRIVE

MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
	Scenario 2A	Scenario 2B	Scenario 2A	Scenario 2B
Southbound Approach	B	B	B	B
Eastbound Left-Turn	A	A	A	A

Note: Intersection level-of-service is not calculated for two-way stop intersections

DESCRIPTION OF SCENARIOS:

SCENARIO 2A: Sum of Existing and Generated Traffic Volumes from Proposed Development with Proposed Intersection Geometrics* and Control (Low Scenario)

SCENARIO 2B: Sum of Existing and Generated Traffic Volumes from Proposed Development with Proposed Intersection Geometrics* and Control (High Scenario)

*The proposed intersection geometrics include the construction of the proposed access drive with one inbound lane and one outbound lane stopping for 161st Street and a westbound right-turn taper along 161st Street.

TABLE 6 – LEVEL OF SERVICE SUMMARY: OAK ROAD & PROPOSED ACCESS DRIVE / OAK WOODS LANE

MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
	Scenario 2A	Scenario 2B	Scenario 2A	Scenario 2B
Northbound Left-Turn	A	A	A	A
Southbound Left-Turn	A	A	A	A
Eastbound Approach	A	A	A	A
Westbound Approach	A	A	B	B

Note: Intersection level-of-service is not calculated for two-way stop intersections

DESCRIPTION OF SCENARIOS:

SCENARIO 2A: Sum of Existing and Generated Traffic Volumes from Proposed Development with Proposed Intersection Geometrics* and Control (Low Scenario)

SCENARIO 2B: Sum of Existing and Generated Traffic Volumes from Proposed Development with Proposed Intersection Geometrics* and Control (High Scenario)

*The proposed intersection geometrics include the construction of the proposed access drive to be aligned with Oak Woods Lane with one inbound lane and a one outbound lane stopping for Oak Road and a northbound right-turn taper along Oak Road.

CONCLUSIONS

The conclusions that follow are based on existing traffic volume data, trip generation, assignment and distribution of generated traffic, capacity analyses/level of service results and a field review conducted at the site.

EXISTING TRAFFIC COUNTS

As previously mentioned, the traffic counts taken at 161st Street & Oak Road were collected when the US 31/SR 32 intersection was closed. Many of the vehicles that would typically use that intersection have diverted to the 161st Street interchange and thus counts along 161st Street are highly exaggerated. It is believed that the counts used in this analysis are 15% to 20% higher than what would be typical under a normal, non construction scenario. Therefore, the level of service results presented in this report at the intersection of 161st and Oak Road are likely 10 seconds to 15 seconds higher than typical values and likely at least one letter grade worse than what should be expected under normal circumstances.

TRIP GENERATION

Based on traffic projections, the peak hour traffic volumes at the intersection of 161st Street & Oak Road could increase by approximately 1 to 3 percent during the AM peak hour and PM peak hours with the addition of traffic from the proposed Tamarack development. It is anticipated that due to the nature of trip generation from this type of development that the amount of trips

generated by 50 units within Tamarack would be similar to the number trips generated by approximately 30 typical single family homes.

161ST STREET & OAK ROAD

Scenario 1 – Existing Traffic Volumes

A capacity analysis for the existing traffic volumes has shown that this intersection operates at LOS C and LOS D during the AM and PM peak hours respectively, with the existing intersection geometrics, and all-way stop control.

Scenario 2A – Sum of Existing and Proposed Development Generated Traffic Volumes (Low Scenario)

A capacity analysis for the sum of existing and generated traffic volumes from the proposed development has shown that this intersection will operate at LOS C and LOS E during the AM and PM peak hours, with the existing intersection geometrics and all way stop control. However, the increase in delay at this intersection is only anticipated to increase by about 1 second per vehicle in the AM peak hour and 3 seconds per vehicle during the PM peak hour.

Scenario 2B – Sum of Existing and Proposed Development Generated Traffic Volumes (High Scenario)

A capacity analysis for the sum of existing and generated traffic volumes from the proposed development has shown that this intersection will operate at LOS C and LOS E during the AM and PM peak hours, with the existing intersection geometrics and all way stop control. However, the increase in delay at this intersection is only anticipated to increase by about 2.5 seconds per vehicle in the AM peak hour and 3 seconds per vehicle during the PM peak hour.

161ST STREET & PROPOSED ACCESS DRIVE

Scenario 2A – Sum of Existing and Proposed Development Generated Traffic Volumes (Low Scenario)

A capacity analysis for the sum of existing and generated traffic volumes from the proposed development has shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours, with proposed intersection geometrics and stop control.

Scenario 2B – Sum of Existing and Proposed Development Generated Traffic Volumes (High Scenario)

A capacity analysis for the sum of existing and generated traffic volumes from the proposed development has shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours, with proposed intersection geometrics and stop control.

OAK ROAD & PROPOSED ACCESS DRIVE / OAK WOODS LANE

Scenario 2A – Sum of Existing and Proposed Development Generated Traffic Volumes (Low Scenario)

A capacity analysis for the sum of existing and generated traffic volumes from the proposed development has shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours, with proposed intersection geometrics and stop control.

Scenario 2B – Sum of Existing and Proposed Development Generated Traffic Volumes (High Scenario)

A capacity analysis for the sum of existing and generated traffic volumes from the proposed development has shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours, with proposed intersection geometrics and stop control.

RECOMMENDATIONS

Based on the analyses and the conclusions within this study, the following recommendations are made to ensure that the roadway system can accommodate the increased traffic volumes resulting from the proposed development.

161ST STREET & OAK ROAD

- There are no short term recommendations for this intersection at this time. However, a future installation of a roundabout should be considered as traffic increases over time to improve operations at this intersection and along the 161st Street corridor.

161ST STREET & PROPOSED ACCESS DRIVE

- Construction of the proposed access drive with one inbound lane and one outbound lane stopping for 161st Street.
- Construction of a westbound right-turn taper along 161st Street.

OAK ROAD & PROPOSED ACCESS DRIVE / OAK WOODS LANE

- Construction of the proposed access drive to be aligned with Oak Woods Lane with one inbound lane and a minimum of one outbound lane stopping for Oak Road.
- Construction of a northbound right-turn taper along Oak Road.

TRAFFIC IMPACT STUDY

APPENDIX

A&F ENGINEERING
Transportation & Site Engineering
Creating Order Since 1966

8365 Keystone Crossing Boulevard, Suite 201
Indianapolis, IN 46240
Phone: (317) 202-0864 Fax: (317) 202-0908

161ST STREET & OAK ROAD

INTERSECTION DATA

TRAFFIC VOLUME COUNTS

CAPACITY ANALYSIS

A & F ENGINEERING CO., LLC
TRAFFIC VOLUME SUMMARY

CLIENT :	Westfield
INTERSECTION :	161st St & Oak Rd
DATE :	5/20/2015
COUNTED BY :	Justin

	TOTAL VEHICLES (PASSENGER CARS + TRUCKS)											
	AM PEAK HOUR VOLUMES BEGINS 7:00 AM				OFF PEAK HOUR VOLUMES BEGINS				PM PEAK HOUR VOLUMES BEGINS 4:45 PM			
	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL
NORTHBOUND	14	35	8	**57**					46	124	33	**203**
SOUTHBOUND	21	47	75	**143**					19	48	33	**100**
EASTBOUND	21	199	27	**247**					59	493	43	**595**
WESTBOUND	25	496	6	**527**					20	241	13	**274**

	PEAK HOUR FACTOR					
	AM PEAK HOUR FACTOR		OFF PEAK HOUR FACTOR		PM PEAK HOUR FACTOR	
	APPROACH	INTERSECTION	APPROACH	INTERSECTION	APPROACH	INTERSECTION
NORTHBOUND	0.79	0.89			0.86	0.93
SOUTHBOUND	0.85				0.93	
EASTBOUND	0.85				0.91	
WESTBOUND	0.90				0.91	

	TRUCK PERCENTAGE											
	AM PEAK HOUR PERCENTAGE				OFF PEAK HOUR PERCENTAGE				PM PEAK HOUR PERCENTAGE			
	L	T	R	TOTAL	L	T	R	TOTAL	L	T	R	TOTAL
NORTHBOUND	0.0%	2.9%	0.0%	1.8%					0.0%	0.0%	0.0%	0.0%
SOUTHBOUND	0.0%	2.1%	0.0%	0.7%					0.0%	0.0%	0.0%	0.0%
EASTBOUND	9.5%	2.5%	7.4%	3.6%					0.0%	1.0%	0.0%	0.8%
WESTBOUND	8.0%	2.6%	0.0%	2.8%					0.0%	2.1%	0.0%	1.8%

HOURLY SUMMARY									
HOUR			NB	SB	NB+SB	EB	WB	EB+WB	TOTAL
6:00 AM	TO	7:00 AM	26	51	77	75	256	331	408
7:00 AM	TO	8:00 AM	57	143	200	247	527	774	974
8:00 AM	TO	9:00 AM	53	101	154	225	401	626	780
3:00 PM	TO	4:00 PM	104	60	164	322	211	533	697
4:00 PM	TO	5:00 PM	146	79	225	466	206	672	897
5:00 PM	TO	6:00 PM	197	102	299	584	288	872	1171
6:00 PM	TO	7:00 PM	179	77	256	440	247	687	943
TOTAL VOLUME			762	613	1375	2359		4495	5870
PERCENTAGE			13.0%	10.4%	23.4%	40.2%		76.6%	100.0%

A & F ENGINEERING CO., LLC
TRAFFIC VOLUME SUMMARY

CLIENT : Westfield
INTERSECTION : 161st St & Oak Rd
DATE : 5/20/2015

DIRECTION OF TRAVEL : NORTHBOUND

HOUR	LEFT			THROUGH			RIGHT			TOTAL		
AM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
6:00 AM - 7:00 AM	10	0	10	14	0	14	2	0	2	26	0	26
7:00 AM - 8:00 AM	14	0	14	34	1	35	8	0	8	56	1	57
8:00 AM - 9:00 AM	13	1	14	31	1	32	7	0	7	51	2	53
PM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
3:00 PM - 4:00 PM	30	0	30	57	0	57	17	0	17	104	0	104
4:00 PM - 5:00 PM	38	0	38	86	1	87	21	0	21	145	1	146
5:00 PM - 6:00 PM	40	0	40	126	1	127	30	0	30	196	1	197
6:00 PM - 7:00 PM	50	0	50	108	0	108	21	0	21	179	0	179
PASSENGER	195 99.5%			456 99.1%			106 100.0%			757 99.3%		
TRUCK	1 0.5%			4 0.9%			0 0.0%			5 0.7%		
BOTH	196 25.7%			460 60.4%			106 13.9%			762 100.0%		

DIRECTION OF TRAVEL : SOUTHBOUND

HOUR	LEFT			THROUGH			RIGHT			TOTAL		
AM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
6:00 AM - 7:00 AM	8	0	8	15	0	15	28	0	28	51	0	51
7:00 AM - 8:00 AM	21	0	21	46	1	47	75	0	75	142	1	143
8:00 AM - 9:00 AM	12	1	13	38	1	39	48	1	49	98	3	101
PM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
3:00 PM - 4:00 PM	7	1	8	30	0	30	21	1	22	58	2	60
4:00 PM - 5:00 PM	14	0	14	34	1	35	29	1	30	77	2	79
5:00 PM - 6:00 PM	18	0	18	53	1	54	30	0	30	101	1	102
6:00 PM - 7:00 PM	7	0	7	38	1	39	31	0	31	76	1	77
PASSENGER	87 97.8%			254 98.1%			262 98.9%			603 98.4%		
TRUCK	2 2.2%			5 1.9%			3 1.1%			10 1.6%		
BOTH	89 14.5%			259 42.3%			265 43.2%			613 100.0%		

DIRECTION OF TRAVEL : EASTBOUND

HOUR	LEFT			THROUGH			RIGHT			TOTAL		
AM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
6:00 AM - 7:00 AM	4	2	6	63	0	63	6	0	6	73	2	75
7:00 AM - 8:00 AM	19	2	21	194	5	199	25	2	27	238	9	247
8:00 AM - 9:00 AM	13	1	14	184	7	191	20	0	20	217	8	225
PM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
3:00 PM - 4:00 PM	22	1	23	258	11	269	30	0	30	310	12	322
4:00 PM - 5:00 PM	40	0	40	392	2	394	32	0	32	464	2	466
5:00 PM - 6:00 PM	56	0	56	481	4	485	43	0	43	580	4	584
6:00 PM - 7:00 PM	38	0	38	356	11	367	35	0	35	429	11	440
PASSENGER	192 97.0%			1928 98.0%			191 99.0%			2311 98.0%		
TRUCK	6 3.0%			40 2.0%			2 1.0%			48 2.0%		
BOTH	198 8.4%			1968 83.4%			193 8.2%			2359 100.0%		

DIRECTION OF TRAVEL : WESTBOUND

HOUR	LEFT			THROUGH			RIGHT			TOTAL		
AM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
6:00 AM - 7:00 AM	4	0	4	249	1	250	1	1	2	254	2	256
7:00 AM - 8:00 AM	23	2	25	483	13	496	6	0	6	512	15	527
8:00 AM - 9:00 AM	13	0	13	362	19	381	6	1	7	381	20	401
PM TIME PERIOD	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH	PASS	TRUCK	BOTH
3:00 PM - 4:00 PM	12	1	13	174	11	185	11	2	13	197	14	211
4:00 PM - 5:00 PM	13	0	13	172	6	178	15	0	15	200	6	206
5:00 PM - 6:00 PM	21	0	21	248	4	252	15	0	15	284	4	288
6:00 PM - 7:00 PM	16	0	16	217	6	223	8	0	8	241	6	247
PASSENGER	102 97.1%			1905 96.9%			62 93.9%			2069 96.9%		
TRUCK	3 2.9%			60 3.1%			4 6.1%			67 3.1%		
BOTH	105 4.9%			1965 92.0%			66 3.1%			2136 100.0%		

Intersection	
Intersection Delay, s/veh	22.1
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	21	199	27	0	25	496	6	0	14	35	8
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	10	3	7	2	8	3	0	2	0	3	0
Mvmt Flow	0	24	224	30	0	28	557	7	0	16	39	9
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	12.8	30.6	10.5
HCM LOS	B	D	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	25%	9%	5%	15%
Vol Thru, %	61%	81%	94%	33%
Vol Right, %	14%	11%	1%	52%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	57	247	527	143
LT Vol	14	21	25	21
Through Vol	35	199	496	47
RT Vol	8	27	6	75
Lane Flow Rate	64	278	592	161
Geometry Grp	1	1	1	1
Degree of Util (X)	0.116	0.43	0.851	0.268
Departure Headway (Hd)	6.51	5.578	5.174	6.003
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	548	644	699	596
Service Time	4.589	3.631	3.214	4.068
HCM Lane V/C Ratio	0.117	0.432	0.847	0.27
HCM Control Delay	10.5	12.8	30.6	11.3
HCM Lane LOS	B	B	D	B
HCM 95th-tile Q	0.4	2.2	9.7	1.1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	21	47	75
Peak Hour Factor	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	0	2	0
Mvmt Flow	0	24	53	84
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	11.3
HCM LOS	B

Lane

Intersection	
Intersection Delay, s/veh	34.4
Intersection LOS	D

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	59	493	43	0	20	241	13	0	46	124	33
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	0	1	0	2	0	2	0	2	0	0	0
Mvmt Flow	0	63	530	46	0	22	259	14	0	49	133	35
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	53.7	15.4	14.5
HCM LOS	F	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	23%	10%	7%	19%
Vol Thru, %	61%	83%	88%	48%
Vol Right, %	16%	7%	5%	33%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	203	595	274	100
LT Vol	46	59	20	19
Through Vol	124	493	241	48
RT Vol	33	43	13	33
Lane Flow Rate	218	640	295	108
Geometry Grp	1	1	1	1
Degree of Util (X)	0.412	0.978	0.506	0.211
Departure Headway (Hd)	6.799	5.638	6.177	7.071
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	530	646	583	509
Service Time	4.826	3.638	4.209	5.107
HCM Lane V/C Ratio	0.411	0.991	0.506	0.212
HCM Control Delay	14.5	53.7	15.4	12
HCM Lane LOS	B	F	C	B
HCM 95th-tile Q	2	14.5	2.8	0.8

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	19	48	33
Peak Hour Factor	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	0	0	0
Mvmt Flow	0	20	52	35
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	12
HCM LOS	B

Lane

Intersection	
Intersection Delay, s/veh	22.8
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	21	201	27	0	25	501	6	0	14	35	8
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	10	3	7	2	8	3	0	2	0	3	0
Mvmt Flow	0	24	226	30	0	28	563	7	0	16	39	9
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	12.9	31.8	10.5
HCM LOS	B	D	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	25%	8%	5%	15%
Vol Thru, %	61%	81%	94%	33%
Vol Right, %	14%	11%	1%	52%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	57	249	532	144
LT Vol	14	21	25	22
Through Vol	35	201	501	47
RT Vol	8	27	6	75
Lane Flow Rate	64	280	598	162
Geometry Grp	1	1	1	1
Degree of Util (X)	0.116	0.435	0.861	0.271
Departure Headway (Hd)	6.539	5.595	5.184	6.028
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	544	641	699	592
Service Time	4.622	3.649	3.226	4.097
HCM Lane V/C Ratio	0.118	0.437	0.856	0.274
HCM Control Delay	10.5	12.9	31.8	11.3
HCM Lane LOS	B	B	D	B
HCM 95th-tile Q	0.4	2.2	10.1	1.1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	22	47	75
Peak Hour Factor	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	0	2	0
Mvmt Flow	0	25	53	84
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	11.3
HCM LOS	B

Lane

Intersection	
Intersection Delay, s/veh	37.2
Intersection LOS	E

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	59	498	43	0	20	247	14	0	46	124	33
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	0	1	0	2	0	2	0	2	0	0	0
Mvmt Flow	0	63	535	46	0	22	266	15	0	49	133	35
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	59.2	15.7	14.5
HCM LOS	F	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	23%	10%	7%	20%
Vol Thru, %	61%	83%	88%	48%
Vol Right, %	16%	7%	5%	32%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	203	600	281	102
LT Vol	46	59	20	20
Through Vol	124	498	247	49
RT Vol	33	43	14	33
Lane Flow Rate	218	645	302	110
Geometry Grp	1	1	1	1
Degree of Util (X)	0.416	1	0.521	0.217
Departure Headway (Hd)	6.857	5.635	6.213	7.136
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	535	645	589	511
Service Time	4.787	3.677	4.169	5.07
HCM Lane V/C Ratio	0.407	1	0.513	0.215
HCM Control Delay	14.5	59.2	15.7	12
HCM Lane LOS	B	F	C	B
HCM 95th-tile Q	2	15.4	3	0.8

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	20	49	33
Peak Hour Factor	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	0	0	0
Mvmt Flow	0	22	53	35
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	12
HCM LOS	B

Lane

Intersection	
Intersection Delay, s/veh	24.6
Intersection LOS	C

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	21	204	27	0	26	511	6	0	14	37	8
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	10	3	7	2	8	3	0	2	0	3	0
Mvmt Flow	0	24	229	30	0	29	574	7	0	16	42	9
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	13.2	35	10.6
HCM LOS	B	D	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	24%	8%	5%	16%
Vol Thru, %	63%	81%	94%	33%
Vol Right, %	14%	11%	1%	52%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	59	252	543	147
LT Vol	14	21	26	23
Through Vol	37	204	511	48
RT Vol	8	27	6	76
Lane Flow Rate	66	283	610	165
Geometry Grp	1	1	1	1
Degree of Util (X)	0.122	0.444	0.885	0.28
Departure Headway (Hd)	6.611	5.648	5.221	6.092
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	538	634	696	586
Service Time	4.7	3.71	3.267	4.166
HCM Lane V/C Ratio	0.123	0.446	0.876	0.282
HCM Control Delay	10.6	13.2	35	11.5
HCM Lane LOS	B	B	D	B
HCM 95th-tile Q	0.4	2.3	10.9	1.1

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	23	48	76
Peak Hour Factor	0.89	0.89	0.89	0.89
Heavy Vehicles, %	2	0	2	0
Mvmt Flow	0	26	54	85
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	11.5
HCM LOS	B

Lane

Intersection	
Intersection Delay, s/veh	37.3
Intersection LOS	E

Movement	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR
Vol, veh/h	0	60	510	43	0	21	250	16	0	46	125	34
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	0	1	0	2	0	2	0	2	0	0	0
Mvmt Flow	0	65	548	46	0	23	269	17	0	49	134	37
Number of Lanes	0	0	1	0	0	0	1	0	0	0	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	SB
Opposing Lanes	1	1	1
Conflicting Approach Left	SB	NB	EB
Conflicting Lanes Left	1	1	1
Conflicting Approach Right	NB	SB	WB
Conflicting Lanes Right	1	1	1
HCM Control Delay	59.3	15.8	14.5
HCM LOS	F	C	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	22%	10%	7%	20%
Vol Thru, %	61%	83%	87%	48%
Vol Right, %	17%	7%	6%	32%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	205	613	287	103
LT Vol	46	60	21	21
Through Vol	125	510	250	49
RT Vol	34	43	16	33
Lane Flow Rate	220	659	309	111
Geometry Grp	1	1	1	1
Degree of Util (X)	0.416	1	0.526	0.217
Departure Headway (Hd)	6.788	5.684	6.135	7.055
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	533	646	589	509
Service Time	4.792	3.684	4.166	5.083
HCM Lane V/C Ratio	0.413	1.02	0.525	0.218
HCM Control Delay	14.5	59.3	15.8	12
HCM Lane LOS	B	F	C	B
HCM 95th-tile Q	2	15.4	3.1	0.8

Intersection	
Intersection Delay, s/veh	
Intersection LOS	

Movement	SBU	SBL	SBT	SBR
Vol, veh/h	0	21	49	33
Peak Hour Factor	0.93	0.93	0.93	0.93
Heavy Vehicles, %	2	0	0	0
Mvmt Flow	0	23	53	35
Number of Lanes	0	0	1	0

Approach	SB
Opposing Approach	NB
Opposing Lanes	1
Conflicting Approach Left	WB
Conflicting Lanes Left	1
Conflicting Approach Right	EB
Conflicting Lanes Right	1
HCM Control Delay	12
HCM LOS	B

Lane

161ST STREET & PROPOSED ACCESS DRIVE

CAPACITY ANALYSIS

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	2	229	527	1	2	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	249	573	1	2	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	574	0	-	0	826	573
Stage 1	-	-	-	-	573	-
Stage 2	-	-	-	-	253	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	999	-	-	-	342	519
Stage 1	-	-	-	-	564	-
Stage 2	-	-	-	-	789	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	999	-	-	-	341	519
Mov Cap-2 Maneuver	-	-	-	-	341	-
Stage 1	-	-	-	-	564	-
Stage 2	-	-	-	-	787	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	13.1
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	999	-	-	-	452
HCM Lane V/C Ratio	0.002	-	-	-	0.017
HCM Control Delay (s)	8.6	0	-	-	13.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	5	546	275	2	2	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	593	299	2	2	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	301	0	-	0	904	300
Stage 1	-	-	-	-	300	-
Stage 2	-	-	-	-	604	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1260	-	-	-	307	740
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	546	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1260	-	-	-	305	740
Mov Cap-2 Maneuver	-	-	-	-	305	-
Stage 1	-	-	-	-	752	-
Stage 2	-	-	-	-	543	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	11.7
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1260	-	-	-	545
HCM Lane V/C Ratio	0.004	-	-	-	0.016
HCM Control Delay (s)	7.9	0	-	-	11.7
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	5	230	528	2	6	16
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	250	574	2	7	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	576	0	-	0	836	575
Stage 1	-	-	-	-	575	-
Stage 2	-	-	-	-	261	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	997	-	-	-	337	518
Stage 1	-	-	-	-	563	-
Stage 2	-	-	-	-	783	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	997	-	-	-	335	518
Mov Cap-2 Maneuver	-	-	-	-	335	-
Stage 1	-	-	-	-	563	-
Stage 2	-	-	-	-	778	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	997	-	-	-	451
HCM Lane V/C Ratio	0.005	-	-	-	0.053
HCM Control Delay (s)	8.6	0	-	-	13.4
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Vol, veh/h	18	547	277	7	4	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	20	595	301	8	4	11

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	309	0	-	0	939	305
Stage 1	-	-	-	-	305	-
Stage 2	-	-	-	-	634	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1252	-	-	-	293	735
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	529	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1252	-	-	-	286	735
Mov Cap-2 Maneuver	-	-	-	-	286	-
Stage 1	-	-	-	-	748	-
Stage 2	-	-	-	-	516	-

Approach	EB	WB	SB
HCM Control Delay, s	0.3	0	12.3
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1252	-	-	-	507
HCM Lane V/C Ratio	0.016	-	-	-	0.03
HCM Control Delay (s)	7.9	0	-	-	12.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.1

OAK ROAD & PROPOSED ACCESS DRIVE / OAK WOODS LANE

CAPACITY ANALYSIS

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	2	0	5	1	0	1	1	61	0	0	138	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	92	89	92	89	92	92	92	92	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	6	1	0	1	1	66	0	0	150	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	220	220	151	222	220	66	151	0	0	66	0	0
Stage 1	151	151	-	69	69	-	-	-	-	-	-	-
Stage 2	69	69	-	153	151	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	736	678	895	734	678	998	1430	-	-	1536	-	-
Stage 1	851	772	-	941	837	-	-	-	-	-	-	-
Stage 2	941	837	-	849	772	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	735	677	895	729	677	998	1430	-	-	1536	-	-
Mov Cap-2 Maneuver	735	677	-	729	677	-	-	-	-	-	-	-
Stage 1	850	772	-	940	836	-	-	-	-	-	-	-
Stage 2	939	836	-	844	772	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	9.3	0.1	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1430	-	-	843	843	1536	-	-
HCM Lane V/C Ratio	0.001	-	-	0.009	0.003	-	-	-
HCM Control Delay (s)	7.5	0	-	9.3	9.3	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	1	0	3	2	0	0	6	190	1	1	97	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	92	93	92	93	92	92	92	92	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	3	2	0	0	6	207	1	1	105	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	329	330	107	330	330	207	108	0	0	208	0	0
Stage 1	109	109	-	220	220	-	-	-	-	-	-	-
Stage 2	220	221	-	110	110	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	624	589	947	623	589	833	1483	-	-	1363	-	-
Stage 1	896	805	-	782	721	-	-	-	-	-	-	-
Stage 2	782	720	-	895	804	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	621	585	947	618	585	833	1483	-	-	1363	-	-
Mov Cap-2 Maneuver	621	585	-	618	585	-	-	-	-	-	-	-
Stage 1	892	804	-	778	717	-	-	-	-	-	-	-
Stage 2	778	716	-	891	803	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	10.8	0.2	0.1
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1483	-	-	837	618	1363	-	-
HCM Lane V/C Ratio	0.004	-	-	0.005	0.004	0.001	-	-
HCM Control Delay (s)	7.4	0	-	9.3	10.8	7.6	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	2	0	5	4	0	2	1	61	2	1	138	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	92	89	92	89	92	92	92	92	89
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	0	6	4	0	2	1	66	2	1	150	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	224	224	151	226	223	67	151	0	0	68	0	0
Stage 1	153	153	-	70	70	-	-	-	-	-	-	-
Stage 2	71	71	-	156	153	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	732	675	895	729	676	997	1430	-	-	1533	-	-
Stage 1	849	771	-	940	837	-	-	-	-	-	-	-
Stage 2	939	836	-	846	771	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	729	674	895	723	675	997	1430	-	-	1533	-	-
Mov Cap-2 Maneuver	729	674	-	723	675	-	-	-	-	-	-	-
Stage 1	848	770	-	939	836	-	-	-	-	-	-	-
Stage 2	936	835	-	840	770	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	9.6	0.1	0.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1430	-	-	840	796	1533	-	-
HCM Lane V/C Ratio	0.001	-	-	0.009	0.008	0.001	-	-
HCM Control Delay (s)	7.5	0	-	9.3	9.6	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Vol, veh/h	1	0	3	3	0	1	6	190	5	2	97	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	92	93	92	93	92	92	92	92	93
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	3	3	0	1	6	207	5	2	105	2

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	334	336	107	334	334	209	108	0	0	212	0	0
Stage 1	111	111	-	222	222	-	-	-	-	-	-	-
Stage 2	223	225	-	112	112	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	620	585	947	620	586	831	1483	-	-	1358	-	-
Stage 1	894	804	-	780	720	-	-	-	-	-	-	-
Stage 2	780	718	-	893	803	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	616	581	947	615	582	831	1483	-	-	1358	-	-
Mov Cap-2 Maneuver	616	581	-	615	582	-	-	-	-	-	-	-
Stage 1	890	802	-	776	716	-	-	-	-	-	-	-
Stage 2	775	714	-	888	801	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	10.5	0.2	0.2
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1483	-	-	835	658	1358	-	-
HCM Lane V/C Ratio	0.004	-	-	0.005	0.007	0.002	-	-
HCM Control Delay (s)	7.4	0	-	9.3	10.5	7.7	0	-
HCM Lane LOS	A	A	-	A	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Petition Number:	1507-PUD-12
Petitioner:	Estridge Development Management, LLC
Request:	A text amendment to modify the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District of the Harmony Planned Unit Development (PUD) District
Current Zoning:	Harmony PUD District (Ordinance 12-14)
Current Land Use:	Residential / Agricultural
Approximate Acreage:	277 acres +/-

Zoning History:

1205-PUD-05	Original PUD Ordinance (Ord. 12-14)	(01/14/2013)
1405-DP-16	Development Plan (Section 1 & 2)	(05/19/2014)
1405-SPP-13	Primary Plat (Section 1 & 2)	(05/19/2014)
1405-SFP-17	Secondary Plat (Section 1)	(10/23/2014)
1408-SFP-28	Secondary Plat (Section 2)	(04/10/2015)
1409-SPP-18	Primary Plat (Mixed Use District)	(Withdrawn)
1501-PUD-01	PUD Text Amendment	(01/26/2015)
1502-SPP-07	Primary Plat (Section 3)	(03/16/2015)
1502-ODP-01	Overall Development Plan (Section 3)	(03/16/2015)
1504-SFP-13	Secondary Plat (Section 3)	(Pending)

Exhibits:

1. Staff Report
2. Location Map
3. Harmony District Map
4. PUD Ordinance Excerpts
5. Amendment Ordinance
6. Enhanced End Lot Map
7. Exhibit B: Front Façade Gable Examples
8. Exhibit C: Village Collection Homes

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the June 8, 2015, City Council meeting. This petition received a public hearing at the June 15, 2015, Advisory Plan Commission (the "APC") meeting.

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

January 15, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately two-hundred and seventy-seven (277) acres located along the west side of Ditch Road, both north and south of 151st Street (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District, as further described below:

1. Primary Plane: The proposed amendment adds clarity to the term "primary plane"[1] and incorporates it into the Definitions (*Article 6*) of the PUD Ordinance. This added clarity will allow the Petitioner to develop homes similar to those depicted at **Exhibit 6**.

2. Development Standards: The PUD Ordinance requires various development standards for the development of multi-family uses in the Mixed Use District (identified as Area A on the Harmony District Map at **Exhibit 3**). The proposed amendment would modify the following:

    a. Minimum Setback from Internal Driveways/Parking Areas[2]: The PUD currently requires a minimum ten (10) foot setback from internal driveway/parking areas. Since the adoption of the PUD Ordinance, the Petitioner has been working with a multifamily developer and has encountered environmental difficulty in designing the site in compliance with this standard. The Petitioner desires to develop the site similar to the Union Street Flats. This standard is not in the Union Street Flats PUD District ordinance. As a result, the proposed amendment would remove this standard from the ordinance.

    b. Maximum Building Height[3]: The PUD currently requires a maximum building height of forty (40) feet. Additionally, the PUD requires that multifamily uses be developed in substantial compliance with the character exhibits included in the PUD Ordinance at Exhibit F. The Petitioner desires a three (3) story product with a variation of roof pitches; however, three stories with a higher roof pitch would exceed forty (40) feet. As a result, this amendment modifies the forty (40) foot height requirement to three (3) stories.

3. Architectural Standards: The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards[4]: "defined architectural designs" or "conventional design guidelines" (see PUD Ordinance excerpts at **Exhibit 4**).

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[1] *Section 3.4(B)(1) Architectural Standards of the PUD Ordinance*
[2] *Section 2.4(D) Development Standards for Multifamily Uses within the Mixed Use District*
[3] *Section 2.4(I) Development Standards for Multifamily Uses within the Mixed Use District*
[4] *Section 3.4(A) Architectural Standards of the PUD Ordinance*

Rear-Loading Lots: Since the adoption of the PUD Ordinance, David Weekly Homes (one of the two home builders in Harmony) has designed a series of homes called the "Village Collection Homes" (see **Exhibit 7**) for rear-loading lots.

The Village Collection Homes, which are rear-loading homes, do not neatly meet the standards of the "defined architectural designs". As a result, this amendment will allow a second option for homes on rear-loading lots to be substantially similar to the "Village Collection Homes" (incorporated as Exhibit B of the proposed amendment ordinance and at **Exhibit 7**).

PUBLIC HEARING COMMENTS

Following the June 15, 2015 APC public hearing, the Plan Commission shared a concern about the side elevation of homes that face the street. In response to that concern, the Petitioner modified the ordinance, as presented at the June 15, 2015, plan commission public hearing to require the side elevation of homes with the outdoor patio or deck area be oriented towards the street.

Additionally, the Plan Commission determined that those dwellings that had side elevations (the side with the outdoor patio or deck) oriented towards the street be required to have enhanced architectural detail.

In response and in working with the Department, the Petitioner has modified the proposed amendment (see **Exhibit 5**) to require additional windows, wider window trim and/or architectural detail more consistent with the front elevation be provided. In addition, an exhibit (Exhibit D) has been incorporated into the amendment ordinance to which lots qualify as end lots that would be subject to the orientation and enhanced window requirements.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. The Petitioner has incorporated the Department's recommendations into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed amendment ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

2. If any APC member has questions prior to the meeting, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

Petition Number:	1506-PUD-09
Petitioner:	M/I Homes of Indiana, LP by Nelson & Frankenberger, also by Weihe Engineers
Request:	A change of zoning from the SF2: Single-family Low Density District to the **Tamarack Planned Unit Development (PUD) District** to accommodate fifty (50) single-family residential Lots.
Current Zoning:	SF2: Single-Family Low Density District
Current Land Use:	Residential / Agricultural
Approximate Acreage:	34.4-acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Concept Plan Comparison 5. Tamarack PUD District Ordinance (Redline) 6. Character Exhibits 7. Packet of Public Comments 8. Neighbor Meeting Summaries 9. APC Meeting Minutes (June 1, 2015) 10. Traffic Impact Study
Staff Reviewer:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the May 11, 2015, City Council meeting. This item received a public hearing at the June 1, 2015, Advisory Plan Commission (the "APC") meeting. The Petitioner hosted a meeting for adjoining property owners on May 21, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held during the June 1, 2015, APC meeting. Notice of the June 1, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Neighbor's Meeting: The Petitioner hosted a meeting for adjoining property owners on May 21, 2015, as required by Article 10.9(C)(1)(f) of the Westfield-Washington Township Unified Development Ordinance (the "UDO") for proposed PUD Districts. Following the public hearing and comments submitted (see **Exhibit 7**), the petitioner hosted additional meetings with members of the Oak Manor Home Owners Association ("HOA") board (hosted on June 17, 2015), Oak Park HOA board and the Washington Township

Neighborhood-SE ("WTNT") group (hosted on June 24, 2015). The Petitioner has provided summaries of those meetings, which are included collectively in **Exhibit 8**.

PROJECT OVERVIEW

Project Location: The subject parcels (collectively, the "Property") is approximately thirty-four (34) acres located at the northeast corner of Oak Road and 161st Street (see **Exhibit 2**). The Property is currently zoned SF2: Single-Family Low Density District.

Project Description: The Petitioner is requesting a change of zoning from the SF2: Single-Family Low Density District to the Tamarack PUD District (the "District"), that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**), consisting of fifty (50) single-family residential Lots.

Default Standards: The Tamarack PUD District Ordinance (the "Ordinance") (see **Exhibit 5**) defaults to the UDO, with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The Ordinance permits those uses permitted by the Underlying Zoning District (*Article 4.8(B)*).

Development Standards: As proposed, the Ordinance modifies development standards from the Underlying Zoning District (*Chapter 6*). These modifications are intended to accommodate the unique environmental characteristics of the Property (i.e., the Pipeline Easements) and the Petitioner's vision for the development. The development standard modifications of note are briefly highlighted below:

1. Architectural Standards (*Article 6.3*): The Ordinance incorporates enhanced architectural standards, including the incorporation of character exhibits to establish the benchmark for the quality and character of the development.
    a. Minimum Living Area: The Ordinance increases the minimum living area square footage of the SF4 District from 1,000 square feet to 1,900 square feet.
    b. Exterior Material: The Ordinance prohibits vinyl siding and requires at least seventy-five (75) percent masonry on the front façade and a minimum thirty-six (36) inch masonry wainscot around the entire dwelling. A maximum of five (5) homes may have less than seventy-five (75) percent masonry on the front façade (see **Exhibit 5**).
    c. Garage Door Variety: The Ordinance incorporates Character Exhibits to establish a benchmark for the quality and character of garage doors throughout the neighborhood (see **Exhibit 5**).
    d. Roof Pitch: The Ordinance requires a minimum 8/12 roof pitch.
    e. Window Trim: The Ordinance requires a minimum five and one half (5 ½) inch wide trim surrounding all windows around the entire dwelling
    f. Façade Variety Standards: The Ordinance incorporates enhanced standards for façade variety (anti-monotony), which prohibits the same floorplan, front elevation and color package (including brick, primary siding, and front door) on adjacent lots and immediately across the street (within a "snap shot" of the subject property) (see **Exhibit 5**).

2. Landscaping Standards (*Article 6.8*): The Ordinance: modifies the required number of per Lot landscaping and addresses planting restrictions of the pipeline easement where it conflicts with perimeter External Street Frontage Landscaping and Buffer Yard Landscaping and, where that landscaping conflicts with the pipeline easement, provides that landscaping elsewhere on the Property.

    a. Minimum Lot Landscaping Standards: The Ordinance modifies the minimum lot landscaping standards to three (3) shade trees, one (1) ornamental/evergreen trees and ten (10) shrubs.

    b. Additional Screening: The Ordinance requires: (a) minimum three (3) foot undulating mound abutting Common Area A and Lots 3 and 4, which shall be landscaped with evergreen trees at one (1) evergreen tree per every fifteen (15) feet; (b) minimum three (3) foot undulating mound along the east perimeter of the Property abutting Common Area E and F, which shall be landscaped at a rate of one (1) evergreen tree every fifteen (15) feet; (c) landscaping planted along the rear of Lots 20 through 27 at a rate of one (1) tree per fifteen (15) feet of lot width.

    c. Tree Preservation Easement: The Ordinance requires a tree preservation easement along the east perimeter of the Property.

3. Sign Standards (Article 6.17): The Ordinance modifies the Residential Sign standards by a provision adding brick columns a maximum of eight (8) feet high with a maximum Sign Area of four (4) square feet at the subdivision entrances.

Design Standards: The Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (*Chapter 8*). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Street and Right-of-Way Standards (Article 8.9): Due to the constraints of the pipeline easements, the Ordinance allows the Plan Commission or Director the authority to modify infrastructure standards in consideration of the Pipeline Easements (i.e., locations of roads, trails and other infrastructure).

2. Street Lighting: The Ordinance prohibits street lights at the end of the cul-de-sacs.

3. Open Space (Article 8.6): The Ordinance increases the minimum required amount of open space from fifteen (15) percent (for SF2 Districts) to thirty-five (35) percent. The Petitioner has provided pedestrian facilities and connectivity throughout the proposed Open Space. The Property does not include the parcels at the corner of Oak Road and 161st Street (see **Exhibit 2**), so the Ordinance provides internal pedestrian connectivity from Oak Road to 161st Street perimeter paths.

4. Amenities: The Ordinance has incorporated character exhibits to establish a benchmark for the quality of amenities required within the District.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". Below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PUBLIC HEARING COMMENTS

Written comments that have been received by the public are incorporated at **Exhibit 7** and the comments that were presented at the public hearing are summarized in the APC's June 1, 2015, meeting minutes (see **Exhibit 9**). Those comments and responses to those comments are summarized below. The Petitioner has modified the proposed ordinance in response to these comments and those modifications are redlined in **Exhibit 5**. The comments and responses below are organized pursuant to the structure of the revised PUD Ordinance:

General Comments:

1. **Comment:** Will the proposed development increase traffic on Oak Road and 161st Street?
   Response: *The Petitioner has conducted and submitted a traffic impact study with the revised materials (see **Exhibit 9**).*

2. **Comment:** Will the Property drain without increasing existing issues?
   Response: *Drainage is reviewed once construction and development plans are prepared as part of the Primary Plat and Development Plan review process, which would occur after a rezoning request is approved.*

3. **Comment:** Why is the Petitioner proposing a price point of home inconsistent with surrounding subdivisions?

   Response: *The Petitioner provided a response during the neighbor's meeting, held on May 21, 2015 (see* ***Exhibit 8****), and at the Public Hearing, held on June 1, 2015 (see* ***Exhibit 9****). The Petitioner's response generally characterized the surrounding developments that include a diversity of home prices and development standards, which are consistent with the proposed Ordinance.*

Section 3. Concept Plan

4. **Comment**: Are the Pipelines a safety concern?

   Response*: The Petitioner responded to this comment during the Public Hearing held on June 1, 2015 (see* ***Exhibit 9****). The Petitioner's response outlined that all applicable standards for safety while developing and residing near pipelines will be followed. The Petitioner has decided not to plat lots within the pipeline easement, creating a greater separation between dwelling units and the pipeline.*

Section 4. Underlying Zoning District

5. **Comment**: Why are the proposed lot sizes smaller than the surrounding subdivisions?

   Response*: The Petitioner responded to this comment at both the neighbor's meeting, held on May 21, 2015 (see* ***Exhibit 8****), and Public Hearing, held on June 1, 2015 (see* ***Exhibit 9****). The Petitioner's response generally characterized the development standards of surrounding zoning districts as consistent with the proposed Ordinance.*

Section 6. General Regulations

6. **Comment:** Why is the proposed minimum living area square footage inconsistent with surrounding subdivisions?

   Response*: The Petitioner has increased the minimum living area square footage from 1,400 square feet to 1,900 square feet (see* ***Exhibit 5****).*

Section 7. Development Standards

Section 7.1(A): Character Exhibits

7. **Comment:** Why do the character exhibits attached as part of the ordinance (see **Exhibit 6**) not show side and rear elevations?

   Response: *The Petitioner has included additional exhibits that show revised typical side and rear elevations.*

Section 7.1(C): Building Materials

8. **Comment:** Will architecture be consistent with surrounding subdivisions?

   Response: *The Petitioner has incorporated a provision in the PUD that requires at least seventy-five (75) percent masonry on the front façade and a minimum thirty-six (36) inch*

*masonry wainscot around the entire dwelling. The Ordinance permits five (5) homes to have less masonry on the front façade (see **Exhibit 5**).*

Section 7.1(D): Garages

9. **Comment:** Will this development offer side load garages?

   Response: *The Petitioner responded to this comment during the Public Hearing on June 1, 2015 (see **Exhibit 9**) and at subsequent meetings with neighbors (see **Exhibit 8**). Offering side load garages will be home and lot specific, but the Petitioner will offer a home product within the District that could fit on every lot with a side load garage*

Section 7.1(H): Architectural Diversity

10. **Comment:** Will the proposed development be consistent with the architectural diversity of surrounding neighborhoods?

    Response: *The Petitioner has included an anti-monotony exhibit that prohibits homes of the same floorplan, elevation or color (brick, siding or front door) on adjacent lots or immediately across the street (see Exhibit G of the ordinance).*

Section 7.2(C)

11. **Comment:** How does the Petitioner propose to screen the rears of homes that abut the pipeline easement?

    Response: *The Petitioner has revised the Ordinance to require that shade and evergreen trees are planted in the common area between the pipelines (northwest of lots 20-27) at one (1) tree per fifteen (15) feet of lot frontage.*

Section 7.2(D)

12. **Comment:** How does the Petitioner propose to buffer/screen the north perimeter of the Property?

    Response: *The Petitioner has revised the Ordinance to require a minimum three (3) foot undulating berm along Common Area A, Lot 3 and Lot 4 (see Concept Plan) and landscaped with evergreen trees at a rate of one (1) evergreen tree per fifteen (15) feet.*

Section 7.2(E)

13. **Comment:** How does the Petitioner propose to buffer/screen the east perimeter of the Property?

    Response: *The Petitioner has revised the Ordinance to require a minimum three (3) foot undulating berm along Common Area E and Common Area F, that lay outside the pipeline easement (see Concept Plan), with evergreen trees at a rate of one (1) evergreen tree per fifteen (15) feet.*

Section 7.2(F)

14. **Comment:** Is there a tree preservation plan for the Property?

    Response: *The Petitioner has revised the Ordinance to require a fifteen (15) wide tree preservation easement along the east perimeter of the real estate.*

Section 8. Infrastructure Standards

15. **Comment:** Are street lights required to be installed at the ends of the cul-de-sacs?

    Response: *The Petitioner has revised the Ordinance to prohibit street lights from being installed at the end of cul-de-sacs.*

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

REQUIRED ACTION

Subject to comments and further deliberation by the Commission, this item is eligible for a recommendation to the City Council.

DEPARTMENT RECOMMENDATION

The Petitioner has satisfactorily addressed the Department's comments and incorporated the Department's recommendations into the proposed ordinance and Concept Plan.

If the Commission is otherwise satisfied with the revisions to the proposed Tamarack PUD District Ordinance, then Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any APC member has questions prior to the meeting, then please contact Jeffrey M. Lauer at (317) 910.2927 or jlauer@westfield.in.gov.

Petition Number:	1504-PUD-06
Subject Site Address:	Southwest corner of U.S. 31 and S.R. 32
Petitioner:	Westfield Community Investors, LLC
Request:	Petitioner requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.
Current Zoning:	Open Industrial and Enclosed Industrial; U.S. Highway 31 Overlay District; and State Road 32 Overlay District
Current Land Use:	Vacant
Approximate Acreage:	7.1 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Gateway Southwest PUD Ordinance (Redline Version) 4. Gateway Southwest PUD Ordinance (Current Version) 5. Concept Plan 6. Building Character Exhibit
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the March 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition is scheduled to receive a public hearing at the April 6, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the April 6, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

PROJECT OVERVIEW

Location: This subject property (the "Property") is approximately 7.1+/- acres in size and is located at the southwest corner of U.S. 31 and State Road 32. The Property is currently zoned Open Industrial and Enclosed Industrial, and it falls within both, the U.S. Highway 31 Overlay District and the State Highway 32 Overlay District. The Property is the location of the former Waitt grain elevator.

Project Overview: The Petitioner is requesting a change of zoning to a commercial mixed-use Planned Unit Development (PUD) District to be known as "The Gateway Southwest PUD" (the "Proposal"). The Gateway Southwest PUD defaults to the General Business (GB) District standards and uses, with a few modifications to the permitted uses and development standards. The Proposal conceptually includes a multi-story hotel, and up to four out-lot buildings. Access to the Property would be from Westfield Business Park Court.

Development and Architectural Standards: The Proposal defaults to the GB and other UDO development standards, while modifying some standards which are consistent with more urban development patterns (i.e., modified GB standards include: setbacks, minimum building height, and landscaping/buffering requirements). The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project. The proposal also includes provisions for monument signage which differ from what the City's sign standards would otherwise allow.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as part of the Downtown area. The Grand Junction Master Plan was adopted in 2009 to serve as the vision and guide specifically for Downtown Westfield. The Grand Junction Master Plan identifies the four corners of the intersection of U.S. 31 and State Road 32 as gateways for the community. The gateway areas are envisioned to include quality, signature architecture; signature hotel/conference center(s); and premium office buildings. The 2013 Grand Junction Implementation Plan (the "Implementation Plan") identifies the four quadrants of the U.S. Highway 31 and State Highway 32 interchange as the "Gateway Sub-District" of Grand Junction. The Implementation Plan further states that rooftops in this area should not be visible from the elevated U.S. 31 highway, and it also encourages the development of hotel/conference center(s), apartments, and office buildings.

MODIFICATIONS SINCE THE PUBLIC HEARING ON APRIL 4, 2015

Because a detailed comprehensive plan amendment for the Gateway Sub-District is being developed simultaneously, the developer worked closely with the City to synchronize the standards of this PUD Ordinance with the vision and development expectations that will be established by the upcoming

comprehensive plan amendment. As a result of those discussions, the following modifications were made to the Gateway Southwest PUD Ordinance since the April 6, 2015 APC Public Hearing:

1. Concept Plan and Character Exhibit. The location and orientation of the purported four-plus-story hotel has been shifted so that it now runs parallel to U.S. Highway 31 and is closer to State Road 32. This shift in location and orientation creates a desirable vertical focal point closer to the highways. The remaining buildings on the plan could have a lower profile than the hotel building, and would not be as visually accessible from the highways.

   The Character Exhibit was updated to reflect the revised concept plan layout.

2. Land Uses. The Proposal defaults to the GB uses, as was originally proposed, however, it now restricts the types of uses to ones that are more consistent with the Gateway Sub-District vision. The Gateway Southwest PUD does not allow the following GB uses: Mortuaries, Nurseries, Religious Institutions, Garden and Lawn Centers, Fast Food Restaurants (unless incorporated within a mixed-use building); Drive Through Windows; High Intensity Retail; Amphitheater/Outdoor Theaters; Civic Club; and Private Clubs.

   The PUD Ordinance adds and defines a new use, "Fast Casual Restaurant".

3. Setbacks. The original PUD proposal included "No Minimum" setbacks from any property line. In order to be consistent with the State Highway 32 Overlay requirements, the revised proposal includes a minimum setback of 30 feet from State Highway 32.

4. Building Height and Mass. A significant part of the vision and goal for the Gateway Sub-District is to have development at each of the four quadrants that includes substantial building height and building mass, especially for travelers on U.S. Highway 31. In response, the PUD Ordinance creates two Building Height and Building Size districts. The district that is closest to U.S. Highway 31 (District 1) requires a minimum building height of four (4) stories and 60 feet, and a minimum building footprint of 10,000 square feet. The other district (District 2) will not be as visible from U.S. Highway 31 and requires a minimum building height of one (1) story and at least one (1) building to be a minimum of 8,000 square-feet (combination of building and/or outdoor seating area) – all other buildings a required to be a minimum of 7,000 square-feet (combination of building and/or outdoor seating area).

5. Mechanical Equipment. All roof-mounted mechanical equipment is not allowed to be visible from any part of U.S. Highway 31, State Road 32, or any other adjoining right-of-way.

6. Signage. The City's Upper Floor Tenant signage (Article 6.17 (J)(7)(b)) would apply to the building in District 1, and the petitioner is requesting signage on all four sides of the building, not just the sides that have road frontage.

The petitioner is also requesting two (2) monument signs on the Real Estate. Each proposed sign would be a maximum of 25 feet in height and 250 square feet in size, per face.

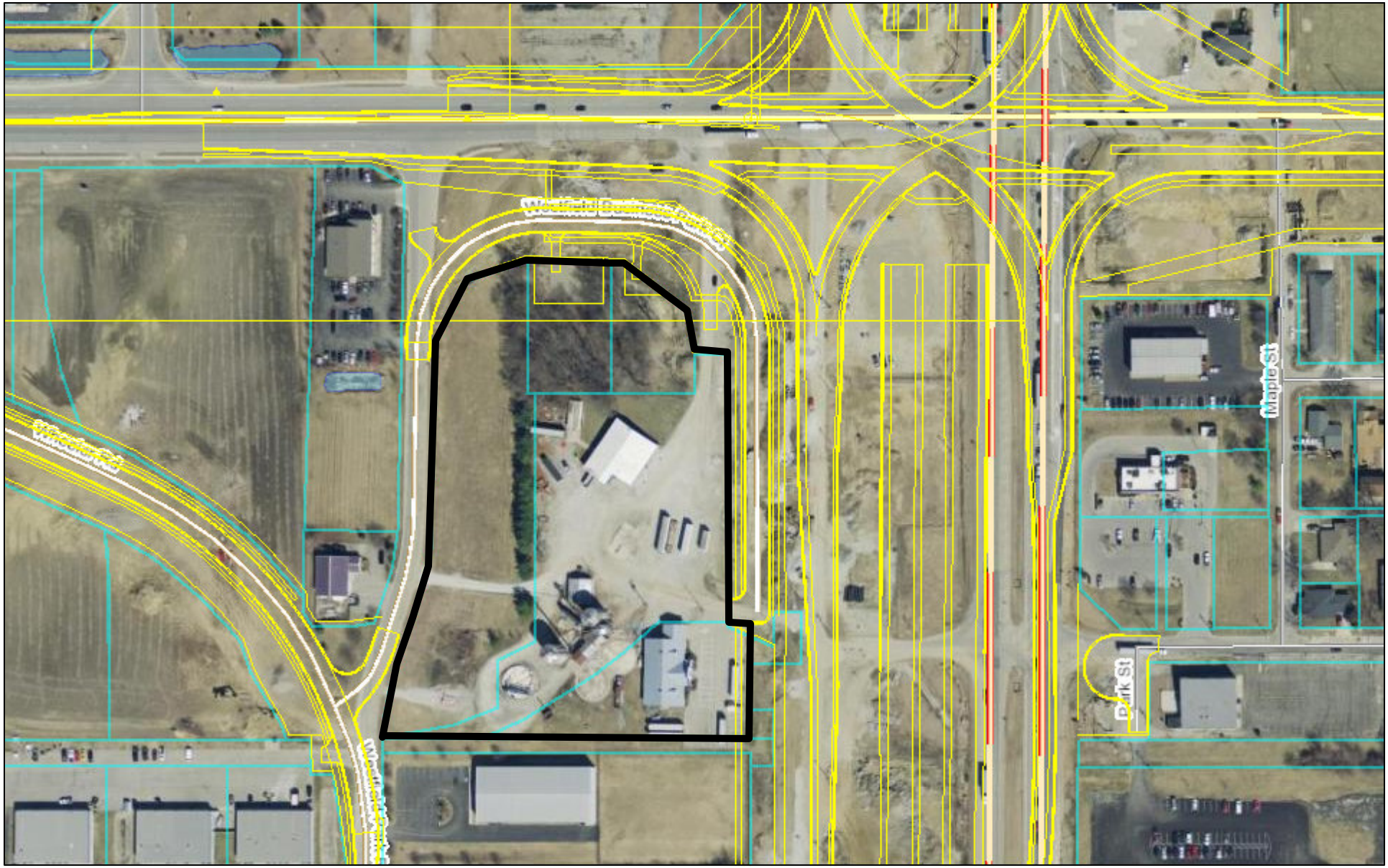
7. Outdoor Public Space and Public Art. Consistent with The Junction PUD and recommendations of the Grand Junction Implementation Plan 2013, the PUD Ordinance encourages usable outdoor public spaces and visually accessible public art within the project.

8. State Highway 32 Overlay District. The State Highway 32 Overlay District standards would apply to the Gateway Southwest PUD District. However, because of the uniqueness of the highway right-of-way configuration and proximity of Westfield Business Park Court, the routing and location of the Trail Corridor may need to be different than what is required by the UDO. The proposed PUD Ordinance gives the Director the ability to approve the final layout of that trail segment at the Primary Plat review stage.

STAFF RECOMMENDATION

Staff recommends forwarding Petition No. 1504-PUD-06 to the City Council with a favorable recommendation.

Gateway Southwest PUD Vicinity Map



February 28, 2015

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CITY OF Westfield INDIANA

http://maps.westfield.in.gov

mmunity Investors, LLC
R. Zentz

ORDINANCE NUMBER 15-08

Gateway Southwest PUD District

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

This is a Planned Unit Development District Ordinance (to be known as the "**Gateway Southwest 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. 1504-PUD-06**), 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**. **1504-PUD-06** 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 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 "**Gateway Southwest 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 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.

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 Fast Casual Restaurant: An eating establishment whose primary business is to prepare and serve food that is often made to order and typically includes most of the following characteristics: (i) the food is often ordered and paid for at a counter; (ii) the food is often made to-order; (iii) the ingredients used are often more fresh and of a higher quality than those used in Fast Food Restaurants; (iv) there is not a drive-thru service; and, (v) the décor of the restaurant is often more upscale than that found in a Fast Food Restaurant.

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.

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(s).** The Underlying Zoning District of this District shall be the General Business 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.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in *Chapter 4* and *Chapter 13*, shall be permitted unless otherwise prohibited below.

5.2 Additional Uses: The following additional use shall be permitted:

A. Fast Casual Restaurant

5.3 Prohibited Uses: The following uses shall be prohibited:

A. Mortuaries,

B. Nursery,

C. Religious Institution,

D. Garden and Lawn Center,

E. Fast Food Restaurant, except as otherwise permitted herein:

i. Fast Food Restaurants shall be permitted as an ancillary use within a mixed-use building.

ii. Drive-thru windows shall not be permitted in the Gateway Southwest PUD District.

F. High Intensity Retail,

G. Amphitheater/Outdoor Theater,

H. Civic Club, and

I. Private Club

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 Setback Lines:

~~Front Yard: No minimum~~

~~Side Yard abutting road or street: No minimum~~

~~Side Yard internal to development: No minimum~~

~~Side Yard abutting residential: No minimum~~

~~Rear Yard: No minimum~~

A. From State Road 32: 30 feet

B. From Westfield Business Park Court: No minimum

C. From All Other Property Lines: No minimum

6.2 Building Height: As depicted on the Building Height and Building Size Districts Exhibit, attached hereto and incorporated herein as **Exhibit D**, the Real Estate is divided into two separate building height districts. District 1 is generally described as the area most immediately adjacent to U.S. Highway 31, generally located on the eastern portion of the Real Estate. District 2 comprises the balance of the Real Estate, generally located on the western portion of the Real Estate.

i. ~~District 1 Building Height: Minimum of three (3) stories. No maximum.~~

ii. ~~District 2 Building Height: Minimum of one (1) story. No maximum.~~

iii. ~~Maximum Building Height: None~~

B. District 1 Minimum Building Height:

i. Four (4) stories; and,

ii. 60 feet (as measured from grade to the top of the roof).

C. District 2 Minimum Building Height:

i. One (1) story

D. Maximum Building Height (all districts): None

6.3 Minimum Building Size:

A. District 1: 10,000 square-foot footprint

B. District 2:

i. A minimum of one (1) building in District 2 shall include the following:

a. A minimum building size of 8,000 square feet; or,

b. A minimum building size of 6,500 square feet AND a minimum covered outdoor seating area size of 1,500 square feet.

ii. All other buildings in District 2 shall include the following:

a. A minimum building size of 7,000 square feet; or,

b. A minimum building size of 6,000 square feet AND a minimum covered outdoor seating area size of 1,000 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 *Architectural Standards*: Article 5.3 (K) and Article 6.3 shall apply. In addition, the following shall also apply:

A. Roofs: Creative, landmark-quality rooflines are encouraged on all sides of all buildings.

B. 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 hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The 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.

7.2 Roof-Mounted Mechanical Equipment: Shall not be visible from any part of the

elevated U.S. Highway 31, State Road 32, or adjoining right-of-way.

7.3 Buffer Yard Standards: Shall not apply.

7.4 Site Access and Circulation: The Pedestrian Accessibility Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as representative drawing designed to capture the intended pedestrian connectivity and pathways to be constructed in the District. The Vehicular Flow Exhibit, attached hereto as **Exhibit F**, is hereby incorporated as a proposed traffic flow pattern intended to create a safe and convenient vehicular movement in the District.

7.5 Off-Street Parking:

A. Off-Street parking shall not be allowed between State Road 32 and the established building line closest to State Road 32.

B. The Gateway Southwest PUD shall use a group parking area centrally located on the Real Estate. This group parking area shall provide at least seventy percent (70%) of the total parking spaces required for each use.

7.6 On Street Parking: Permitted on Westfield Business Park Court. Each on-street parking space shall count towards the minimum off-street parking space requirement established in this Ordinance.

7.7 Bicycle Parking: A minimum of ten (10) bicycle spaces per Principal Building shall be required. Artistic bicycle racks shall be credited towards the Gateway Southwest PUD public art requirements (see Section 7.10).

7.8 Sign Standards

A. Monument Signage:

i. ~~A directional monument sigh shall be permitted in the public easement that creates a "V" at the intersection of Wheeler Road and Westfield Business Park Court Road. This Monument Sign shall not count towards the allowable number for the Gateway Southwest PUD. One (1) monument sign shall be allowed for each Principal Building within the Gateway Southwest PUD District.~~

i. Two (2) monument signs shall be permitted on the Real Estate. Each sign shall not exceed 25 feet in Sign Height and 250 square feet of Sign Area, per face.

B. Upper Floor Tenant Signage:

i. The signage requirements under Article 6.17 (J)(7)(b) shall apply to any building in District 1 (see **Exhibit D**) which is three (3)

stories or more in height, regardless of the number of users/tenants in the building.

ii. The Upper Floor Tenant signage for buildings in District 1 (see **Exhibit D**) which are three (3) stories or more in height shall be permitted one (1) Wall Sign per Building Façade.

7.9 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces shall be encouraged for all primary structures within the Gateway Southwest PUD District.

7.10 Public Art: At least one (1) piece of public art is encouraged within the Gateway Southwest PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road. 32.

7.11 Outdoor Storage and Display: Not permitted.

7.12 Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Gateway Southwest PUD District.

7.13 U.S. Highway 31 Overlay District: Shall not apply to the Gateway Southwest PUD District.

7.14 State Highway 32 Overlay District: Shall apply to the Gateway Southwest PUD District, unless otherwise modified by this Ordinance.

A. The Trail Corridor may not be able to be located adjacent to State Road 32 because of Westfield Business Park Court. The route and location of the Trail Corridor shall be determined by the Director at the time of Primary Plat approval.

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*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____
_____, Clerk Treasurer

I hereby certify that **ORDINANCE 15-08** was delivered to the Mayor of Westfield

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

_____

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-08**

this _____ day of _____, 20YY.

_____

_____, Mayor

I hereby VETO **ORDINANCE 15-08**

this _____ day of _____, 20YY.

_____

_____, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Building Height and Building Size Districts Exhibit
Exhibit D	Character Exhibit
Exhibit E	Pedestrian Accessibility Exhibit
Exhibit F	Vehicular Flow Exhibit

EXHIBIT A
REAL ESTATE
Land Description Key Map

August 11, 2014

1:1,200
0 75 150 Feet

EXHIBIT A (continued)

Parcel 1 Land Description

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

Commencing at the Southeast comer of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana; thence South 89 degrees 49 minutes 58 seconds West (assumed bearing) along the North line of said Section 1 a distance of 241.50 feet to the Northerly prolongation of the East line of the land of Willow Branch Limited Partnership recorded as Instrument No. 9733809 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 58 seconds West along said East line and the Northerly prolongation thereof 200.83 feet to the South line of the land of the State of Indiana as set out in a Court Cause No. 29COI-1211-PL-12265 and recorded as Instrument No. 2013-06319 in said Recorder's Office and the POINT OF BEGINNING of this description (the following eleven (II) courses are along the East, South and West lines of said land of Willow Branch Limited Partnership); 1.) thence continuing South 00 degrees 27 minutes 58 seconds West 196.17 feet; 2.) thence North 89 degrees 49 minutes 58 seconds East parallel with the North line of said Northwest Quarter 11.00 feet; 3.) thence South 00 degrees 00 minutes 00 seconds East parallel with the East line of said Northwest Quarter 357.88 feet; 4.) thence South 63 degrees 37 minutes 25 seconds West 59.97 feet; 5.) thence South 00 degrees 00 minutes 00 seconds East parallel with said East line 70.08 feet to a point on the Northerly right of way line of Sohl's "Y" Switch, said right of way line being on a non-tangent curve with the last described line, the radius point of which lies 583.05 feet North 23 degrees 2S minutes 43 seconds West from said point; 6.) thence Southwesterly, curving to the right on said right of way line, an arc distance of 171.03 feet to a point on the Easterly line of Dedicated Roadway Easement (known locally as Westfield Park Road), per dedication thereof recorded as Instrument No. 9119718 in said Recorder's Office; 7.) thence North 00 degrees 00 minutes 00 seconds East on the Easterly line of said Easement 7.31 feet to the point of curvature of a curve to the right, the radius point of which lies 275.00 feet North 90 degrees 00 minutes 00 seconds East from said point; 8.) thence Northeasterly, curving to the right on the Easterly line of said Easement, an arc distance of 88.21 feet to the point of tangency of said curve at a point that is 275.00 feet North 71 degrees 37 minutes 17 seconds West of the radius point of said curve; 9.) thence North 18 degrees 22 minutes 43 seconds East on the Easterly line of said Easement 121 .06 feet to the point of curvature of a curve to the left, the radius point of which lies 350.00 feet North 71 degrees 37 minutes 17 seconds West from said point; 10.) thence Northeasterly, curving to the left on the Easterly line of said Easement, an arc distance of 105.94 feet to the point of tangency of said curve, at a point that is 350.00 feet South 88 degrees 57 minutes 52 seconds East of the radius point of said curve; 11.) thence North 01 degrees 02 minutes 08 seconds East on the Easterly line of said Easement 262.64 feet to the South line of said land of the State of Indiana (the following three (3) courses are along said South line); 1.) thence North 27 degrees 48 minutes 20 seconds East 100.57 feet; 2.) thence North 69 degrees 32 minutes 29 seconds East 87.27 feet; 3.) thence South 88 degrees 51 minutes 08 seconds East 5.50 feet to the Point of Beginning, containing 2.213 acres, more or less.

EXHIBIT A (continued)

Parcel 2 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana; thence South 89 degrees 49 minutes 58 seconds West (assumed bearing) along the North line of said Section 1 a distance of 120.75 feet to the Northerly prolongation of the East line of the land of R.L. Wilfong Land Corp. recorded as Instrument No. 2009002807 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 58 seconds West along said East line and Northerly prolongation thereof 203.61 feet to the South line of the land of the State of Indiana as set out in a Warranty Deed recorded as Instrument No. 2013-25385 in said Recorder's Office and the POINT OF BEGINNING of this description (the following three (3) courses are along the East, South and West lines of said land of R.L. Wilfong Land Corp.); 1.) thence continuing South 00 degrees 27 minutes 58 seconds West 193.39 feet; 2.) thence South 89 degrees 49 minutes 58 seconds West 120.75 feet; 3.) thence North 00 degrees 27 minutes 58 seconds East 196.17 feet to the South line of said land of the State of Indiana; thence South 88 degrees 51 minutes 08 seconds East along said South line 120.75 feet to the Point of Beginning, containing 0.540 acres, more or less.

Parcel 3 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning 81.2 feet measured (83 feet deed) West of the Northeast comer of the Northwest Quarter of Section 1, Township 18 North, Range 3 East on the North line thereof, thence South 397 feet; thence West 120.75 feet; thence North 397 feet; thence East to the place of beginning, the North and South lines thereof being parallel with the East line of said Quarter Section. Containing 1.10 acres, more or less.

EXCEPT:
A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows: Beginning at a point on the North line of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, said point of beginning being the Northeast corner of a 1.10 acre tract of land described in Instrument #8553 and recorded in Deed Record 197, page 18 in the records of Hamilton County, Indiana, and being 81 .2 feet measured (83 feet prior description) West of the Northeast corner of said Northwest Quarter; thence South 147.75 feet along the East line of said 1.10 acre tract of land; thence West 120.75 feet parallel with the North line of said Northwest Quarter to the West line of said 1.10 acre tract of land; thence North 147.75 feet along the West line of said 1.10 acre tract of land to its Northwest comer and the North line of said Northwest Quarter; thence East 120.75 feet along the North line of said Northwest Quarter to the POINT OF BEGINNING. Containing 0.410 acre, more or less.

EXHIBIT A (continued)

Parcel 4 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section; thence South 88 degrees 48 minutes 00 seconds West 33.00 feet along the north line of said quarter section; thence South 1 degree 01 minute 58 seconds East 25.00 feet to the northeast corner of the owner's land and the point of beginning of this description: thence South1 degree 01 minute 58 seconds East 15.00 feet along the east line of the owner's land; thence south 88 degrees 48 minutes 00 seconds West 47.10 feet to the west line of the owner's land, thence North 0 degrees 34 minutes 00 seconds West 15.00 feet along said west line of the owner' s land to the south boundary of S.R. 32, thence North 88 degrees 48 minutes 00 seconds East 46.97 feet along the boundary of said S.R. 32 to the point of beginning and containing 0.016 acres, more or less.

Also, an easement in and to the following-described real estate, to wit: A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton county, Indiana, described as follows: Commencing at the northeast corner of said quarter section; thence south 88 degrees 48 minutes 00 seconds West 33.00 feet along the north line of said quarter section; thence South 1 degree 01 minute 58 seconds East 40.00 feet along the east line of the owner’s land to the point of beginning of this description: thence South 1 degree 01 minute 58 seconds East 39.14 feet along said east line of the owner's land; thence South 88 degrees 48 minutes 00 seconds West 47.41 feet to the west line of the owner's land; thence North 0 degrees 34 minutes 00 seconds West 39.14 feet along the said west line of the owner’s land; thence north 88 degrees 48 minutes 00 seconds East 47.10 feet to the said line of the owner’s land and the point of beginning and containing 0.042 acres, more or less.

Parcel 5 Land Description

A part of the Northeast Quarter of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, commencing at the Southeast corner of a tract of land heretofore deeded to A. J. Sohl, thence West to said Sohl's “Y” switch, thence Southwest on the line of said switch to the right-of-way of the Chicago and Southeastern Railroad Company, thence East to the right-of-way of the Louisville, New Albany and Chicago Railroad Company, thence North to the place of beginning, containing 1 acre, more or less. To more clearly describe the above real estate the “Commencing Point" is a point 33 feet West of, and 44 rods and 1 foot South of the Northeast corner of the Northwest Quarter of section 1, Township 18 North, Range 3 East, and what is referred to as the Chicago and Southeastern Railroad Company is now known as the Central Indiana Railroad Company, and what is referred to as the Louisville, New Albany and Chicago Railroad company is now known as the Monon Railroad.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT D

BUILDING HEIGHT AND BUILSING SIZE DISTRICTS EXHIBIT

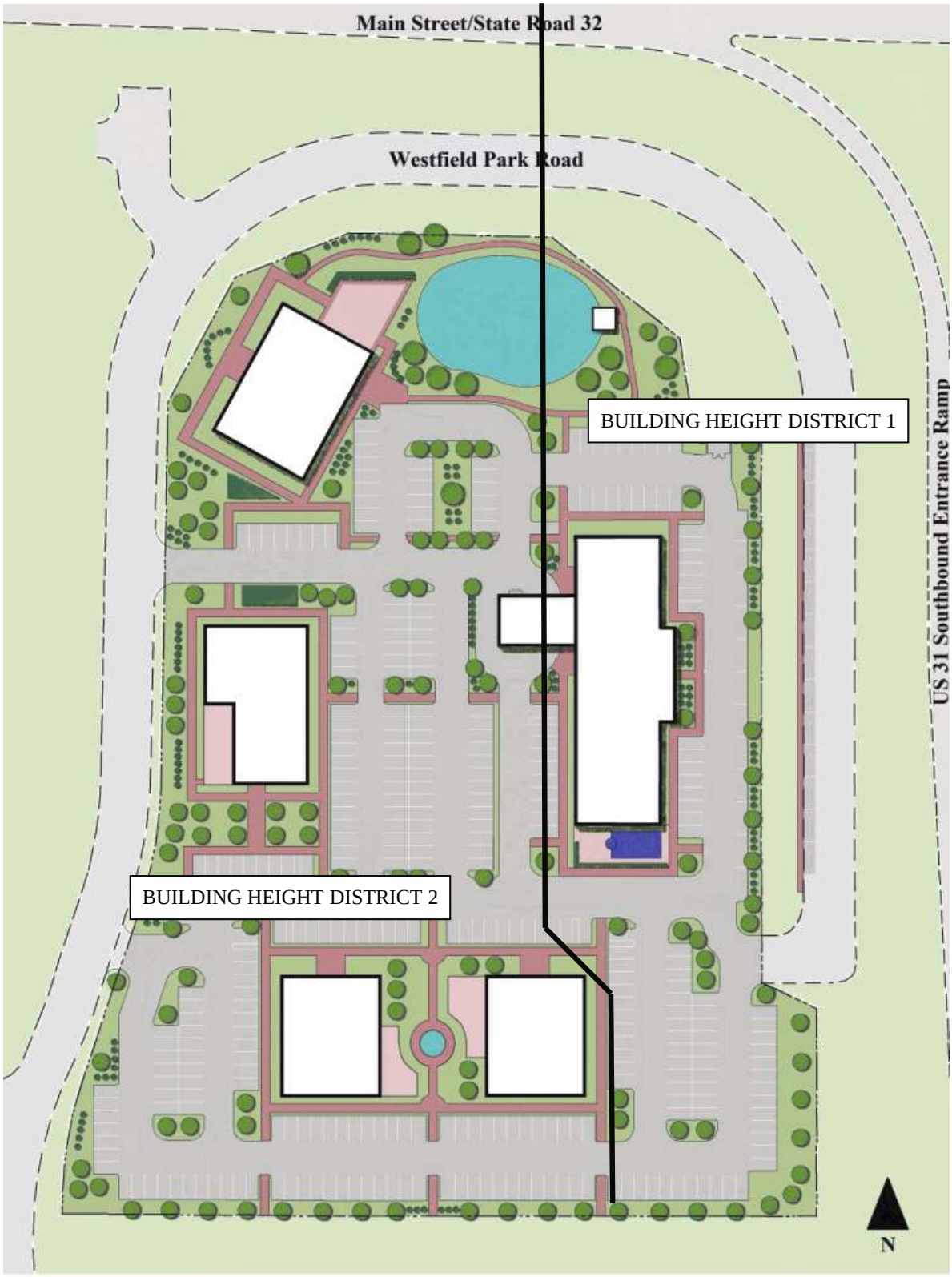

EXHIBIT E
PEDESTRIAN ACCESSIBILITY EXHIBIT

EXHIBIT E
VEHICULAR FLOW EXHIBIT

ORDINANCE NUMBER 15-08

Gateway Southwest PUD District

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

This is a Planned Unit Development District Ordinance (to be known as the "**Gateway Southwest 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. 1504-PUD-06**), 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**. **1504-PUD-06** 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 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 "**Gateway Southwest 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 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.

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 Fast Casual Restaurant: An eating establishment whose primary business is to prepare and serve food that is often made to order and typically includes most of the following characteristics: (i) the food is often ordered and paid for at a counter; (ii) the food is often made to-order; (iii) the ingredients used are often more fresh and of a higher quality than those used in Fast Food Restaurants; (iv) there is not a drive-thru service; and, (v) the décor of the restaurant is often more upscale than that found in a Fast Food Restaurant.

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.

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(s).** The Underlying Zoning District of this District shall be the General Business 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.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in *Chapter 4*

and *Chapter 13*, shall be permitted unless otherwise prohibited below.

5.2 Additional Uses: The following additional use shall be permitted:

A. Fast Casual Restaurant

5.3 Prohibited Uses: The following uses shall be prohibited:

A. Mortuaries,

B. Nursery,

C. Religious Institution,

D. Garden and Lawn Center,

E. Fast Food Restaurant, except as otherwise permitted herein:

i. Fast Food Restaurants shall be permitted as an ancillary use within a mixed-use building.

ii. Drive-thru windows shall not be permitted in the Gateway Southwest PUD District.

F. High Intensity Retail,

G. Amphitheater/Outdoor Theater,

H. Civic Club, and

I. Private Club

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 Setback Lines:

A. From State Road 32: 30 feet

B. From Westfield Business Park Court: No minimum

C. From All Other Property Lines: No minimum

6.2 Building Height: As depicted on the Building Height and Building Size Districts Exhibit, attached hereto and incorporated herein as **Exhibit D**, the Real Estate is divided into two separate building height districts. District 1 is generally described as the area most immediately adjacent to U.S. Highway 31, generally located on the eastern portion of the Real Estate. District 2 comprises the balance of the Real Estate, generally located on the western portion of the Real Estate.

A. District 1 Minimum Building Height:

i. Four (4) stories; and,

ii. 60 feet (as measured from grade to the top of the roof).

B. District 2 Minimum Building Height:

i. One (1) story

C. Maximum Building Height (all districts): None

6.3 Minimum Building Size:

A. District 1: 10,000 square-foot footprint

B. District 2:

i. A minimum of one (1) building in District 2 shall include the following:

a. A minimum building size of 8,000 square feet; or,

b. A minimum building size of 6,500 square feet AND a minimum covered outdoor seating area size of 1,500 square

feet.

ii. All other buildings in District 2 shall include the following:

a. A minimum building size of 7,000 square feet; or,

b. A minimum building size of 6,000 square feet AND a minimum covered outdoor seating area size of 1,000 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 *Architectural Standards*: Article 5.3 (K) and Article 6.3 shall apply. In addition, the following shall also apply:

A. Roofs: Creative, landmark-quality rooflines are encouraged on all sides of all buildings.

B. 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 hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The 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.

7.2 Roof-Mounted Mechanical Equipment: Shall not be visible from any part of the elevated U.S. Highway 31, State Road 32, or adjoining right-of-way.

7.3 Buffer Yard Standards: Shall not apply.

7.4 Site Access and Circulation: The Pedestrian Accessibility Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as representative drawing designed to capture the intended pedestrian connectivity and pathways to be constructed in the District. The Vehicular Flow Exhibit, attached hereto as **Exhibit F**, is hereby incorporated as a proposed traffic flow pattern intended to create a safe and convenient vehicular movement in the District.

7.5 Off-Street Parking:

A. Off-Street parking shall not be allowed between State Road 32 and the

established building line closest to State Road 32.

B. The Gateway Southwest PUD shall use a group parking area centrally located on the Real Estate. This group parking area shall provide at least seventy percent (70%) of the total parking spaces required for each use.

7.6 On Street Parking: Permitted on Westfield Business Park Court. Each on-street parking space shall count towards the minimum off-street parking space requirement established in this Ordinance.

7.7 Bicycle Parking: A minimum of ten (10) bicycle spaces per Principal Building shall be required. Artistic bicycle racks shall be credited towards the Gateway Southwest PUD public art requirements (see Section 7.10).

7.8 Sign Standards

A. Monument Signage:

i. Two (2) monument signs shall be permitted on the Real Estate. Each sign shall not exceed 25 feet in Sign Height and 250 square feet of Sign Area, per face.

B. Upper Floor Tenant Signage:

i. The signage requirements under Article 6.17 (J)(7)(b) shall apply to any building in District 1 (see **Exhibit D**) which is three (3) stories or more in height, regardless of the number of users/tenants in the building.

ii. The Upper Floor Tenant signage for buildings in District 1 (see **Exhibit D**) which are three (3) stories or more in height shall be permitted one (1) Wall Sign per Building Façade.

7.9 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces shall be encouraged for all primary structures within the Gateway Southwest PUD District.

7.10 Public Art: At least one (1) piece of public art is encouraged within the Gateway Southwest PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road. 32.

7.11 Outdoor Storage and Display: Not permitted.

7.12 Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Gateway Southwest PUD District.

7.13 U.S. Highway 31 Overlay District: Shall not apply to the Gateway Southwest PUD District.

7.14 State Highway 32 Overlay District: Shall apply to the Gateway Southwest PUD District, unless otherwise modified by this Ordinance.

A. The Trail Corridor may not be able to be located adjacent to State Road 32 because of Westfield Business Park Court. The route and location of the Trail Corridor shall be determined by the Director at the time of Primary Plat approval.

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*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____
_____, Clerk Treasurer

I hereby certify that **ORDINANCE 15-08** was delivered to the Mayor of Westfield

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

_____

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-08**

this _____ day of _____, 20YY.

_____

_____, Mayor

I hereby VETO **ORDINANCE 15-08**

this _____ day of _____, 20YY.

_____

_____, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Building Height and Building Size Districts Exhibit
Exhibit D	Character Exhibit
Exhibit E	Pedestrian Accessibility Exhibit
Exhibit F	Vehicular Flow Exhibit

EXHIBIT A
REAL ESTATE
Land Description Key Map

August 11, 2014

1:1,200
0 75 150 Feet

EXHIBIT A (continued)

Parcel 1 Land Description

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

Commencing at the Southeast comer of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana; thence South 89 degrees 49 minutes 58 seconds West (assumed bearing) along the North line of said Section 1 a distance of 241.50 feet to the Northerly prolongation of the East line of the land of Willow Branch Limited Partnership recorded as Instrument No. 9733809 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 58 seconds West along said East line and the Northerly prolongation thereof 200.83 feet to the South line of the land of the State of Indiana as set out in a Court Cause No. 29COI-1211-PL-12265 and recorded as Instrument No. 2013-06319 in said Recorder's Office and the POINT OF BEGINNING of this description (the following eleven (II) courses are along the East, South and West lines of said land of Willow Branch Limited Partnership); 1.) thence continuing South 00 degrees 27 minutes 58 seconds West 196.17 feet; 2.) thence North 89 degrees 49 minutes 58 seconds East parallel with the North line of said Northwest Quarter 11.00 feet; 3.) thence South 00 degrees 00 minutes 00 seconds East parallel with the East line of said Northwest Quarter 357.88 feet; 4.) thence South 63 degrees 37 minutes 25 seconds West 59.97 feet; 5.) thence South 00 degrees 00 minutes 00 seconds East parallel with said East line 70.08 feet to a point on the Northerly right of way line of Sohl's "Y" Switch, said right of way line being on a non-tangent curve with the last described line, the radius point of which lies 583.05 feet North 23 degrees 2S minutes 43 seconds West from said point; 6.) thence Southwesterly, curving to the right on said right of way line, an arc distance of 171.03 feet to a point on the Easterly line of Dedicated Roadway Easement (known locally as Westfield Park Road), per dedication thereof recorded as Instrument No. 9119718 in said Recorder's Office; 7.) thence North 00 degrees 00 minutes 00 seconds East on the Easterly line of said Easement 7.31 feet to the point of curvature of a curve to the right, the radius point of which lies 275.00 feet North 90 degrees 00 minutes 00 seconds East from said point; 8.) thence Northeasterly, curving to the right on the Easterly line of said Easement, an arc distance of 88.21 feet to the point of tangency of said curve at a point that is 275.00 feet North 71 degrees 37 minutes 17 seconds West of the radius point of said curve; 9.) thence North 18 degrees 22 minutes 43 seconds East on the Easterly line of said Easement 121 .06 feet to the point of curvature of a curve to the left, the radius point of which lies 350.00 feet North 71 degrees 37 minutes 17 seconds West from said point; 10.) thence Northeasterly, curving to the left on the Easterly line of said Easement, an arc distance of 105.94 feet to the point of tangency of said curve, at a point that is 350.00 feet South 88 degrees 57 minutes 52 seconds East of the radius point of said curve; 11.) thence North 01 degrees 02 minutes 08 seconds East on the Easterly line of said Easement 262.64 feet to the South line of said land of the State of Indiana (the following three (3) courses are along said South line); 1.) thence North 27 degrees 48 minutes 20 seconds East 100.57 feet; 2.) thence North 69 degrees 32 minutes 29 seconds East 87.27 feet; 3.) thence South 88 degrees 51 minutes 08 seconds East 5.50 feet to the Point of Beginning, containing 2.213 acres, more or less.

EXHIBIT A (continued)

Parcel 2 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana; thence South 89 degrees 49 minutes 58 seconds West (assumed bearing) along the North line of said Section 1 a distance of 120.75 feet to the Northerly prolongation of the East line of the land of R.L. Wilfong Land Corp. recorded as Instrument No. 2009002807 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 58 seconds West along said East line and Northerly prolongation thereof 203.61 feet to the South line of the land of the State of Indiana as set out in a Warranty Deed recorded as Instrument No. 2013-25385 in said Recorder's Office and the POINT OF BEGINNING of this description (the following three (3) courses are along the East, South and West lines of said land of R.L. Wilfong Land Corp.); 1.) thence continuing South 00 degrees 27 minutes 58 seconds West 193.39 feet; 2.) thence South 89 degrees 49 minutes 58 seconds West 120.75 feet; 3.) thence North 00 degrees 27 minutes 58 seconds East 196.17 feet to the South line of said land of the State of Indiana; thence South 88 degrees 51 minutes 08 seconds East along said South line 120.75 feet to the Point of Beginning, containing 0.540 acres, more or less.

Parcel 3 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East of the Second Principle Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning 81.2 feet measured (83 feet deed) West of the Northeast comer of the Northwest Quarter of Section 1, Township 18 North, Range 3 East on the North line thereof, thence South 397 feet; thence West 120.75 feet; thence North 397 feet; thence East to the place of beginning, the North and South lines thereof being parallel with the East line of said Quarter Section. Containing 1.10 acres, more or less.

EXCEPT:
A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows: Beginning at a point on the North line of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, said point of beginning being the Northeast corner of a 1.10 acre tract of land described in Instrument #8553 and recorded in Deed Record 197, page 18 in the records of Hamilton County, Indiana, and being 81 .2 feet measured (83 feet prior description) West of the Northeast corner of said Northwest Quarter; thence South 147.75 feet along the East line of said 1.10 acre tract of land; thence West 120.75 feet parallel with the North line of said Northwest Quarter to the West line of said 1.10 acre tract of land; thence North 147.75 feet along the West line of said 1.10 acre tract of land to its Northwest comer and the North line of said Northwest Quarter; thence East 120.75 feet along the North line of said Northwest Quarter to the POINT OF BEGINNING. Containing 0.410 acre, more or less.

EXHIBIT A (continued)

Parcel 4 Land Description

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the northeast corner of said quarter section; thence South 88 degrees 48 minutes 00 seconds West 33.00 feet along the north line of said quarter section; thence South 1 degree 01 minute 58 seconds East 25.00 feet to the northeast corner of the owner's land and the point of beginning of this description: thence South1 degree 01 minute 58 seconds East 15.00 feet along the east line of the owner's land; thence south 88 degrees 48 minutes 00 seconds West 47.10 feet to the west line of the owner's land, thence North 0 degrees 34 minutes 00 seconds West 15.00 feet along said west line of the owner' s land to the south boundary of S.R. 32, thence North 88 degrees 48 minutes 00 seconds East 46.97 feet along the boundary of said S.R. 32 to the point of beginning and containing 0.016 acres, more or less.

Also, an easement in and to the following-described real estate, to wit: A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton county, Indiana, described as follows: Commencing at the northeast corner of said quarter section; thence south 88 degrees 48 minutes 00 seconds West 33.00 feet along the north line of said quarter section; thence South 1 degree 01 minute 58 seconds East 40.00 feet along the east line of the owner’s land to the point of beginning of this description: thence South 1 degree 01 minute 58 seconds East 39.14 feet along said east line of the owner's land; thence South 88 degrees 48 minutes 00 seconds West 47.41 feet to the west line of the owner's land; thence North 0 degrees 34 minutes 00 seconds West 39.14 feet along the said west line of the owner’s land; thence north 88 degrees 48 minutes 00 seconds East 47.10 feet to the said line of the owner’s land and the point of beginning and containing 0.042 acres, more or less.

Parcel 5 Land Description

A part of the Northeast Quarter of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, commencing at the Southeast corner of a tract of land heretofore deeded to A. J. Sohl, thence West to said Sohl's “Y” switch, thence Southwest on the line of said switch to the right-of-way of the Chicago and Southeastern Railroad Company, thence East to the right-of-way of the Louisville, New Albany and Chicago Railroad Company, thence North to the place of beginning, containing 1 acre, more or less. To more clearly describe the above real estate the “Commencing Point" is a point 33 feet West of, and 44 rods and 1 foot South of the Northeast corner of the Northwest Quarter of section 1, Township 18 North, Range 3 East, and what is referred to as the Chicago and Southeastern Railroad Company is now known as the Central Indiana Railroad Company, and what is referred to as the Louisville, New Albany and Chicago Railroad company is now known as the Monon Railroad.

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT D

BUILDING HEIGHT AND BUILDING SIZE DISTRICTS EXHIBIT

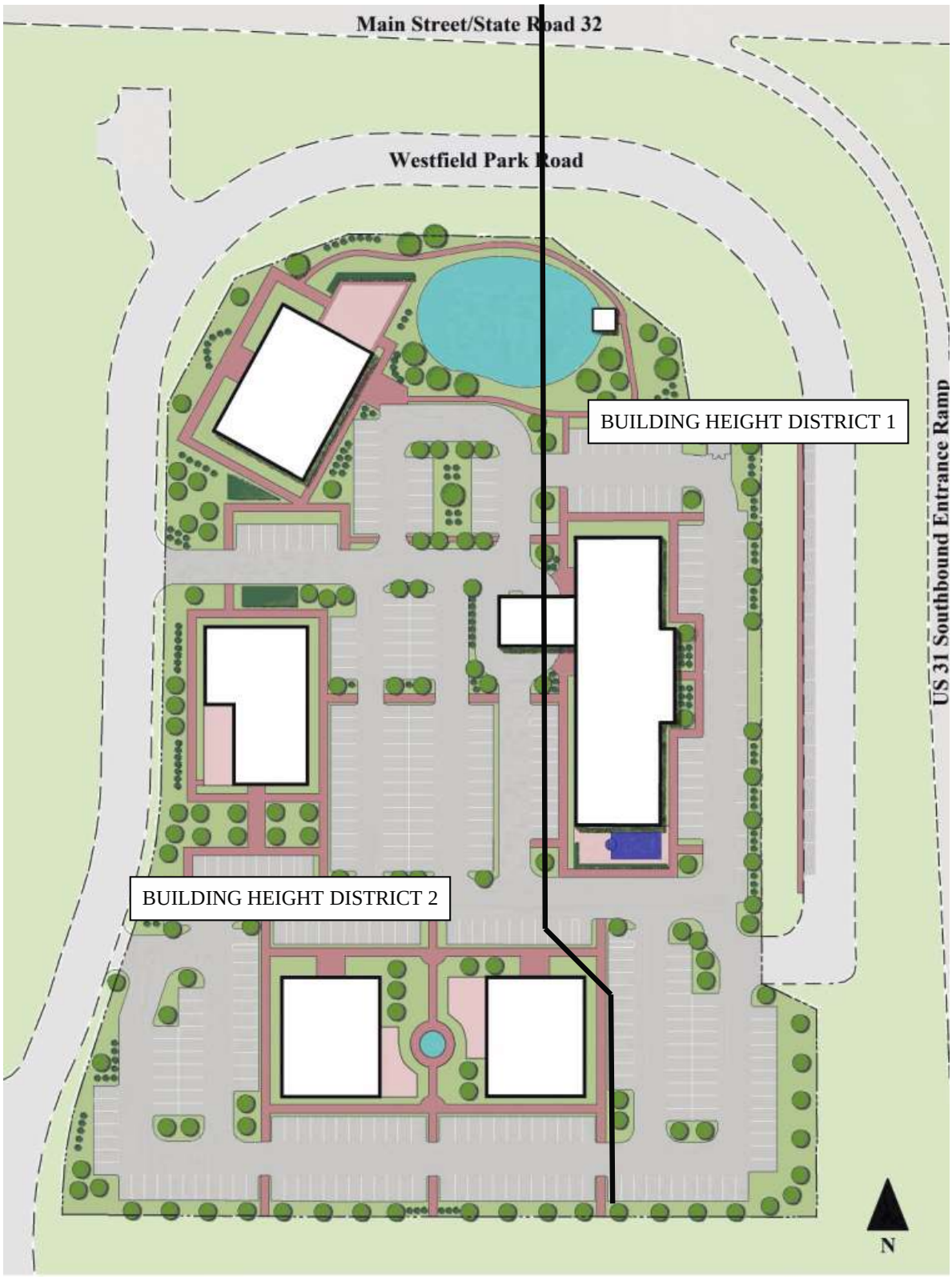

EXHIBIT E

PEDESTRIAN ACCESSIBILITY EXHIBIT

EXHIBIT E
VEHICULAR FLOW EXHIBIT

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 15, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

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

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Pamela Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Rodney Retzner, Attorney.

Approval of Minutes: June 1, 2015, APC Meeting Minutes

Motion: To approve the June 1, 2015, minutes.

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

Todd reviewed the meeting rules and procedures.

Case No.: **1506-DDP-09 [PUBIC HEARING]**
Description: AT&T Wireless Communication Facility
Southeast corner of 146th Street and Oak Ridge Road (between former and existing 146th Street right-of-way)
AT&T Mobility requests Detailed Development Plan approval of a new wireless communication service facility.

Todd presented an overview of changes to the Detailed Development Plan since the Public Hearing. He reported that the petitioner has provided a written commitment, agreeing to fly a flag on the pole, as suggested at the Public Hearing. Todd noted that the detailed development plan complies with the applicable zoning ordinances.

Motion: To approve Petition 1506-DDP-09 with the following conditions:

1) That the commitment to fly a flag be signed and executed prior to the issuance of an improvement location; and,
2) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

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

Case No.: **1506-ODP-14 & 1506-SPP-13**
Description: Maple Villas
Northwest corner of Wendover Avenue and Cayuga Drive
Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan, Primary Plat, and associated plat waiver approval of 56 duplex residential lots on 16.33 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of changes to the Overall Development Plan, Primary Plat and associated plat waiver since the Public Hearing.

Kingshill asked how many driveways will be affected by the waiver.

Tim Walter, Platinum Properties, said it would affect three (3) lots. He added that since the Public Hearing, they met with neighbors regarding clearing of some of the wooded area for this project.

Motion: To approve the requested Subdivision Control waiver, with the following findings:

a. Reduction in the driveway separation requirement from 75 feet to 40 feet, as measured from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline).
b. The proposed development represents an innovative use of site design/site access design/site circulation design/building orientation/building materials/landscaping which will enhance the use or value of the area properties;
c. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield-Washington Township;
d. The strict application of the Development Requirements of the Westfield Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
e. The proposed development is consistent with and compatible with other development located in the area; and
f. The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan.

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

Motion: To approve the Primary Plat and Overall Development Plan with the following conditions:

a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
b. The City and the Petitioner complete a trail connection and trail construction agreement prior to the approval of any Secondary Plat(s).

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

Case No.: **1506-ODP-15 & 1506-SPP-14**
Description: Sonoma, Sections 9 & 10
Northwest corner of Wendover Avenue and Spring Mill Road
Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat, approval of 100 single-family lots on 31.38 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of changes to the Overall Development Plan and Primary Plat since the Public Hearing. She noted that the Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.

Motion: To approve Petition 1506-ODP-15 & 1506-SPP-14 with the following conditions:

1) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2) The final approval of the landscape plan be delegated to the Department.
3) The City and the Petitioner complete a trail connection and trail construction agreement prior to the approval of any Secondary Plat(s).

Motion: Kingshill: Second: Schmitz: Vote: 9-0.

Skelton thanked Platinum Properties for their help and cooperation in connecting the nearby neighborhoods through various pathways and trails.

Case No.: **1506-PUD-11**
Description: Spring Mill Station SWC PUD
Northwest corner of Springmill Road and 161st Street
Westfield Residential Investors, LLC requests a change in zoning of 20 acres +/- from SF2: Single-family Low Density District to the Spring Mill Station SWC PUD District.

Howard presented an overview of changes to the proposed ordinance and concept plan since the Public Hearing.

Hoover asked for confirmation that the two southern-most buildings would be a maximum of two-stories. He asked for clarification regarding how a maximum of 400 units was derived. He requested that the maximum number of units be reduced to 290 units. Hoover requested the maximum building height be reduced from 60 feet to 55 feet. He asked for clarification regarding why 1.5 parking spaces per unit was in the ordinance when the UDO calls for 2 parking spaces per unit. He further asked if garage spaces and the spaces in front of the garages counted towards meeting the requirement.

David George, representing the Petitioner, confirmed that they have committed to a maximum building height of two-stories for the southern buildings. He stated that he derived at 400 units/acre

by multiplying 20 units/acre by the 20 acre site. He added that he would like to develop two (2) acres for commercial use, but if not able to, would like to build additional multi-family units instead. He said that the 60-foot building height is being requested because of the roof-pitches of the proposed buildings warrants a taller structure. George stated that over the years, they have seen in their own projects that 2 parking spaces per unit is much more parking than necessary, and that reducing the ratio would eliminate unnecessary impervious surface. He confirmed that the garage spaces and spaces in front of the garages are able to count towards meeting the minimum parking requirement.

Hoover expressed concern that a 60-foot building height would allow a four-story building instead of a three-story building.

George said that they could not build a four-story building because in order to do that, the roofs would have to be flat not pitched. Doing so would change the architectural character of the buildings.

Howard stated that the language in the PUD Ordinance could be modified to reflect a maximum number of stories instead of an actual height in feet.

Hoover stated that that approach would be acceptable.

Hoover expressed concern with the maximum of 400 units.

George responded that they could reduce the maximum number of units to 300 units if only 18 acres develops as multi-family, or 320 units if all 20 acres develops as multi-family.

Hoover stated that he and other City Council members wanted the public to know that they have heard everyone's concerns regarding property values, traffic issues, putting school kids at risk, and other concerns. He said that the petitioner, the Spring Mill Station group, and the City have worked to make this one of the nicest apartment complexes in the region, and said that the Council would not approve the project if they had any of the same concerns.

Motion: To forward this petition to the City Council with a favorable recommendation with the following conditions:

1. That a Development Agreement regarding the proposed roundabout on 161st Street be entered into prior to Council approval, as determined to be necessary by the Director;
2. And that prior to appearing before City Council, the PUD Ordinance be modified to reflect the following:
    a. The two (2) southern-most buildings (Building 14 and Building 15 on the concept plan) be limited to a maximum of two (2) stories;
    b. In addition to listing a maximum building height of 60 feet (for all except Buildings 14 and 15), that a maximum of three (3) stories also be included; and
    c. If both Lot 1 and Lot 2 are developed as multi-family, that the maximum number of units not exceed 340 units. If only Lot 1 develops as multi-family and Lot 2 develops as commercial, that the maximum number of units not exceed 300 units.

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

Case No.: 1505-PUD-12 [PUBLIC HEARING]
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 proposed ordinance, as outlined in the staff report.

Brian Stumpf, Estridge Development, gave a brief presentation requesting an amendment to the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District.

Maue asked if the front door and garage door of the home elevations with the "front plane" setback issue were on the same plane.

Stumpf replied the plane of the wall with the garage door is set back a foot from the plane of the wall with the front door.

Public Hearing opened at 8:03 pm.

No public comments.

Public Hearing closed at 8:04 pm.

No action was taken.

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

Lauer presented an overview of the proposed ordinance, as noted in the staff report.

Public Hearing opened at 8:07 pm.

No public comments.

Public Hearing closed at 8:08 pm.

Motion: Forward this petition to the City Council with a favorable recommendation.

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

Case No. **1506-ZC-02 [CONTINUED]**
Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. **1506-ODP-16 & 1506-SPP-15 [CONTINUED]**
Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

Case No: **1506-PUD-09 [CONTINUED]**
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.

Case No. **1504-PUD-06 [CONTINUED]**
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.

REPORTS/COMMENTS

APC MEMBERS
Smith was stepping down and thanked the council.

CITY COUNCIL LIAISON
Report provided by Hoover.

BZA LIAISON
Report provided by Smith.

ECD STAFF
No report

ADJOURNMENT (8:16 pm)

Motion: Hoover: Second: Horkay: Vote: 9-0.

_____
President, Randell Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

File Path\Name: C:\Temp\AcPublish_3576\Overall Harmony.dwg – Date: Apr 22,2015 – 10:53am

Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3890

EXHIBIT B

ENHANCED END LOT MAP

PACKET OF PUBLIC COMMENT ADDENDUM

Advisory Plan Commission

July 6, 2015

PUBLIC COMMENT #35

Subject: Letter from the Oak Manor HOA

June 9, 2015

Advisory Plan Commission
City of Westfield
130 Penn Street
Westfield, Indiana 46074-9544

RE: 1506-PUD-09 ("Tamarack PUD")

Dear Commission Members:

On behalf of the Oak Manor Home Owners Association Board of Directors, I write to provide comments following the June 1 Advisory Plan Commission ("APC") public hearing. Thank you again for providing us with a venue to discuss issues regarding the Tamarack PUD.

First and foremost, it is our sincere hope that the developer, M/I Homes, work directly with the adjacent neighborhoods to address and mitigate concerns raised at the June 1 APC hearing as well as the May 21 community meeting. We respectfully request that the APC directs M/I Homes to engage in open and meaningful communications with representatives of the adjacent neighborhoods no later than June 22 to review and discuss all items outlined in this letter. Given M/I's communicated openness about wanting to address concerns with all impacted neighbors, we feel this approach is the best way to ensure that a structured feedback and discussion session is held prior to the July APC meeting.

Additionally, we respectfully submit the following concerns and recommendations, and request that each be addressed and/or agreed to by M/I Homes.

1. **Square Footage (Ord. 15-14, Sec. 6.5).** We appreciate that M/I agreed to increase the minimum home square footage to 1,950. We do not believe that is sufficient; as such, we request that M/I limit the number of homes with this minimum square footage to no more than fifteen percent (15%) of home sites.

2. **Side-load Garages.** To address the numerous concerns raised by many affected homeowners, we request that no less than seventy-five percent (75%) of the Tamarack homes have side-load garages. This will ensure consistent "character" with the surrounding neighborhoods as well as address safety concerns related to density.

3. **Variation in Elevations/Models and Rear and Side Elevation Concerns.** We request that M/I provide potential buyers with additional model/elevation options of the same quality to the options currently proposed. Moreover, we are concerned about the rear and side elevations. We request that M/I provide renderings (i.e., similar to the color documents of front elevations) showing the proposed rear and side elevations.

4. **Drainage.** We are concerned about storm water runoff and request assurances from M/I Homes and the city that runoff will be collected and handled within the Tamarack development.

5. **Buffer.** With regards to the 30 foot buffer between the Oak Manor fence line and the Tamarack development, we request that 1) it be an elevated berm, 2) there are more evergreen trees planted instead of shade trees, 3) those evergreens are 8' instead of the proposed 6', and 4) the shade trees are 3" instead of the proposed 2".

6. **Traffic.** As evidenced in the written comments as well as the oral comments relayed at the June 1 meeting, there exist significant concerns related to increased traffic as a result of the Tamarack development. We request the opportunity to discuss these concerns with the APC and city staff.

Additionally, there were other concerns presented by Oak Manor residents related to the end of the cul-de-sac with entrance off of Oak Road (i.e., headlights shining in to homes) and the physical location of Tamarack homes along the northern border of the property. We hope those concerns will be addressed directly with the homeowners who raised them.

We also concur with the concerns raised in a letter sent earlier this week by Michael Miller on behalf of the Oak Park Home Owners Association, and appreciate the APC providing all due consideration to those concerns.

Given the myriad public comments submitted in opposition to the Tamarack PUD as currently proposed, we respectfully request a second APC public hearing. We look forward to your prompt and personal attention to these requests. Thank you for your service to the residents of Oak Manor and the city of Westfield.

Sincerely,

Jonathan Dilley

President
Oak Manor Home Owners Association
cc: City Council Members, City of Westfield, Indiana
Oak Manor Home Owners Association Board of Directors
Jeffrey Lauer, Associate Planner, City of Westfield, Indiana
Jon C. Dobosiewicz, Land Use Professional, Nelson & Frankenberger, PC

PUBLIC COMMENT #36

Subject: RE: Tamarack PUD

Mr. Hoover and other council and commission members. I have received the latest proposal from the petitioner regarding the Tamarack PUD. I appreciate the latest added provisions prohibiting out buildings and a minimum of 25% basements. However, the petitioner stopped short of addressing one of our other basic concerns. The requirement for side load garages. During the last proposal the petitioner compared their development with the Bridgewater empty nest communities. I took some photographs the other day of the Bridgewater empty nester community off of 151st and Gray Rd. It appears they were able to achieve a 2/3 side load garage community without sacrificing the spacing of the structures on the lots. Please see the attached photographs and please enter this into the record.

Thank you.

Al Nelson
Senior Staff Product Engineer
Delta Faucet Company
317-848-0754

PUBLIC COMMENT #37

Subject: Tamarack Planned Unit Development (PUD) District

July 7, 2015

Patrick A. DeHeer, DPM and Erika Jagger DeHeer
2830 Oak Park Circle
Westfield, IN 46074

Dear Members of the APC, City Councilors, and Mr. Lauer,

I am again writing regarding the proposed Tamarack PUD rezoning for the parcel at 161st and Oak Road. I have read and reviewed the attached summary from Mr. Lauer and note the recommendation of the department to forward the PUD to the Council with a favorable recommendation. I appreciate Mr. Lauer's work on this project and his availability throughout the public comment period. Unfortunately, I do not believe his summary represents the petitioner's unwillingness to compromise with surrounding neighbors nor accurately reflects the shortcomings of the current plan in relation to both the comprehensive plan and the Unified Development Ordinance. I am not opposed to MI developing this land, but the current proposal as modified continues to be grossly out of character with all surrounding existing developments. Many of these concerns can be addressed by the developer, but they have approached such requests from a position of "no," and as such I must continue to voice both my opposition and the overwhelming opposition of my neighbors in Oak Park whom I represent as a board member.

In its current state, the PUD proposal fails to meet nearly every aspect of "Existing Suburban Development Policies" as described in the Westfield Comprehensive Plan (p.38). These are point by point as follows:

1) "Promote the protection of the existing suburban character of the area." –PUD proposal is completely out of character with the three large-lot custom home neighborhoods surrounding three sides of the proposed development and the 2-estate sized wooded lots to the East.
2) "Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl." – For all practical purposes this is an "infill development" of three large-lot custom home neighborhoods. For years there were signs on 161st St advertising this land as estate sized lots as part of Oak Manor. The proposed PUD with housing clustered 37.5% closer than minimum **SF4 & SF5** standards is not compatible with any of the surrounding subdivisions in this neighborhood.
3) "New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts."—As above, the proposed minimal side yard setbacks are grossly out of character with all surrounding neighborhoods. The current proposal allows repetition of the exact same floor plan, elevation, building material and color combination every 4th house on one side of the street and again every 4th house offset by 2 lots on the opposite side of the street, allowing up to ¼ of the 50 proposed homes to be identical. This is completely out of character with the surrounding custom home neighborhoods. This could be addressed by prohibiting repetition of the same floor plan – elevation – masonry material combination within the development, but the petitioner has declined to consider this request.

The 25 foot rear yard setbacks on top of the 25 foot easement provides the absolute minimum allowable distance from a pipeline to a structure by industry standards. This is 300% less than the minimum recommended setback by multiple pipeline risk mitigation experts, and 1000% less than the ordinance passed in Pennsylvania forwarded to you last week by Stacy Miller. Again, this development is proposed within a transmission pipeline corridor, with multiple structures clustered densely together between multiple individual pipelines. The side yard setbacks pose a safety hazard for house to house fire spread that is easily ameliorated by setting the minimum structure to structure distance at the 30 feet presently exhibited in the neighborhoods surrounding the development on all sides. At present, the petitioner has refused to consider requiring even minimum **SF4 & SF5** aggregate spacing of 16 feet between structures. This will fundamentally alter the character of the area, and from the perspective of surrounding neighbors represents a negative land use.

4) "Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to exiting development.— As above. Of the existing developments surrounding this PUD proposal, the density is comparable only with Oak Manor, and the clustering of mass is grossly different than anything in its immediate vicinity. While the revisions from the original proposal show some improvement in addressing minimum size of homes and building materials, the allowed repetition of these production homes and limited shown side and rear elevations remains grossly incompatible to the style of the surrounding development.

For all practical purposes, this development is an infill development, surrounded on 3 sides by custom homes which are spaced widely apart, and should meet infill development requirements. Even if the APC chooses to not apply infill standards from the comprehensive plan and instead considers this a free standing development, the proposal still falls grossly short of meeting the standard of preserving the surrounding suburban character. The current PUD request continues to limit side yard setbacks to 5 feet, allowing structures 10 feet apart. This is 37.5% less than minimum SF4 and SF5 requirements and 58.3% less than currently zoned SF2 requirements. I am aware that the Oak Manor PUD allows side yard setbacks as little as 8 feet, but a satellite view of the area clearly shows there are no structures as close as 16 feet apart anywhere near the proposed development. The closest structures in any of the 3 surrounding developments are at least 30 feet apart. When asked at the second community meeting with the Oak Park Board whether the developer would consider at least expanding the minimum aggregate structure separation to 15 feet (less than SF4, SF5 and Oak Manor requirements), the developer replied they would not, nor did they have any intention of considering such a request. I believe 15 feet is a tremendous compromise on the part of the neighboring developments, as a request for 30 feet aggregate setbacks would be much more in line with maintaining surrounding character, property values and existing suburban feel of the community in line with the UDO and comprehensive plan.

The proposed anti-monotony provisions fall grossly short of the three surrounding custom home developments. I recognize that this is a production home development, and as such will not have the diversity of the surrounding custom home developments, but the current exhibit G allows for every 4th house on a linear street to be the same floor plan and elevation combination with the same color and type of masonry. The same floor plan, elevation and building materials could exist across the street offset by 2 lots for every 4th house, allowing up to ¼ of the houses to be identical. I recognize it is extremely unlikely that this would occur to this extent, but such developments invariably have one or two "most popular" floor plan/elevation combinations that appear disproportionately throughout the

neighborhood. This leaves a tremendous amount of potential for development of "cookie cutter" appearance within the development. A commitment to have no duplication of a given floorplan – elevation - building material – color combination in the development and at most one floor plan – elevation- building material combination repetition would go a tremendous way toward approaching the custom feel of the surrounding development.

Although the developer insists they have at least one floor plan that could fit on every lot with a side load garage, and that side load garages are not prohibited, this PUD proposal discourages them. This is in conflict with the comprehensive plan, which encourages side and rear load garages in new development (p.43). This discouragement stems from the narrow lots and densely packed structures with minimum 5 foot setbacks. This leaves very limited space to allow residents to have turnarounds in their driveways, making maneuvering into and out of side load garages considerably more challenging. Spacing the dwellings further apart would go a very long way to addressing this limitation and encourage development more consistent with the comprehensive plan.

I have previously outlined the increased public safety hazard of densely spaced structures in regards to fire spread risk, and the fact that this development will be scattered between the individual interstate transmission pipelines of the Eastern Panhandle Pipeline corridor. The Indiana Fire Code provides fire marshals with essentially no authority over residential development, and as such I am unable to request Westfield's fire marshal to weigh in professionally on this proposal. In speaking with Mr. Harling, however, he confirmed the soundness of the physics presented to you in my previous letter, and the increased hazard of losing an entire subdivision to even routine fires with 5 foot setbacks compared to greater spacing. I encourage each of you to speak to him personally about such safety considerations before rendering a decision on this proposal. The development will meet minimum industry required setbacks of structures from the actual pipelines, but those minimum setbacks are 300% less than the minimum setbacks recommended by hazard mitigation experts. The current requirements for this land with SF2 zoning make the entire community safer than allowing changes as proposed in this PUD. As such, the PUD fails to meet the purpose of the UDO as specified in section 2.3.C 1-3.

In contrast to Mr. Lauer's recommendation to approve the PUD, I believe the current proposal needs substantial revision before being considered for approval. It fails the statutory requirements of Indiana Code 36-7-4-603. If reasonable regard is in fact paid to the Comprehensive Plan, the current conditions (i.e., 4 interstate natural gas transmission pipelines operating at 600-900 PSI), the conservation of property values throughout the jurisdiction, and responsible growth and development, then the current PUD proposal fails on all counts. I urge you to send this on to the council with a unanimously negative recommendation unless the petitioner is willing to substantially revise the plan to bring it more into character with the surrounding community and address the safety concerns posed by the reduced requirements their proposal seeks compared to current zoning.

Sincerely,
Patrick A. DeHeer, DPM
Erika Jagger DeHeer
Oak Park Neighborhood

PUBLIC COMMENT #38

Subject: Tamarack

July 5, 2015
Lisa Woerner
3160 Joshua Circle
Oak Park

Dear Members of the APC, City Councilors, and Mr. Lauer,

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Sincerely,
Lisa Woerner
Oak Park

PUBLIC COMMENT #39

Subject: Tamarack PUD District

Dear Westfield APC--

We support smart development but are shocked to read the summary status of the Tamarack Development in the APC summary. Despite minimal revisions to their original proposal (some for the worse)—we find it difficult to understand how this proposal summary does not properly describe the vehement dissatisfaction expressed by our many neighbors at the last APC meeting.

Major concerns still exist:

1. The quality reputation of this production builder is in question. They are not a custom home builder, some of their homes have been poorly produced in the past, their reputation has been tarnished AND their product is not up to the existing home standards of our area.

2. Additional traffic and safety concerns along 161st St. have not been addressed.

3. The change of the entrance along 161st St (moved eastward) is a negative and will likely create headlight concerns for the peace and enjoyment of Oak Park residents living along 161st St.

The bottom line is this: this proposal is grossly out of character with the surrounding custom home subdivisions with widely spaced homes. We firmly believe the property values of the three surrounding custom home subdivisions will be damaged by this development and strongly urge the APC to reject a request for rezoning. Please be mindful of the fact that this real estate is located in the middle of custom home developments. If anything—this real estate should be viewed as "infill" development –and recognized as such to protect the underlying character and value of the property.

Westfield can and should do better than this. Please help us to allow a better plan to surface.

Respectfully,

Vic and Rhonda Isbell

2728 Oak Park Circle

PUBLIC COMMENT #40

Subject: RE: Tamarack PUD District

Agreed.. to what is said below [referring to Vic and Rhonda Isbell's comments included above].

Keith A. Kohlmann

PUBLIC COMMENT #41

Subject: Tamarack PUD District

Hello Jeffrey,
Thanks for the reminder of the meeting on July 6th. Will there be any disclosure of M/I Homes final plan presented before the meeting. There were changes presented at the 2nd meeting with neighbors at their Model Home, and after the discussion, there were still 2 primary objections to their plan:

1. A "possible" minimum spacing between adjacent homes of as little as 10'. I commented that M/I had the power to "now allow" that minimum spacing, and they didn't respond.

2. The other primary objection was that originally ALL homes had front-facing garages. John made the comment that M/I had homes in the offering with a "side-loaded" garage, however that option would ONLY be available on wider lots that had the space. IF M/I offers the side-load garages in their presentation next Monday night for wider lots, I think that would help offset the "monotony factor" that their Production Homes would have.

John Boyer

PUBLIC COMMENT #42

Subject: Tamarack

Hello Commissioners. Tamarack is on your agenda tonight and I would ask that you not approve this project as submitted. While the petitioner has addressed some concerns, there are still a number of items that I believe are not up to par. The fact is that this area is surrounded by custom homes and larger lots. Very plainly, steps taken by petitioner to try to address the production home appearance are not enough. Front -load garages, similar-looking elevations, minimal side yards, etc. will not blend into this area. I worry that with the sizable gas line easements, much of the appearance cannot be hidden. Again, while petitioner has offered some assistance with that, it just is not enough. The minimum home sizes, although not varying too much from surrounding zoning, do not reflect what has actually been constructed in surrounding development. Petitioner has stated it is geared more toward empty nester, hence the smaller size and minimal amenities. The closest smaller-lot development is within the Bridgewater Club and is fenced, gated, mounded, and with greater architectural variety and interest.
As you may know, Walnut Ridge was a similar piece of land -169th and Carey-with several pipelines and in between custom neighborhoods, on an arterial, but with production across the street. In that project, while not perfect, a development that was acceptable to neighbors was completed by a production developer, and with an overall density of 1unit/acre. It is mostly sold. We can get better than what is being offered at this time. I respectfully request you pass this on to Council with an unfavorable recommendation tonight.
Please let me know if you have questions, comments. Thank you all so much for your efforts and consideration.

Cindy Spoljaric
Westfield City Council
695-6673
Cspoljaric@westfield.in.gov