



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06_20_2016

Monday, June 20, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 20, 2016 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 6, 2016

Documents: [June 6, 2016, Minutes](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1606-DDP-21

Urban Vines

303 East 161st Street

Noah Herron of Urban Vines, LLC requests approval of a Detailed Development Plan for a vineyard and winery on 5 acres +/- in the AG-SF1: Agriculture/Single Family Rural District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscaping Plan](#) | [Exhibit 6: Acknowledgement of Variance](#) | [Exhibit 7: Elevation Comparison](#)

CONTINUED ITEMS

1606-PUD-06 [CONTINUED]

Open Doors PUD District

19400 Tomlinson Road (Monon Trail Elementary School Campus)

Open Doors of Washington Township, Inc. by Nelson & Frankenberger requests a change in zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Open Doors Planned Unit Development (PUD) District.

1606-PUD-07 [CONTINUED]

Harmony PUD District Amendment (Mixed-Use District)

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests an amendment to the Mixed-Use District of the Harmony Planned Unit Development (PUD) District.

1606-DDP-20 [CONTINUED]

CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft.+/- building on 1.96 acres+/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

1602-CPA-01 [CONTINUED]

The Conservancy Addendum

The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

1601-ODP-01 & 1601-SPP-01 [CONTINUED]

The Trails

East of Oak Ridge Road, South of SR32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.

1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment (Bridgewater Marketplace)

Northwest Corner of 146th Street and Gray Road

KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 6, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Tom Smith, Andre Maue, David Schmitz, Robert Smith and Chris Woodard.

City Staff Present: Jennifer Miller, Assistant Director; Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; Amanda Rubadue, Associate Planner; Daine Crabtree, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: May 2, 2016, Meeting Minutes

Motion: Approve the May 2, 2016, minutes.

Motion: Woodard; Second: Horkay; Vote: Approved 9-0.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

Case No. 1605-DDP-16

Description: IU Health at Spring Mill Station

380 South Junction Crossing

Cooperstown Partners, LLC requests approval of a Detailed Development Plan for a 9,800 sq. ft. +/- medical office building on 1.15 acres +/- in the Spring Mill Station SEC Planned Unit Development (PUD) District.

Howard presented an overview of the detailed development plan, as outlined in the Department report.

Hoover wanted to thank the petitioner and staff for working with the Springmill Station Task Group on this project.

Motion: Approve petition 1605-DDP-16.

Motion: Schmitz; Second: T. Smith; Vote: 9-0.

Case No. 1506-ODP-16 & 1506-SPP-15

Description: Bent Creek

Northwest Corner of 159th Street and Town Road

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

Todd presented an overview of the changes to the proposed plans and associated waivers, as outlined in the Department report.

Motion: Approve waivers to: (1) Allow cul-de-sac lengths be greater than six hundred (600) feet; and, (2) Reduce the number of required pedestrian connections extending from cul-de-sacs.

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

Motion: Approve additional written commitment regarding Common Area #13.

Schmitz; Second: Horkay; Vote: 9-0.

Motion: Approve petition 1506-ODP-16 & 1506-SPP-15 with the following conditions:

- In lieu of performing an independent traffic impact study, the developer has agreed to participate with the City's broader study of this geographic area of the community. As such, the developer shall pay up to ten thousand dollars (\$10,000), as determined by the Westfield Public Works Department, for the developer's participation in this study prior to the issuance of an improvement location permit.
- The following improvements to the north side of 159th Street (between Towne Road and Rippling Creek Way) shall be made prior to construction/installation of any infrastructure or lots south of the John Edwards Drain:
 - 159th Street be widened and paved with a total of twenty-four (24) feet of asphalt (eleven-foot (11') wide travel lanes with one-foot (1') wide paved shoulders);
 - All existing, impacted culverts shall be properly extended;
 - Any existing impacted utilities shall be relocated; and,
 - All public improvements shall be made in accordance with the Westfield Construction Standards.
- 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: Graham; Second: R. Smith; Vote: 9-0.

Case No. 1604-DDP-11

Description: Westfield Business Centre
17001 Oak Ridge Road
Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.

Rubadue presented an overview of the detailed development plan, as outlined in the Department report.

Motion: Approve petition 1604-DDP-11.

Motion: Horkay; Second: Woodard; Vote: 9-0.

Case No. 1604-DDP-12

Description: Circle K
1821 East 151st Street
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.

Howard presented an overview of the detailed development plan, as outlined in the Department report.

Schmitz asked for a summary of the changes that were made to the proposed architecture.

Howard summarized the rear elevation revisions that included an increase in the façade offset and the incorporation of the masonry wraparound.

Motion: Approve petition 1604-DDP-12 with the conditions that all necessary approvals be received by the Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Maue; Second: Woodard; Vote: 9-0.

Woodard recused himself.

Case No. 1605-SPP-06 & 1605-ODP-06

Description: Harmony, Mixed-Use District
Northwest Corner of 146th Street and Ditch Road
Estridge Development Management, LLC by Innovative Engineering & Consulting, Inc. requests approval of a Primary Plat and an Overall Development Plan for the Mixed Use District on 32.82 acres +/- in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the primary plat and overall development plan, as outlined in the Department report.

Motion: Approve petitions 1605-SPP-06 and 1605-ODP-06 with the following conditions:

- All necessary approvals be obtained from the Westfield Public Works Department and the County Surveyor's Offices prior to the approval of a Secondary Plat.
- The final location and design of the 146th Street access from Block B be approved by the Hamilton County Highway Department prior to the approval of a Secondary Plat.

Motion: R. Smith; Second: Schmitz; Vote: 8-0.

Woodard returned to the meeting.

Case No. 1605-SPP-07, 1605-ODP-08 & 1605-DDP-17

Description: Retreat on the Monon
South Side of 161st Street and Moon Trail
Pulte Homes of Indiana, LLC by Weihe Engineers, Inc. requests approval of a Primary Plat, Overall Development Plan and Detailed Development Plan for eighty-six (86) townhouse dwellings on 13.52 acres +/- in the Viking Meadows Planned Unit Development (PUD) District.

Pohlman presented an overview of the primary plat, overall detailed development plan and detailed development plan, as outlined in the Department report, and noted the changes made since the public hearing.

R. Smith inquired about the safety of the crossing design of the Monon Trail.

Pohlman explained the existing PUD Ordinance permits the crossing and that the City's engineer has dictated the preliminary design of the crossing that will include a median and be signed.

Hoover asked the petitioner whether they've further considered the neighbors' requests to phase the development east to west rather than west to east.

Ashley Bedell, on behalf of the petitioner, responded that they are proposing to phase west to east because the east parcel's access goes through land owned by the Indiana Department of Transportation (INDOT) and they don't yet have the necessary approvals.

Hoover inquired what happens if approval of that access is not granted.

Pohlman responded that in working with the City's Public Works Department, preliminary approval has been provided by INDOT, but that formal approval by INDOT was subject to the approval of the detailed development plan and INDOT's review and approval timeline.

T. Smith asked about the revised elevations, particularly visible from 161st Street.

Bedell explained the elevations have been revised and that all buildings now have a masonry wrap around the first floor.

Motion: Approve 1605-SPP-07, 1605-ODP-08, and 1605-DDP-17 with the following conditions:

- All necessary permits and approvals be obtained from the Public Works Department and the County Surveyor's Offices prior to the issuance of an Improvement Location Permit.
- The final design of the Barringer Drive crossing of the Monon Trail shall be determined and approved by the Public Works Department prior to the issuance of an Improvement Location Permit.

Motion: T. Smith; Second; Hoover; Vote: 8-1 (R. Smith).

PUBLIC HEARINGS

Case No. 1606-PUD-06 [PUBLIC HEARING]

Description: Open Doors PUD District
19400 Tomlinson Road (Monon Trail Elementary School Campus)
Open Doors of Washington Township, Inc. by Nelson & Frankenberger requests a change in zoning from the AG-SF1: Agriculture/Single-Family Rural District to the Open Doors Planned Unit Development (PUD) District.

Todd presented an overview of the petition, as outlined in the Department report.

Jon Dobosiewicz, Nelson & Frankenberger, gave a brief presentation. Jerry Rosenberger, on behalf of Open Doors, gave a presentation about the organization and their service model.

Public Hearing opened at 7:42 p.m.

Bill Sanders, 1050 East 191st Street: Stated he was not opposed to this project, but was concerned with its location, number of parking spaces with direct access on the bus's internal driveway, and that the architecture is not consistent with the school and surrounding neighborhood.

Jerry McGuire, stated he owns property across the street at the southeast corner of Tomlinson Road and 196th Street and is very supportive of the project.

Public Hearing closed at 7:45 p.m.

Dobosiewicz responded they will take into advisement the concerns of the circular driveway and the parking and noted that the colors and materials of the building are intended to complement the surrounding school buildings. He noted they were asked to consider incorporating masonry at the entrance of the building, which they will consider prior to the next meeting.

R. Smith expressed a concern about the location.

Maue asked about its location on the school property and accessibility for clients.

Dobosiewicz further explained the location of the site in the context of the Township the organization serves and that their clients are automobile centric and this site provides easy access and is conveniently located.

No action is required at this time.

Case No. 1606-DDP-21 [PUBLIC HEARING]

Description: Urban Vines
303 East 161st Street
Noah Herron of Urban Vines, LLC requests approval of a Detailed Development Plan for a vineyard and winery on 5 acres +/- in the AG-SF1; Agriculture/Single Family Rural District.

Pohlman presented an overview of the petition, as outlined in the Department report.

Noah Herron, on behalf Urban Vines, gave a brief presentation.

Public Hearing opened at 7:56 p.m.

No public comment.

Public Hearing closed at 7:57 p.m.

Maue commented that the parking lot and driveway were gravel and acknowledged the approved variance; however, he requested the petitioner consider an asphalt apron along 161st Street to minimize gravel being carried onto 161st Street.

Hoover noted a concern with parking and overflow and requested the petitioner's consideration to enhance the building's rooflines and siding colors.

Herron noted he will revise the plans in response to the comments.

No action is required at this time.

Case No. 1606-PUD-07 [PUBLIC HEARING]

Description: Harmony PUD District Amendment (Mixed-Use District)
Northwest Corner of 146th Street and Ditch Road
TMC Developers, LLC by Nelson & Frankengerger requests an amendment to the Mixed-Use District of the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the proposed amendment, as outlined in the Department report.

Jon Dobosiewicz, Nelson & Frankengerger, on behalf of the petitioner, presented details of the proposed amendment.

T. Smith inquired when alternative elevations for the proposed CVS that reflected the discussed residential architecture would be available.

Dobosiewicz responded they were waiting to compile all the comments from the public hearing and then determine whether to make revisions.

Pohlman noted the written remonstrance comments that were submitted prior to the public hearing that were compiled and included with the Plan Commission's materials.

Public Hearing opened at 8:18 p.m.

The following spoke in opposition to the petition:

- Joe Plankis, 514 Stockbridge Drive, on behalf of the Centennial Homeowners' Association: Opposed to a gas station and additional fast food uses; concerned with architecture not having a village feel; desires to see set hours of operation and concerned about light and noise pollution. Indicated the homeowners' association is willing to work with the developers for a final result that works for everyone.
- Amy Anderson, 14466 Welford Way: Opposed to a gas station and fast food uses and businesses being open twenty-four hours.
- Bruce Watson, 1355 Trescott Drive: Opposed to a gas station and fast food uses. Concerned with incompatibility of commercial architecture that should fit in with the neighborhood and village architecture. Concerned with headlights and impact on surrounding homes.
- Marc Goldstein, 1375 Kirklees Drive: Opposed to a gas station and concerned with the commercialization, light and noise pollution. Opposed to business being open twenty-four hours.
- Sanford Horn, 1388 Somerville Drive: Concerned with the design and location of the roundabout, proposed size of the CVS, and lighting.
- Becky Cage, 1461 West 151st Street: Concerned with lack of buffering on the north side of the proposed apartments. Concerned with incompatibility of the development's architecture that should fit in with the neighborhood. Opposed to a gas station.
- Mark Sell, 1611 West 146th Street: Opposed to the gas station and concerned with

insufficient landscaping and screening along old 146th Street abutting the residential properties. Concerned with the health, safety and environmental impact of the gas station.

- Steve Goodere, 1393 Bridgeport Drive: Opposed to a gas station and fast food uses and requested what has changed to warrant changes to previously agreed upon uses. Desires to see a more village architectural theme.
- Steve Gerke, 14460 Welford Way: Opposed to the proposed development but understands the zoning already allows aspects of the development but believes it is an invasion of the surrounding neighborhoods. Opposed to a gas station because it doesn't complement the neighborhood nor does it offer services that the other proposed uses won't otherwise provide.
- David Hughes, 14486 Baldwin Lane: Opposed to a gas station because of air and water pollution. Concerned with traffic and timing of deliveries and the impact on Ditch Road for school buses and other commuter traffic.
- Carla Schaaf, 14925 Pollard Drive: Agreed with all prior public comments. Opposed to a gas station. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods.
- Mark Schaaf, 14925 Pollard Drive: Referenced recent article regarding the founding principles to Westfield and that three of the principles that stood out in this situation include: responsibility from everyone including businesses; integrity, businesses need to cooperate with their neighbors/neighborhoods; and, mutual respect. Concerned about size of signage.
- Walt Jones, 1326 Trescott Drive: Agreed with all prior public comments. Opposed to fast food uses.
- Janet Ashman, 1354 Mesmouth Drive: Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods. Opposed to gas station because of issues related to environmental, light, sound, etc.
- Shane Towne, 1617 Rose Bank Drive: Opposed to a gas station and fast food uses. Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods.
- Michelle Curdimen, 14917 Pollard Drive: Concerned with aesthetics, hours of operation, increased traffic, loitering and crime with the gas station and fast food uses. Concerned with uses and architecture not having a village feel that complements the surrounding residential neighborhoods.
- Karen Bridges, 1514 Waterleaf Drive: Harmony was supposed to be a village-type community with a healthy lifestyle, and quiet family neighborhood, and what is being proposed is not consistent with this vision.
- James Sperlik, 1346 Anapolis Drive: Agreed with all prior public comments.
- Laura Anderson, 14466 Welford Way: Opposed to a gas station.

- Barbara Simonson, 15290 Seneca Circle: Opposed to a gas station and fast food uses. Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision.
- Tara Magnuson, 1400 Waterleaf Drive: Opposed to a gas station and fast food uses.
- Clifford Helsel, 14546 Baldwin Lane: Opposed to a gas station and fast food uses because of aesthetics and pollution. Opposed to any of the changes.
- Mic Mead, 15466 Oak Road: Opposed to the petition.
- Jennifer Barker, 1486 Waterleaf Drive: Harmony was supposed to be a village-type community and what is being proposed is not consistent with this vision. Desires to see commercial uses that offer a healthier alternative and complement the neighborhood, such as her salon in Broad Ripple. Opposed to a gas station and fast food uses.

Public Hearing closed at 9:26 p.m.

Dobosiewicz commented that he will take all the comments written and spoken and work to resolve the issues, specifically concerns regarding access, lighting, and architectural design. He responded that he heard a lot of what was told to individuals for one of their biggest investment of their life in their homes, but most of what is being proposed is consistent with the layout adopted in 2012 by the Council. He stated he could not verify what the residential builders promised those who bought in Harmony or who have lived in Centennial for years, but he can say the Harmony PUD Ordinance approved in 2012 clearly permits the intensity at this intersection, and the proposed design is much less intense than what is currently permitted by the ordinance.

Hoover stated he would prefer to see the entire development incorporate a village architecture that blends with the neighborhood rather than just meeting the minimum requirements of the SR32 Overlay architectural standards.

R. Smith, T. Smith and Woodard stated their agreement with Hoover's comments.

No action is required at this time.

Case No. 1606-PUD-07 [PUBLIC HEARING]

Description: CVS, Harmony

Northwest Corner of 146th Street and Ditch Road

TMC Developers, LLC by Nelson & Frankenberger requests approval of a Detailed Development Plan for a 12,900 sq. ft. +/- building on 1.96 acres +/- on Lot 1 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the development plan, as outlined in the Department report, and noted the pending amendment and that the Department report includes both the current standards as well as the proposed standards.

Public Hearing opened at 9:42 p.m.

Pohlman noted the public hearing comments that were provided with the prior agenda item, both written and verbal, that relate to the proposed CVS would be carried over and included for the record with this petition item too.

David Hughes, 14486 Baldwin Lane: Concerned with traffic and timing of deliveries and the impact on Ditch Road for school buses and other commuter traffic.

Walt Jones, 1326 Trescott Drive: Concerned with the architectural design because he doesn't believe the SR32 Overlay standards are appropriate for this location.

Public Hearing closed at 9:44 p.m.

Schmitz wants to make sure that the proposed architecture for commercial uses match the architectural style of the single-family area of Harmony.

Hoover stated his agreement with Schmitz's comment.

No action is required at this time.

CONTINUED ITEMS

Case No. 1602-CPA-01 [CONTINUED]

Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members, no report.

City Council Liaison, Hoover provided a report.

Economic and Community Development Department, no report.

Board of Zoning Appeals Liaison, Schmitz provided a report.

Motion: Adjourn meeting.

Woodard; T. Smith seconded. Vote: 9-0.

The meeting adjourned at 9:48 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



Petition Number: 1606-DDP-21

Subject Site Address: 303 E. 161st Street

Petitioner: Noah Herron of Urban Vines, LLC

Request: Detailed Development Plan approval for a vineyard and winery building on 5 acres +/-, and associated waivers.

Current Zoning: AG-SF1: Agriculture/Single Family Rural District

Current Land Use: Agriculture

Approximate Acreage: 5 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscaping Plan
6. Acknowledgement of Variance

Zoning History:

1604-SE-01 Special Exception (04/12/16)
1604-VS-07 Variances of Development Standard (04/12/16)

Staff Reviewer: Rachel Johnson, AICP, PLA, ASLA
Loci Creative, LLC

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates 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 5 acre +/- site is located on the south side of 161st Street, between Oak Ridge Road and Spring Mill Road (see **Exhibit 2**), and is currently undeveloped agricultural land. The applicable zoning district is AG-SF1: Agriculture/Single Family Rural District. The project is for the construction of a vineyard and winery on 5 acres +/-, and associated waivers. On April 12, 2016, the Board of Zoning Appeals approved a Special Exception of an Agritourism Use to allow the proposed vineyard and winery (1604-SE-01) and related Variances of Development Standard for landscaping, architecture and parking standards (1604-VS-07).

SUBDIVISION CONTROL WAIVERS:

As further noted herein, the Petitioner is requesting two (2) subdivision control waivers for the following standards:

Article 8.7(D) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with UDO standards.

Article 8.7(C)(4) Internal Pedestrian Network Standards: Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures.

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

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

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

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) 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.
- 4) Address and legal description of the property.

- 5) Boundary lines of the property including all dimensions.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) 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.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) 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).
 - 20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

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:

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

Comment: The property is not subject to an Overlay District.

- 25) 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.
- 23) 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.

COMPLIANCE WITH CONDITIONS OF APPROVAL

On April 12, 2016, the Board of Zoning Appeals approved a Special Exception of an Agritourism Use to allow the proposed vineyard and winery (1604-SE-01) and related Variances of Development Standard for landscaping, architecture and parking standards (1604-VS-07). The approvals were subject to the following conditions:

- 24) The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, as revised and attached hereto as Exhibit B and Exhibit C, respectively, subject to review and approval for compliance with applicable ordinances and laws of the development plan and appropriate permits. Any expansion or substantial alteration to the scope and operation of the Agritourism Use, as determined by the Director, shall require approval by the Board.
- 25) The standards of Chapter 6 and Chapter 8 of the Unified Development Ordinance that are applicable to nonresidential uses and buildings in a Business District shall apply to the Agritourism Use, except as otherwise varied by an approved variance of development standard, or waiver by the Plan Commission as part of a Detailed Development Plan approval.

- 26) The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department prior to the approval of a development plan and/or issuance of a building permit for the property.
- 27) Approval shall be subject to the approval of a Detailed Development Plan that ensures that adequate surface design, parking space delineation, and maintenance is provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access), as deemed appropriate by the City (e.g., Department of Public Works, Fire Department, Economic and Community Development Department) and County Surveyor's Office.
- 28) Buildings on the Property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit, attached hereto as Exhibit D.

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1: Single-Family Rural District).

- 29) Permitted Land Uses: The proposed use is permitted pursuant to 1604-SE-01.
- 30) Minimum Lot Area: 3 acres
- 31) Minimum Lot Frontage: 250 feet
- 32) Minimum Building Setback Lines:
- a) Front Yard: 100 feet
 - b) Side Yard: 30 feet
 - c) Rear Yard: 30 feet
- 33) Minimum Lot Width: 100 feet
- 34) Maximum Building Height: 2.5 stories
- 35) Agricultural-Related Buildings:

Comment: Please see review comments herein regarding Chapter 6 of the UDO.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below:

- 36) Accessory Use and Building Standards (Article 6.1)
- a) Screening of Receptacles and Loading Areas (Article 6.1(H))

37) Architectural Standards (Article 6.3)

Comment: Does not apply pursuant to 1604-VS-07; however, the condition of approval requires buildings to exceed or be substantially similar in quality and character to the Illustrative Character Exhibit. Since the public hearing, the petitioner has revised the proposed building's design, as depicted in Exhibit 4, to address the comments from the public hearing.

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

41) Landscaping Standards (Article 6.8):

- a) General Landscape Design Standards (Article 6.8 (G))

Comment: Please correct scale on Landscaping Plan sheet C2.4.

- b) General Screening Standards (Article 6.8(H))
- c) Detention and Retention Areas (Article 6.8(I))
- d) Street Trees (Article 6.8(J))
- e) Minimum Lot Landscaping Requirements (Article 6.8(K))

Comment: Does not apply pursuant to 1604-VS-07.

- f) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. 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.

- g) External Street Frontage Landscaping (Article 6.8M)

Comment: Does not apply pursuant to 1604-VS-07.

- h) Buffer Yard Requirements

Comment: Does not apply pursuant to 1604-VS-07.

- i) Parking Area Landscaping:

Comment: Does not apply pursuant to 1604-VS-07.

- j) Perimeter Parking Area Landscaping: 1 tree per 30 linear feet of parking area length. Minimum 1 shrub per 3 feet of parking area length.

45) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

42) Lot Standards (Article 6.10)

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)

45) Parking and Loading Standards (Article 6.14)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

48) Vision Clearance Standards (Article 6.19)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply, subject to the Plan Commission's approval of the waivers noted below.

49) Easement Standards (Article 8.3)

50) Open Space and Amenity Standards (Article 8.6)

51) Pedestrian Network Standards (Article 8.7) All developments shall integrate interior and exterior pedestrian network.

Comment: Petitioner has requested a waiver from the Pedestrian Network Standards in order to delay the installation of pedestrian facilities along 161st Street (Article 8.7(D)) and to not require a sidewalk connection from 161st Street to the non-residential structure's front entrance (Article 8.7(C)(4)).

The Department recommends that if the Plan Commission approves the waiver to delay the installation of the multi-purpose path, then the waiver is conditioned upon the property owner installing the path by July 1, 2021, or prior to the issuance of a Certificate of Occupancy for the building, whichever occurs later.

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

53) Surety Standards (Article 8.12)

54) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

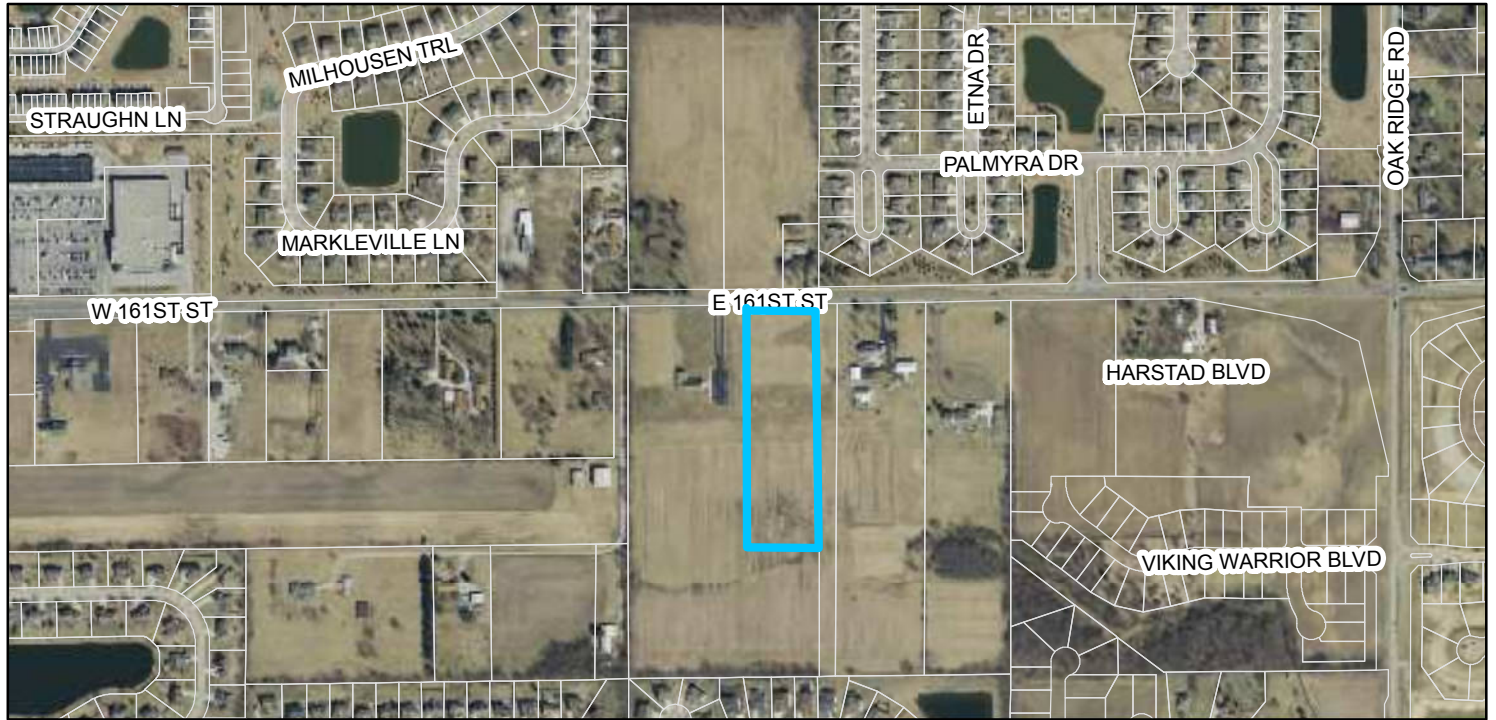
- 1) If the Plan Commission believes the petitioner has addressed their comments regarding the proposed building architecture, then the Detailed Development Plan complies with the applicable zoning ordinances, and variances associated with the site, subject to the Plan Commission's approval of the requested waivers.
- 2) **Recommended Action:** The Department recommends approving the Detailed Development Plan and requested waivers subject to the condition and findings recommended in the Department report (as noted below).
- 3) **Waivers:** The Department recommends approval of the two (2) requested subdivision control waivers, with the following findings and condition:
 - a) **Waiver Standards:**

Article 8.7(D) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with UDO standards.

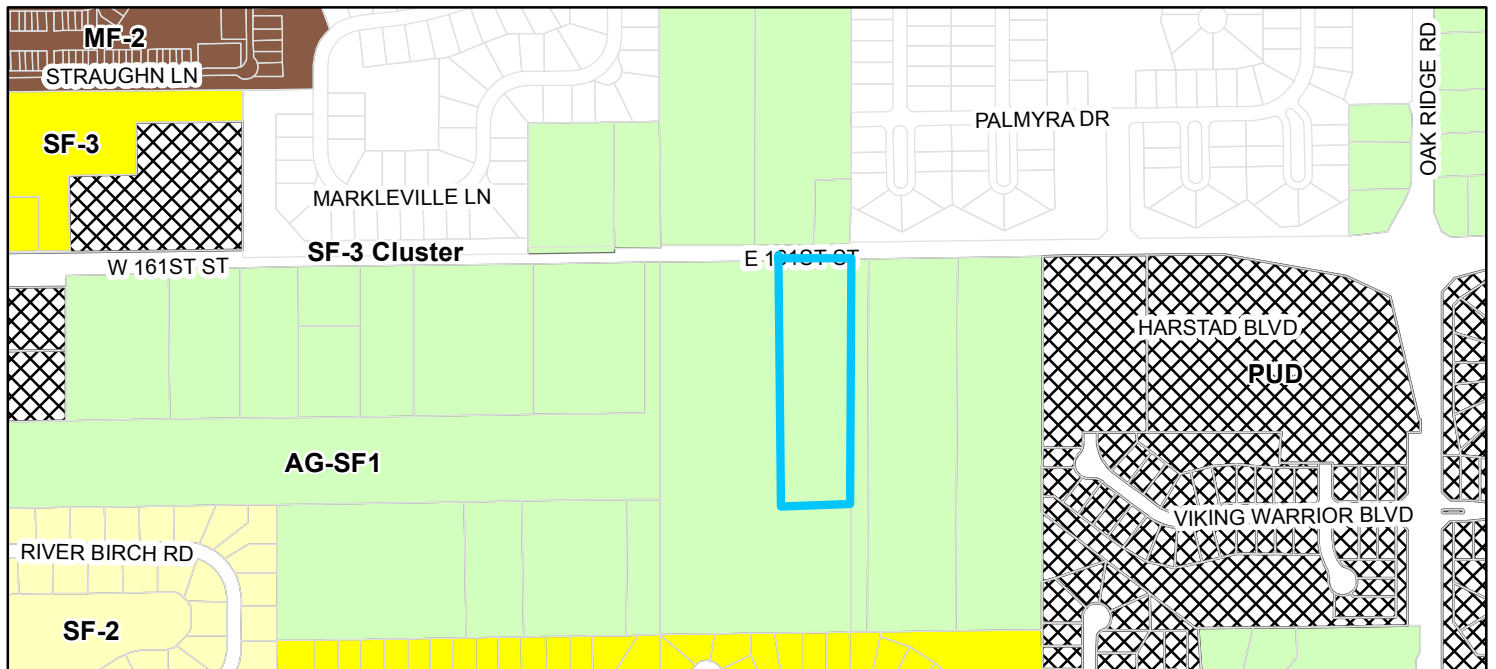
Article 8.7(C)(4) Internal Pedestrian Network Standards: Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures.
 - b) **Recommended Condition:** The property owner shall install the multi-purpose path along the property's 161st Street frontage by July 1, 2021, or prior to the issuance of a Certificate of Occupancy for a building on the property, whichever occurs later.
 - c) **Recommended Findings (Article 7.3(C)):**
 - i. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - ii. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - iii. The strict application of the Ordinance standard will result in a development of the real estate which is undesirable when compared with the proposed development.
 - iv. The proposed development is consistent with and compatible with other development located in the area.
 - v. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.
- 4) If the waivers requested are not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise the plans to bring them into compliance.

- 5) If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Johnson at 317-716-6682 or rachel@locicreativeinc.com, or Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Aerial Location Map



Zoning Map



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

Urban Vines Site Plan

Westfield, Indiana

Owner:

Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

Site Engineer:

Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency:

City of Westfield Economic &
Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

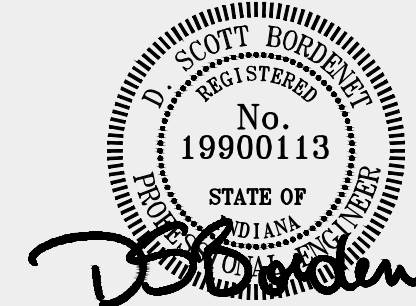
Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic &
Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

TITLE SHEET

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



Project Description:

Project Description

These plans constitute Civil-Site Plans for the construction of a commercial building over undeveloped land at 303 East 161st Street, Westfield, Indiana. Improvements consist of building and gravel parking lot construction with water, electric, gas and communication utility connections. Separate plans exist for sewer grinder/forcemain construction.

Project Summary

Number of Lots: 1 (5.0 Ac.)
Open Lot Area: 4.57 Ac.
Impervious Area (incl. building): 16,165 sft.
Building Area: 3,964 sft.
Area of Site Disturbance: 0.95 ac.
Total Parking Spaces Provided (incl. ADA): 17
Number of ADA Spaces Provided: 1

Site Flood Information

This property is not affected by the 100 Year Flood Plain according to National Flood Insurance Boundary and Floodway Maps. The referenced map is Map Number 1805700120G effective date, November 19th, 2014.

Permit Requirements

It is the contractor's responsibility to ensure all necessary permits required for construction have been obtained prior to the commencement of any work.

Note to Contractors

(1) All contractors shall review City of Westfield Standards and Specifications prior to bidding on this project. Additional specifications not included in this set of plans may be required.

See

<http://www.westfield.in.gov/egov/apps/document/center.aspx?view=items&id=50>

(2) The presence of a City of Westfield review and acceptance stamp on plans does not relieve the Contractor or Developer from compliance to the "City of Westfield Construction Standards" (latest edition). This review only designates that the general conformance with design and specifications have been met. Field changes may become necessary in order to comply with the detailed City of Westfield Specifications.

Project Construction Specifications

City of Westfield Construction Standards and Specifications (latest edition) control all site related construction.

Pre-Construction Notification

The contractor shall schedule a pre-construction meeting with the City of Westfield prior to any construction on the site being started.

Originating Benchmark Information:

Described by Coast and Geodetic Survey 1934; 1.8 miles south along the Chicago, Indianapolis and Louisville railway from the station at Westfield, Hamilton County; 5+1/2 mile south of culvert to 165.1, in the northeast angle of a gravel-road crossing, 9 yards east of the east rail, 6 yards north of the centerline of the road, and about 3 feet higher than the rail. A standard disk, stamped v42 1934 and set in the top of a concrete post projecting one-half foot above ground. NAD 83 884.42.

PLAN STATUS

LOCAL PLANNING & ENGINEERING: PENDING - PLANS NOT FOR CONSTRUCTION

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16

WATER UTILITY	NOT APPLICABLE
SANITARY UTILITY	NOT APPLICABLE
ELECTRIC UTILITY	NOT APPLICABLE
GAS UTILITY	NOT APPLICABLE
TELEPHONE UTILITY	NOT APPLICABLE
CABLE UTILITY	NOT APPLICABLE
IDEM SANITARY MAIN EXTENSION	NOT APPLICABLE
IDEM WATER MAIN EXTENSION	NOT APPLICABLE
IDEM RULE 5 NOI	NOT APPLICABLE

These plans must meet the approval of the local planning authority for permit acquisition. Also, these plans must satisfy the requirements of local utility service providers. Submit service requests/applications for utility plan review or coordinate with the site engineer or architect. These plans should only be used for estimating purposes until applicable approvals are obtained.

INDIANA UNDERGROUND

Call At Least 2
Full Working
Days Before You
Dig

PLANT
PROTECTION SERVICE
1-800-382-5544



Bordenet Civil Engineering &
Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibeck Ct.
Indianapolis, IN 46256

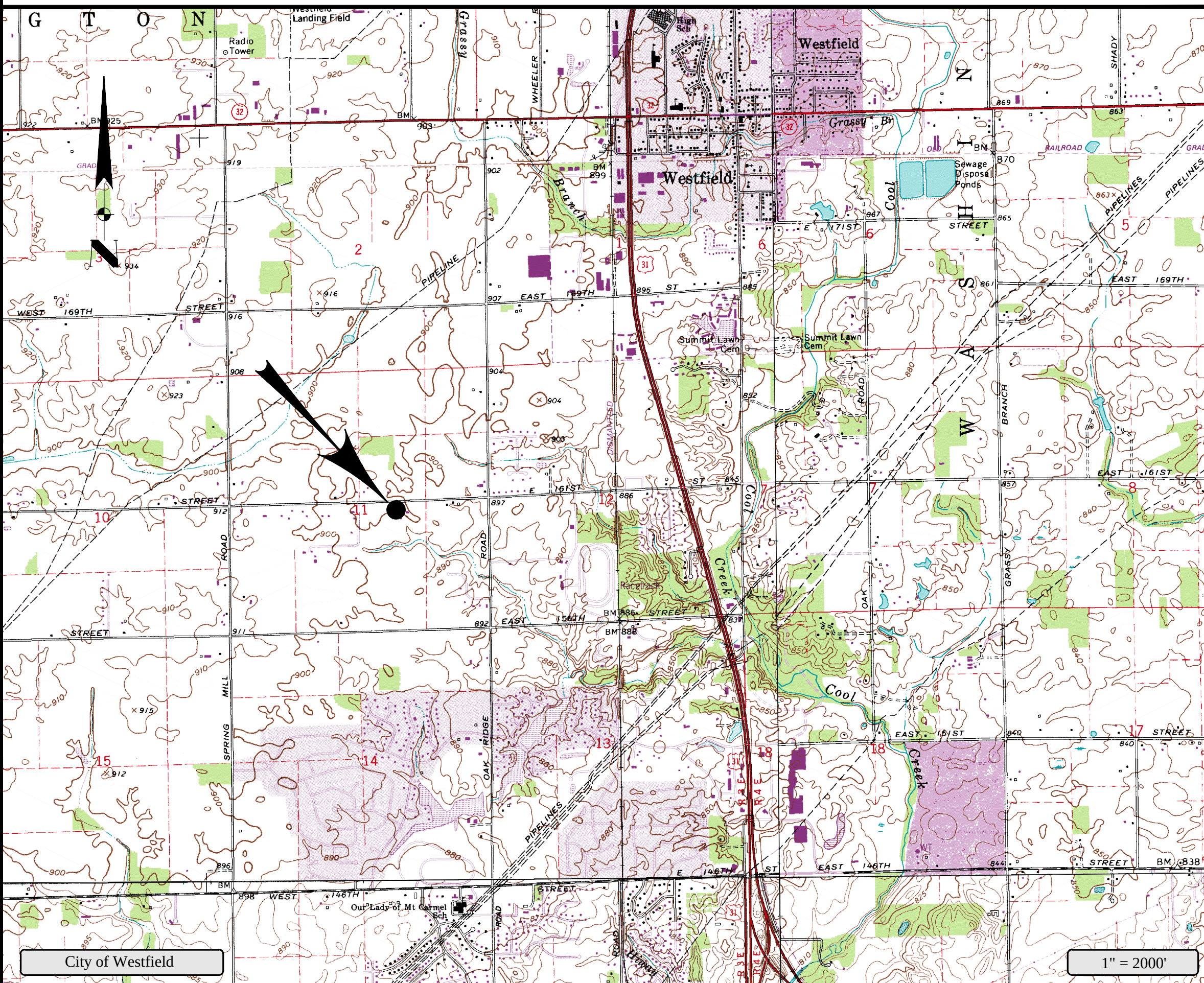
Project Number:

2015-158

Sheet No. :

C1.0

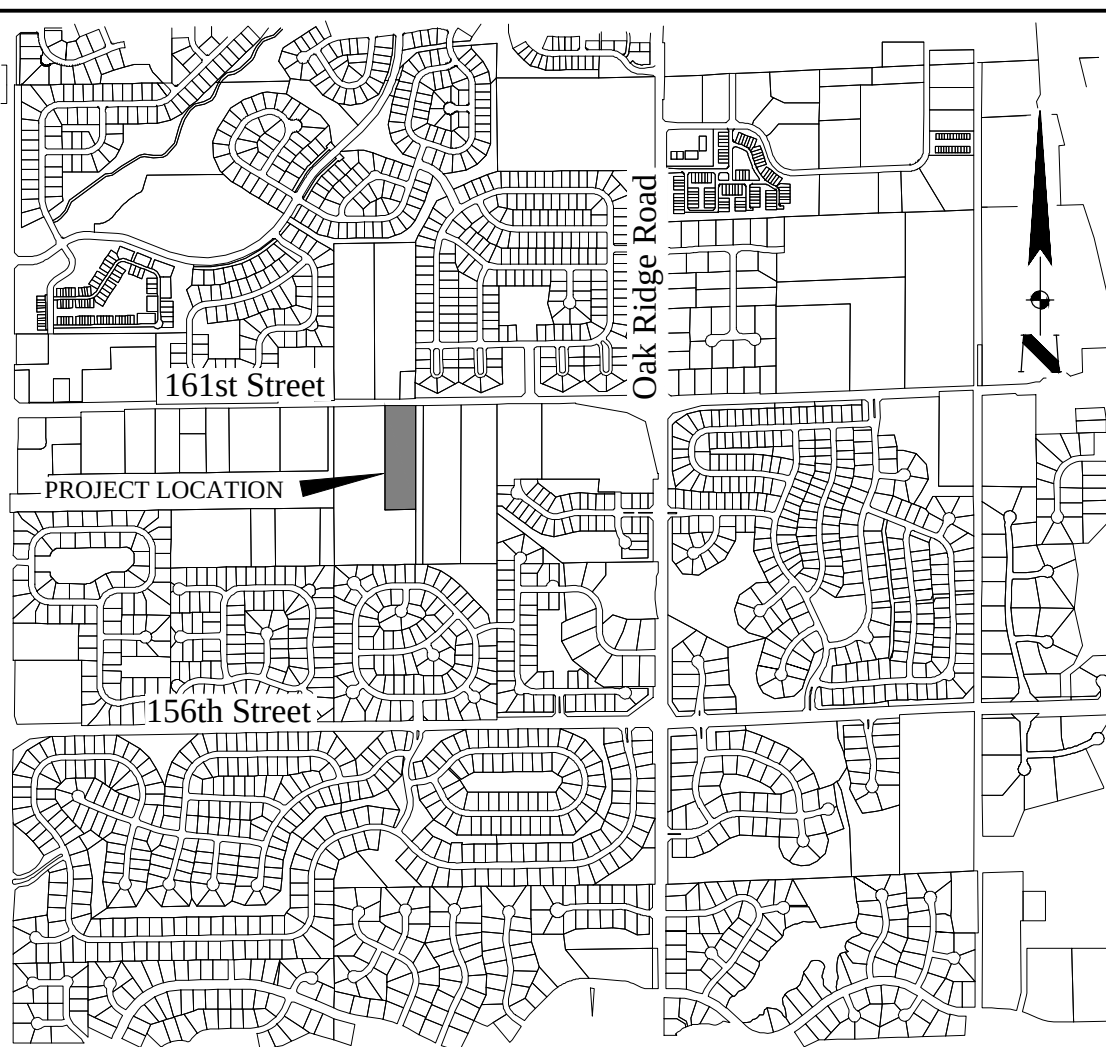
INDIANA USGS 7.5' QUADRANGLE LOCATION MAP



LAND DESCRIPTION

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the POINT OF BEGINNING; thence continue North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with an orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with an orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

VICINITY MAP



LEGAL DESCRIPTION

Deed Legal Description (Instrument, No. 2013052337)
A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail , said point also being the POINT OF BEGINNING; thence continue North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a yellow cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence South 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

Survey Legal Description

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 13 minutes 00 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a PK nail with magnetic tag stamped "BORDENET 20100044", said point also being the POINT OF BEGINNING; thence continue North 89 degrees 13 minutes 00 seconds East along the North line of said Southeast Quarter 250.00 feet to a PK nail stamped "BORDENET 20100044"; thence South 00 degrees 02 minutes 12 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence South 89 degrees 13 minutes 00 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a yellow cap stamped "BORDENET 20100044"; thence North 00 degrees 02 minutes 12 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the POINT OF BEGINNING and containing 5.00 acres more or less.

SURVEYOR'S CERTIFICATE

To Noah Herron:

This survey was performed under my direction, and to the best of this surveyor's knowledge and belief was executed according to survey requirements in 865 IAC 1-12 for the State of Indiana.

I, the undersigned, a Registered Land Surveyor in the State of Indiana, hereby certify that the within topography survey is accurate to the best of my knowledge and belief. The elevations shown were accumulated by electronic total station GPS instrumentation and are accurate to +/- 0.10 feet or one half contour interval.

Date Field Work Completed: April 25, 2016
Dated Survey Certified: April 26, 2016


D. Scott Bordenet,
Registered Land Surveyor No. 20100044, State of Indiana



GENERAL NOTES

- This survey was performed without the benefit of a current land title insurance commitment which may have disclosed information that affects the surveyed tract.
- Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP, PANEL 120 of 300, MAP NO. 18057C0120G for Hamilton County, Indiana, dated November 19, 2014, the within described real estate IS NOT located within a Special Flood Hazard Area inundated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program. The within described real estate IS NOT located within (unshaded) Zone X (Areas determined to be outside 500-year flood plain). Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.
- The surveyed premises contains a total of 5.00 acres, more or less (Net area INCLUDES right of way).
- The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Service at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.
- Per the Hamilton County online mapping data, no part of this property contains a legal (regulated) drain.
- No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Bordenet Civil Engineering and Land Surveying, LLC, its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

SURVEYOR'S REPORT

Client: Noah Herron
Job Number: 2016-158
Location of Survey: 303 E. 161st Street, Westfield, Indiana
Type of Survey: Boundary / Topographic Survey
Class of Survey: Urban Survey (865 IAC 1-12-7)
Field Work Completed: April 25, 2016

Theory of Location

The subject parcel's property lines are qualified to the north and east line of the parcel's southeast quarter section. Therefore, the controlling monuments are the northwest, northeast, and southeast corners of said quarter section. These corners were found as marked by the county surveyor.

The Hamilton County Surveyor's Office corner records indicate that the north and east quarter section corner of the subject southeast quarter exist as a PK nail (north quarter corner of the southeast quarter) and stone (east quarter corner of the southeast quarter). These corners were not original PLSS corners and could not be found. The lines of the southeast quarter are established to be the corners.

Limited evidence of the north parcel corners were found. Road patching, tone from a magnetic locator, and limited digging indicated the possible existence of PK's below the roadway surface. No PK's were found. The possible locations were approximately 0.3 northwest of the calculated and hereby set corners (PK with magnetic tag marked Bordenet, 20100044).

The record description referenced capped rebar marking the southeast and southwest corners. These capped rebar were found and determined to be approximately 1.7' west of the calculated and hereby set corners (5/8" rebar with cap marked Bordenet, 20100044). It is my opinion that these corners were previous set by deed bearings in the record description. The east and west property line should not have been controlled by the record bearing dimensions but to the qualified east quarter section line.

Survey Limitations and Uncertainty

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the lines and corners established and/or reestablished on this survey as a result of:

- Availability and condition of reference monuments;
- Occupation or possession lines.
- Clarity and/or ambiguity of the record description(s) used and/or the adjoiner's descriptions; and
- Measurements (Relative Positional Accuracy)

A. Availability and condition of reference monuments

Monuments which control the lines and corners of the surveyed property are as follows:

- The northwest corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.
- The northeast corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.
- The southeast corner of the southeast quarter of S11-T18N-3E: Harrison monument found per Hamilton County Surveyor's Office corner records.

Estimated uncertainty: None, the controlling section corners were easily identifiable.

B. Occupation or possession lines

At the time the field work was completed, physical evidence of the lines and/or inconsistencies in the lines of occupation of the surveyed tract consisted of the following:

- A 255' (+) long vinyl fence belonging to the east adjoiner lies along the north portion of the east line of the subject parcel. Measurements indicated that this fence lies within 0.1', more or less, of the calculated property line.

Estimated uncertainty: None, an existing fence fell remarkably close (on) the calculated property line.

C. Clarity and/or ambiguity of the record description(s)

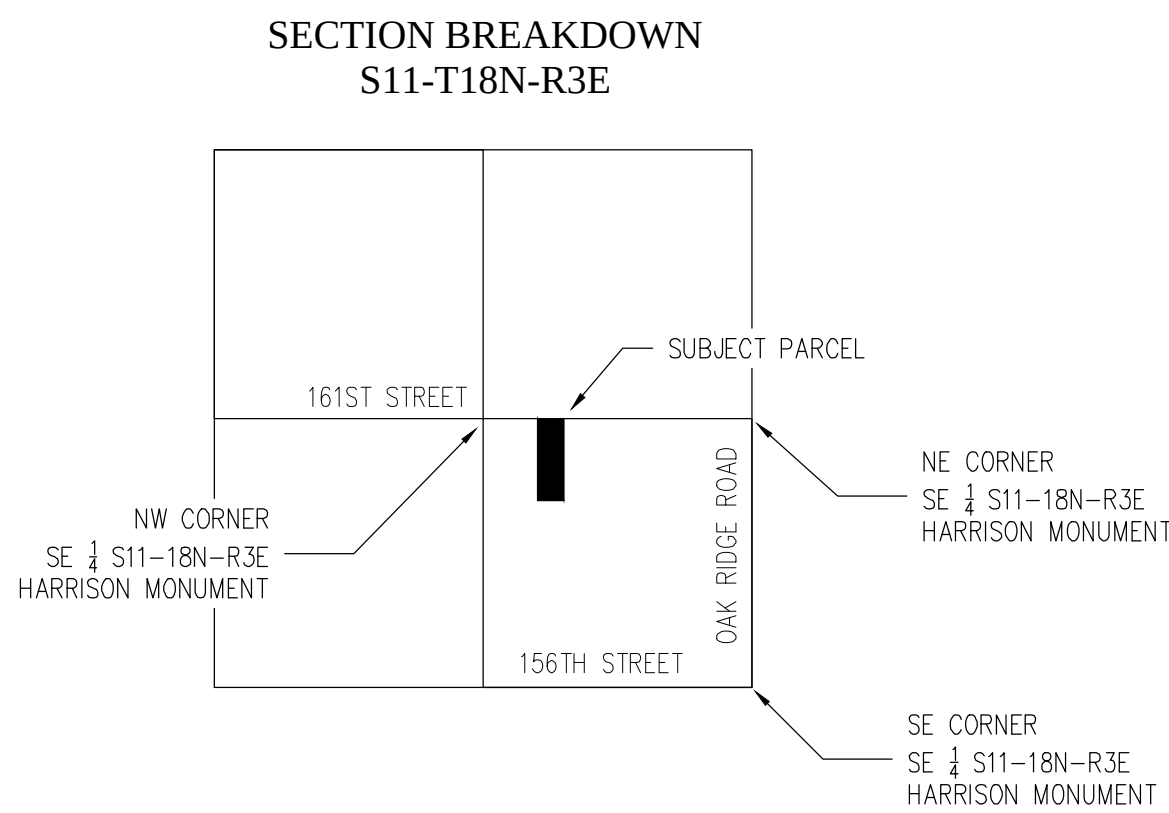
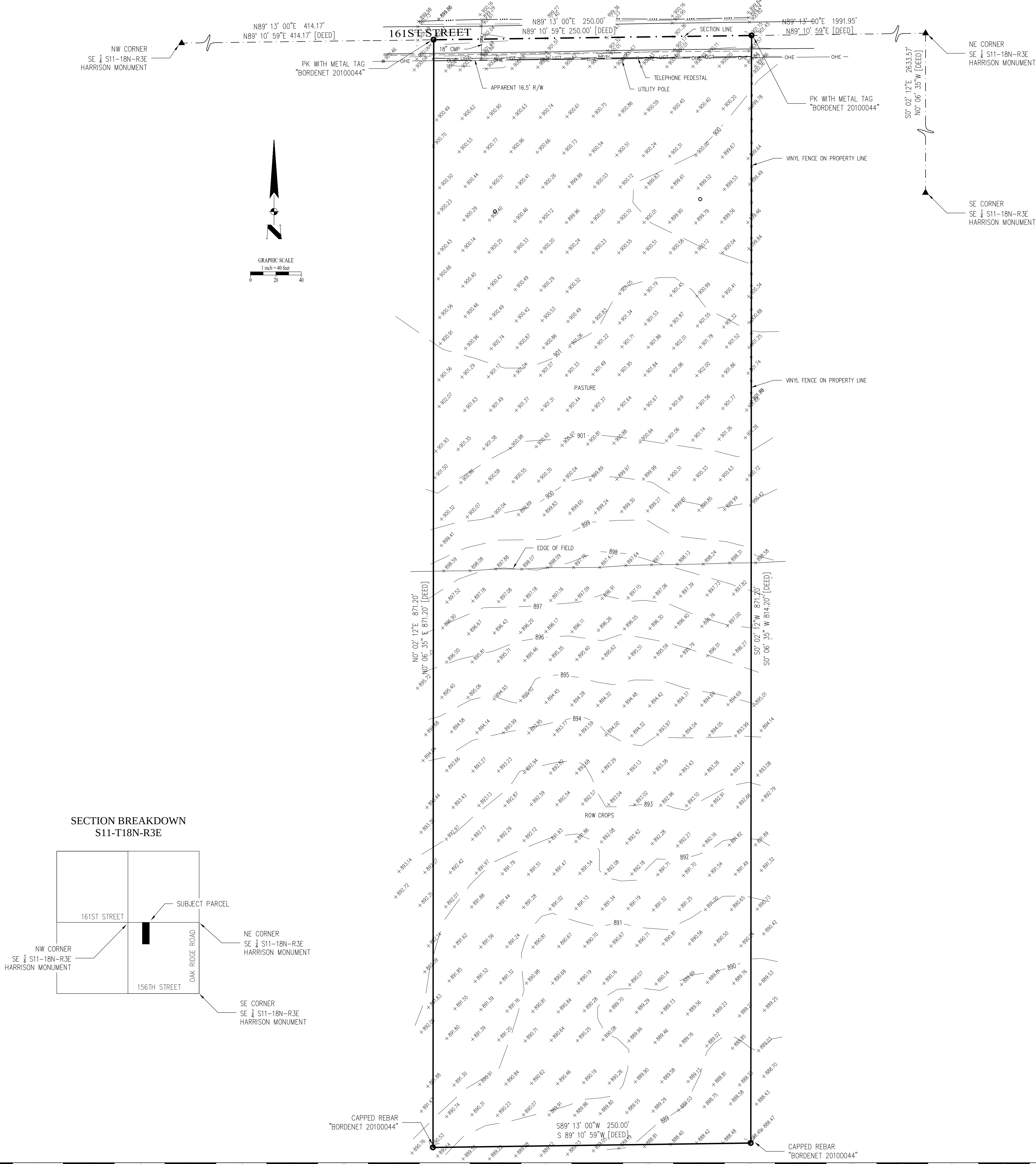
The record descriptions for the adjoining real estate were obtained and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoiners. It is this surveyor's professional opinion that there are no significant uncertainties in the lines of the surveyed real estate and those of the adjoiners due to discrepancies in the record descriptions.

Estimated uncertainty: None, the subject and adjacent parcels' property lines reference the same controlling section line(s).

D. Measurements (Relative Positional Accuracy)

The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for an Urban survey (+/- 0.07 foot plus 50 parts per million). ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level).

Estimated uncertainty: None, measurements were made using methods and techniques allowing for the required relative accuracy.



URBAN VINES BOUNDARY SURVEY

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

Land Surveyor: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

BOUNDARY SURVEY
865 IAC ARTICLE 1 RULE 12 RETRACEMENT

SURVEY NOTES

Public Land Survey System Sections

Southeast Quarter S11-T18N-R3E

City

Westfield, Indiana

County

Hamilton County

Civil Township

Washington Township

Horizontal Datum

US State Plane 1983
Indiana State Plane East [1301]
Grid Coordinates (Note: Labeled line dimensions have been projected to ground distances to conform to record dimensions.)

Vertical Datum

NAVD 88
Originating Benchmark Information:
Described by Coast and Geodetic Survey 1934. 1.8 miles south along the Chicago, Indianapolis and Louisville railway from the station at Westfield, Hamilton County, 6-1/2 mile south of culvert b 165.1, in the northeast angle of a gravel-road crossing, 9 yards east of the east rail, 6 yards north of the centerline of the road, and about 3 feet higher than the rail. a standard disk, stamped v42 1934 and set in the top of a concrete post projecting one-half foot above ground. Elev. 884.62.

Site Control

Northwest Property Corner
N 1738815.28 [SPC]
E 191609.12 [SPC]
Z 902.12 [NAVD88]

Northeast Property Corner
N 1738818.70 [SPC]
E 191859.09 [SPC]
Z 901.35 [NAVD88]

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16



Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2015-158

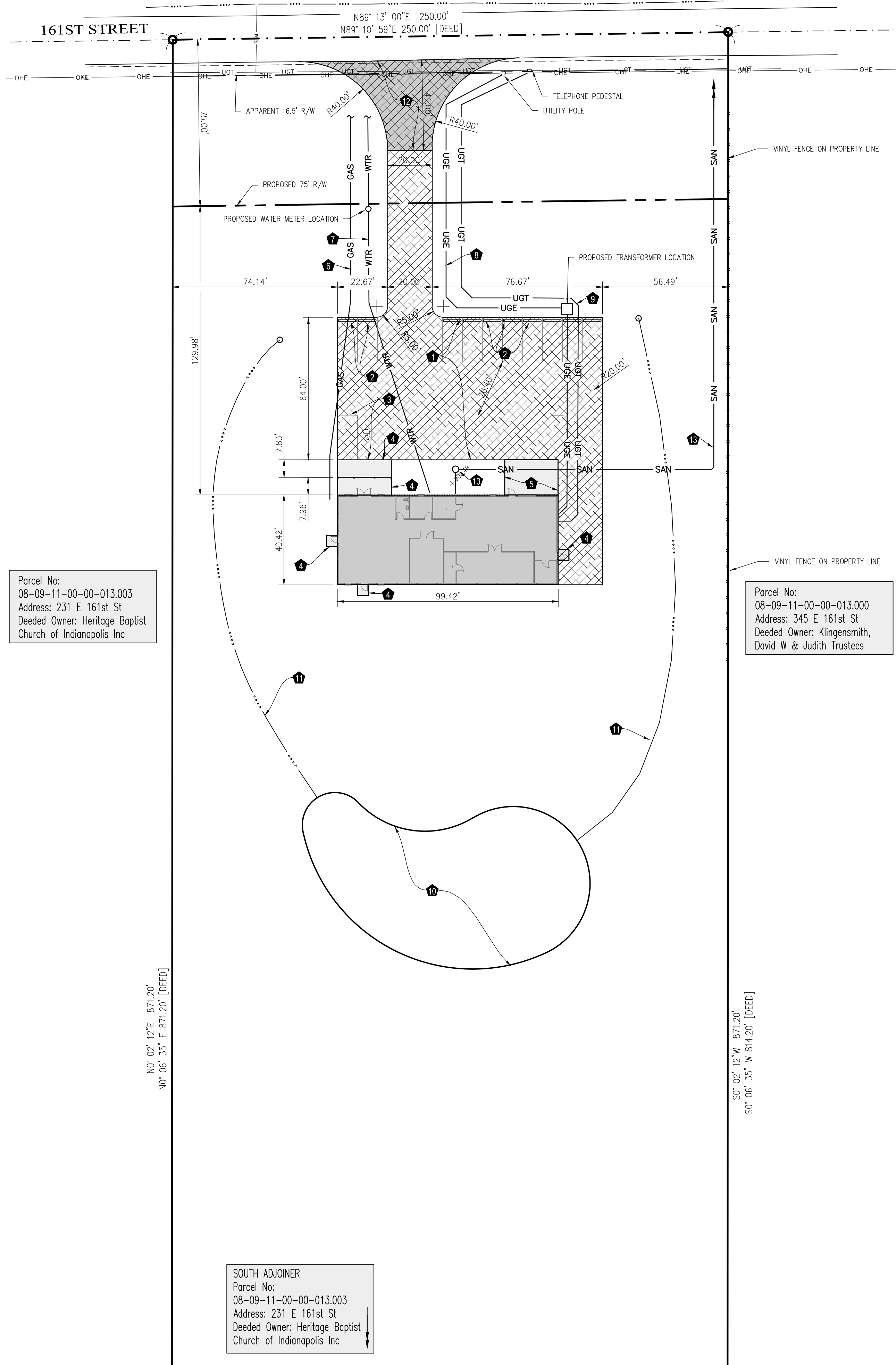
Sheet No. :

C2.0

Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibek Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 - Fax 317-536-6220 : Urban Vineyards Site Plan v1.2.dwg : Jun 09, 2016, 6:50:04 pm

GENERAL NOTES

- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.
- E. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO PROVIDE A SMOOTH VERTICAL AND HORIZONTAL TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS.
- F. ALL SITE CONSTRUCTION, MATERIALS, AND FEATURES (I.E. CURBS, WALKS, PAVING, CONCRETE, STORM DRAINAGE FEATURES, SEEDING, SODDING, EARTHWORK, ETC.) SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE STANDARDS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS BEFORE ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE AND RESOLVED PRIOR TO THE COMMENCEMENT OF WORK.
- H. ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- I. ALL CURB RADII ARE 3.0 FEET UNLESS OTHER WISE SPECIFIED.
- J. CONTACT THE PROJECT ENGINEER FOR AN ELECTRONIC FILE CONTAINING COORDINATE GEOMETRY OF THE PROPOSED DEVELOPMENT.
- K. CONFIRM ALL BUILDING DIMENSIONS WITH THE ARCHITECTURAL PLANS. HOLD ALL BUILDING DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS.
- L. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION.



URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

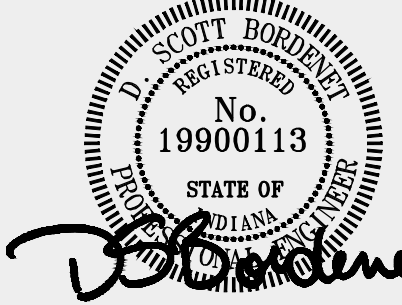
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

SITE PLAN

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



PLAN NOTES

NOTE	DETAIL/SHT.	DESCRIPTION
1.		GRAVEL PARKING LOT. 4" NO. 53 STONE.
2.		CONCRETE WHEEL STOP. NOTE: PARKING SPACES SHOWN ARE NOT TO BE MARKED. THEY ARE SHOWN FOR INFORMATIONAL PURPOSES.
3.	HC/C3.1	HANDICAPP PARKING SPACE WITH 9' ACCESS AISLE (TO THE WEST).
4.	SCP/C3.1	4" STANDARD DUTY CONCRETE APRON. APPROX. 5' EQUALLY SPACED JOINT PATTERN. COORDINATE ALL PAD SIZES NAD LOCATIONS WITH ARCHITECTURAL PLANS.
5.	HCP/C3.1	6" HEAVY DUTY CONCRETE APRON. APPROX. 5' EQUALLY SPACED JOINT PATTERN. COORDINATE ALL PAD SIZES NAD LOCATIONS WITH ARCHITECTURAL PLANS.
6.		GAS SERVICE. PLACE METER AT BUILDING FACE. COORDINATE WITH UTILITY PROVIDER.
7.		1" WATER SERVICE. PLACE METER(S) AT PROPOSED R/W WHERE INDICATED. COORDINATE WITH UTILITY PROVIDER.
8.		ELECTRIC SERVICE. PLACE METER AT BUILDING FACE. PUT TRANSFORMER WHERE INDICATED. COORDINATE WITH UTILITY PROVIDER.
9.		TELEPHONE SERVICE. COORDINATE WITH UTILITY PROVIDER.
10.		POND. SEE GRADING PLAN FOR DETAILS.
11.		DRAINAGE SWALE. SEE GRADING PLAN FOR DETAILS.
12.		CONSTRUCT ASPHALT DRIVEWAY TO CITY OF WESTFIELD STANDARDS. PAVEMENT SHALL BE ASPHALT CONSISTING OF 1" OF SURFACE -ON- 3" OF BINDER -ON- 6" OF COMPACTED #33 STONE. ANY RECONSTRUCTION TO 161ST STREET FOR DRIVEWAY CONNECTION TO BE TO ARTERIAL STREET STANDARDS (SEE SHEET C3.1 FOR DETAILS).
13.		SEE OTHER PLANS FOR E-ONE GRINDER/FORCEMAN.

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16



Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

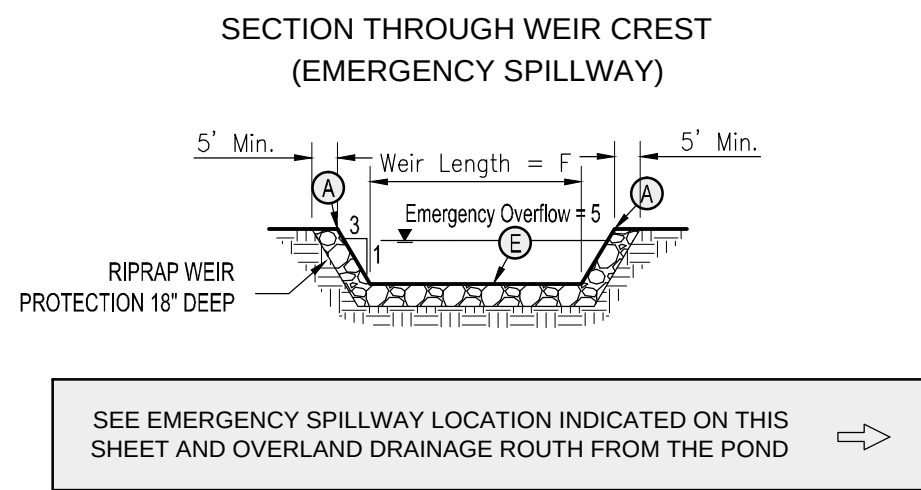
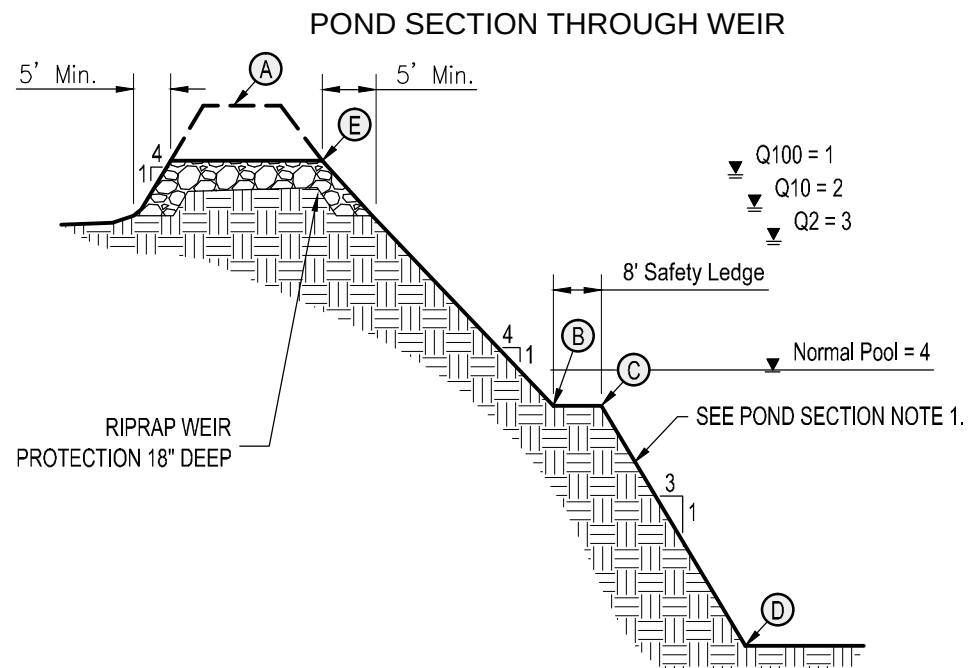
2015-158

Sheet No. :

C2.1

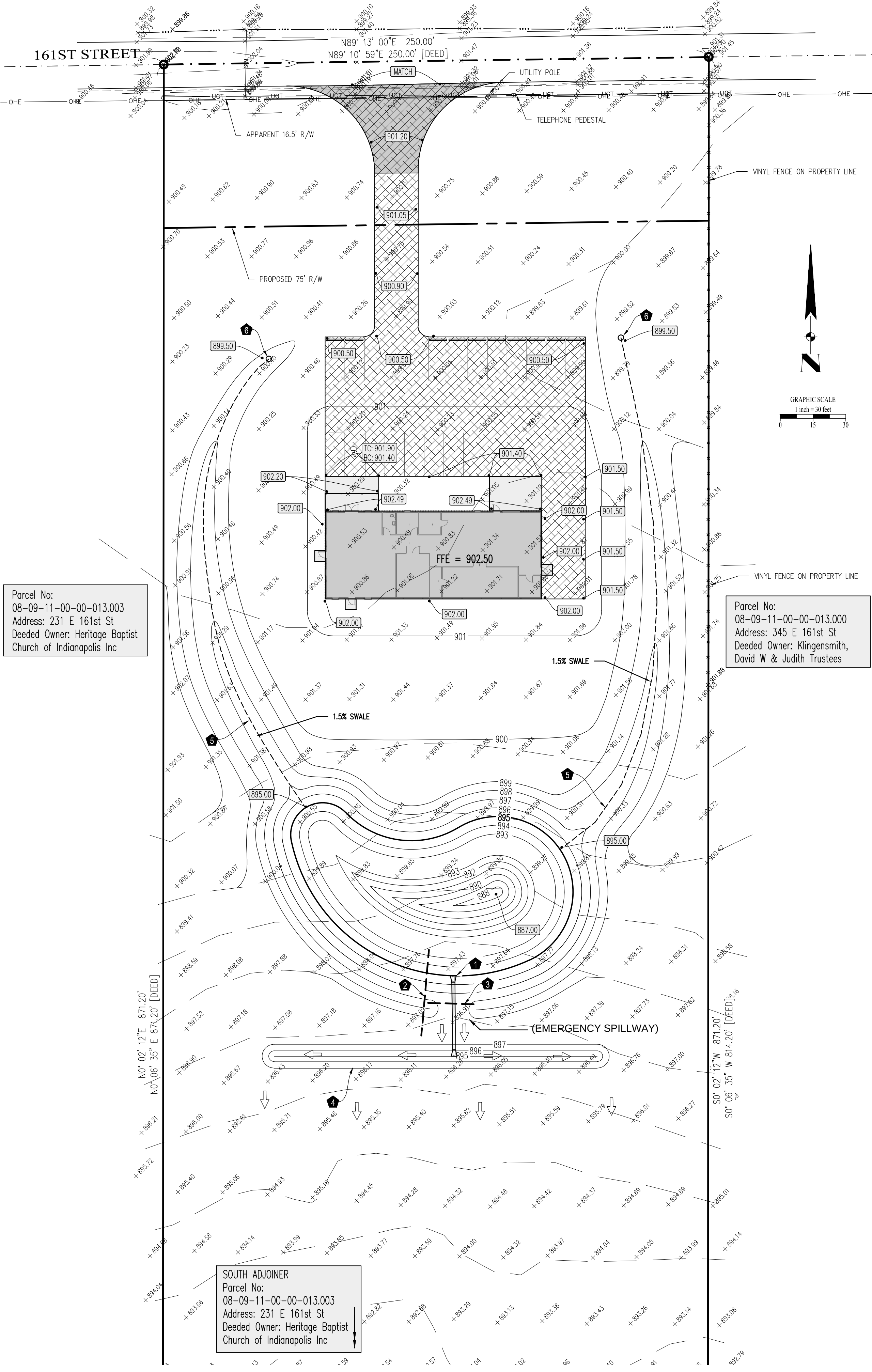
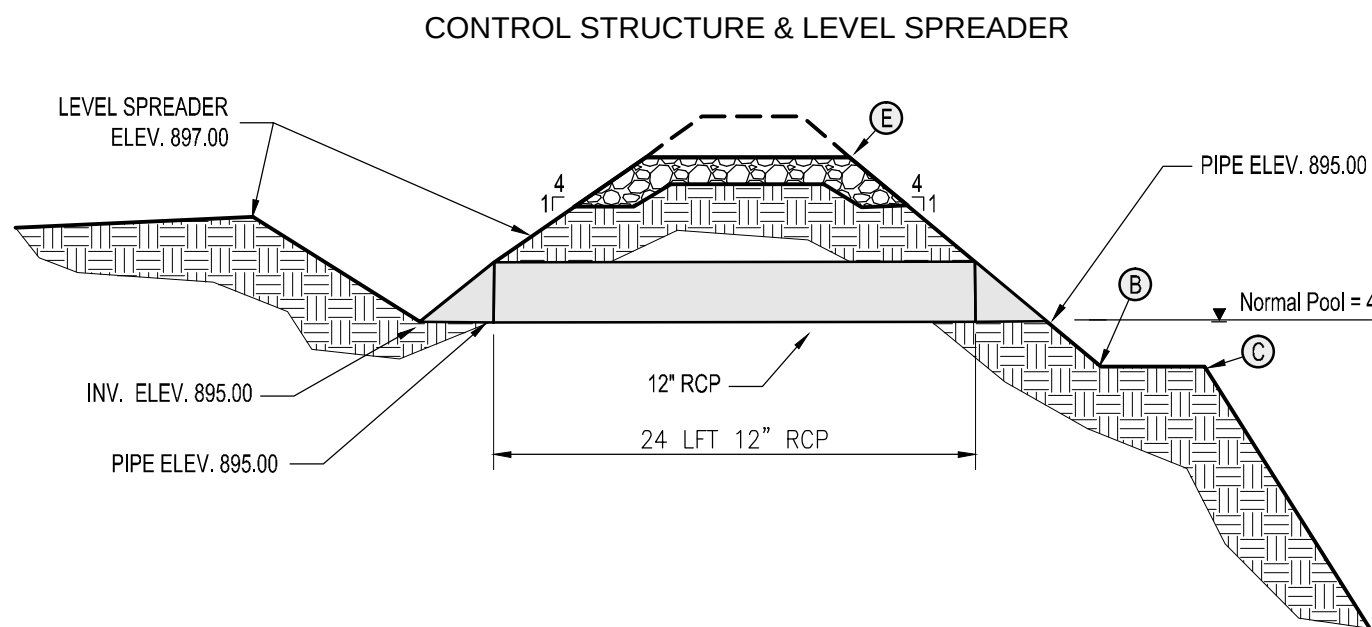
- GENERAL NOTES**
- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.
- E. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO PROVIDE A SMOOTH VERTICAL AND HORIZONTAL TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS.
- F. ALL SITE CONSTRUCTION, MATERIALS, AND FEATURES (I.E. CURBS, WALKS, PAVING, CONCRETE, STORM DRAINAGE FEATURES, SEEDING, SOODING, EARTHWORK, ETC.) SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE STANDARDS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS BEFORE ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE AND RESOLVED PRIOR TO THE COMMENCEMENT OF WORK.
- H. ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- I. ALL CURB RADII ARE 3.0 FEET UNLESS OTHER WISE SPECIFIED.
- J. CONTACT THE PROJECT ENGINEER FOR AN ELECTRONIC FILE CONTAINING COORDINATE GEOMETRY OF THE PROPOSED DEVELOPMENT.
- K. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS DENOTED OTHERWISE. TC = TOP OF CURB; BC = BOTTOM OF CURB. ADD 6" (0.5') TO ALL FINISHED PAVEMENT GRADES TO DETERMINE ADJACENT TOP OF CURB GRADES (ALL CURBS ARE 6" TALL). "MATCH" MEANS TO MATCH EXISTING GRADE.

POND SECTION DATA		
Label	Description	Elevation
A	Pond Protection Grade	899.00
B	Maintenance Ledge Elevation	893.00
C	Safety Ledge Elevation	893.00
D	Pond Bottom	887.00
E	Weir Elevation	897.60
F	Weir Length	15.00
1	Q100	897.59
2	Q10	896.48
3	Q2	895.86
4	Normal Pool	895.00
5	Emergency Overflow	897.60



POND SECTION NOTES

1. If sand seams are encountered, a pond lining may be necessary. The pond lining shall be constructed to maintain the normal pool elevation. Other standards may be necessary to maintain the normal pool and shall be employed as deemed necessary by the site engineer.



URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

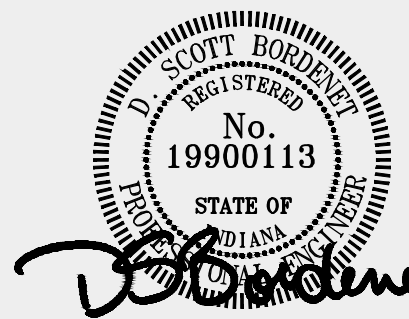
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

GRADING PLAN

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



PLAN NOTES

- | NOTE | DETAIL/SHT. | DESCRIPTION |
|------|-------------|--|
| 1. | C3.2 | CONSTRUCT 24 LFT OF 12" RCP PIPE WITH 2 CONCRETE END SECTIONS. END SECTIONS SHALL HAVE ANCHORS. UPSTREAM (POND SIDE) END SECTION SHALL HAVE AN ANIMAL GUARD. |
| 2. | C3.2 | SEE POND SIDE SLOPE DETAIL THIS SHEET AND SHEET C3.2. |
| 3. | | SEE WEIR CREST TYPICAL SECTION. |
| 4. | | SEE LEVEL SPREADER AND CONTROL STRUCTURE DETAIL THIS SHEET. |
| 5. | C3.2 | 6" DUAL WALL HDPE (SMOOTH BORE) SUBSURFACE DRAIN WITH CMP END SECTION REQUIRED. SEE EROSION CONTROL PLANS FOR RIP RAP AT SWALE/CMP PIPE OUTLET INTO POND. |
| 6. | C3.2 | SUBSURFACE DRAIN RISER REQUIRED. |

INDIANA UNDERGROUND

Call At Least 2
Full Working
Days Before You
Dig



PLANT
PROTECTION SERVICE
1-800-382-5544

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16



Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

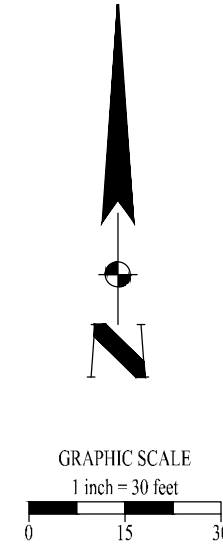
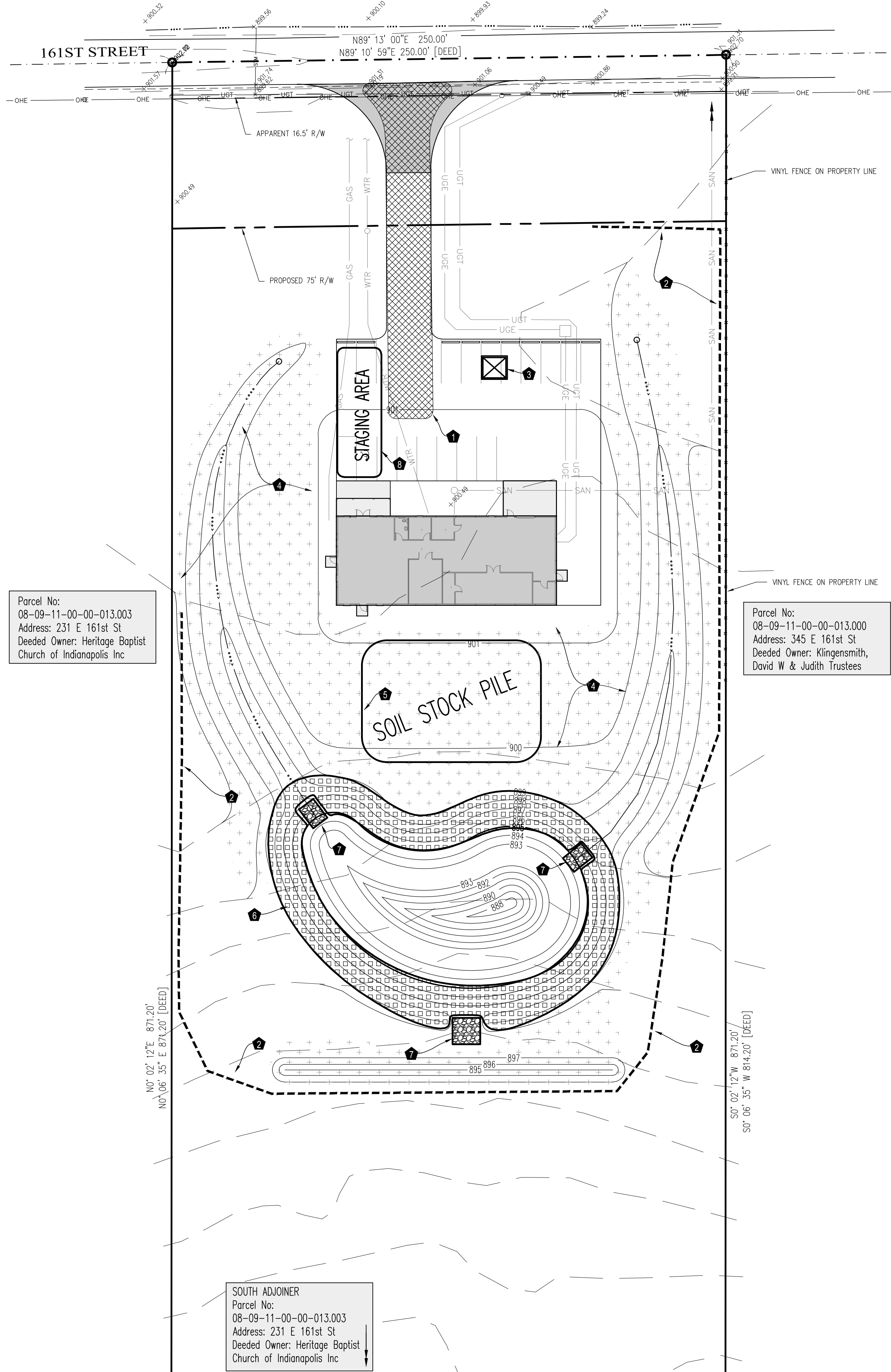
2015-158

Sheet No. :

C2.2

Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibeck Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 - Fax 317-536-6220 : Urban Meadows Site Plan v1.2.dwg : Jun 09, 2016, 6:50:10 pm

- GENERAL NOTES**
- A. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY AGC OF AMERICA AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO COMPLETE ALL WORK SHOWN ON THESE PLANS.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CONTACT THE UTILITIES COMPANY AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.
- D. WHEN NECESSARY FOR COMPLETION OF NEW CONSTRUCTION, THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING FEATURES (I.E. PAVING, UTILITIES, DRAINAGE, ETC.), WHICH ARE TO REMAIN AT NO ADDITIONAL COST TO THE OWNER.
- E. THE CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS AS NECESSARY TO PROVIDE A SMOOTH VERTICAL AND HORIZONTAL TRANSITION BETWEEN EXISTING AND PROPOSED PAVEMENTS.
- F. ALL SITE CONSTRUCTION, MATERIALS, AND FEATURES (I.E. CURBS, WALKS, PAVING, CONCRETE, STORM DRAINAGE FEATURES, SEEDING, SODDING, EARTHWORK, ETC.) SHALL BE IN ACCORDANCE WITH ALL CITY AND STATE STANDARDS AND SPECIFICATIONS.
- G. THE CONTRACTOR SHALL FIELD VERIFY DIMENSIONS BEFORE ORDERING MATERIAL. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER OR HIS REPRESENTATIVE AND RESOLVED PRIOR TO THE COMMENCEMENT OF WORK.
- H. ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.
- I. ALL CURB RADII ARE 3.0 FEET UNLESS OTHER WISE SPECIFIED.
- J. CONTACT THE PROJECT ENGINEER FOR AN ELECTRONIC FILE CONTAINING COORDINATE GEOMETRY OF THE PROPOSED DEVELOPMENT.
- K. ALL GRADES ARE TO FINISHED PAVEMENT UNLESS DENOTED OTHERWISE. TC = TOP OF CURB; BC = BOTTOM OF CURB. ADD 6" (0.5') TO ALL FINISHED PAVEMENT GRADES TO DETERMINE ADJACENT TOP OF CURB GRADES (ALL CURBS ARE 6" TALL). "MATCH" MEANS TO MATCH EXISTING GRADE.
- L. THERE SHALL BE NO DIRT, DEBRIS, OR STORAGE OF MATERIAL IN THE STREET.
- M. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE WPWD INSPECTOR.



EROSION CONTROL LEGEND

1	PERMANENT SEEDING REQUIRED	
2	SLOPE CONSTRUCTION MATS	
3	RIPRAP STABILIZATION	

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

EROSION CONTROL PLAN

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

PLAN NOTES

NOTE	DETAIL/SHT.	DESCRIPTION
1.	C3.0	CONSTRUCT STABLE CONSTRUCTION ENTRANCE WHERE INDICATED.
2.	C3.0	PLACE SILT FENCE ON DOWNSLOPES WHERE INDICATED. IT IS NOT NECESSARY TO PLACE SILT FENCE ON SLOPES DRAINING INTO THE CONSTRUCTION AREA.
3.	C3.0	PLACE CONCRETE WASHOUT WHERE INDICATED.
4.	PS/C3.0	ALL DISTURBED YARD AREAS SHALL BE SEEDDED. THE YARD AREAS AROUND THE PERIMETER OF THE DETENTION FACILITY SERVE AS PRETREATMENT AND MUST BE SEEDDED TO ESTABLISH A DENSE GRASS COVERAGE.
5.		STOCK PILE SOILS WHERE INDICATED. PLACE TOPSOIL IN EXISTING GARDEN AREA AND CLAY SOILS IN PROPOSED BERMS. DISTRIBUTE TOPSOIL OVER BERMS AND GARDEN AREA AFTER BERM CONSTRUCTION.
6.	C3.0	PLACE SLOPE CONSTRUCTION MATS WHERE INDICATED (HATCHED AREAS).
7.		PLACE 12" RIPRAP ON GEOTEXTILE FABRIC OVER INDICATED LIMITS. NOTE: RIPRAP AT SWALE OUTLETS TO EXTEND MIN. 2' BELOW WATER LINE.
8.		USE STAGING AREA FOR EQUIPMENT AND MATERIAL STORAGE.

REVISION BLOCK

REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16

Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibeck Ct.
Indianapolis, IN 46256

Project Number: 2015-158

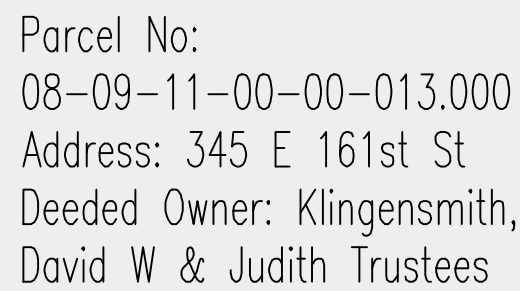
Sheet No. : C2.3

GENERAL NOTES

- A. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS SHOWN TO BE SEEDDED. USE SUITABLE TOPSOIL FROM STOCK-PILED SITE STRIPPING. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1", REMOVE ANY UNDESIRABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST.
- B. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- C. ALL TREES AND SHRUBS SHALL HAVE A 4" DIAMETER RING COVERED WITH A 2" TO 3" THICK LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
- D. ALL PLANTINGS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION NURSERYMEN. ALSO, PLANT SPECIES SHALL BE AS SPECIFIED BY THE LOCAL LANDSCAPING ORDINANCE.
- E. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- F. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FOLLOWING FINAL INSPECTION BY OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- G. ALL DISTURBED LAWN AREAS SHALL BE SEEDDED.
- H. ALL PLANTINGS BEDS SHALL HAVE A SPADE EDGE.

* THE NUMBER OF WATER LILLIES WILL BE DETERMINED, INSTALLED, & MAINTAINED BY AQUATIC PLANT SPECIALIST ONCE POND VOLUME IS MAINTAINED.

02' 12"E 871.20'
35" E 871.20' [DEED]



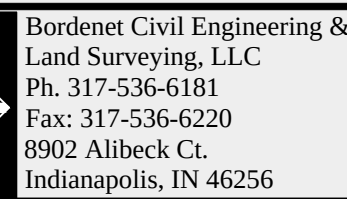
Westfield, Indiana

Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency:	City of Westfield Economic & Community Development Ph. 317-804-3170 Fax 317-804-3181 2728 E. 171st Street Westfield, Indiana 46074
--------------------	--

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

[illegible]Project Number:
2015-158

Sheet No. :

C2.4

CONSTRUCTION/STORMWATER POLLUTION PLAN INDEX – ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS

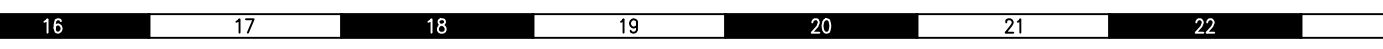
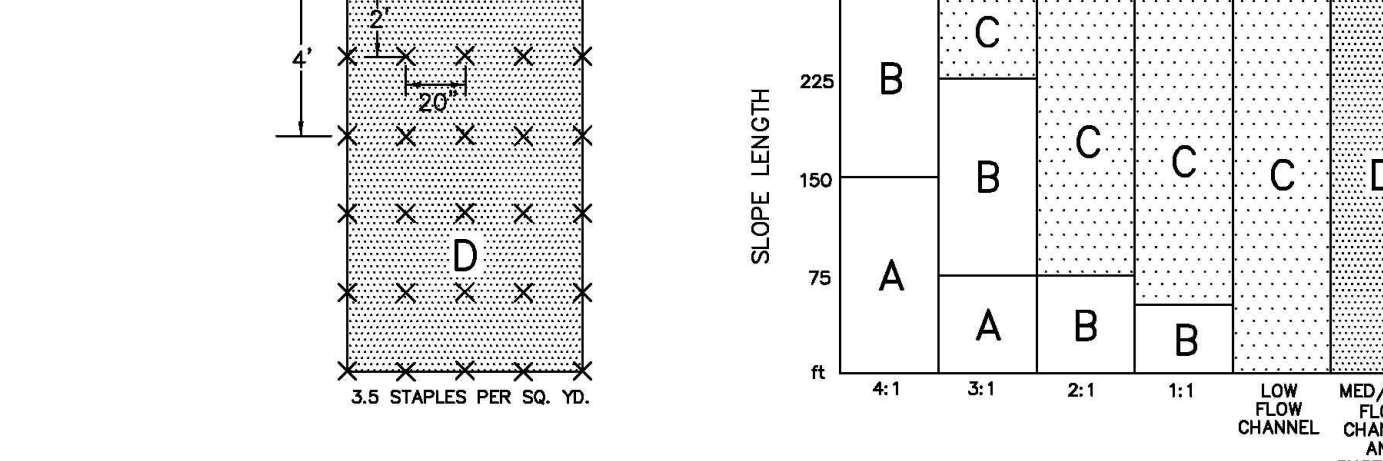
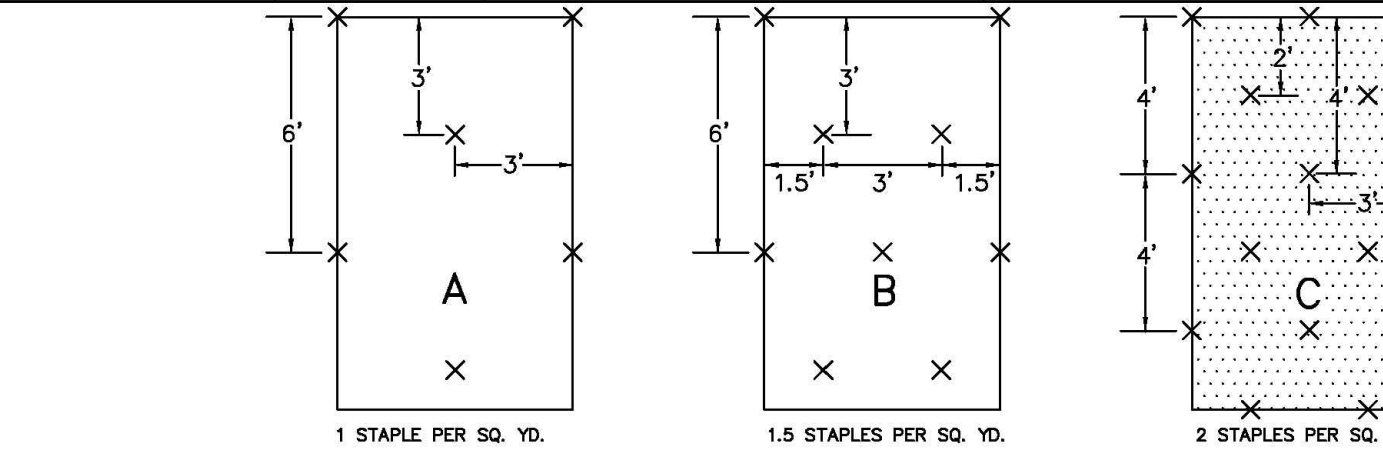
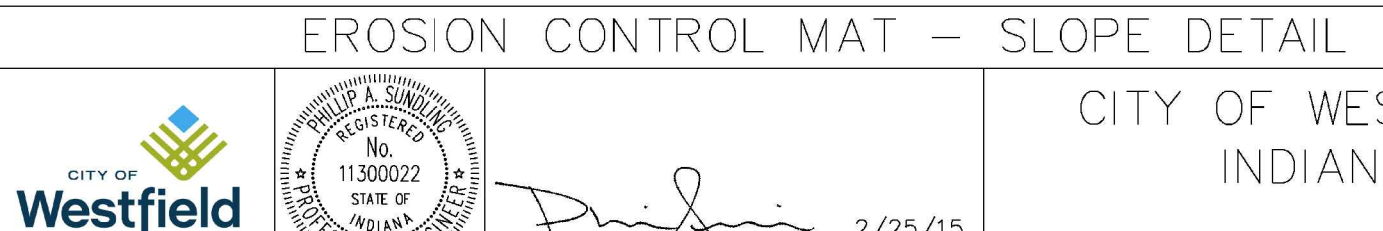
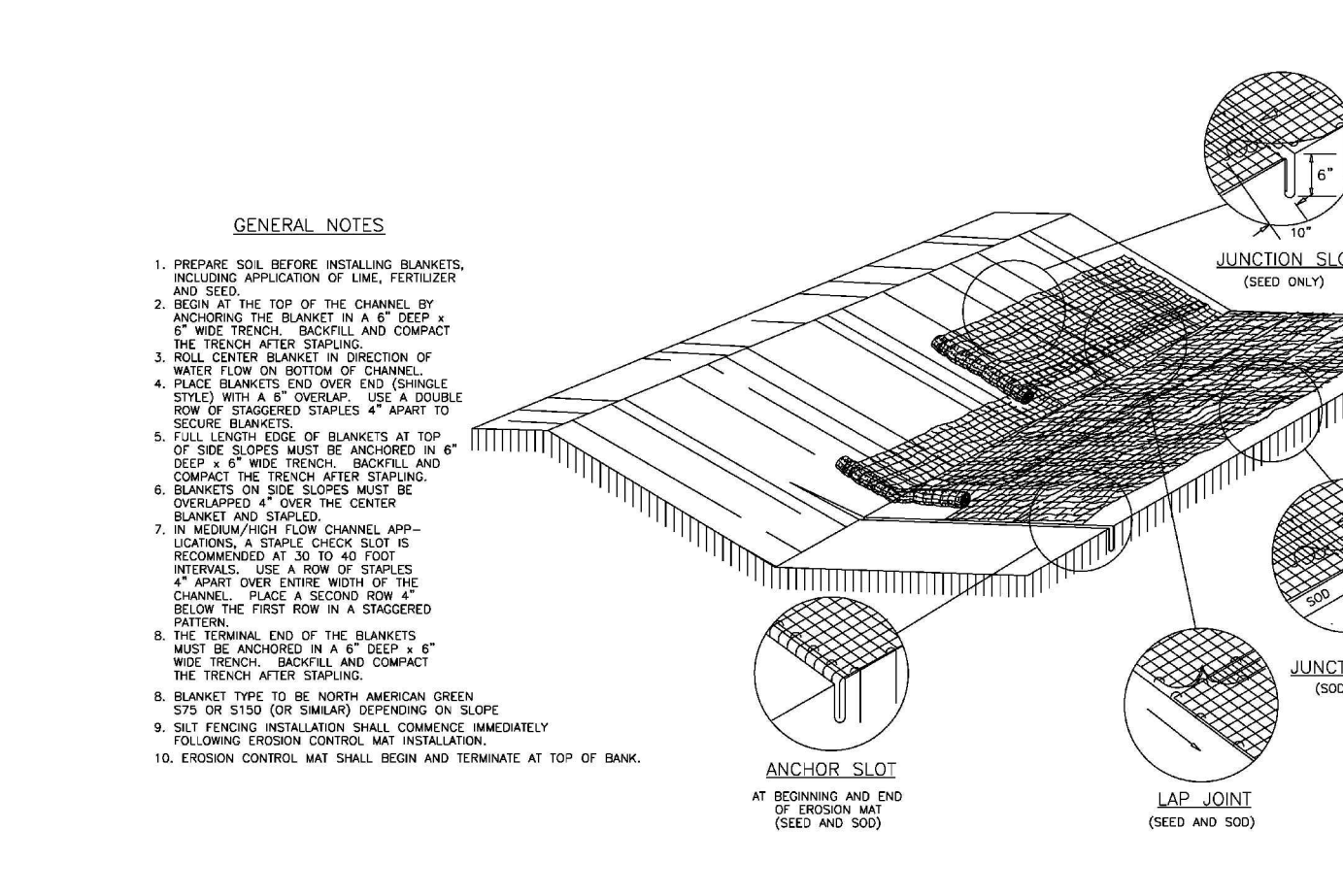
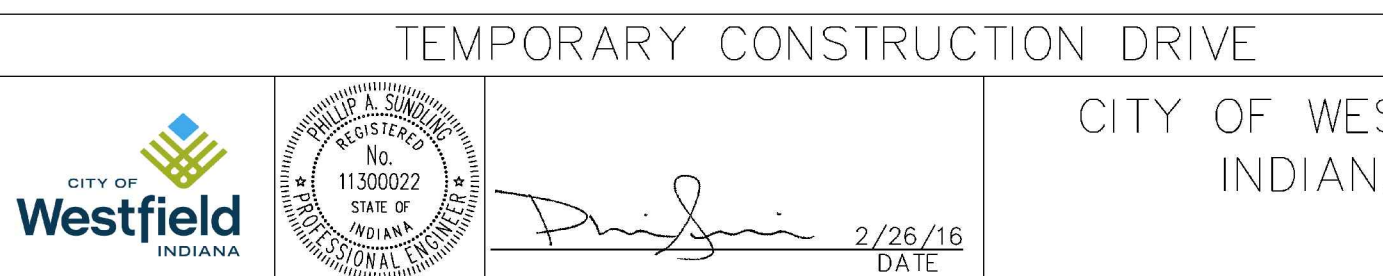
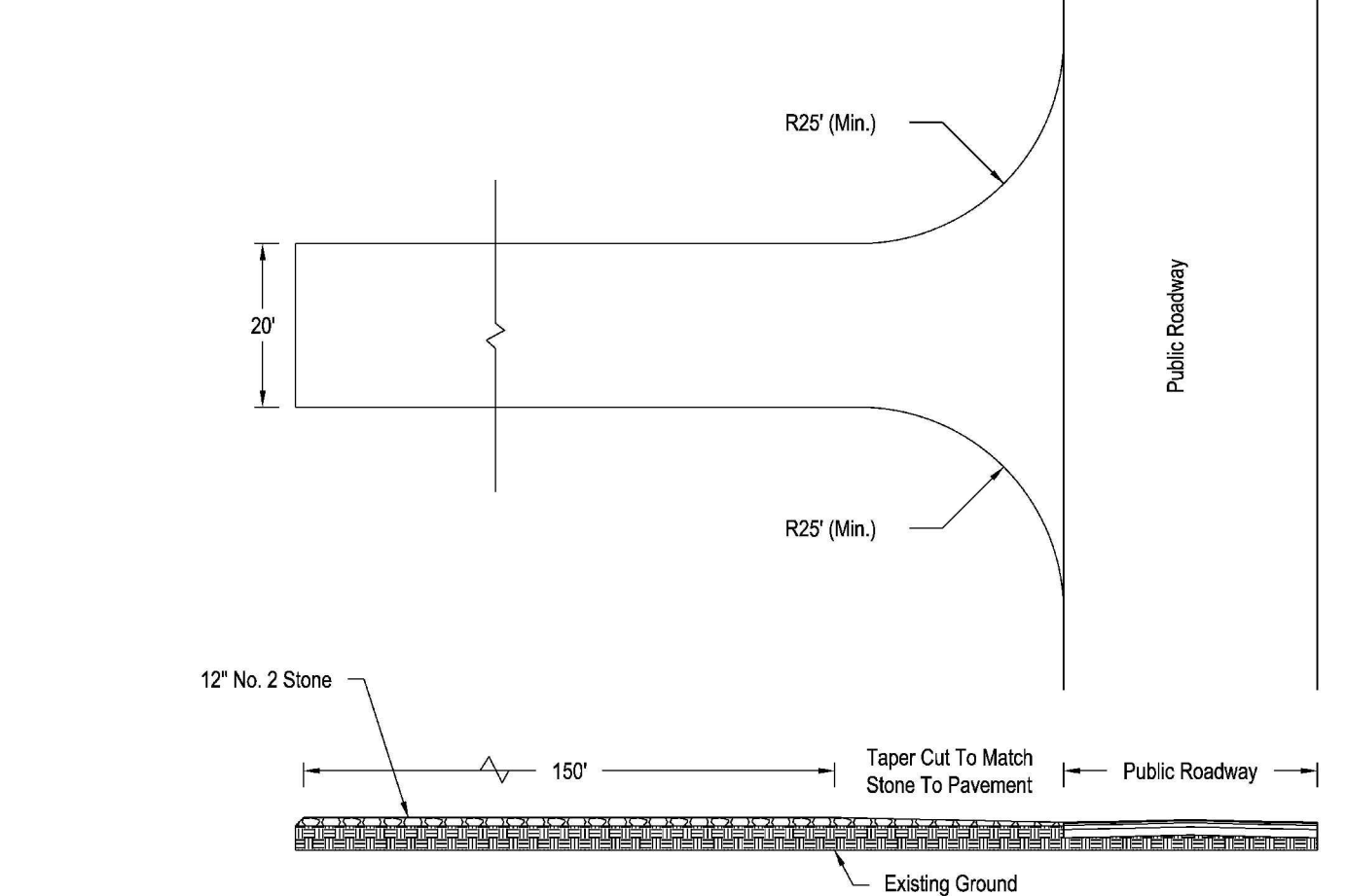
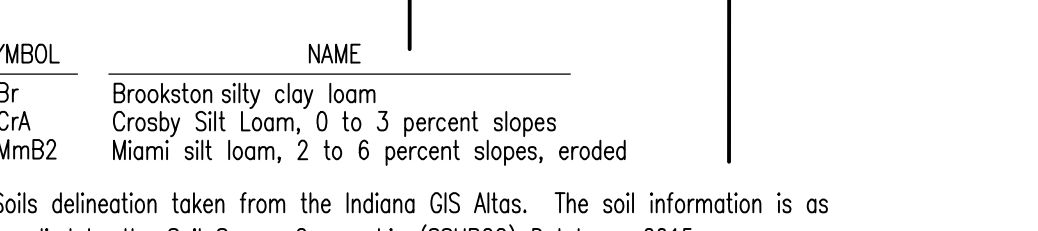
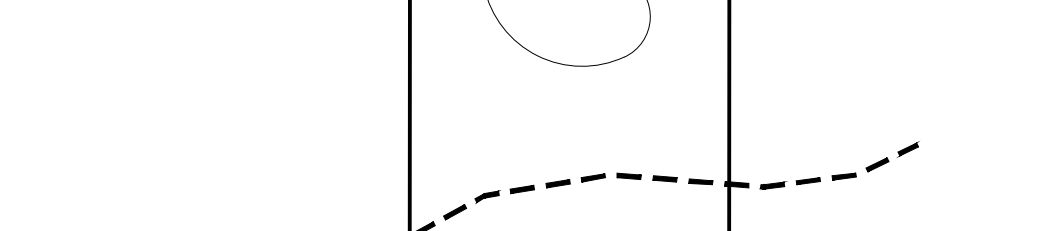
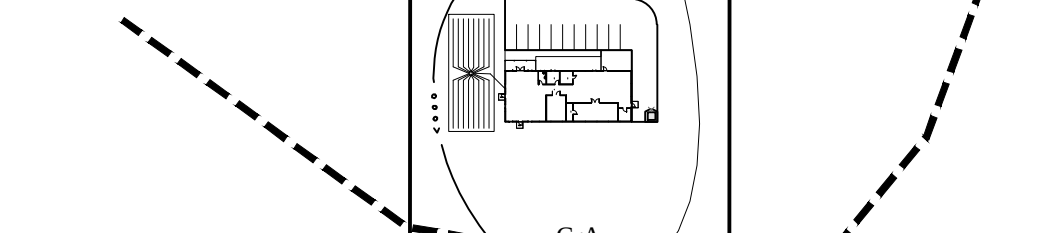
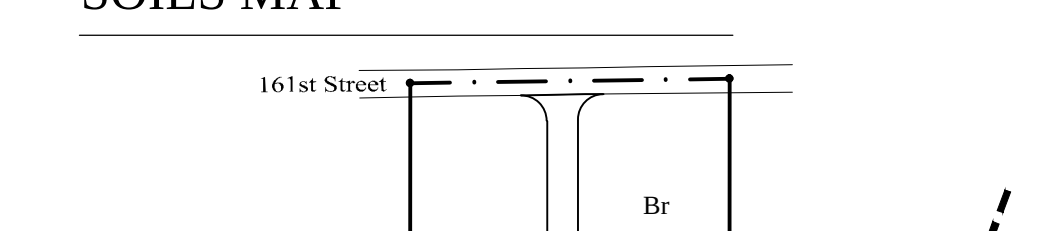
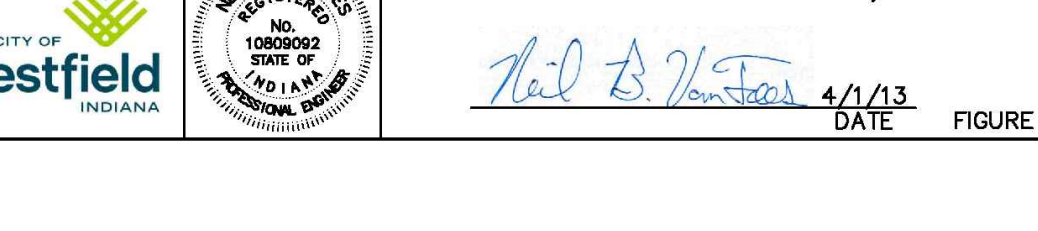
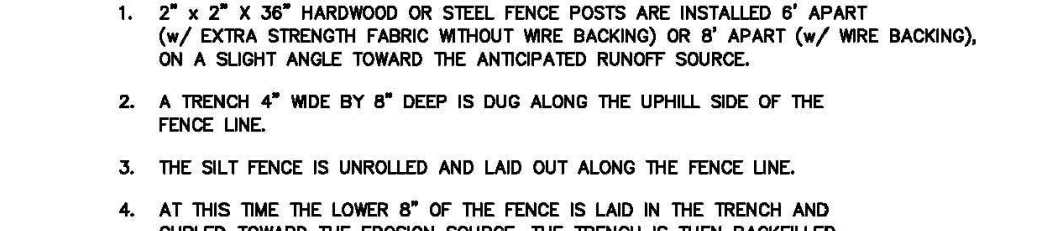
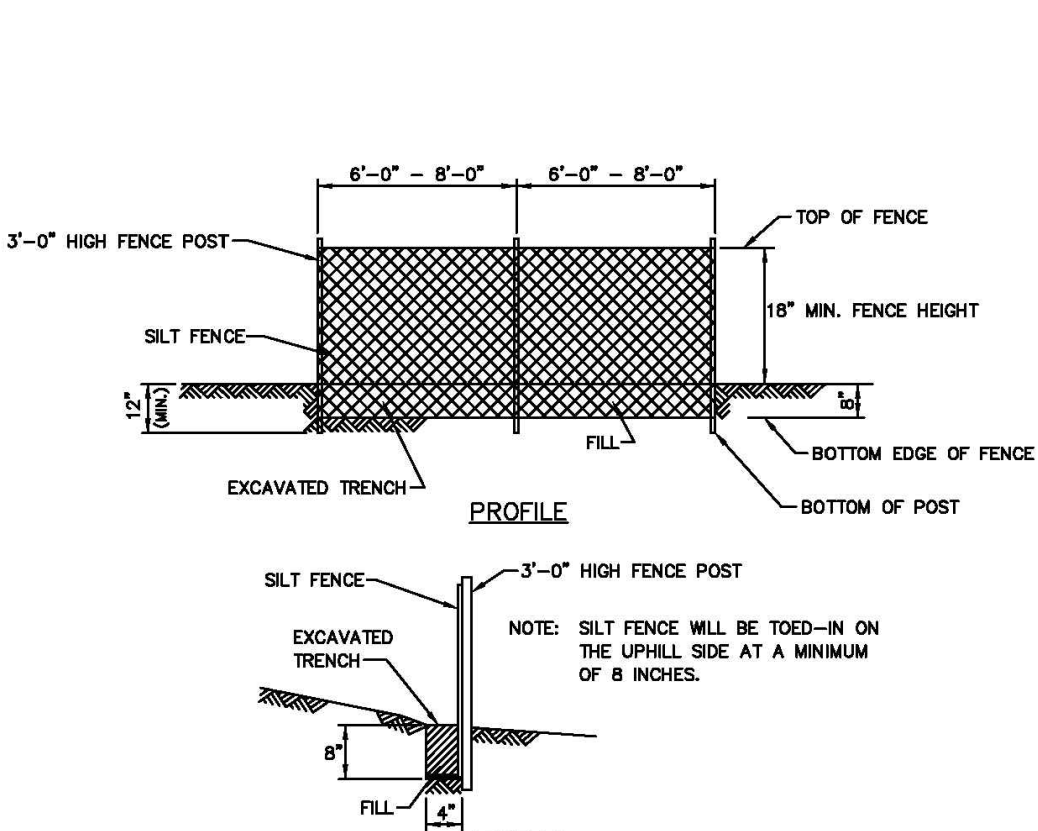
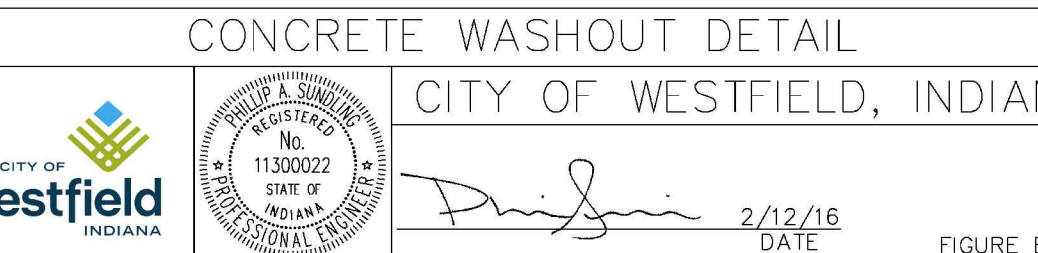
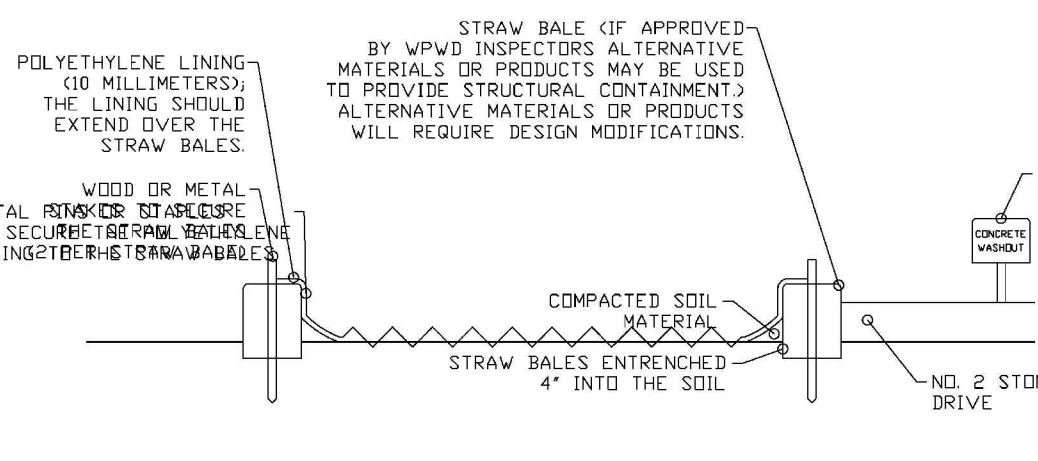
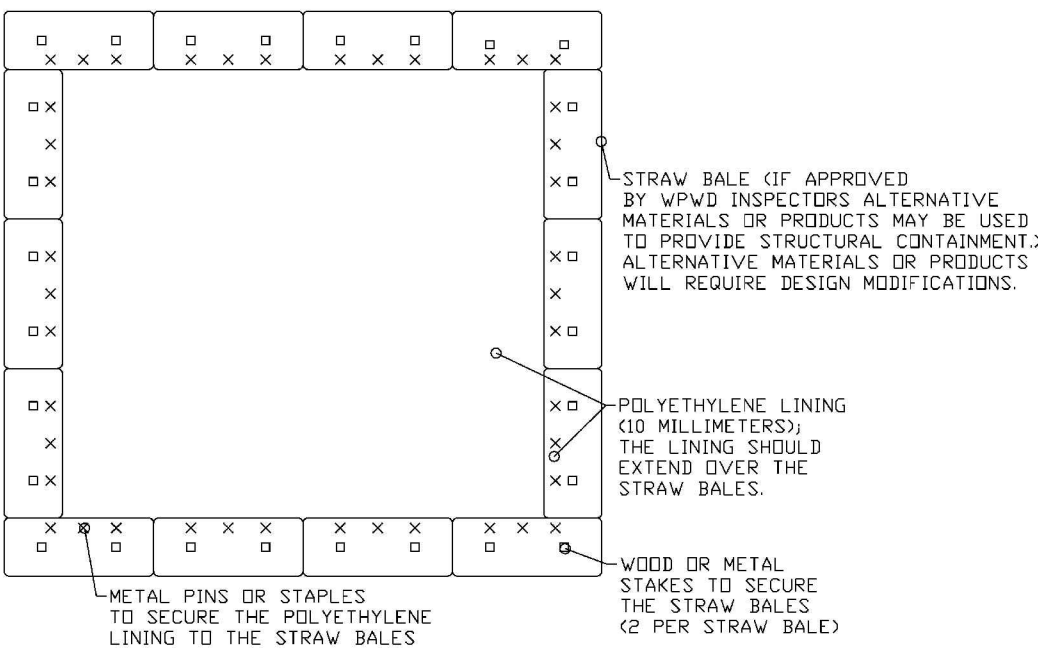
- A1 A plan index is shown on the cover sheet.
- A2 This development occurs over a single lot. A vicinity map showing this project's construction in relation to the parcel's boundary is shown on this sheet.
- A3 See the project narrative on the title sheet.
- A4 The project location map is located on the cover sheet of the construction plans.
- A5 Parts of the SE 1/4 of S11-T18N-R3E. Latitude: 40.020064N, Longitude: 86.153514W.
- A6 This development occurs over a single lot. A vicinity map showing this project's construction in relation to the parcel's boundary is this sheet.
- A7 This site has HUC14 designation 05120201090030.
- A8 IDWM Rule 5 Permitting is not required as a part of this project. There are no other State or Federal Water quality permits required as a part of this project.
- A9 Storm water leaves the site by sheet drainage.
- A10 A proposed detention pond is located behind the proposed building structure. See the previous note about location and direction of discharge.
- A11 All storm water outlets by sheet drainage to the William Knight Legal Drain on the adjacent, southern property.
- A12 This site sheet drains over row crops and therefore has significant groundwater recharge.
- A13 See the project narrative on the cover sheet for all information regarding floodplain impact.
- A14 2 year Post Construction Estimate of Peak Discharge = 1.53 cfs
10 year Post Construction Estimate of Peak Discharge = 3.28 cfs
100 year Post Construction Estimate of Peak Discharge = 5.96 cfs
- A15 The rate of detention has been designed to conform with Hamilton County standards
- A16 The adjacent land use to the south is farmland. The adjacent land use to the west is commercial (church). The adjacent land to the north and east is residential.
- A17 The location and dimensions of the land disturbance activity are shown on sheet C2.0 through C2.4. Approximately 0.95± acres will be disturbed on-site.
- A18 The existing site contains a church facility with gravel parking lots.
- A19 The soils map is shown on this sheet.
- A20 No storm sewer is proposed.
- A21 No offsite activity is associated with this project.
- A22 Soils from stripping and gravel from parking lot areas to be removed will be temporarily stored on this site. A location for this storage is located on the erosion control plan sheet. It may be moved as required for construction.
- A23 Spot grades indicating the existing site topography are shown on the grading sheet.
- A24 Final topography is shown on the grading sheet.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION PLAN – CONSTRUCTION COMPONENT

- B1 Potential pollutant sources include exposed soils and leaking vehicles and equipment. The measures or operational activities that will be initiated to minimize the danger of pollutants entering stormwater are shown on this sheet.
- B2 Sequence describing stormwater quality measure implementation relative to land disturbing activities.
1. Schedule pre-construction meeting with City of Westfield Engineering Department a minimum 48 hours before any construction commences.
2. Notify IDEM, the Hamilton County Surveyor's Office, and the City of Westfield Engineering Department within 48 hours of starting construction.
3. Post the NOI and contact information for the person onsite responsible for storm water pollution prevention.
4. Designate the trained individual that will complete the weekly site evaluations.
5. Call the Indiana Underground Plant Protection Systems, Inc. ("Hooley Moley") at 1-800-382-5544 to check the location of any existing utilities. They should be notified two working days before construction takes place.
6. Install perimeter silt fence and set concrete washout.
7. Perform rough parking lot grading. All disturbed areas shall be permanent seed if left undisturbed for more than ten days.
8. Excavate pond and blanket sloping.
9. Place riprap stone at outlet as indicated on the plans.
10. Perform final paving.
11. Complete final grading.
12. Complete final seeding.
13. After the site is stabilized and over 70% ground coverage is obtained, the owner or the owner's representative shall submit an NOT (Notice of Termination) to the City of Fishers.
14. Inspect erosion control measures weekly or following a storm event.
15. Rule 5 requires that all disturbed areas that will potentially be idle for 15 days or more be stabilized (seeded, mulched, etc.) immediately.
16. Maintain all erosion and sediment control practices until all disturbed areas are permanently stabilized.
- B3 See the erosion control plan sheet for location of the construction entrance and see this sheet for details on the measure.
- B4 See the erosion control plan sheet for location of sheet flow sediment control measures and see this sheet for details on the measures.
- B5 See the erosion control plan sheet for location of concentrated sediment control measures and see this sheet for details on the measures.
- B6 See the erosion control plan sheet for location of inlet protection measures and see this sheet for details on the measures.
- B7 See the erosion control plan sheet for location of runoff control measures and see this sheet or details on the measures.
- B8 See the erosion control plan sheet for location of outlet protection and see this sheet for details on the measures.
- B9 See the erosion control plan sheet for location of grade stabilization structures and see this sheet for details on the measures.
- B10 See the erosion control plan sheet for the location of each storm water quality measure and see this sheet details on the measures.
- B11 Temporary Seeding will be used for temporary surface stabilization. See seasonal soil protection chart on this sheet.
- B12 Landscaping and permanent seeding will be used for permanent surface stabilization.
- B13 Material handling and spill prevention plan: In order to minimize the release of potential pollutants during construction the Contractor shall implement this material handling and spill prevention plan. The Contractor shall review this plan with all subcontractors and require that they implement the plan as well. Possible materials on site include fueling, equipment repair or service, dewatering, dust control, paints and solvents, solid waste and concrete washout.
1. Construction Equipment
- a. Fueling, lubrication and fluids: All operations involving the addition of fluids to equipment should be done in one location, so that spills are limited to one location on the Site, which will facilitate the cleanup of spills. If an onsite fueling tank is planned to be on site, it shall be double walled and stored in the designated area. This location is an area that will not allow spilled fluids to migrate into subsurface soils. In the event of a spill, the fluid shall immediately be cleaned up by removing the contaminated soil or stone which shall be disposed of in an acceptable manner. Spills on hard surfaces shall be soaked up by an acceptable material such as Oil Dry and the absorbent material disposed of in a proper manner. The spill shall also be reported immediately to the Contractor's superintendent.
- b. Equipment repair, especially when fluids must be removed from the equipment or the possibility of fluid spills is high, should always be done offsite at a facility that is more suitable than a construction site to handle spills. When equipment must be repaired onsite it should be moved to the maintenance and fueling area if possible. Otherwise, suitable on site containers should be placed under the equipment during repair to catch any spilled fluids and these fluids should be disposed of in a proper manner.
- c. All reusable fluid containers, such as gasoline cans, shall be inspected for leaks each time they are used. If leaks are found, the fluid shall be removed from the container in a proper manner and the container disposed of in an acceptable manner. Empty disposable containers, such as grease tubes and lubricating oil and brake fluid containers, and their packaging, shall be disposed of in a proper manner and shall not be left on the ground or in the open on the construction site.
2. Construction Materials and their Packaging
- a. Erosion control measures shown on these plans shall be implemented prior to and during construction in the proper sequencing to minimize soil erosion. Erosion controls shall be inspected and maintained elsewhere in these plans. Excessive dusting of soil on the site shall be minimized by reducing construction traffic across bare soil during dry and/or windy weather, and by applying water or other acceptable dust control measures to the soil. Upon completion of construction and suitable establishment of permanent vegetation, temporary erosion control measures such as silt fence, check dams and inlet protection devices shall be removed in a manner to minimize additional land disturbance. Any areas disturbed by these operations shall be properly revegetated.
- b. Large waste materials created by cutting, sawing, drilling, or other operations shall be properly disposed of in suitable onsite waste containers. The site shall be checked at the end of the day, as a minimum, and all waste materials, including those blown across or off the site by wind, shall be picked up and disposed of in suitable containers. Where possible, operations such as sawing that create small particles should be performed in one spot in an area protected from wind, and waste particles collected and disposed of frequently to minimize wind dispersal. Packaging used to transport materials to the site for construction of the facility shall be disposed of properly, whether the material is taken out of its package and incorporated into the project immediately or stored onsite for future use. Packaged materials stored onsite shall be inspected regularly and any loose packaging shall be repaired or disposed of properly.
- c. All dewatering of activities shall be done in accordance to good erosion control practices. These practices should include the use of dirt bags such as Dandy Dirt Bags. The use of these types of dewatering devices will remove large quantities of silt, sediment and dirt and prevent these materials to enter the storm sewer system.
- d. Nutrients and fertilizers shall only be used to establish rapid vegetation. When these products are utilized, the user should pay strict attention to the products recommended usage.
3. Concrete Waste Water
- a. All concrete waste water shall be disposed of in the designated area. See concrete wash-out detail. This area shall be inspected on a daily basis as a minimum. When this area becomes full, the pollutants shall be excavated, placed in an acceptable container and disposed of in a proper manner.
4. Paint Products
- a. All excess paint and their related products shall be disposed of in the manner at which the manufacturer suggests. Under NO circumstances will paint or their related products be cleaned or disposed of in soil, sanitary sewers, storm sewers, detention basins or burned. Any violation of this shall be reported to the job superintendent.
- Procedures for spills:
1. Barricade the area allowing no vehicles to enter or leave the spill zone.
2. Notify the City of Westfield Fire Department.
3. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling (317) 233-7745 or (888) 233-7745.
4. Notify the City of Westfield inspectors Hamilton County Surveyor's Office.
5. Notify waste recovery contractor, maintenance personnel or other personnel as necessary for cleanup.
6. Coordinate and monitor cleanup until complete.
7. Cooperate with the IDEM-OER on procedures and reports involved with the event.
- Maintenance guidelines are shown on the erosion control plan sheet and this sheet.
- B14 There are no other lots associated with this project. All construction occurs on a single parcel.

STORMWATER POLLUTION PREVENTION PLAN – POST CONSTRUCTION COMPONENT

- C1 No post construction BMP's are required.
- C2 No post construction BMP's are required.
- C3 No post construction BMP's are required.
- C4 No post construction BMP's are required.
- C5 No post construction BMP's are required.



PERMANENT SEEDING DETAILS (PS)

REQUIREMENTS

Site and seedbed preparation: Graded, and lime and fertilizer applied.
Plant species: Selected on the basis of soil type, soil pH, region of the state, time of year, and planned use of the area to be seeded.
Mulch: Clean grain straw, hay, wood fiber, etc., to protect seedbed and encourage plant growth. The mulch may need to be anchored to reduce removal by wind or water, or erosion control blankets may be considered.

APPLICATION

Permanently seed all final grade areas (e.g., landscape berms, drainage swales, erosion control structures, etc.) as each is completed and all areas where additional work is not scheduled for a period of more than a year.

Site Preparation:

- 1.) Install practices needed to control erosion, sedimentation, and runoff prior to seeding. These include temporary and permanent diversions, sediment traps and basins, and silt fences, (refer to Indiana Handbook for Erosion Control in Developing Areas, Practices 3.21, 3.22, 3.72, 3.73, and 3.74).
- 2.) Add topsoil to achieve needed depth for establishment of vegetation (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.102).
- 3.) Grade the site and fill in depressions that can collect water.

Seeded Preparation:

- 1.) Test soil to determine pH and nutrient levels. (Contact your county SWCD or Cooperative Extension office for assistance and soils information, including available testing services.)
- 2.) If soil pH is unsuitable for the species to be seeded, apply lime according to test recommendations.
- 3.) Fertilize as recommended by the soil test. If testing was not done, consider applying 400–600 lbs./acre of 12–0–12 analysis, or equivalent, fertilizer. Do not use phosphorous containing fertilizer unless soil tests indicate a soil phosphorous deficiency.
- 4.) Till the soil to obtain a uniform seedbed, working the fertilizer and lime into the soil 2–4 in. deep with a disk or rake operated across the slope.

Seeding:

Optimum seeding dates are Mar. 1–May 10 and Aug. 10–Sept. 30. Permanent seeding done between May 10 and Aug. 10 may need to be irrigated. As an alternative, use temporary seeding (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.11) until the preferred date for permanent seeding.

- 1.) Based on site conditions, soil pH, intended land use, and expected level of maintenance, select a seeding mixture and rate from the table below.
- 2.) Apply seed uniformly with a drill or cultipacker–seeder or by broadcasting, and cover to a depth of 1/4–1/2 in.
- 3.) If drilling or broadcasting, firm the seedbed with a roller or cultipacker.
- 4.) Mutch all seeded areas (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.15). Consider using erosion control blankets on sloping areas (refer to Indiana Handbook for Erosion Control in Developing Areas, Practice 3.17). (NOTE: If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.)

This table provides several seeding options. Additional seed species and mixtures are available commercially. When selecting a mixture, consider site conditions, including soil properties (e.g., soil pH and drain age), slope aspect and the tolerance of each species to shade and droughtiness

Seed species and mixtures	Rate per acre	Optimum soil pH
Open And Disturbed Areas (remaining idle More 1 Yr.)		
1. Perennial Ryegrass	35 to 50 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
2. Kentucky Bluegrass	20 lbs.	5.5 to 7.5
+ smooth or bromegrass	10 lbs.	
+ switch grass	3 lbs.	
+ timothy	4 lbs.	
+ perennial ryegrass	10 lbs.	
+ white or ladino clover*	1 to 2 lbs.	
3. Perennial Ryegrass	15 to 30 lbs.	5.6 to 7.0
+ tall fescue**	15 to 30 lbs.	
4. Tall Fescue	35 to 50 lbs.	5.5 to 7.5
+ladino or white clover*	1 to 2 lbs.	
Steep Banks And Cuts, Low Maintenance Areas (not Mowed)		
1. Smooth Bromegrass	25 to 35 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	
2. Tall Fescue**	35 to 50 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
3. Tall Fescue**	35 to 50 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	
(Recommended north of US 40)		
4. Orchardgrass	20 to 30 lbs.	5.6 to 7.0
+ red clover*	10 to 20 lbs.	
+ladino clover*	1 to 2 lbs.	
5. Perennial Ryegrass	15 to 30 lbs.	5.6 to 7.0
+ tall fescue**	20 to 30 lbs.	
(Recommended south of US 40)		
Lawns And High Maintenance Areas		
1. Bluegrass	105 to 140 lbs.	5.5 to 7.0
2. Perennial Ryegrass	45 to 60 lbs.	5.6 to 7.0
+ bluegrass	70 to 90 lbs.	
3. Tall Fescue (turf-type)**	130 to 170 lbs.	5.6 to 7.5
+ bluegrass	20 to 30 lbs.	
Channels And Areas Of Concentrated Flow		
1. Perennial Rye Grass	100 to 150 lbs.	5.6 to 7.0
+ white or ladino clover*	1 to 2 lbs.	
2. Kentucky Bluegrass	20 lbs.	5.5 to 7.5
+ smooth or bromegrass	10 lbs.	
+ switch grass	3 lbs.	
+ timothy	4 lbs.	
+ perennial ryegrass	10 lbs.	
+ white or ladino clover*	1 to 2 lbs.	
3. Tall Fescue **	100 to 150 lbs.	5.5 to 7.5
+ladino or white clover*	1 to 2 lbs.	
4. Tall Fescue **	100 to 150 lbs.	5.5 to 7.5
+ Perennial Ryegrass	15 to 20 lbs.	
+ Kentucky bluegrass	15 to 20 lbs.	

* 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 (Practice 3.13); 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 IDNR recognizes the need for additional research on alternatives to tall fescue, such as buffalograss, orchard-grass, smooth bromegrass, and switch-grass. This research, in conjunction with demonstration areas, should focus on erosion control characteristics, wildlife toxicity, turf durability, and drought resistance.

NOTE: An oat or wheat companion or nurse crop may be used with any of the above permanent seeding mixtures. If so, it is best to seed during the late seeding plans, especially after Sept.15, and at the following rates: spring oats– 1/4 to 3/4 bu./acre; wheat–no more than 1/2 bu./acre.

MAINTENANCE

- 1.) Inspect periodically, especially after storm events, until the stand is successfully established. (Characteristics of a successful stand include: vigorous green or blue-green seedlings; uniform density with nurse plants, legumes, and grasses well intermixed; green leaves; and the perennials remaining green throughout the summer, at least at the plant base.)
- 2.) Plan to add fertilizer the following growing season according to soil test recommendations.
- 3.) Repair damaged, bare, or sparse areas by filling any gullies, re-fertilizing, over- or re-seeding, and mulching.
- 4.) If plant cover is sparse or patchy, review the plant materials chosen, soil fertility, moisture condition, and mulching; then repair the affected area either by over-seeding or by re-seeding and mulching after re-preparing the seedbed.
- 5.) If vegetation fails to grow, consider soil testing to determine acidity or nutrient deficiency problems. (Contact your SWCD or Cooperative Extension office for assistance.)
- 6.) If additional fertilization is needed to get a satisfactory stand, do so according to soil test recommendations.

STABILIZATION PRACTICE:

JAN. FEB. MAR. APR. MAY JUNE JULY AUG. SEPT. OCT. NOV. DEC.

PERMANENT SEEDING

A B C D E

TEMPORARY SEEDING

E

MULCHING

E

A = KENTUCKY BLUEGRASS 40%, TURF TYPE TALL FESCUE 40%, ANNUAL RYEGRASS 20% PLUS 2 TONS OF STRAW MULCH/ ACRE

APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.

APPLY MIXTURE AT A RATE OF 2 LBS. PER 1000 SQ.FT.

B = SPRING OATS 3 BUSHEL PER ACRE

C = WHEAT OR RYE 2 BUSHEL PER ACRE

D = ANNUAL RYEGRASS (1 LB. PER 1000 SQ. FT.)

E = STRAW MULCH (90 LBS. PER 1000 SQ.FT.)

● / / ● IRRIGATION NEEDED DURING JUNE, JULY, AND / OR SEPTEMBER.

● ● IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

NOTE: ALL SEEDING SHALL HAVE 12–0–12 FERTILIZER APPLIED 400–600 LBS. PER ACRE UNLESS A SOILS TEST INDICATES PHOSPHOROUS DEFICIENCY.

SEEDING SCHEDULE
NO SCALE

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

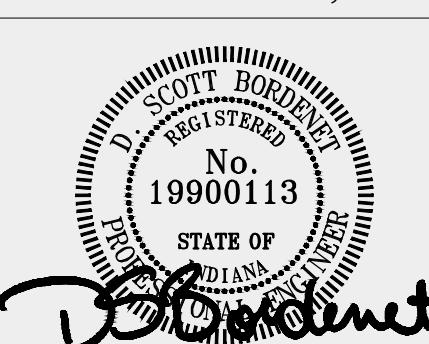
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

EROSION CONTROL DETAILS

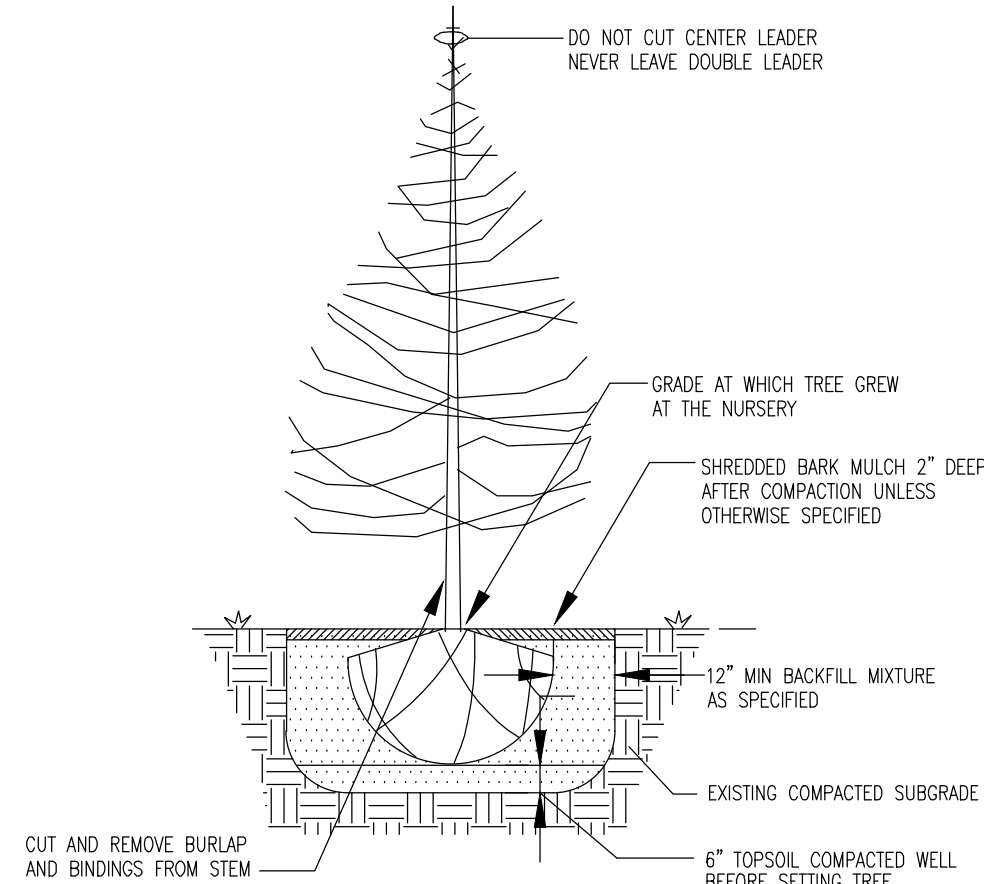
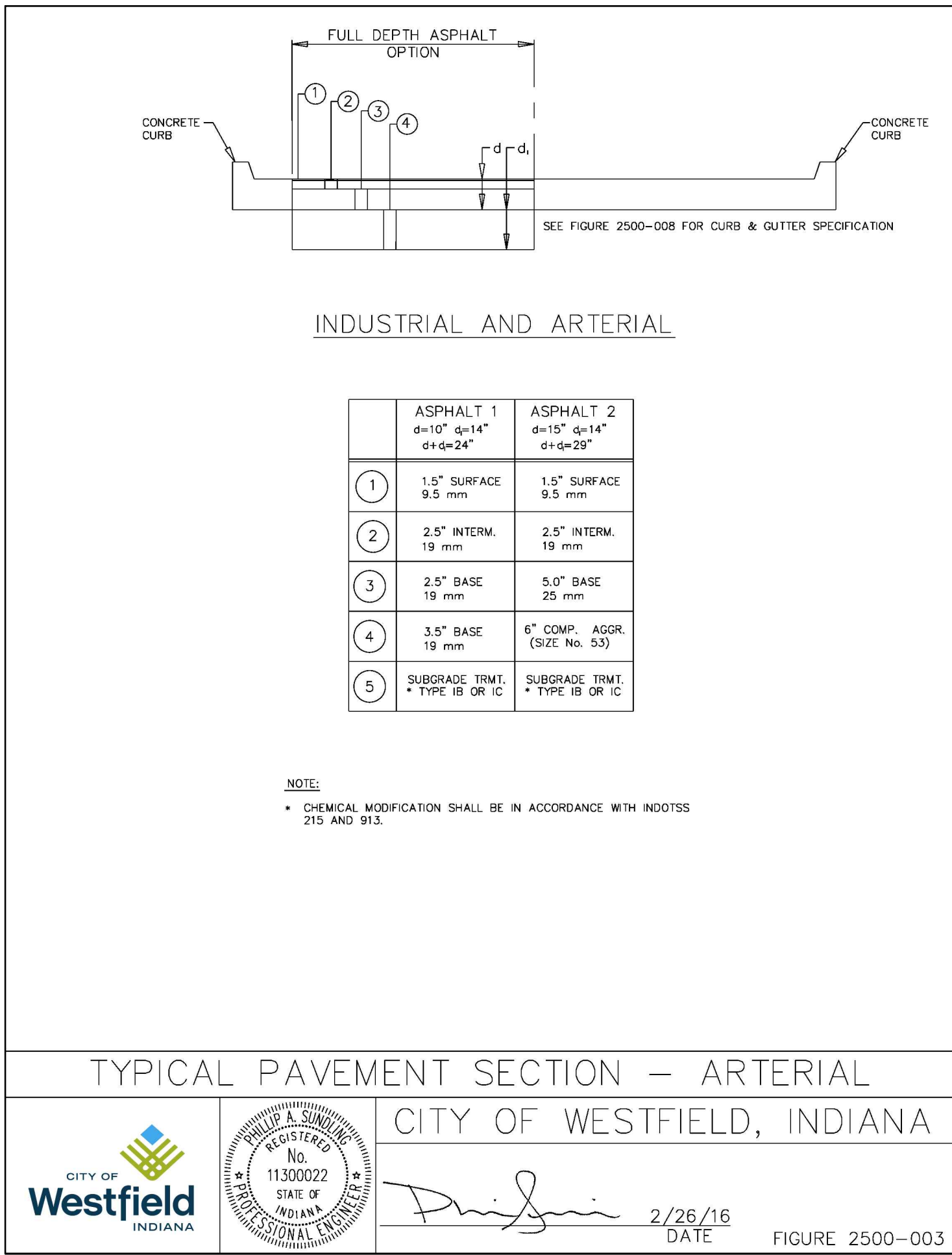
FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

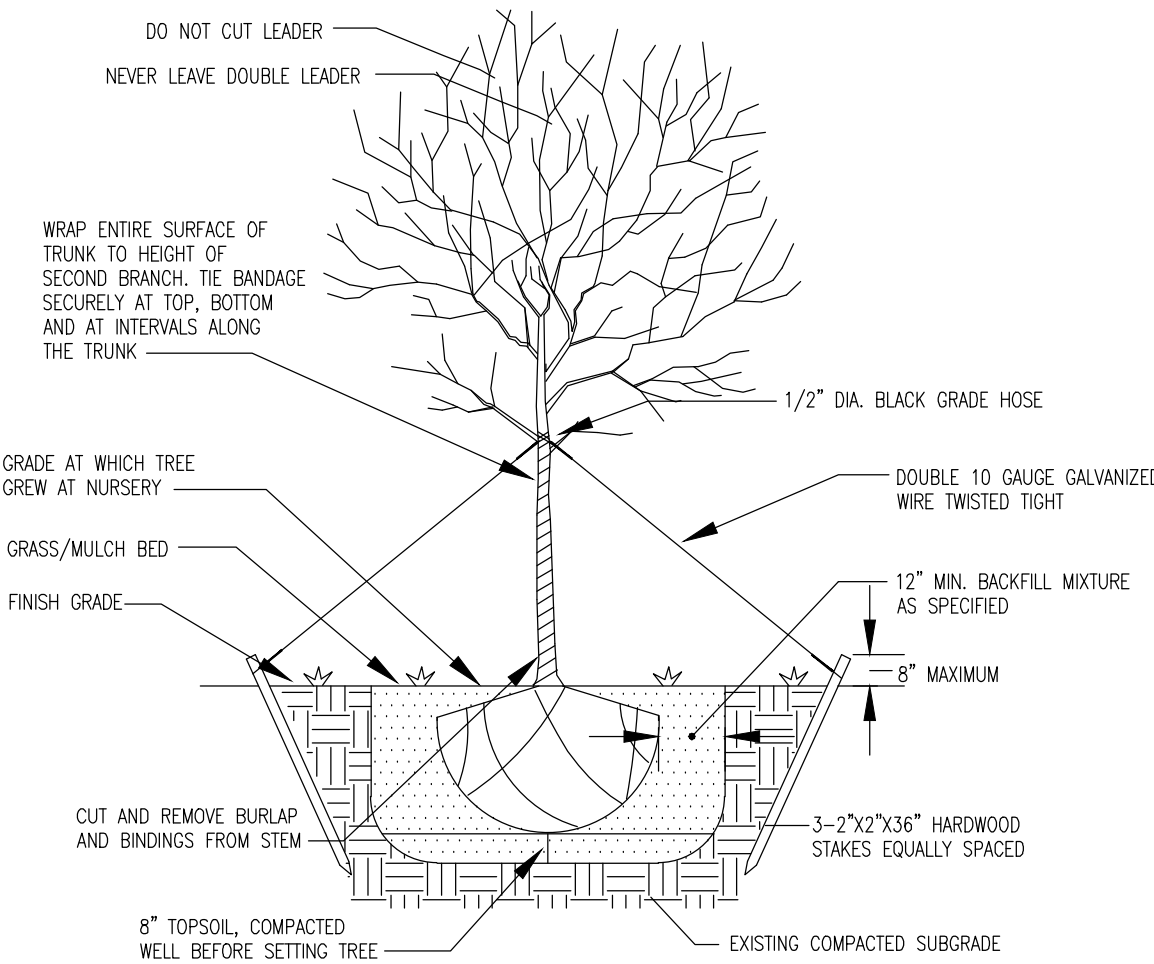


General Notes:

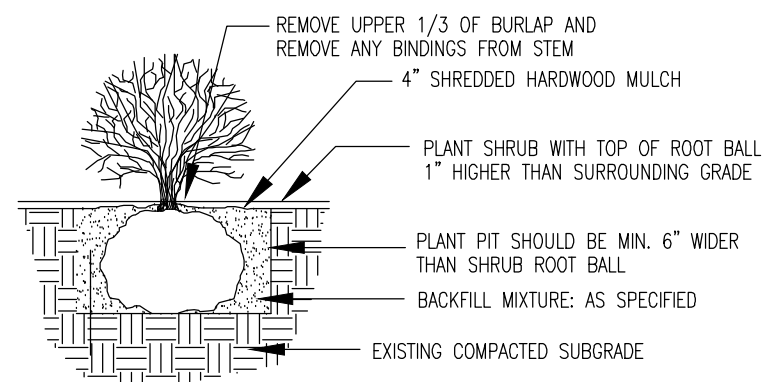
Bordenet Civil Engineering & Land Surveying, LLC : 8902 Alibek Ct., Indianapolis, IN 46256 : Ph. 317-536-6181 : Fax 317-536-6220 : Urban Vineyards Site Plan v1.2.dwg : Jun 09, 2016, 6:50:17 pm



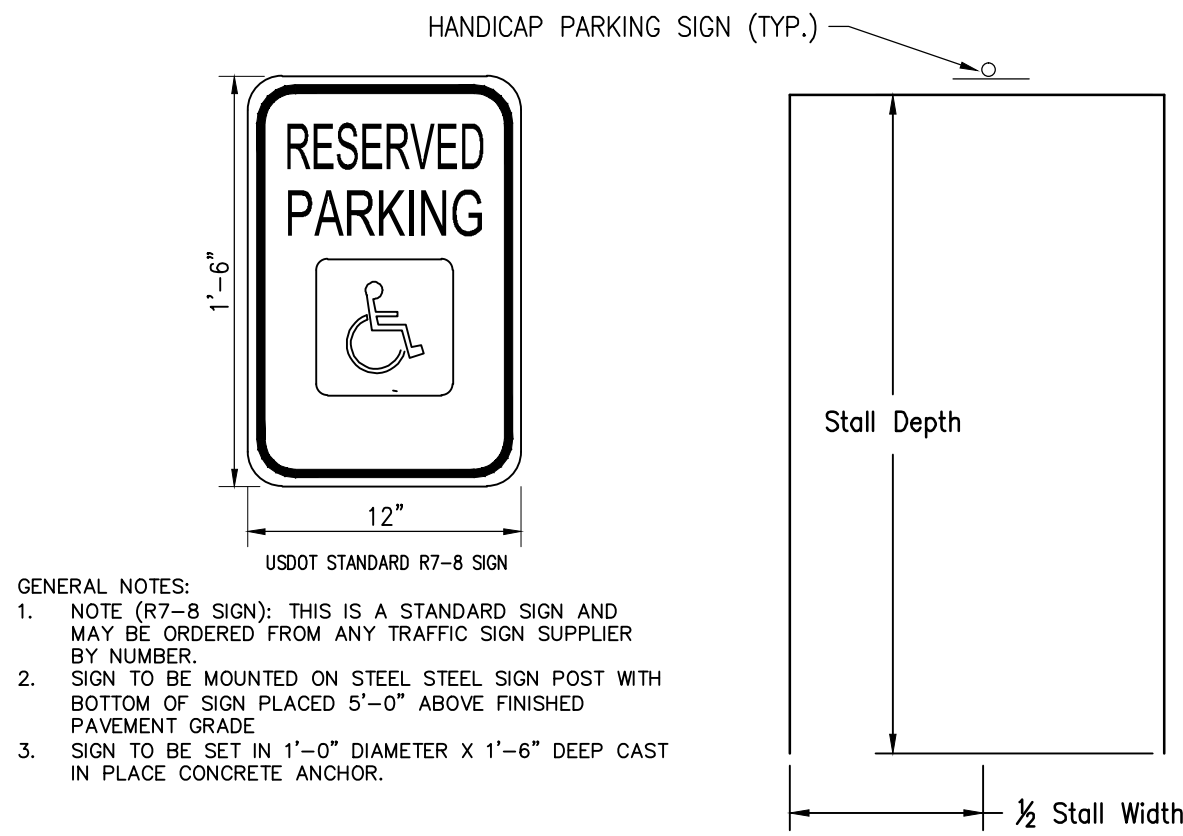
**TYPICAL EVERGREEN
TREE PLANTING DETAIL (CT)**



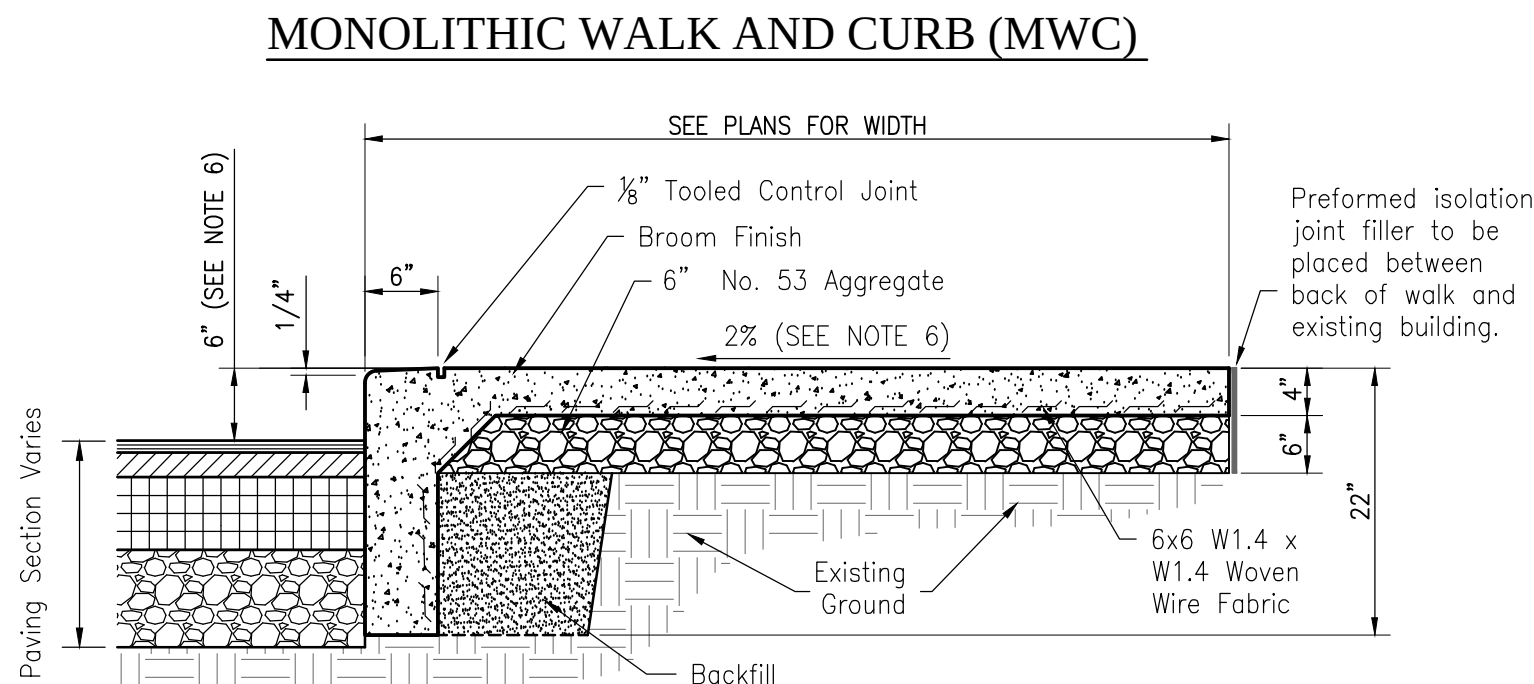
TYPICAL TREE PLANTING DETAIL (DT)



SHRUB PLANTING DETAIL (SD)

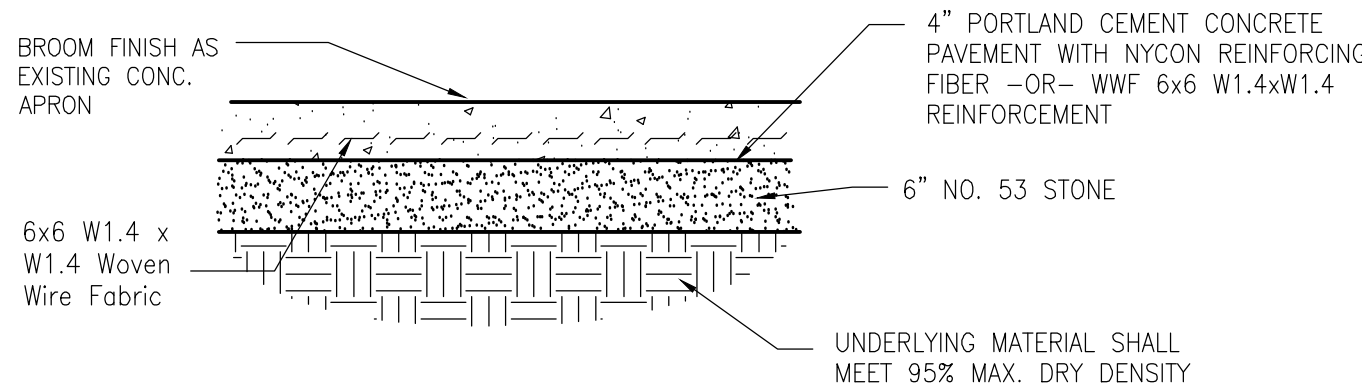


HANDICAP PARKING DETAILS (HC)



MONOLITHIC WALK AND CURB (MWC)

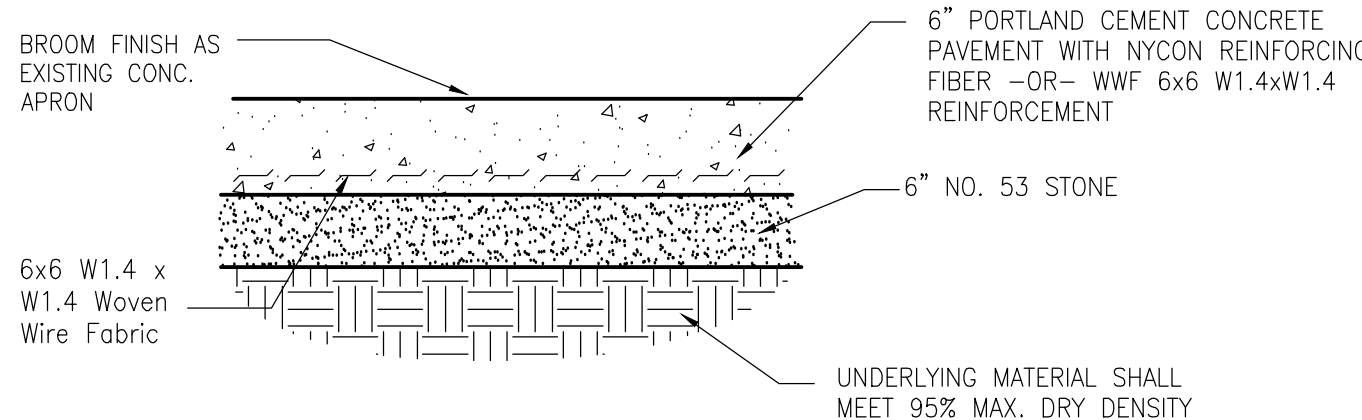
ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH AIR-ENTRAINMENT. A MINIMUM CEMENT CONTENT (BATCH) OF 500 POUNDS SHALL BE USED. A MAXIMUM WATER/CEMENT RATIO OF 0.5 SHALL BE USED. ALL JOINTS SHALL BE TOOLED AND SAW CUT TO A WIDTH OF 1/8" AND A DEPTH OF 2".



STANDARD DUTY CONCRETE PAVING SECTION (SCP)

NOTE: STANDARD DUTY CONCRETE PAVEMENT SHALL BE USED FOR PEDESTRIAN BUILDING ENTRANCE RAMPS/PAD.

ALL CONCRETE SHALL BE 4000 PSI STRENGTH WITH AIR-ENTRAINMENT. A MINIMUM CEMENT CONTENT (BATCH) OF 500 POUNDS SHALL BE USED. A MAXIMUM WATER/CEMENT RATIO OF 0.5 SHALL BE USED. ALL JOINTS SHALL BE TOOLED AND SAW CUT TO A WIDTH OF 1/8" AND A DEPTH OF 2".



HEAVY DUTY CONCRETE PAVING SECTION (HCP)

NOTE: HEAVY DUTY CONCRETE PAVEMENT SHALL BE USED FOR VEHICULAR TRAFFIC BUILDING ENTRANCE RAMPS/PAD.

URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

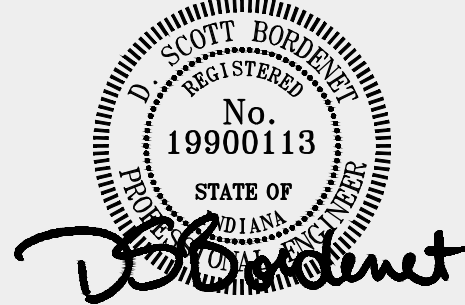
Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibek Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

SITE DETAILS

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016



General Notes:

REVISION BLOCK		
REV.	DESCRIPTION	DATE
1	INITIAL RELEASE	4-26-16
2	PLAN UPDATE FOR TAC COMMENTS	6-9-16



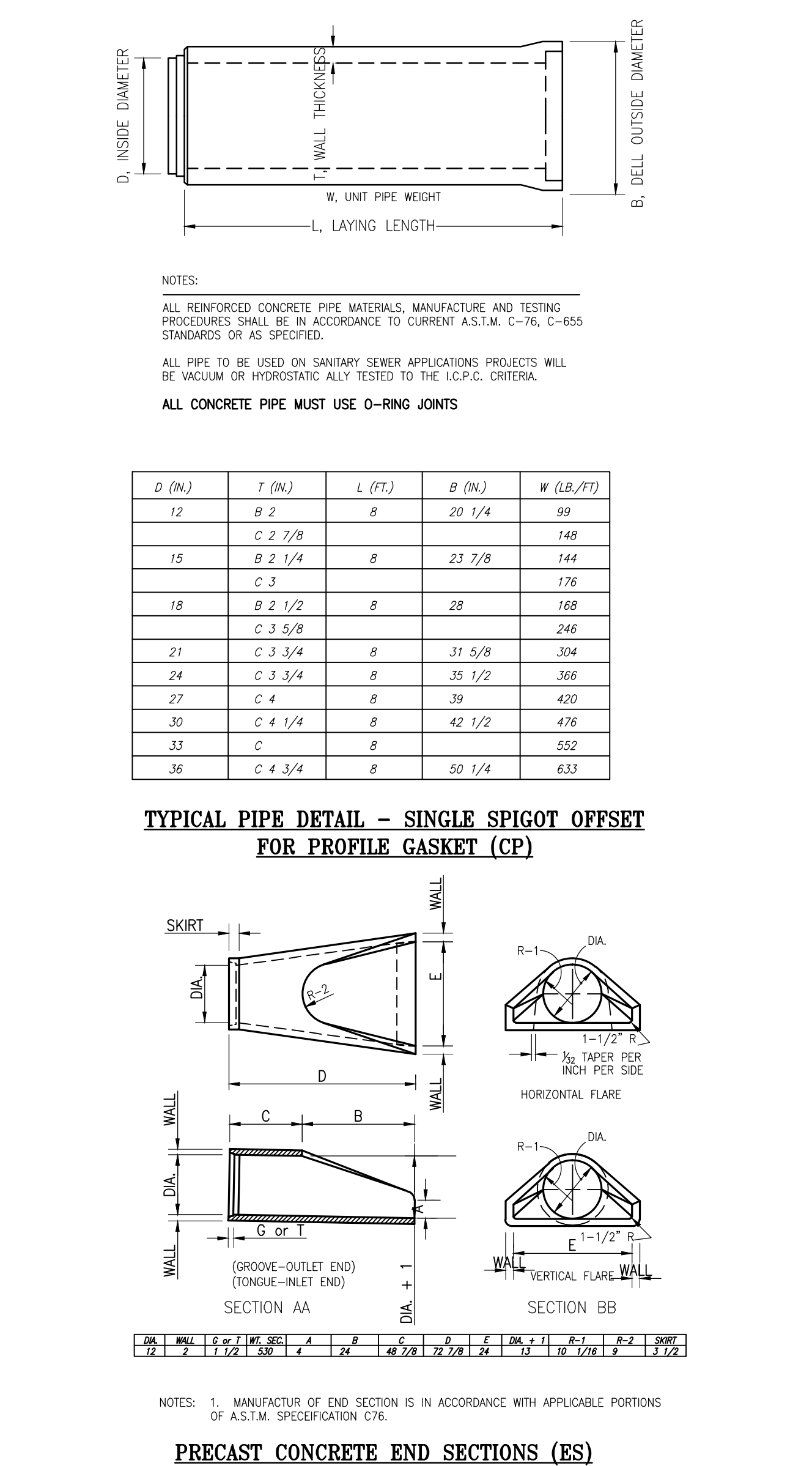
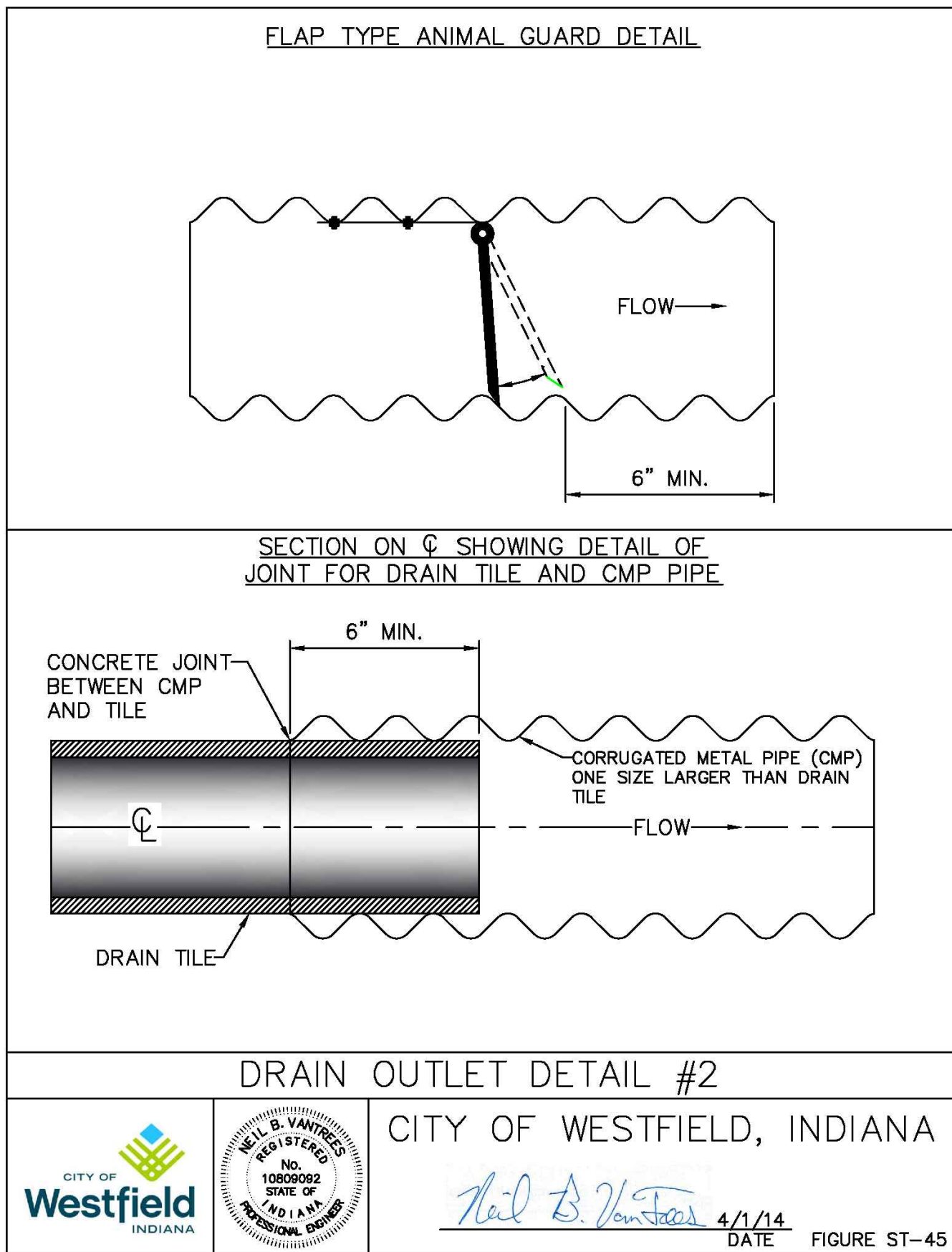
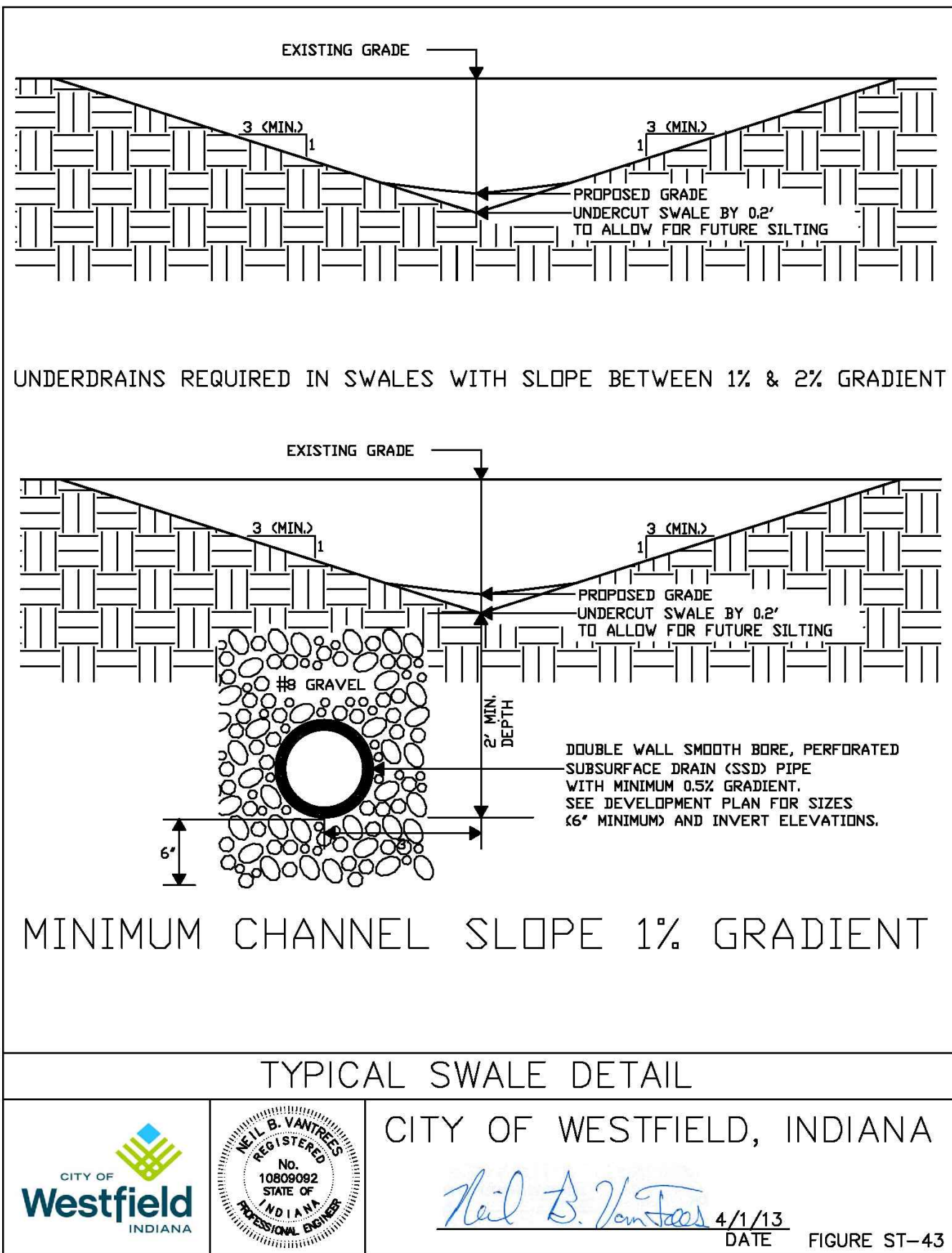
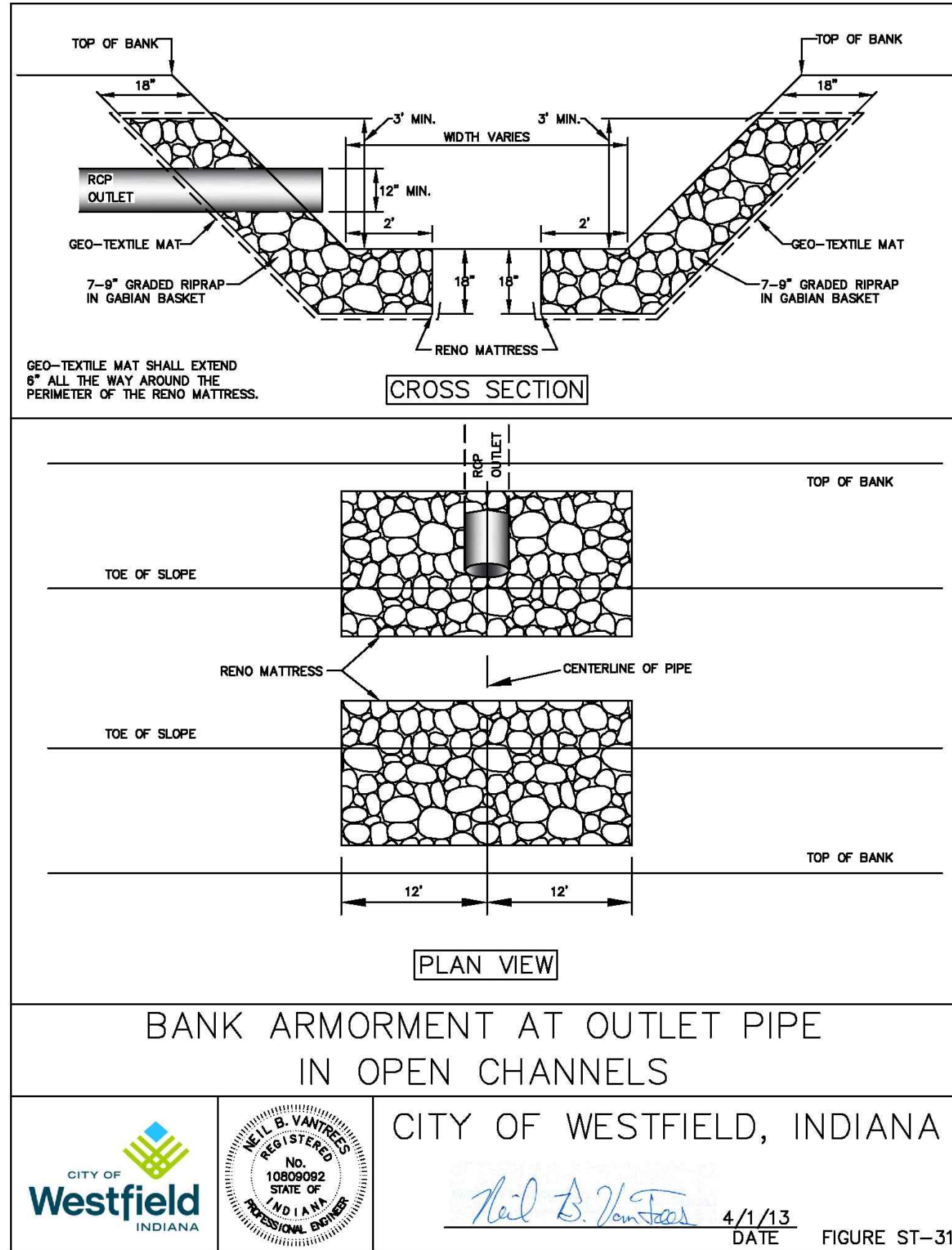
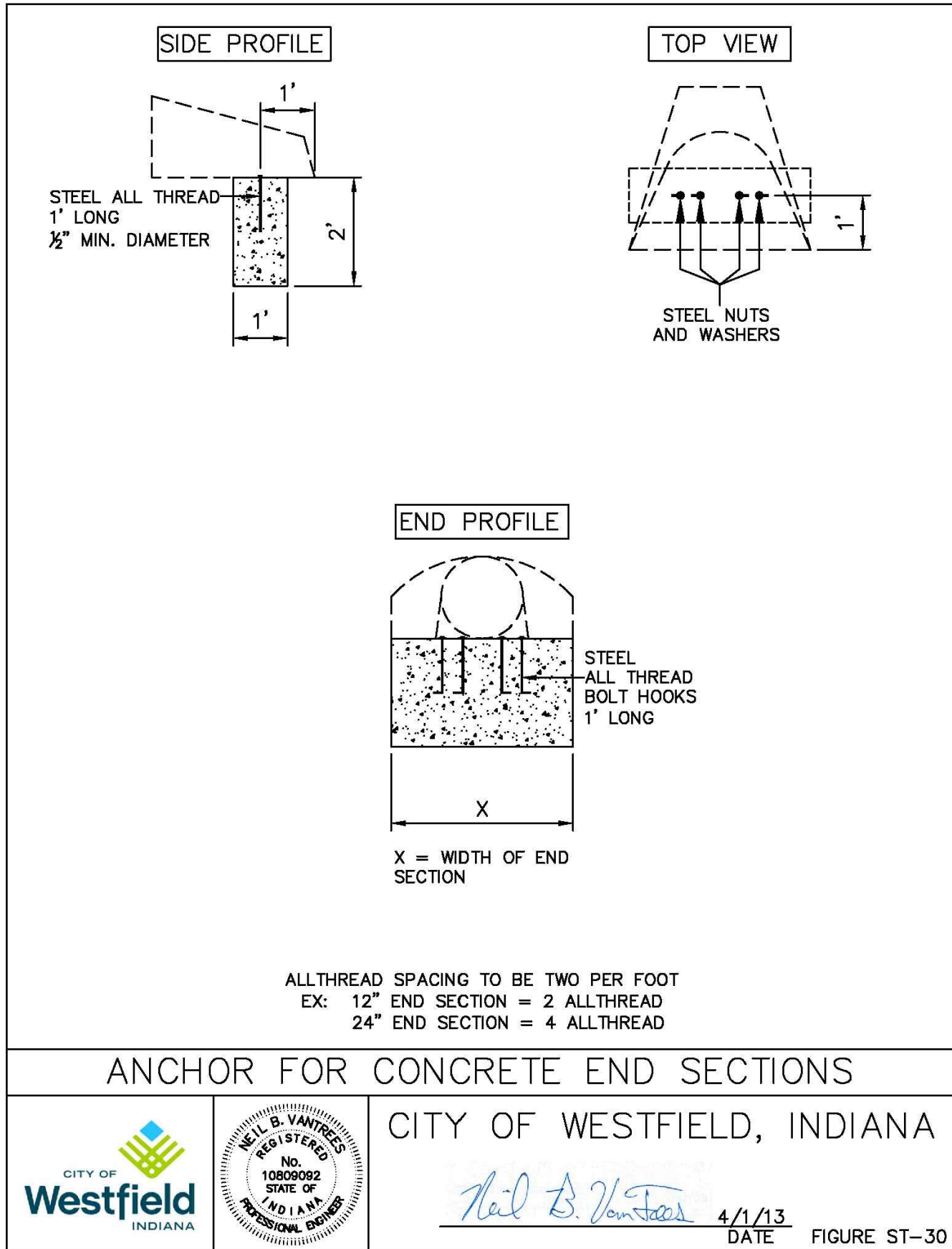
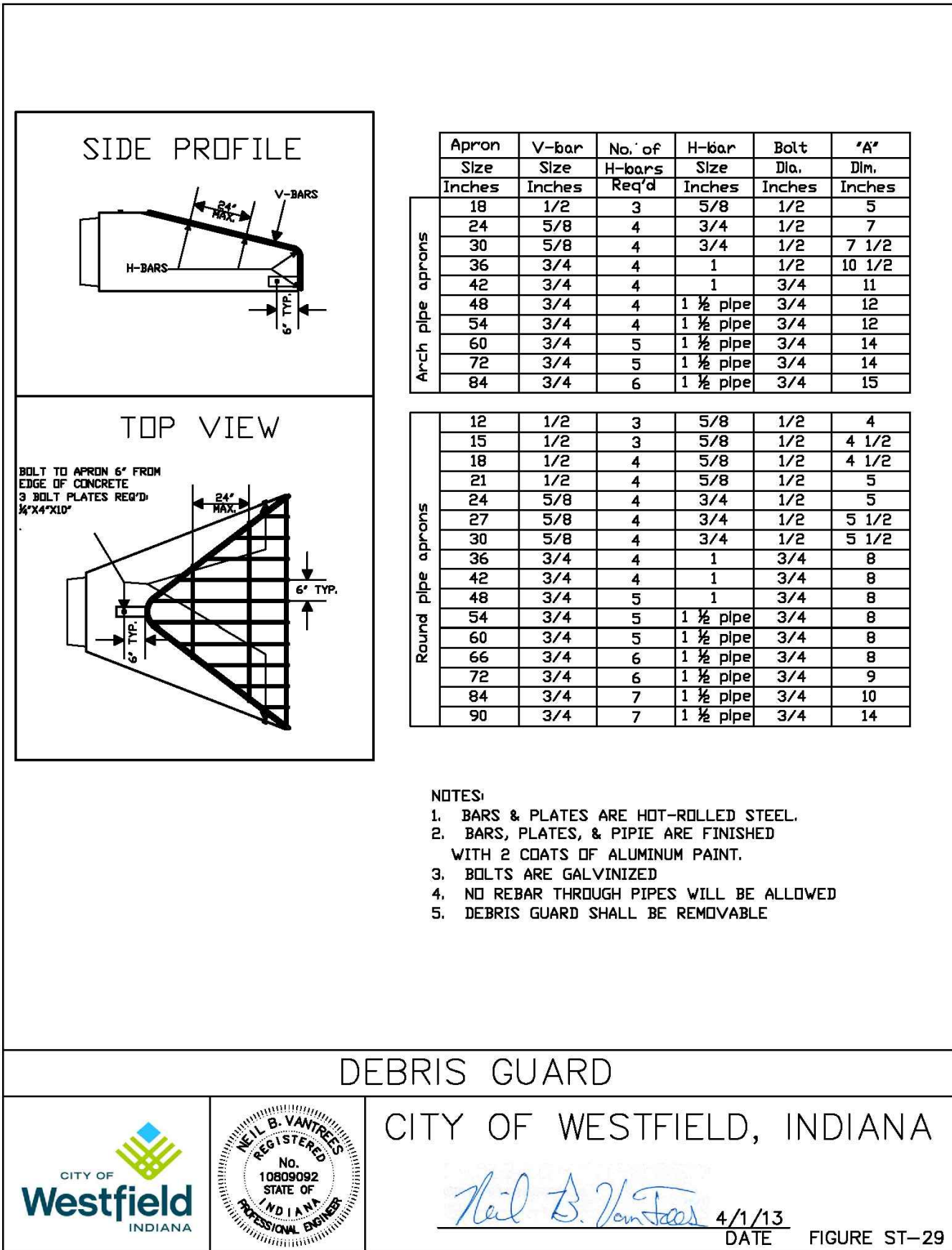
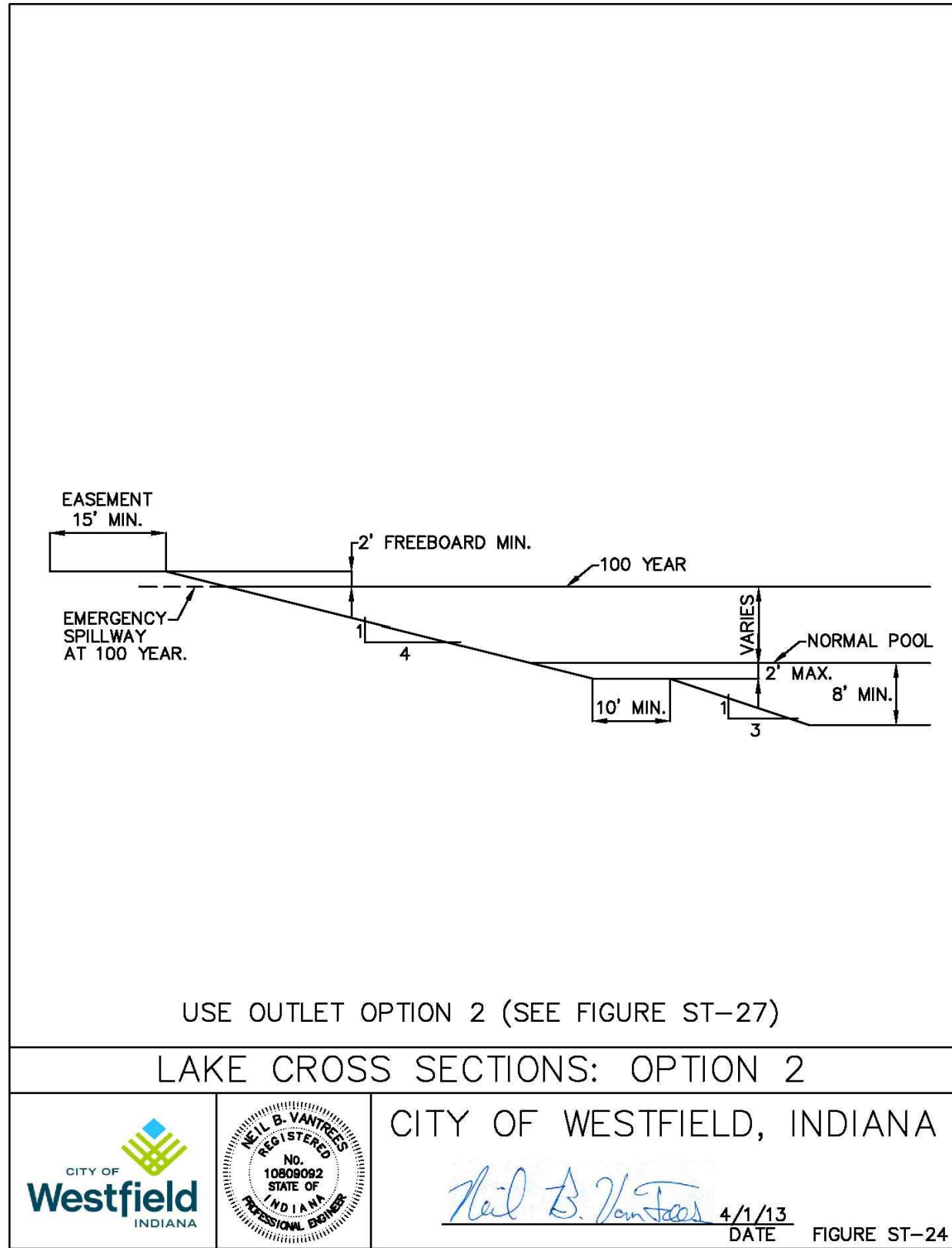
Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
Fax: 317-536-6220
8902 Alibek Ct.
Indianapolis, IN 46256

Project Number:

2015-158

Sheet No. :

C3.1



URBAN VINES SITE PLAN

Westfield, Indiana

Owner: Noah Herron
Ph. 317-600-2807
120 E. 161st Street
Westfield, Indiana 46074

Site Engineer: Bordenet Civil Engineering & Land Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency: City of Westfield Economic & Community Development
Ph. 317-804-3170
Fax 317-804-3181
2728 E. 171st Street
Westfield, Indiana 46074

SITE DETAILS

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

General Notes:

REVISION BLOCK

Project Number: 2015-158

Sheet No.: C3.2

All ▾ outside light fixtures

Departments ▾

Browsing History ▾

Homeste...s Amazon.com

Today's Deals

Hello, Homestea...

Your Account ▾

Prime ▾

Lists ▾

Cart 0

Tools & Home Improvement

Best Sellers

Gift Ideas

Lighting & Ceiling Fans

Hardware

Kitchen & Bath Fixtures

Power & Hand Tools

Woodworking

amazonbusiness

Track your spending with POs and new purchasing analytics.



> Learn more

< Back to search results for "outside light fixtures"



Roll over image to zoom in

Design House 516732 Monterey Outdoor Dark Sky Downlight, 10.25-Inch by 12-Inch, Oil Rubbed Bronze

by Design House

62 customer reviews

| 20 answered questions

List Price: ~~\$54.60~~

Price: **\$44.60**

You Save: **\$10.00 (18%)**

In Stock.

Want it tomorrow, May 27? Order within **8 hrs 27 mins** and choose **One-Day Shipping** at checkout. [Details](#)

Ships from and sold by Amazon.com. Gift-wrap available.

Color: **Oil Rubbed Bronze**

- Features an oil rubbed bronze finish with a metal shade
- Perfect for porch, entry or patio lighting
- Attaches with a wall mount and has full cut-off illumination
- Uses a 60-watt bulb (sold separately) and is UL listed to ensure the highest quality possible
- Comes with a 10-year limited warranty

13 new from **\$44.60**

This item's packaging will indicate what is inside. To cover it, select **Ship in Amazon box** on the checkout page.



Father's Day deals
in Tools & Home Improvement
> Learn more



Find something wrong here? Help us fix it.

Share

Qty: 1 ▴ ▾

Add to Cart

Turn on 1-Click ordering for this browser

Ship to:

Urban Farmer- WESTFIELD

Add to List

Other Sellers on Amazon

\$53.53

+ Free Shipping

Sold by: 1STOPlighting

Add to Cart

\$64.67

+ Free Shipping

Sold by: Connect Buy

Add to Cart

\$55.95

+ \$9.05 shipping

Sold by: UnbeatableSale, Inc

Add to Cart

13 new from **\$44.60**

Have one to sell?

Sell on Amazon

Frequently Bought Together



+



Total price: **\$54.57**

Add both to Cart

Add both to List

☒ This item: Design House 516732 Monterey Outdoor Dark Sky Downlight, 10.25-Inch by 12-Inch, Oil Rubbed Bronze

\$44.60

62

☒ Philips 429746 Energy Saver Compact Fluorescent Dusk-to-Dawn 14-Watt Twister Light Bulb

\$9.97

2,648



LIGHTSHARE

**Artificial Tree
Brings Season
Memory**

Lightshare Pear Blossom Flower Tree, Brown

\$206.10

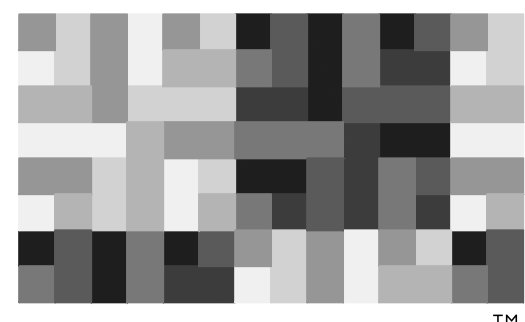
Ad feedback

Customers Who Bought This Item Also Bought

General Elevation Notes

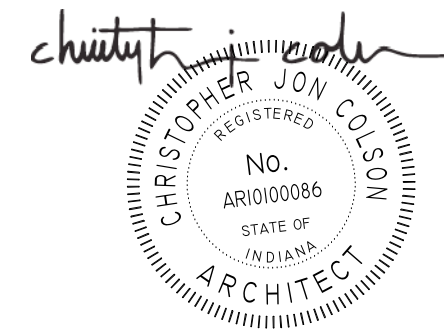
1. All dimensions to the finished face of materials are indicated with arrows (→), whereas all dimensions to the face of study 4 column centerlines are indicated with tick marks (↗).
2. All vertical elevations are measured from the top of concrete slab (T/Slab) = +0'-0".
3. All nominal units are indicated with text: (2x4 in.) whereas all actual units are indicated with symbols (1 1/2"), typ.
4. All exterior metals, to include siding & roofing panels, trim, shutters, gutters & downspouts, to be pre-finished. Colors to be selected by Owner from manufacturer's standard line of colors / finishes.

ARCHITECT OF RECORD

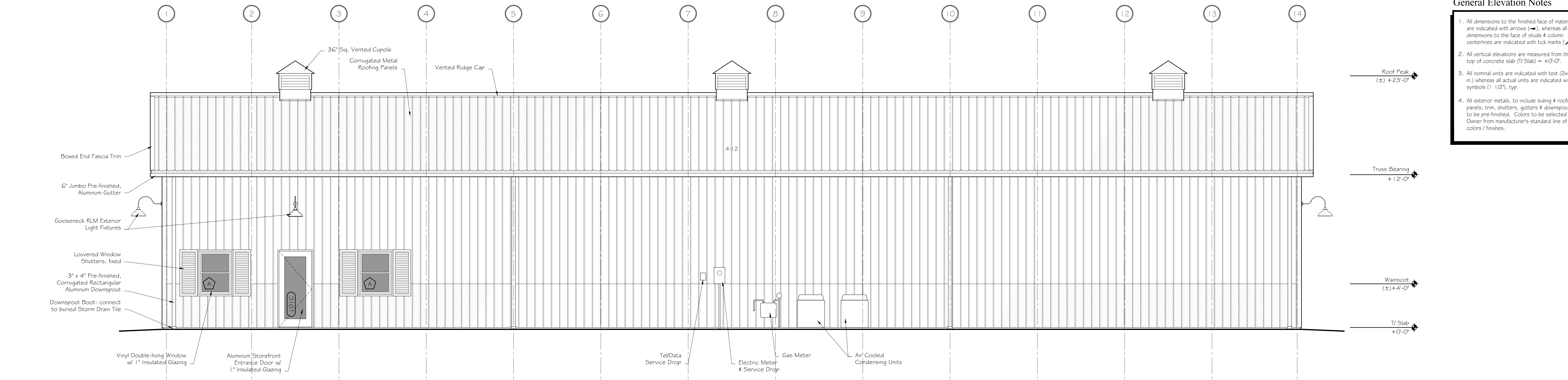


the
CREIGHTON
STUDIOS LLC
109 1/2 West Main Street
Lebanon IN 46052
765.485.2212

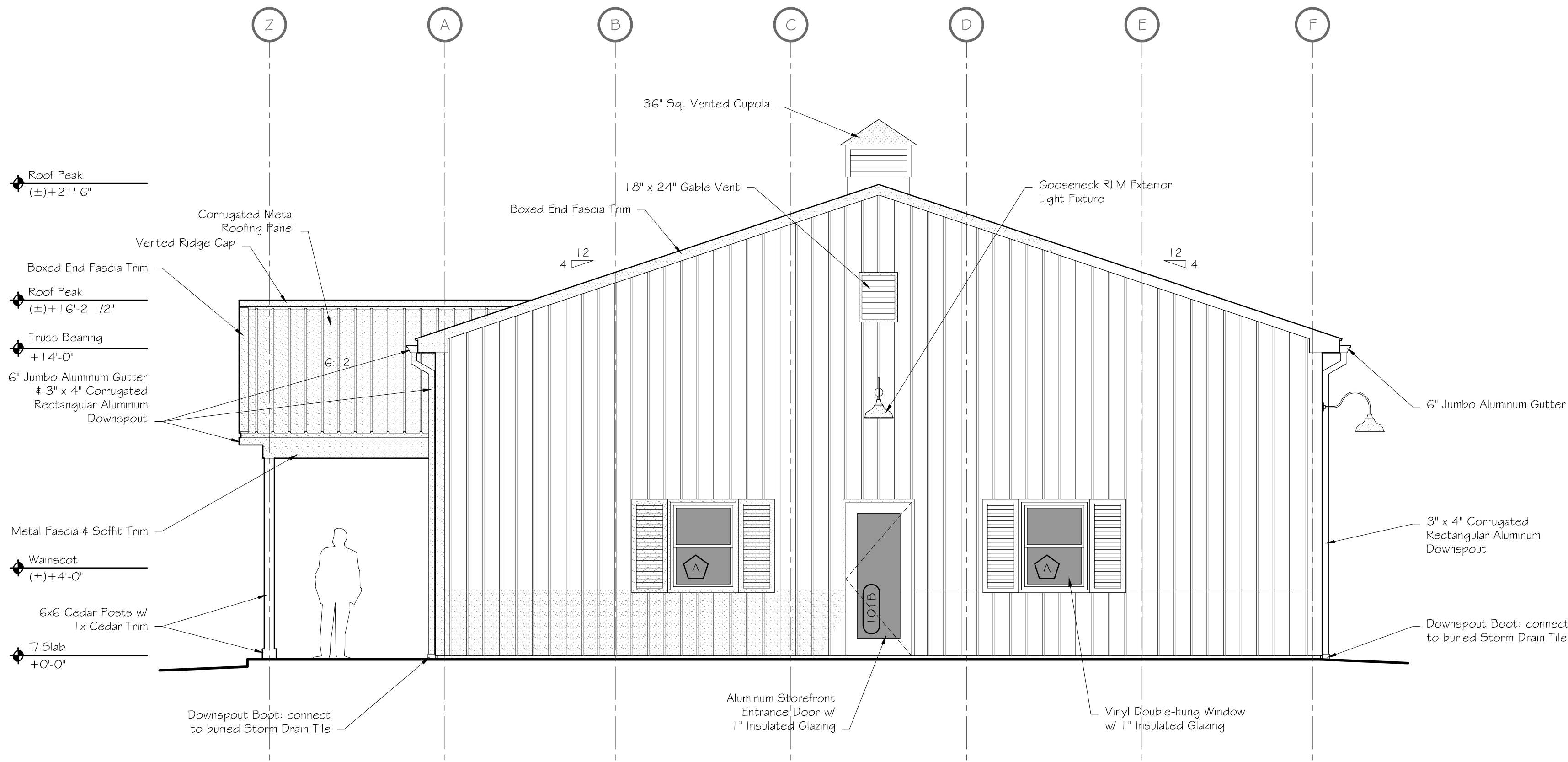
CERTIFICATION



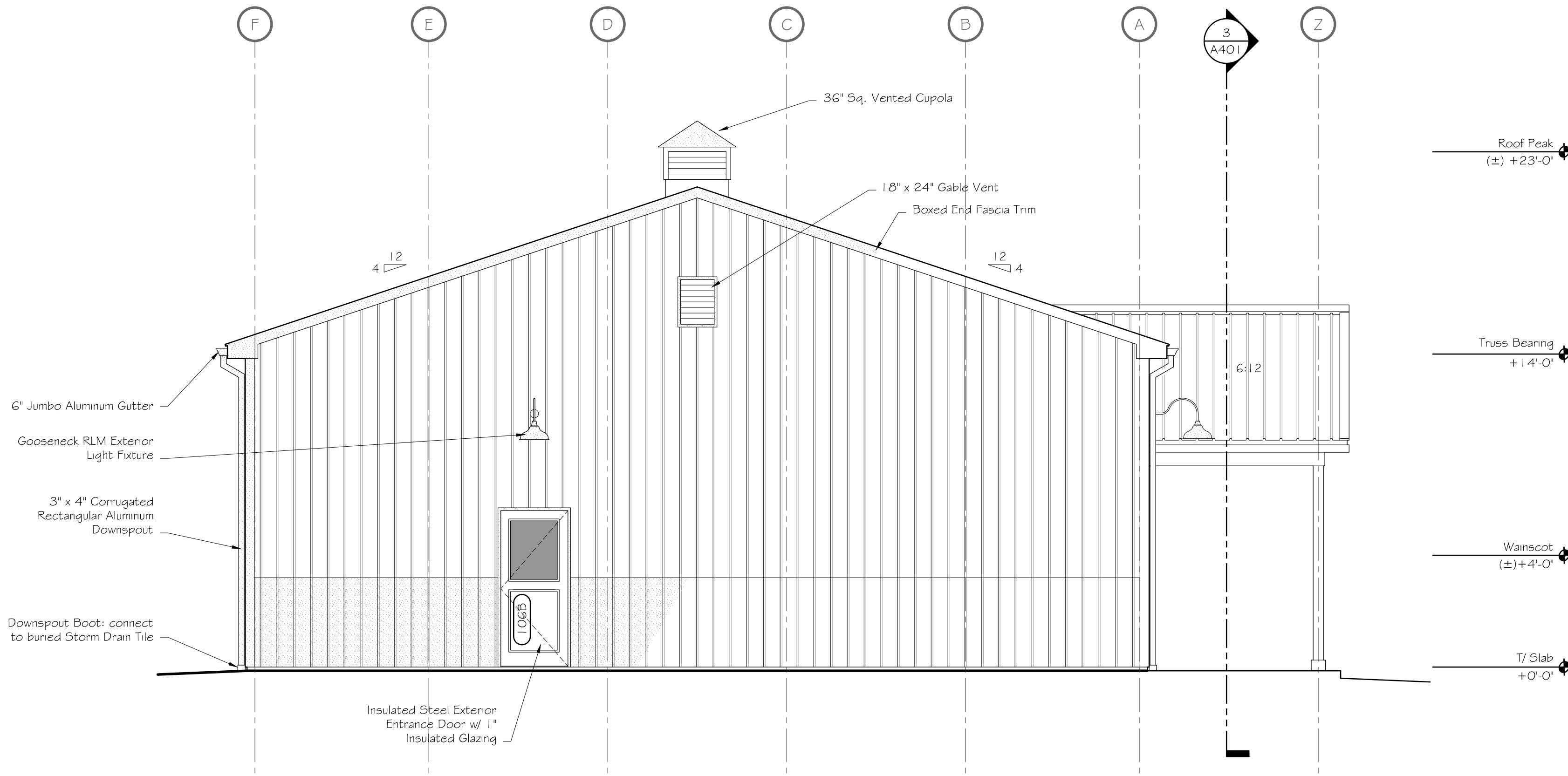
4 South (Rear) Elevation
Scale: 1/4" = 1'-0"



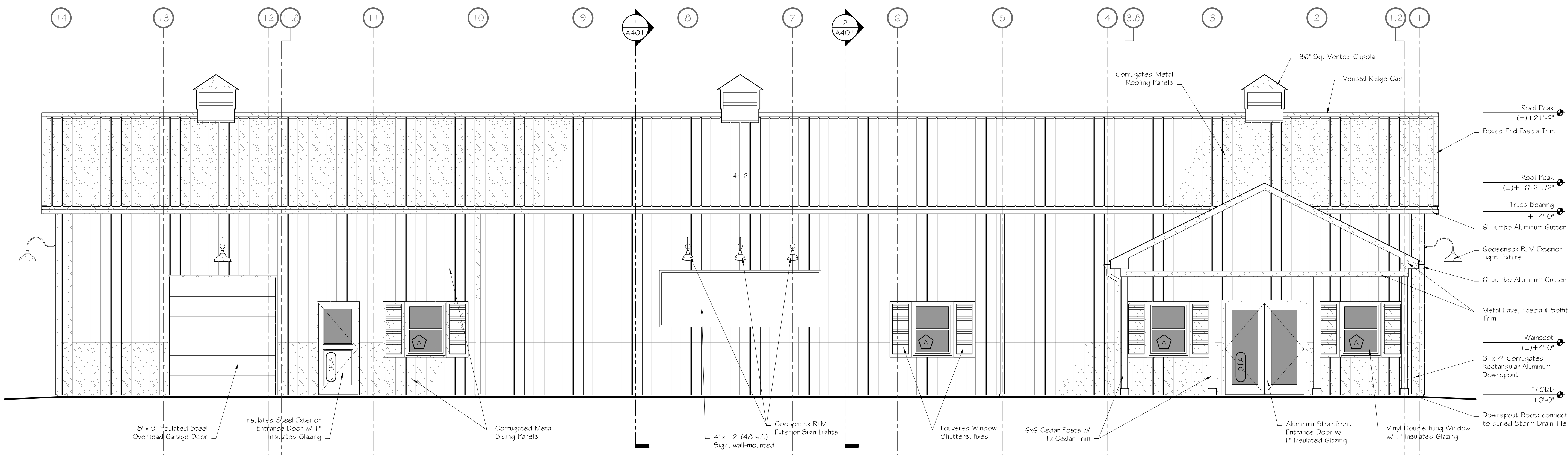
3 West Elevation
Scale: 1/4" = 1'-0"



2 East Elevation
Scale: 1/4" = 1'-0"



1 North (Front) Elevation
Scale: 1/4" = 1'-0"



URBAN VINES
Vineyard & Winery

Urban Vines LLC

303 East 161st Street
Westfield, Indiana 46074

Project No. 121
Project Date June 3, 2016
Drawn cjc
Checked cjc
Revision

© Copyright 2016: The Creighton Studios LLC.
These Drawings and Specifications, and all copies thereof, are the property and copyright of The Creighton Studios LLC and shall be used only with respect to this Project. Shall not be used for any other Project or work, and shall not be reproduced without the prior written consent of The Creighton Studios LLC.

Exterior
Elevations

A301

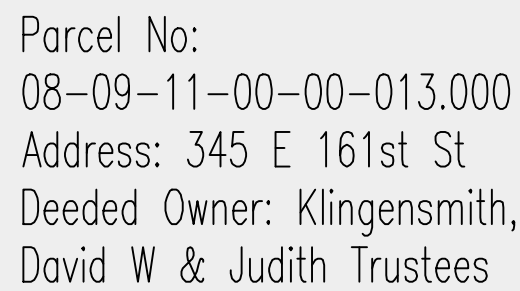


GENERAL NOTES

- A. A MINIMUM OF 4" OF TOPSOIL SHALL BE PLACED ON ALL AREAS SHOWN TO BE SEEDDED. USE SUITABLE TOPSOIL FROM STOCK-PILED SITE STRIPPING. TOPSOIL SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1", REMOVE ANY UNDESIRABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST.
- B. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- C. ALL TREES AND SHRUBS SHALL HAVE A 4" DIAMETER RING COVERED WITH A 2" TO 3" THICK LAYER OF SHREDDED HARDWOOD MULCH. MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
- D. ALL PLANTINGS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION NURSERYMEN. ALSO, PLANT SPECIES SHALL BE AS SPECIFIED BY THE LOCAL LANDSCAPING ORDINANCE.
- E. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
- F. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FOLLOWING FINAL INSPECTION BY OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- G. ALL DISTURBED LAWN AREAS SHALL BE SEEDDED.
- H. ALL PLANTINGS BEDS SHALL HAVE A SPADE EDGE.

* THE NUMBER OF WATER LILLIES WILL BE DETERMINED, INSTALLED, & MAINTAINED BY AQUATIC PLANT SPECIALIST ONCE POND VOLUME IS MAINTAINED.

02' 12"E 871.20'
35" E 871.20' [DEED]



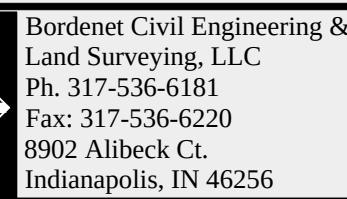
Westfield, Indiana

Site Engineer: Bordenet Civil Engineering & Land
Surveying, LLC
Ph. 317-536-6181
8902 Alibeck Ct.
Indianapolis, IN 46256

Regulatory Agency:	City of Westfield Economic & Community Development Ph. 317-804-3170 Fax 317-804-3181 2728 E. 171st Street Westfield, Indiana 46074
--------------------	--

FINAL CONSTRUCTION PLANS

Plan Date: June 9th, 2016

[illegible]Project Number:
2015-158

Sheet No. :

C2.4



2016020974 VARIANCE \$27.00
05/10/2016 01:37:13P 9 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ACKNOWLEDGEMENT OF VARIANCE

Document Cross Reference Number: 2013052337

This **ACKNOWLEDGEMENT**, made this 14th day of April, 2016, by Matthew S. Skelton, Economic and Community Development Director, City of Westfield, Indiana (the "Director") WITNESSETH:

Mayor
Andy Cook

City Council
Chuck Lehman
Jim Ake
Joe Edwards
Steven Hoover
Robert L. Horkay
Dr. Mark Keen
Cindy L. Spoljaric

Clerk Treasurer
Cindy J. Gossard

WHEREAS, on Tuesday, April 12, 2016, the Westfield-Washington Township Board of Zoning Appeals (the "Board") heard Petition No. 1604-SE-01 (the "Special Exception") and Petition No. 1604-VS-07 (the "Variances of Development Standard") (collectively, the "Petition"), filed by Noah Herron (d/b/a Urban Vines) (the "Petitioner"), for approval of a Special Exception and Variances of Development Standard from the Westfield-Washington Township Unified Development Ordinance regarding property commonly known as 303 East 161st Street, Westfield, Indiana 46074 (Parcel No. 08-09-11-00-00-013.103), and more particularly described in the attached **Exhibit A** (the "Property").

WHEREAS, the Petitioner requested approval of a Special Exception to allow an Agritourism Use (vineyard and winery) within the AG-SF1: Agriculture / Single-Family Rural District.

WHEREAS, the Board voted five (5) to zero (0) to approve the Special Exception with the following conditions:

1. The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, as revised and attached hereto as **Exhibit B** and **Exhibit C**, respectively, subject to review and approval for compliance with applicable ordinances and laws of the development plan and appropriate permits. Any expansion or substantial alteration to the scope and operation of the Agritourism Use, as determined by the Director, shall require approval by the Board.
2. The standards of Chapter 6 and Chapter 8 of the Unified Development Ordinance that are applicable to nonresidential uses and buildings in a Business District shall apply to the Agritourism Use, except as otherwise varied by an approved variance of development standard, or waiver by the Plan Commission as part of a Detailed Development Plan approval.
3. The Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Economic and Community Development Department prior to the approval of a development plan and/or issuance of a building permit for the property.

COPY

**Economic and
Community
Development**

(317) 804-3170

2728 East 171st Street
Westfield, IN 46074

westfield.in.gov

WHEREAS, the Petitioner requested the following Variances of Development Standard:

1. Petitioner requests the following landscaping standards not apply: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)).
2. Petitioner requests the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply.
3. Petitioner requests the standards of Article 6.3 (Architectural Standards) not apply.

WHEREAS, the Board voted five (5) to zero (0) to approve the Variances of Development Standard with the following conditions:

1. Approval shall be subject to the approval of a Detailed Development Plan that ensures that adequate surface design, parking space delineation, and maintenance is provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access), as deemed appropriate by the City (e.g., Department of Public Works, Fire Department, Economic and Community Development Department) and County Surveyor's Office.
2. Buildings on the Property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit, attached hereto as Exhibit D.

NOW, THEREFORE, the Director hereby declares that all the Property as it is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, or occupied and improved, is subject to the Special Exception and Variances of Development Standard approved by the Board on April 12, 2016. Unless otherwise modified herein, this Special Exception and Variances of Development Standard shall run with the land, and shall be binding upon the owner, heirs and assigns, and all parties having an interest in and to the Property or any part or parts thereof subject to such Special Exception and Variances of Development Standard, and shall inure to the benefit of the owner and every one of his/her successors in title to any real estate in the Property.

WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
"DIRECTOR"



MATTHEW S. SKELTON, ESQ., DIRECTOR
Economic and Community Development Department, City of Westfield, IN

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

Mteck, LLC, the Property Owner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Property Owner has executed this instrument, on the 3rd day of May, 2016.

Mteck LLC

Mteck, LLC

By: Steve Schneider

Title: President

5/31/2016

Date

STATE OF Indiana

)

) SS:

COUNTY OF Hamilton

)

Signed and acknowledged before me this 3rd day of May, 2016.

(SEAL)

Jacqueline G. Morgan

Signature of Notary Public



Jacqueline G. Morgan

Printed name of Notary Public

My County of Residence: Hamilton

My Commission Expires: 9/4/21

PREPARED BY:

[Signature]

"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."

(name) [Signature]

istration

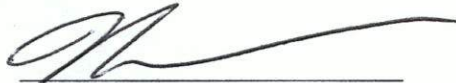
3040 office
4-3190 fax

71st Street
, IN 46074

Id.in.gov

Noah Herron (d/b/a Urban Vines), the Petitioner, hereby acknowledges the accuracy of the information contained in this Acknowledgement of Variance and any conditions and limitations placed on the Petition and Property, as set forth herein.

IN WITNESS WHEREOF, the Petitioner has executed this instrument, on the 10th day of MM, 2016.



Noah Herron

5-10-16

Date

STATE OF INDIANA)

COUNTY OF HAMILTON)

SS:

Signed and acknowledged before me this 10 day of May, 2016.

(SEAL)

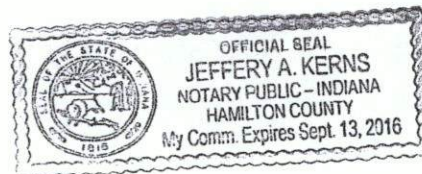


Signature of Notary Public

JEFFERY ALLEN KERNS
Printed name of Notary Public

My County of Residence: HAMILTON

My Commission Expires: September 13, 2016



Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT A
THE PROPERTY

Property Address: Vacant Land, 303 East 161st Street, Westfield, IN 46074

A part of the Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at a PK Nail at the Northwest Corner of said Southeast Quarter of Section Eleven (11), Township Eighteen (18) North, Range Three (3) East; thence North 89 degrees 10 minutes 59 seconds East (assumed bearing) along the North line of said Southeast Quarter 414.17 feet to a mag nail, said point also being the point of beginning; thence continue thence North 89 degrees 10 minutes 59 seconds East along the North line of said Southeast Quarter 250.00 feet to a mag nail; thence South 00 degrees 06 minutes 35 seconds West parallel to the East line of said Southeast Quarter 871.20 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence South 89 degrees 10 minutes 59 seconds West parallel to the North line of said Southeast Quarter 250.00 feet to a 5/8 inch iron pin with a orange cap stamped "Polaris 9600005"; thence North 00 degrees 06 minutes 35 seconds East parallel to the East line of said Southeast Quarter 871.20 feet to the point of beginning and containing 5.00 acres more or less.

Rights and benefits of a utility easement and an ingress and egress easement as described in and created in Easement Agreement recorded December 10, 2004 as Instrument Number 200400083566 in the Office of the Recorder of Hamilton County, Indiana.

Tax ID Number(s):
08-09-11-00-00-013.103

29-09-11-000-013.103-015

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT B
PETITIONER'S NARRATIVE

We intend to purchase 303 East 161st Street in Westfield, Indiana and start a vineyard and winery to be known as "Urban Vines". As a result, this request is to allow a Special Exception for an Agritourism Use and related Variances of Development Standard to accommodate our proposed use. The Agritourism Use will include a vineyard (4.5 acres +/-) and 4,000 sq. ft. +/- building. The building is proposed to include wine processing (i.e. grape crushing, fermenting, aging, storage) and related sales (i.e. retail, tasting facilities). Urban Vines will host wine tours and small events on the premises, which may on accession include live music. Event sizes will be limited to the capacity of the parking lot and tasting room, as regulated by the Fire Department.

The requested Variances of Development Standard include:

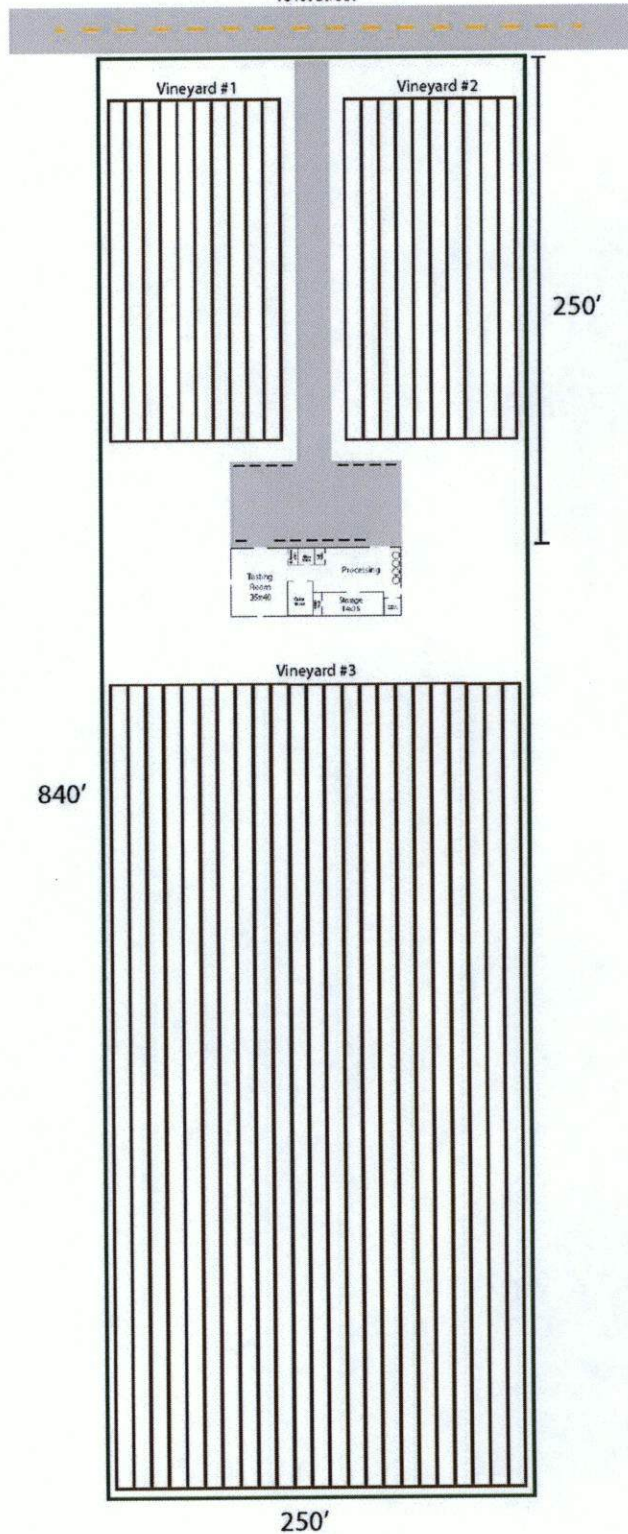
1. **Landscaping Standards (Article 6.8).**
Petitioner requests that the following landscaping standards not apply to the property: Minimum Lot Landscaping Requirements (Article 6.8(K)); External Street Frontage Landscaping Requirements (Article 6.8(M)); Buffer Yard Requirements (Article 6.8(N)); Interior Parking Area Landscaping (Article 6.8(O)(1)). The property is proposed to consist of over 2,000 grape vines that will span the entire area of property. The grape vines will require full sun and air circulation for viability, and the property will otherwise include the required foundation plantings and perimeter parking area landscaping required by the UDO.
2. **Off-street Parking Surfacing and Curbs (Article 6.14).**
Petitioner requests that the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply to the property; rather, a gravel driveway and parking surface is proposed to better allow for storm water management for the grape vines. Petitioner agrees to work with the City and County to ensure adequate surface design, parking space delineation, and maintenance is being provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access).
3. **Architectural Standards (Article 6.3).**
Petitioner requests that the standards of Article 6.3 (Architectural Standards) not apply to the property; rather, to enhance and contribute to the desired agricultural theming of the proposed use and surrounding properties, the petitioner agrees that buildings on the property shall be substantially similar in quality and character to the illustrative building exhibits attached hereto.

Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT C-1
SITE PLAN EXHIBIT: SITE PLAN
161st Street

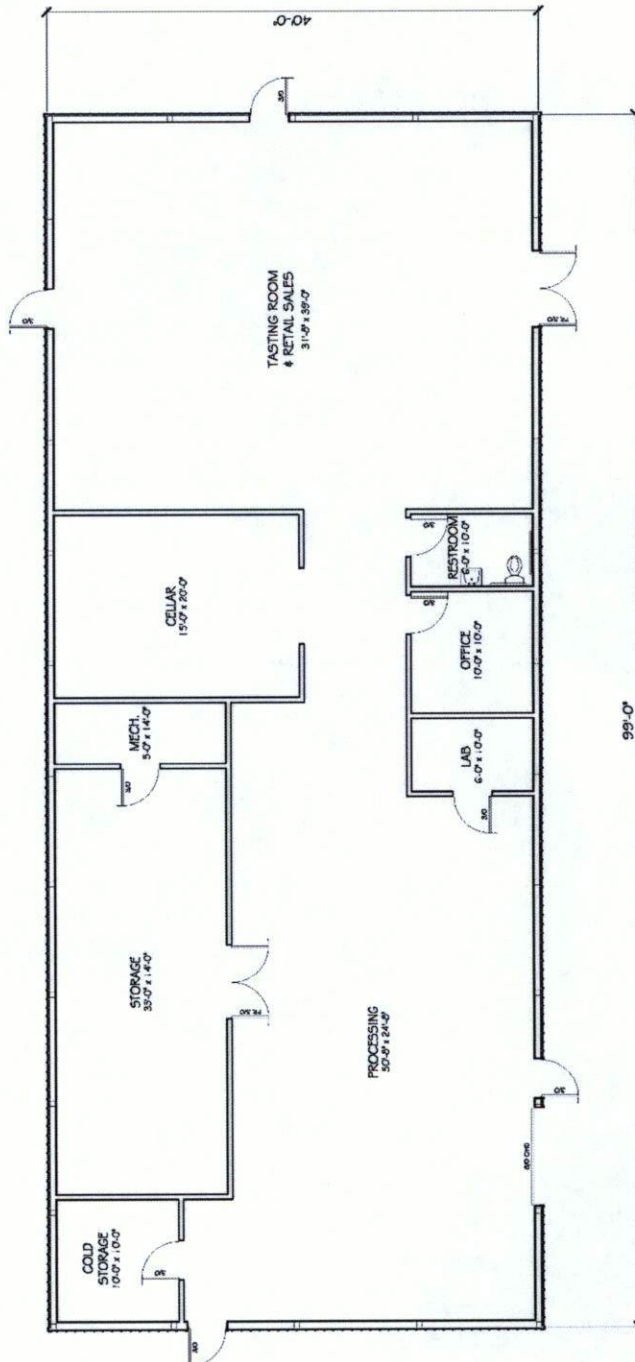


Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT C-2
SITE PLAN EXHIBIT: FLOORPLAN

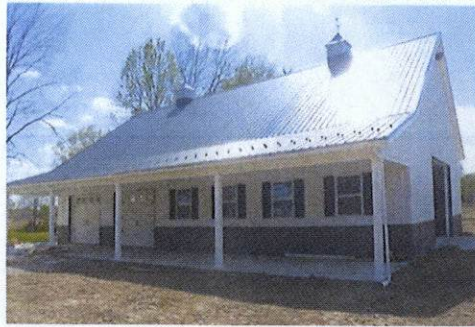


Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT

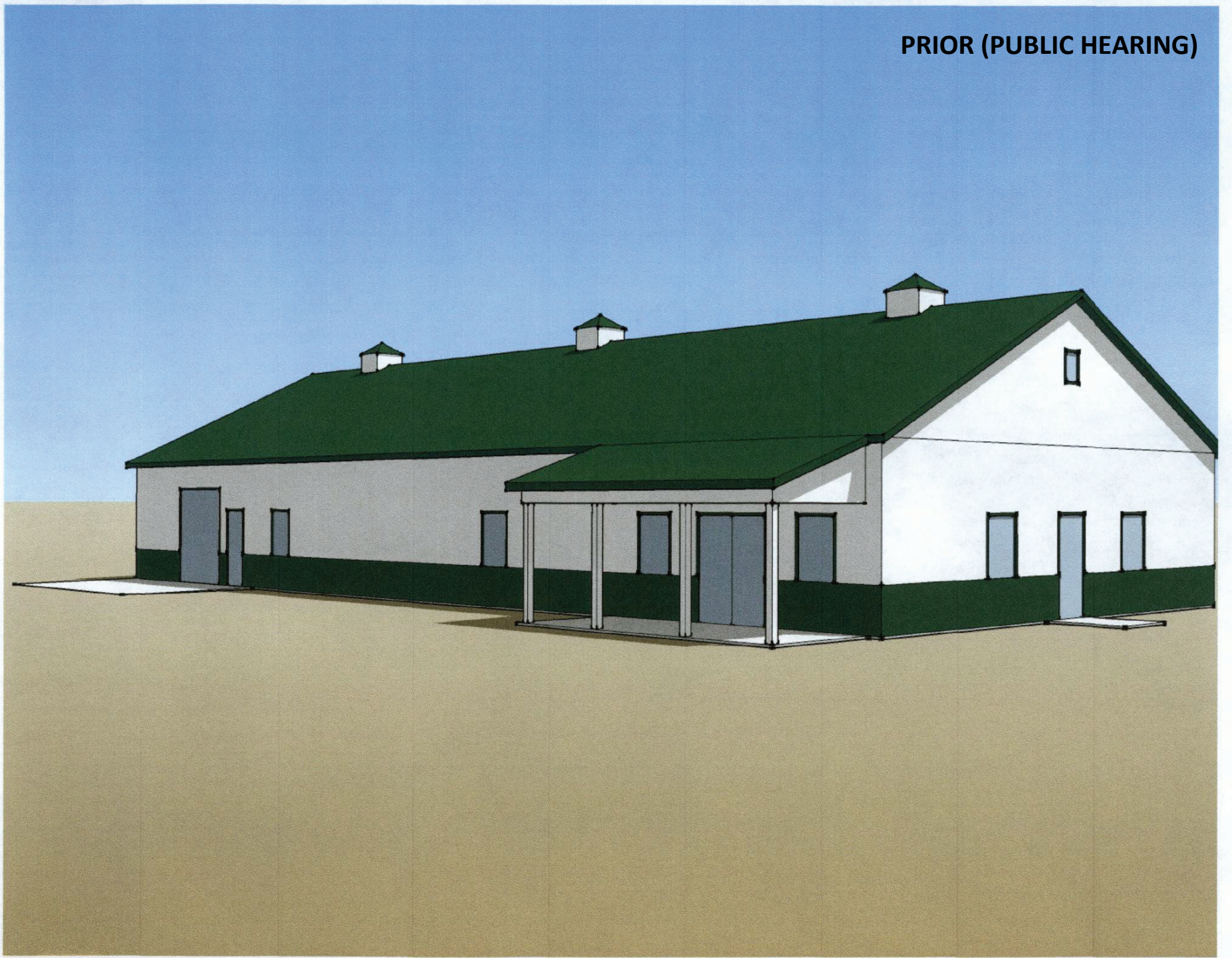


Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

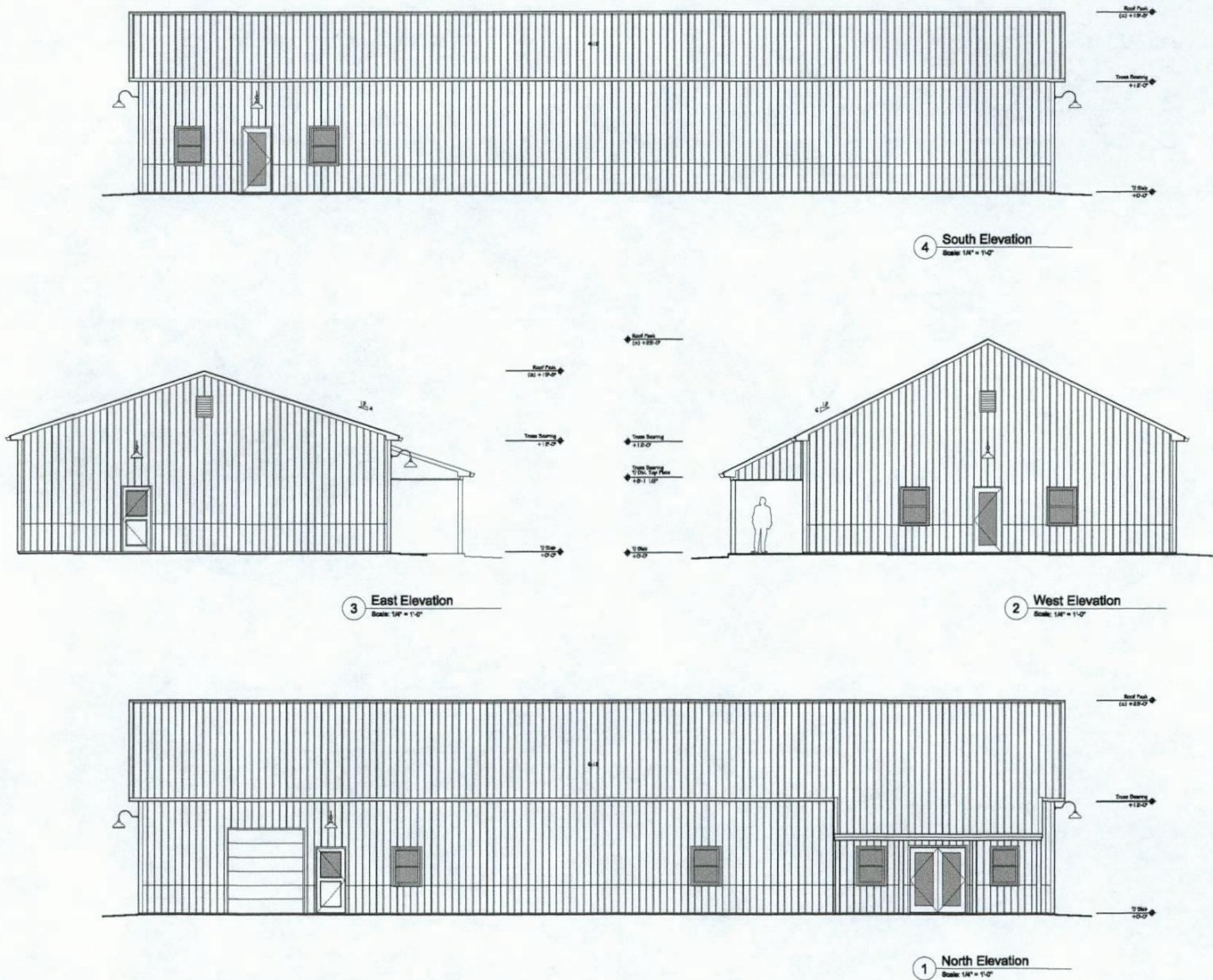
PRIOR (PUBLIC HEARING)



REVISED (FOR APPROVAL)



PRIOR (PUBLIC HEARING)

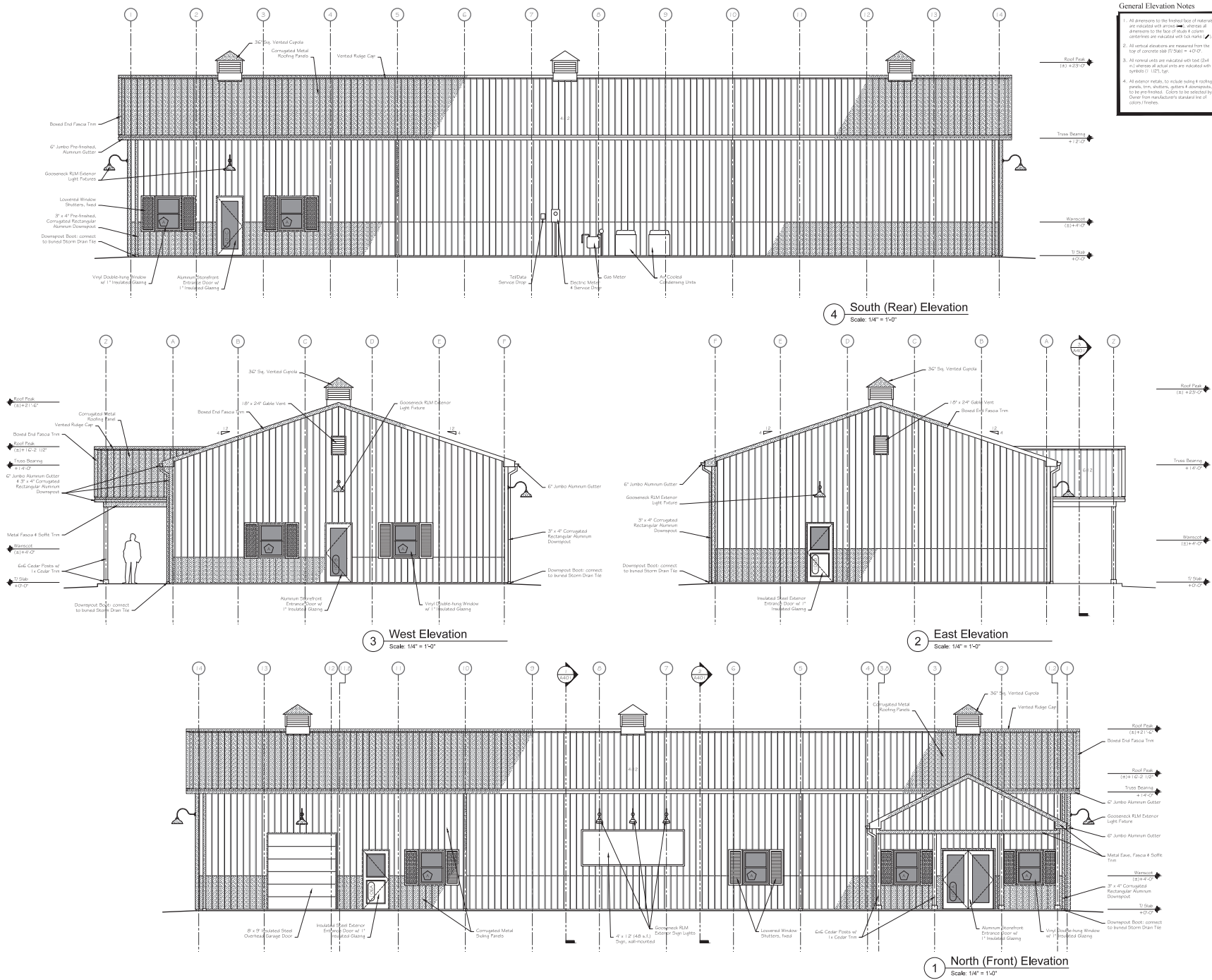


URBAN VINES
Vineyard & Winery
Urban Vines LLC
303 East 161st Street
Westfield, Indiana 46074

Project No. 121
Project Date April 25, 2016
Drawn CJC
Checked CJC
Revised

Exterior Elevations
A301

REVISED (FOR APPROVAL)



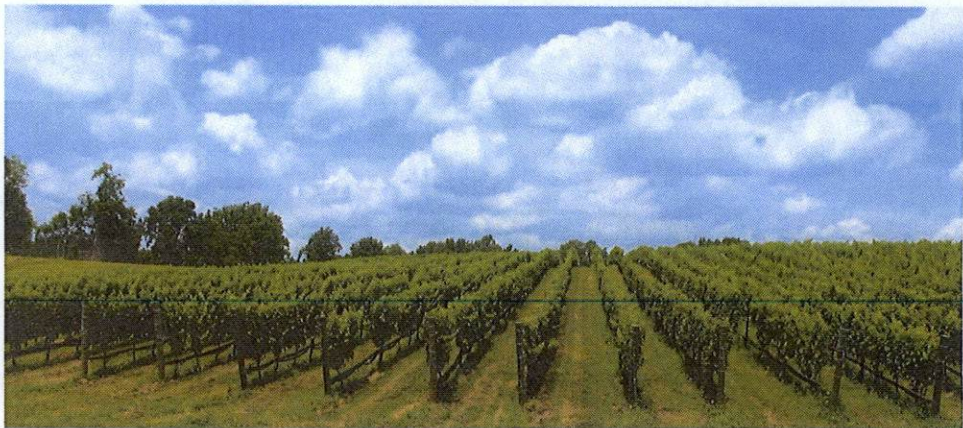
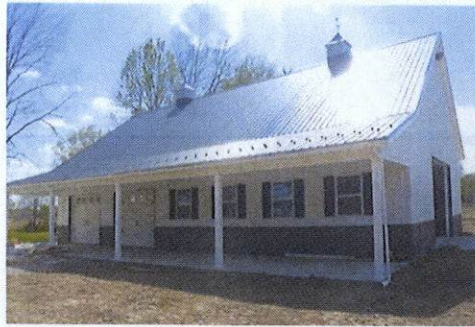
URBAN VINES
Vineyard & Winery
Urban Vines LLC
303 East 161st Street
Westfield, Indiana 46074

Project No. 121
Project Date June 1, 2016
Drawn CJC
Checked CJC
Revised

Exterior Elevations
A301

(EXHIBIT FROM VARIANCE CONDITION)

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT



Administration

(317) 804-3040 office
(317) 804-3190 fax

2728 East 171st Street
Westfield, IN 46074
westfield.in.gov