



CITY OF WESTFIELD, IN
BoardofZoningAppeals_Meeting_Agenda_04_12_2016

Tuesday, April 12, 2016 at 07:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals (BZA)

MEETING DATE: Tuesday, April 12, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE BOARD OF ZONING APPEALS

OPENING OF REGULAR MEETING

Note the presence of a quorum

Approval of Minutes: March 8, 2016

Documents: [March 8, 2016, Minutes](#)

Review Rules & Procedures

ITEMS OF BUSINESS:

1604-VS-05 [PUBLIC HEARING]

215 East Main Street (Westfield Family Dental)

Premier Sign Group

The petitioner is requesting a Variance of Development Standard to reduce the Minimum Setback for an existing Monument Sign located in the LB-H: Local Business Historic District (Article 6.17(H)(4)).

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan Exhibit](#) | [Exhibit 4: Signage Exhibit](#) | [Exhibit 5: Petitioner's Application](#)

1604-VS-06 [PUBLIC HEARING]

1821 East 151st Street (Circle K)

MAC's Convenience Stores LLC by Wellert Corporation

The petitioner is requesting Variances of Development Standard to a previously granted Special Exception for a Gasoline Service Station related to Minimum Setback Lines (Article 4.23(F)), Screening of Receptacle and Loading Areas (Article 6.1), Architectural Standards (Article 6.3), Landscaping Standards (Article 6.8), and Outdoor Storage and Display (Article 6.12) in the SB-PD: Special Business/Planned Development District.

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

[Development Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Application](#) | [Exhibit 7: Letter of Grant 83-SE-3](#) | [Meeting Packet](#)

1604-SE-01 [PUBLIC HEARING]

303 East 161st Street

Noah Herron (Urban Farmer LLC)

The petitioner is requesting approval of a Special Exception to allow an Agritourism Use (vineyard and winery) within the AG-SF1: Agriculture / Single-Family Rural District (Chapter 13).

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Petitioner's Narrative](#) | [Exhibit 4: Site Plan Exhibit](#) | [Exhibit 5: Illustrative Character Exhibit](#) | [Meeting Packet](#)

1604-VS-07 [PUBLIC HEARING]

303 East 161st Street

Noah Herron (Urban Farmer LLC)

The petitioner is requesting Variances of Development Standard for the requested Agritourism Use related to Landscaping Standards (Article 6.8), Screening of Receptacle and Loading Areas (Article 6.1), Off-street Parking Surfacing and Curbs (Article 6.14) and Architectural Standards (Article 6.3) in the AG-SF1: Agriculture / Single-Family Rural District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Petitioner's Narrative](#) | [Exhibit 4: Site Plan Exhibit](#) | [Exhibit 5: Illustrative Character Exhibit](#)

REPORTS/COMMENTS:

Plan Commission Liaison

Economic and Community Development Department

ADJOURNMENT

The Westfield Washington Township Board of Zoning Appeals met at 7:00 p.m. on Tuesday, March 8, 2016, at Westfield City Hall. Members present included Ken Kingshill, Martin Raines, Bill Sanders, Dave Schmitz, and Robert Smith. Also present were Jesse Pohlman, Senior Planner; Amanda Rubadue, Associate Planner; Pam Howard, Associate Planner and Brian Zaiger, City Attorney.

ELECTION OF OFFICERS

Schmitz motioned to nominate Robert Smith as Chairperson and Kingshill seconded. Upon a call to vote by the Chair, the motion passed with a vote of 5-0.

Kingshill motioned to nominate Dave Schmitz for Vice-Chairperson and Raines seconded. Upon a call to vote by the Chair, the motion passed 5-0.

Raines motioned to nominate Ken Kingshill as Pro-Tempore and Sanders seconded. Upon a call to vote by the Chair, the motion passed 5-0.

APPROVAL OF MINUTES

Raines moved to approve the February 9, 2016, meeting minutes.

Sanders seconded, and the motion passed 5-0.

Pohlman reviewed the Public Hearing Rules and Procedures.

ITEMS OF BUSINESS

1601-VU-03

[PUBLIC HEARING]

16708 Dean Road

Bob's Garage

The petitioner is requesting a Variance of Use to allow an auto repair business within the US Highway 31 Overlay (Article 5.2(L)) and the Enclosed Industrial (EI) District (Article 4.24 (B)).

Rubadue presented an overview of the requested variance, as summarized in the department report.

Robert Esler, petitioner, gave a brief presentation.

Public Hearing opened at 7:10 p.m.

No public comments.

Public Hearing closed at 7:11 p.m.

Discussion by the Board regarding an appropriate condition for a time limitation.

Raines motioned to approve the Variance of Use with the condition that approval of the Variance of Use shall expire on December 31, 2019.

Sanders seconded and the motion passed 5-0.

Schmitz moved to adopt the Department's recommended findings of fact for approval.

Kingshill seconded and the Motion passed 5-0.

1603-VU-02

[PUBLIC HEARING]

235 Cherry Street

North Ridge Holdings, LLC by North Ridge Construction

The petitioner is requesting a Variance of Development Standard to reduce the Minimum Front Yard Building Setback Line in the SF3: Single-Family Medium Density District (Article 4.6(E)(1)).

Pohlman presented an overview of the requested variance, as summarized in the department report.

Sam Milligan, petitioner, introduced himself and gave a brief presentation.

Public Hearing opened at 7:25 p.m.

Randy Hicks, 217 North Street; Concerned about the setback and how close the proposed home would be to his existing home. Also concerned about potential conflict of preliminary survey stakes on the shared property line.

Public Hearing closed at 7:30 p.m.

Milligan explained that he believed his surveyor's initial stakes were incorrect and that it will be corrected.

Discussion by Board confirming variance request was specific to Cherry Street frontage and not west lot line and that proposed home would otherwise comply with the other setback requirements of the applicable zoning district.

Schmitz motioned to approve the Variance of Development Standard.

Kingshill seconded and the motion passed 5-0.

Schmitz moved to adopt the Department's recommended findings of fact.

Kingshill seconded and the Motion passed 5-0.

1603-VU-03

[PUBLIC HEARING]

17319 Joliet Road

Renee Beckner

The petitioner is requesting a Variance of Development Standard to reduce the Minimum Lot Frontage in the AG-SF1: Agriculture/Single-Family Rural District (Article 4.23(D)).

Howard presented an overview of the requested variance, as summarized in the department report.

Renee Beckner, petitioner, introduced herself and made herself available for any questions.

Public Hearing opened at 7:37 p.m.

No public comments.

Public Hearing closed at 7:38 p.m.

Schmitz motioned to approve the Variance of Development Standard with the condition that a twenty-five (25) foot wide access easement is included on the secondary plat subdividing the property.

Raines seconded and the motion passed 5-0.

Schmitz moved to adopt the Department's recommended findings of fact for approval.

Raines seconded and the Motion passed 5-0.

1603-VS-04

[PUBLIC HEARING]

2714 East 146th Street

The National Bank of Indianapolis by Faegre Bakers Daniels, LLP

The petitioner is requesting a Variance of Development Standard to allow a Monument Sign to be permitted for an Outlot (Article 6.17(J)(8)(b)).

Pohlman presented a request on behalf of the petitioner for the Board to waive the Rules of Procedure regarding mailed public notice by certified mail. Pohlman explained the mailed public notice complied with the applicable laws and Board's Rules of Procedure with the exception it was mailed first class without a return receipt requested.

Schmitz motioned to suspend the Board's Rules of Procedures and accept the public notice as mailed.

Kingshill seconded and the Motion passed 5-0.

Howard presented an overview of the requested variance, as summarized in the department report.

Andy Buroker, Faegre, Baker Daniels LLC, petitioner, gave a brief presentation on the requested sign variance.

Barry Grinder, petitioner, briefly described circulation and their visibility objectives.

Public Hearing opened at 7:55 p.m.

No public comments.

Public Hearing closed at 7:56 p.m.

Raines motioned to approve the Variance of Development Standard with the condition that unless otherwise agreed to by the City, a written commitment with the City and owner of the adjacent Outlot that outlines the use, costs, and maintenance of the sign, as approved by the Director, be in place prior to the issuance of a sign permit.

Schmitz seconded and the motion passed 5-0.

Schmitz moved to adopt the Department's recommended findings of fact for approval.

Sanders seconded and the Motion passed 5-0.

REPORTS/COMMENTS

Plan Commission Liaison report by Schmitz.

Economic and Community Development Department, no report.

Kingshill motioned to adjourn the meeting.

Sanders seconded, and the motion passed.

The meeting adjourned at 7:56 p.m.

Chairperson
Robert Smith, Esq.

Secretary
Matthew S. Skelton, Esq., AICP
Director



Petition Number: 1604-SE-01

Subject Site Address: 303 East 161st Street (the "Property")

Petitioner: Noah Herron (Urban Farmer LLC) (the "Petitioner")

Request: The petitioner is requesting approval of a Special Exception to allow an Agritourism Use (vineyard and winery) in the AG-SF1: Agriculture / Single-Family Rural District (Chapter 13).

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

Current Land Use: Agriculture / undeveloped

Approximate Acreage: 5.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Petitioner's Narrative
4. Site Plan Exhibit
5. Illustrative Character Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

OVERVIEW

Location: The subject property is 5.0 acres +/- in size and located at 303 East 161st Street (see [Exhibit 2](#)). The Property is zoned the AG-SF1: Agriculture / Single-Family Rural District (the "AG-SF1 District"). The Property is currently tilled and undeveloped. The surrounding properties include a church, residential and agricultural uses.

Land Use: As summarized in [Exhibit 3](#) (the "Petitioner's Narrative") and depicted in [Exhibit 4](#) (the "Site Plan Exhibit") and [Exhibit 5](#) (the "Illustrative Character Exhibit"), the Petitioner is requesting this Special Exception to allow 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).

The proposed use is defined as an Agritourism Use¹ by the UDO, which is permitted as a Special Exception within the AG-SF1 District. The UDO² provides that the purpose of the AG-SF1

¹ Chapter 12 of the UDO defines "Agritourism Use (or Agritainment Use)" as "[a]n agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e. petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e. corn mazes, hay or wagon rides, straw piles, haunted houses), family-oriented activities (i.e. bounce houses, pedal cars, kiddie rides), creamery, **vineyards**, **breweries**, educational experiences or tours, limited retail sales of products not produced on-site (i.e. country store, activity



District is to “accommodate agricultural land uses and large-lot Single-family Dwellings.” The AG-SF1 District currently permits uses such as: farms and farm buildings, churches, golf courses, nurseries and greenhouses, schools, stables and single family dwellings. In addition to Agritourism Uses, other Special Exception uses contemplated in the AG-SF1 District include: kennels, large animal hospitals, private clubs and lodges, schools with dormitories, stockyards, riding stables, and zoos.

Accompanying Petition: The Petitioner is also requesting Variances of Development Standard (1604-VS-07) related to the requested Special Exception.

SPECIAL EXCEPTIONS

Definition: Chapter 12 (Definitions) of the Unified Development Ordinance (the “UDO”) defines a “Special Exception” as “[a] use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community that is reviewed by the Board of Zoning Appeals for its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted.”

Use Table: Chapter 13 (Use Table) of the UDO provides that “[a] Special Exception designation is not meant to imply that the use will be disallowed, but that the use requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community. The Board of Zoning Appeals reviews a Special Exception and its characteristics and impacts to determine its suitability in a given location for those Zoning Districts in which it is permitted. The determination of whether the Special Exception may be approved shall be subject to a public hearing by the Board of Zoning Appeals and review in accordance with Article 10.11 Special Exceptions.”

Purpose: Article 10.11(B)(Processes and Permits; Special Exceptions; Purpose) of the UDO states “[a] Special Exception is a use that requires a greater degree of scrutiny and review because of its potential adverse impact upon the immediate neighborhood and the community. The Board reviews a Special Exception and its characteristics and impacts to determine its suitability in a given location for the Zoning District in which it is permitted. The determination of whether the Special Exception is approved shall be contingent upon: (i) the Special Exception meeting the standards of this Ordinance and those standards as set forth in this Article; and (ii) the Board weighing, in each case, the public need and benefit against the local impact, giving effect to the proposals of the Applicant for ameliorating adverse impacts through special site planning and development techniques and contributions to the provisions of public improvements, sites, right-of-way and services.”

ticket sales), **related beverage or food sales (i.e. tasting facilities**, lunch counters, dairy bar, refreshment or specialty food stands), **and related ancillary uses and buildings.**

² Article 4.2(A): AG-SF1: Agriculture / Single-Family Rural District; Propose and Intent.

ANALYSIS

The below analysis coincides with the review criteria for a Special Exception set forth in the Unified Development Ordinance³, as summarized herein.

Criteria #1: The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.

Comment: It is unlikely that approving the requested Special Exception would be injurious to the public health, safety, morals, and general welfare of the community because the use as proposed is consistent with the character of the area.

Criteria #2: The Special Exception will be designed, constructed, operated, and maintained so as to: (i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area.

Comment: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed Special Exception should not have a negative impact on surrounding properties because: (i) the operation and design of the use are intended to mitigate the impact on surrounding properties; (ii) the use is otherwise contemplated as appropriate in the AG-SF1 District; (iii) the proposed use provides a complementary use and transition to the varying land uses of surrounding properties; and (iv) the development and use of the site would otherwise comply with applicable regulations (except as otherwise approved with the corresponding request of Variances of Development Standard 1604-VS-07).

Criteria #3: The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District.

Comment: The Unified Development Ordinance contemplates the proposed use within the AG-SF1 District. The proposed operation and design of the use should mitigate potential impact on surrounding properties and will not impede the use and development of adjacent properties. As such, the use is compatible with other permitted uses of the AG-SF1 District and potential conflicts resulting from other future and adjacent uses should be diminutive.

³ Article 10.11 Processes and Permits; Special Exceptions; Review Criteria of the UDO.



Criteria #4: Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services.

Comment: If the Special Exception is approved by the Board, then review and approval of a Detailed Development Plan will be required prior to the commencement of the use. As a result, the development plan will be reviewed by the Technical Advisory Committee for compliance with the applicable ordinances to ensure adequate infrastructure and facilities are installed to facilitate the proposed development.

Criteria #5: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding rights-of-way.

Comment: If the Special Exception is approved by the Board, then review and approval of a Detailed Development Plan will be required prior to the commencement of the use. As a result, the development plan will be reviewed by the Technical Advisory Committee for compliance with the applicable ordinances to ensure adequate ingress and egress improvements are installed. In addition, the development will be subject to road impact fees at the time of the improvement location permit for the proposed building.

Criteria #6: The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies this Property within the "Suburban Residential" land use classification. As summarized below, the Special Exception is generally consistent with the goals and objectives of the Comprehensive Plan.

Development policies of this land use classification include⁴: (i) promote the protection of the existing suburban character of the area; (ii) encourage only compatible infill development on vacant parcels in existing neighborhoods as means of avoiding sprawl and ensure that new development occurs in a way that is contiguous with existing development; (iii) new development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts; (iv) ensure that infill development is compatible in mass, scale, density, materials and architectural style to existing development; and (v) ensure that new development adjacent to existing suburban is buffered.

⁴ Westfield-Washington Township Comprehensive Plan, pages 39-43.



The Comprehensive Plan identifies appropriate land uses in this land use classification to include: (i) detached dwellings; (ii) attached dwellings; (iii) institutional uses; (iv) recreational uses; (v) artisan farms⁵; and (vi) equestrian uses.

In addition, the intersection of 161st Street and Spring Mill Road was further studied in 2013 that resulted in an amendment to the Comprehensive Plan known as the [Spring Mill Station Plan](#), adopted in 2014. The addendum resulted in the formation of the Spring Mill Station Task Group (the "SMSTG").

The Spring Mill Station Plan identifies a geographic area of the Spring Mill Station Plan and sets forth several recommendations pertaining to the future development and design of private developments and public infrastructure within the area that are suggested as being essential for achieving the Spring Mill Station vision described in the plan.

Although the subject property is located 1,900 feet +/- east of the Spring Mill Station study area, the Department encouraged the petitioner to meet with the SMSTG. The SMSTG has reviewed the proposed use and the Department anticipates the results of their review will be presented at the public hearing.

Criteria #7: The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and the Unified Development Ordinance, and as may be applicable to such use, will be met.

Comment: The Unified Development Ordinance contemplates the use within the AG-SF1 District. The use and property will otherwise comply with or exceed the applicable standards of the AG-SF1 District (except as otherwise approved with the corresponding request of Variances of Development Standard 1604-VS-07). In addition, one of the Department's recommended conditions is that the standards of Chapter 6 and Chapter 8 of the Unified Development Ordinance applicable to nonresidential uses and buildings in a Business District shall apply.

⁵ Appendix A of the Westfield-Washington Township Comprehensive Plan defines "Artisan Farm" as "[a] small farm with owners living on site that produces goods or services for the local table market (not the commodity market). This term includes but is not limited to orchards, tree nurseries, hay, vegetables, and the raising of limited numbers of animals such as horses, llamas, alpacas, sheep, goats, and chickens.



PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Special Exception. This petition is scheduled to receive its public hearing at the April 12, 2016, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO⁶ and Indiana law provide that the Board of Zoning Appeals in granting a Special Exception, may prescribe conditions and limitations concerning the use, construction, character, location, landscaping, screening, parking and other matters relating to the purposes and objectives of this Ordinance upon the premises benefited by a Special Exception as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services. Any conditions prescribed by the Board shall be recorded in the Office of the Recorder of Hamilton County, Indiana. Violation of any such condition or limitation shall be a violation of this Ordinance and shall constitute grounds for revocation of the Special Exception or related Improvement Location Permit, pursuant to Chapter 11: Enforcement & Penalties.

Review Criteria: The Board of Zoning Appeals may approve a Special Exception only upon a determination that the Special Exception at the proposed location meets the following⁷:

1. The establishment, maintenance, or operation of the Special Exception will not be detrimental to or endanger the public health, safety, morals, or general welfare.
2. The Special Exception will be designed, constructed, operated, and maintained so as to:
(i) not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted; (ii) not substantially diminish and impair property value within the neighborhood; (iii) be harmonious and appropriate in appearance with the existing or intended character of the immediate vicinity; and (iv) not change the essential character of the area.
3. The establishment of the Special Exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning District.
4. Adequate public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools have been or are being provided and the Special Exception will not result in excessive additional requirements at public expense for such public facilities and services.

⁶ Article 10.11(l) Processes and Permits; Special Exceptions; Conditions of the UDO.

⁷ Article 10.11 Processes and Permits; Special Exceptions; Review Criteria of the UDO.



5. Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion and have vehicular approaches are designed as not to create an interference with traffic on surrounding rights-of-way.
6. The Special Exception will be harmonious with and in accordance with the objectives of the Comprehensive Plan.
7. The Special Exception will be located in a Zoning District where such use is permitted and that all other requirements of the Zoning District and this Ordinance, and as may be applicable to such use, will be met.

DEPARTMENT COMMENTS

Approval: If the Board finds that adequate evidence is shown that the Special Exception meets the applicable review criteria, then the Department recommends approving the Special Exception, with the recommended conditions below, and adopting the written review criteria findings as summarized herein.

Recommended Conditions:

1. The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, 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 of Zoning Appeals.
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 (1604-VS-07) 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.

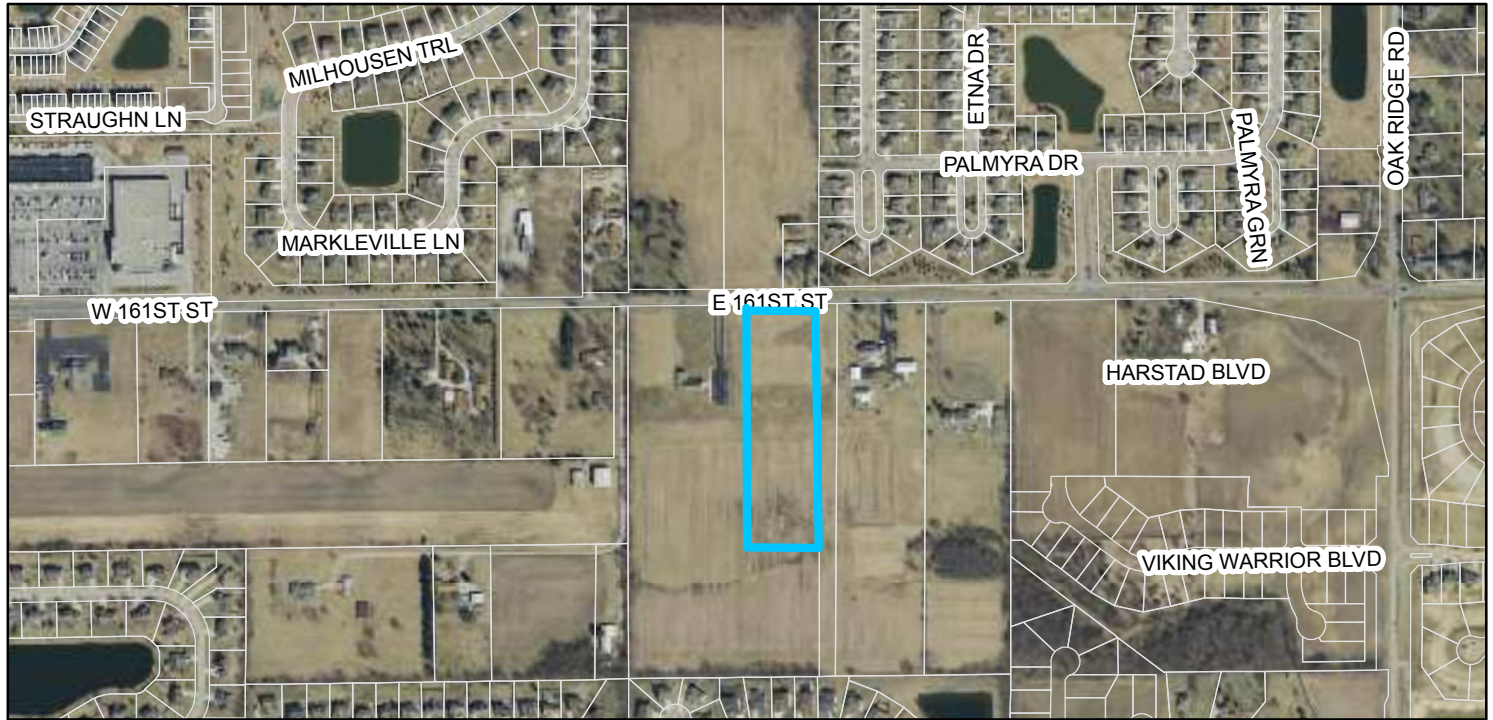
Denial: If the Board is inclined to reject or deny the Special Exception, then the Department recommends denying the Special Exception, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.



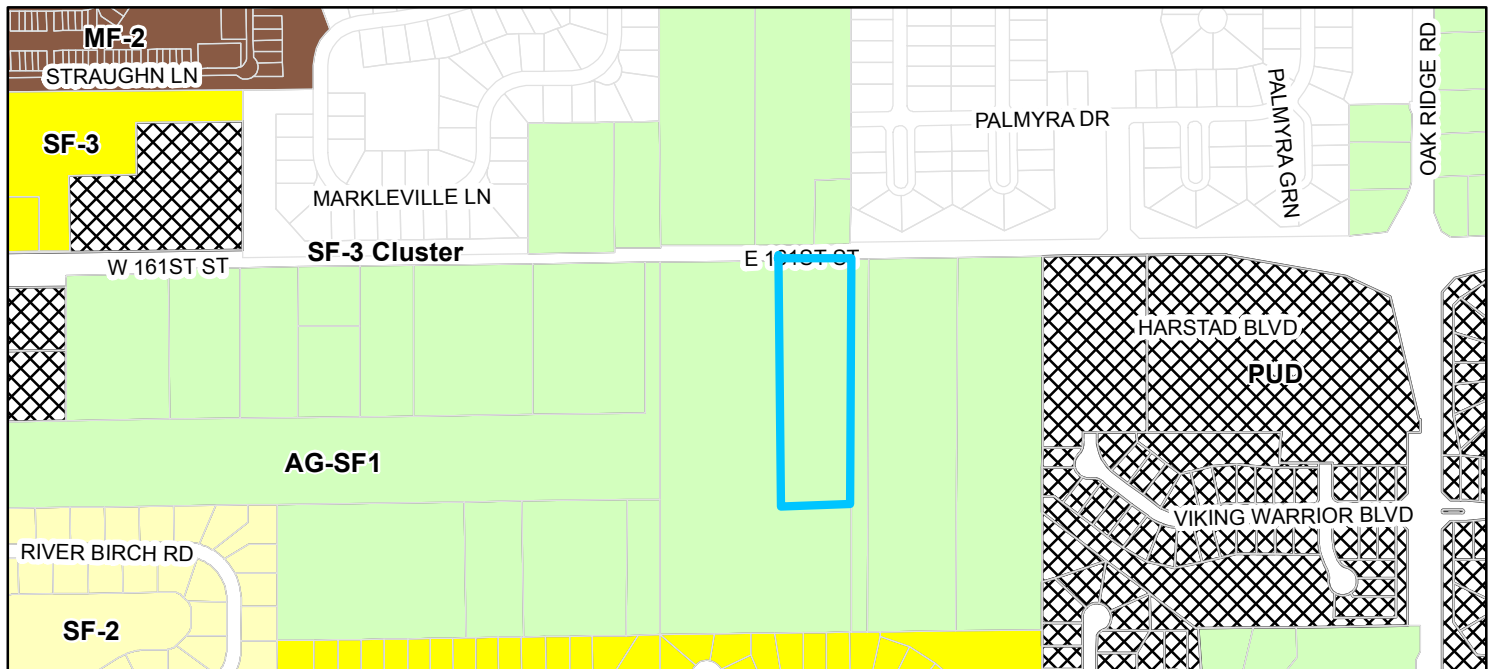
Property Location Map
303 East 161st Street
Urban Farmer Vineyard & Winery
1604-SE-01 & 1604-VS-07



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)	

Petitioner's Narrative

We intend to purchase 303 E 161st St in Westfield, Indiana and start a vineyard and winery. 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).

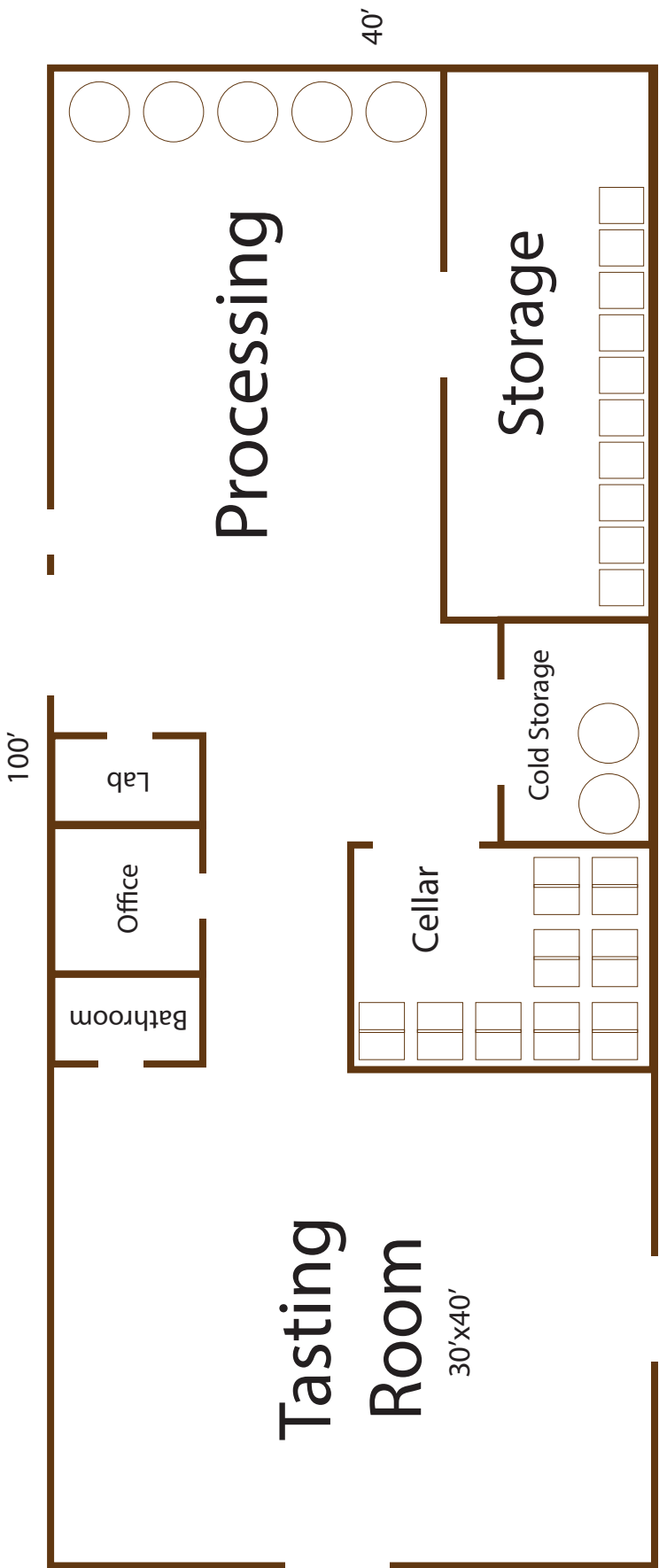
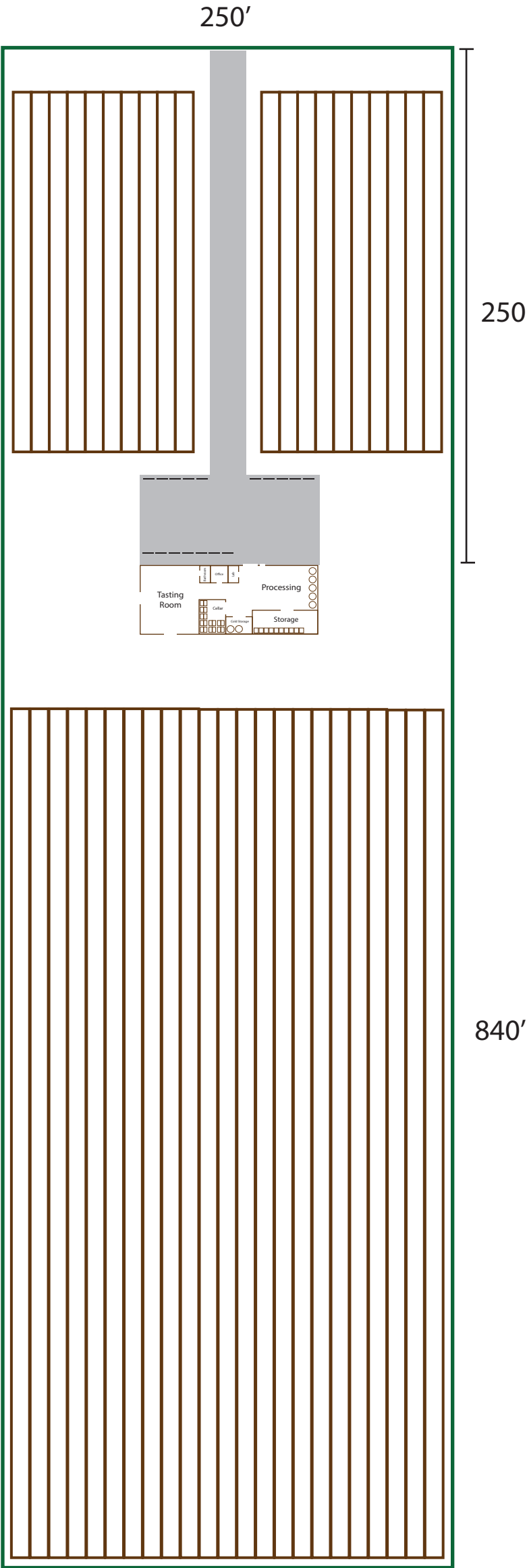
The requested Variances of Development Standard include:

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. Screening of Receptacles and Loading Areas (Article 6.1).
Petitioner requests that Article 6.1 (H) shall not apply to the property; rather, screening will be provided in accordance with Article 6.8(H)(2) with landscaping.
3. 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).
4. 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.

Noah Herron
260-602-9400
noah@ufseeds.com

SITE PLAN (ver031716)

Parcel No: 08-09-11-00-00-013.103
Address: 303 E 161st St
City: Westfield
Zip: 46074



Driveway: 20'x400'
Parking Lot: 100x50'
13,000 sq. ft.

Building & Property Samples
303 E 161st Street, Westfield, Indiana 46074





Petition Number: 1604-VS-07

Subject Site Address: 303 East 161st Street (the "Property")

Petitioner: Noah Herron (Urban Farmer LLC) (the "Petitioner")

Request: The petitioner is requesting Variances of Development Standard for an Agritourism Use related to Landscaping Standards (Article 6.8), Screening of Receptacle and Loading Areas (Article 6.1), Off-street Parking Surfacing and Curbs (Article 6.14) and Architectural Standards (Article 6.3) in the AG-SF1: Agriculture / Single-Family Rural District.

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

Current Land Use: Agriculture / undeveloped

Approximate Acreage: 5.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Petitioner's Narrative
4. Site Plan Exhibit
5. Illustrative Character Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

OVERVIEW

Location: The subject property is 5.0 acres +/- in size and located at 303 East 161st Street (see [Exhibit 2](#)). The Property is zoned the AG-SF1: Agriculture / Single-Family Rural District (the "AG-SF1 District"). The Property is currently tilled and undeveloped. The surrounding properties include a church, residential and agricultural uses.

Variances: As summarized in [Exhibit 3](#) (the "Petitioner's Narrative") and depicted in [Exhibit 4](#) (the "Site Plan Exhibit") and [Exhibit 5](#) (the "Illustrative Character Exhibit"), the Petitioner is requesting Variances of Development Standard to accommodate the proposed Agritourism Use, as further described in the accompanying Special Exception petition (1604-SE-01). If the Board rejects or denies the related Special Exception petition (1604-SE-01), then this petition is no longer relevant. The next section further details the variances requested.

SUMMARY OF VARIANCES

The proposed use is a hybrid of an agricultural use and non-residential use. As a result, applicable standards: (i) may not appropriately apply for the type of use in the AG-SF1 District (e.g., landscaping standards); (ii) require a variance to establish the specific application of standards (e.g., architecture); or (iii) need a variance to accommodate the unique character of the proposed use (e.g., parking and receptacle screening).

Variance #1: Landscaping Standards (Article 6.8): The petitioner requests the following landscaping standards not apply to the property:

- a) Minimum Lot Landscaping Requirements (Article 6.8(K))
- b) External Street Frontage Landscaping Requirements (Article 6.8(M))
- c) Buffer Yard Requirements (Article 6.8(N))
- d) Interior Parking Area Landscaping (Article 6.8(O)(1))

The Petitioner's Narrative states the property is proposed to consist of over two thousand (2,000) grape vines that will span the entire area of property and that the grape vines will require full sun and air circulation for viability. The property will otherwise include the required foundation plantings and perimeter parking area landscaping required by the UDO to enhance the proposed improvements on the property.

Variance #2: Accessory Use and Building Standards; Screening of Receptacles and Loading Areas (Article 6.1): The petitioner requests that Article 6.1(H)(3)-(7) requiring a masonry enclosure and gate not apply to the property.

Article 6.1(H)(3): Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

Article 6.1(H)(4): Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

Article 6.1(H)(5): Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

Article 6.1(H)(6): Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.



Article 6.1(H)(7): Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

The proposed architecture of the building is an agricultural theme and would not be consistent with the more traditional building materials and design standards of the UDO for other non-residential uses. As a result, rather than screen with a masonry wall, the petitioner is proposing that the screening will be provided with landscaping in accordance with Article 6.8(H)(2).

Article 6.8(H)(2) Landscaping Standards; General Screening Standards; Service and Loading Areas: Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) feet high, completely opaque fence or wall; (ii) a six (6) feet high berm; (iii) a six (6) feet high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

Variance #3: Off-street Parking Surfacing and Curbs (Article 6.14): The petitioner requests that the standards of Article 6.14(G)(7) not apply to the property.

Article 6.14(G)(7) Parking and Loading Standards; Off-street Parking; Surfacing and Curbs: (a) Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards. (b) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards. (c) A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City standards, policies and ordinances, shall be installed for all Parking Areas. (d) If the proposed on-site storm water quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

The petitioner is proposing a gravel driveway and parking surface, which the petitioner believes will better allow for storm water management for the grape vines.

In coordinating with the Department and Public Works Department, the petitioner has agreed to work with the City and County through the Detailed Development Plan review process to ensure adequate surface design, parking space delineation, and maintenance is still being provided (e.g., for storm water management, traffic circulation and management, and emergency equipment access).



Variance #4: Architectural Standards (Article 6.3): The 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 will be substantially similar in quality and character to the Illustrative Character Exhibit (see [Exhibit 5](#)).

The proposed architecture of the building is an agricultural theme and would not be consistent with the more traditional building materials and design standards of the UDO for other non-residential uses. As a result, this variance will essentially establish an alternative design theme consistent with the character of the proposed use.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Suburban Residential” land use classification. As summarized below, the Special Exception is generally consistent with the goals and objectives of the Comprehensive Plan.

Development policies of this land use classification include¹: (i) promote the protection of the existing suburban character of the area; (ii) encourage only compatible infill development on vacant parcels in existing neighborhoods as means of avoiding sprawl and ensure that new development occurs in a way that is contiguous with existing development; (iii) new development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts; (iv) ensure that infill development is compatible in mass, scale, density, materials and architectural style to existing development; and (v) ensure that new development adjacent to existing suburban is buffered.

The Comprehensive Plan identifies appropriate land uses in this land use classification to include: (i) detached dwellings; (ii) attached dwellings; (iii) institutional uses; (iv) recreational uses; (v) artisan farms²; and (vi) equestrian uses.

In addition, the intersection of 161st Street and Spring Mill Road was further studied in 2013 that resulted in an amendment to the Comprehensive Plan known as the [Spring Mill Station Plan](#), adopted in 2014. The addendum resulted in the formation of the Spring Mill Station Task Group (the “SMSTG”).

¹ Westfield-Washington Township Comprehensive Plan, pages 39-43.

² Appendix A of the Westfield-Washington Township Comprehensive Plan defines “Artisan Farm” as “[a] small farm with owners living on site that produces goods or services for the local table market (not the commodity market). This term includes but is not limited to orchards, tree nurseries, hay, vegetables, and the raising of limited numbers of animals such as horses, llamas, alpacas, sheep, goats, and chickens.



The Spring Mill Station Plan identifies a geographic area of the Spring Mill Station Plan and sets forth several recommendations pertaining to the future development and design of private developments and public infrastructure within the area that are suggested as being essential for achieving the Spring Mill Station vision described in the plan.

Although the subject property is located 1,900 feet +/- east of the Spring Mill Station study area, the Department encouraged the petitioner to meet with the SMSTG. The SMSTG has reviewed the proposed use and the Department anticipates the results of their review will be presented at the public hearing.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the April 12, 2016, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO³ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO⁴ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

³ Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

⁴ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

The Department recommends the Board motions and votes separately for each separate Variance of Development Standard.

Approval: If the Board is inclined to approve the variances, then the Department recommends approval with the conditions and findings as set forth below:

Variance #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)).

Recommended Condition: No recommended condition.

Variance #2: Petitioner requests that Article 6.1(H)(3) through (7) not apply.

Recommended Condition: Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and adjoining properties, in accordance with Article 6.8(H)(2) of the Unified Development Ordinance, and shall not be located in an Established Front Yard or in any required Side or Rear Yard.



Variance #3: Petitioner requests the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply.

Recommended Condition: Approval of this variance 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.

Variance #4: Petitioner requests the standards of Article 6.3 (Architectural Standards) not apply.

Recommended Condition: Buildings on the property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit.

Recommended Findings for Approval: If the Board is inclined to approve the variances, then the Department recommends the findings as set forth below, for each variance:

1. **Criteria:** The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Finding: It is unlikely that approving the requested variance(s) would be injurious to the public health, safety, morals, and general welfare of the community because the use is contemplated within the AG-SF1 District and the resulting improvements will otherwise comply with or exceed the applicable standards of the AG-SF1 District.

2. **Criteria:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The variance should not have a negative impact on surrounding properties because: (i) the operation and design of the use are intended to mitigate the impact on surrounding properties; (ii) the use is otherwise contemplated as appropriate in the AG-SF1 District; (iii) the proposed use provides a complementary use and transition to the varying land uses of surrounding properties; (iv) the development and use of the site would otherwise comply with applicable regulations; and (v) the use is generally consistent with the goals and objectives of the Comprehensive Plan.



WESTFIELD-WASHINGTON
BOARD OF ZONING APPEALS

April 12, 2016

1604-VS-07

Exhibit 1

3. **Criteria:** The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

Finding: Strict adherence to the zoning ordinance would result in the inability to improve and use the property for the proposed Agritourism Use in accordance with the Unified Development Ordinance and approved Special Exception. The proposed improvements would otherwise be permitted and comply with the Unified Development Ordinance and the variance is necessary to accommodate the unique characteristics of the Agritourism Use.

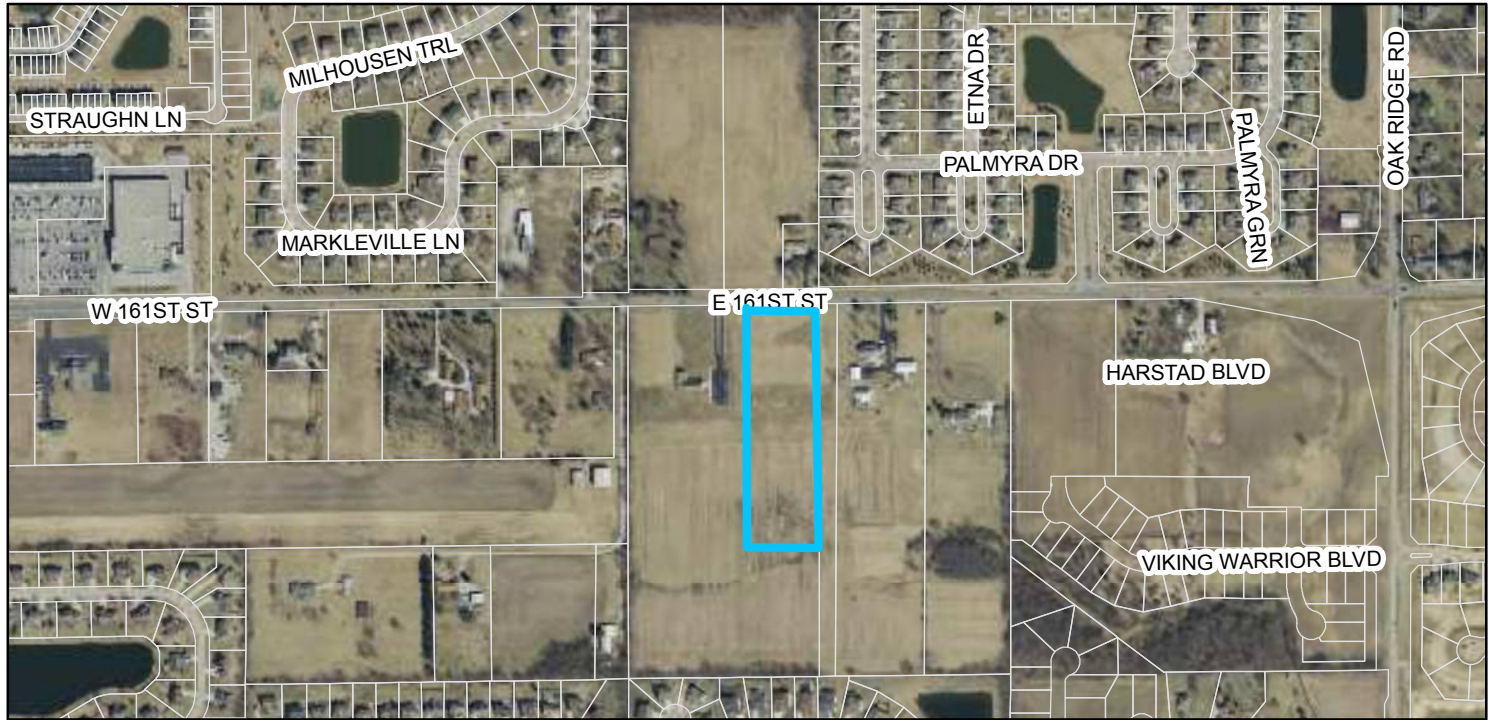
Denial: If the Board is inclined to deny a requested variance, then the Department recommends denying that specific variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.



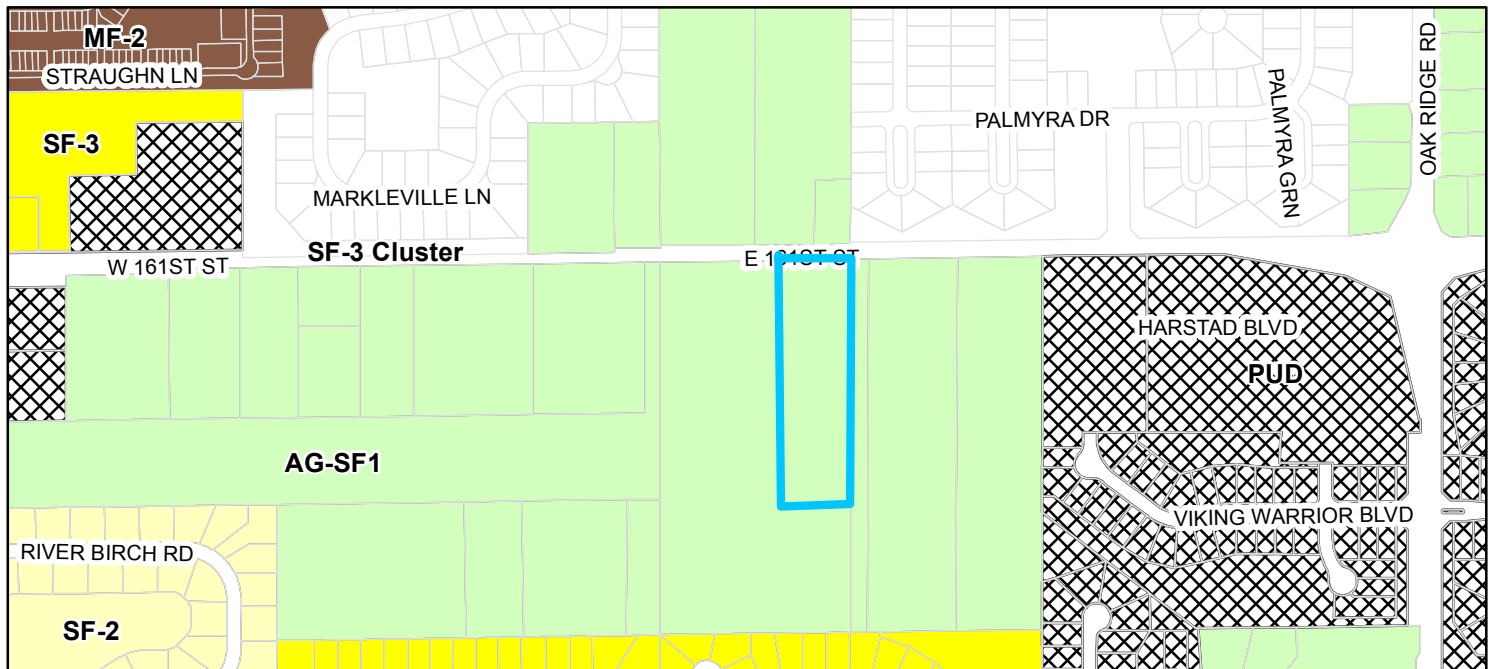
Property Location Map
303 East 161st Street
Urban Farmer Vineyard & Winery
1604-SE-01 & 1604-VS-07



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)	

Petitioner's Narrative

We intend to purchase 303 E 161st St in Westfield, Indiana and start a vineyard and winery. 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).

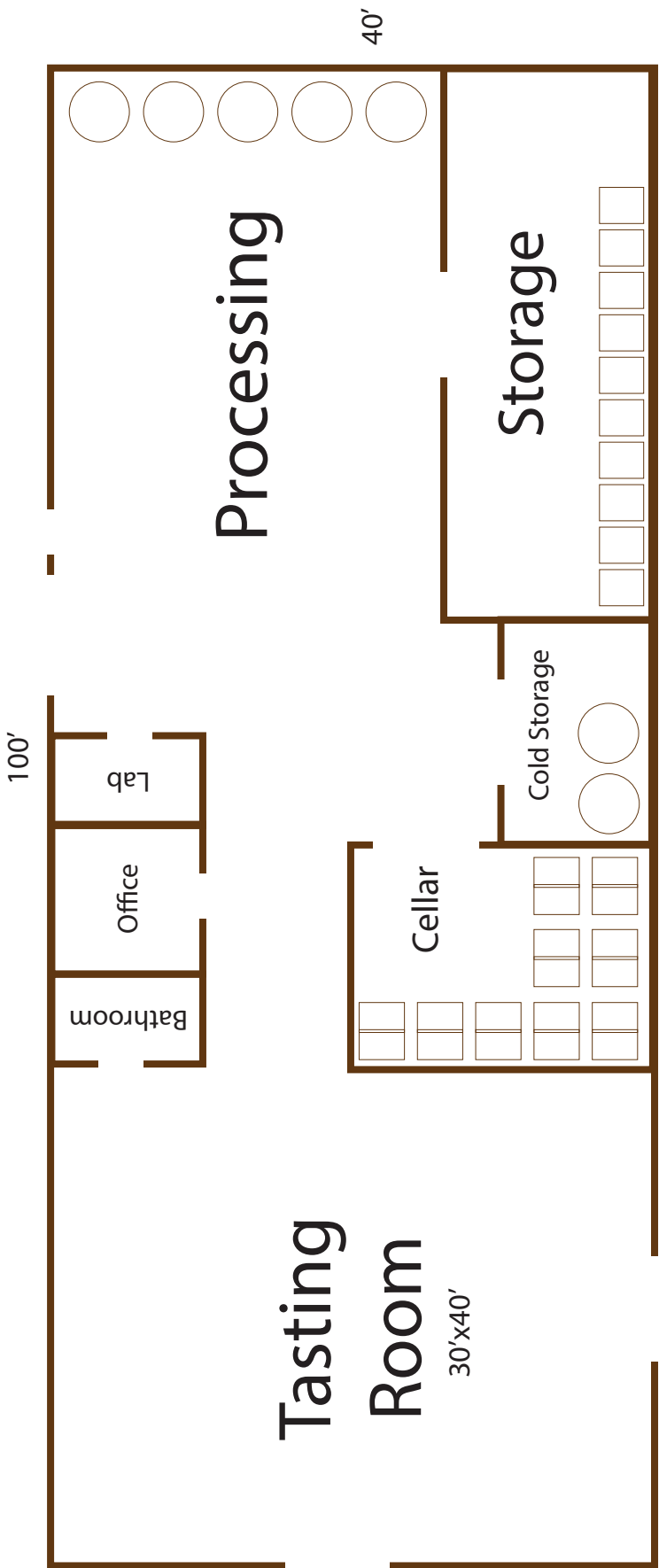
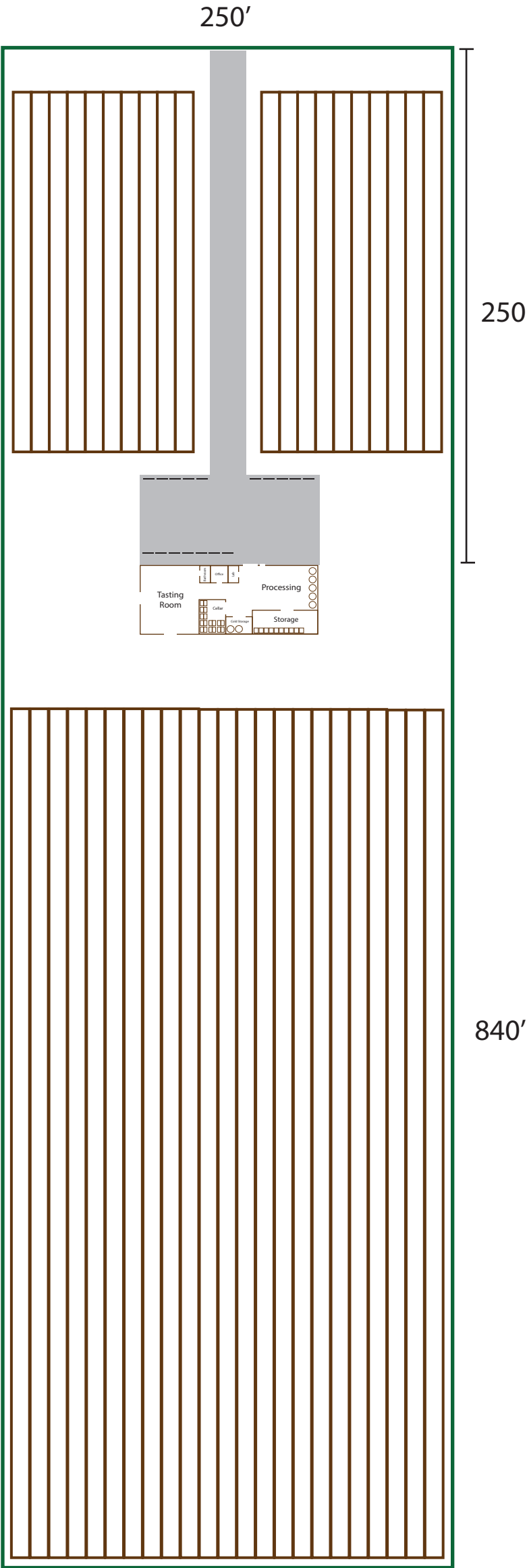
The requested Variances of Development Standard include:

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. Screening of Receptacles and Loading Areas (Article 6.1).
Petitioner requests that Article 6.1 (H) shall not apply to the property; rather, screening will be provided in accordance with Article 6.8(H)(2) with landscaping.
3. 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).
4. 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.

Noah Herron
260-602-9400
noah@ufseeds.com

SITE PLAN (ver031716)

Parcel No: 08-09-11-00-00-013.103
Address: 303 E 161st St
City: Westfield
Zip: 46074



Driveway: 20'x400'
Parking Lot: 100x50'
13,000 sq. ft.

Building & Property Samples
303 E 161st Street, Westfield, Indiana 46074





Petition Number: 1604-VS-05

Subject Site Address: 215 E. Main Street, Westfield Family Dental

Petitioner: Premier Sign Group, Zach Akers

Request: The Petitioner is requesting a Variance of Standard to reduce the Minimum Setback for an existing Monument Sign located in the LB-H: Local Business Historic District (Article 6.17(H)(4)).

Current Zoning: LB-H: Local Business Historic District

Current Land Use: Commercial

Approximate Acreage: 0.12 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan Exhibit
4. Signage Exhibit
5. Petitioner's Application

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition will receive a public hearing at the April 12, 2016, Board of Zoning Appeals meeting.

ANALYSIS

Location: The subject property is 0.12 acres +/- in size and is located at 215 E. Main Street (see **Exhibit 2**). The property is zoned LB-H: Local Business Historic District, and contains a Dental Office. The surrounding properties are also Zoned LB-H.

Variance Request: The Petitioner is requesting a Variance of Standard to reduce the Minimum Setback for an existing Monument Sign, as generally illustrated on the Site Plan Exhibit (see **Exhibit 3**) and Signage Exhibit (see **Exhibit 4**).

The Monument Sign was constructed in 1991 and was compliant at the time. Since that time the City's Sign Standards have been modified to include a five (5) foot Front Yard or Right-of Way setback.

Article 6.17(H)(4) Sign Standards; Individual Nonresidential Signs; Setbacks: All Signs shall conform to the Zoning District's Side and Rear Yard Building Setback Line requirements and in addition, shall have a minimum Front Yard or Right-of-way setback requirement of five (5) feet from a Lot Line or Right-of-way.

The addition of this standard resulted in the sign becoming a Legal Nonconforming Sign¹. At this time, the owner would like to update the graphics of the Sign while leaving the physical structure unaltered. Replacement of the Sign Copy² of a Legal Nonconforming Sign requires the sign to comply with the current standards, or for a variance to be granted³.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown” land use classification.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the November 10, 2015, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO⁴ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO⁵ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning

¹ The UDO defines “Nonconforming Sign” as “[a] sign which does not conform to the regulations of this Ordinance, or any amendment thereto.”

² The UDO defines “Sign Copy” as “[t]he wording, logos, symbols, emblems, or graphic content of a Sign.”

³ Article 9.6 Nonconforming Signs

⁴ Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

⁵ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS:

Recommended Findings for Approval:

If the Board is inclined to approve the variance, then the Department recommends the following findings:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the size and location of the sign will not change. Additionally, the size and scope of the business will not change.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

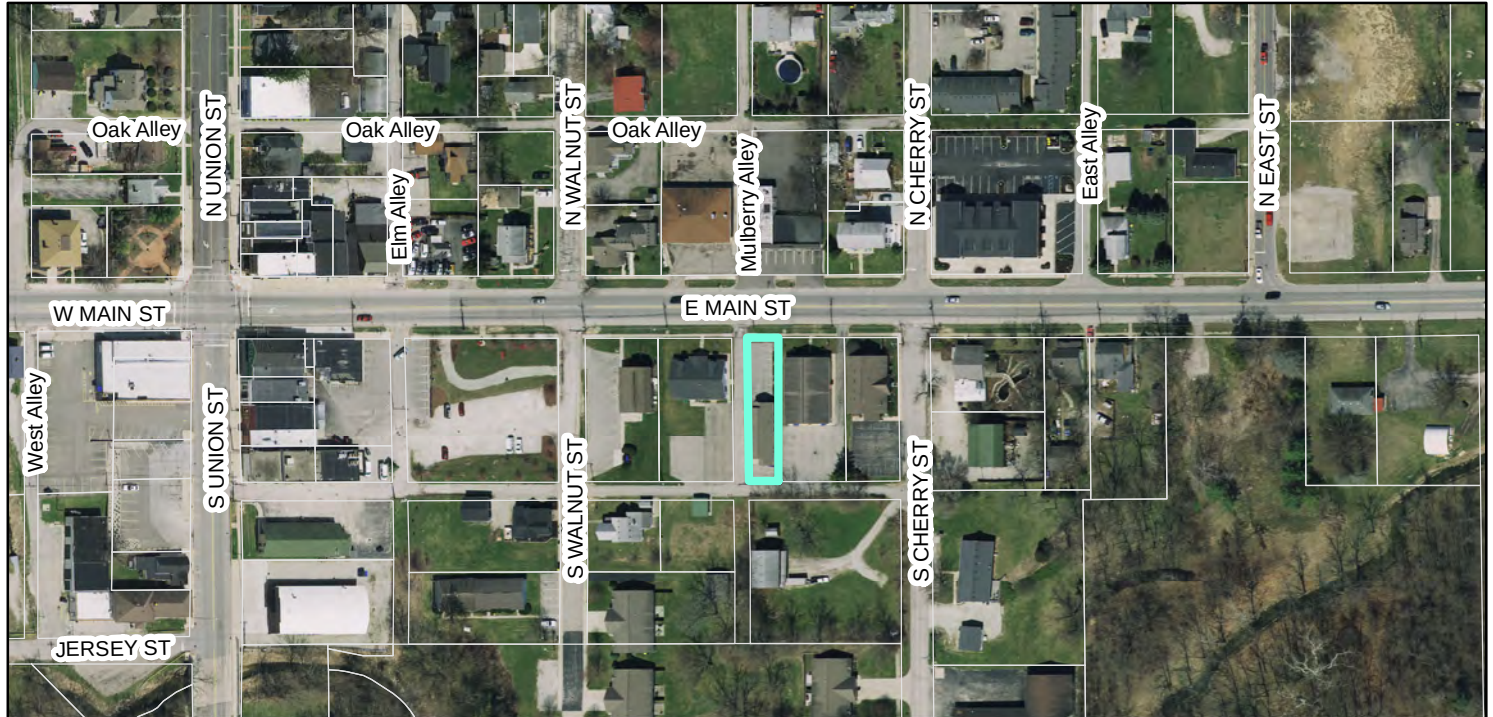
Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The size and location of the sign will not change. Additionally, the size and scope of the business will not change.

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

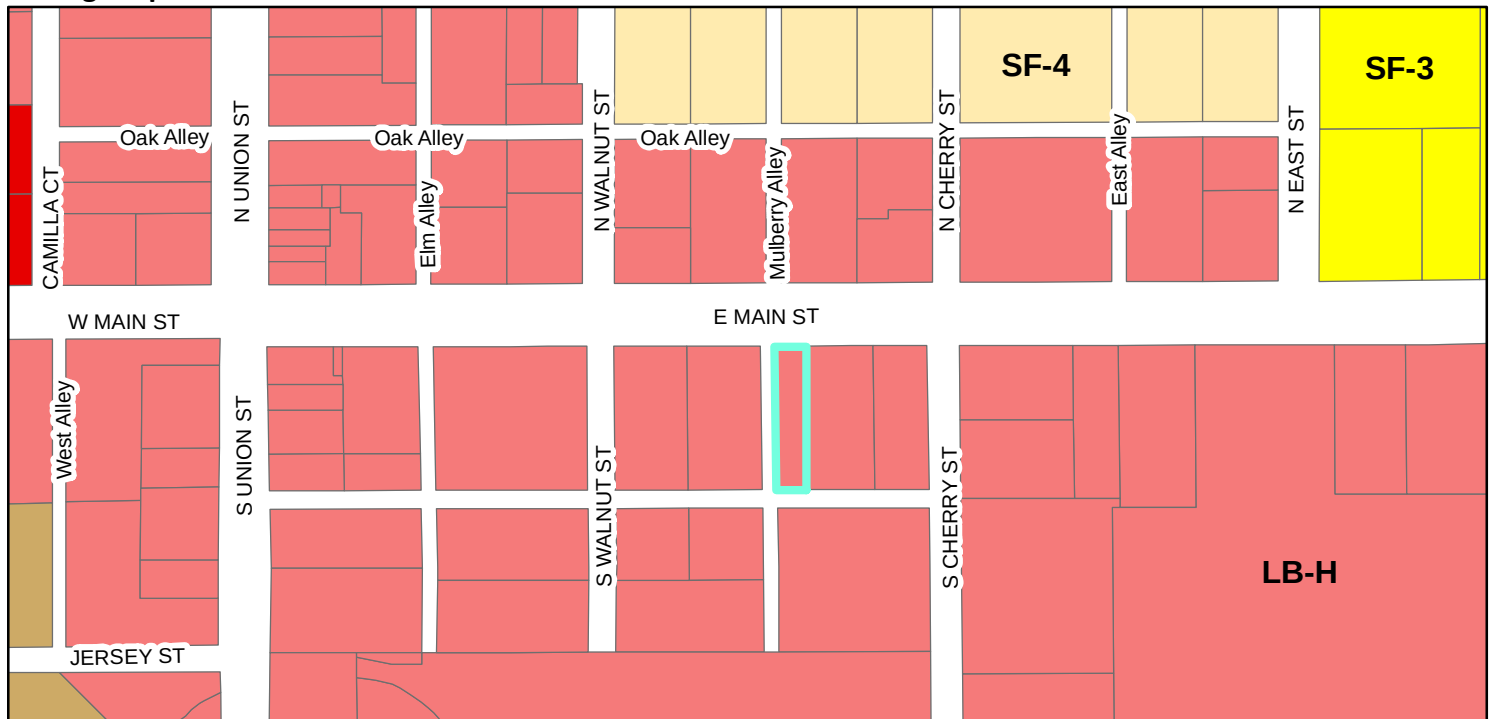
Finding: Strict adherence to the zoning ordinance would result in the inability to improve the Sign, as proposed, in accordance with the Unified Development Ordinance. The Sign is otherwise compliant with the standards of the UDO, and strict adherence would require the owner to move the sign making the upgrade financially unfeasible.

Aerial Location Map

 Subject Parcel



Zoning Map



Legend

Zoning

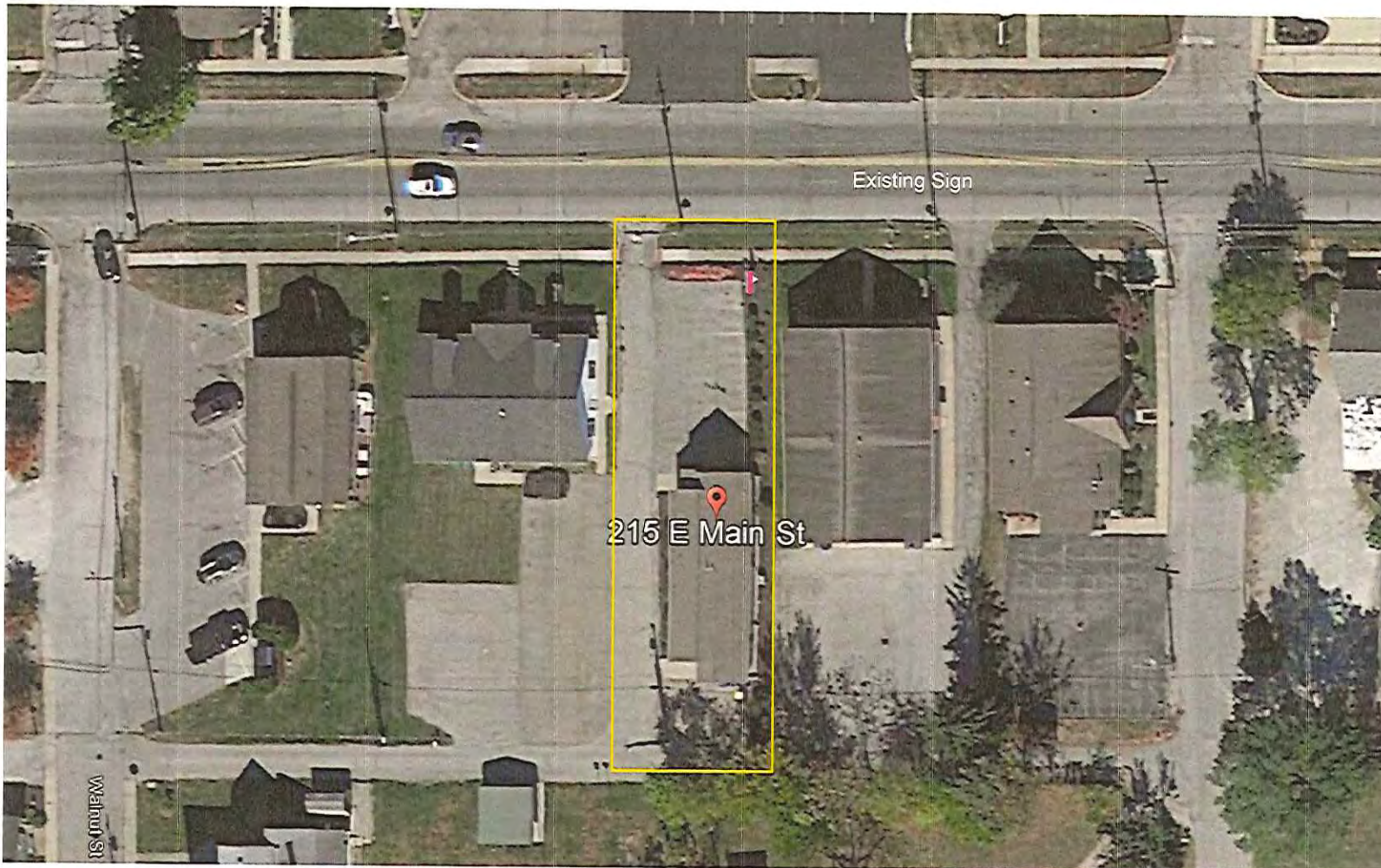
- | | | |
|--|--|--|
|  GB (General Business) |  MF-1 (Multiple Family - 1) |  SF-3 (Single Family - 3) |
| |  SF-4 (Single Family - 4) | |
| |  Parcel | |

SIGNAGE LAYOUT

SCALE: 1" = 50'



815 E. 63rd. Place Indianapolis, IN 46220
P (317) 613-4411 • F (317) 613-4412
www.premiersigngroup.com



CLIENT

Westfield Family Dental

LOCATION

Westfield IN

ACCOUNT EXECUTIVE

Zach Akers

DESIGN

ZA

DATE

01-18-16

RE-FACE EXISTING MONUMENT SIGN

- Remove existing PVC flat-cut letters from both faces of brick sign
- Install new aluminum faces with acrylic flat-cut graphics and address numbers
- Retain existing (2) ground-mounted floodlights, to be on from dusk to dawn
- Retain existing mulch berm with seasonal plantings, surrounded by lawn

X _____ DATE _____

APPROVED BY

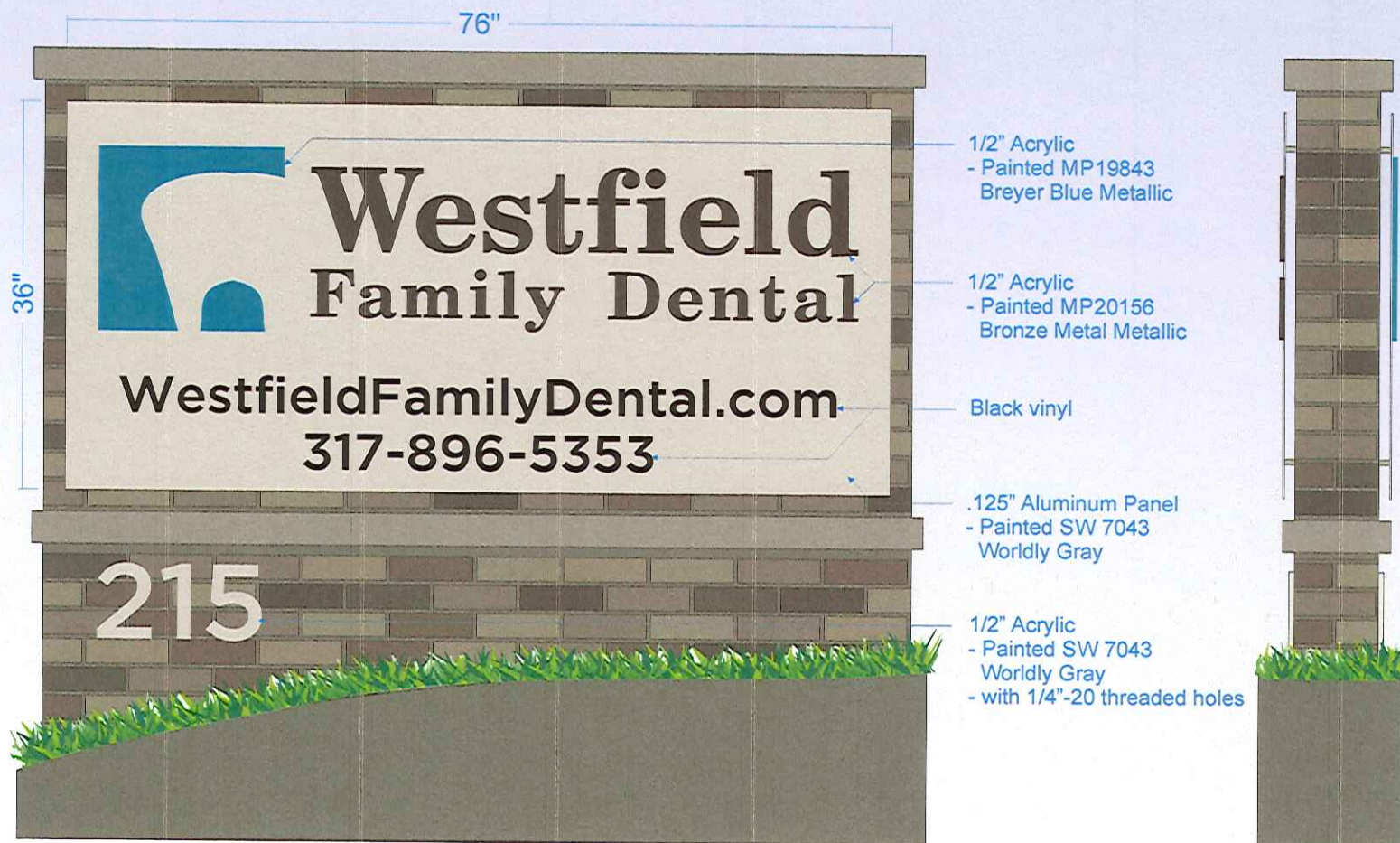
FILE NAME: 01-07-16 Monument Sign 1.cdr

This drawing was created to assist you in visualizing our proposal. The original idea herein is the property of Premier Sign Group. Permission to copy or revise this drawing can only be obtained through written agreement with Premier Sign Group

COPYRIGHT © 2015 ALL RIGHTS RESERVED

SIGNAGE LAYOUT

SCALE: 3/4" = 1'



CLIENT

Westfield Family Dental

LOCATION

Westfield IN

ACCOUNT EXECUTIVE

Zach Akers

DESIGN

ZA

DATE

01-18-16

FABRICATE AND INSTALL CUSTOM SIGN FACES

- Remove existing PVC FCO letters from both faces of brick sign
- Faces: .125" Aluminum panels, stud-mounted to brick faces with 1" aluminum spacers
- Graphics: 1/2" FCO acrylic logo & letters, Black vinyl website & phone number



Existing Sign

X
APPROVED BY _____ DATE _____

FILE NAME: 01-07-16 Monument Sign 1.cdr

This drawing was created to assist you in visualizing our proposal. The original idea herein is the property of Premier Sign Group. Permission to copy or revise this drawing can only be obtained through written agreement with Premier Sign Group

COPYRIGHT © 2015 ALL RIGHTS RESERVED

VARIANCE APPLICATION

RECEIVED



MAR 03 2016

OFFICE
USE ONLY

DOCKET #: 1604-VS-05

FILING DATE:

FILING FEE: \$ FEE PLUS \$ PER ADDITIONAL VARIANCE (@) = \$

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: (STAFF NAME) DATE:

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN:

PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S):

APPLICANT INFORMATION

APPLICANT'S NAME: Zach Akers TELEPHONE: 317-366-1428

ADDRESS: 815 E 63rd PI, Indiananpolis, IN 46220 EMAIL: zach@premiersigngroup.com

PROPERTY OWNER'S NAME: Dr. Stephen Trager TELEPHONE: 812-530-6802

ADDRESS: 215 E Main St, Westfield, IN 46074 EMAIL: strager64@yahoo.com

REPRESENTATIVE'S NAME: Zach Akers TELEPHONE: 317-366-1428

COMPANY: Premier Sign Group EMAIL: zach@premiersigngroup.com

ADDRESS: 815 E 63rd PI, Indianapolis, IN 46220

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 215 E Main St, Westfield, IN 46074

COUNTY PARCEL ID #(S): 09-10-06-01-01-012.000

EXISTING ZONING DISTRICT(S): EXISTING LAND USE(S):

VARIANCE REQUEST

☐ VARIANCE OF LAND USE CODE CITATION:☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: 6.17(H)(4)

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

The monument sign at the business was erected in compliance with Westfield sign ordinances. Since the sign was installed, the City changed the ordinance to include a 5-foot front yard setback requirement. The sign is located 2 feet from the property line (edge of sidewalk). The sign is considered a legal non-conforming sign. We request a variance that will allow for the sign to remain in place, but to update the graphics on both faces. The current structure is in good condition. The expense in demolishing the current structure and building a new sign further from the property line is prohibitive. The property owner believes that the current structure should be allowed to stand.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)



APPLICANT: _____

DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

- A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
The current sign structure was in compliance with the City's sign ordinance. We do not intend to make changes that would obstruct traffic or encroach upon the right of way.

- B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____
The sign has been in place for 17 years, and has not adversely affected adjacent property use or value.

- C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
The expense associated with the demolition of the current structure and fabrication & installation of an entirely new structure is prohibitive to the business owner. The sign needs to be updated in order to attract traffic to the business.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM

APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

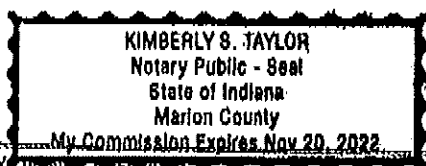
[Signature]
Applicant/Representative (signature)

ZACH AKERS
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 2nd day of March, 2016.

State of Indiana, County of Marion, SS:



Kimberly S. Taylor
Notary Public Signature
Kimberly S. Taylor
Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

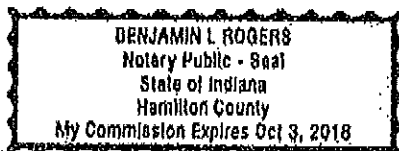
[Signature]
Property Owner (signature)

Stephen Tringer
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 24 day of February, 2016.

State of Indiana, County of Hamilton, SS:



[Signature]
Notary Public Signature
Benjamin L. Rogers
Notary Public (printed)

*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

Old Republic National Title Insurance Company

Commitment Number: HU14080387INC

EXHIBIT A
PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Beginning at the Northwest corner of Lot Number Sixteen (16) in the Original Plat of the Town of Westfield, Indiana, and running thence South 156 feet 9 inches; thence East 34 feet, thence North 156 feet and 9 inches, thence West 34 feet to the place of beginning.

Address: 215 East Main Street Westfield IN 46074

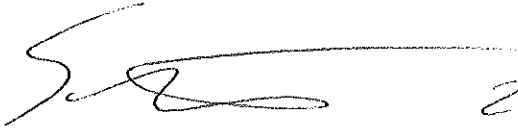
Parcel No.: 09-10-06-01-01-012.000; State #29-10-06-101-012.000-015

To whom it may concern,

I hereby give Premier Sign Group permission to pursue a zoning variance on my behalf.

Cordially,

Stephen Trager



2-19-2016

President Westfield Family Dental LLC



WESTFIELD-WASHINGTON
BOARD OF ZONING APPEALS

April 12, 2016
1604-VS-06
Exhibit 1

Petition Number: 1604-VS-06

Subject Site Address: 1821 E 151st Street (the "Property")

Petitioner: MAC's Convenience Stores LLC (the "Petitioner")

Request: The petitioner is requesting Variances of Development Standard to a previously granted Special Exception for a Gasoline Service Station related to Minimum Setback Lines (Article 4.23(F)), Screening of Receptacle and Loading Areas (Article 6.1), Architectural Standards (Article 6.3), Landscaping Standards (Article 6.8), and Outdoor Storage and Display (Article 6.12) in the SB-PD: Special Business/Planned Development District.

Current Zoning: SB-PD: Special Business/Planned Development District

Current Land Use: Retail, Gasoline Service Station

Approximate Acreage: 1.545 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan
6. Application
7. Letter of Grant 83-SE-3

Staff Reviewer: Pam Howard, Associate Planner

OVERVIEW

Location: The Property is approximately 1.545 acres +/- in size and located at 1821 E 151st Street, an Outlot within the Village Park Plaza shopping center (see Exhibit 2). The Property is zoned the SB-PD: Special Business / Planned Development ("SB-PD") District. Adjacent properties are zoned the SB-PD District or the LB-PD: Local Business/Planned Development District.

Property History: On February 21, 1983 the Board of Zoning Appeals granted a Special Exception to permit operation of a Gasoline Service Station on this site (Exhibit 7).

Variances: As depicted in Exhibit 3 (the "Detailed Development Plan"), Exhibit 4 (the "Elevations") and Exhibit 5 (the "Landscape Plan"), the Petitioner is requesting Variances of Development Standard to accommodate the reconstruction of the existing Gasoline Service Station. The next section further details the variances requested.



SUMMARY OF VARIANCES

The unique attributes of this site create some development constraints that require a variance.

Variance #1: Article 4.23(F) Minimum Setback Lines: The petitioner requests a reduction in the Minimum Setback Lines as follows:

- a) A reduction in the Minimum Front Yard Setback along US 31 from sixty (60) feet to twenty-eight (28) feet.
- b) A reduction in the Rear Yard Setback from twenty (20) feet to ten (10) feet.

The Property's location on US 31, 151st Street, and Thatcher Lane results in the Property having three (3) Front Yards.

Variance #2: Article 6.1 Accessory Use and Building Standards; Screening of Receptacles and Loading Areas: The petitioner requests that Article 6.1(H)(2)&(5) not apply to the property.

Article 6.1(H)(2): Enclosures shall not be located in an Established Front Yard or in any Required Side or Rear Yard.

Article 6.1(H)(5): Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

The Property's location on US 31, 151st Street, and Thatcher Lane results in the Property having three (3) Front Yards. Therefore, the only option to avoid a variance would be to place the dumpster enclosure on the south side of the building, requiring the building to be constructed further north. This would cause site design issues including access and traffic circulation.

Variance #3: Article 6.8 Landscaping Standards: The petitioner requests the following variances of the landscaping standards for the property:

- a) Minimum Lot Landscaping Requirements (Article 6.8(K)): Reduction in the number of shade trees required from 15 to 7
- b) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - 1. Reduction in the number of Shade/Evergreen trees from 8 to 2 along US 31 frontage;
 - 2. Reduction in the number of Shade/Evergreen trees from 7 to 2 along 151st Street frontage;
 - 3. Reduction in the number of Shade/Evergreen trees from 8 to 1 along Thatcher Lane frontage; and
 - 4. Reduction in the number of Shrubs from 63 to 35 along Thatcher Lane frontage
- c) Interior Parking Area Landscaping (Article 6.8(O)(1)): That this section not apply.



Variance #4: Outdoor Storage and Display (Article 6.12): The petitioner requests that Article 6.12(C)(1)(b)(iii) and 6.12(C)(1)(c)(iii) not apply to the property.

Article 6.12(C)(1)(b)(iii): Shall be prohibited in an Established Front Yard.

Article 6.12(C)(1)(c)(iii): Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

The Property's location on US 31, 151st Street, and Thatcher Lane results in the Property having three (3) Front Yards. Therefore, the only option to avoid a variance would be to place the Outdoor Storage area on the south side of the building, requiring the building to be constructed further north.

Variance #5: Architectural Standards (Article 6.3): The petitioner requests that the standards of Article 6.3(F)(5)(b) not apply to the rear elevation of the building.

Article 6.3(F)(5)(b) Architectural Standards; Business Districts; Building Elevations; Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

The Property's location on US 31, 151st Street, and Thatcher Lane results in the Property having three (3) Front Yards. Therefore, many of the property's utilities are located between the rear of the building and the south property line. To accommodate the 4' offsets, the building would need to be relocated further north. This would cause site design issues including access and traffic circulation.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the properties as "Regional Commercial". The existing commercial center meets many of Comprehensive Plan's development policies for this area, including, but not limited to: (i) Reserve exclusively for regional commercial development; (ii) Permit regional commercial uses only in planned centers with consistent design and architectural



style for each center; (iii) require that buildings be designed to enhance the community character; and (iv) required the size, materials, color, and design of buildings to be unique to Westfield. "Franchise" architecture that represents no effort to create a unique design that fits Westfield-Washington Township is not acceptable. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the April 12, 2016, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO¹ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO² requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

¹ Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

² Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

The Department recommends the Board motions and votes separately for each separate Variance of Development Standard.

Approval: If the Board is inclined to approve the variances, then the Department recommends approval with the conditions and findings as set forth below:

Variance #1: Petitioner requests a reduction in the Minimum Front Yard Setback along US 31 from sixty (60) feet to twenty-eight (28) feet, and a reduction in the Rear Yard Setback from twenty (20) feet to fourteen (14) feet.

Recommended Condition: No recommended condition.

Variance #2: Petitioner requests that Article 6.1(H)(2)&(5) (Screening of Receptacles and Loading Areas) not apply.

Recommended Condition: No recommended condition.

Variance #3: The petitioner requests the following variances of the landscaping standards for the property:

- a) Minimum Lot Landscaping Requirements (Article 6.8(K)): Reduction in the number of shade trees required from 15 to 7
- b) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 1. Reduction in the number of Shade/Evergreen trees from 8 to 2 along US 31 frontage;
 2. Reduction in the number of Shade/Evergreen trees from 7 to 2 along 151st Street frontage;
 3. Reduction in the number of Shade/Evergreen trees from 8 to 1 along Thatcher Lane frontage; and
 4. Reduction in the number of Shrubs from 63 to 35 along Thatcher Lane frontage
- c) Interior Parking Area Landscaping (Article 6.8(O)(1)): That this section not apply.

Recommended Condition: Landscaping shall be installed as shown on in Exhibit 5.



Variance #4: Petitioner requests that the standards of 6.12(C)(1)(b)(iii) and 6.12(C)(1)(c)(iii) (Outdoor Storage and Display) not apply.

Recommended Condition: Outdoor sales items shall not be visible from outside the enclosed display area.

Variance #5: Petitioner requests that the standards of Article 6.3(F)(5)(b) (Wall Planes) not apply to the rear elevation of the building.

Recommended Condition: No recommended condition.

Recommended Findings for Approval: If the Board is inclined to approve the variances, then the Department recommends the findings as set forth below, for each variance:

1. **Criteria:** The approval will not be injurious to the public health, safety, morals, and general welfare of the community:

Finding: It is unlikely that approving the requested variance(s) would be injurious to the public health, safety, morals, and general welfare of the community because the use of the property will not change and all applicable safety requirements will be met.

2. **Criteria:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The variance should not have a negative impact on surrounding properties because it will allow the property to be improved from its current condition without a change in use.

3. **Criteria:** The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property from its current state and would result in the property remaining in its current condition.

Denial: If the Board is inclined to deny a requested variance, then the Department recommends denying that specific variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.



Property Location Map
Circle K
1604-VS-06

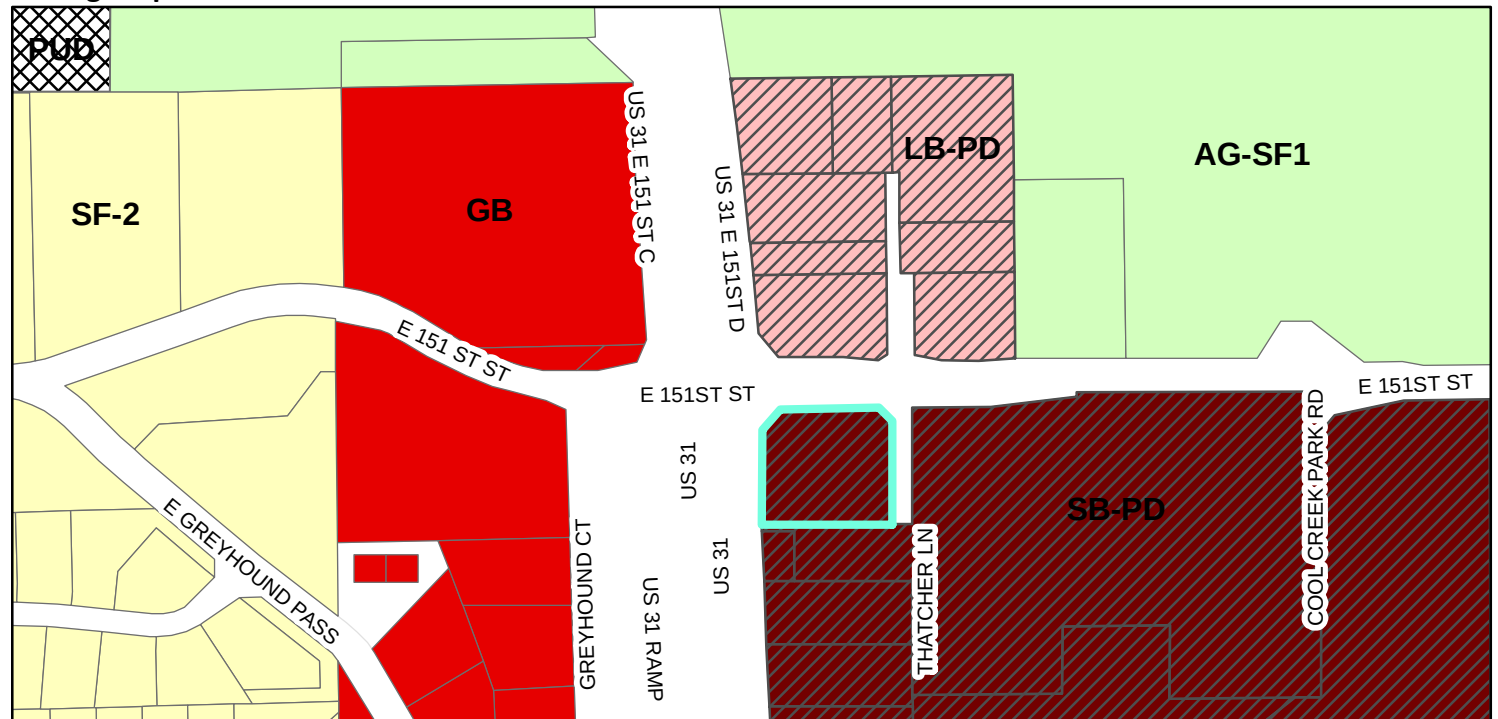


Aerial Location Map

 Subject Parcel



Zoning Map



Legend

Zoning

- | | |
|--|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  LB-PD (Local Business - Planned Development) |
|  GB (General Business) |  SF-2 (Single Family - 2) |
|  SB-PD (Special Business - Planned Development) |  Parcel |



VICINITY MAP
NOT TO SCALE



CIRCLE K STORES MIDWEST REGION SITE DEVELOPMENT

CIRCLE K - SITE# 2281

1821 E 151ST STREET
WESTFIELD, INDIANA
HAMILTON COUNTY

Sheet List Table

Sheet Number	Sheet Title
CS	COVER SHEET
1 OF 2	ALTA ACSM TITLE SURVEY
2 OF 2	ALTA ACSM TITLE SURVEY
D1.0	DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C2.1	CANOPY AREA GRADING PLAN
C3.0	UTILITY PLAN
C4.0	LANDSCAPING PLAN
C6.0	SITE DETAILS & SPECIFICATIONS
C6.1	SITE DETAILS & SPECIFICATIONS
C6.2	SITE DETAILS & SPECIFICATIONS
C6.3	SITE DETAILS & SPECIFICATIONS
C6.4	SITE DETAILS & SPECIFICATIONS
C6.5	SITE DETAILS & SPECIFICATIONS
C6.6	SITE DETAILS & SPECIFICATIONS
C6.7	CONSTRUCTION NOTES

SITE CHARACTERISTICS

SITE DATA CHART	
PROJECT NAME:	PROPOSED CIRCLE K CONVENIENCE STORE AND FUELING STATION
ADDRESS:	1821 E 151ST STREET
CITY:	WESTFIELD
COUNTY:	HAMILTON
STATE:	INDIANA
ZONING INFORMATION	
EXISTING ZONING:	GB GENERAL BUSINESS
MINIMUM REQUIRED SETBACK LINES AND MAX BUILDING HEIGHT:	
FRONT BUILDING YARD SETBACK:	90 FEET FROM CENTERLINE OF ROAD
REAR BUILDING YARD SETBACK:	45 FEET
SIDE BUILDING YARD SETBACK:	45 FEET
FRONT LANDSCAPING GREEN BELT:	10 FEET
PROJECT POST-DEVELOPMENT CHARACTERISTICS	
TOTAL CIRCLE K PARCEL AREA:	1.545 Ac. (67,304 S.F.)
IMPERVIOUS SURFACE AREA:	1.22 Ac. (53,224 S.F.)
IMPERVIOUS COVERAGE OF LOT:	77.8%
BREAKOUT OF USES:	N/A
TOTAL DISTURBED AREA (INCL. R/W AREA):	1.56
IMPERVIOUS SURFACE AREA:	1.026
PERCENT OF IMPERVIOUS COVERAGE	79.5%
BREAKOUT OF USES:	N/A
BUILDING INFORMATION	
BUILDING SQUARE FOOTAGE:	
EXISTING BUILDING AREA	N/A - EXISTING STRUC. TO BE RAZED
PROPOSED BUILDING AREA	6,325 S.F.
BUILDING HEIGHT:	
EXISTING BUILDING:	N/A - EXISTING STRUC. TO BE RAZED
PROPOSED BUILDING:	1-STORY
BUILDING COVERAGE OF LOT:	9.4%
PARKING INFORMATION	
MINIMUM PARKING REQUIREMENTS:	N/A
PARKING PROVIDED:	
PARKING SPACES @ 9.5' X 18'	39 SPACES
HANDICAP SPACES @ 9.5' X 18'	2 SPACES
DELIVERY TRUCK SPACES @ 11.5' X 44'	1 SPACES
TOTAL PARKING PROVIDED:	42 SPACES
No. EMPLOYEES/SHIFT:	3

REFERENCE DRAWINGS

ARCHITECTURAL DRAWINGS

Sheet Number	Sheet Title
A1-01	FLOOR PLAN
A4-01	EXTERIOR ELEVATIONS
A4-02	EXTERIOR ELEVATIONS
A4-03	GAS CANOPY ELEVATIONS

LIGHTING DRAWINGS

Sheet Number	Sheet Title
RL-3124-S1-R1 1 OF 5	EXTERIOR PHOTOMETRIC APPLICATION
RL-3124-S1-R1 2 OF 5	FIXTURE DETAILS
RL-3124-S1-R1 5 OF 5	FIXTURE SPECIFICATIONS



CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:



Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
T. 330.239.2699 • F. 330.239.0272

NO.	DATE	REVISION DESCRIPTION
1	2/15/16	SUBMITTED FOR ZONING PERMIT



PROJECT TITLE

RAZE AND REBUILD
CIRCLE K
SITE #2281

SITE ADDRESS:

1821 E 151ST STREET
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: AS NOTED

DATE: 2/15/2016

DESIGNED BY: BSW

DRAWN BY: BSW

CHECKED BY: RWW

FILE NAME: 150617-CS.dwg

JOB NUMBER: 150617

DRAWING TITLE:

COVER SHEET

SHEET NO:

CS





LAND DESCRIPTION: (INSTRUMENT NUMBER 200600044140)

Part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East in Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the Southwest corner of Section 18, Township 18 North, Range 4 East; thence North 89 degrees 19 minutes 32 seconds East (assumed bearing) on the North line of said Southwest Quarter 418.79 feet; thence South 00 degrees 00 minutes 00 seconds 16.50 feet to the place of beginning of the real estate herein described, being on the existing County Road Southerly right-of-way line of 151st Street; thence South 00 degrees 00 minutes 00 seconds 287.99 feet; thence North 90 degrees 00 minutes 00 seconds West 306.14 feet to the Easterly limited access right-of-way line of U. S. Highway No. 31 as established by a Warranty Deed to the State of Indiana for a Limited Access facility as recorded in Deed Record 279, pages 612-614 in the Office of the Recorded of Hamilton County, Indiana; thence Northerly on said right-of-way line curving to the left an arc distance of 202.77 feet on a curve having a radius of 11,546.18 feet to a point which bears North 03 degrees 26 minutes 28 seconds West from the last described point, said point being the intersection of said Easterly right-of-way line and the Southeastern Limited Access Right-of-Way line of 151st Street; thence North 38 degrees 27 minutes 35 seconds East on said Southwestern right-of-way Limited Access Right-of-way line 89.82 feet to the terminus of said limited access right-of-way line on the Southern right-of-way of said 151st Street; thence North 89 degrees 19 minutes 05 seconds East on said Southern right-of-way line 150.00 feet as granted to the State of Indiana by a Right-of-way Grant for I.S.H.C. Project "F"-24(3) dated 1954 in Deed Record 139, page 364 in said Recorder's Office; thence North 00 degrees 40 minutes 56 seconds West 12.14 feet to the existing county road right-of-way line for 151st Street; thence North 89 degrees 19 minutes 32 seconds East on said right-of-way parallel with the North line of said Southwest Quarter 112.61 feet to the place of beginning.

TOGETHER with a non-exclusive easement for ingress and egress as set-out in Grant of Easement dated July 16, 1990 and recorded December 26, 1990 as Instrument Number 90-315-35 in the Office of the Recorder of Hamilton County, Indiana.

EXCEPT: (INSTRUMENT number 200300092005)

A part of the land of Shell Oil Company (as described in Instrument Number 83-3497, Office of the Hamilton County Recorder) being a part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East, Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of said Southwest Quarter Section; thence North 88 degrees 59 minutes 50 seconds East (all bearings in this description are referenced from the North line of the Southwest Quarter of Section 18, Township 18 North, Range 4 East, the bearing of which being assumed as North 88 degrees 59 minutes 50 seconds East) along the north line of said Quarter-Section 418.32 feet; thence South 01 degrees 00 minutes 10 seconds East 40.00 feet to the Point of Beginning of this description, being on the South Right-of-Way of 151st Street; thence South 00 degrees 19 minutes 42 seconds West 264.49 feet; thence South 89 degrees 40 minutes 17 seconds West 32.79 feet; thence North 00 degrees 19 minutes 42 seconds West 228.66 feet; thence North 44 degrees 45 minutes 22 seconds West 30.69 feet; thence South 89 degrees 39 minutes 30 seconds West 225.82 feet; thence North 38 degrees 07 minutes 53 seconds East 13.75 feet to said South Right-of-Way; thence North 88 degrees 59 minutes 50 seconds East along said South Right-of-Way 271.56 feet to the Point of Beginning. Containing 11,847 square feet, or 0.272 acres, more or less.

EXCEPT: (INSTRUMENT NUMBER 2012030910)

A part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Tight of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing at the Northwest corner of said quarter section; thence North 89 degrees 38 minutes 20 seconds East 418.79 feet along the north line of said quarter section to the prolonged east line of said grantor's land; thence South 0 degrees 09 minutes 28 seconds West 304.49 feet along said line prolonged and along said line to the southeast corner of said grantor's land; thence North 89 degrees 50 minutes 32 seconds West 304.03 feet along the south line of said grantor's land to the point of beginning of this description, designated as point "19715" on said plat; thence continuing North 89 degrees 50 minutes 32 seconds West 1.73 feet along said line to the eastern boundary of U.S. 31; thence along said boundary Northerly 202.77 feet along an arc to the left having a radius of 11,546.16 feet and subtended by a long chord having a bearing of North 3 degrees 19 minutes 04 seconds West and a length of 202.77 feet to the southeastern boundary of the intersection of said U.S. 31 and 151st Street; thence North 38 degrees 37 minutes 03 seconds East 61.47 feet along said boundary to the south boundary of said 151st Street; thence South 89 degrees 51 minutes 20 seconds East 11.27 feet along said boundary to point "19712" on said plat; thence South 40 degrees 44 minutes 25 seconds West 54.72 feet to point "19713" on said plat; thence South 15 degrees 20 minutes 06 seconds West 10.59 feet to point "19714" on said plat; thence South 0 degree 40 minutes 39 seconds East 198.77 feet to the point of beginning and containing 0.039 acres more or less.

SURVEYOR'S REPORT

Prepared for: Mac's Convenience Stores, LLC

Site Location: 1821 E. 151st Street, Washington Township, Westfield, Hamilton County, Indiana

Insight Engineering Job:

Type of Survey: ALTA/ACSM Land Title Survey prepared in accordance with the 2011 Minimum Standard Detail Requirements

Class of Survey: Urban Survey (0.07 feet plus 60 parts per million) as defined in Title 865, Article 1, Chapter 12 of the Indiana Administrative code (Indiana Surveying Standards)

Basis of Bearings: The north line of the Southwest Quarter of Sec 18, T18N, R4E was assumed per previous surveys in the area and the record deed.

Date of Original Fieldwork: January of 1990 with additional field work performed and corners set October: of 2015.

Research was originally conducted in the offices of the County Surveyor, Assessor, and Recorder. Research was updated as needed based upon a previous Title Commitment prepared by Chicago Title Insurance Company bearing Commitment No. 000367015 with an effective date of January 23, 2006

The surveyor was not provided with a current Title Commitment for use in the preparation of this survey. A copy of the previous Title Commitment No. 000367015 dated August 1, 2006 was provided along with copies of recorded instruments affecting the subject property between the above date and the current date of the survey. See the Schedule B Items comments for reference.

In accordance with Title 865 of the Indiana Administrative Code article 1 chapter 12 establishing minimum standards for the practice of land surveying in Indiana the following observations and options are submitted regarding the various uncertainties in the location of the boundary lines and corners as established by this survey as a result of:

- A) variances in reference monuments;
- B) discrepancies in record descriptions and plats;
- C) inconsistencies in lines of occupation;
- D) uncertainty of measurements due to random error.

The purpose of this survey was to retrace the clients Real Estate obtained by Limited Warranty Deed recorded as Instrument No. 200600044140. Said property is shown on a boundary and topographic survey prepared by Insight Engineering dated January 16, 1999 which was used as reference. The described parcel is dependent on the north line of the Southwest Quarter of Section 18, Township 18 North, Range 4 East and the rights of way for 151st Street, an Access Road and U.S. 31

This property appears to be subject to a right-of-way to the Town of Westfield along 151st Street and an Access Road described in Instrument Number 200300082005 and a limited access right-of-way along U.S. 31 described in Instrument Number 2012030910

Access to the site is currently through right-of-way of the Town of Westfield along the east and north property lines as described in Instrument Number 200300082005.

The Temporary Highway Easement Grant described in Instrument Number 2012030911 is for the purpose of construction of a driveway. This easement grant was extinguished upon completion of the construction project.

The existing alle concrete curb encroaches into the right-of-way of 151st Street as described in Instrument Number 200300082005 along the north line of the subject site by as much as 2.5 feet, more or less, and also at the northeast corner of the subject site by as much as 2.5 feet, more or less.

There is also an existing traffic signal box at the northeast corner of the site that encroaches onto the site by as much as 2.5 feet, more or less.

An underground electric line appears to encroach along the west property line by as much as 2.5 feet, more or less. There is also an existing water line along the south property line that encroaches by as much as 2 feet, more or less. The existing sanitary sewer lateral leaves the site and connects to an existing sanitary sewer located south of the subject site. Said sanitary sewer lateral does not have an easement to access said sanitary sewer that this surveyor is aware of.

Reference Monumentation:

The following monuments were utilized and accepted as a basis for this survey. The northeast corner of the Southwest Quarter of Section 18, T18N, R4E - Harrison Monument found per County Surveyor reference. The northeast corner of the Northwest Quarter of the Southwest Quarter of Section 18, T18N, R4E - Harrison Monument found per County Surveyor reference. The northwest corner of the Southwest Quarter of Section 18, T18N, R4E - this monument was destroyed by the re-construction of U.S. 31 and no County Surveyors reference was available. This monument was mathematically re-created from previous surveys in the area by Insight Engineering.

No existing 5/8" rebars were found in the vicinity of the subject property corners. Existing right-of-way markers were found near the west line of the subject property and U.S. 31. These right-of-way markers are located as much as 0.65 ft. north and 4.18 ft. west of the subject property corners.

Record Descriptions and Plats:

The within parcel is described in Instrument Number 200600044140 and portions have been deeded as right-of-way in Instrument Number 200300082005 and Instrument Number 2012030910.

The record description for the site goes along the north quarter section line and also calls for the easterly limited access right-of-way line of U.S 31 as it existed at the time of the transfer. The deed for the Town of Westfield right-of-way is on a different bearing system than the site deed. However, the angular relationships are the same along with the distances. The deed for the U.S. 31 right-of-way also uses a different bearing system and some of the angular relationships do not agree with the site deed or the Town of Westfield deed. This U. S. 31 right-of-way was calculated using the distance calls along the site to get to the point of beginning and the previous right-of-way line of U.S. 31. There was a discrepancy of 0.38 ft. in the distance along the south line of the subject tract and the distance for the south line as referenced in the U.S 31 right-of-way deed.

Lines of Occupation:

The lines of occupation on the west is U.S. 31 and on the north it is 151st Street. The east line of occupation is an access drive to Wal-mart and other shopping areas and the south line is near an asphalt parking lot. The west line of occupation is defined by existing edges of an asphalt parking lot and concrete curbs. The north line of occupation is defined by existing edges of an asphalt parking lot and concrete curbs. The east line of occupation is defined by existing edges of an asphalt parking lot and concrete curbs. The south line of occupation is defined by an asphalt parking lot on the south adjoining property. Said asphalt parking lot lies as much as 5.0 ft south of the south property line.

Uncertainty of Measurements:

The relative positional precision (due to random errors in measurement) of the corners of the surveyed property established by this survey is within the positional tolerance (0.07 feet) as defined for positional tolerance by the 2011 ALTA Minimum Standards as adopted by ALTA and NSPS.

As a result of the above observations and decisions it is in my opinion that the uncertainties in the locations of the lines and corners as established on this survey are as follows:

Due to variances in reference monuments: 3.95 ft. east-west and 0.62 ft. north-south due to the missing section corner and existing concrete right-of-way markers
Due to discrepancies in record descriptions: 0.38 ft. east-west due to discrepancies in the U.S. 31 right-of-way description
Due to inconsistencies in lines of occupation: 1.0 ft due to variances in curb lines and adjacent right-of-ways
Due to uncertainty of measurements due to random error: 0.07 ft.

There could be unwritten rights associated with the uncertainties listed.

Unless otherwise noted or indicated hereon all monuments set or found this survey are relatively flush with existing grade.

There was no observed evidence of current earth moving work, building construction or building additions at the time of this survey.

There are no proposed changes in street right-of-way lines that this surveyor is aware of at the time of this survey

There is no observed evidence of recent street or sidewalk construction or repairs at the time of this survey except for the U.S 31 construction that lies adjacent to the site on the west and north.

CERTIFICATION

I, the undersigned, hereby certify to the best of my professional knowledge information and belief the within survey accurately represents a survey performed under my direct supervision in April 2015 and that said survey was executed in accordance with Title 865 article 1 chapter 12, of the Indiana Administrative Code establishing minimum standards for the practice of land surveying in Indiana.

I further certify to: Mac's Convenience Stores LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM land title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7a, 8, 9, 11(a), 11(b), 13, 14, 16 and 17 of Table A thereof.

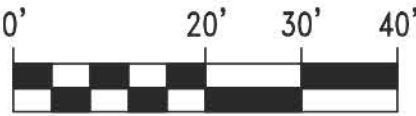
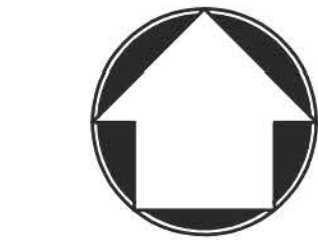
The field work was completed in October, 2015

Certified: October 10, 2015

Stephen D. Service

Stephen D. Service, Registered Land Surveyor
No. 900002, State of Indiana

The parcel described herein does not lie within that Special Flood Hazard Zone (X) as said parcel plots on community parcel number 18067C0120 G (dated November 19, 2014) of the Flood Insurance Rate maps for Hamilton County, Indiana. The accuracy of this flood hazard statement is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map.



1"=20'

SURVEY VOID IF NOT ACCOMPANIED BY SHEET 1 OF 2

SITE ENGINEER:

Civil/Site Design
Land Planning
Land Surveying
Development Consulting

Insight Engineering Inc.



NO.	DATE	REVISION DESCRIPTION

CLIENT:

CONFIDENTIALITY STATEMENT:

The recipient of these materials understands that copyright in the materials is owned by IEI, and also, that the materials contain privileged and confidential business information of IEI. Accordingly, the recipient agrees to retain these materials in strict confidence and agrees not to disclose these materials to any other party and further agrees not to make copies of the materials. The recipient agrees to use the materials only for the limited purpose for which IEI has made the materials available, and recipient agrees to return all materials to IEI either upon completion of the intended purpose or upon the request of IEI, whichever comes first.

SITE ADDRESS:

1821 E. 151ST STREET
U.S. 31 & E. 151ST STREET
CARMEL, INDIANA

SCALE: 1"=20'	DATE: 10/10/15
DESIGNED BY: N/A	DRAWN BY: HwR
CHECKED BY: SOS	FIELD BOOK #:

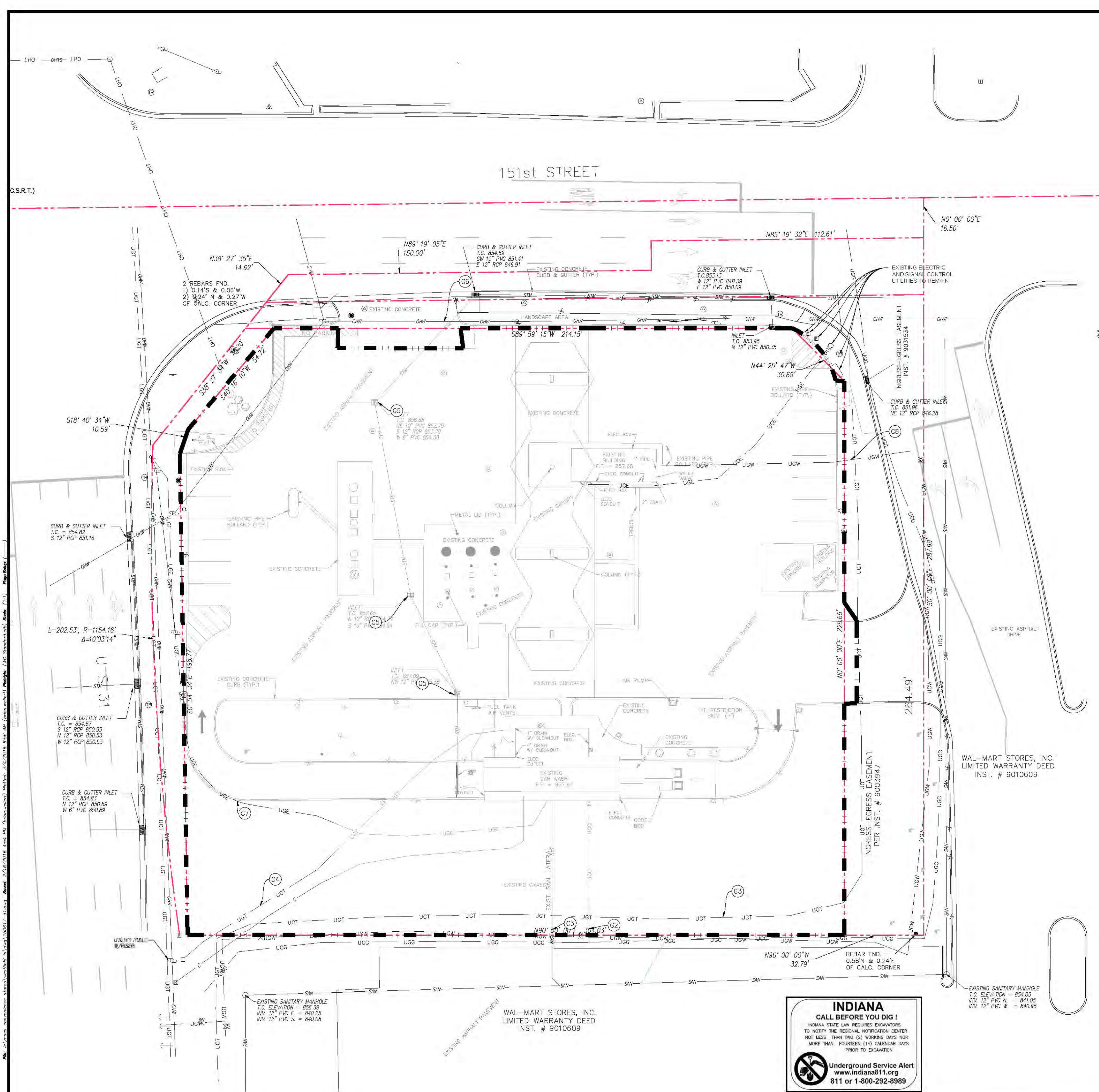
FILE NAME: 9522W-SU

DRAWING TITLE:

ALTA/ACSM LAND
TITLE SURVEY

SHEET NO.

2 of 2



GENERAL DEMOLITION NOTES

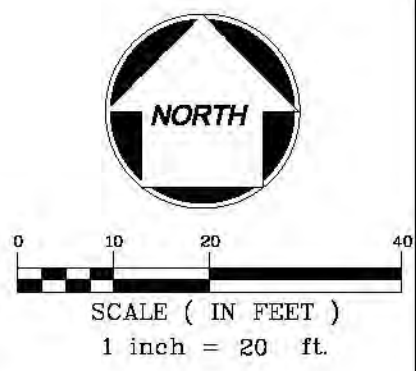
1. PLAN IS BASED ON A ALTA/ACSM LAND TITLE SURVEY PERFORMED BY INSIGHT ENGINEERING DECEMBER 2015.
2. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY PINS, MONUMENTS AND/OR PROPERTY DISTURBED BY CONTRACTOR SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
3. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING UTILITY COMPANY AND MUNICIPAL RECORD MAPS AND FIELD SURVEY AND IS NOT GUARANTEED ACCURATE OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE AND THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES INCLUDING SERVICES PRIOR TO DEMOLITION AND CONSTRUCTION. THE CONTRACTOR SHALL CONTACT INDIANA811 AT 811 OR 1-800-292-8989 TWO WORKING DAYS BEFORE COMMENCEMENT AND VERIFY ALL UTILITY LOCATIONS.
4. THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURE, PIPE, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER TO THE SATISFACTION OF THE LOCAL MUNICIPALITIES.
5. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL CITY, STATE AND LOCAL ORDINANCES.
6. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
7. ALL ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
8. REMOVE ALL UTILITIES TO EXISTING STRUCTURES WHETHER SHOWN OR NOT, CUT AND CAP ALL UNDERGROUND LINES AT THE PROPERTY LINE UNLESS OTHERWISE NOTED. CONTACT ALL UTILITY COMPANIES PRIOR TO DISCONNECTION OR DEMOLITION.
9. FOR ALL ITEMS TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL, INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPE, ETC, UNLESS OTHERWISE NOTED. REMOVE FOUNDATIONS TO 2.5 FEET BELOW PROPOSED FINISHED GRADE.
10. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
11. LIMITS OF REMOVAL SHOWN ON DEMOLITION PLAN ARE APPROXIMATE ONLY. ACTUAL QUANTITIES MAY VARY DUE TO CONSTRUCTION ACTIVITIES. CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION, REMOVAL AND RESTORATION WORK NECESSARY TO PERMIT CONSTRUCTION OF THE PROPOSED PROJECT.
12. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF THE TEMPORARY CONSTRUCTION FENCE IN THE FIELD WITH THE LOCAL MUNICIPALITY, AND CIRCLE K'S CONSTRUCTION PROJECT MANAGER, IF DETERMINED TO BE NECESSARY.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF TRAFFIC THROUGHOUT CONSTRUCTION AND SHALL INSTALL TRAFFIC CONTROL DEVICES, SIGNAGE, AND UTILIZE FLAG MEN AS NECESSARY. TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. TRAFFIC MAINTENANCE SHALL BE PROVIDED FOR ALL PUBLIC ROADWAYS THROUGHOUT THE DEMOLITION AND CONSTRUCTION PROJECT.
14. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY DEMOLITION PERMITS AS WELL AS PROVIDING ASBESTOS SURVEYS OR OTHER DOCUMENTATION NECESSARY TO OBTAIN DEMOLITION PERMITS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS. COORDINATE ALL UTILITY WORK WITH UTILITY PROVIDER.
16. ALL DEMOLITION WORK IS TO BE PERFORMED BY A DEMOLITION CONTRACTOR LICENSED BY THE CITY OF WESTFIELD.
17. CONTRACTOR TO MAINTAIN ACCESS WITHIN SHARED DRIVEWAY AREA THROUGHOUT CONSTRUCTION PROJECT.

LEGEND

- DEMOLITION LIMITS/DISTURBED AREA
- REMOVE EXISTING PAVEMENT AND REPLACE WITH CONCRETE PER SITE PLAN (APPROX. 3556 S.F.)

GENERAL UTILITY REMOVAL NOTES:

1. CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT OF UTILITIES WITH THE CORRESPONDING UTILITY COMPANY REQUIREMENTS.
- ITEMIZED UTILITY ABANDONMENT/REMOVAL NOTES:
- (G1) UNDERGROUND UTILITY TO REMAIN.
 - (G2) EXISTING GAS SERVICE TO BE USED FOR NEW BUILDING - COORDINATE WITH GAS COMPANY.
 - (G3) EXISTING SANITARY SERVICE LINE TO REMAIN.
 - (G4) EXISTING TELEPHONE SERVICE TO BE REUSED, COORDINATE W/ PHONE COMPANY.
 - (G5) EXISTING UTILITY STRUCTURE/LINE TO BE REMOVED.
 - (G6) PRESERVE OVERHEAD LINE/UTILITY POLES.
 - (G7) EXISTING UNDERGROUND ELECTRIC SERVICE TO BE PRESERVED AND RE-USED FOR NEW BUILDING.
 - (G8) EXISTING WATER SERVICE LINE TO BE ABANDONED PER CITY STANDARDS.



CLIENT:



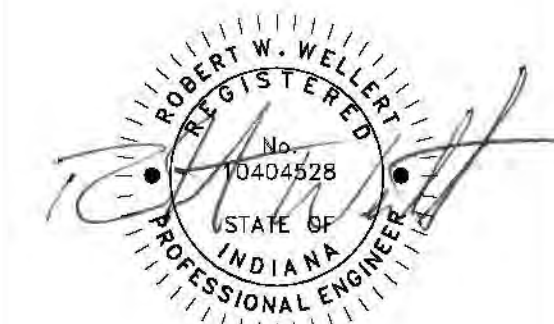
CIRCLE K
GREAT LAKE REGION
935 E. TALLMADGE AVE.
AKRON, OH 44130

CONSULTANT:



Wellert Corporation
5136 Beach Road - Medina, Ohio 44256
t. 330.239.2699 • f.330.239.0272

NO.	DATE	REVISION DESCRIPTION
1	11/25/15	SUBMITTED FOR ZONING PERMIT



PROJECT TITLE:

PROPOSED
CIRCLE K

SITE ADDRESS:

3063 & 3065 MORSE RD.
COLUMBUS, OH 43231

SCALE: 1" = 20'

DATE: 11/19/2015

DESIGNED BY: ID

DRAWN BY: ID

CHECKED BY: RWW

FILE NAME: 150617-D1.dwg

JOB NUMBER: 150617

DRAWING TITLE:

DEMOLITION PLAN

SHEET NO:

D1.0

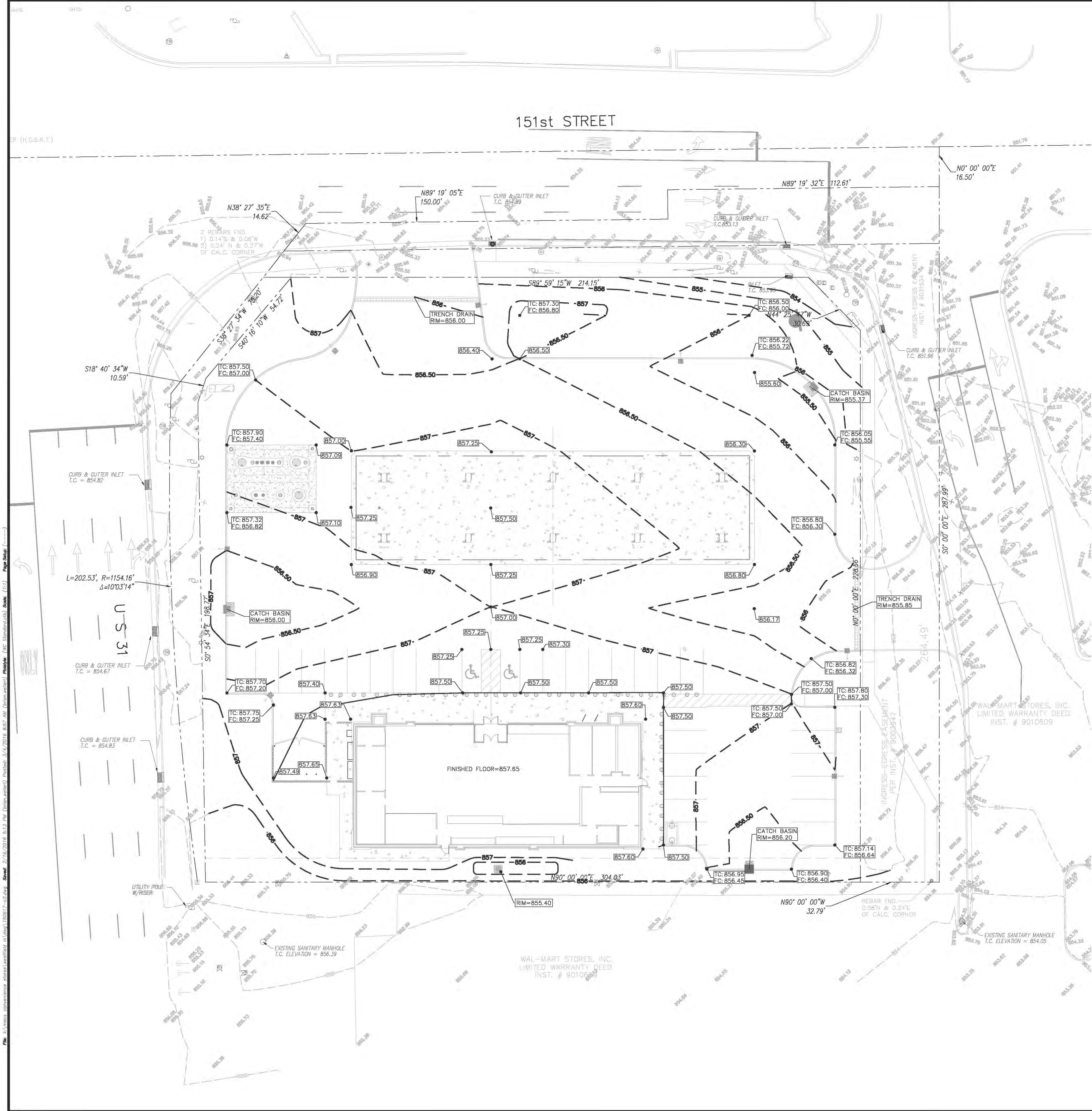
INDIANA
CALL BEFORE YOU DIG !
INDIANA STATE LAW REQUIRES EXCAVATORS TO NOTIFY THE REGIONAL NOTIFICATION CENTER NOT LESS THAN TWO (2) WORKING DAYS NOR MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION

 **Underground Service Alert**
www.indiana811.org
811 or 1-800-292-8989

TOTAL DISTURBED AREA = 55,564.73 SF (1.2756 Ac.)



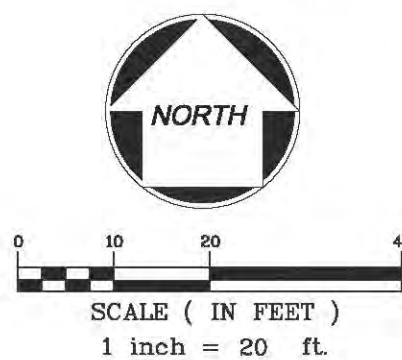
C1.0



GRADING LEGEND:

TC - TOP OF CURB
FC - PAVEMENT ELEVATION AT FACE OF CURB
T/ISL - TOP OF ISLAND
PV - TOP PAVEMENT (ASPHALT/CONC) ELEV
FG - FINISH GRADE ELEVATION
TW - TOP OF WALK ELEVATION
EX - EX GROUND ELEVATION (ESTIMATED)
M.E.G. - MATCH EXISTING GRADE
EXISTING ELEVATIONS SHOWN +0000.00
FINISH ELEVATIONS SHOWN
ESTIMATED ELEVATIONS SHOWN

EXISTING CONTOURS SHOWN
PROPOSED CONTOURS SHOWN
PROPOSED RIDGE LINE



GRADING GENERAL NOTES:

- SEE SITE PLAN AND C6.6 FOR ADDITIONAL GENERAL NOTES.
- DEVELOPMENT PLANS ARE BASED ON THE ALTA/ASCM LAND TITLE SURVEY BY WELLERT CORPORATION, DATED 11/10/2015.
- THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE PROPOSED CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF-SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL NOT USED ON THE JOB SITE.
- PROPOSED PAVEMENT AND BUILDING AREAS ARE TO BE PROOF-ROLLED IMMEDIATELY PRIOR TO CONSTRUCTION. ANY AREAS FOUND TO BE "SOFT" OR "SPONGY" ARE TO BE OVER-EXCAVATED TO FIRM EARTH AND BACKFILLED PER SPECIFICATIONS.
- COMPACTION TESTING OF FILL MATERIAL UNDER PROPOSED PAVEMENT AREAS SHALL BE PERFORMED AS DIRECTED BY OWNERS REPRESENTATIVE. FILL WHICH FAILS TO MEET THE APPLICABLE COMPACTION REQUIREMENTS SHALL BE CORRECTED BEFORE PAYING WILL BE PERMITTED.
- PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE ENGINEER.
- ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND THE ODOT MATERIAL AND CONSTRUCTION SPECIFICATIONS.
- PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES SHALL BE PERFORMED BY THE CONTRACTOR TO INSURE THAT ALL UTILITY COMPANY, LOCAL MUNICIPALITY, AND LOCAL COUNTY STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF ALL UTILITIES, INCLUDING SERVICES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT OUPS AT 1-800-362-2764 AT LEAST 48 HOURS BEFORE START OF WORK AND VERIFY ALL EXISTING UTILITY LOCATIONS.
- THE CONTRACTOR SHALL COMPACT PIPE BACKFILL IN MAX. 8" LOOSE LIFTS TO 98% OF THE MAXIMUM DRY DENSITY PER ASTM D1557, ACCORDING TO THE PIPE BEDDING DETAILS. TRENCH BOTTOM SHALL BE STABLE IN HIGH GROUNDWATER AREAS. A PIPE FOUNDATION SHALL BE USED IN AREAS OF ROCK EXCAVATION.
- CONTRACTOR SHALL PROVIDE ALL BENDS, FITTINGS, ADAPTERS, ETC. AS REQUIRED FOR PIPE CONNECTIONS TO BUILDING/CANOPY STUB-OUTS, INCLUDING ROOF/FOOTING DRAIN CONNECTIONS TO ROOF LEADERS AND TO STORM DRAINAGE SYSTEM.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
- MANHOLE RIMS AND CATCH BASIN GRATES SHALL BE SET TO ELEVATIONS SHOWN. SET ALL EXISTING MANHOLE FRAMES AND COVERS, CATCH BASIN GRATES, VALVE BOXES, ETC., TO BE RAISED OR LOWERED, TO PROPOSED FINISHED GRADE, FLUSH WITH THE ADJACENT GRADE.
- UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
- UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
- THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- THE CONTRACTOR SHALL PRESERVE EXISTING VEGETATION WHERE POSSIBLE AND/OR AS NOTED ON DRAWINGS. REFER TO STORMWATER POLLUTION PREVENTION PLAN FOR LIMIT OF DISTURBANCE AND NOTES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AND LOCAL AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL POST ALL BONDS, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
- THE CONTRACTOR SHALL COMPACT FILL IN 8" MAXIMUM LIFTS UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
- ALL DISTURBANCE INCURRED TO TOWNSHIP, COUNTY OR STATE PROPERTY DUE TO CONSTRUCTION SHALL BE RESTORED TO ITS PREVIOUS CONDITION OR BETTER, TO THE SATISFACTION OF THE LOCAL MUNICIPALITY AND/OR ODOT.
- ALL CONSTRUCTION SHALL COMPLY WITH CIRCLE K AND THE LOCAL MUNICIPALITY'S STANDARDS AND ODOT SPECIFICATIONS. ALL CONSTRUCTION WITHIN A DOT RIGHT OF WAY SHALL COMPLY WITH ALL DEPARTMENT OF TRANSPORTATION STANDARDS.
- CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
- SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
- VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
- ALL EXCAVATION AND GRADING CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY XXXXXXXXXXXXX.

ADA COMPLIANCE NOTE

ALL RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN FULL COMPLIANCE WITH ADA REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990, INCLUDING ALL SUPPLEMENTS. SIDEWALKS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 1:64 (1.56%). CROSS-SLOPE OF CROSSWALK AREAS BETWEEN CURB RAMPS SHALL NOT EXCEED 1:64 (1.56%).

CLIENT:



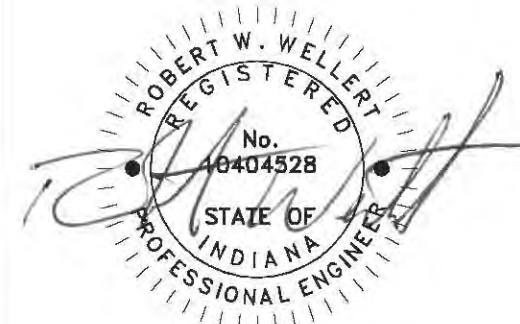
CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:



Wellert Corporation
5138 Beach Road • Medina, Ohio 44256
T. 330.239.2696 • F.330.239.0272

NO.	DATE	REVISION DESCRIPTION
1	02/16/16	SUBMITTED FOR ZONING PERMIT



PROJECT TITLE

PROPOSED
CIRCLE K

SITE ADDRESS

1821 E. 151ST STREET
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: 1" = 20'

DATE: 01/18/2016

DESIGNED BY: RWW

DRAWN BY: BSW

CHECKED BY: RWW

FILE NAME: 150617-C2.dwg

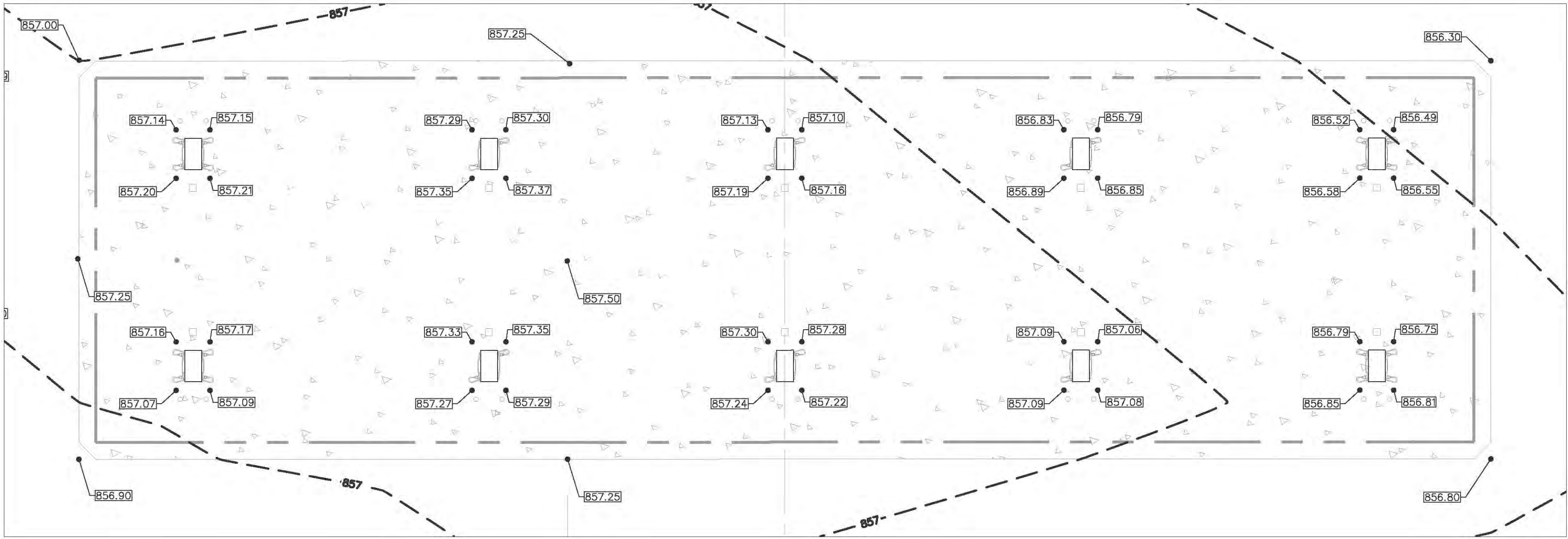
JOB NUMBER: 150617

DRAWING TITLE

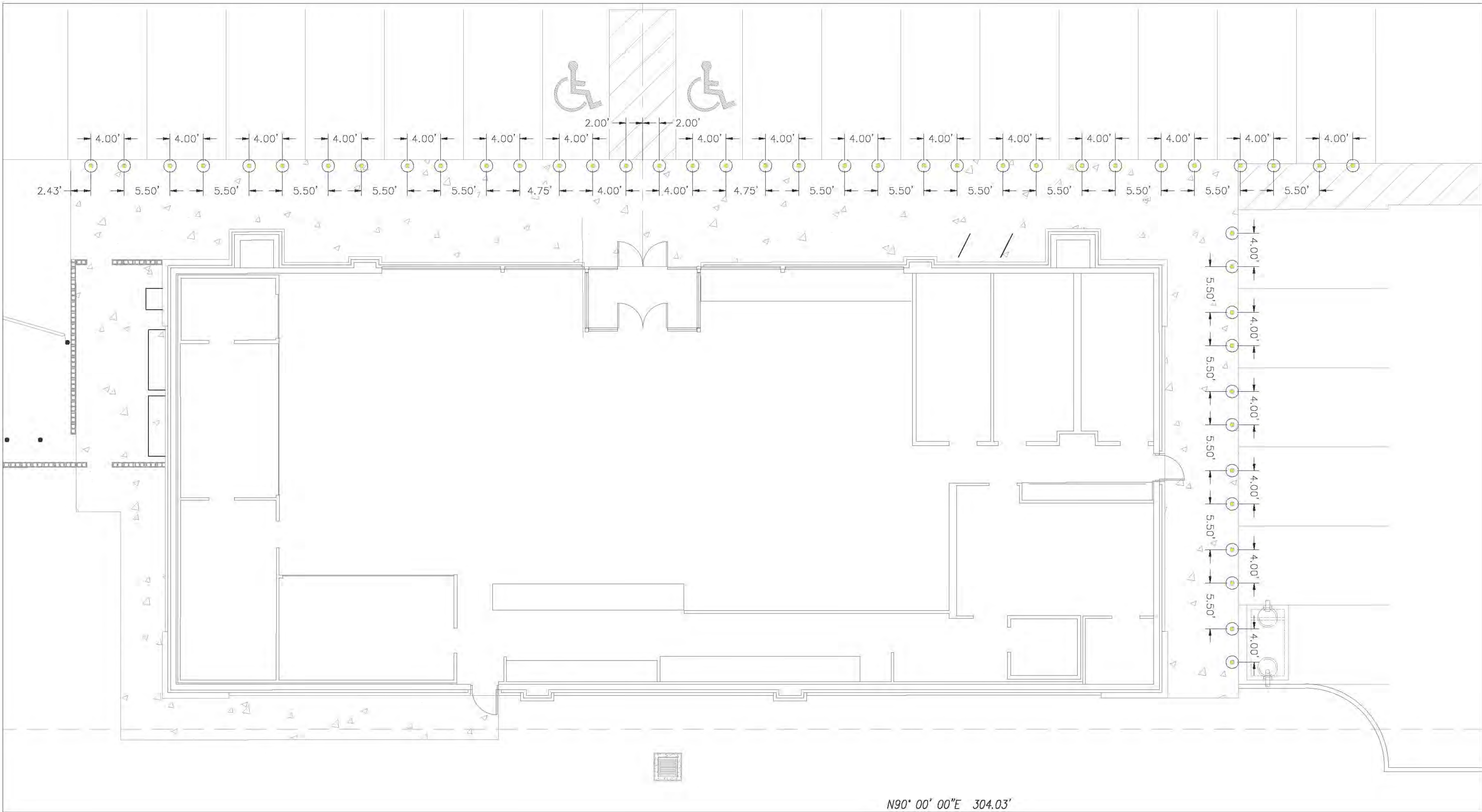
GRADING PLAN

SHEET NO:

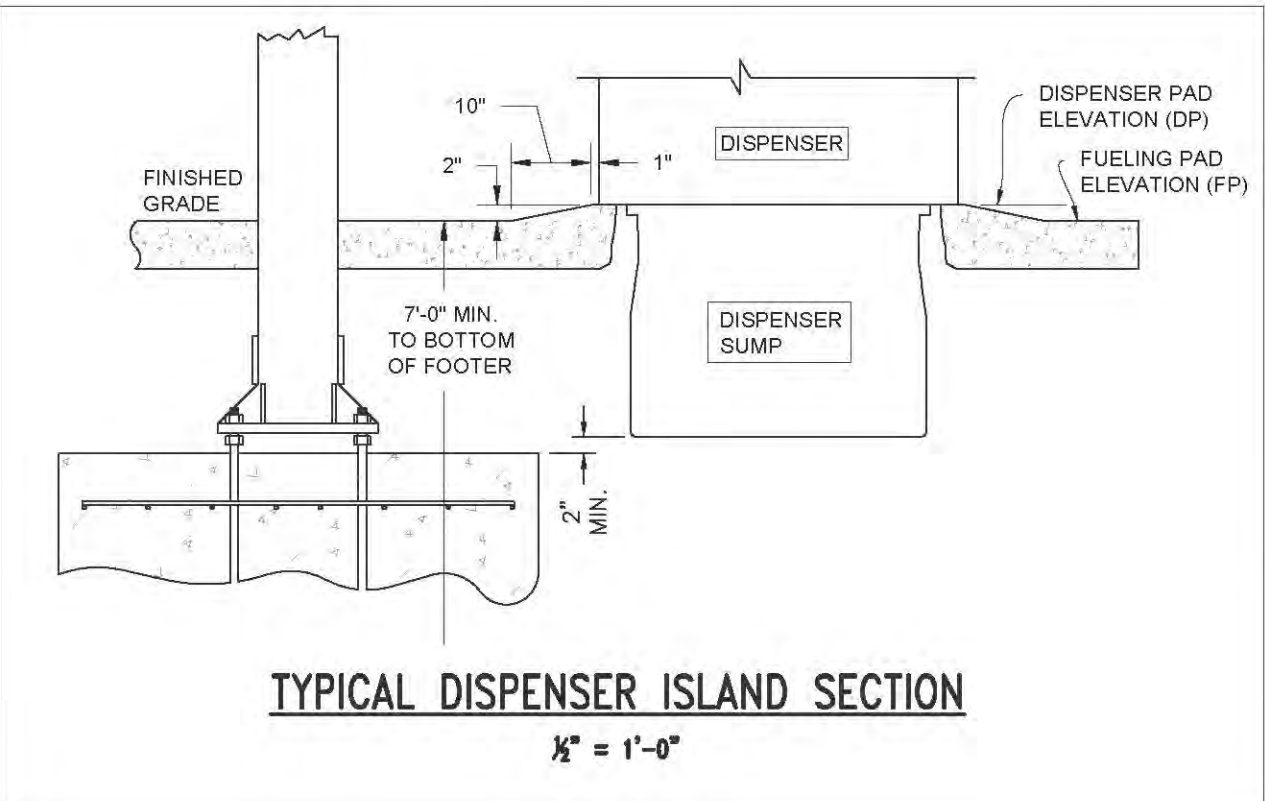
C2.0



CANOPY AREA GRADING
SCALE: 1"=10'



BOLLARD SPACING PLAN
SCALE: 1"=10'



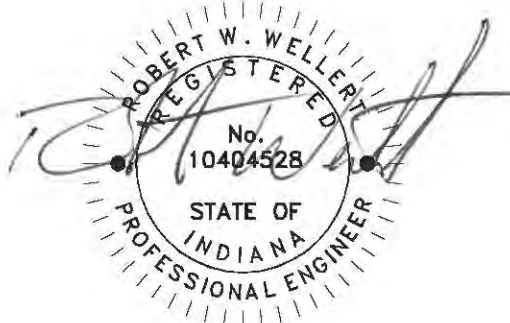


CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201



Engineers • Planners • Surveyors
Wellert Corporation
5138 Beach Road • Medina, Ohio 44256
T 330.239.2699 • F 330.239.0272

NO.	DATE	REVISION DESCRIPTION
1	02/16/16	SUBMITTED FOR ZONING PERMIT



ROBERT W. WELLERT
REGISTERED
No. 10494528
STATE OF INDIANA
PROFESSIONAL ENGINEER

PROJECT TITLE

PROPOSED
CIRCLE K

SITE ADDRESS

1821 E. 151ST STREET
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: NOTED

DATE: 01/19/2016

DESIGNED BY: RWW

DRAWN BY: BSW

CHECKED BY: RWW

FILE NAME: 150617-C2.dwg

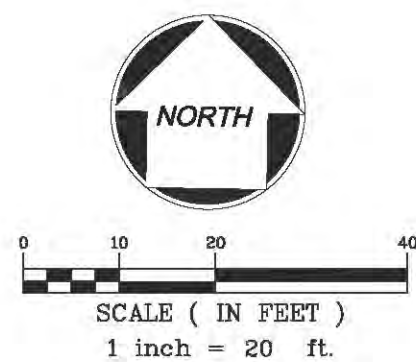
JOB NUMBER: 150617

DRAWING TITLE

CANOPY AREA
GRADING PLAN

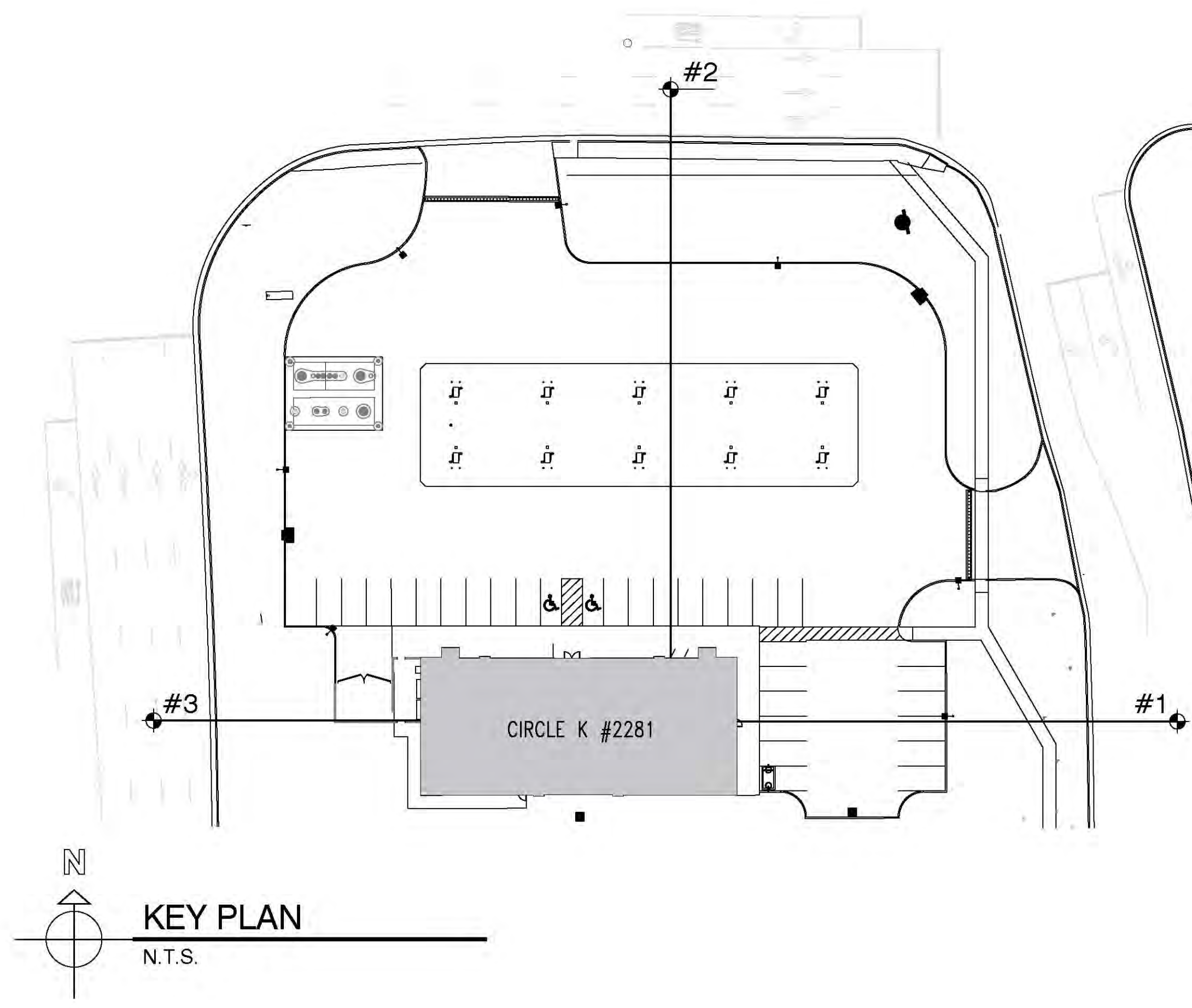
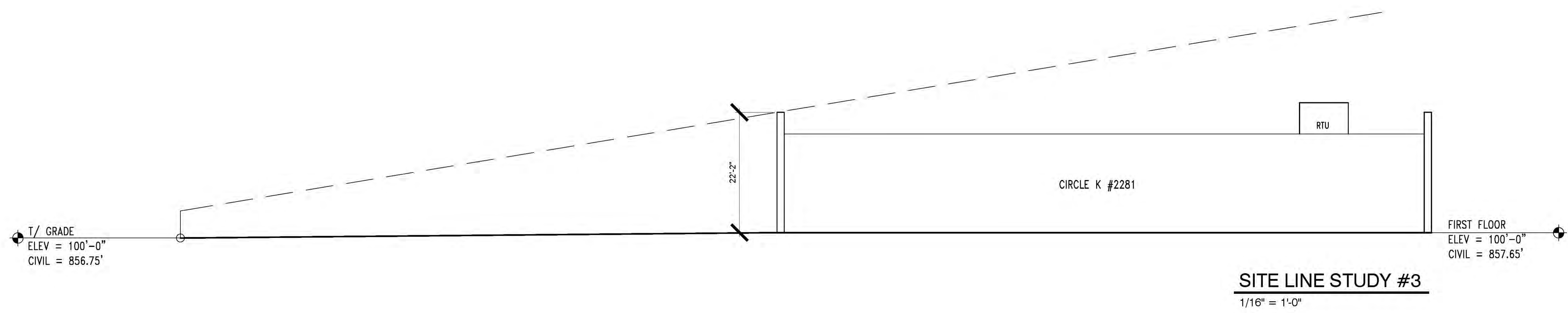
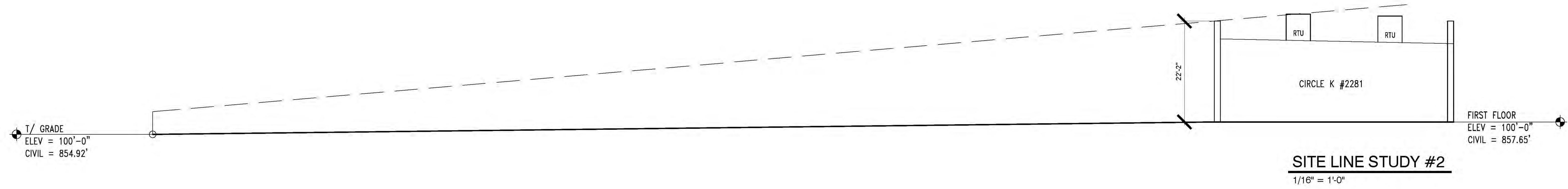
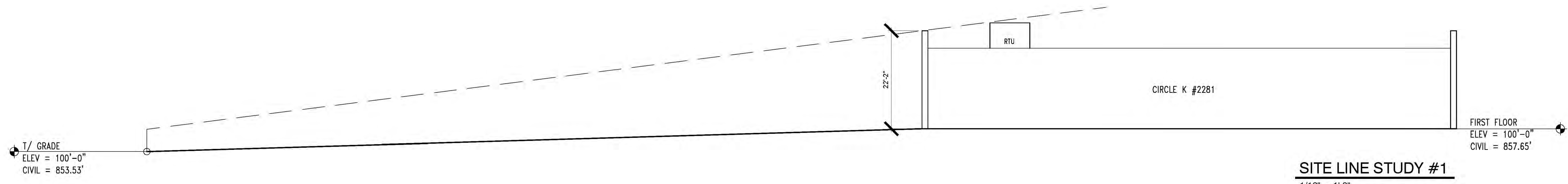
SHEET NO:

C2.1



C3.0





PROJECT
Circle K 2281 Westfield
1821 East 151st Street
Westfield, IN 46033
CLIENT
Circle K Midwest
4080 Jonathan Moore Pike
Columbus, IN 47201

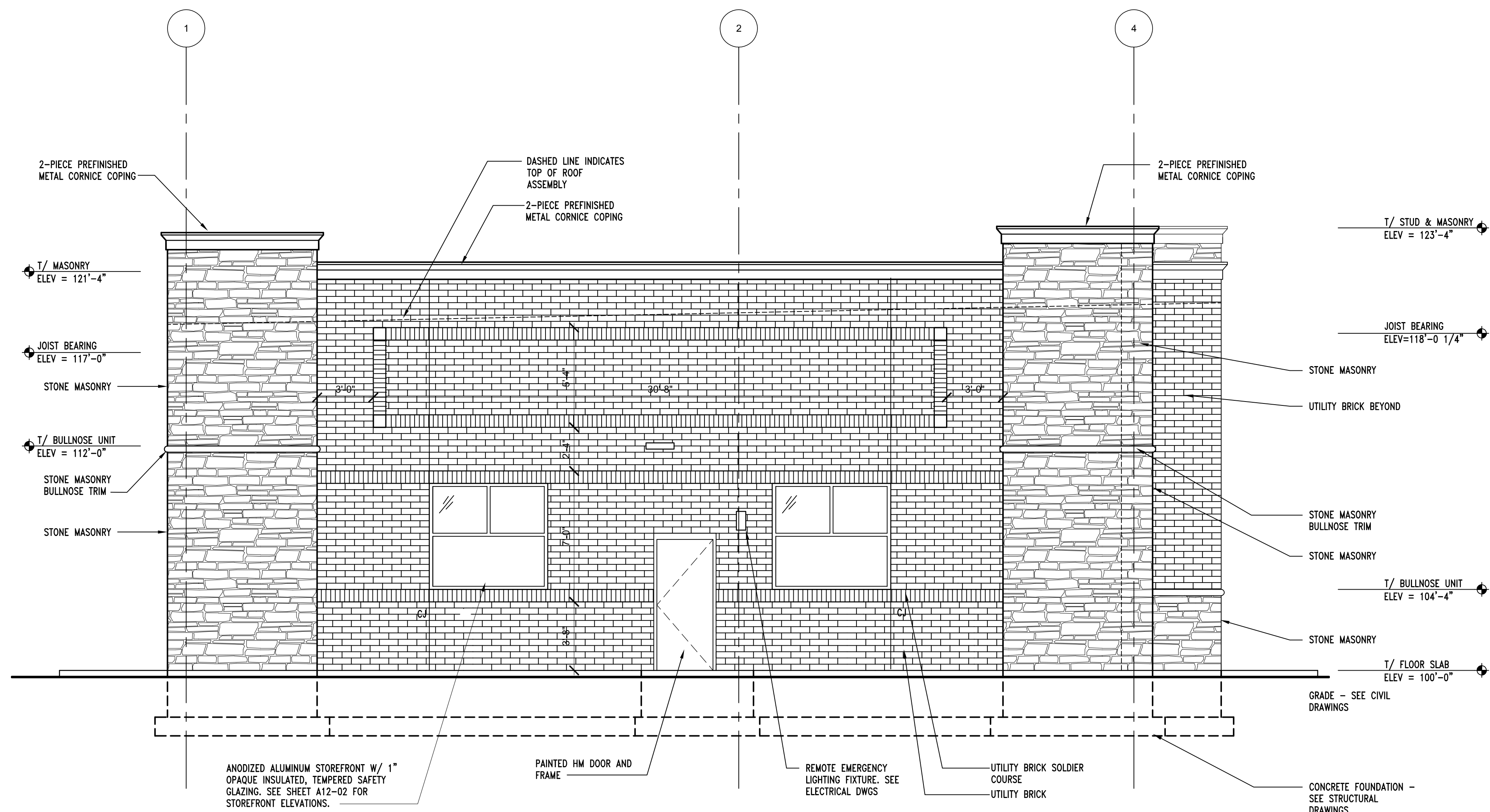
SEAL
CUPKOVIC architecture llc
6960 Rockledge Woods Blvd
Cincinnati, Ohio 45241
216.523.8400 phone
216.523.6461 fax
www.cupkovic.com
#cupkovic

NUMBER	DESCRIPTION	DATE

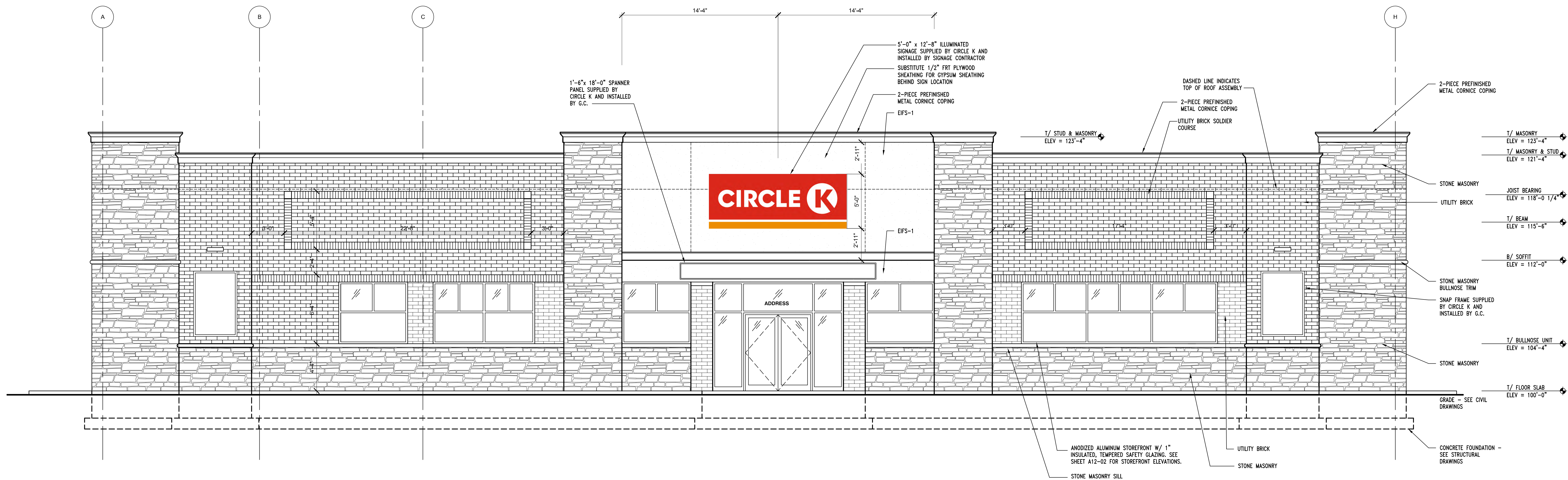
NUMBER	DESCRIPTION	DATE

DRAWING TITLE
STORE #2281 Westfield
SITE LINE STUDY

DESIGNED BY TS	CHECKED BY SDM
SCALE 1/16" = 1'-0"	
ISSUE DATE 	
JOB NUMBER 15-312	
DRAWING NUMBER G1-02	



B EAST ELEVATION
A4-01 1/4" = 1'-0"



A NORTH ELEVATION
A4-01 1/4" = 1'-0"

EXTERIOR FINISHES:

- METAL COPING**
MANUFACTURER: METAL ERA OR APPROVED EQUAL
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE
- MASONRY & MORTAR**
MANUFACTURER: BELDEN
PRODUCT: UTILITY BRICK
COLOR: 691-693 SMOOTH

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10-C IVORY
- STONE MASONRY**
MANUFACTURER: NORTHFIELD BLOCK (OLDCASTLE)
PRODUCT: CORDOVA STONE
TEXTURE: CRISPEFACE
COLOR: WOODLAND BLEND
PATTERN: PATTERNED ASHLAR 7.23 S.F. PATTERN
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE TRIM AND SILLS

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10-C IVORY
- EIFS**
MANUFACTURER: DRIVIT
PRODUCT: 1" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 7568 NEUTRAL GROUND
- PAINTED HOLLOW METAL DOORS AND FRAMES**
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN COLOR: SW7568 NEUTRAL GROUND
- GLAZING**
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: 1" INSULATING GLASS;
EXTERIOR LITE: 1/4" PPG SOLARGRAY
INTERIOR LITE: 1/4" PPG SOLARBAN 80 ON CLEAR LOW-E #3
CAVITY: 1/2" AIR FILL
- STOREFRONT**
MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED SAFETY GLASS.
COLOR: DARK BRONZE ANNOIDIZED.

BUILDING MATERIAL CALCULATIONS:

EAST ELEVATION

TOTAL = 1172 S.F.	
WINDOWS/ DOORS = 96 S.F.	8%
STONE MASONRY = 374 S.F.	32%
BRICK MASONRY = 702 S.F.	60%

SOUTH ELEVATION

TOTAL = 2686 S.F.	
WINDOWS/ DOORS = 96 S.F.	4%
STONE MASONRY = 560 S.F.	21%
BRICK MASONRY = 2030 S.F.	75%

WEST ELEVATION

TOTAL = 1172 S.F.	
WINDOWS/ DOORS = 36 S.F.	3%
STONE MASONRY = 374 S.F.	32%
BRICK MASONRY = 762 S.F.	65%

NORTH ELEVATION

TOTAL = 2686 S.F.	
WINDOWS/ DOORS = 383 S.F.	14%
EIFS = 383 S.F.	14%
STONE MASONRY = 560 S.F.	35%
BRICK MASONRY = 702 S.F.	37%

PROJECT
Circle K 2281 Westfield
1821 East 151st Street
Westfield, IN 46033

CLIENT
Circle K Midwest
4080 Jonathan Moore Pike
Columbus, IN 47201

SEAL
CUPKOVIC architecture llc
www.cupkovic.com
216.528.8400 phone
216.528.8361 fax
6000 Rockledge Woods Blvd
Cleveland, Ohio 44131

NOT FOR CONSTRUCTION

NUMBER	DESCRIPTION	DATE

NUMBER	DESCRIPTION	DATE
	PRELIM PLANNING REVIEW 1	02-10-2016
	PLANNING REVIEW 2	03-04-2016
	PLANNING REVIEW 3	03-30-2016

DRAWING TITLE
STORE #2281 Westfield
EXTERIOR ELEVATIONS

DRAWN BY
SDM

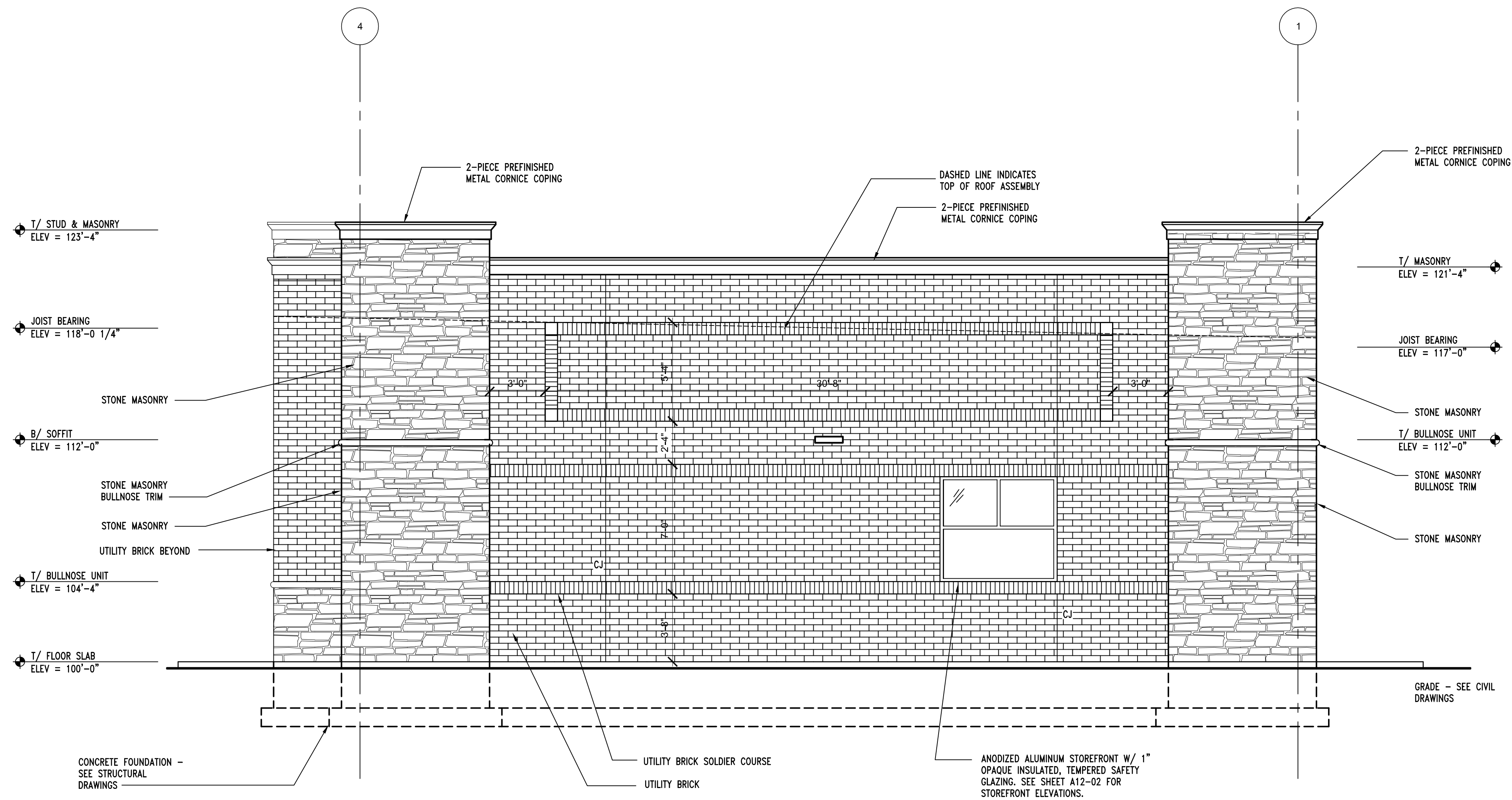
CHECKED BY
SDM

SCALE
1/4" = 1'-0"

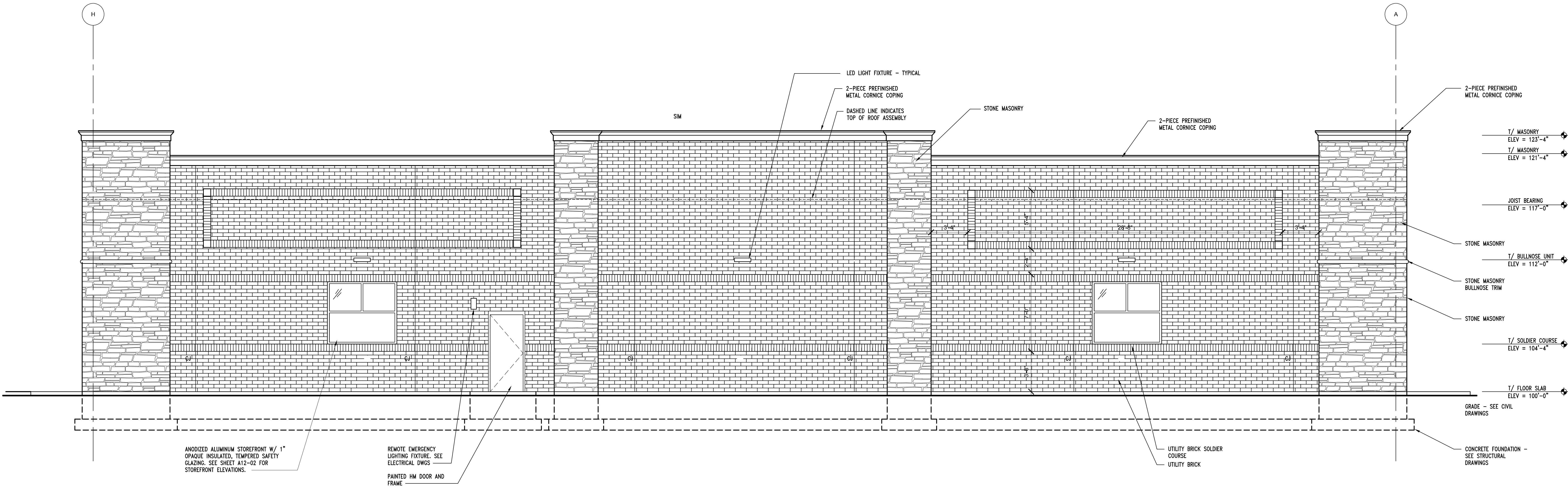
ISSUE DATE
-

JOB NUMBER
15-313

DRAWING NUMBER
A4-01



D WEST ELEVATION
A4-02 1/4" = 1'-0"



C SOUTH ELEVATION
A4-02 1/4" = 1'-0"

EXTERIOR FINISHES:

1. METAL COPING
MANUFACTURER: METAL ERA OR APPROVED EQUAL
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE
2. MASONRY & MORTAR
MANUFACTURER: BELDEN
PRODUCT: UTILITY BRICK
COLOR: 691-693 SMOOTH
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT,
COLOR: 10-C IVORY
3. STONE MASONRY
MANUFACTURER: NORTHFIELD BLOCK (OLDCASTLE)
PRODUCT: CORDOVA STONE
TEXTURE: CHISELSFACE
COLOR: WOODLAND BLEND
PATTERN: PATTERNED ASHLAR 7.23 S.F. PATTERN
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE
TRIM AND SILLS
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT,
COLOR: 10-C IVORY
4. EIFS
MANUFACTURER: DRMIT
PRODUCT: 1" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 7568 NEUTRAL GROUND
5. PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL
UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS
SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW7568 NEUTRAL GROUND
6. GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: 1" INSULATING GLASS
EXTERIOR LITE: 1/4" PPG SOLARGRAY
INTERIOR LITE: 1/4" PPG SOLARBAN 60 ON CLEAR LOW-E
#3
CAVITY: 1/2" AIR FILL
7. STOREFRONT
MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED
SAFETY GLASS
COLOR: DARK BRONZE ANNODIZED.

BUILDING MATERIAL CALCULATIONS:

EAST ELEVATION			
TOTAL	= 1172 S.F.		
WINDOWS/ DOORS	= 96 S.F.	8%	
STONE MASONRY	= 374 S.F.	32%	
BRICK MASONRY	= 702 S.F.	60%	

SOUTH ELEVATION			
TOTAL	= 2686 S.F.		
WINDOWS/ DOORS	= 96 S.F.	4%	
STONE MASONRY	= 560 S.F.	21%	
BRICK MASONRY	= 2030 S.F.	75%	

WEST ELEVATION			
TOTAL	= 1172 S.F.		
WINDOWS/ DOORS	= 36 S.F.	3%	
STONE MASONRY	= 374 S.F.	32%	
BRICK MASONRY	= 762 S.F.	65%	

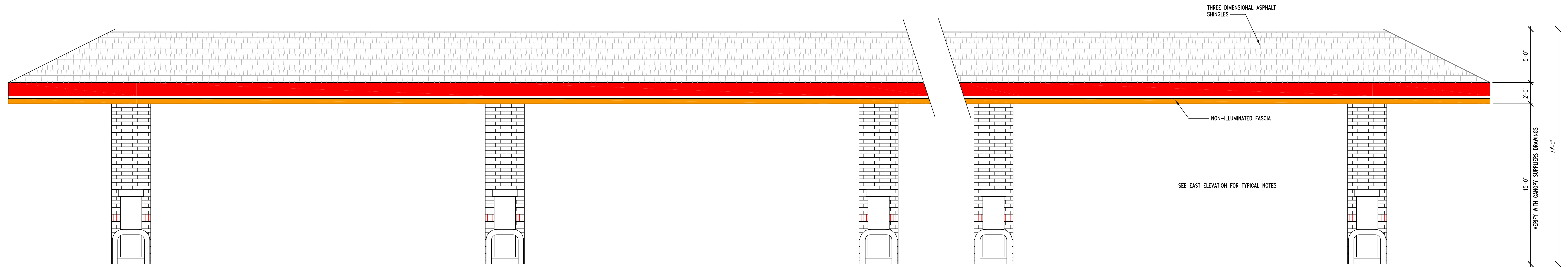
NORTH ELEVATION			
TOTAL	= 2686 S.F.		
WINDOWS/ DOORS	= 383 S.F.	14%	
EIFS	= 383 S.F.	14%	
STONE MASONRY	= 560 S.F.	35%	
BRICK MASONRY	= 702 S.F.	37%	

NUMBER	DESCRIPTION	DATE

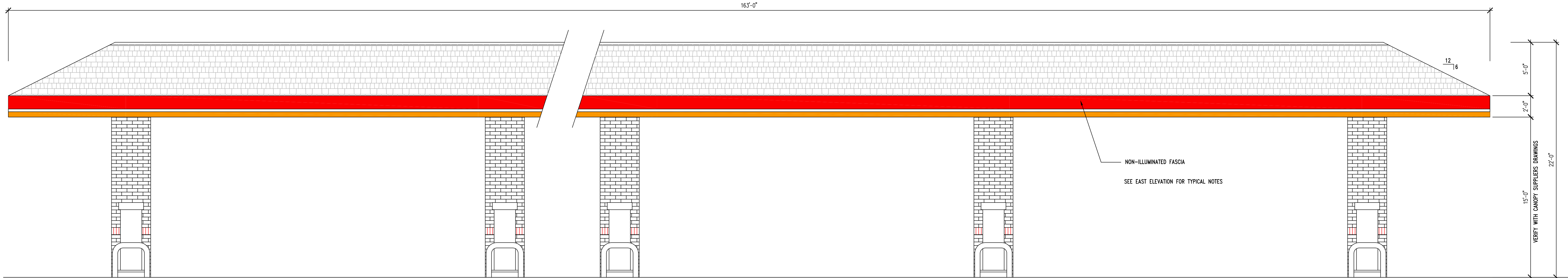
DESCRIPTION	DATE
PRELIM PLANNING REVIEW 1	02-10-2016
PLANNING REVIEW 2	03-04-2016
PLANNING REVIEW 3	03-30-2016

DRAWING TITLE
STORE #2281 Westfield
EXTERIOR ELEVATIONS

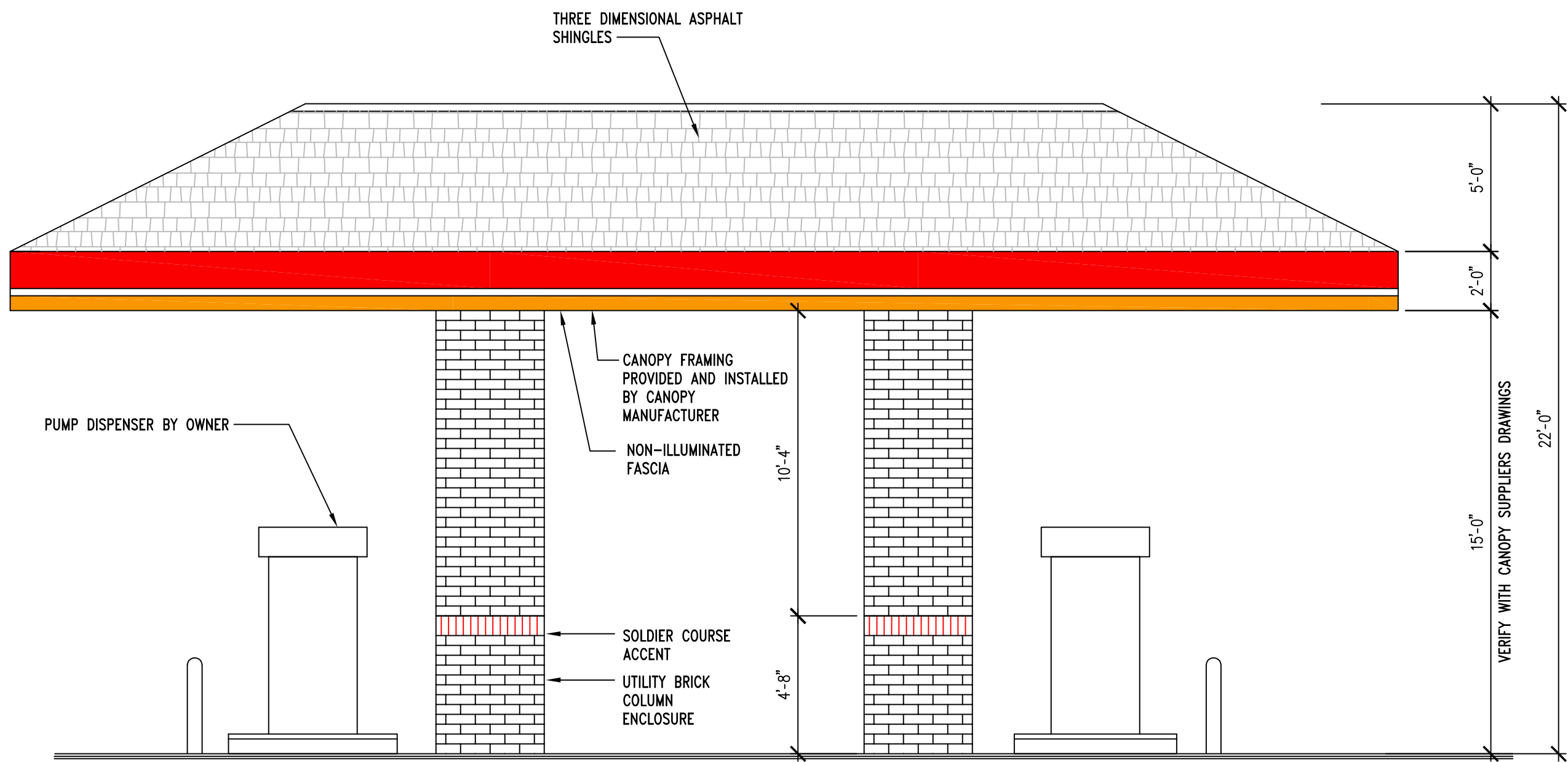
DRAWN BY SDM	CHECKED BY SDM
SCALE 1/4" = 1'-0"	
ISSUE DATE -	
JOB NUMBER 15-313	
DRAWING NUMBER A4-02	



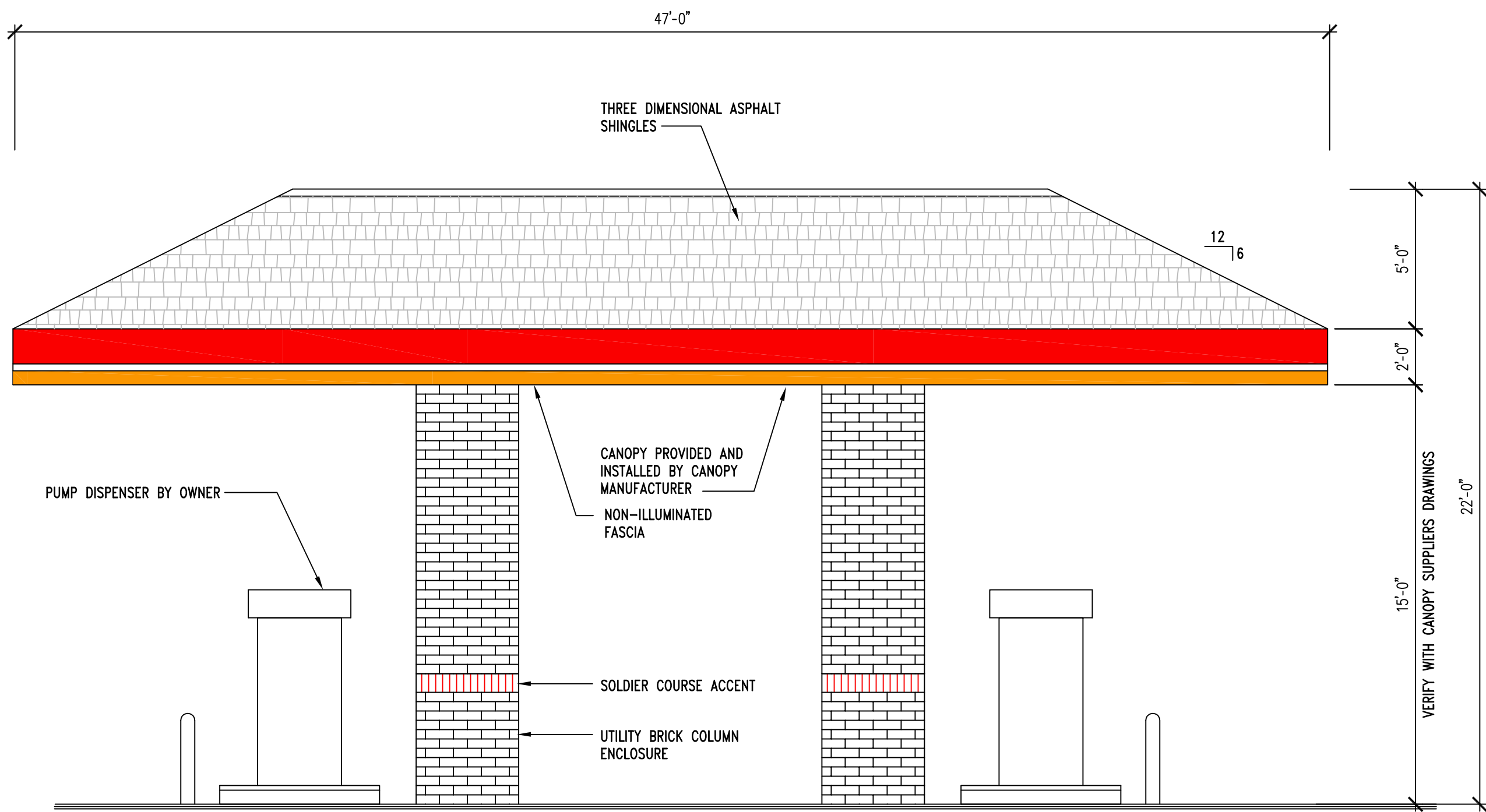
SOUTH ELEVATION
1/4" = 1'-0"



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



EAST ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

EXTERIOR FINISHES:

- METAL COPING**
MANUFACTURER: METAL ERA OR APPROVED EQUAL
PRODUCT: PERMA-TITE
COLOR: DARK BRONZE
- ASPHALT SHINGLES**
MANUFACTURER: GAF OR APPROVED EQUAL
PRODUCT: TIMBERLINE NATURAL SHADOW SHINGLES
COLOR: AS SELECTED BY ARCHITECT
- MASONRY & MORTAR**
MANUFACTURER: BELDON
PRODUCT: UTILITY BRICK
COLOR: 691-693 SMOOTH

MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT.
COLOR: 10-C IVORY
- PAINTED BOLLARDS AND MISCELLANEOUS**
MANUFACTURER: SHERWIN WILLIAMS
PRODUCT: PRO-INDUSTRIAL DTM ACRYLIC
PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
TWO (2) COATS SHERWIN-WILLIAMS PRO-INDUSTRIAL DTM ACRYLIC
COLOR - B66W311KG CK GRAY

GENERAL NOTES:

- GAS CANOPY ELEVATIONS ISSUED FOR SIGNAGE AND FINISHES ONLY. SEE GAS CANOPY DRAWINGS FROM SUPPLIER FOR CONSTRUCTION INFORMATION.

PROJECT
Circle K 2281 Westfield
1821 East 151st Street
Westfield, IN 46033

CLIENT
Circle K Midwest
4080 Jonathan Moore Pike
Columbus, IN 47201

SEAL
CUPKOVIC architecture llc
6000 Rockledge Woods Blvd
Cincinnati, Ohio 45215
216.524.8400 phone
216.524.8361 fax
www.cupkovic.com
info@cupkovic.com

NOT FOR CONSTRUCTION

NUMBER	DESCRIPTION	DATE

NUMBER	DESCRIPTION	DATE
155-100-0000-0000-0000	REVISION 1	03-04-2016
155-100-0000-0000-0000	REVISION 2	03-04-2016
155-100-0000-0000-0000	REVISION 3	03-04-2016

DRAWING TITLE
STORE #2281 Westfield
GAS CANOPY ELEVATIONS

DRAWN BY
MGS

CHECKED BY
SDM

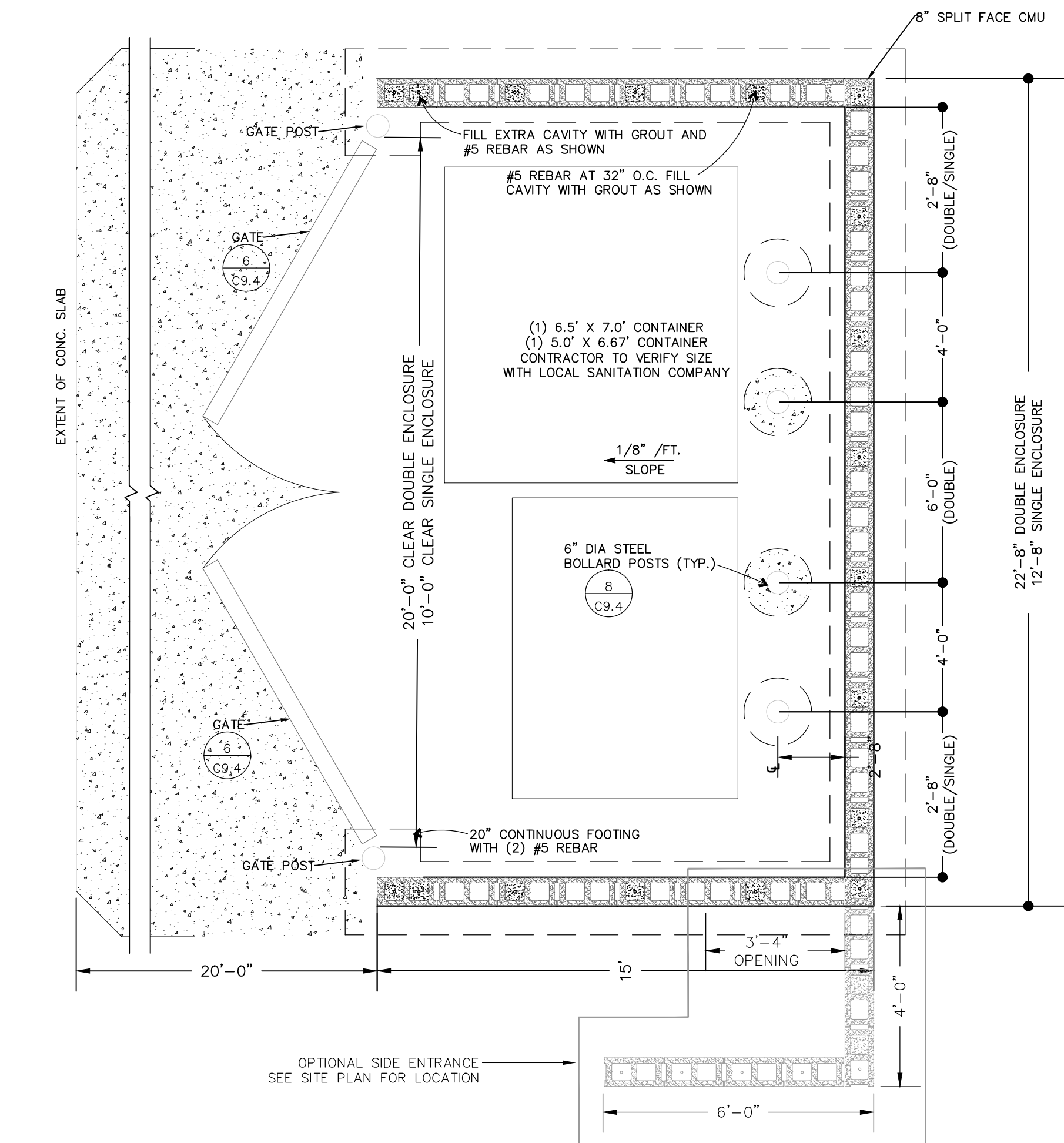
SCALE
1/4" = 1'-0"

ISSUE DATE
1

JOB NUMBER
15-313

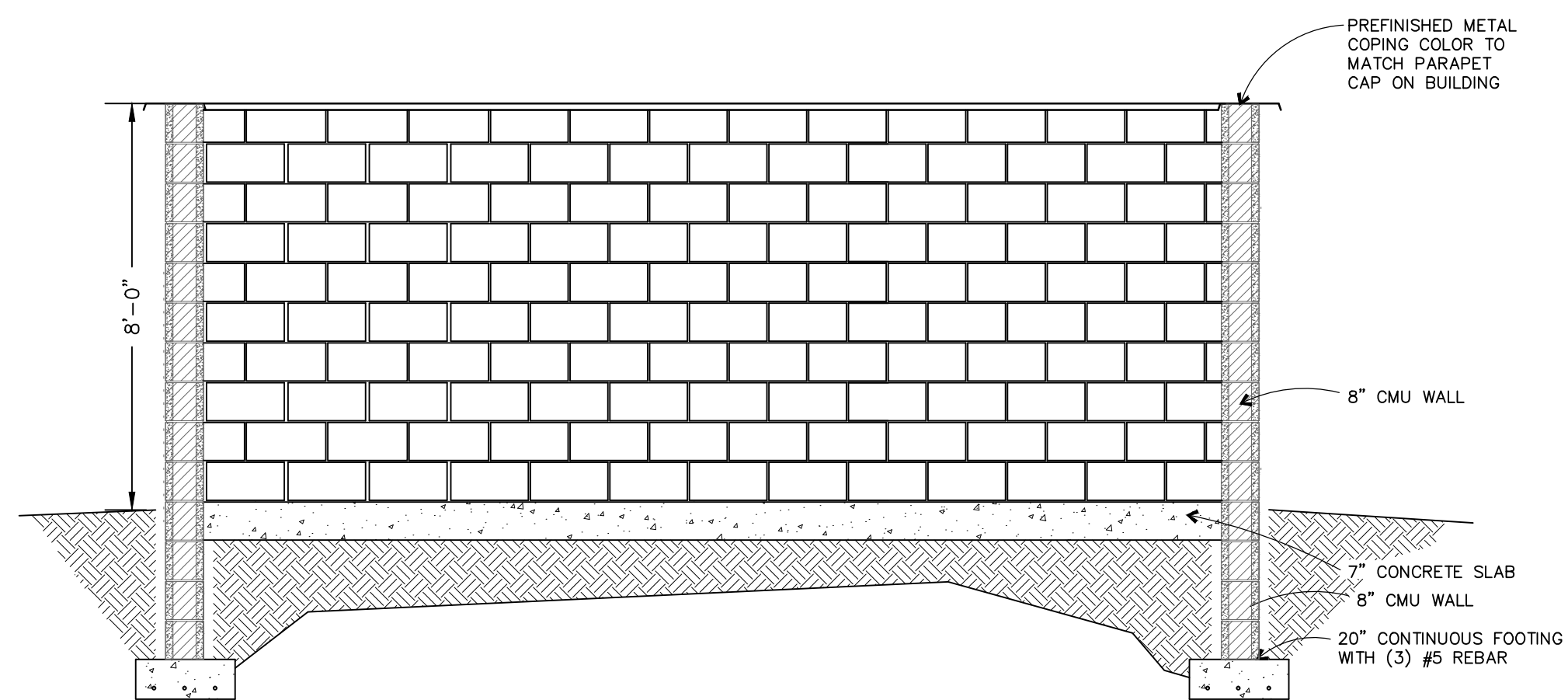
DRAWING NUMBER
A4-03

File: A:\projects\concrete\drawings\westfield\150617-details.dwg, Saved: 2/22/2016 10:51 AM (doris.walsh), Plotted: 2/24/2016 8:59 AM (doris.walsh), Page: 1 of 1, Page Setup (1:1)



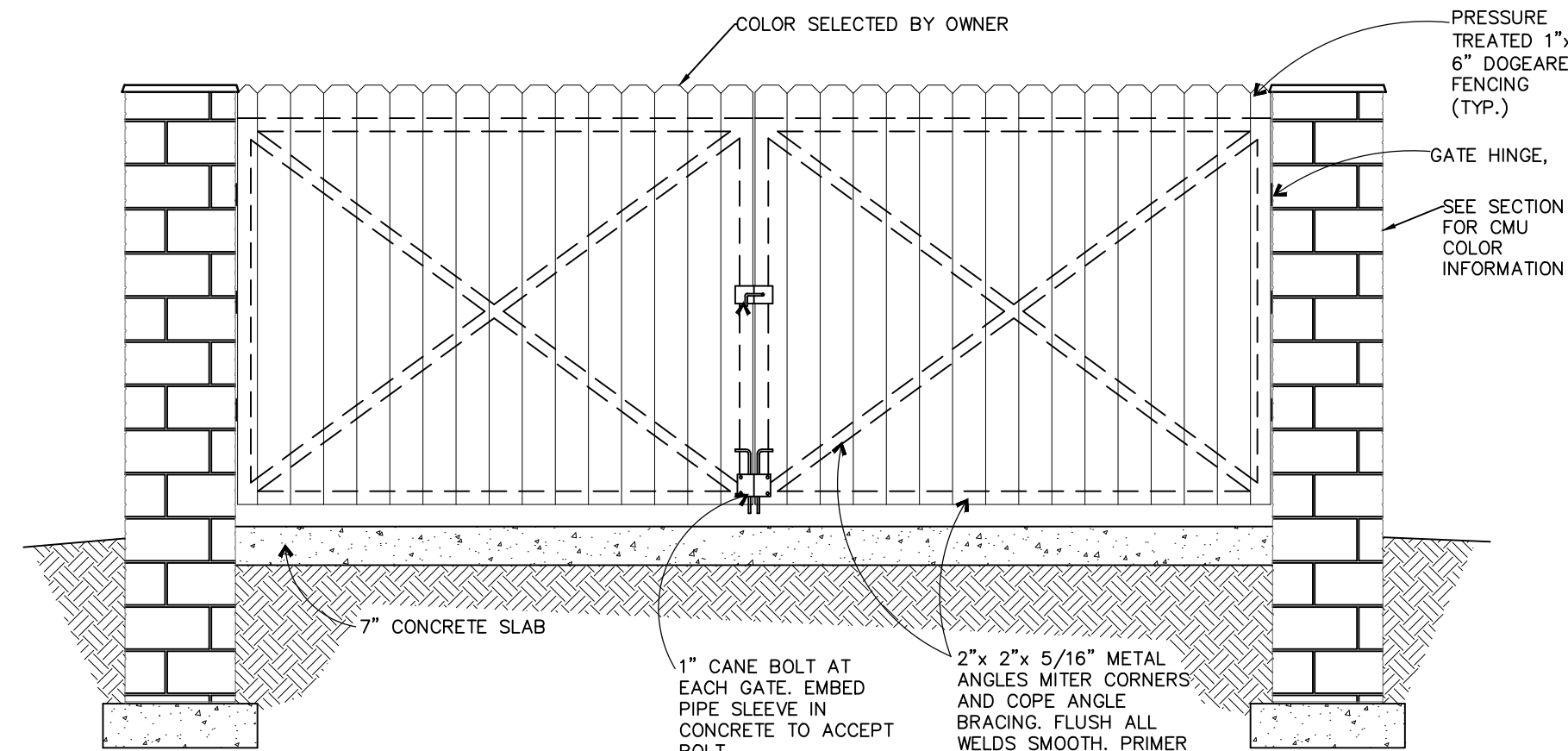
1
C6.5
SCALE

TRASH ENCLOSURE PLAN



2
C6.5
SCALE

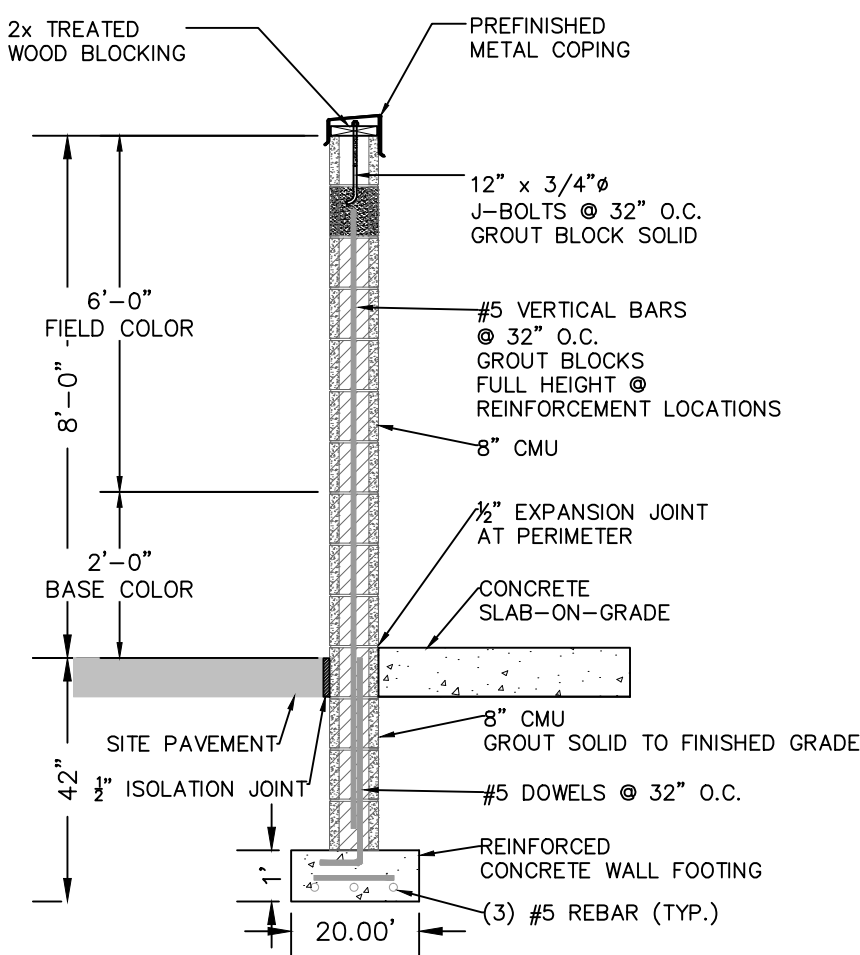
TRASH ENCLOSURE ELEVATION (INTERIOR)



3
C6.5
SCALE

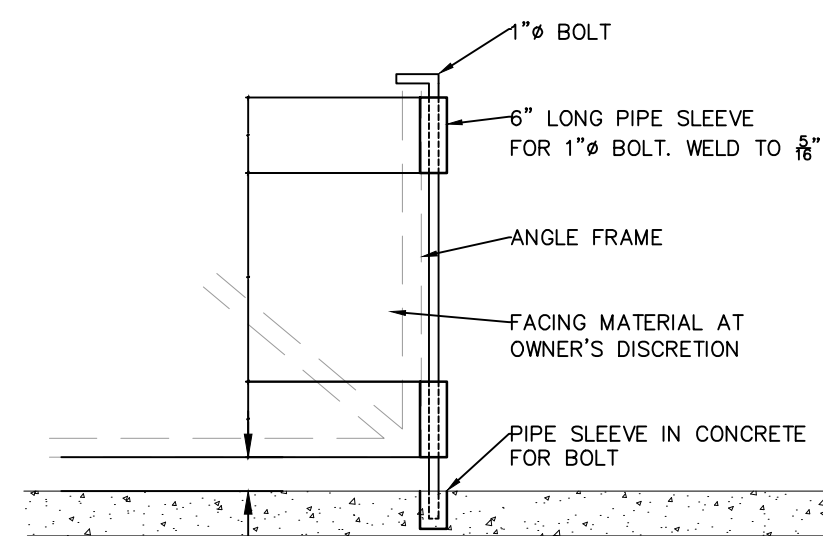
GATE ELEVATION

- NOTE
1. ALL METAL TO BE GALVANIZED UNLESS OTHERWISE NOTED.
 2. CONCRETE NOTES:
 - A. PROVIDE SMOOTH DOWELS AT ALL CONSTRUCTION JOINTS.
 - B. POURED CONCRETE WITH AIR ENTRAINMENT OF 5% 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI
 - C. LIGHT BROOM FINISH ON ALL EXTERIOR CONCRETE.



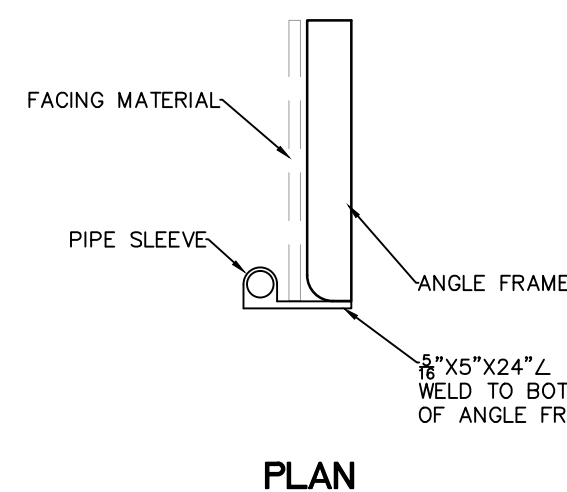
4
C6.5
SCALE

TYPICAL WALL SECTION



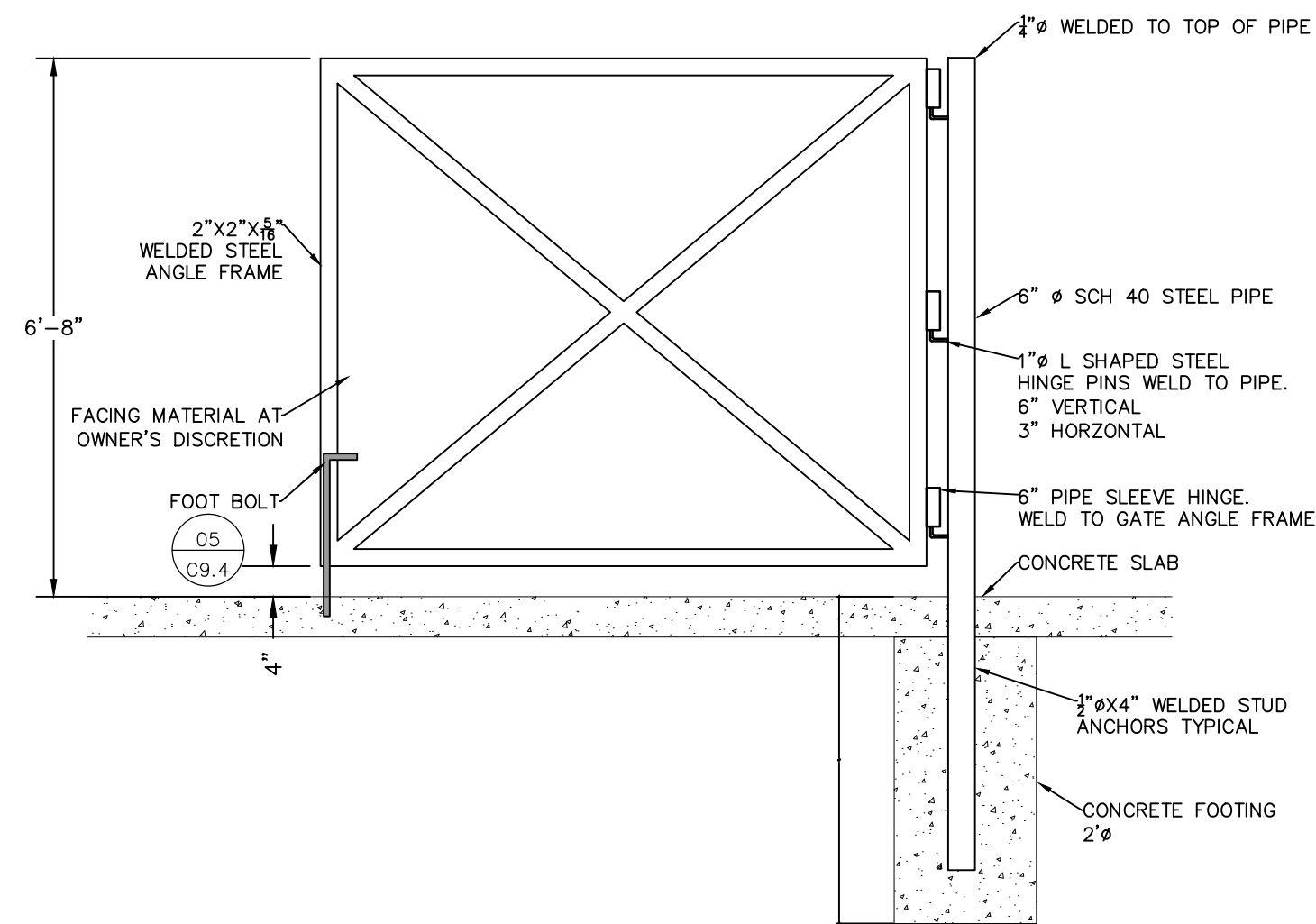
5
C6.5
SCALE

ELEVATION



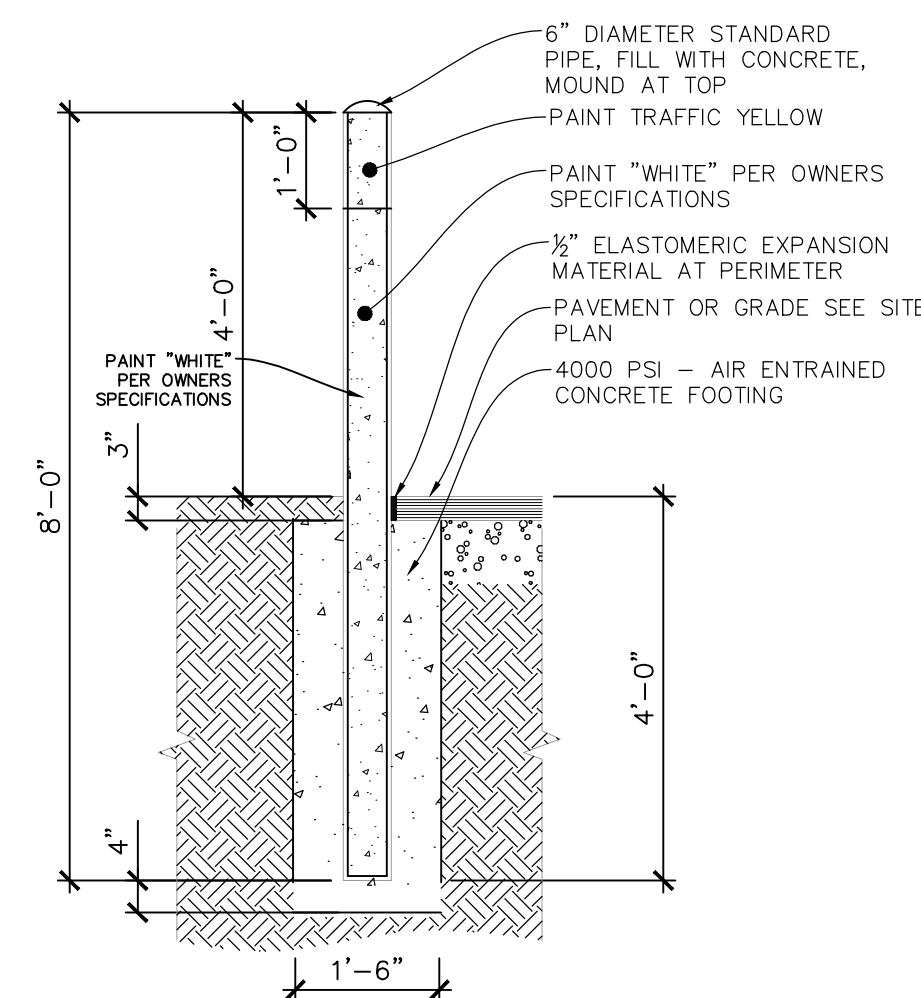
5
C6.5
SCALE

TYPICAL FOOT BOLT



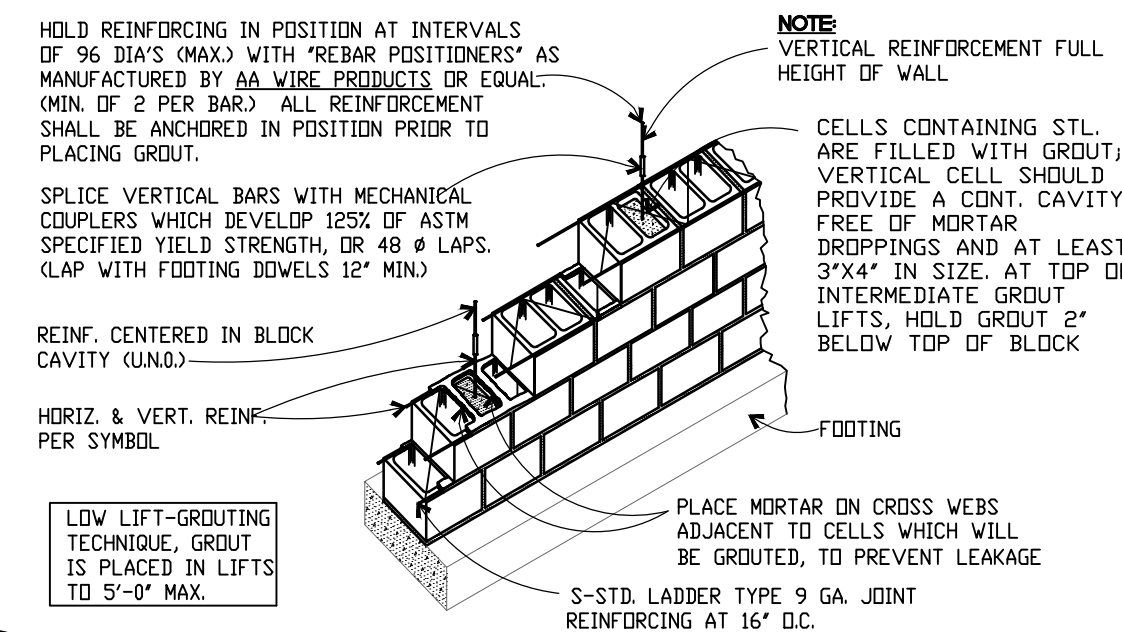
6
C6.5
SCALE

GATE FRAME DETAIL



8
C6.5
SCALE

STEEL BOLLARD POST



7
C6.5
SCALE

REINFORCED CONCRETE MASONRY DETAIL

CLIENT:



CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

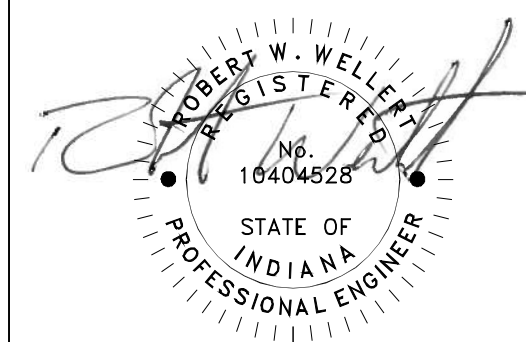
CONSULTANT:



Engineers • Planners • Surveyors

Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
t: 330.239.2699 • f: 330.239.0272

NO.	DATE	REVISION DESCRIPTION
1	2/16/16	SUBMITTED FOR ZONING PERMIT



PROJECT TITLE

RAZE AND REBUILD
CIRCLE K
SITE #2281

SITE ADDRESS:

1821 E. 151ST STREET
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: AS NOTED

DATE: 2/15/2016

DESIGNED BY: BSW

DRAWN BY: BSW

CHECKED BY: RWW

FILE NAME: 150617-DETAILS.dwg

JOB NUMBER: 150617

DRAWING TITLE:

SITE DETAILS &
SPECIFICATIONS

SHEET NO:

C6.5

PLANTING NOTES

1. CONSULT PLANT LIST FOR PLANT SIZES AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES PRIOR TO INSTALLATION. NOTIFY OWNER IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
4. ALL SHRUB AND GROUND COVER BEDS (EXISTING AND NEW) TO BE MULCHED WITH A MINIMUM OF 2 INCHES OF DOUBLE SHREDDED HARDWOOD MULCH. ALL MULCH AREAS TO HAVE A WEED BARRIER INSTALLED.
5. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
6. EACH PLANTING TO BE FREE FROM DISEASE, INSECT INFESTATION AND MECHANICAL INJURIES AND, IN ALL RESPECTS, BE READY FOR FIELD PLANTING.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERYMEN STOCK (ANSI-1986) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER. (I.E. NATURE'S HELPER OR PRO MIX).
9. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
10. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
11. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE OWNER.
12. TOPSOIL MIX TO BE 3 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL. (I.E. NATURE'S HELPER OR PRO MIX).
13. MIN. 6" CLEAN TOPSOIL TO BE PLACED ON ALL LANDSCAPE AREAS AND SLOPES 2:1 (H:V) OR FLATTER.
14. ALL PARKING ISLANDS ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL SUBMIT TO GIANT EAGLE AN IRRIGATION SYSTEM DESIGN THAT COVERS ALL NEW PLANTINGS. SYSTEM SHALL BE FED FROM THE PROPOSED KIOSK.
16. THE CONTRACTOR SHALL REPLACE ANY AND ALL LANDSCAPING THAT IS DAMAGED AS THE RESULT OF CONSTRUCTION ACTIVITIES.
17. ALL MULCH BEDS SHALL HAVE A CHEMICAL BARRIER (SNAPSHOT) INSTALLED. START WITH WEED FREE SOIL.
18. INSTALL CLEAN, WASHED SOD WHERE INDICATED ON LANDSCAPING PLAN.

- MULCH- DOUBLE SHRED HARDWOOD BARK
- HEAVY CONCRETE PAD & SIDEWALKS
- CONCRETE
- GRASS/ SEED
- SOD

PLANT SCHEDULE							
SYMBOL	ITEM	COMMON NAME	TYPE	SCIENTIFIC NAME	START SIZE	MATURE SIZE	QUANTITY
	A	GREEN GEM BOXWOOD	E	BUXUS X "GREEN GEM"	3 GAL 15"	52" H2'	49
	B	ROYAL BURGANDY BARBERRY	D	BERBERIS THUNBERGII	3 GAL 15"	53" H2'	42
	C	SAYBROOK GOLD JUNIPER	E	JUNIPERUS CHINENSIS "SAYBROOK GOLD"	5 GAL 18"	56" H3'	13
	D	DWARF BURINNA BUSH	D	TOUCANTIAS ALATUS "COMACTUS"	8&B 24"/36"	56" H6'	20
	E	DWARF BIRDSNEST SPRUCE	E	PICEA ABIES "NIDIFORMIS"	5 GAL 18"/24"	54" H2'	33
	F	LITTLE HENRY SWEETSHPIRE	D	ITEA VIRGINICA "LITTLE HENRY"	3 GAL 18"	52" H2'	38
	G	DWARF ALBERTA SPRUCE	E	PICEA GLAUCA "CONICA"	10 GAL 42"/48"	53" H7'	16
	H	ROSTHERN COLUMNAR CRABAPPLE	D	MALUS BACCATA "COLUMNARIS"	2" CALIPER	56" H15'	15
	J	AUTUMN FLAME MAPLE	D	ACER RUBRUM "AUTUMN FLAME"	3" CALIPER	535' H35'	5
	K	THUNDERCLOUD PLUM	D	PRUNUS CERASIFERA "THUNDERCLOUD"	2" CAL.	520' H20'	2
NOTES							
1. E = EVERGREEN D = DECIDUOUS							
2. LANDSCAPE PARAMETERS: LOW MAINTENANCE - HARDY - SCREENING - STAY WITHIN 1/2" -							
3. LOCATION OF PLANTING BEDS ARE SUBJECT TO CHANGE PER FINAL GRADE							

SPECIFICATIONS FOR SODDING

MATERIALS

1. SOD SHALL BE HARVESTED, DELIVERED AND INSTALLED WITHIN A PERIOD OF 48 HOURS. SOD NOT TRANSPORTED WITHIN THIS PERIOD SHALL BE INSPECTED AND APPROVED PRIOR TO INSTALLATION.
2. THE SOD SHALL BE KEPT MOIST AND COVERED DURING HAULING AND PREPARATION FOR PLACEMENT.
3. SOD SHALL BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 0.75 INCHES, PLUS OR MINUS 0.25 INCHES, AT THE TIME OF CUTTING. MEASUREMENTS FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH.

SITE PREPARATION

1. A SUBSOILER, PLOW OR OTHER IMPLEMENT SHALL BE USED TO REDUCE SOIL COMPACTION AND ALLOW MAXIMUM INFILTRATION. MAXIMIZING INFILTRATION WILL HELP CONTROL BOTH RUNOFF RATE AND WATER QUALITY. SUBSOILING SHALL NOT BE CONSIDERED ON SLIP-PRONE AREAS WHERE SOIL PREPARATION SHOULD BE LIMITED ONLY TO WHAT IS NECESSARY FOR ESTABLISHING VEGETATION.
2. THE AREA SHALL BE GRADED AND TOPSOIL SPREAD WHERE NEEDED. (SEE TOPSOILING)
3. SOIL AMENDMENTS:
 - LIME—AGRICULTURAL GROUND LIMESTONE SHALL BE APPLIED TO ACIDIC SOILS AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A SOIL TEST, LIME SHALL BE APPLIED AT THE RATE OF 100 LB./1,000 SQ. FT. OR 2 TONS/AC.
 - FERTILIZER—FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY A SOIL TEST. IN LIEU OF A ZSOIL TEST FERTILIZER SHALL BE APPLIED AT A RATE OF 12 LB./1,000 SQ. FT. OR 500 LB./AC. OF 10-10-10 OR 12-12-12 ANALYSIS.
 - THE LIME AND FERTILIZER SHALL BE WORKED INTO THE SOIL WITH A DISK HARROW, SPRING-TOOTH HARROW, OR OTHER SUITABLE FIELD IMPLEMENT TO A DEPTH OF 3 INCHES.
4. BEFORE LAYING SOD, THE SURFACE SHALL BE UNIFORMLY GRADED AND CLEARED OF ALL DEBRIS, STONES AND CLODS LARGER THAN 3-IN. DIAMETER.

SOD INSTALLATION

1. DURING PERIODS OF EXCESSIVELY HIGH TEMPERATURES, THE SOIL SHALL BE LIGHTLY IRRIGATED IMMEDIATELY BEFORE LAYING THE SOD.
2. SOD SHALL NOT BE PLACED ON FROZEN SOIL.
3. THE FIRST ROW OF SOD SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND TIGHTLY WEDGED AGAINST EACH OTHER. LATERAL JOINTS SHALL BE STAGGERED IN A BRICK-LIKE PATTERN. ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS THAT WOULD DRY THE ROOTS.
4. ON SLOPING AREAS WHERE EROSION MAY BE A PROBLEM, SOD SHALL BE LAID WITH THE LONG EDGE PARALLEL TO THE CONTOUR AND WITH STAGGERED JOINTS. THE SOD SHALL BE SECURED WITH PEGS OR STAPLES.
5. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED OR TAMPED TO ENSURE SOLID CONTACT OF ROOTS WITH THE SOIL SURFACE. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING UNTIL THE SOD AND SOIL SURFACE BELOW THE SOD ARE THOROUGHLY WET. THE OPERATIONS OF LAYING, TAMPING AND IRRIGATING FOR ANY PIECE OF SOD SHALL BE COMPLETED WITHIN 8 HOURS.

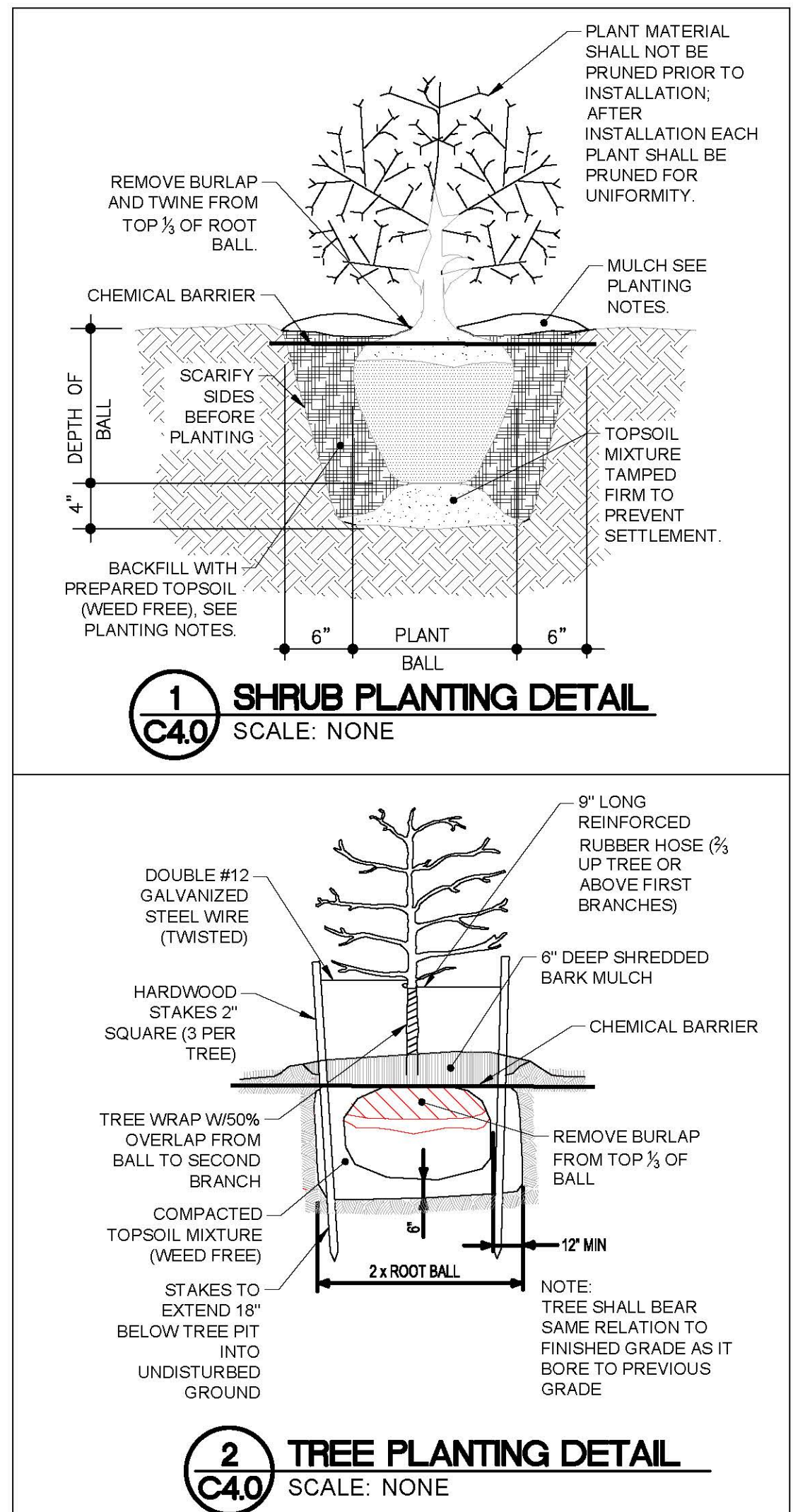
MAINTENANCE

1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK WITH SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4-6 INCHES.
2. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.
3. THE FIRST MOWING SHALL NOT BE ATTEMPTED UNTIL SOD IS FIRMLY ROOTED.

GRASS SPECIFICATION:

1. GRASS SEED SHALL BE FRESH, CLEAN, DRY NEW-CROP SEED COMPLYING WITH THE ASSOCIATION OF OFFICIAL SEED ANALYSTS "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. A WEED BARRIER SHALL BE INSTALLED IN ALL MULCHED ISLAND BEDS.
3. ALL AREAS TO BE SEEDED SHALL RECEIVE NO LESS THAN FIVE POUNDS OF SEED PER ONE THOUSAND SQUARE FEET. APPLY SEED AND PROTECT WITH STRAW MULCH AS REQUIRED FOR NEW LAWNS. GRASS SEED MIX SHALL CONSIST OF THE FOLLOWING:

SEED/LAWN MIXTURE				
PROPORTION	NAME	MIN. %	MIN. % PURE SEED	MAX. % WEED SEED
50%	Baron Bluegrass	80	85	0.50
35%	Pennlawn Fescue	85	99	0.50
15%	Manhattan II Perennial Rye	90	99	0.50



CLIENT:



CIRCLE K STORES, INC.
4080 W. JONATHAN MOORE PIKE
COLUMBUS, IN 47201

CONSULTANT:



Engineers • Planners • Surveyors
Wellert Corporation
5136 Beach Road • Medina, Ohio 44256
T: 330.239.2886 • F: 330.239.0272

NO.	DATE	REVISION DESCRIPTION
1	2/16/16	SUBMITTED FOR ZONING PERMIT
2	3/30/16	REVISED PER CITY COMMENTS

PROJECT TITLE

RAZE AND REBUILD
CIRCLE K
SITE #2281

SITE ADDRESS:

1821 E. 151ST ST
WESTFIELD, IN 46033
HAMILTON COUNTY

SCALE: 1" = 20'

DATE: 02/15/2016

DESIGNED BY: BSW

DRAWN BY: BSW

CHECKED BY: RWW

FILE NAME: 150617-C4.dwg

JOB NUMBER: 150617

DRAWING TITLE:

LANDSCAPING PLAN

SHEET NO:

C4.0

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
VARIANCE APPLICATION

RECEIVED



MAR 04 2016

OFFICE
USE ONLY

DOCKET #: 1604-VS-06

FILING DATE: _____

FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: _____ (STAFF NAME) DATE: _____

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: _____

PRIMARY PLAT: _____ SECONDARY PLAT: _____ VARIANCE(S): _____

APPLICANT INFORMATION

APPLICANT'S NAME: MAC's Convenience Stores LLC TELEPHONE: 812.379.9227 ext 1216

ADDRESS: 4080 Jonathan Moore Pike Columbus, IN 47201 EMAIL: jcarroll@circlek.com

PROPERTY OWNER'S NAME: MAC's Convenience Stores LLC TELEPHONE: 812.379.9227 ext 1216

ADDRESS: 4080 Jonathan Moore Pike Columbus IN 47201 EMAIL: jcarroll@circlek.com

REPRESENTATIVE'S NAME: Robert Wellert TELEPHONE: 330.239.2699

COMPANY: Wellert Corporation EMAIL: robert.wellert@wellert.com

ADDRESS: 5136 Beach Road Medina OH 44256

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 1821 E 151st Street Westfield IN 46033

COUNTY PARCEL ID #(S): 09-10-18-00-00-015.001

EXISTING ZONING DISTRICT(S): GB -PD US Highway 31 Overlay EXISTING LAND USE(S): Gasoline service station

VARIANCE REQUEST

☐ VARIANCE OF LAND USE CODE CITATION: 4.23 F ~~5.2~~, 6.1 H, 6.3, 6.8, 6.12

☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: _____

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

MAC's Convenience Stores LLC currently owns and operates a Circle K gasoline station on the property. The facility is becoming aged and could better serve the community if upgrades are performed. Their desire is to raze and rebuild the facility.

~~An variance from the requirements of the US 31 overlay district is being requested. Article 5.2~~
A variance from several Development standards is being requested.



APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

Applicant/Representative (signature)

Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

State of _____, County of _____, SS:

Notary Public Signature

Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

Property Owner (signature)*

Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

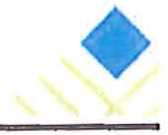
State of _____, County of _____, SS:

Notary Public Signature

Notary Public (printed)

**A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.*

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM



APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

Applicant/Representative (signature)

Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this ____ day of _____, 20____.

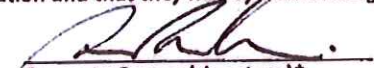
State of _____, County of _____, SS:

Notary Public Signature

Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

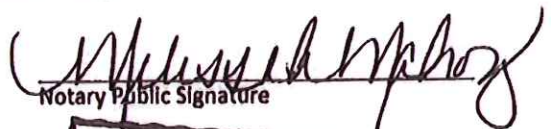

Property Owner (signature)*

Bruce Landini as VP MW Ops for Mac's Convenience
Property Owner (printed) Stores LLC

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 1st day of Jan., 2016.

State of Indiana, County of Bartholomew, SS:


Notary Public Signature



*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)APPLICANT: MAC's Convenience Stores LLC

DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

- A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
The development will meet state and federal building codes. Adequate room exists on site for pedestrian and vehicular access. The development will be a significant improvement to the aged nature of the existing facility.

- B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____
The development is located in a commercial area with similar uses. The requested variances will not restrict development of adjacent properties.

- C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
If strict application of the ordinance is enforced, the operational characteristics of the site will be compromised resulting in an underperforming business. Underperforming businesses are not sustainable.

Town of Westfield

130 PENN STREET
P.O. BOX 322
WESTFIELD, INDIANA 46074

February 22, 1983

Shell Oil Company
Attention: Mr. James L. Tuohy
1930 Indiana Tower
Indianapolis, IN 46204

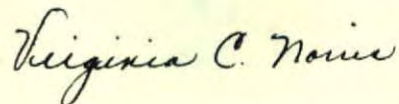
Re: Shell Oil Company Special Exception Application
#83-SE-3

Dear Mr. Tuohy:

On Monday, February 21, 1983, the Westfield-Washington Board of Zoning Appeals met to consider your application #83-SE-3 requesting a Special Exception to permit operation of a gasoline service station (and convenience food sales) and for signage as per plans filed for the property located at 1821 East 151st Street.

This letter is to inform you that the Board of Zoning Appeals, by a vote of four to zero, unanimously approved and granted the Special Exception.

Yours truly,



Virginia C. Norris
Secretary, Westfield-Washington
Board of Zoning Appeals

Petition No.:

1604-VS-06

Petition Location:

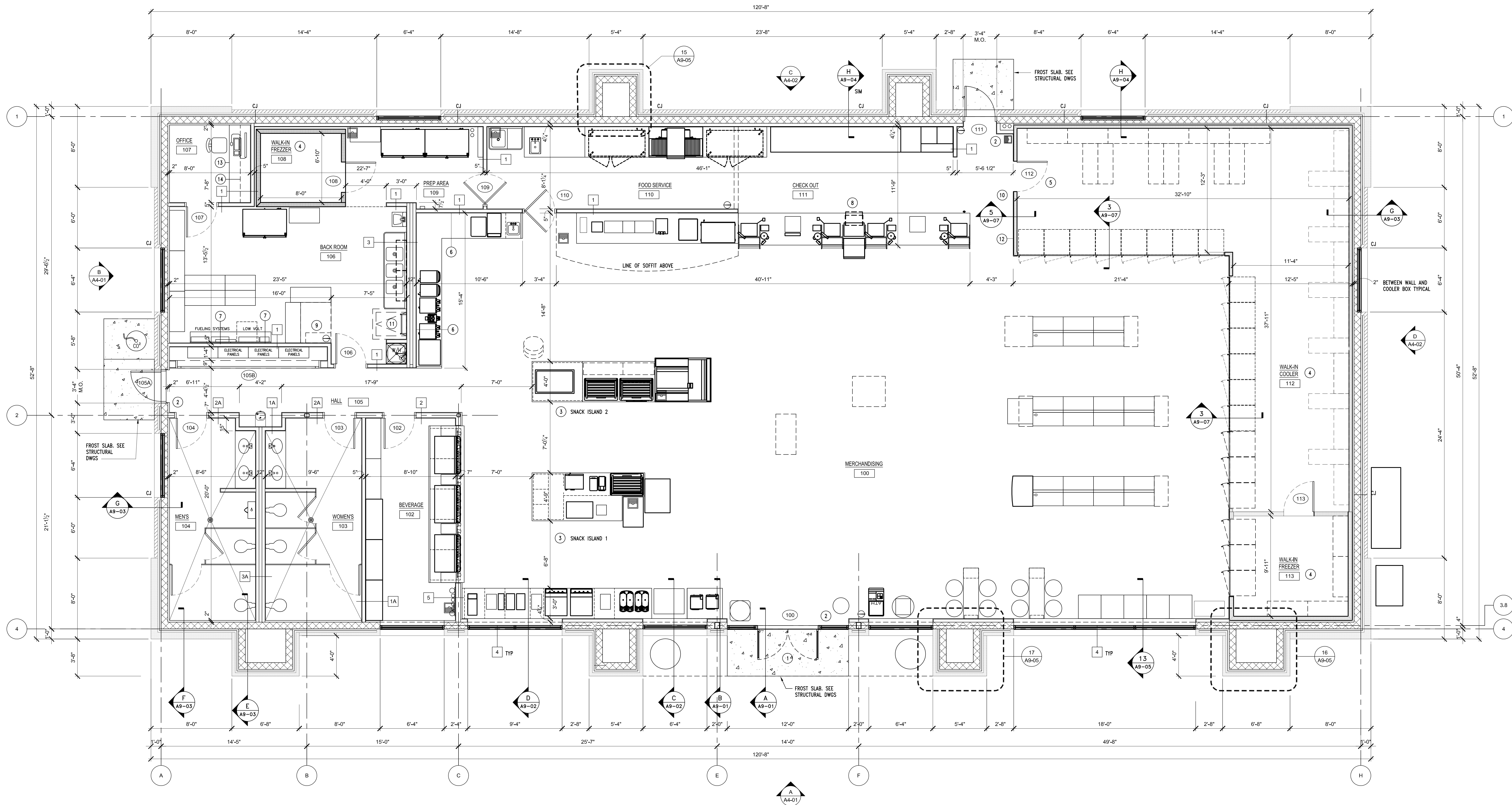
1821 E. 151st Street

Petitioner:

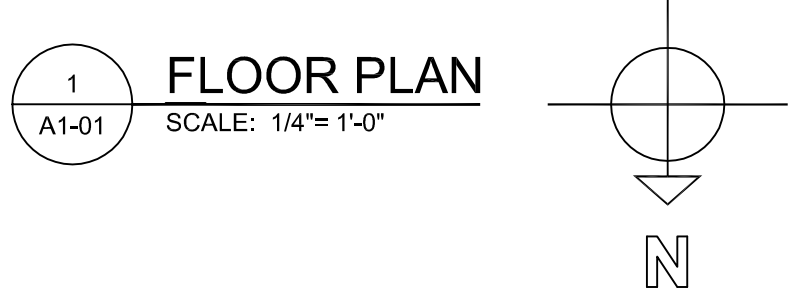
MAC's Convenience Stores LLC

Packet Includes:

1. Revised Floorplan
2. Revised Elevations
3. Summary of Staff's Recommended Conditions



WALL LEGEND:	
1 1A	(1) LAYER 5/8" GYP BOARD ON EACH SIDE OF 3-5/8" METAL STUDS (20 GA.) @ 16" O.C., EXTEND STUDS AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX. 1A - (1) LAYER 5/8" GYP BOARD AND (1) LAYER OF 5/8" CEMENT BOARD ON INSIDE OF RESTROOM
2 2A	(1) LAYER 5/8" GYP BOARD ON EACH SIDE OF 5-1/2" METAL STUDS (20 GA.) @ 16" O.C., EXTEND STUDS AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX. 2A - (1) LAYER 5/8" GYP BOARD AND (1) LAYER OF 5/8" CEMENT BOARD ON INSIDE OF RESTROOM
3 3A	(1) LAYER 5/8" GYP BOARD, 3- 5/8" METAL STUDS (20 GA.), 3 1/2" CHASE, 3- 5/8" METAL STUDS (20 GA.), (1) LAYER 5/8" GYP BOARD. EXTEND STUDS AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX. 3A - (1) LAYER OF 5/8" CEMENT BOARD ON EACH SIDE OF STUDS (RESTROOM CHASE WALL)
4	STOREFRONT SYSTEM, KAWNEER VG 4517/ CENTER GLASS, THERMALLY BROKEN FRAMING SYSTEM WITH 1" INSULATED TEMPERED SAFETY GLASS
5	(1) LAYER 5/8" GYP BOARD OVER 3/4" FRT PLYWOOD ON MERCHANDISING SIDE OF 5-1/2" METAL STUDS (20 GA.) @ 16" O.C., (1) LAYER 5/8" GYP BOARD ON BEVERAGE SIDE OF STUD. EXTEND STUDS, PLYWOOD AND GYP BOARD TO 12'-0". BRACE WALL TO BOTTOM CHORD OF TRUSS OR DECK @ 48" O.C. MAX.



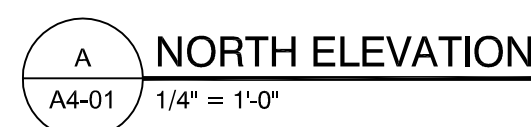
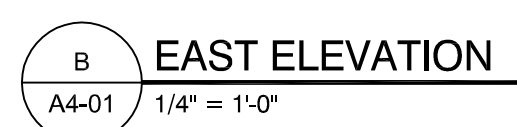
- GENERAL NOTES:
- FIELD VERIFY CONDITIONS & DIMENSIONS PRIOR TO START OF WORK.
 - FE = FIRE EXTINGUISHER, TYPE 2A-20B.C.
FE(X) = NET CHEMICAL FIRE EXTINGUISHER, CLASS K.
COORDINATE FINAL NUMBER AND LOCATIONS OF FIRE EXTINGUISHERS WITH THE FIRE DEPARTMENT.
 - PROVIDE 2" x 2" STAINLESS STEEL CORNER GUARD(S) AT OUTSIDE CORNERS TYPICAL. REFER TO DETAIL ON SHEET A9-07.
 - INTERIOR DIMENSIONS ARE TO FINISH FACE OF WALLS.
 - SEE SHEET A1-02 FOR EQUIPMENT INFORMATION
 - CJ = CONTROL JOINT. REFER TO DETAILS ON SHEET A9-05.
 - REFER TO CIVIL DRAWINGS FOR SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO: SIDEWALKS, LANDSCAPING, BOLLARDS, CURBS, SITE SIGNAGE, IRRIGATION, AND STORM WATER MANAGEMENT.

PLAN NOTES:

- PROVIDE BUILDING ADDRESS WITH 4" HIGH MINIMUM LETTERS. LETTERS MUST CONTRAST WITH THEIR BACKGROUND AND BE VISIBLE FROM THE STREET FRONTING THE PROPERTY.
- PROVIDE ADA COMPLIANT TACTILE EXIT SIGN ADJACENT TO LATCH SIDE OF DOOR. BOTTOM EDGE OF SIGN TO BE MOUNTED AT 48" AFF.
- PROVIDE UNDERSLAB CONDUIT TO FOOD ISLANDS. COORDINATE WITH ELECTRICAL DRAWINGS AND CASEWORK LOCATION.
- WALK-IN COOLERS AND FREEZERS SUPPLIED BY CIRCLE K AND INSTALLED BY CIRCLE K.
NEW WALK-IN COOLER/FREEZER WALLS: PANEL CONSTRUCTION AS SUPPLIED BY KYSOR PANEL SYSTEMS. PANEL SKIN: 26 GA. ENROBESSED STEEL. PANEL INTERIOR: CLASS A RIGID URETHANE, MEETS ASTM E84 OF 25 FLAME SPREAD AND 450 SMOKE DEVELOPED.
COOLER/FREEZER COMPLIES WITH CODE FOR PLASTIC. SECTION 2603.6 - SPECIAL APPROVAL. UNIT HAS BEEN COMPOSITE TESTED AND MEETS THE REQUIREMENTS OF FACTORY MUTUAL STANDARD 4894, UL-723 AND ASTM E-84.
- PROVIDE ADA COMPLIANT THRESHOLD
- NEW VINYL WALL GRAPHICS AND SIGNAGE PROVIDED BY CIRCLE K AND INSTALLED BY G.C.
- PAINTED 5/8" 4'-0" x 8'-0" B-C FRT PLYWOOD DATA BOARD
- BOLT SAFE TO FLOOR. VERIFY FINAL LOCATION WITH CIRCLE K PRIOR TO INSTALLATION. COORDINATE WITH SECURITY CONTRACTOR.
- SAFETY CABINET PROVIDED BY CIRCLE K AND INSTALLED BY G.C. PROVIDE BLOCKING AND MOUNT BOTTOM OF CABINET AT 42" AFF.
- PROVIDE 36" x 36" ACCESS OPENING IN COOLER BULKHEAD ABOVE LAT-IN CEILING. SEE DETAIL ON SHEET A9-07.
- ROOF ACCESS LADDER. SEE DETAIL ON SHEET A9-07.
- INSTALL 1/2" M.R. GYP OVER FACE OF COOLER BOX.
- 25" COUNTERTOP PROVIDED BY CASEWORK SUPPLIER AND INSTALLED BY G.C.
- WALL SHELVING PROVIDED AND INSTALLED BY G.C.

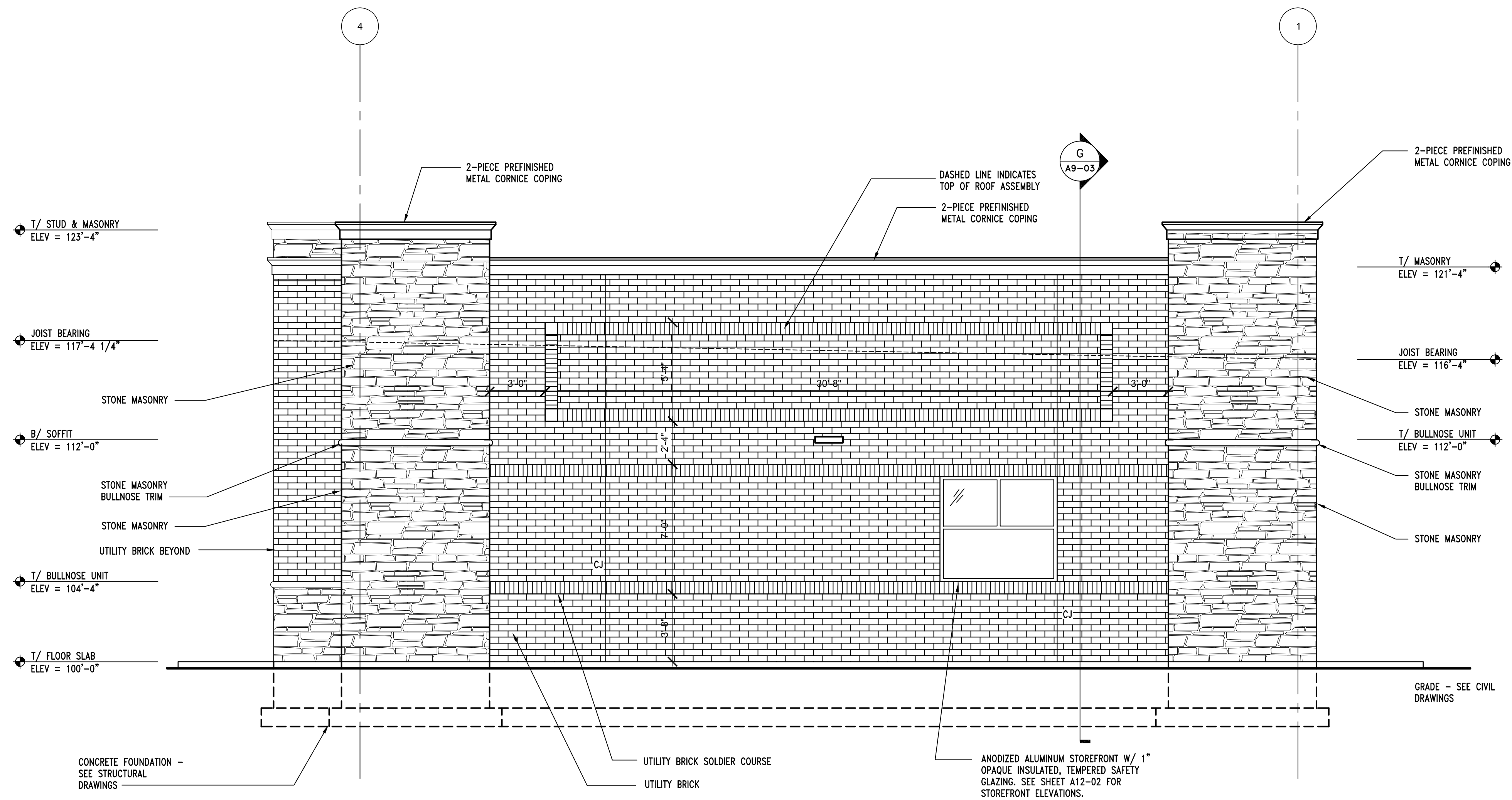
NUMBER	DESCRIPTION	DATE
1	PLANNING REVIEW 4	04-07-2016

NUMBER	DESCRIPTION	DATE
1	PLANNING REVIEW 4	04-07-2016

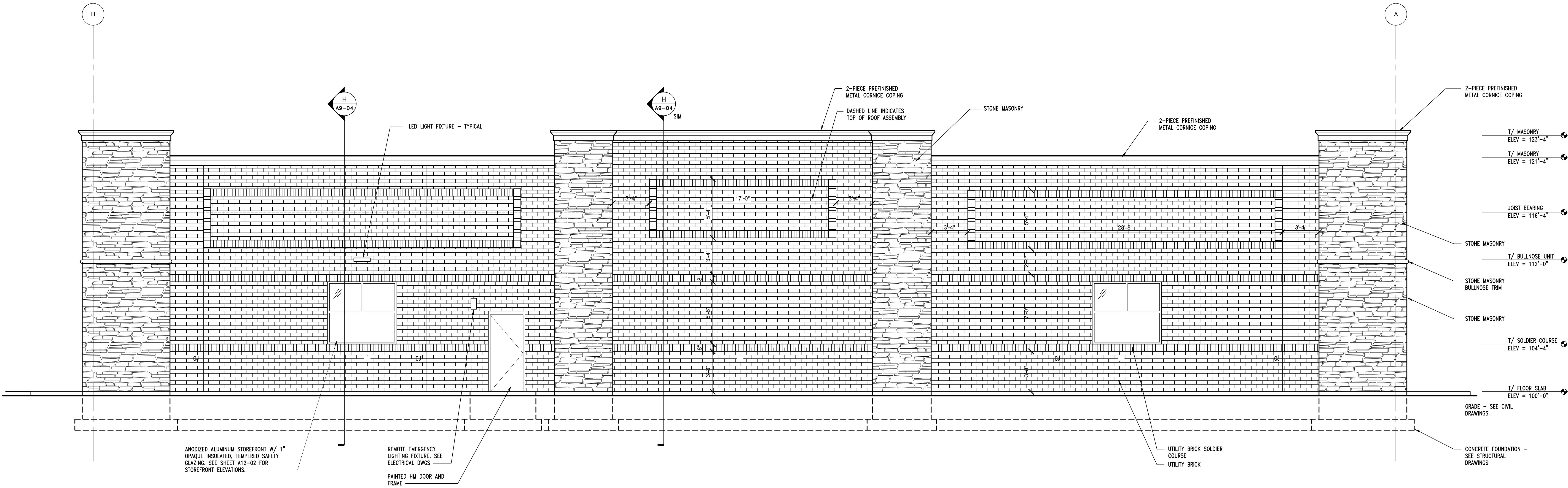


TOTAL = 2686 S.F.	
WINDOWS/ DOORS = 383 S.F.	14%
EIFS = 383 S.F.	14%
STONE MASONRY = 560 S.F.	35%
BRICK MASONRY = 702 S.F.	37%

DRAWN BY SDM	CHECKED BY SDM
SCALE $1/4" = 1'-0"$	
ISSUE DATE -	
JOB NUMBER 15-313	
DRAWING NUMBER A4-01	



D WEST ELEVATION
A4-02 1/4" = 1'-0"



C SOUTH ELEVATION
A4-02 1/4" = 1'-0"

EXTERIOR FINISHES:

1. METAL COPING
MANUFACTURER: METAL ERA OR APPROVED EQUAL
PRODUCT: CREATIVE DESIGN CORNICE
COLOR: DARK BRONZE
2. MASONRY & MORTAR
MANUFACTURER: BELDEN
PRODUCT: UTILITY BRICK
COLOR: 691-693 SMOOTH
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT,
COLOR: 10-C IVORY
3. STONE MASONRY
MANUFACTURER: NORTHFIELD BLOCK (OLDCASTLE)
PRODUCT: CORDOVA STONE
TEXTURE: CHISELSFACE
COLOR: WOODLAND BLEND
PATTERN: PATTERNED ASHLAR 7.23 S.F. PATTERN
PROVIDE CORNER RETURNS, STONE MASONRY BULLNOSE
TRIM AND SILLS
MORTAR: CEMEX RICH COLOR BASF RHEOPEL MORTAR
ADMIXTURE W/ INTEGRAL WATER REPELLANT,
COLOR: 10-C IVORY
4. EIFS
MANUFACTURER: DRMIT
PRODUCT: 1" THICK OUTSULATION PLUS MD SYSTEM
COLORS: E-1 SW 7568 NEUTRAL GROUND
5. PAINTED HOLLOW METAL DOORS AND FRAMES
MANUFACTURER: SHERWIN WILLIAMS
PAINT: (1) COAT SHERWIN-WILLIAMS PROCRYL
UNIVERSAL ACRYLIC PRIMER AND TWO (2) COATS
SHERWIN-WILLIAMS A-100 EXTERIOR ACRYLIC LATEX-SATIN
COLOR: SW7568 NEUTRAL GROUND
6. GLAZING
MANUFACTURER: OLDCASTLE BUILDING ENVELOPE
PRODUCT: 1" INSULATING GLASS
EXTERIOR LITE: 1/4" PPG SOLARGRAY
INTERIOR LITE: 1/4" PPG SOLARBAN 60 ON CLEAR LOW-E
#3
CAVITY: 1/2" AIR FILL
7. STOREFRONT
MANUFACTURER: KAWNEER OR APPROVED EQUAL
PRODUCT: VG 451T/CENTER GLASS, THERMALLY BROKEN
FRAMING SYSTEMS WITH 1" INSULATED, TEMPERED
SAFETY GLASS
COLOR: DARK BRONZE ANNOIDIZED.

BUILDING MATERIAL CALCULATIONS:

EAST ELEVATION			
TOTAL	= 1172 S.F.		
WINDOWS/ DOORS	= 96 S.F.	8%	
STONE MASONRY	= 374 S.F.	32%	
BRICK MASONRY	= 702 S.F.	60%	

SOUTH ELEVATION			
TOTAL	= 2686 S.F.		
WINDOWS/ DOORS	= 96 S.F.	4%	
STONE MASONRY	= 660 S.F.	21%	
BRICK MASONRY	= 2030 S.F.	75%	

WEST ELEVATION			
TOTAL	= 1172 S.F.		
WINDOWS/ DOORS	= 36 S.F.	3%	
STONE MASONRY	= 374 S.F.	32%	
BRICK MASONRY	= 762 S.F.	65%	

NORTH ELEVATION			
TOTAL	= 2686 S.F.		
WINDOWS/ DOORS	= 383 S.F.	14%	
EIFS	= 383 S.F.	14%	
STONE MASONRY	= 660 S.F.	35%	
BRICK MASONRY	= 702 S.F.	37%	

NUMBER	DESCRIPTION	DATE

DESCRIPTION	DATE
PRELIM PLANNING REVIEW 1	02-10-2016
PLANNING REVIEW 2	03-04-2016
PLANNING REVIEW 3	03-30-2016
PLANNING REVIEW 4	04-07-2016

DRAWING TITLE
STORE #2281 Westfield
EXTERIOR ELEVATIONS

DRAWN BY SDM	CHECKED BY SDM
SCALE 1/4" = 1'-0"	
ISSUE DATE -	
JOB NUMBER 15-313	
DRAWING NUMBER A4-02	



Recommended Conditions of Approval

The Department recommends the Board motions and votes separately for each separate Variance of Development Standard.

Approval: If the Board is inclined to approve the variances, then the Department recommends approval with the conditions and findings as set forth below:

Variance #1: Petitioner requests a reduction in the Minimum Front Yard Setback along US 31 from sixty (60) feet to twenty-eight (28) feet, and a reduction in the Rear Yard Setback from twenty (20) feet to ten (10) feet.

Recommended Condition: No recommended condition.

Variance #2: Petitioner requests that Article 6.1(H)(2)&(5) (Screening of Receptacles and Loading Areas) not apply.

Recommended Condition: No recommended condition.

Variance #3: The petitioner requests the following variances of the landscaping standards for the property:

- a) Minimum Lot Landscaping Requirements (Article 6.8(K)): Reduction in the number of shade trees required from 15 to 7
- b) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - 1. Reduction in the number of Shade/Evergreen trees from 8 to 2 along US 31 frontage;
 - 2. Reduction in the number of Shade/Evergreen trees from 7 to 2 along 151st Street frontage;
 - 3. Reduction in the number of Shade/Evergreen trees from 8 to 1 along Thatcher Lane frontage; and
 - 4. Reduction in the number of Shrubs from 63 to 35 along Thatcher Lane frontage
- c) Interior Parking Area Landscaping (Article 6.8(O)(1)): That this section not apply.

Recommended Condition: Landscaping shall be installed as shown on in Exhibit 5.

Variance #4: Petitioner requests that the standards of 6.12(C)(1)(b)(iii) and 6.12(C)(1)(c)(iii) (Outdoor Storage and Display) not apply.

Recommended Condition: Outdoor sales items shall not be visible from outside the enclosed display area.

Variance #5 [WITHDRAWN]: ~~Petitioner requests that the standards of Article 6.3(F)(5)(b) (Wall Planes) not apply to the rear elevation of the building.~~

Petition No.:

1604-SE-01 & 1604-VS-07

Petition Location:

303 East 161st Street

Petitioner:

Noah Herron (d/b/a Urban Vines)

Packet Includes:

- 1. Spring Mill Station Task Group Letter of Support**
- 2. Revised Petitioner's Narrative**
- 3. Updated Petitioner's Site Plan & Floorplan**
- 4. Summary of Staff's Recommended Conditions**

Tuesday March 29, 2016

To Whom It May Concern,

My name is Chris Bluto. I am a 10 year resident of Westfield. I reside with my family at 16438 Lakeville Crossing in the Countryside subdivision which borders 161st street from Oakridge to Spring Mill Road. Like Mr. Herron I am proud to live in this area where he is proposing a small local vineyard and winery. Please accept this letter in support of Noah Heron's application to operate and promote this agro tourism based business at 303 E 161st Street.

Similar to the ongoing endeavors by Mr. Herron, this proposed use will enhance and preserve agricultural land in a way that will truly benefit the immediate area.

Westfield continues to attract many new families. Many of whom have an affinity and longing for more things and places derived from natural and organic farming right in their own communities. Thus Mr. Herron's use of this property is something that will add to the satisfaction and attraction they value more and more. The intangible value of preserving natural open air spaces like this are also increasingly important to many existing residents who continue to voice their concerns over the loss of farm and forested space to the widening reach of new sub-divisions.

I applaud Mr. Herron for creating a path that many of us hope to see others share. Not only is Mr. Herron's proposal contributing to the betterment of the immediate area. He is setting a tone that should promote and invigorate others to explore a variety of agro tourism business opportunities within our City borders.

The proximity and access of this agro tourism business along the corridor leading into Spring Mill Station will make it widely accessible via the new network of new paths that serve this predominantly residential area. I envision many Westfield residents taking advantage of a healthy walk or bike ride to relax and enjoy the peace and tranquility a vineyard can provide. In fact I expect we may see residents of Carmel and Noblesville utilize the Monon and Midland Trace Trails to make an enjoyable day trip as well.

Although the Spring Mill Station Task Group does not provide direct input and review of this particular land area it is a use that a majority of the committee members support and would like to see more of in relation to the eastern corridor of the Spring Mill Station hub. When combined with some of the established agro tourism uses along the 161st corridor heading west from Spring Mill Station we may already be seeing a fledgling zone of attractive organic activity that will draw the interest of people near and far.

I also know that as a family man and Westfield resident that lives within walking distance of both Urban Farmer and his proposed vineyard / winery, Noah is committed to creating a successful and thriving business that everyone in Westfield can be proud of. In fact, I suspect this is just the tip of the iceberg related to more great things to come from the Herron family.

Sincerely,

Christopher T. Bluto

317.465.1046
cbluto_2000@yahoo.com

Petitioner's Narrative

We intend to purchase 303 E 161st St 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. ~~Screening of Receptacles and Loading Areas (Article 6.1).~~
~~Petitioner requests that Article 6.1 (H) shall not apply to the property; rather, screening will be provided in accordance with Article 6.8(H)(2) with landscaping.~~
3. 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).
4. 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.

Noah Herron
260-602-9400
noah@ufseeds.com



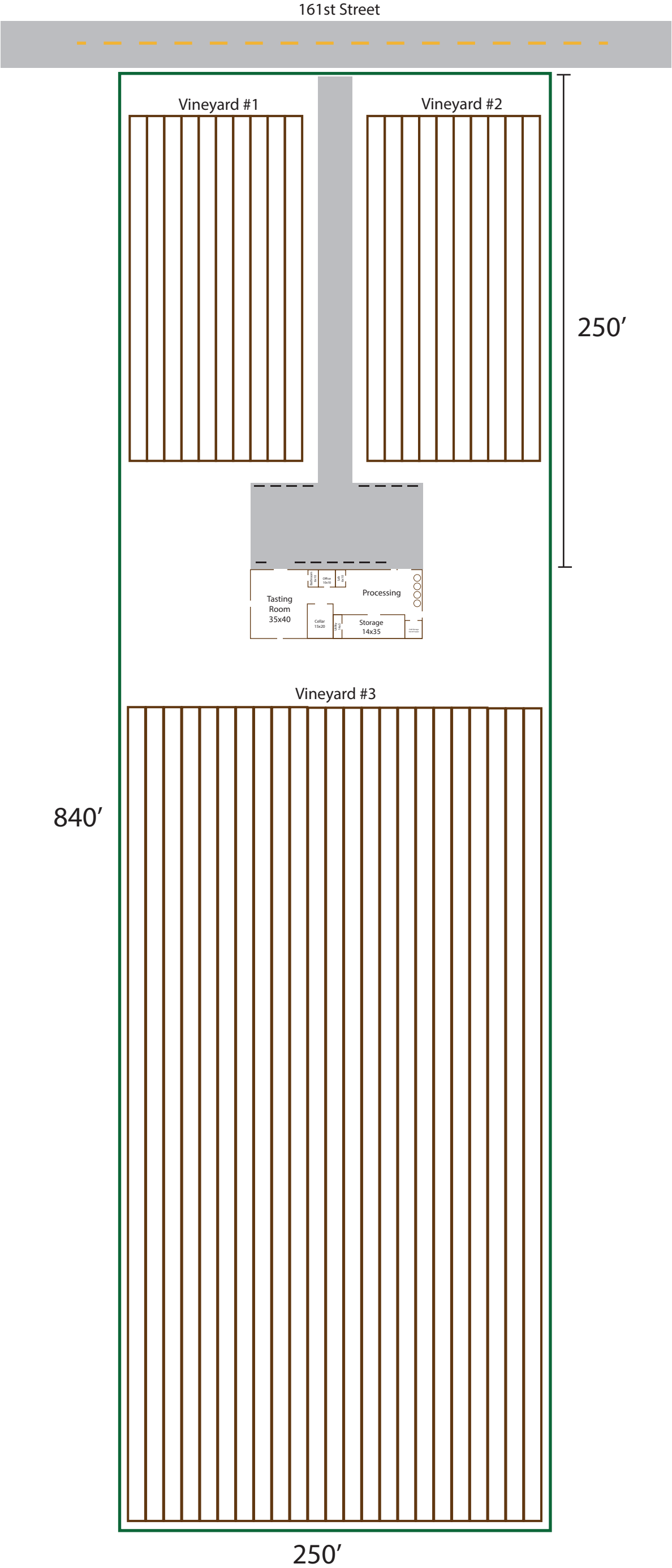
SITE PLAN (ver032216)

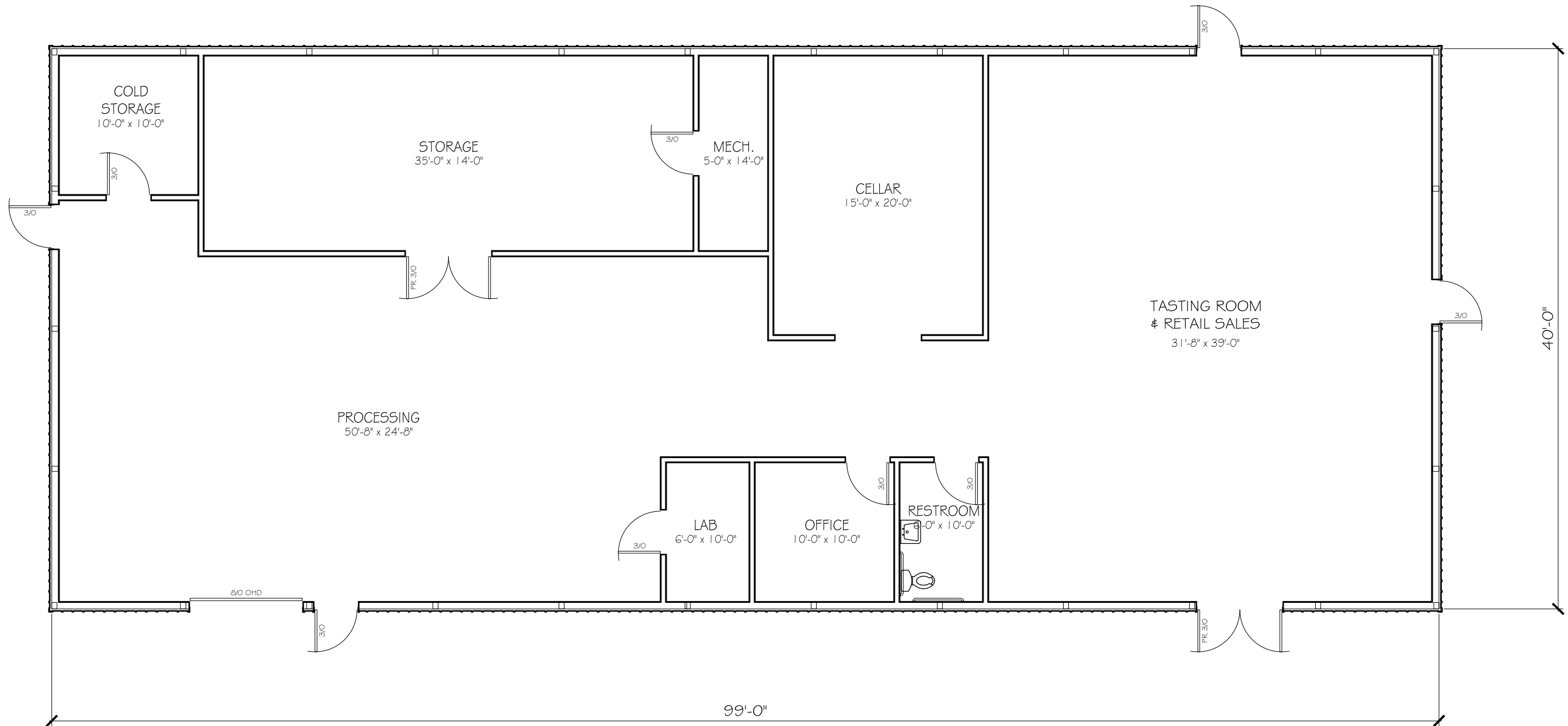
Parcel No: 08-09-11-00-00-013.103

Address: 303 E 161st St

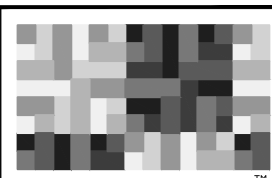
City: Westfield

Zip: 46074





ARCHITECT OF RECORD



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

Urban Vines Winery

Urban Vines LLC
 303 East 161st Street
 Westfield, Indiana 46074



1604-SE-01: Urban Vines Agritourism Special Exception:

Recommended Conditions of Approval:

1. The Agritourism Use shall be developed and operated in substantial compliance to the Petitioner's Narrative and Site Plan Exhibit, as revised, 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 of Zoning Appeals.
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 (1604-VS-07) 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.

1604-VS-07: Urban Vines Variances of Development Standard:

Variance #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)).

Recommended Condition: No recommended condition.

Variance #2 [WITHDRAWN]: ~~Petitioner requests that Article 6.1(H)(3) through (7) not apply.~~

~~**Recommended Condition:** Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights of way and adjoining properties, in accordance with Article 6.8(H)(2) of the Unified Development Ordinance, and shall not be located in an Established Front Yard or in any required Side or Rear Yard.~~

Variance #3: Petitioner requests the standards of Article 6.14(G)(7) (Off-street Parking Surfacing and Curbs) not apply.

Recommended Condition: Approval of this variance 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.

Variance #4: Petitioner requests the standards of Article 6.3 (Architectural Standards) not apply.

Recommended Condition: Buildings on the property shall exceed or be substantially similar in quality and character to the Illustrative Character Exhibit.