CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_04_04_2016

Monday, April 04, 2016 at 07:00 PM

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

MEETING DATE: **Monday, April 04, 2016 at 07:00 PM**

MEETING PLACE: **Westfield City Hall- Assembly Room**

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - March 21, 2016
Documents: March 21, 2016, Minutes

Review Rules & Procedures

ITEMS OF BUSINESS

1603-DDP-07
Riverview Hospital
Northeast Corner of US31 and SR32
Riverview Hospital by American Structurepoint, Inc. requests Detailed Development Plan review for a 103,000 sq. ft. +/- building on 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan | Exhibit 6: Lighting Plan | Exhibit 7: Design Evolution

1604-CPA-02 [PUBLIC HEARING]
Village Farms Neighborhood Plan
The City of Westfield requests approval of the Village Farms Neighborhood Plan, an amendment to the Westfield-Washington Township Comprehensive Plan.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Resolution 16-105 | Exhibit 4: Village Farms Neighborhood Plan

1604-PUD-04 [PUBLIC HEARING]
Indianapolis Hebrew Congregation
Northwest Corner of US31 and 161st Street
Indianapolis Hebrew Congregation, Inc. by Nelson & Frankenberger requests a change in zoning from the SF2: Single-Family Low Density District to the IHC Planned Unit Development (PUD) District for the expansion of an existing cemetery.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ordinance 16-06 | Exhibit 4: Concept Plan | Exhibit 5: Right-of-Way Exhibit | Exhibit 6: Neighborhood Meeting Summary | Exhibit 7: Public Comment

1604-PUD-05 & 1604-DDP-15 [PUBLIC HEARING]
Northview Christian Life Church
Southeast Corner of 186th Street and Casey Road
Northview Christian Life Church, Inc. by Nelson & Frankenberger requests an amendment to the Springmill Trails Planned Unit Development (PUD) District, and approval of a Detailed Development Plan for a new church on 11 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ordinance 16-07 | Exhibit 4: Site Plan | Exhibit 5: Building Elevations | Exhibit 6: Development Plan | Reference: Additional Building Elevations | Reference: Ordinance 11-19

1604-DDP-09 [PUBLIC HEARING]
Oak Trace Kindergarten Expansion
16504 Oak Ridge Road
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 21.61 acres +/- in the SF2: Single-Family Low Density District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscaping Plan

1604-DDP-10 [PUBLIC HEARING]
Washington Woods Kindergarten Expansion
17950 Grassy Branch
Westfield Washington Schools by Schmidt Associates requests approval of a Detailed Development Plan for a 14,900 sq. ft. expansion on 50.17 acres +/- in the SF2: Single-Family Low Density District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscaping Plan

1604-DDP-11 [PUBLIC HEARING]
Westfield Business Centre
17001 Oak Ridge Road
Jackson Development, LLC by Kimley-Horn & Associates, Inc. requests approval of Detailed Development Plan for a 132,936 sq. ft. building on 8.5 acres +/- in the OI: Open Industrial District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscaping Plan

1604-DDP-12 [PUBLIC HEARING]
Circle K
1821 East 151st Street
MAC's Convenience Stores LLC by Wellert Corporation requests approval of a Detailed Development Plan for a Gasoline Service Station on 1.5 acres +/- in the SB-PD: Special Business / Planned Development District and US Highway 31 Overlay District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan | Exhibit 6: Lighting Plan

1604-CPA-03 [PUBLIC HEARING]
Junction Sub-District Addendum
The City of Westfield requests approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Resolution 16-106 | Exhibit 4: Junction Sub-District Addendum

1506-ODP-16 & 1506-SPP-15 [CONTINUED]
Bent Creek
Northwest Corner of 159th Street and Towne Road
Langston Residential Development, LLC by Nelson & Frankenberger requests approval of an Overall Development Plan and Primary Plat for 158 single-family lots on 129.74 acres +/- in the SF2: Single-Family Low Density District, with Zoning Commitments.

1602-CPA-01 [CONTINUED]
The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan.

1601-ODP-01 & 1601-SPP-01 [CONTINUED]
The Trails
East of Oak Ridge Road, South of SR32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests approval of an Overall Development Plan and Primary Plat for two (2) lots on 13.75 acres +/- in the Trails Planned Unit Development (PUD) District.

1512-PUD-27 [CONTINUED]
Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest Corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP requests an amendment to the Bridgewater Planned Unit Development (PUD) District Ordinance to allow a discount store, in excess of 10,000 sq. ft. of gross floor area, but not to exceed 20,000 sq. ft. of gross floor area, within Bridgewater Marketplace.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

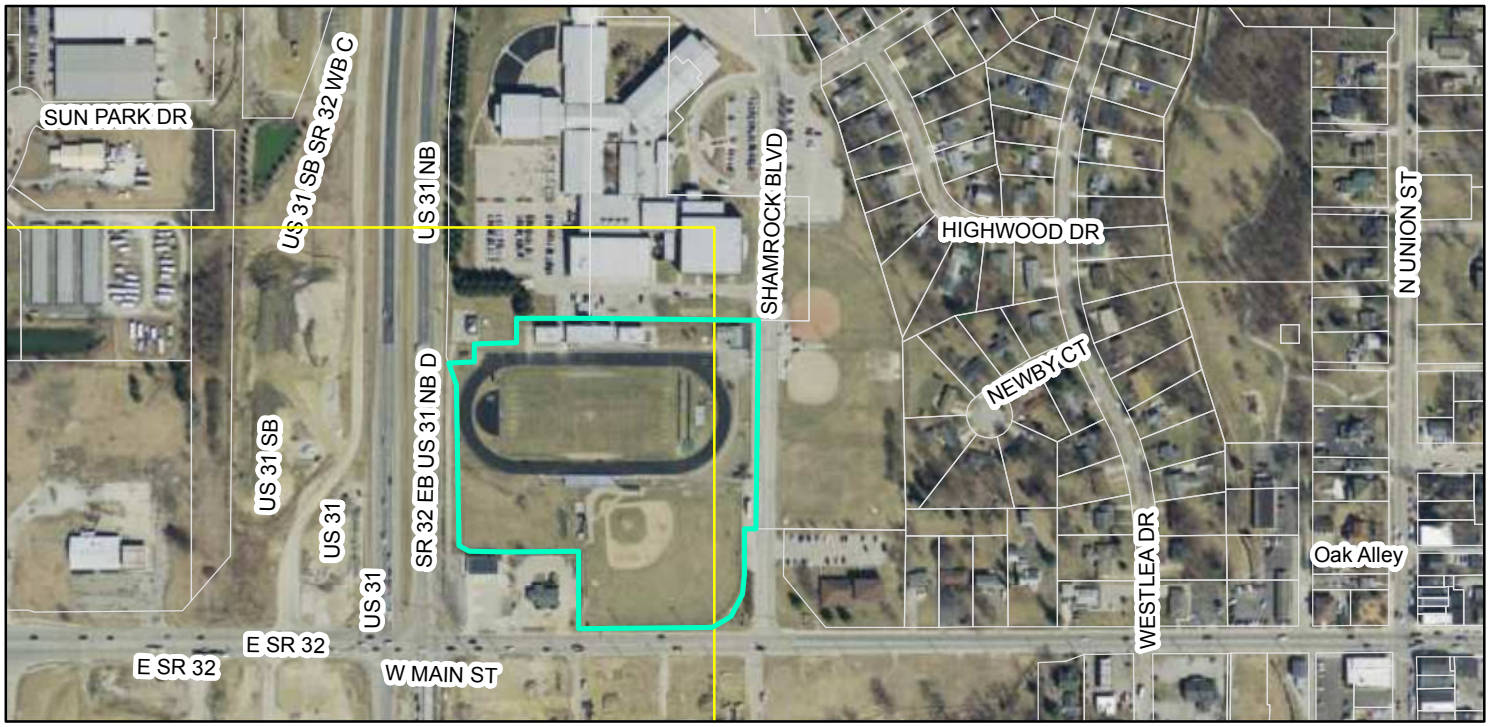
ADJOURNMENT

Location Map
Riverview Westfield
Detailed Development Plan (1603-DDP-07)

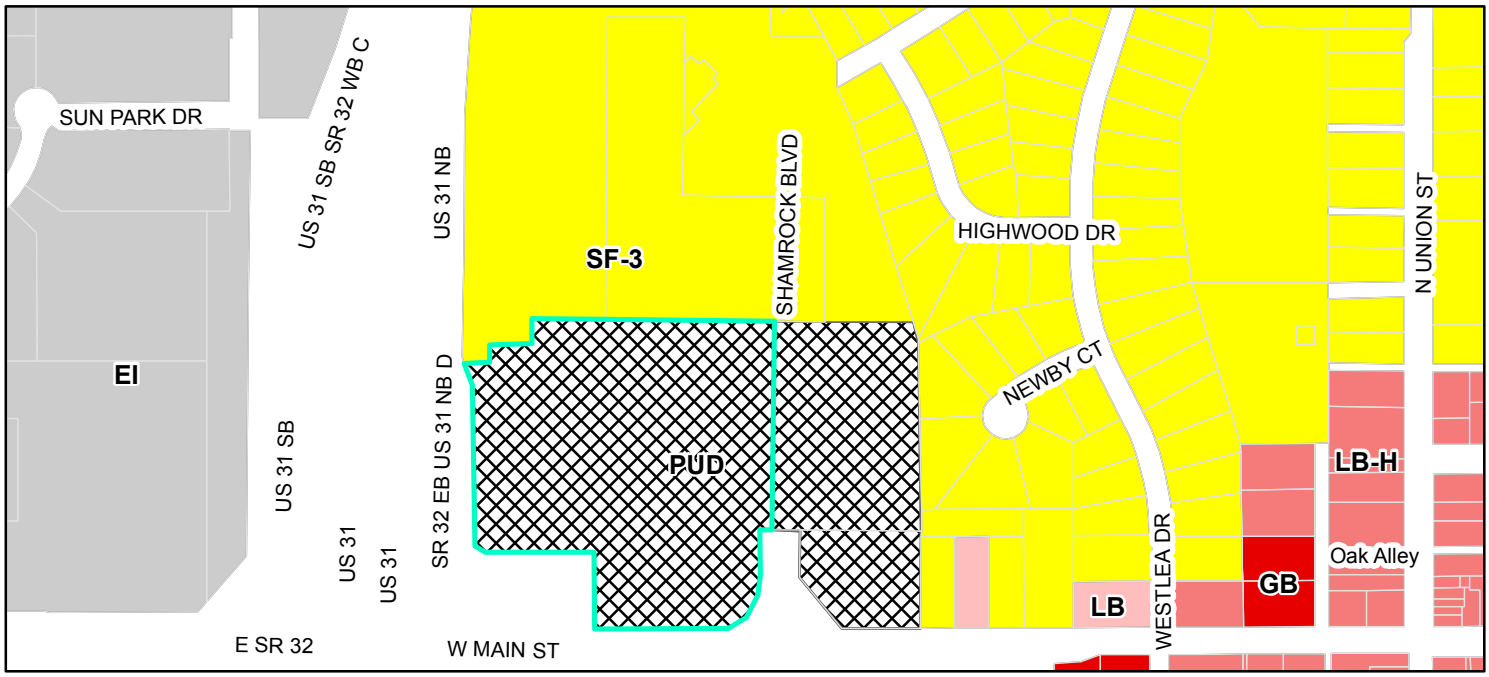
N
W E
S
Not To Scale

Aerial Location Map

Site



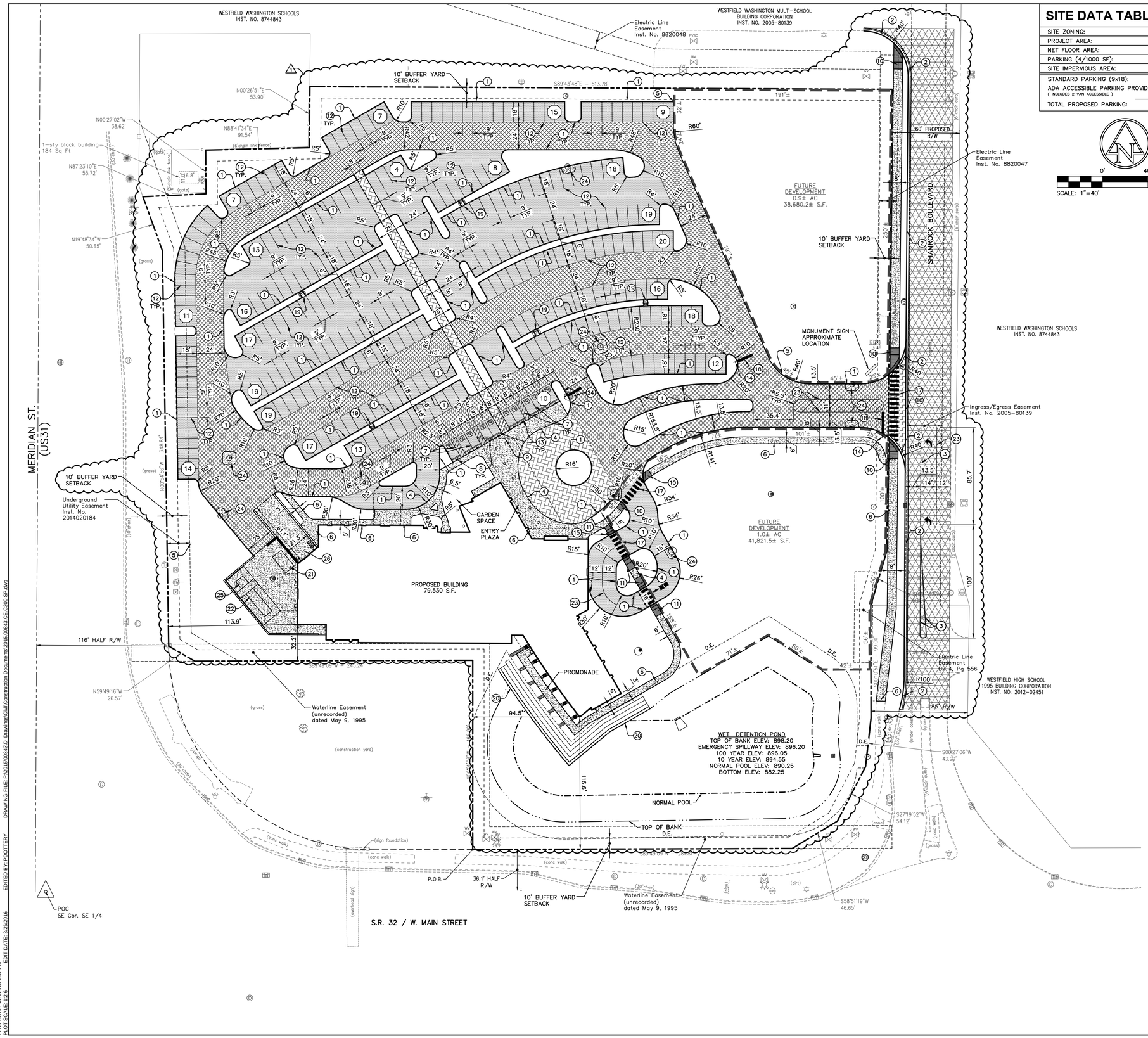
Zoning Map



Parcel

Zoning

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



SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	8.49± ACRES
NET FLOOR AREA:	79,530 SF
PARKING (4/1000 SF):	319
SITE IMPERVIOUS AREA:	± ACRES
STANDARD PARKING (9x18):	292
ADA ACCESSIBLE PARKING PROVIDED (8x18): (INCLUDES 2 VAN ACCESSIBLE)	10
TOTAL PROPOSED PARKING:	302

0' 40' 80'

SCALE: 1"=40'

SHEET KEYNOTES

1. 6" CONCRETE CURB
2. 6" COMBINED CONCRETE CURB & GUTTER
3. 4" DOUBLE YELLOW, PAINT LINE
4. COMBINED CONCRETE CURB AND WALK
5. CURB TAPER
6. CONCRETE SIDEWALK
7. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
8. POLE MOUNTED ADA ACCESSIBLE PARKING SIGN
9. SIDEWALK CURB RAMP TYPE 'A'
10. SIDEWALK CURB RAMP TYPE 'G'
11. SIDEWALK CURB RAMP TYPE 'H'
12. PARKING SPACE (4" WHITE PAINT STRIPE)
13. PRECAST CONCRETE WHEEL STOPS
14. STOP SIGN
15. DO NOT ENTER SIGN
16. DEPRESSED CONCRETE CURB
17. 24" PEDESTRIAN CROSSWALK, WHITE, PAINT
18. 24" STOP BAR, WHITE, PAINT LINE
19. 3' CONCRETE FLUME
20. RETAINING WALL (BY OTHERS)
21. TRASH COMPACTOR
22. CONCRETE PAD FOR GENERATOR (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
23. 4" PAINT LINE, WHITE
24. CONCRETE COLLAR
25. TRANSFORMER PAD
26. DEPRESSED LOADING DOCK

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY PAVEMENT
- CONCRETE PAVEMENT
- 1 DECORATIVE PAVEMENT (REFER TO LANDSCAPE PLANS FOR DETAILS)
- 1½" MILL & 1½" RESURFACE TRAFFIC (COST TO BE DEDUCTED FROM IMPACT FEES)
- ADA ACCESSIBLE PARKING SPACE
- 17 PARKING STALL COUNT

EXISTING LEGEND

	BEHIND THE CURB INLET		SANITARY MANHOLE
	BEEHIVE INLET		STAND PIPE
			SPIGOT
	BUSH		TELEPHONE HANDHOLE
	CURB INLET		TELEPHONE MANHOLE
	DRAINAGE MANHOLE		TELEPHONE MARKER SIGN
	ELECTRIC HANDHOLE		TELEPHONE PEDESTAL
	ELECTRIC METER BOX		TRANSFORMER
	FIRE HYDRANT		TREE
			TRAFFIC HANDHOLE
	FIRE PLUG		WELL
			WATER METER
	FIRE VALVE SHUT OFF	wv	WATER VALVE
gv	GAS VALVE	e	BURIED ELECTRIC LINE
	INLET	g	BURIED GAS LINE
	LID	t	BURIED TELEPHONE LINE
	LIGHT POLE	unk	BURIED UNKNOWN UTILITY
	PINE	w	BURIED WATER LINE
	POST	tr	TOP OF RIM ELEVATION
	POWER POLE	inv	INVERT ELEVATION
	RIGHT OF WAY MONUMENT	pvc	PLASTIC PIPE
	SPRINKLER CONTROL VALVE	hdpe	PLASTIC PIPE
	SIGN	rcp	REINFORCED CONCRETE PIPE
D.E.	DRAINAGE EASEMENT	cpp	CORRUGATED PLASTIC PIPE

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4. THIS SITE DOES NOT LIE WITHIN A FLOODWAY OR FLOODPLAIN PER FEMA MAP PANEL 18057C0120G FOR HAMILTON COUNTY INDIANA, LAST REVISED NOVEMBER 19, 2014.

CAUTION !!

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

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

Riverview HEALTH

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

DETAILED DEVELOPMENT PLANS FOR RIVERVIEW HOSPITAL

NORTHEAST CORNER OF US-31 AND SR-32 WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/29/2016
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	REVIEW COMMENTS	03/11/16

Project Number 2015.00843

SITE PLAN

C200

PLOT DATE: 3/28/2016 1:57 PM
PLOT SCALE: 1:2.6
EDIT DATE: 3/28/2016
EDITED BY: PDOTTERY
DRAWING FILE: P:\2015\00843\D Drawings\Civil\Construction Documents\2015.00843.CE.C200.SP.dwg

2 A201 **WEST ELEVATION/SECTION**

1" = 10'-0"

KEYED ELEVATION NOTES (NOTED WITH 1)

1 TERRA COTTA RAINSCREEN - B.O.D. TERREAL PITERAK XS18
2 NATURAL STONE VENEER
3 PREFINISHED ALUMINUM CURTAINWALL SYSTEM - B.O.D. KAWNEER 1600UT
4 PREFINISHED ALUMINUM CURTAINWALL ENTRY SYSTEM - B.O.D. KAWNEER 1600UT
5 PREFINISHED ALUMINUM STOREFRONT SYSTEM - B.O.D. KAWNEER 601UT
6 PREFINISHED ALUMINUM STOREFRONT ENTRY SYSTEM - B.O.D. KAWNEER 601UT
7 INSULATED HOLLOW METAL DOOR AND FRAME
8 PENTHOUSE METAL PANEL - B.O.D. CITADEL 'RV'
9 PREFINISHED METAL COLUMN COVER - B.O.D. SOBOTEC 'SL2000'
10 PREFINISHED METAL WALL PANEL SYSTEM - B.O.D. SOBOTEC 'SL2000'
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13 PREFINISHED METAL PARAPET COPING
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15 WALL MOUNTED WATER FEATURE
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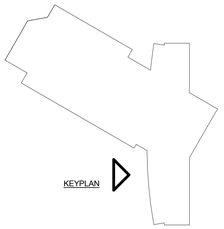
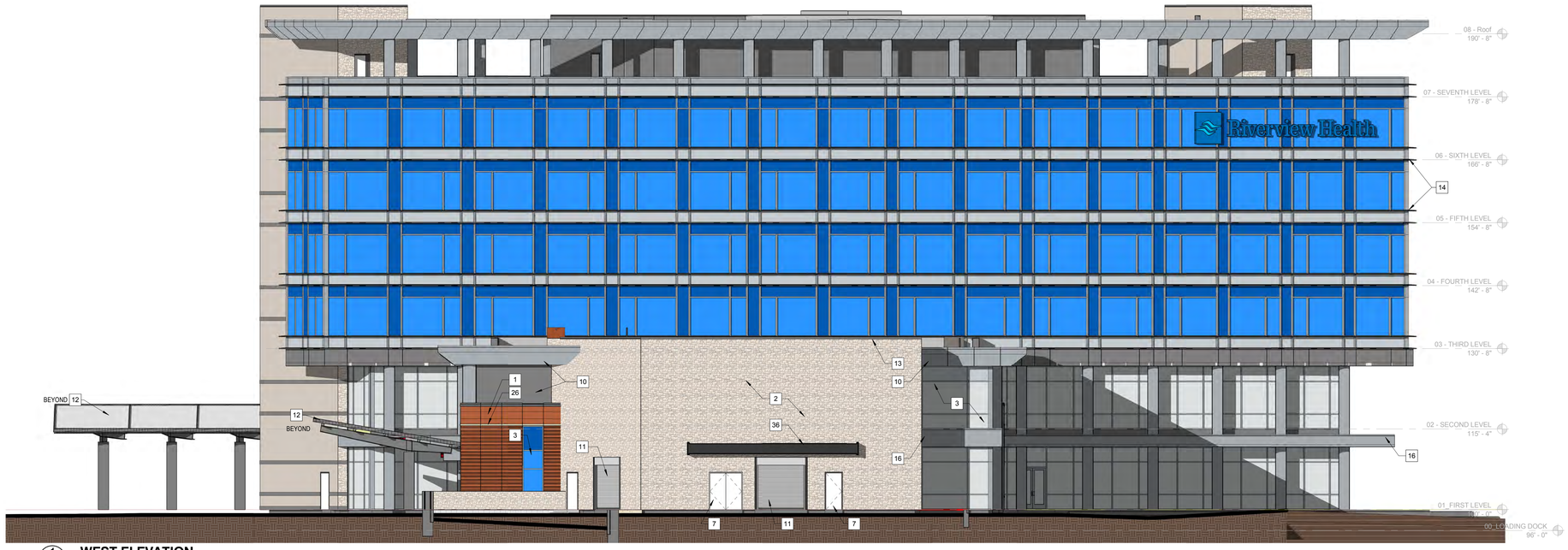
36 PREFINISHED METAL CANOPY SYSTEM - B.O.D. MAPES ILLUMIDECK SERIES

WEST FACADE			
	SQ. FT.	% OF FACADE	% OF NON-GLAZED FACADE
Glazing	15,660	79%	-
Limestone	2,155	11%	51%
Terra Cotta	328	2%	8%
Metal Panel	1705	9%	41%



KEYPLAN



1 A201 **WEST ELEVATION**

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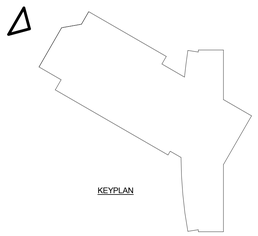

KEYPLAN

Riverview HEALTH

AMERICAN STRUCTUREPOINT INC.

CONSULTING ENGINEERS cmta

bluemarble design LANDSCAPE ARCHITECTURE + URBAN DESIGN

WP DESIGN

RIVERVIEW WESTFIELD

NORTHEAST CORNER OF US-31 AND SR-32
WESTFIELD, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
3/28/2016
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.00843

EXTERIOR ELEVATIONS

A201

3/28/2016 1:23:54 PM

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24 PREFINISHED ALUMINUM ENTRANCE
25 STONE ACCENT BAND
26 TERRA COTTA ACCENT BAND
27 METAL FENCING
28 SLIDING GATE TO MATCH METAL FENCING - B.O.D. BASTEEL CUSTOM SYSTEM
29 DRIVE THROUGH PHARMACY WINDOW
30 PENTHOUSE METAL PANEL
31 ACID ETCHED GLAZING, TYPE 1
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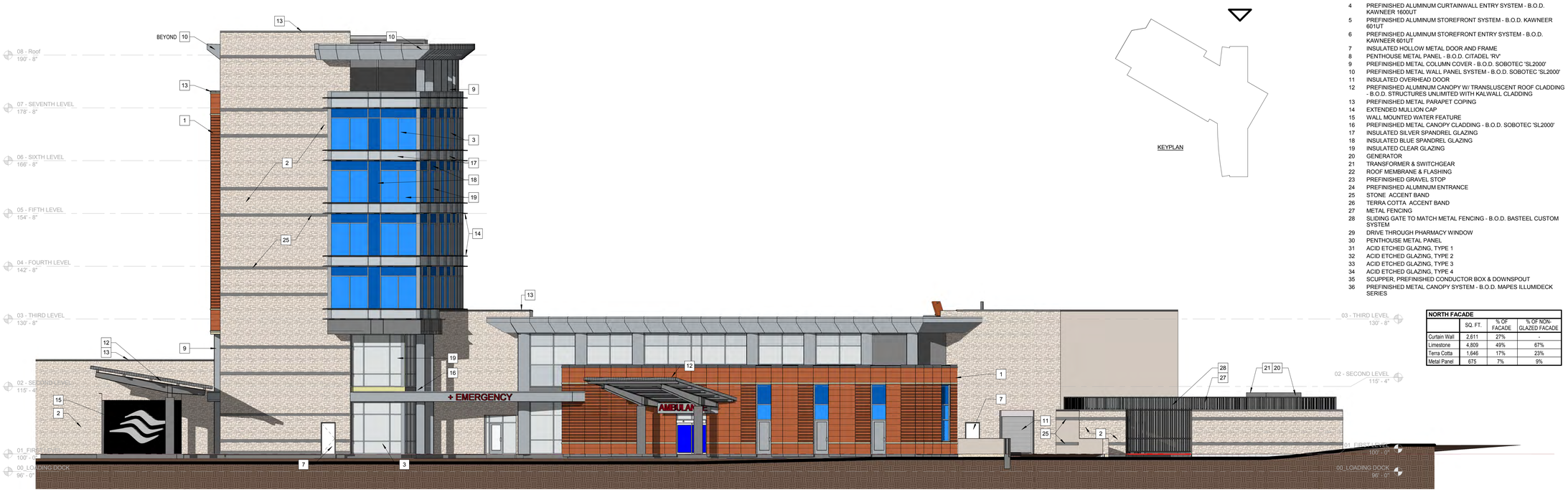
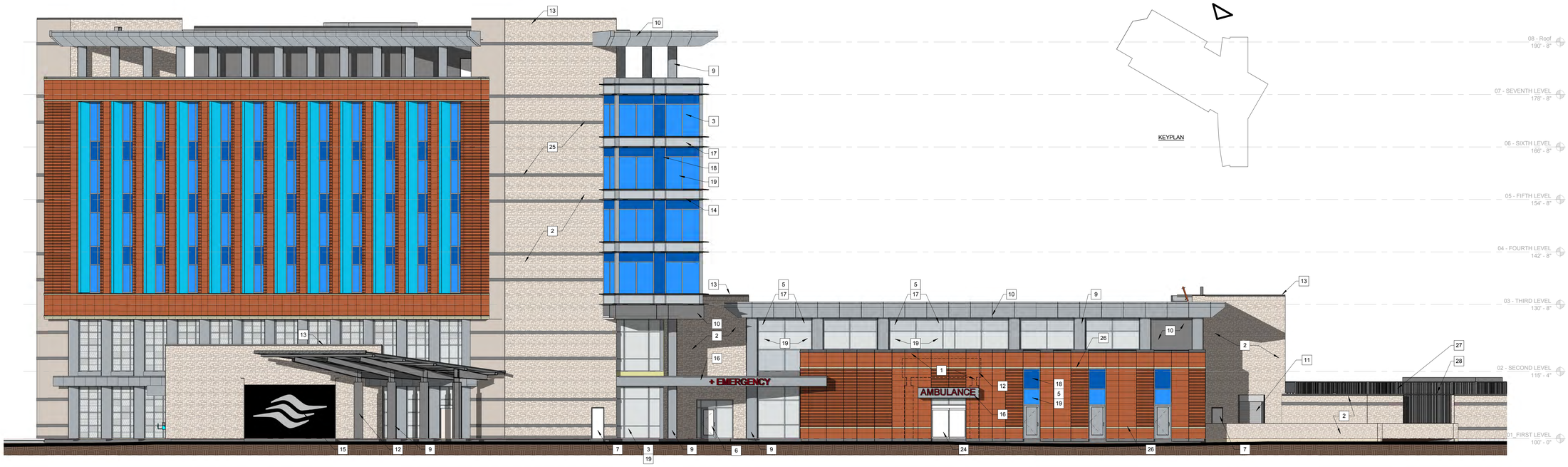


NORTH FACADE			
	SQ. FT.	% OF FACADE	% OF NON-GLAZED FACADE
Curtain Wall	2,611	27%	-
Limestone	4,809	49%	67%
Terra Cotta	1,646	17%	23%
Metal Panel	675	7%	9%

2 A202 **NORTHEAST ELEVATION**
1" = 10'-0"



1 A202 **NORTH ELEVATION**
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Riverview HEALTH

AMERICAN STRUCTUREPOINT INC.

CONSULTING ENGINEERS cmta

bluemarble design
LANDSCAPE ARCHITECTURE + URBAN DESIGN

WP DESIGN

RIVERVIEW WESTFIELD

NORTHEAST CORNER OF US-31 AND SR-32
WESTFIELD, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

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EXTERIOR ELEVATIONS

A202

3/29/2016 1:26:00 PM

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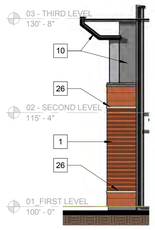
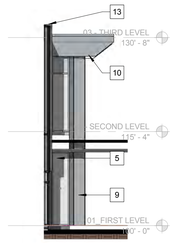
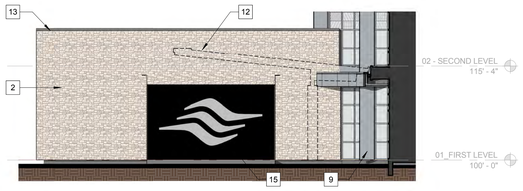


5 A203 **EAST PODIUM ELEVATION**
1" = 10'-0"

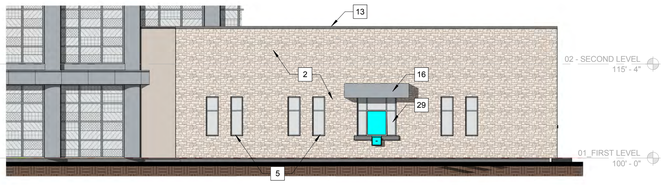


4 A203 **EAST PODIUM ELEVATION**
1" = 10'-0"

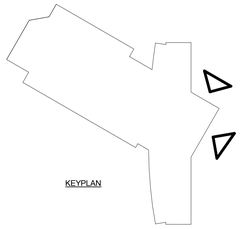
EAST FACADE			
	SQ. FT.	% OF FACADE	% OF NON-GLAZED FACADE
Glazing	7,382	40%	-
Limestone	1,937	11%	18%
Terra Cotta	7,482	41%	68%
Metal Panel	1,579	9%	14%

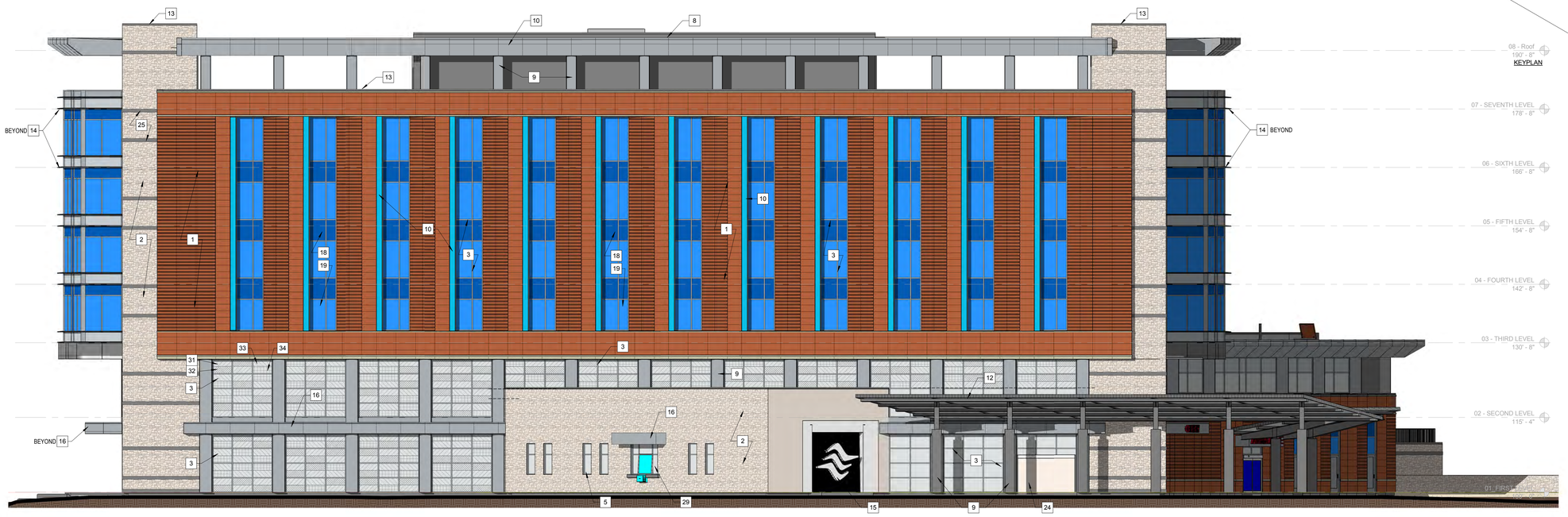


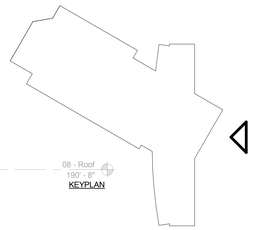
3 A203 **NORTHEAST PHARMACY ELEVATION**
1" = 10'-0"



2 A203 **SOUTHEAST PHARMACY ELEVATION**
1" = 10'-0"







1 A203 **EAST ELEVATION**
1" = 10'-0"

Riverview HEALTH

AMERICAN STRUCTUREPOINT INC.

CONSULTING ENGINEERS cmta

bluemarble design
LANDSCAPE ARCHITECTURE + URBAN DESIGN

WP DESIGN

RIVERVIEW WESTFIELD

NORTHEAST CORNER
OF US-31 AND SR-32
WESTFIELD, IN

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
3/28/2016
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.00843

EXTERIOR
ELEVATIONS

A203

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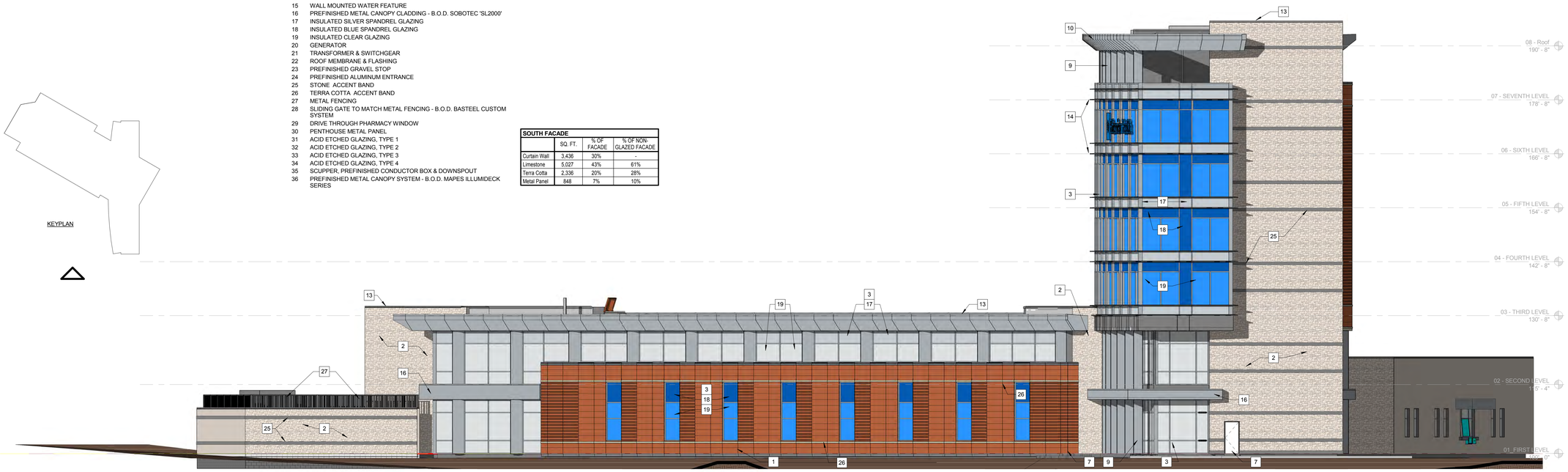
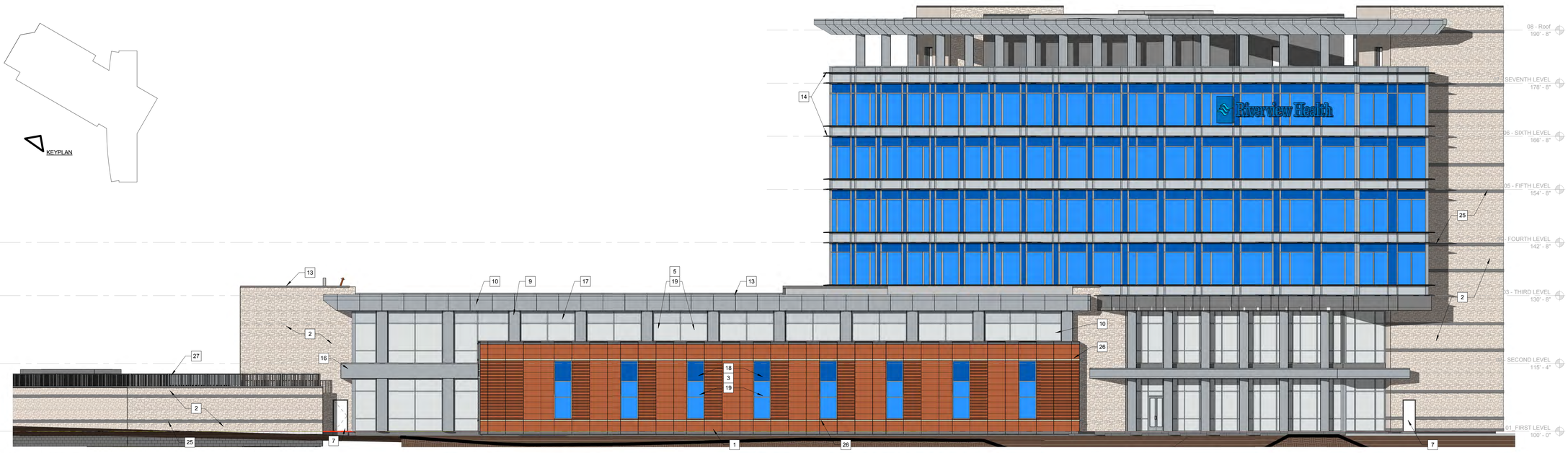
KEYED ELEVATION NOTES (NOTED WITH 1)

1 TERRA COTTA RAINSCREEN - B.O.D. TERREAL PITERAK XS18
2 NATURAL STONE VENEER
3 PREFINISHED ALUMINUM CURTAINWALL SYSTEM - B.O.D. KAWNEER 1600UT
4 PREFINISHED ALUMINUM CURTAINWALL ENTRY SYSTEM - B.O.D. KAWNEER 1600UT
5 PREFINISHED ALUMINUM STOREFRONT SYSTEM - B.O.D. KAWNEER 601UT
6 PREFINISHED ALUMINUM STOREFRONT ENTRY SYSTEM - B.O.D. KAWNEER 601UT
7 INSULATED HOLLOW METAL DOOR AND FRAME
8 PENTHOUSE METAL PANEL - B.O.D. CITADEL 'RV'
9 PREFINISHED METAL COLUMN COVER - B.O.D. SOBOTEC 'SL2000'
10 PREFINISHED METAL WALL PANEL SYSTEM - B.O.D. SOBOTEC 'SL2000'
11 INSULATED OVERHEAD DOOR
12 PREFINISHED ALUMINUM CANOPY W/ TRANSLUSCENT ROOF CLADDING - B.O.D. STRUCTURES UNLIMITED WITH KALWALL CLADDING
13 PREFINISHED METAL PARAPET COPING
14 EXTENDED MULLION CAP
15 WALL MOUNTED WATER FEATURE
16 PREFINISHED METAL CANOPY CLADDING - B.O.D. SOBOTEC 'SL2000'
17 INSULATED SILVER SPANDREL GLAZING
18 INSULATED BLUE SPANDREL GLAZING
19 INSULATED CLEAR GLAZING
20 GENERATOR
21 TRANSFORMER & SWITCHGEAR
22 ROOF MEMBRANE & FLASHING
23 PREFINISHED GRAVEL STOP
24 PREFINISHED ALUMINUM ENTRANCE
25 STONE ACCENT BAND
26 TERRA COTTA ACCENT BAND
27 METAL FENCING
28 SLIDING GATE TO MATCH METAL FENCING - B.O.D. BASTEEL CUSTOM SYSTEM
29 DRIVE THROUGH PHARMACY WINDOW
30 PENTHOUSE METAL PANEL
31 ACID ETCHED GLAZING, TYPE 1
32 ACID ETCHED GLAZING, TYPE 2
33 ACID ETCHED GLAZING, TYPE 3
34 ACID ETCHED GLAZING, TYPE 4
35 SCUPPER, PREFINISHED CONDUCTOR BOX & DOWNSPOUT
36 PREFINISHED METAL CANOPY SYSTEM - B.O.D. MAPES ILLUMIDECK SERIES

SOUTH FACADE			
	SQ. FT.	% OF FACADE	% OF NON-GLAZED FACADE
Curtain Wall	3,436	30%	-
Limestone	5,027	43%	61%
Terra Cotta	2,336	20%	28%
Metal Panel	848	7%	10%



2 A204 **SOUTHEAST ELEVATION**
1" = 10'-0"



1 A204 **SOUTH ELEVATION**
1" = 10'-0"

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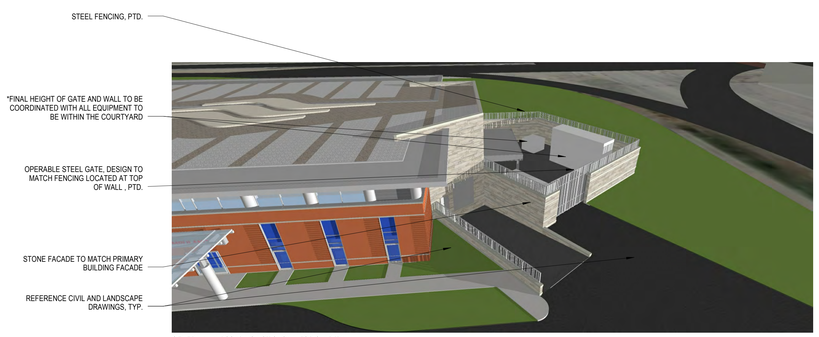
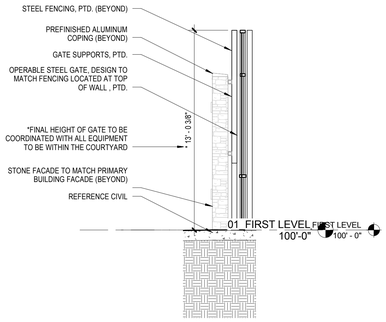
EXTERIOR ELEVATIONS

A204

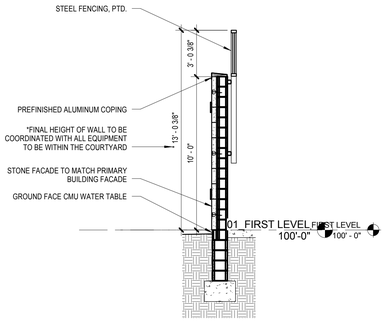


GENERAL: LANDSCAPING NOT SHOWN FOR CLARITY

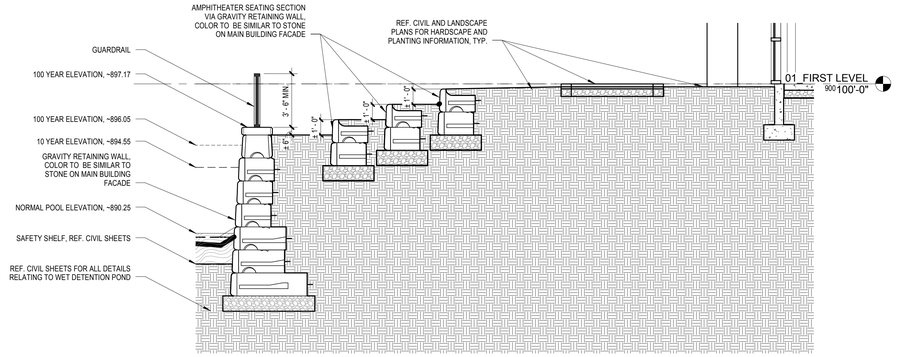
4 AS-TAC **Loading Area Enclosure**



3 AS-TAC **Mechanical Screen Gate**
1/4" = 1'-0"



2 AS-TAC **Mechanical Screen**
1/4" = 1'-0"



1 AS-TAC **Retaining Wall**
1/4" = 1'-0"

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WP DESIGN

RIVERVIEW WESTFIELD

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TAC Response

AS-TAC

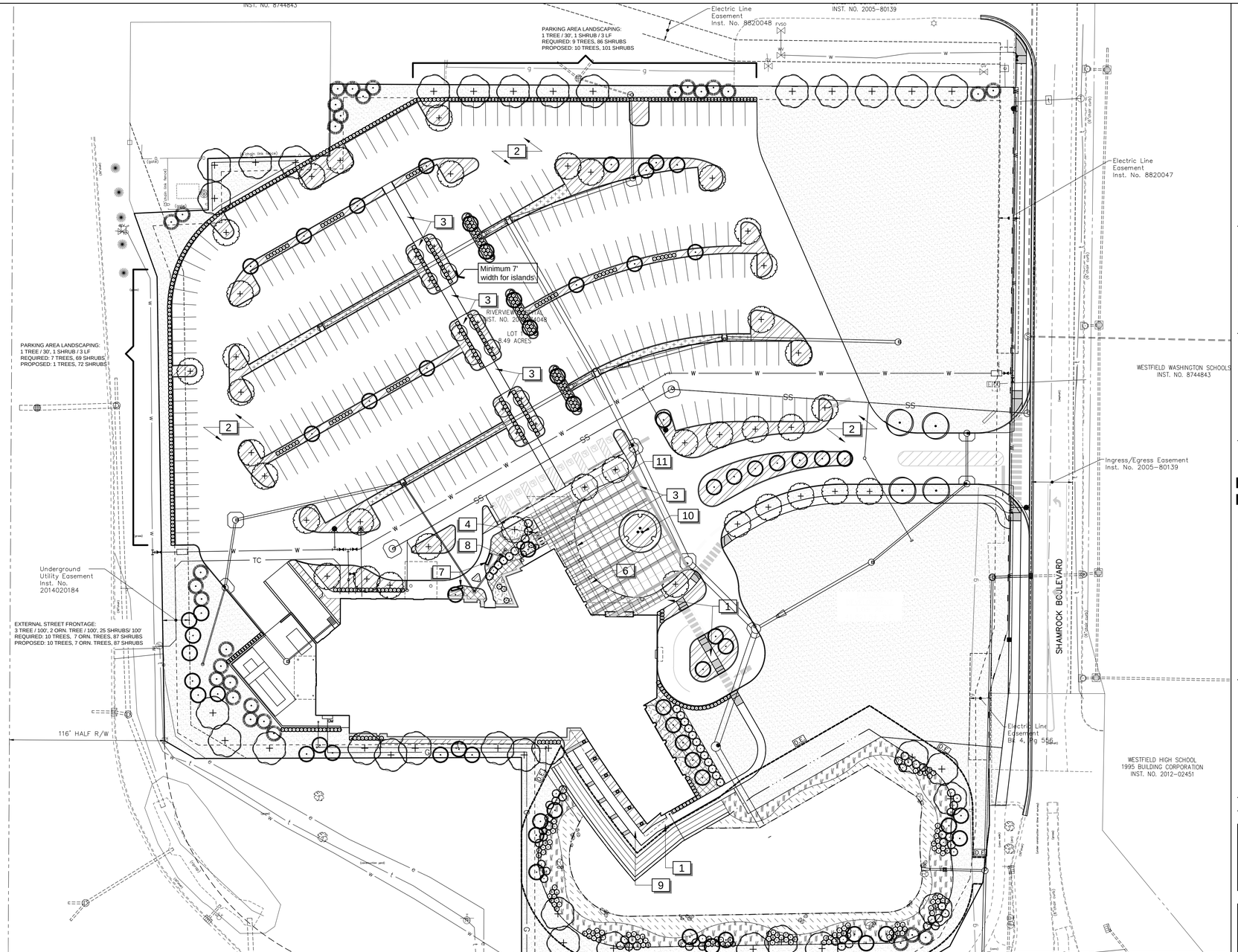
3/28/2016 3:44:34 PM

CONCEPT PLANT SCHEDULE

	ORNAMENTAL TREE Amelanchier x grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry Cercis canadensis / Eastern Redbud Multi-trunk Cornus florida `Cherokee Princess` / Cherokee Princess Dogwood Crataegus viridis `Winter King` / `Winter King` Hawthorn	65
	EVERGREEN TREE Juniperus virginiana / Eastern Red Cedar Picea abies / Norway Spruce Picea pungens / Colorado Spruce	31
	COLUMNAR TREE Acer freemanii `Armstrong` / Freeman Maple Liquidambar styraciflua `Slender Silhouette` / Columnar Sweet Gum Liriodendron tulipifera `Fastigiata` / Tulip Tree	12
	BUFFER CANOPY TREE Acer saccharum `Green Mountain` TM / Green Mountain Sugar Maple Cercidiphyllum japonicum / Katsura Tree Liriodendron tulipifera / Tulip Tree Quercus bicolor / Swamp White Oak	33
	PARKING LOT CANOPY TREE Acer saccharum `Green Mountain` TM / Green Mountain Sugar Maple Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust Nyssa sylvatica / Sour Gum Zelkova serrata `Village Green` / Sawleaf Zelkova	38
	STREET TREE Cercidiphyllum japonicum / Katsura Tree	4
	LARGE ORNAMENTAL FLOWERING TREE -	1
	MEDIUM SHRUBS Fothergilla gardenii `Mt. Airy` / Dwarf Witchalder Itea virginica `Henry`s Garnet` / Henry`s Garnet Sweetspire Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	571
	LARGE SHRUBS Aesculus parviflora / Bottlebrush Buckeye Viburnum dentatum `Arrowwood` / Arrowwood Viburnum	70
	FERN Matteuccia struthiopteris / Ostrich Fern	6
	MEDIUM SHRUB (WET-TO-MESIC) Asclepias tuberosa / Butterfly Milkweed Baptisia alba / Wild Indigo	112
	WETLAND EDGE Elymus virginicus / Virginia Wild Rye Iris virginica / Blue Flag Iris Juncus effusus / Soft Rush Lobelia cardinalis / Cardinal Flower Mimulus ringens / Monkeyflower Sagittaria lancifolia / Duck Potato Scirpus atrovirens / Dark Green Bulrush	5,406 sf
	WET-TO-MESIC PRAIRIE Echinacea purpurea / Purple Coneflower Liatris aspera / Rough Blazing Star Lobelia siphilitica / Great Lobelia Panicum virgatum / Switch Grass Rudbeckia hirta / Black-eyed Susan Schizachyrium scoparium / Little Bluestem Grass Sorghastrum nutans / Indian Grass Sporobolus heterolepis / Prairie Dropseed	8,241 sf
	WOODLAND (MIX 1) Aquilegia canadensis / Canadian Columbine Athyrium filix-femina / Common Lady Fern Liriope spicata / Creeping Lily Turf Mertensia virginica / Virginia Bluebells	1,369 sf
	ORNAMENTAL GRASSES Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass Deschampsia cespitosa / Tufted Hair Grass Schizachyrium scoparium / Little Bluestem Grass Sporobolus heterolepis / Prairie Dropseed	19,448 sf
	WOODLAND (MIX 2) Asarum canadense / Canadian Wild Ginger Carex pensylvanica / Pennsylvania Sedge Liriope spicata / Creeping Lily Turf	948 sf
	LAWN Hydroseed Seeded Lawn / Drought Tolerant Fescue Blend -	123,082 sf
	RAIN GARDEN Asclepias tuberosa / Butterfly Milkweed Lobelia cardinalis / Cardinal Flower Rudbeckia subtomentosa / Sweet Black-eyed Susan Schizachyrium scoparium / Little Bluestem Grass Sporobolus heterolepis / Prairie Dropseed	2,389 sf

NOTES:

1. Trees are a minimum of 10' from SSD and storm sewers.
2. Trees are a minimum of 4' away from sidewalks and trails to the extent possible.
3. Street trees are chosen from the City of Westfield's Street Tree List



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	Concrete Paving	
2	Asphalt Paving	
3	Special Concrete Paving	
4	Bike Rack	
6	Entry Plaza	
7	Bench	
8	Garden Space	
9	Promenade	
10	Specimen Tree	
11	Planter as Bollard	

REQUIRED LANDSCAPING

Minimum Lot Requirements: Institutional Land Use	Required 2 shade trees/acre 3 orn. or evergreen trees/acre 10 shrubs/acre	Required: 17 shade trees 26 orn./evg trees 85 shrubs	Proposed: 87 shade trees 95 orn./evg trees 755 shrubs
Foundation Plantings: 1/40 lf of facade 1/12 lf of Front facade	295'/40 = 7 720'/12 = 60	7 trees or shrubs 60 trees or shrubs	18 shrubs 100 shrubs
External Street Frontage: Min. 10' width	3 shade or evergreen trees/100 lf 2 ornamental trees/100 lf 25 shrubs/100 lf	31 trees 21 trees 262 shrubs	35 trees 26 trees 285 shrubs
Buffer Yards: None Required		Not Applicable	Not Applicable
Parking Area Landscaping: Minimum Area Parking Islands	10% (164,000 sf total) Max. 200 lf between islands	16,400 sf (10%) 1 tree, 4 shrubs per island	18,150 sf (11%) 36 trees, 21 orn. trees, 212 shrubs
Perimeter Parking Area	1 tree/ 30 lf 1 shrub/ 3 lf	16 trees 155 shrubs	11 trees 173 shrubs

N

0 20' 40' 80'
Scale: 1"=40'-0"

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

CAUTION !!

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

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

bluemarble design
LANDSCAPE ARCHITECTURE + URBAN DESIGN

RIVERVIEW HOSPITAL

NORTHEAST CORNER OF US-31 AND SR-32

CERTIFIED BY

ISSUANCE INDEX
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3/28/2016
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DEVELOPMENT PLANS

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LANDSCAPE PLAN

L100

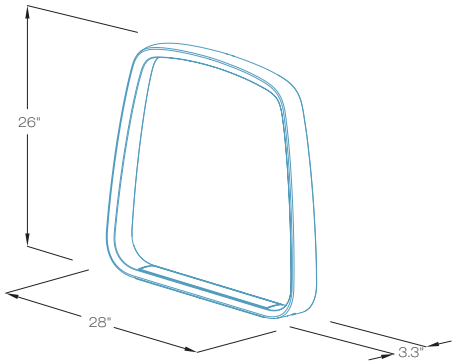
PLOT DATE: 3/28/2016 2:32 PM
PLOT SCALE: 1:2.6
EDIT DATE: 3/28/2016 EDITED BY: CAMILLE MAHAN DRAWING FILE: S:\PROJECTS\2015\1541 Riverview Health - Westfield\Dwg\1541 LP Base.dwg

Installation

- Surface mount or embedded to concrete surface.
- Requires only two bolts to mount, with extra surface mount anchor hole provided.
- 4 stainless steel leveling glides within the base are provided for fine adjustment from top side of base.
- Cover plate over bike rack base provides seamless appearance.
- Must be spaced 30" apart and 24" from a wall to meet APBP guidelines.

To Specify

Select Ride bike rack and powdercoat color. Specify surface mount or embedded.



Ride Dimensions

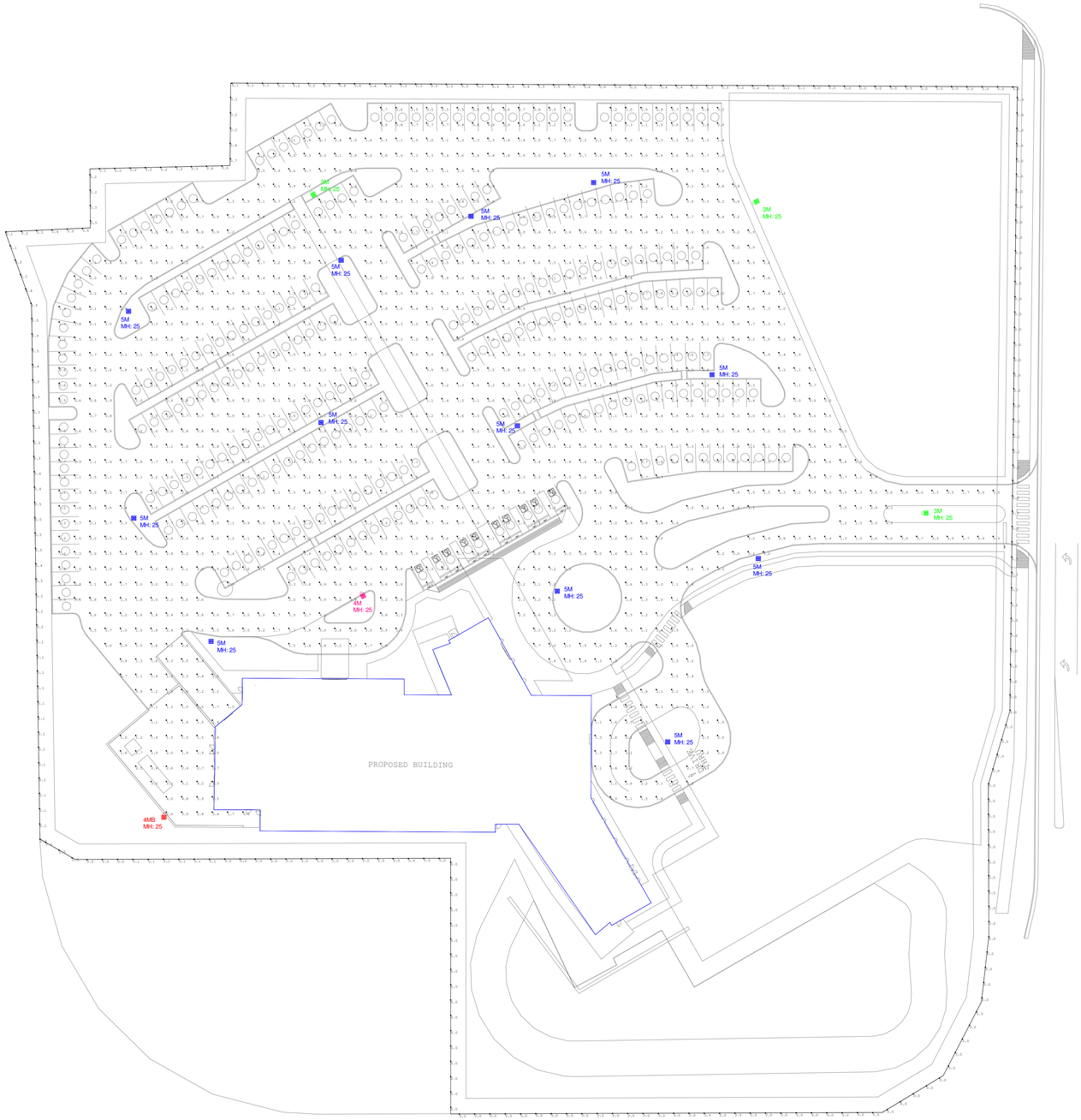
Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	3	3M	SINGLE	23101	0.960	789	ARE-EDG-3M-R3-16-E-UL-BZ-525
	1	4M	SINGLE	24367	0.960	263	ARE-EDG-4M-R3-16-E-UL-BZ-525
	1	4MB	SINGLE	18354	0.960	263	ARE-EDG-4MB-R3-16-E-UL-BZ-525
	12	5M	SINGLE	25632	0.960	3156	ARE-EDG-5M-R3-16-E-UL-BZ-525

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	1.82	5.3	0.5	3.64	10.60
Property Line	0.13	0.7	0.0	N.A.	N.A.

Pole Schedule
(17) PS4S22CTBZ (22' X 4" X .125" STEEL SQUARE POLE)

Additional Equipment Required
(17) PB-1A4 (Tenon)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



0 | 80 | 160

CREE™

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: Riverview Health Parking Lot - Westfield, IN | SR-11284
Date:3/11/2016 | Scale: 1"=40' | Footcandles calculated at grade
Filename: 160113CS1CISR2.AGI | Layout by: Chris Schlitz

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weathertight LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

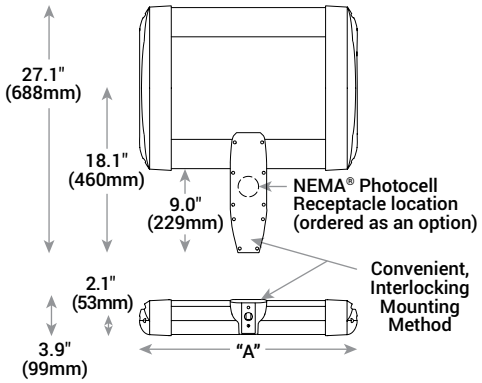
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK **Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required	**Backlight Control Shields** XA-20BLS-4 - Four-pack - Unpainted stainless steel

DA Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

					E				
Product	**Optic**	**Mounting***	**LED Count (x10)**	**Series**	**Voltage**	**Color Options**	**Drive Current**	**Options**
ARE-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2MP** Type II Medium w/ Partial BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **3MP** Type III Medium w/Partial BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS **4MP** Type IV Medium w/Partial BLS **5M** Type V Medium **5S** Type V Short	**AA** Adjustable Arm **DA** Direct Arm **DL** Direct Long Arm **SA** Side Arm - Available with 20-60 LEDs	**02** **04** **06** **08** **10** **12** **14** **16**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700** 700mA - Available with 20-60 LEDs	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F Fuse** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse **HL Hi/Low (Dual Circuit Input)** - Refer to HL spec sheet for details - Sensor not included **ML Multi-Level** - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt **P Photocell** - Refer to ML spec sheet for availability with ML options - Available with UL voltage only **PML Programmable Multi-Level, 20-40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **R NEMA® Photocell Receptacle** - Intended for downlight applications with maximum 45° tilt - Photocell by others - Refer to ML spec sheet for availability with ML options **40K 4000K Color Temperature** - Minimum 70 CRI - Color temperature per luminaire
FLD-EDG	**25** 25° Flood **40** 40° Flood **70** 70° Flood **SN** Sign **N6** NEMA® 6							

* Reference EPA and pole configuration suitability data beginning on page 19
NOTE: Price adder may apply depending on configuration

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, minimizing wind load requirements
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance heat sinks
- DA and DL mount utilizes convenient interlocking mounting method. Mounting is rugged die cast aluminum, mounts to 3-6" (76-152mm) square or round pole and secures to pole with 5/16-18 UNC bolts spaced on 2" (51mm) centers
- AA and SA mounts are rugged die cast aluminum and mount to 2" (51mm) IP, 2.375" (60mm) O.D. tenons
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight Charts on pages 1 and 22

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- DA and DL mounts designed with integral weathertight electrical box with terminal strips (12Ga–20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximium 10V Source Current:** 20 LED (350mA): 10mA; 20 LED (525 & 700mA) and 40-80 LED: 0.15mA; 100-160 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without P or R options
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards when ordered with AA, DA and DL mounts
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control or 3MP optic with 20 LEDs. Please refer to www.designlights.org/QPL for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current					
		120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
14	158	1.32	0.77	0.68	0.62	0.47	0.35
16	179	1.49	0.87	0.77	0.68	0.53	0.39
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
10	171	1.43	0.83	0.74	0.66	0.50	0.38
12	202	1.69	0.98	0.86	0.77	0.59	0.44
14	232	1.94	1.12	0.98	0.87	0.68	0.50
16	263	2.21	1.27	1.11	0.97	0.77	0.56
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5˚C (41˚F)	1.04	0.99	0.97	0.95	0.93
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.91
20˚C (68˚F)	1.01	0.96	0.94	0.92	0.90
25˚C (77˚F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25˚C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

Photometry

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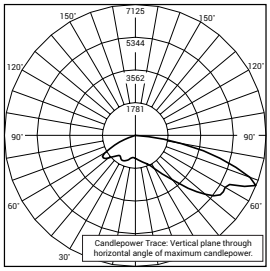
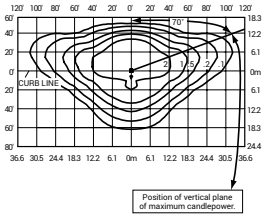
2M



CSA Test Report #: 6371
ARE-EDG-2M-**-06-E-UL-700-40K
Initial Delivered Lumens: 10,985



ARE-EDG-2M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,710
Initial FC at grade

Type II Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G1	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B2 U0 G2
12	12,650	B2 U0 G2	13,137	B3 U0 G3
14	14,665	B3 U0 G3	15,229	B3 U0 G3
16	16,760	B3 U0 G3	17,405	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G1	6,216	B2 U0 G1
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B2 U0 G2	12,290	B2 U0 G2
10	14,759	B3 U0 G3	15,326	B3 U0 G3
12	17,710	B3 U0 G3	18,391	B3 U0 G3
14	20,531	B3 U0 G3	21,321	B3 U0 G3
16	23,464	B3 U0 G3	24,367	B3 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B2 U0 G2	11,259	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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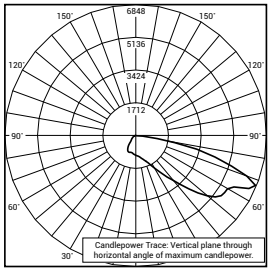
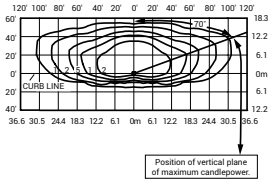
2MB



CSA Test Report #: 6447
ARE-EDG-2MB-**-06-E-UL-700-40K
Initial Delivered Lumens: 7,953



ARE-EDG-2MB-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,340
Initial FC at grade

Type II Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B0 U0 G1	3,345	B0 U0 G1
06	4,776	B1 U0 G1	4,959	B1 U0 G1
08	6,368	B1 U0 G1	6,613	B1 U0 G2
10	7,941	B1 U0 G2	8,246	B1 U0 G2
12	9,529	B1 U0 G2	9,895	B1 U0 G2
14	11,046	B1 U0 G2	11,471	B1 U0 G2
16	12,624	B1 U0 G2	13,110	B1 U0 G2
525mA				
02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
06	6,686	B1 U0 G2	6,943	B1 U0 G2
08	8,915	B1 U0 G2	9,258	B1 U0 G2
10	11,117	B1 U0 G2	11,544	B1 U0 G2
12	13,340	B1 U0 G2	13,853	B1 U0 G2
14	15,465	B2 U0 G2	16,060	B2 U0 G3
16	17,674	B2 U0 G3	18,354	B2 U0 G3
700mA				
02	2,754	B0 U0 G1	2,860	B0 U0 G1
04	5,507	B1 U0 G1	5,719	B1 U0 G1
06	8,167	B1 U0 G2	8,481	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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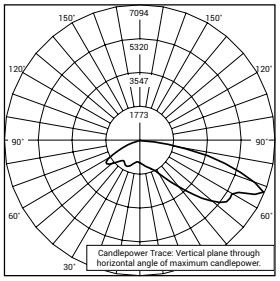
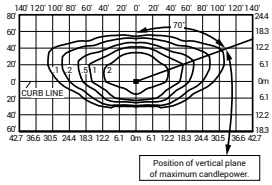
2MP



CSA Test Report #: 6361
ARE-EDG-2MP-**-06-E-UL-700-40K
Initial Delivered Lumens: 9,912



ARE-EDG-2MP-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,640
Initial FC at grade

Type II Medium Distribution w/Partial BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,888	B1 U0 G1	1,961	B1 U0 G1
04	3,776	B1 U0 G1	3,921	B1 U0 G1
06	5,599	B1 U0 G1	5,815	B1 U0 G1
08	7,466	B2 U0 G2	7,753	B2 U0 G2
10	9,310	B2 U0 G2	9,668	B2 U0 G2
12	11,172	B2 U0 G2	11,601	B2 U0 G2
14	12,951	B2 U0 G2	13,449	B2 U0 G2
16	14,801	B2 U0 G2	15,370	B2 U0 G3
525mA				
02	2,643	B1 U0 G1	2,745	B1 U0 G1
04	5,286	B1 U0 G1	5,490	B1 U0 G1
06	7,839	B2 U0 G2	8,140	B2 U0 G2
08	10,452	B2 U0 G2	10,854	B2 U0 G2
10	13,034	B2 U0 G2	13,535	B2 U0 G2
12	15,640	B2 U0 G3	16,242	B3 U0 G3
14	18,131	B3 U0 G3	18,829	B3 U0 G3
16	20,722	B3 U0 G3	21,519	B3 U0 G3
700mA				
02	3,228	B1 U0 G1	3,353	B1 U0 G1
04	6,457	B2 U0 G1	6,705	B2 U0 G1
06	9,575	B2 U0 G2	9,943	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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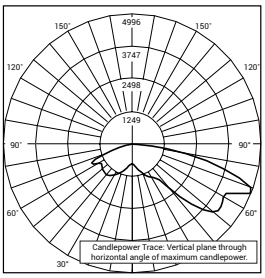
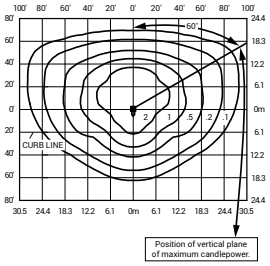
3M



CSA Test Report #: 6401
ARE-EDG-3M-**-06-E-UL-700-40K
Initial Delivered Lumens: 10,657



ARE-EDG-3M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 16,790
Initial FC at grade

Type III Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,027	B1 U0 G1	2,105	B1 U0 G1
04	4,054	B1 U0 G1	4,209	B1 U0 G1
06	6,011	B2 U0 G2	6,242	B2 U0 G2
08	8,015	B2 U0 G2	8,323	B2 U0 G2
10	9,994	B3 U0 G3	10,379	B3 U0 G3
12	11,993	B3 U0 G3	12,454	B3 U0 G3
14	13,903	B3 U0 G3	14,438	B3 U0 G3
16	15,889	B3 U0 G3	16,501	B3 U0 G3
525mA				
02	2,837	B1 U0 G1	2,947	B1 U0 G1
04	5,675	B2 U0 G2	5,893	B2 U0 G2
06	8,415	B2 U0 G2	8,739	B2 U0 G2
08	11,220	B3 U0 G3	11,652	B3 U0 G3
10	13,992	B3 U0 G3	14,530	B3 U0 G3
12	16,790	B3 U0 G3	17,436	B3 U0 G3
14	19,465	B3 U0 G3	20,213	B3 U0 G3
16	22,245	B3 U0 G3	23,101	B3 U0 G3
700mA				
02	3,466	B1 U0 G1	3,599	B1 U0 G1
04	6,932	B2 U0 G2	7,198	B2 U0 G2
06	10,279	B3 U0 G3	10,674	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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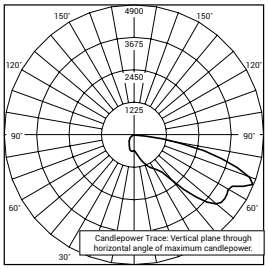
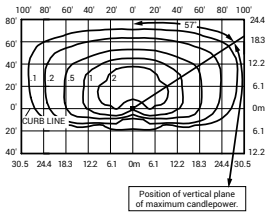
3MB



CSA Test Report #: 6448
ARE-EDG-3MB-**-06-E-UL-700
Initial Delivered Lumens: 7,740



ARE-EDG-3MB-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 12,420
Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,499	B1 U0 G1	1,557	B1 U0 G1
04	2,999	B1 U0 G1	3,114	B1 U0 G1
06	4,446	B1 U0 G1	4,617	B1 U0 G1
08	5,929	B1 U0 G2	6,157	B1 U0 G2
10	7,393	B1 U0 G2	7,677	B1 U0 G2
12	8,872	B1 U0 G2	9,213	B1 U0 G2
14	10,285	B1 U0 G2	10,680	B1 U0 G2
16	11,754	B1 U0 G3	12,206	B1 U0 G3
525mA				
02	2,099	B1 U0 G1	2,180	B1 U0 G1
04	4,198	B1 U0 G1	4,359	B1 U0 G1
06	6,225	B1 U0 G2	6,464	B1 U0 G2
08	8,300	B1 U0 G2	8,619	B1 U0 G2
10	10,350	B1 U0 G2	10,748	B1 U0 G2
12	12,420	B1 U0 G3	12,898	B1 U0 G3
14	14,398	B1 U0 G3	14,952	B2 U0 G3
16	16,455	B2 U0 G3	17,088	B2 U0 G3
700mA				
02	2,564	B1 U0 G1	2,662	B1 U0 G1
04	5,127	B1 U0 G2	5,325	B1 U0 G2
06	7,603	B1 U0 G2	7,896	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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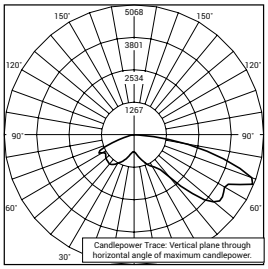
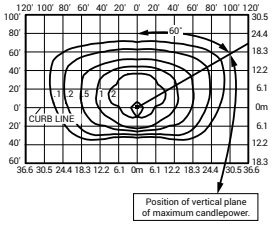
3MP



CSA Test Report #: 6385
ARE-EDG-3MP-**-06-E-UL-700-40K
Initial Delivered Lumens: 9,619



ARE-EDG-3MP-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 14,720
Initial FC at grade

Type III Medium Distribution w/Partial BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,777	B1 U0 G1	1,845	B1 U0 G1
04	3,554	B1 U0 G1	3,690	B1 U0 G1
06	5,270	B1 U0 G2	5,473	B1 U0 G2
08	7,026	B2 U0 G2	7,297	B2 U0 G2
10	8,762	B2 U0 G2	9,099	B2 U0 G2
12	10,514	B2 U0 G3	10,919	B2 U0 G3
14	12,189	B2 U0 G3	12,658	B2 U0 G3
16	13,930	B3 U0 G3	14,466	B3 U0 G3
525mA				
02	2,488	B1 U0 G1	2,583	B1 U0 G1
04	4,975	B1 U0 G2	5,167	B1 U0 G2
06	7,378	B2 U0 G2	7,662	B2 U0 G2
08	9,837	B2 U0 G2	10,215	B2 U0 G2
10	12,267	B2 U0 G3	12,739	B2 U0 G3
12	14,720	B3 U0 G3	15,286	B3 U0 G3
14	17,065	B3 U0 G3	17,721	B3 U0 G3
16	19,503	B3 U0 G3	20,253	B3 U0 G3
700mA				
02	3,039	B1 U0 G1	3,155	B1 U0 G1
04	6,077	B1 U0 G2	6,311	B1 U0 G2
06	9,011	B2 U0 G2	9,358	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
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Photometry

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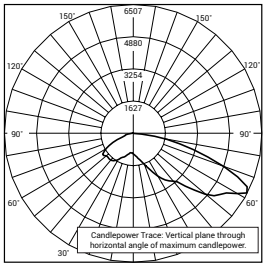
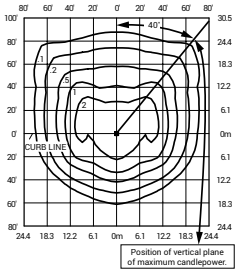
4M



CSA Test Report #: 6438
ARE-EDG-4M-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,367



ARE-EDG-4M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 17,710
Initial FC at grade

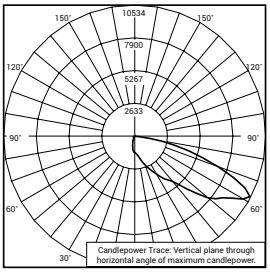
Type IV Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,138	B1 U0 G1	2,220	B1 U0 G1
04	4,276	B1 U0 G1	4,440	B1 U0 G1
06	6,340	B2 U0 G2	6,584	B2 U0 G2
08	8,454	B2 U0 G2	8,779	B2 U0 G2
10	10,542	B2 U0 G2	10,947	B2 U0 G2
12	12,650	B3 U0 G3	13,137	B3 U0 G3
14	14,665	B3 U0 G3	15,229	B3 U0 G3
16	16,760	B3 U0 G3	17,405	B3 U0 G3
525mA				
02	2,993	B1 U0 G1	3,108	B1 U0 G1
04	5,986	B2 U0 G1	6,216	B2 U0 G2
06	8,876	B2 U0 G2	9,218	B2 U0 G2
08	11,835	B2 U0 G2	12,290	B3 U0 G3
10	14,759	B3 U0 G3	15,326	B3 U0 G3
12	17,710	B3 U0 G3	18,391	B3 U0 G3
14	20,531	B3 U0 G3	21,321	B3 U0 G3
16	23,464	B3 U0 G3	24,367	B4 U0 G3
700mA				
02	3,656	B1 U0 G1	3,796	B1 U0 G1
04	7,311	B2 U0 G2	7,593	B2 U0 G2
06	10,842	B2 U0 G2	11,259	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

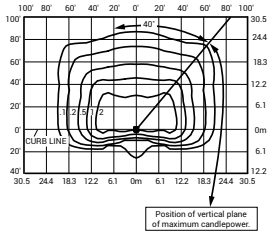
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

4MB



CSA Test Report #: 6449
ARE-EDG-4MB-**-12-E-UL-525-40K
Initial Delivered Lumens: 13,155



ARE-EDG-4MB-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 13,340
Initial FC at grade

Type IV Medium Distribution w/BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,610	B0 U0 G1	1,672	B0 U0 G1
04	3,221	B1 U0 G1	3,345	B1 U0 G1
06	4,776	B1 U0 G1	4,959	B1 U0 G1
08	6,368	B1 U0 G2	6,613	B1 U0 G2
10	7,941	B1 U0 G2	8,246	B1 U0 G2
12	9,529	B1 U0 G2	9,895	B1 U0 G2
14	11,046	B1 U0 G2	11,471	B1 U0 G2
16	12,624	B1 U0 G2	13,110	B1 U0 G2
525mA				
02	2,254	B0 U0 G1	2,341	B0 U0 G1
04	4,509	B1 U0 G1	4,682	B1 U0 G1
06	6,686	B1 U0 G2	6,943	B1 U0 G2
08	8,915	B1 U0 G2	9,258	B1 U0 G2
10	11,117	B1 U0 G2	11,544	B1 U0 G2
12	13,340	B1 U0 G2	13,853	B2 U0 G2
14	15,465	B2 U0 G2	16,060	B2 U0 G3
16	17,674	B2 U0 G3	18,354	B2 U0 G3
700mA				
02	2,754	B0 U0 G1	2,860	B0 U0 G1
04	5,507	B1 U0 G1	5,719	B1 U0 G2
06	8,167	B1 U0 G2	8,481	B1 U0 G2

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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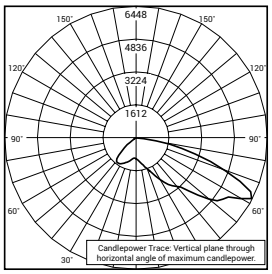
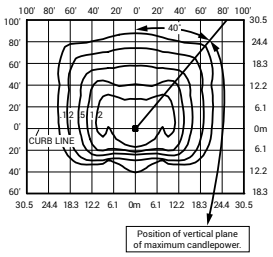
4MP



CSA Test Report #: 6417
ARE-EDG-4MP-**-06-E-UL-700-40K
Initial Delivered Lumens: 9,989



ARE-EDG-4MP-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 15,640
Initial FC at grade

Type IV Medium Distribution w/Partial BLS				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	1,888	B1 U0 G1	1,961	B1 U0 G1
04	3,776	B1 U0 G1	3,921	B1 U0 G1
06	5,599	B1 U0 G1	5,815	B1 U0 G1
08	7,466	B2 U0 G2	7,753	B2 U0 G2
10	9,310	B2 U0 G2	9,668	B2 U0 G2
12	11,172	B2 U0 G2	11,601	B2 U0 G2
14	12,951	B2 U0 G2	13,449	B2 U0 G2
16	14,801	B3 U0 G2	15,370	B3 U0 G2
525mA				
02	2,643	B1 U0 G1	2,745	B1 U0 G1
04	5,286	B1 U0 G1	5,490	B1 U0 G1
06	7,839	B2 U0 G2	8,140	B2 U0 G2
08	10,452	B2 U0 G2	10,854	B2 U0 G2
10	13,034	B2 U0 G2	13,535	B2 U0 G2
12	15,640	B3 U0 G2	16,242	B3 U0 G2
14	18,131	B3 U0 G2	18,829	B3 U0 G3
16	20,722	B3 U0 G3	21,519	B3 U0 G3
700mA				
02	3,228	B1 U0 G1	3,353	B1 U0 G1
04	6,457	B2 U0 G1	6,705	B2 U0 G1
06	9,575	B2 U0 G2	9,943	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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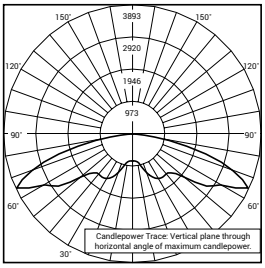
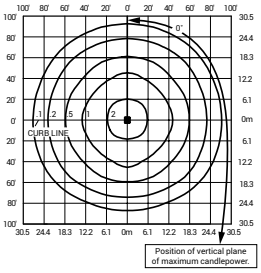
5M



CSA Test Report #: 6416
ARE-EDG-5M-**-06-E-UL-700-40K
Initial Delivered Lumens: 12,022



ARE-EDG-5M-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 18,630
Initial FC at grade

Type V Medium Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,249	B2 U0 G1	2,335	B2 U0 G1
04	4,498	B3 U0 G1	4,671	B3 U0 G1
06	6,670	B3 U0 G2	6,926	B3 U0 G2
08	8,893	B3 U0 G2	9,235	B3 U0 G2
10	11,089	B4 U0 G2	11,516	B4 U0 G2
12	13,307	B4 U0 G3	13,819	B4 U0 G3
14	15,427	B4 U0 G3	16,020	B4 U0 G3
16	17,631	B4 U0 G3	18,309	B4 U0 G3
525mA				
02	3,148	B2 U0 G1	3,270	B2 U0 G1
04	6,297	B3 U0 G2	6,539	B3 U0 G2
06	9,338	B3 U0 G2	9,697	B3 U0 G2
08	12,450	B4 U0 G3	12,929	B4 U0 G3
10	15,525	B4 U0 G3	16,122	B4 U0 G3
12	18,630	B4 U0 G3	19,347	B4 U0 G3
14	21,598	B5 U0 G3	22,428	B5 U0 G3
16	24,683	B5 U0 G3	25,632	B5 U0 G3
700mA				
02	3,846	B2 U0 G1	3,994	B2 U0 G1
04	7,691	B3 U0 G2	7,987	B3 U0 G2
06	11,405	B4 U0 G2	11,844	B4 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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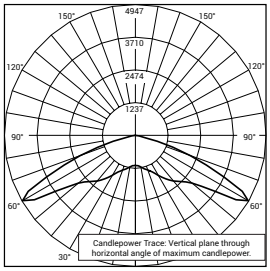
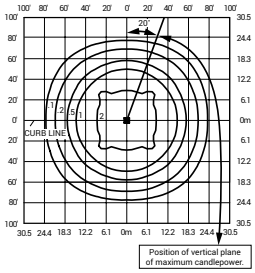
5S



CSA Test Report #: 6362
ARE-EDG-5S-**-06-E-UL-700-40K
Initial Delivered Lumens: 12,798



ARE-EDG-5S-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,700
Initial FC at grade

Type V Short Distribution				
LED Count (x10)	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,499	B1 U0 G0	2,595	B1 U0 G1
04	4,998	B2 U0 G1	5,190	B2 U0 G1
06	7,411	B3 U0 G1	7,696	B3 U0 G1
08	9,881	B3 U0 G2	10,261	B3 U0 G2
10	12,322	B3 U0 G2	12,796	B3 U0 G2
12	14,786	B4 U0 G2	15,355	B4 U0 G2
14	17,141	B4 U0 G2	17,800	B4 U0 G2
16	19,590	B4 U0 G2	20,343	B4 U0 G2
525mA				
02	3,498	B2 U0 G1	3,633	B2 U0 G1
04	6,997	B3 U0 G1	7,266	B3 U0 G1
06	10,375	B3 U0 G2	10,774	B3 U0 G2
08	13,833	B4 U0 G2	14,365	B4 U0 G2
10	17,250	B4 U0 G2	17,914	B4 U0 G2
12	20,700	B4 U0 G2	21,496	B4 U0 G2
14	23,997	B4 U0 G2	24,920	B4 U0 G2
16	27,426	B5 U0 G3	28,480	B5 U0 G3
700mA				
02	4,273	B2 U0 G1	4,437	B2 U0 G1
04	8,546	B3 U0 G1	8,874	B3 U0 G1
06	12,672	B3 U0 G2	13,160	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf. Valid with no tilt

Photometry

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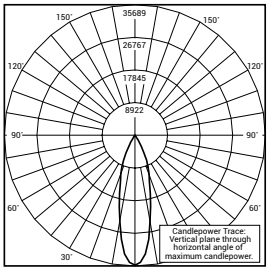
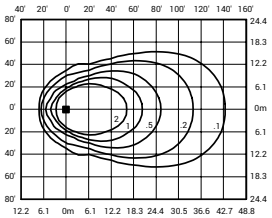
25˚



RESTL Test Report #: 2014-0006
FLD-EDG-25-**-06-E-UL-700-40K
Initial Delivered Lumens: 12,924



FLD-EDG-25-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 21,160
Initial FC at grade

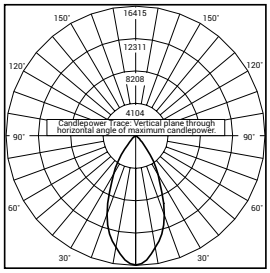
25˚ Flood Distribution		
LED Count (x10)	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA		
02	2,554	2,653
04	5,109	5,305
06	7,575	7,867
08	10,101	10,489
10	12,595	13,080
12	15,115	15,696
14	17,522	18,196
16	20,025	20,795
525mA		
02	3,576	3,714
04	7,152	7,427
06	10,606	11,013
08	14,141	14,685
10	17,634	18,312
12	21,160	21,974
14	24,531	25,474
16	28,035	29,113
700mA		
02	4,368	4,536
04	8,736	9,072
06	12,954	13,452

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

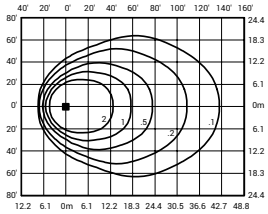
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

40˚



ITL Test Report #: 79679
CAN-EDG-40-**-06-E-UL-700-40K
Initial Delivered Lumens: 12,889



FLD-EDG-40-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 20,700
Initial FC at grade

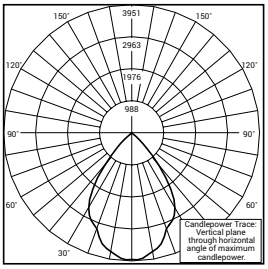
40˚ Flood Distribution		
LED Count (x10)	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA		
02	2,499	2,595
04	4,998	5,190
06	7,411	7,696
08	9,881	10,261
10	12,322	12,796
12	14,786	15,355
14	17,141	17,800
16	19,590	20,343
525mA		
02	3,498	3,633
04	6,997	7,266
06	10,375	10,774
08	13,833	14,365
10	17,250	17,914
12	20,700	21,496
14	23,997	24,920
16	27,426	28,480
700mA		
02	4,273	4,437
04	8,546	8,874
06	12,672	13,160

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

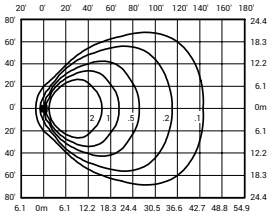
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

70˚



RESTL Test Report #: 2014-0007
FLD-EDG-70-**-04-E-UL-350-40K
Initial Delivered Lumens: 4,734



FLD-EDG-70-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G., 60˚ Tilt
Initial Delivered Lumens: 18,860
Initial FC at grade

70˚ Flood Distribution		
LED Count (x10)	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA		
02	2,277	2,364
04	4,553	4,728
06	6,752	7,012
08	9,003	9,349
10	11,226	11,658
12	13,472	13,990
14	15,617	16,218
16	17,848	18,535
525mA		
02	3,187	3,310
04	6,375	6,620
06	9,453	9,816
08	12,604	13,088
10	15,717	16,321
12	18,860	19,586
14	21,864	22,705
16	24,988	25,949
700mA		
02	3,893	4,043
04	7,786	8,086
06	11,546	11,990

* Initial delivered lumens at 25˚C (77˚F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

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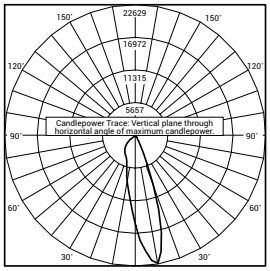
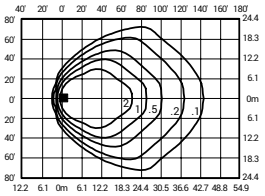
SN



RESTL Test Report #: 2014-0013
FLD-EDG-SN-**-06-E-UL-700-40K
Initial Delivered Lumens: 11,885



FLD-EDG-SN-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 19,090
Initial FC at grade

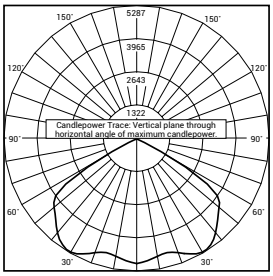
SN Flood Distribution		
LED Count (x10)	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA		
02	2,304	2,393
04	4,609	4,786
06	6,834	7,097
08	9,112	9,463
10	11,363	11,800
12	13,636	14,160
14	15,808	16,416
16	18,066	18,761
525mA		
02	3,226	3,350
04	6,452	6,701
06	9,568	9,936
08	12,757	13,248
10	15,909	16,520
12	19,090	19,825
14	22,131	22,982
16	25,293	26,265
700mA		
02	3,941	4,092
04	7,881	8,184
06	11,687	12,136

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

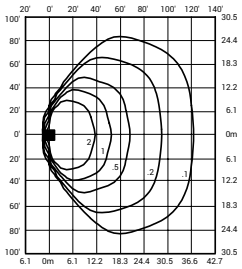
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Tools-and-Support/Exterior-IES-Configuration-Tool

N6



RESTL Test Report #: 2014-0014
FLD-EDG-N6-**-06-E-UL-700-40K
Initial Delivered Lumens: 13,253



FLD-EDG-N6-**-12-E-UL-525-40K
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 21,160
Initial FC at grade

NEMA® 6 Flood Distribution		
LED Count (x10)	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*
350mA		
02	2,554	2,653
04	5,109	5,305
06	7,575	7,867
08	10,101	10,489
10	12,595	13,080
12	15,115	15,696
14	17,522	18,196
16	20,025	20,795
525mA		
02	3,576	3,714
04	7,152	7,427
06	10,606	11,013
08	14,141	14,685
10	17,634	18,312
12	21,160	21,974
14	24,531	25,474
16	28,035	29,113
700mA		
02	4,368	4,536
04	8,736	9,072
06	12,954	13,452

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – ARE-EDG-DA						
LED Count (x10)	Single	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
02	0.60	0.87	1.20	1.47	1.47	1.75
04	0.60	0.87	1.20	1.47	1.47	1.75
06	0.60	0.92	1.20	1.51	1.51	1.83
08	0.60	0.96 N/A with 3" poles	1.20	1.55 N/A with 3" poles	1.55	1.91 N/A with 3" poles
10	0.60	1.00 N/A with 3" poles	1.20	1.60 N/A with 3" poles	1.60	2.00 N/A with 3" poles
12	0.60	1.04 N/A with 3" poles	1.20	1.64 N/A with 3" poles	1.64	2.08 N/A with 3" poles
14	0.60	1.08 N/A with 3" or 4" poles	1.20	1.68 N/A with 3" or 4" poles	1.68	2.16 N/A with 3" or 4" poles
16	0.60	1.12 N/A with 3" or 4" poles	1.20	1.72 N/A with 3" or 4" poles	1.72	2.24 N/A with 3" or 4" poles
Fixed Arm Mount – ARE-EDG-DL						
02	0.75	1.02	1.50	1.77	1.77	1.91
04	0.75	1.02	1.50	1.77	1.77	1.91
06	0.75	1.07	1.50	1.82	1.82	1.98
08	0.75	1.11	1.50	1.86	1.86	2.04
10	0.75	1.15	1.50	1.90	1.90	2.10
12	0.75	1.19	1.50	1.94	1.94	2.16
14	0.75	1.23	1.50	1.98	1.98	2.22
16	0.75	1.27	1.50	2.02	2.02	2.28

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90˚	2 @ 180˚	In-Line 2 @ 180˚	3 @ 90˚	3 @ 120˚	In-Line 3 @ 180˚	4 @ 90˚	In-Line 4 @ 180˚
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
0˚ Tilt									
02	0.66	0.98	1.32	1.32	1.77	1.64	1.98	1.91	2.64
04	0.66	0.98	1.32	1.32	1.64	1.64	1.98	1.97	2.64
06	0.66	1.02	1.32	1.32	1.68	1.68	1.98	2.05	2.64
08	0.66	1.07	1.32	1.32	1.80	1.72	1.98	2.29	2.64
10	0.66	1.11	1.32	1.32	1.76	1.76	1.98	2.21	2.64
12	0.66	1.15	1.32	1.32	1.80	1.80	1.98	2.29	2.64
14	0.66	1.19	1.32	1.32	1.84	1.84	1.98	2.38	2.64
16	0.66	1.23	1.32	N/A	1.89	1.89	N/A	2.46	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Luminaire EPA

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90˚	2 @ 180˚	In-Line 2 @ 180˚	3 @ 90˚	3 @ 120˚	In-Line 3 @ 180˚	4 @ 90˚	In-Line 4 @ 180˚
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
30˚ Tilt									
02	0.71	1.37	1.42	1.42	2.08	2.08	2.13	2.73	2.84
04	0.71	1.37	1.42	1.42	2.08	2.08	2.13	2.73	2.84
06	0.82	1.48	1.64	1.64	2.30	2.30	2.46	2.95	3.28
08	0.93	1.59	1.86	1.86	2.52	2.52	2.79	3.17	3.72
10	1.04	1.70	2.08	2.08	2.74	2.74	3.12	3.40	4.16
12	1.15	1.81	2.30	2.30	2.96	2.96	3.45	3.62	4.60
14	1.26	1.92	2.52	2.52	3.18	3.18	3.78	3.84	5.04
16	1.37	2.03	2.74	N/A	3.40	3.40	N/A	4.06	N/A
45˚ Tilt									
02	0.89	1.55	1.78	1.78	2.45	2.45	2.67	3.10	3.56
04	0.89	1.55	1.78	1.78	2.45	2.45	2.67	3.10	3.56
06	1.03	1.69	2.06	2.06	2.72	2.72	3.09	3.38	4.12
08	1.17	1.83	2.34	2.34	3.00	3.00	3.51	3.66	4.68
10	1.31	1.97	2.62	2.62	3.28	3.28	3.93	3.94	5.24
12	1.45	2.11	2.90	2.90	3.56	3.56	4.35	4.21	5.80
14	1.59	2.25	3.18	3.18	3.83	3.83	4.77	4.49	6.36
16	1.73	2.38	3.46	N/A	4.11	4.11	N/A	4.77	N/A
60˚ Tilt									
02	1.20	1.86	2.40	2.40	3.06	3.06	3.60	3.72	4.80
04	1.20	1.86	2.40	2.40	3.06	3.06	3.60	3.72	4.80
06	1.39	2.05	2.78	2.78	3.44	3.44	4.17	4.10	5.56
08	1.58	2.23	3.16	3.16	3.81	3.81	4.74	4.47	6.32
10	1.77	2.42	3.54	3.54	4.19	4.19	5.31	4.84	7.08
12	1.95	2.61	3.90	3.90	4.56	4.56	5.85	5.22	7.80
14	2.14	2.80	4.28	4.28	4.94	4.94	6.42	5.59	8.56
16	2.33	2.98	4.66	N/A	5.31	5.31	N/A	5.97	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Luminaire EPA

Adjustable Arm Mount – ARE-EDG-AA/FLD-EDG-AA/SA									
LED Count (x10)	Single	2 @ 90˚	2 @ 180˚	In-Line 2 @ 180˚	3 @ 90˚	3 @ 120˚	In-Line 3 @ 180˚	4 @ 90˚	In-Line 4 @ 180˚
Tenon Configuration If used with Cree tenons, please add tenon EPA with Luminaire EPA									
	Vertical: PB-1A*; PT-1; PW-1A3** Horizontal: By others	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(90); PT-2(90)	Vertical: PB-2A*; PB-2R2.375; PW-2A3** Horizontal: PD-2A4(180); PT-2(180)	Vertical: PB-2A*; PB-2R2.375	Vertical: PB-3A*; PB-3R2.375 Horizontal: PD-3A4(90); PT-3(90)	Vertical: PB-3A*; PB-3R2.375 Horizontal: PT-3(120)	Vertical: PB-3A*; PB-3R2.375	Vertical: PB-4A*(90); PB-4R2.375 Horizontal: PD-4A4(90) PT-4(90)	Vertical: PB-4A*(180); PB-4R2.375
90˚ Tilt									
02	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
04	1.85	2.51	3.70	3.64	4.36	4.36	5.55	5.02	7.40
06	2.14	2.80	4.28	4.22	4.94	4.94	6.42	5.59	8.56
08	2.43	3.09	4.86	4.78	5.51	5.51	7.29	6.17 N/A with horizontal tenon	9.72
10	2.71	3.37	5.42	5.34	6.08	6.08	8.13	6.74 N/A with horizontal tenon	10.84
12	3.00	3.66	6.00	5.90	6.66	6.66	9.00	7.31 N/A with horizontal tenon	12.00
14	3.29	3.95 N/A with PW-2A3**	6.58	6.48	7.23	7.23	9.87	7.89 N/A with horizontal tenon	13.16
16	3.57	4.23 N/A with PW-2A3**	7.14	N/A	7.81	7.81	N/A	8.46 N/A with horizontal tenon	N/A

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for AA and SA mounts
WM-4 – L-Shape for AA and SA mounts
WM-DM – Plate for DA and DL mounts

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

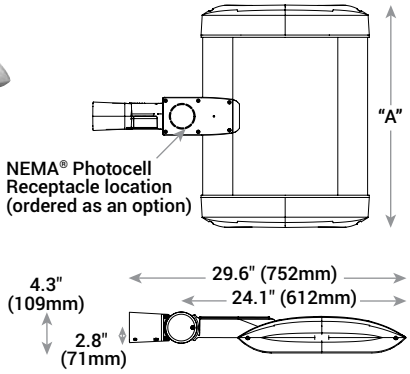
PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

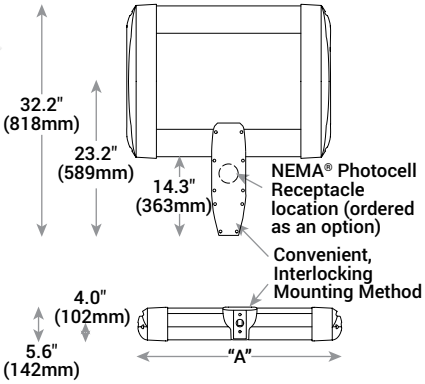
‡ Refer to the Bracket and Tenons spec sheet for more details

AA Mount



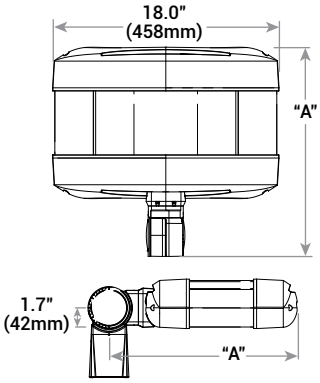
LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	16.1" (408mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (510mm)	34 lbs. (15kg)
14	22.1" (560mm)	37 lbs. (17kg)
16	24.1" (611mm)	41 lbs. (19kg)

DL Mount



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	23 lbs. (10kg)
04	12.1" (306mm)	26 lbs. (12kg)
06	14.1" (357mm)	29 lbs. (13kg)
08	16.1" (408mm)	30 lbs. (14kg)
10	18.1" (459mm)	34 lbs. (15kg)
12	20.1" (510mm)	36 lbs. (16kg)
14	22.1" (560mm)	42 lbs. (19kg)
16	24.1" (611mm)	44 lbs. (20kg)

SA Mount



LED Count (x10)	Dim. "A"	Weight
02	16.0" (406mm)	25 lbs. (11kg)
04	18.0" (457mm)	26 lbs. (12kg)
06	20.0" (508mm)	28 lbs. (13kg)

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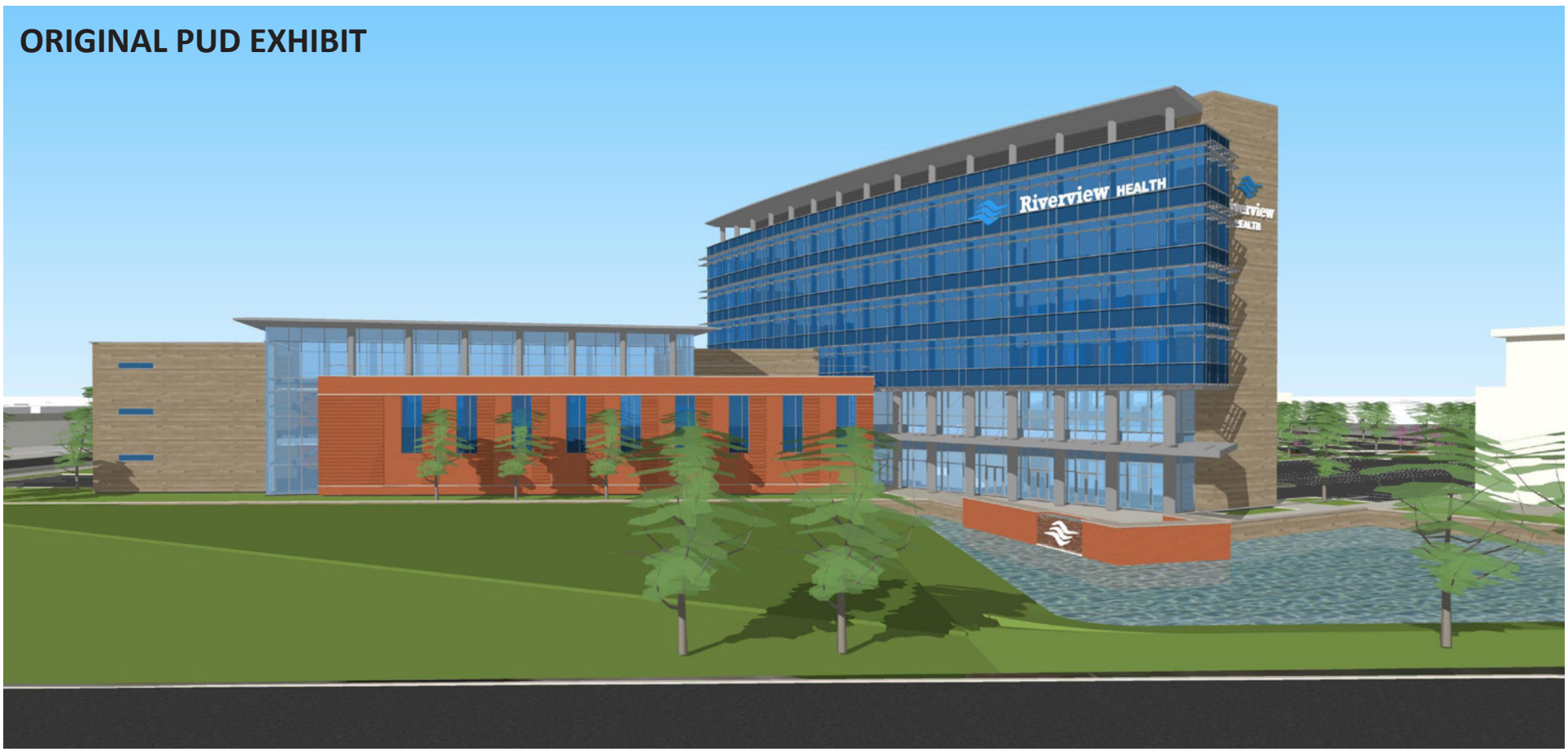

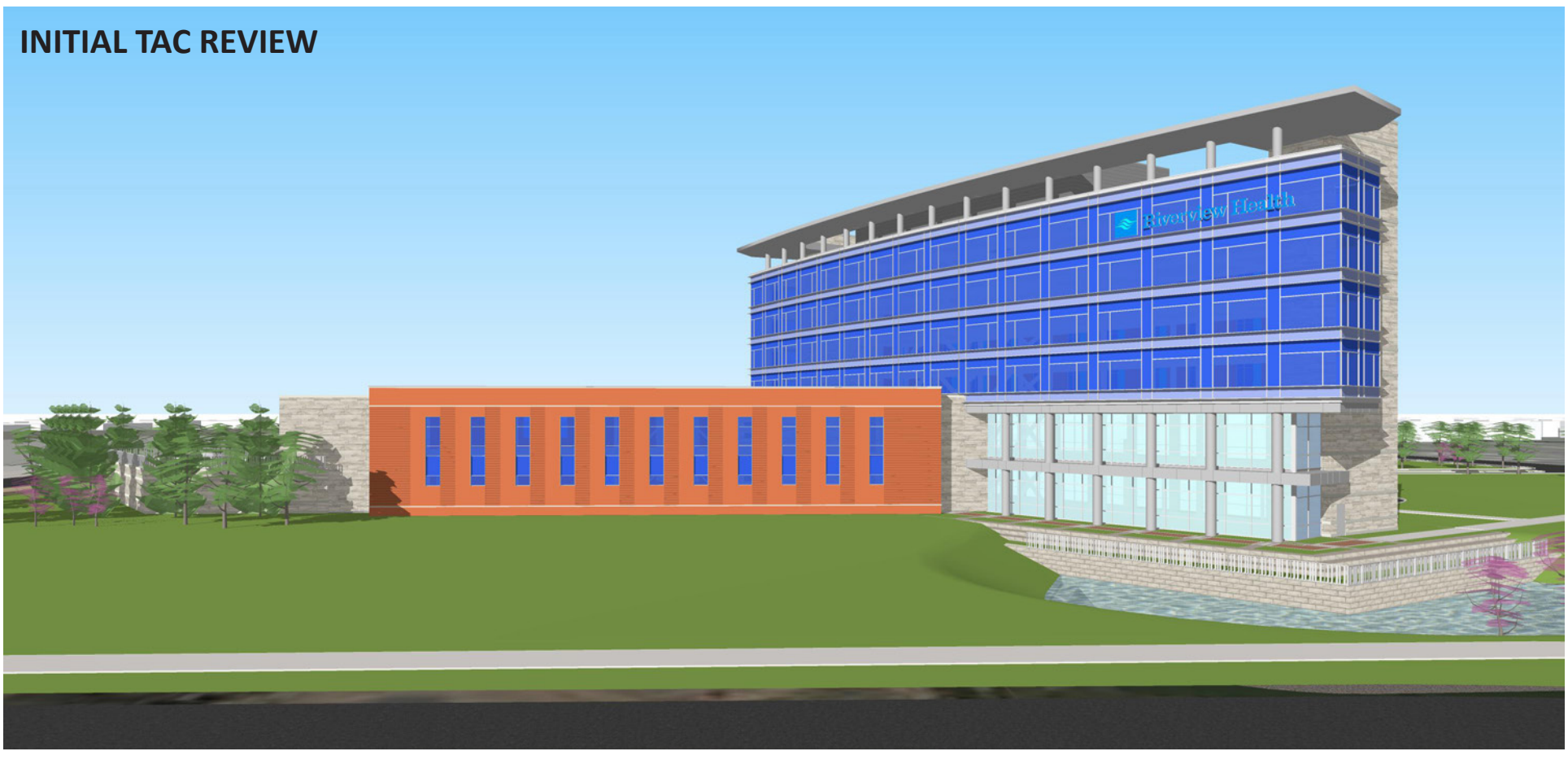

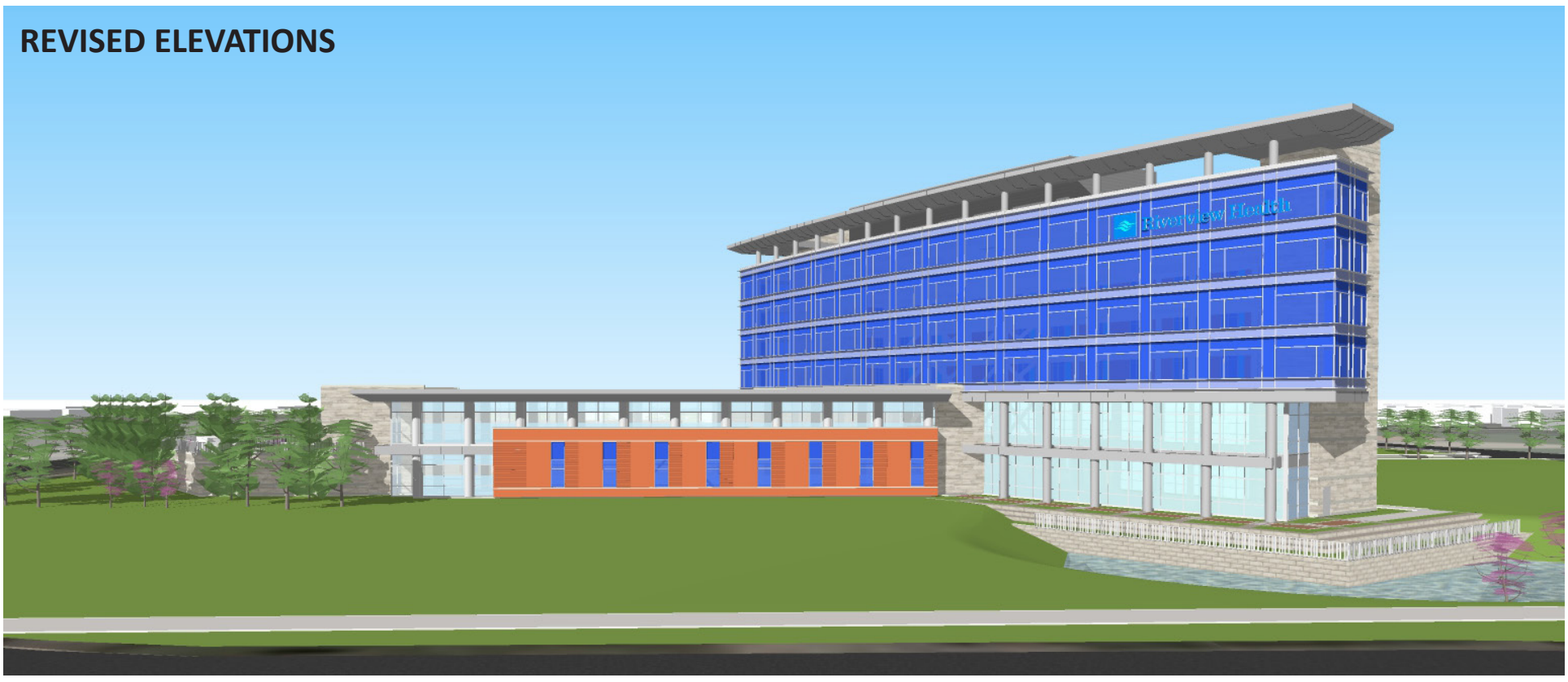

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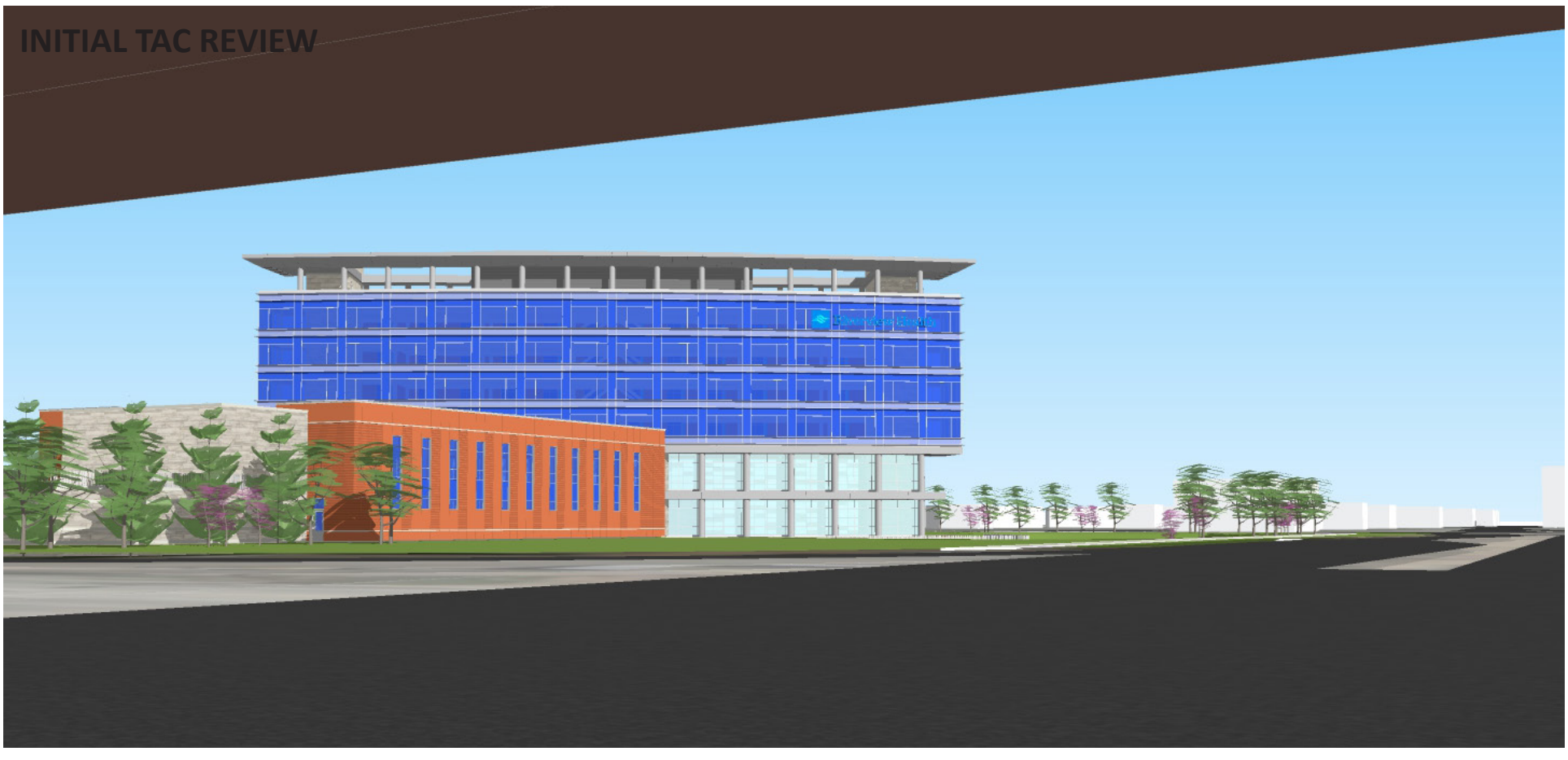
Riverview HEALTH

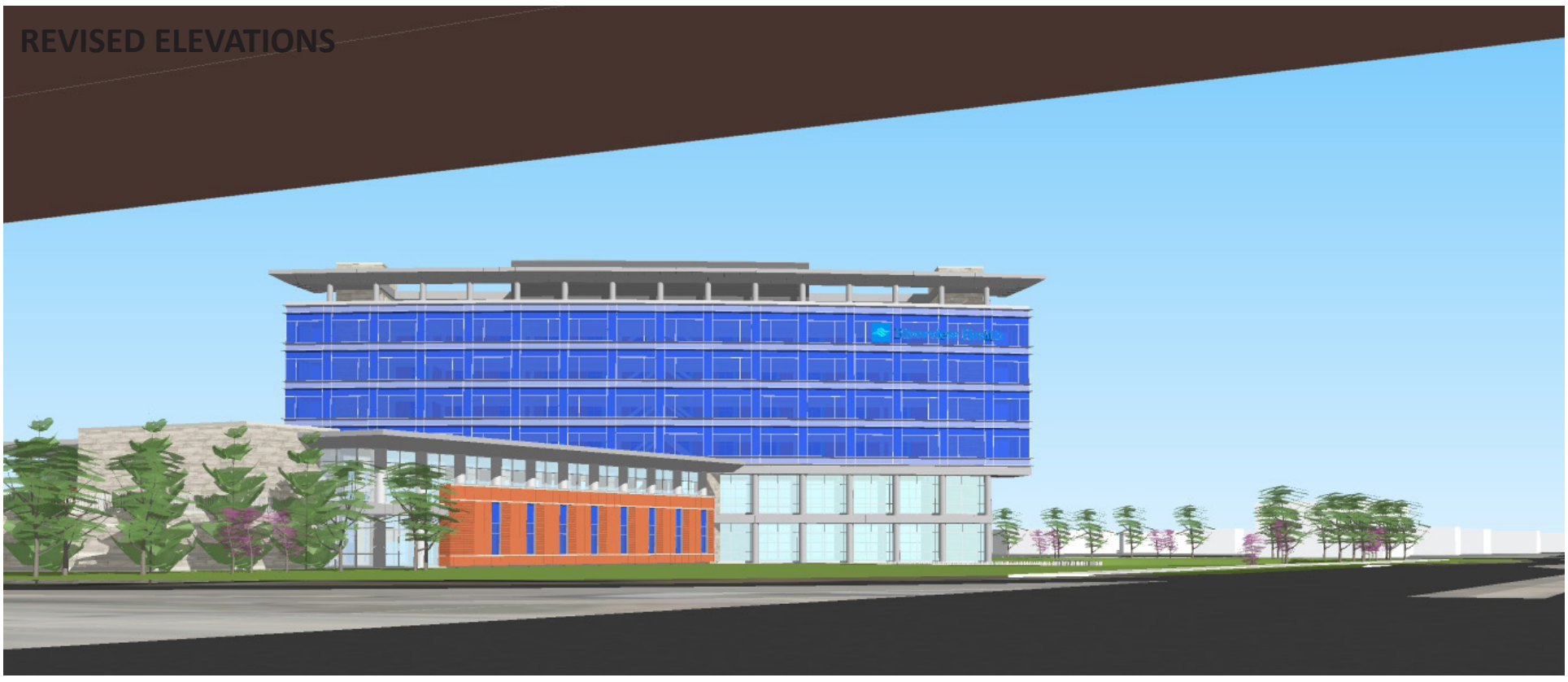
SOUTHERN FACADE
Design Evolution

ORIGINAL PUD EXHIBIT

INITIAL TAC REVIEW



REVISED ELEVATIONS



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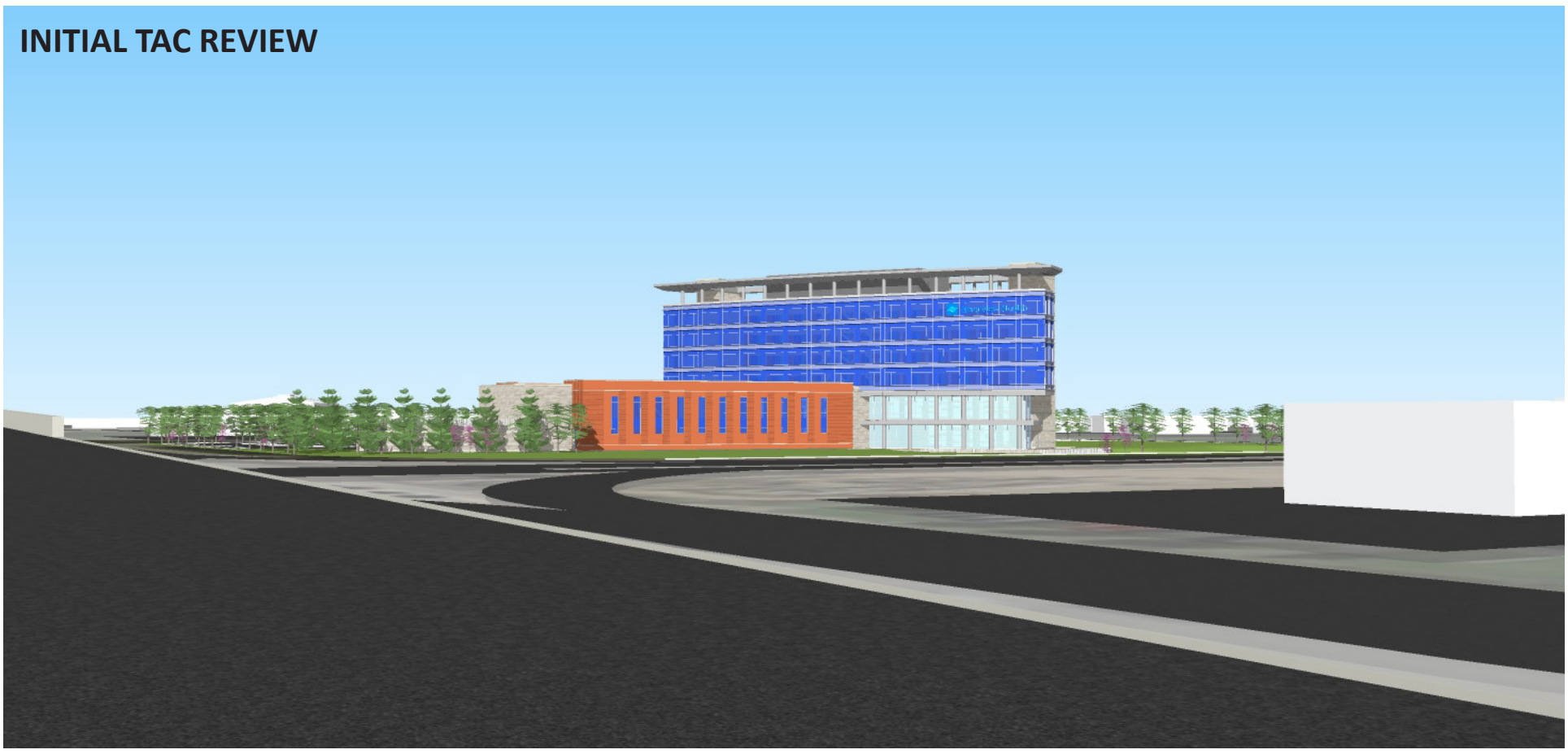
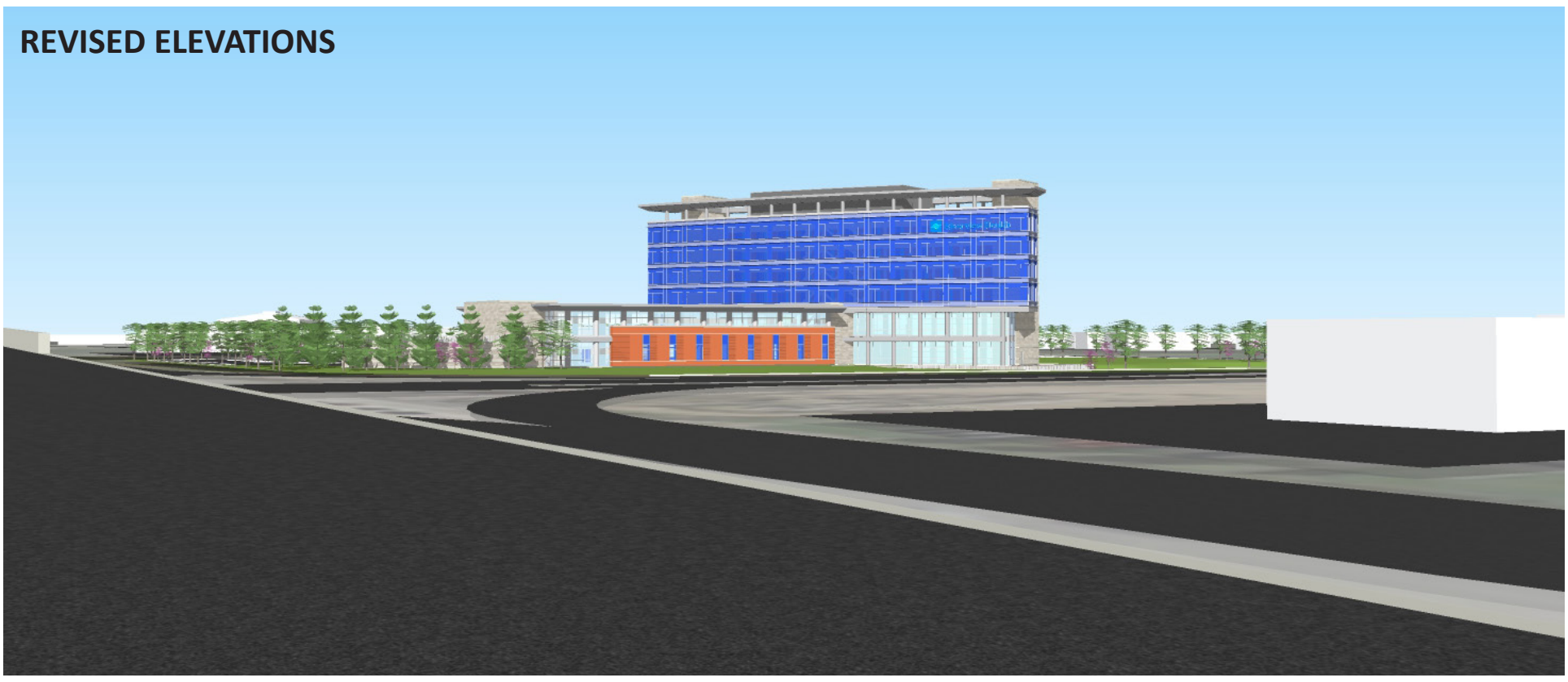
ORIGINAL PUD EXHIBIT

INITIAL TAC REVIEW



REVISED ELEVATIONS



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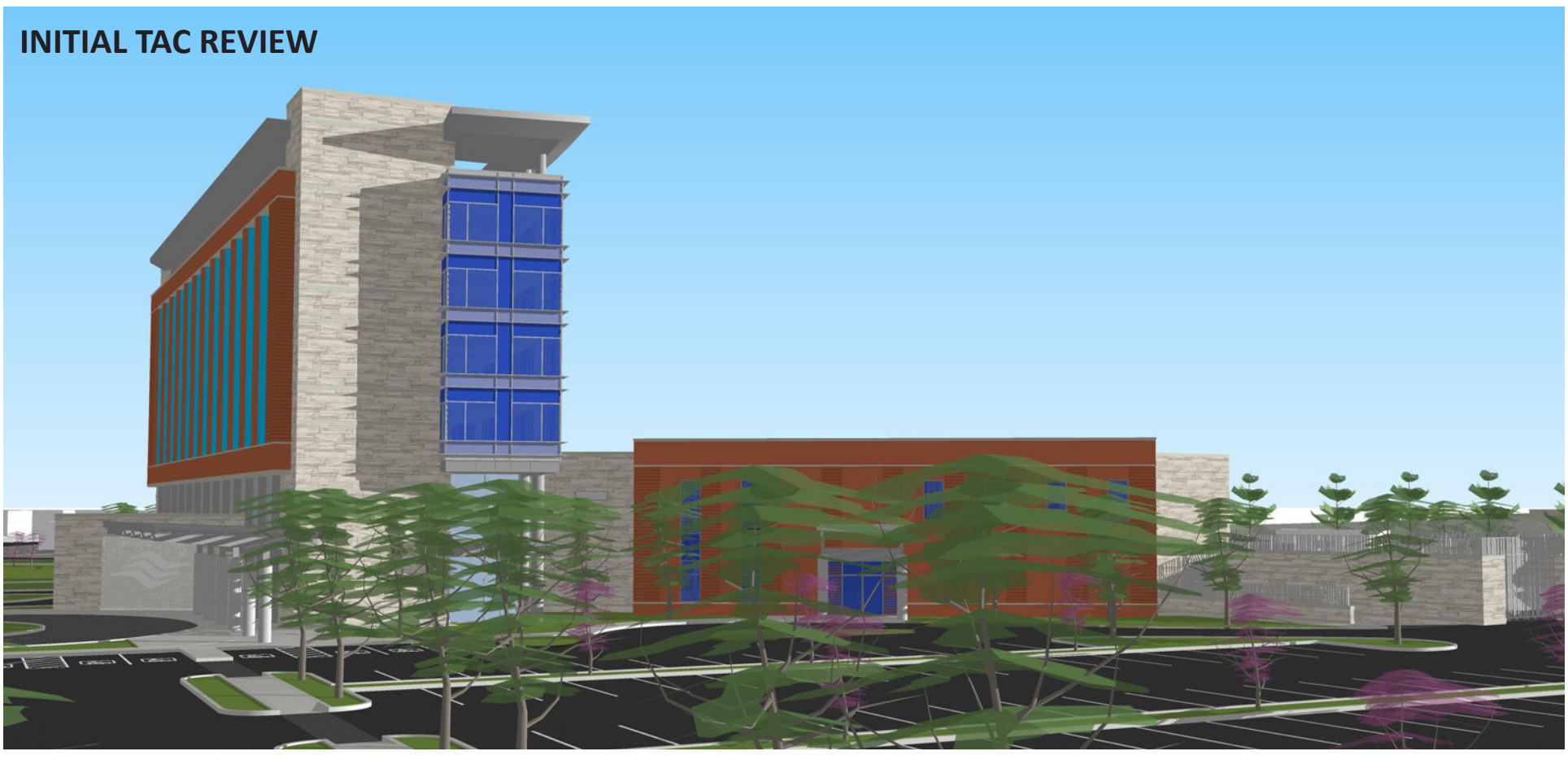

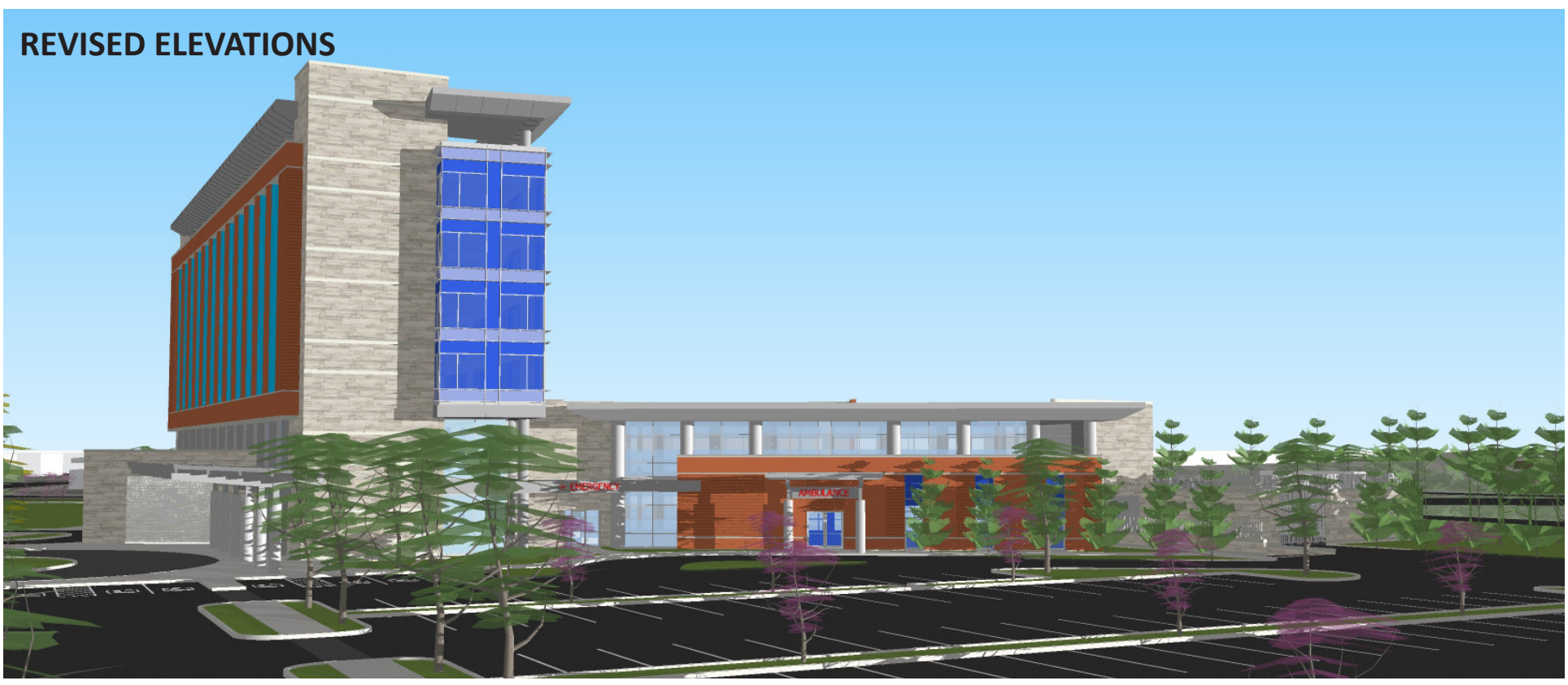

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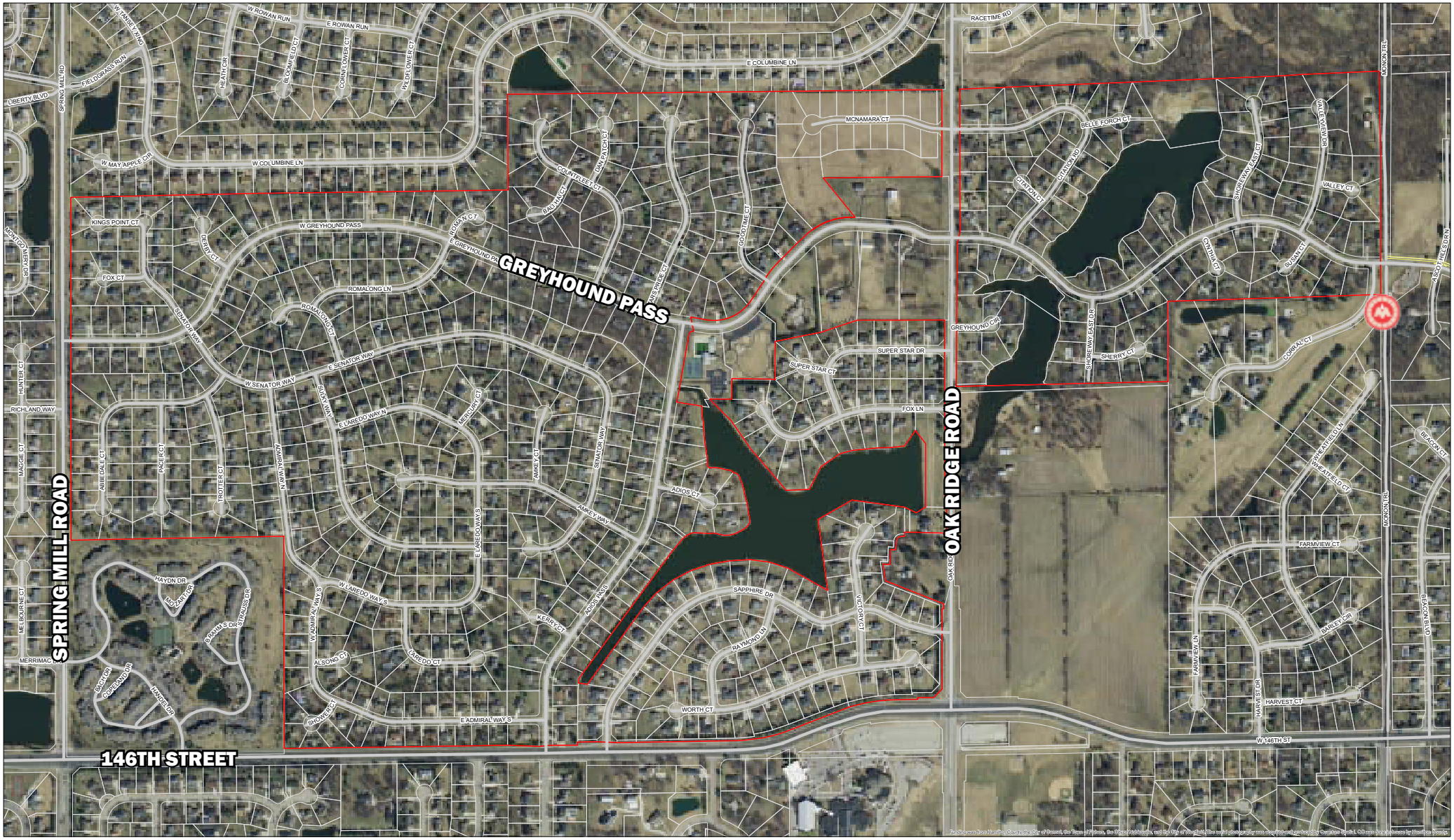
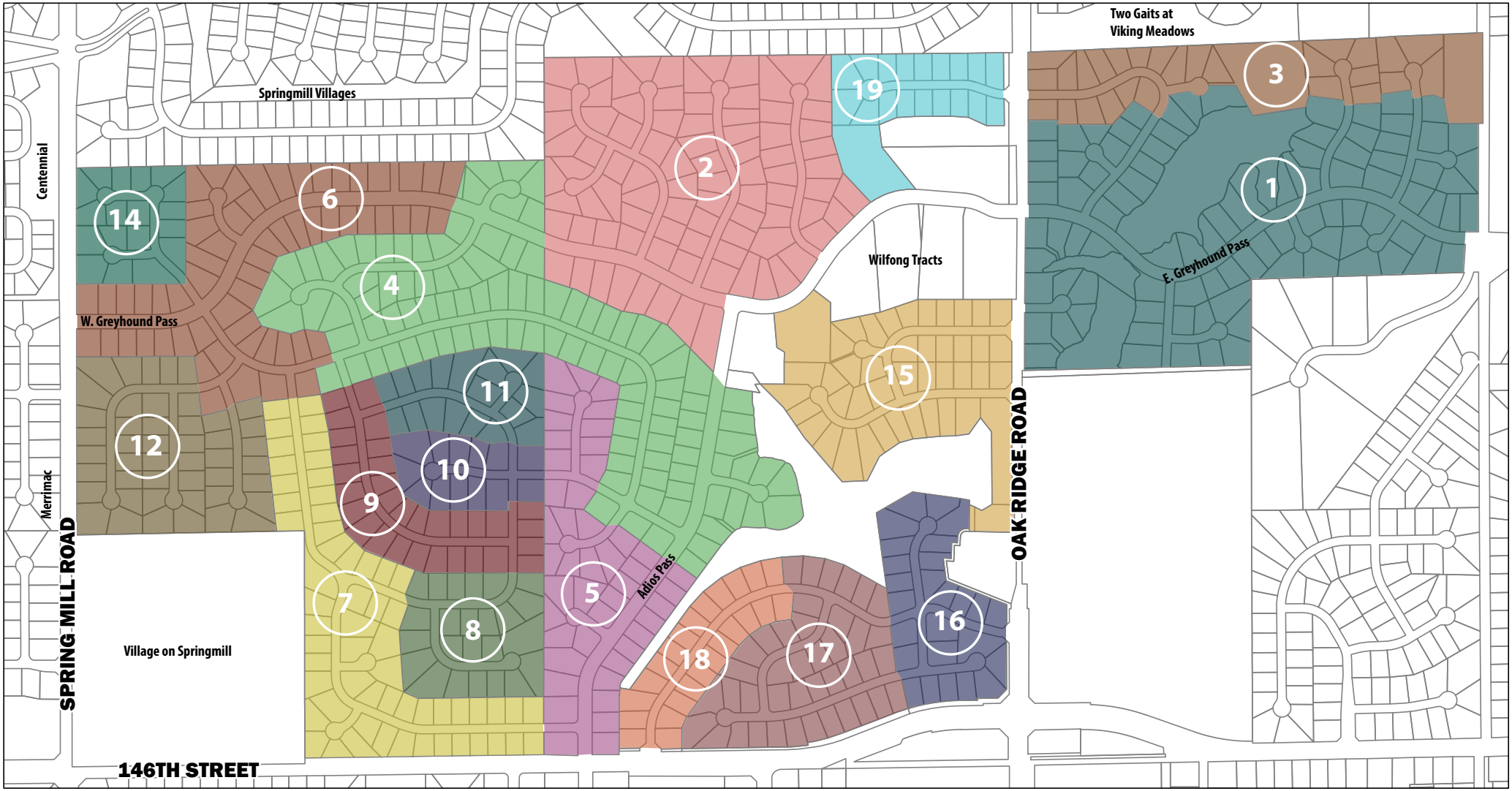
VILLAGE FARMS NEIGHBORHOOD
AERIAL & PARCEL EXHIBIT



VILLAGE FARMS BOUNDARY

VILLAGE FARMS NEIGHBORHOOD
HISTORICAL CONSTRUCTION EXHIBIT



Historical Construction of Village Farms

1	1973	5	1985	9	1991	14	1994	18	1997
2	1976	6	1987	10	1992	15	1997	19	2014
3	1976	7	1988	11	1992	16	1997		
4	1980	8	1988	12	1992	17	1999		

CITY OF Westfield INDIANA

RESOLUTION NUMBER 16-105

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING AN ADDENDUM TO THE WESTFIELD-WASHINGTON TOWNSHIP COMPREHENISVE PLAN

WHEREAS, the City of Westfield, Indiana (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and;

WHEREAS, the Council has the duty and authority to review, amend and approve amendments to the Comprehensive Plan adopted and certified by the Westfield Advisory Plan Commission; and,

WHEREAS, an amendment has been approved and certified to the Council, the merits reviewed and considered by this Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF CITY OF WESTFIELD, AS FOLLOWS:

Section 1. That the Council hereby adopts the addendum attached hereto and incorporated by reference herein as **Exhibit A** (the "Addendum"), as an amendment to the Westfield-Washington Township Comprehensive Plan.

Section 2. That the Economic and Community Development Department is ordered to amend the Comprehensive Plan to conform to this Addendum. All acts done to create and implement this Addendum to the Comprehensive Plan are hereby ratified.

Section 3. This Resolution shall be in full force and effect immediately.

[THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY;
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

This document prepared by:
Jesse M. Pohlman | Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074 | (317) 804-3170

I hereby certify that **RESOLUTION 16-105** was delivered to the Mayor of Westfield on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **RESOLUTION 16-105** this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **RESOLUTION 16-105** this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by:
Jesse M. Pohlman | Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074 | (317) 804-3170

EXHIBIT A: VILLAGE FARMS NEIGHBORHOOD PLAN

SEE FOLLOWING PAGES.

VILLAGE FARMS NEIGHBORHOOD PLAN

an Addendum to the Westfield-Washington Township Comprehensive Plan

The Village Farms

[DRAFT 02/17/2016]

2016

THE VILLAGE FARMS NEIGHBORHOOD PLAN

Village Farms Homeowners' Association Board of Directors (adopted Feburary 16, 2016)
Council Resolution 16-105 (adopted _____, 2016)

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Acknowledgments

ADVISORY GROUP:

Greg Evans, Village Farms Board of Directors
Tom Frederiksen, Village Farms Board of Directors
Doug Holtz, President of Village Farms HOA
Larry Hutson, Village Farms Board of Directors
Norman Sesi, Past President of Village Farms HOA

MAYOR:

J. Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Chuck Lehman, President
Jim Ake, Vice-President
James J. Edwards
Steven Hoover
Robert L. Horkay
Dr. Mark Keen
Cindy L. Spoljaric

PLAN COMMISSION

Randell Graham, President
Andre Maue, Vice-President
Nathan Day
Steve Hoover
Robert L. Horkay
Ken Kingshill
Dave Schmitz
Robert Smith, Esq.
Chris Woodard

DEPARTMENT HEADS

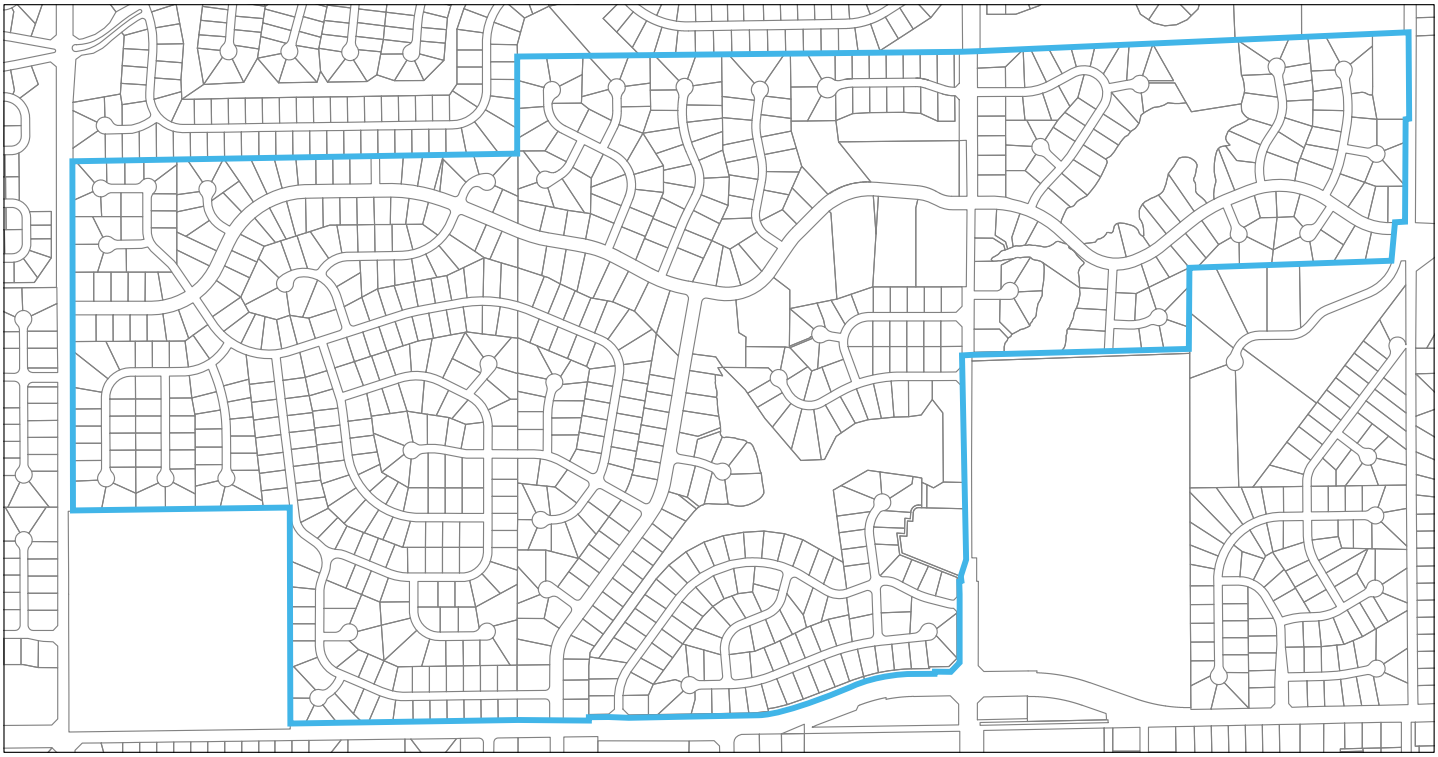
Todd Burtron, Administration
Matthew Skelton, Economic and Community Development
Jeremy Lollar, Public Works
Melody Jones, Parks and Recreation
Christopher Larsen, Informatics
Joel Rush, Chief of Police
Joe Lyons, Fire Chief
Erin Murphy, Communications

Chapter 1: OVERVIEW

Source: Department Photo

The Village Farms Neighborhood Plan (the "Plan") is intended to be adopted as an addendum to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") under the IC 36-7-4-500 Series. The intent of this plan is to establish a vision for the future of the Village Farms neighborhood ("Village Farms"). Village Farms, as used in this plan, is defined by the geographic boundaries shown in **Figure 1.1** and includes approximately 1,700 residents. However, the scope of this plan includes areas outside and adjacent to Village Farms. The Plan's comprehensive look at Village Farms includes: (i) an overview; (ii) an executive summary of the Plan; (iii) the purpose for conducting this study; (iv) a history of Village Farms and general context for the Plan and collaboration with the City of Westfield (the "City"); (v) a summary of the planning process, which identifies the rationale and organization for community input; (vi) recommendations of the planning process, identifying stakeholders to participate in those recommendations moving forward; and (vii) analyses and conclusions of the Village Farms planning effort.

Figure 1.1: Boundary of the Village Farms subdivision



Village Farms Boundary

Legend

Boundary of the Village Farms subdivision

Chapter 2: EXECUTIVE SUMMARY

The Village Farms planning process occurred over the course of six months, from March to September 2015. During that time, the City's Economic and Community Development Department (the "Department") hosted Village Farms residents in an open house forum (the "Open House") to gather community input. Following the Open House, the Department met frequently with representatives of the Village Farms Homeowner's Association Board of Directors (the "Advisory Group"). After working in collaboration with the Advisory Group, the Department summarized and listed, in order of priority, the following six recommendations:

TRAFFIC:

- Study the existing conditions of the road network throughout the community and future impact of automobile traffic on the Neighborhood. Study should focus on traffic volume and rate of speed.
- The traffic study should work with the Advisory Group to develop strategies to: (i) improve existing intersections, especially Greyhound Pass and Oak Ridge Road; (ii) calm traffic and reduce automobile speed; (iii) repair and/or resurface interior roads identified by the study in poor or deteriorating condition.

PEDESTRIAN INFRASTRUCTURE:

Study the existing conditions of pedestrian connectivity throughout Village Farms. The study should evaluate opportunities to create safer pedestrian conditions across Oak Ridge Road along Greyhound Pass. This study should be completed in conjunction with the traffic study highlighted above.

AMENITIES:

- Study existing conditions of the amenities throughout Village Farms.
- The study should focus on the detention/retention ponds and the drainage between them along Greyhound Pass and Adios Pass.
- The study should also be completed in conjunction with a pedestrian connectivity plan and should consider way-finding and safety signage that may incorporate the Village Farms brand.

SOCIAL PROGRAMMING:

- Inventory existing social activities within Village Farms (i.e., survey community organizations and residents).
- Identify external resources for community engagement/ social activities.
- Prepare a list of best practices among other neighborhoods, both in and outside Westfield.

BRANDING:

Create a revised brand and promotional strategy for Village Farms.

COMMUNITY ENGAGEMENT:

Identify opportunities for Village Farms to participate in activities with the City and Westfield-Washington School Corporation.

Chapter 3: PURPOSE

Image 3.1: 151st Street underpass at US Highway 31

Image 3.2: 151st Street and E. Greyhound Pass

Village Farms is one of the largest single-family residential subdivisions in the City of Westfield. It includes an area of approximately four hundred and thirty-eight (438) acres and comprises seven hundred and sixty (760) single-family homes. The neighborhood was originally platted in November 1973, with the final section (Section 19), platted in 2014 (see **Figure 4.1**). Village Farms is home to an estimated 1,748 residents. Village Farms is characterized by a strong sense of community and neighborliness. It boasts established custom homes, mature trees, diverse housing and lot types, strong community amenities, access to the Monon Trail, and close proximity to shopping and access to US Highway 31.

As areas surrounding Village Farms began to develop as single-family subdivisions and the Town of Westfield transitioned to a City in 2008, Village Farms observed changes in how it relates and experiences the developing areas around it and to the community as a whole.

Changes continue to occur, like the US Highway 31 "Major Moves" project (see **Image 3.1**) and other planned improvements to respond to changing traffic patterns. With such changes planned and/or in process, it became desirable for both Village Farms and the City to explore related opportunities and potential issues.

Image 3.3: E. Greyhound Pass and Oak Ridge Road

Chapter 4:

HISTORY & CONTEXT

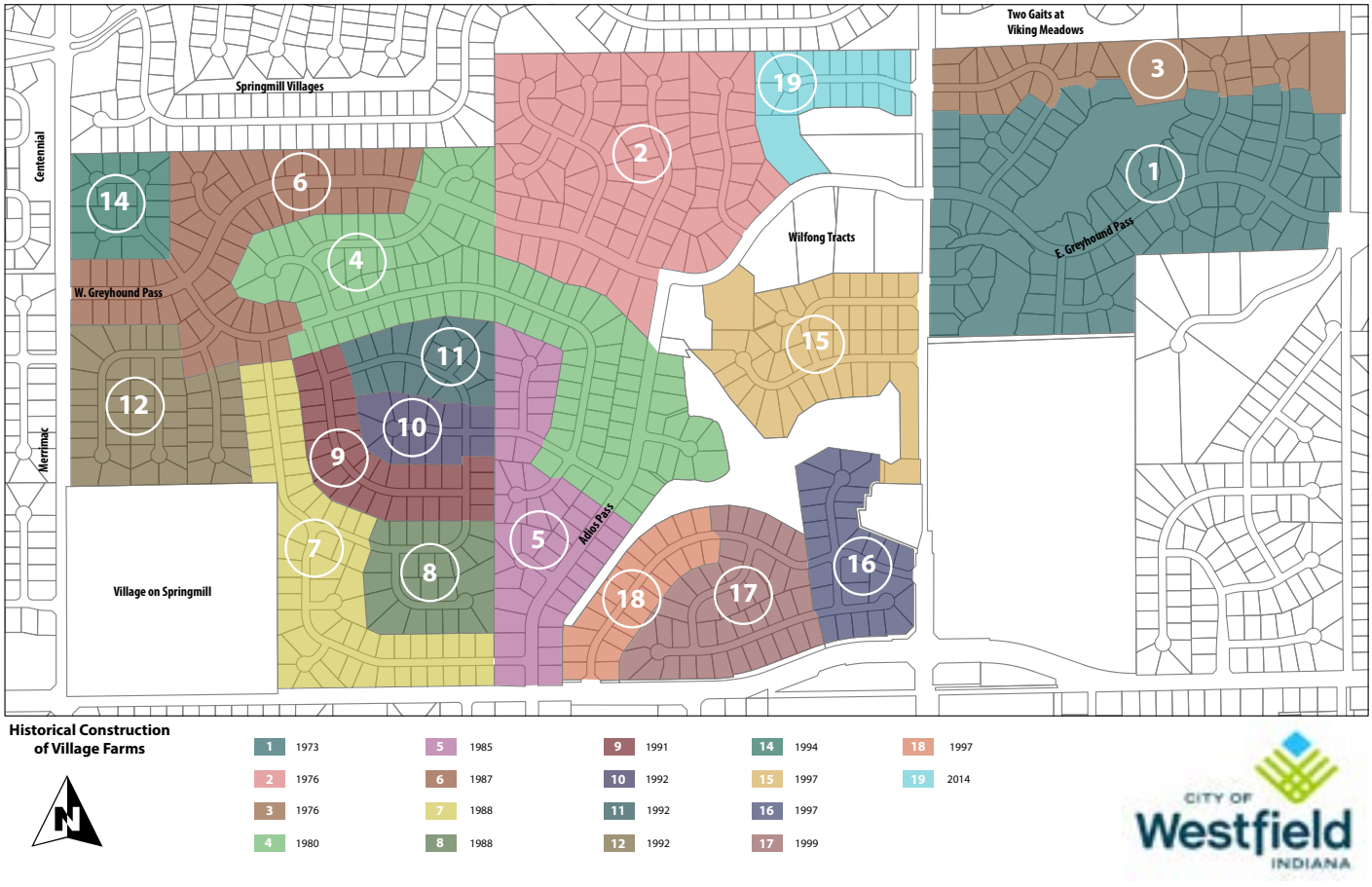
Image 4.1: Village Farms Lakes

Village Farms was first platted in 1973, by Ralph L. Wilfong, as a single-family subdivision. The development of the subdivision included the construction of Greyhound Pass from Spring Mill Road to US Highway 31. By 2000, most of Village Farms was platted, with homes under construction. Historical aerials are included at Appendix C, which show the development of the neighborhood from 1941 to 2015.

In 2005, the Town of Westfield annexed a significant portion of southwest Washington Township. This annexation included Village Farms and several surrounding subdivisions. In 2008, the Town of Westfield was incorporated as a city.

In 2011, construction began on the US Highway 31 "Major Moves" project (see **Figure 3.1**). These improvements affected the traffic circulation patterns of the community, including Village Farms, by reducing the number of signaled intersections and access points. While 146th Street and 161st Street were improved into full interchanges, 151st

Figure 4.1: Historical construction of Village Farms



Street and 156th Street were developed into underpasses, with limited or no access to US Highway 31.

In April 2014, the Spring Mill Station Comprehensive Plan addendum was adopted to provide for the long-term vision of the Spring Mill Station area, including a neighborhood commercial node and additional housing.

In 2014, the Village Farms Home Owners Association Board of Directors established a group, called the Long Range Planning Committee (the "LRPC") dedicated to the long-term initiatives of Village Farms and its residents. In November 2014, Mayor J. Andrew Cook and Mathew S. Skelton, Director of the Department, met with the LRPC to discuss their current efforts. This Plan grew from this discussion as both the LRPC and the City saw an opportunity to collaborate and expand the scope of the planning effort.

In 2015, construction began to improve the Oak Ridge Road and 161st intersection with a roundabout.

Chapter 5: PLANNING PROCESS

Image 5.1: Andrew Murray, Senior Planner, in group conversation at Village Farms Open House.

The planning process between the City and Village Farms occurred over several months. It involved close collaborative dialogue and included an open house/charrette with residents and several meetings with the Village Farms Advisory Group. The outcome of this collaborative effort is summarized herein, but can also be found elaborated in greater detail in the appendix materials.

In addition to the introductory meetings on March 4, 2015, the Department and the Advisory Group hosted an open house (the "Open House") at the Village Farms clubhouse for all Village Farms residents. The City notified all residents in Village Farms by mail (see **Appendix C**) requesting their input and briefly outlining the planning process for their benefit.

There were thirty-two (32) participants (the location of these participants can be seen in **Figure 5.1**), including some City Councilors and Plan Commission members. The Open House was structured as a collaborative, group-based, brainstorming exercise. The participants were organized into five groups, each including a facilitator from the Department. Each group was asked to conduct a Strengths, Weaknesses, Opportunities, and Threats ("SWOT") analysis. Over the course of the Open House, each group completed two tasks, including individual response packets ("Individual Response") and a group brainstorming exercise ("Group Response").

In addition, residents were asked to identify their most favorite physical location in Village Farms and their least favorite (see **Figure 5.2**)

At the end of the Open House, each group was asked to select from among the group responses in an effort to help reflect the priorities of the residents. Following the Open House, the Department complied and organized the data from both the Individual responses and Group Responses (see **Appendix E**).

The Department, after analyzing this information, consolidated the responses (see **Appendix F**). The top three responses in each category are summarized in **Figure 5.3**.

Image 5.2: Jesse Pohlman, Senior Planner, in group discussion with residents at Open House

On April 22, 2015, the Department met with the Advisory Group to discuss the results above. The Department provided each member with a handout including the raw data collected and the Department's summary of that data ("Consolidated List"). The Department encouraged the Advisory Group to review the results and provide additional comments and insights.

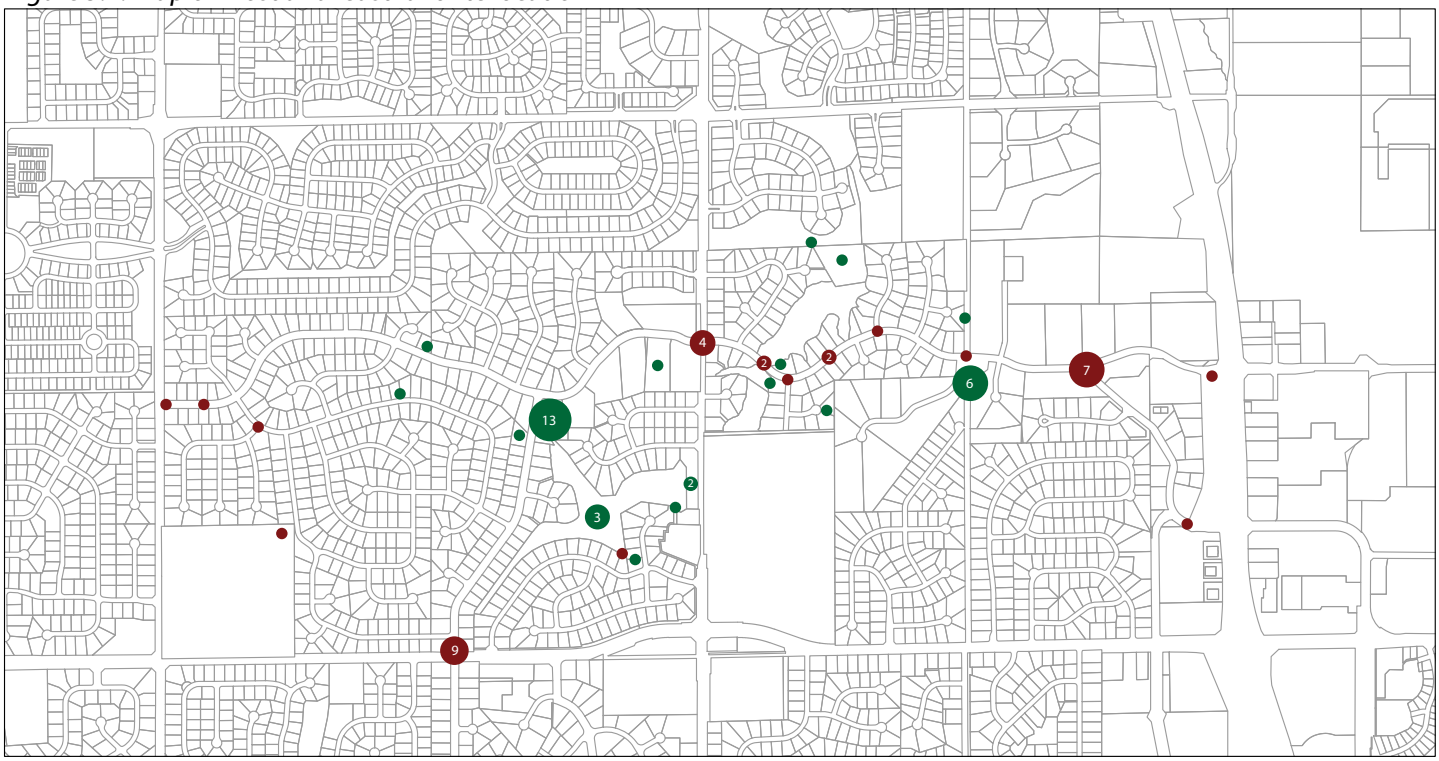
Figure 5.1: Map of respondents

Map of Respondents

Legend

- Parcel location of respondents

Figure 5.2: Map of most and least favorite location



Map of Most Favorite and Least Favorite Places

Legend

- Most Favorite
- Least Favorite

Figure 5.3: "SWOT" analysis summary

On May 6, 2015 and May 27, 2015, the Advisory Group met with the Department. The Advisory Group shared their comments regarding the information organized by the City. The Department shared proposed solutions and also outlined the likely parties responsible for the work. The presentation led to a lively discussion and some debate concerning the appropriate solutions to the identified issues and the prioritization of those solutions. The Department then generated the following list ("Possible Solutions List"):

Image 5.3: Monon crossing at E. Greyhound Pass

STRENGTHS:

1. **Neighbors:** "Neighbors" refers to the residents of Village Farms and the strong sense of community. "Neighbors" also refers to the network of personal relationships and community pride.

   Possible Solutions: Solutions developed in this category are intended to create opportunities for increased social interactions. An inventory (i.e., survey) should be conducted to understand what the residents are currently doing; however, some possible solutions are: (i) coordinate neighborhood-wide yard sales; (ii) host neighborhood parties; (iii) establish a neighborhood-wide crime watch; (iv) join and establish a presence on the "Next Door" social network; (v) organize events like camping in the common areas, kickball tournaments, youth leagues.

2. **Amenities:** "Amenities" refers to both internal and external community assets. This includes, but are not limited to: (i) the lakes; (ii) clubhouse; (iii) park open space (by the pool house); (iv) the dam; (v) the quality / protection of the lakes (water quality, pollution); (vi) the proximity of surrounding shopping and quality of life assets (e.g., the Monon Trail). The Advisory Group prioritized the need for increasing safe access to the amenity areas throughout the community.

   Possible Solutions: Conduct an inventory to catalogue and study existing community spaces/gathering places. The results of this study would identify weaknesses and opportunities as well as offer recommendations to either modify the space physically, in order to optimize their use, or offer recommendations to (re)program the spaces to encourage/attract further use/activity. Erect new way finding and identification signage in order to visually mark and attract residents to internal neighborhood amenities and toward external community assets safely and efficiently. If desired, this creates the opportunity to establish unique signage for Village Farms that further distinguishes the neighborhood amenities and promotes the brand.

3. **Custom Homes / Mature Trees:** "Custom Homes / Mature Trees" refers to the quality, style, age and maintenance for the homes and "soft scape" of the neighborhood. These are things Village Farms would like to protect. The lack of a "cookie-cutter" appearance of Village Farms were features seen as attractive in the housing market, thus a positive effect on property values. This could dovetail with the Village Farms branding and promotion efforts (see Opportunities).

   Possible Solutions: Alternatives developed in this category are intended to promote the existing character of Village Farms: (i) consider changes to existing covenants, conditions and restrictions (the "Covenants") in order to provide both education of the Covenants and encourage further enforcement. This may serve to protect existing community amenities and future ones from issues including, but not limited to: encroachment issues, tree preservation, and use of

lakes and common areas; (ii) create and offer a "Best Landscaping or Garden" award to encourage a high level of maintenance and "curb appeal" for existing residents. This award competition would require nominations from others, which would not only encourage increased social interaction among neighbors, but create further emphasis on the appearance and maintenance of homes; (iii) track the number of tear downs/rebuilds, additions, remodels, pools, and accessory structures throughout Village Farms. This will provide an inventory highlighting the value reinvested in Village Farms.

WEAKNESSES:

1. **Road Conditions:** "Road Conditions" refers to the overall automobile environment throughout Village Farms. Residents referred to street lights, curbs and the condition of paving when discussing road conditions. Additional information is needed in order to determine whether concerns about road conditions refers to a lack of street lights and curbs throughout Village Farms or in certain locations (i.e. intersections or mid-block level). However, residents did express concerns regarding the condition of the pavement surface due to cracking and pot holes.

   Possible Solutions: Alternatives developed in this category are intended to clarify the issues and identify areas for improvement: Study existing infrastructure. This exercise should confirm the desires of the neighborhood residents, determine opportunities for improvement (i.e. re-paving, re-stripping, new street lights, new yard lights, etc.). This study may culminate in a capital improvement plan for Village Farms.

2. **Traffic Conditions:** "Traffic Conditions" primarily refers to the automobile traffic throughout Village Farms. Greyhound Pass has been a thoroughfare for the community, between Spring Mill Road and US Highway 31. Due to the improvements to US Highway 31, residents have observed increased traffic volumes and rates of speed on Greyhound Pass and Adios Pass.

   The Advisory Group was clear that any solutions to address the issues identified as weaknesses must provide for safety, reduce, divert, or calm traffic within Village Farms, while not precluding pedestrian connectivity. Drainage and existing road quality should inform the strategic implementation of any improvements to the road network. The Advisory Group also prioritized a solution to the Greyhound Pass and Oak Ridge Road intersection.

   Possible Solutions: Study traffic impacts within and around Village Farms. Due to the improvements to US Highway 31 (and other surrounding thoroughfares) residents have observed an increase in traffic both internal to the neighborhood and external along perimeter thoroughfares. A study of traffic conditions would help determine the traffic volume and average rates of speed. This study should identify problem areas and make recommendations to calm or reduce traffic (e.g., speed bumps, increased signage, improved intersections, narrower streets or increased/consistent enforcement, etc.). The study should also identify the potential for intersection improvements. It should develop multiple alternatives and work in collaboration with the Advisory Group to evaluate those alternatives to determine the long-term viability of this traffic node in the neighborhood. A proposal for intersection improvement at Greyhound Pass and 151st Street should develop a strategy for "cut-through" traffic and pedestrian connectivity, in the absence of sidewalks.

3. **Sidewalks:** "Sidewalks" refers to the overall pedestrian connectivity throughout Village Farms. Additional information is needed in order to determine whether residents' concerns regarding sidewalks refers to the lack of sidewalks throughout the entire community or just along Greyhound Pass and Adios Pass. Residents also referred to sidewalks as connections to surrounding amenities, including the Monon Trail nearby.

   Possible Solutions: Study existing conditions of Village Farms's pedestrian network. The results of this study should confirm the desires of Village Farms (i.e. where to add sidewalks, what kind of sidewalks, trails vs. sidewalks, and connections to internal and external assets) and identify opportunities to improve existing

right-of-ways with sidewalks, especially if roadways are narrowed in order to address traffic volume and rates of speed. The recommendations of this study may be incorporated as part of a wider capital improvement plan for Village Farms.

OPPORTUNITIES:

1. **Strong / Diverse Tax Base:** "Strong / Diverse Tax Base" refers to the City of Westfield's fast-paced growth as an opportunity which Village Farms may utilize as a resource now and in the future. The surrounding economic development may provide opportunities to offer additional services for Village Farms residents and may increase home values.

   Possible Solutions: Given the strong growth throughout the community it would be beneficial to identify financial and professional resources that may benefit the Village Farms planning process and implementation in the future.

2. **Engagement / Partnership with City:** "Engagement / Partnership with City" refers to opportunities for collaboration between Village Farms and the City. This may refer to opportunities for snow removal, infrastructure improvements and strategic code enforcement.

   Possible Solutions: Identify and coordinate partnership opportunities between Village Farms and the City. As the Village Farms planning process matures, partnership opportunities will likely emerge for the provision of professional services, financial assistance and/or continued community services. These could include, but are not limited to: increased snow removal services (either through private contracts or city service); programs to support the rehabilitation of community amenities such as the pool house; and, establishment of a neighborhood crime watch in consultation with the City of Westfield Police Department.

3. **Social Programming:** "Social Programming" refers to opportunities for increased recreation and activities. Many residents mentioned opportunities to have additional programming for adults (i.e. yoga or social clubs/activities) and upgrades to the clubhouse.

   - Possible Solutions: Inventory and study the existing social activities. The results of this study should identify gaps in existing programming and provide recommendations for Village Farms to consider. This study should identify opportunities and constraints associated with existing venues in Village Farms.

4. **Branding & Marketing:** "Branding and Marketing" refers to the promotion of a neighborhood "brand," which may include modernizing an existing logo and/or developing a marketing strategy which may be both internal to the neighborhood and external to the wider housing market. There are opportunities to emphasize that brand throughout Village Farms, once a "brand" has been established. The Advisory Group identified engagement with the City as an opportunity to make strategic improvements to the physical environment of Village Farms. The Advisory Group expressed the greatest priority among the identified opportunities was researching and potentially creating a branding/promotional strategy for Village Farms.

   Possible Solutions: A clear and concise brand is desired. Study existing market material and strategies (print material, industry/trade outreach, social media, etc.). The study should compare these efforts with other neighborhoods of a similar size and identify opportunities. It should outline a process for the Advisory Group to engage residents to re-brand, update and modernize the existing brand. Once that brand has been established, then it can be reinforced in Village Farms by erecting uniform gateways, entrances or lighting features that incorporate a consistent motif, color or theme.

THREATS:

1. **Traffic Growth / Volume in and around Neighborhood:** "Traffic Growth / Volume in and around Neighborhood" refers the automobile traffic conditions throughout Village Farms. Greyhound Pass is identified as a thoroughfare (classified as a "Collector") in the Westfield-Washington Township Thoroughfare Plan (the "Thoroughfare Plan"), between Spring Mill Road and US Highway 31. Due to the improvements to US Highway 31, many residents have observed that Greyhound Pass and Adios Pass have increased in traffic volume and rate of speed. These surrounding improvements have effectively made Greyhound Pass a "cut-through" for traffic between Spring Mill Road and US Highway 31. Additionally, Oak Ridge Road, which bisects Village Farms raised concerns about increased traffic volumes. The Advisory Group found that the greatest threats to the Neighborhood are changes to the road network and internal and external traffic circulation patterns.

   The Advisory Group found that an expanded traffic study could address some of these issues, if it encompasses surrounding intersections (e.g., 156th Street & Spring Mill; Oak Ridge Road & 161st Street; Greyhound Pass & Oak Ridge Road).

   Possible Solutions: (i) Re-evaluate roadway classifications set forth in the Thoroughfare Plan as it relates to Village Farms; (ii) study the Greyhound Pass and Oak Ridge Road intersection. This study should make recommendations to improve the intersection commensurate with residents' desire to not preclude pedestrian connectivity across Oak Ridge Road and the community's desire to relieve congestion.

2. **Economic Development:** "Economic Development" refers to the fast-paced growth in the City. The addition of new housing developments surrounding Village Farms is perceived as a threat, because of the contrast between an "old" community against a "new" backdrop with new amenities. This dovetails with the Advisory Group's desire to brand and promote Village Farms (see opportunities).

   Possible Solutions: Residents have expressed concerns about the possibility of Village Farms becoming somewhat marginalized by incoming developments that boast new home products and modern amenities. Residents identified an opportunity to create a regulatory environment that encourages reinvestment. This might be achieved by: (i) reducing the number of required permits, expediting the approval process or reducing permit fees; (ii) study/facilitate opportunities to further promote the existing brand internally, throughout Westfield and to the wider housing market. During meetings with the Advisory Group, residents identified a desire to increase the profile of Village Farms throughout Westfield. Additional information is needed in order to determine whether this is most effectively achieved through a re-branding process or a more robust marketing strategy.

3. **Change in Political, School, or HOA Leadership:** "Change in Political, School, or HOA Leadership" refers to the potentially shifting tide of political and/or leadership priorities. Residents desire to preserve the wishes and/or objectives of the community regardless of any change in community leadership. This includes the formal approval/adoption of this Plan as an addendum to the Comprehensive Plan.

   Possible Solutions: (i) Engage closely with school administration to understand future plans (re-districting, class size, etc.). This may be achieved by organizing an open house with various school administrators, a meet-and-greet with the School Board or the superintendent; (ii) organize meet-and-greet (coffee, breakfast, open house, etc.) with the City Council and Plan Commission members and directors of the City's various Departments.

Chapter 6: RECOMMENDATIONS

The Village Farms planning exercise occurred over the course of six months, from March to September 2015. After close collaboration with the residents of Village Farms and the Advisory Group, as outlined above in Chapter 5, the Department summarized and listed, in order of priority, the following six recommendations:

TRAFFIC:

- Study the existing conditions of the road network throughout the community and future impact of automobile traffic on the Neighborhood. Study should focus on traffic volume and rate of speed.
- The traffic study should work with the Advisory Group to develop strategies to: (i) improve existing intersections, especially Greyhound Pass and Oak Ridge Road; (ii) calm traffic and reduce automobile speed; (iii) repair and/or resurface interior roads identified by the study in poor or deteriorating condition.

PEDESTRIAN INFRASTRUCTURE:

Study the existing conditions of pedestrian connectivity throughout Village Farms. The study should evaluate opportunities to create safer pedestrian conditions across Oak Ridge Road along Greyhound Pass. This study should be completed in conjunction with the traffic study highlighted above.

AMENITIES:

- Study existing conditions of the amenities throughout Village Farms.
- The study should focus on the detention/retention ponds and the drainage between them along Greyhound Pass.
- The study should also be completed in conjunction with a pedestrian connectivity plan and should consider way-finding and safety signage that may incorporate the Village Farms brand.

SOCIAL PROGRAMMING:

- Inventory existing social activities within Village Farms (i.e., survey community organizations and residents).
- Identify external resources for community engagement/ social activities.
- Prepare a list of best practices among other neighborhoods, both in Westfield and outside.

BRANDING:

Create a revised brand and a promotional strategy for Village Farms.

COMMUNITY ENGAGEMENT:

Identify opportunities for Village Farms to participate in activities with the City and Westfield-Washington School Corporation.

Chapter 7:
MOVING FORWARD

The Plan recommends that this planning document be revisited periodically. Ideally such an exercise would occur annually and is recommended to include the following elements:

ADDITIONAL INPUT:

Although the Plan placed strong emphasis on input from residents, the Advisory Group identified a desire for additional and ongoing input from the Village Farms neighborhood. Periodically revisiting the recommendations outlined in this Plan will help facilitate future neighborhood input.

MEASURING PROGRESS:

The Advisory Group should periodically review progress made toward accomplishing the recommendations identified in Chapter 6 of this Plan.

IMPORTANT FACTORS:

The Advisory Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the recommendations stated in Chapter 6 of this Plan.

VALIDATION OF EXISTING OBJECTIVES:

Each recommendation stated in this Plan should be reviewed by the Advisory Group in order to determine if it is still a priority in order to accomplish the Plan's vision.

REVISING RECOMMENDATIONS:

The Advisory Group should identify any new or refined planning objectives not previously listed in the Plan and determine if it is desirable to add such items to the list of recommendations stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Advisory Group may choose to remove such items from the list of recommendation state in the Plan.

APPROVAL PROCESS:

It is recommended that the Village Farms Neighborhood Plan Addendum (the "Addendum") be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 series of Indiana Code 36-7-4.

Prior to the adoption of the Addendum, as outlined above, it should be approved by the Village Farms Board of Directors and recommended for approval by the City.

The Plan, as amended, is intended to act as a living, breathing document that chronicles Village Farms' accomplishments, charts a course through the often complicated process of neighborhood planning, and helps to coordinate the efforts and energies of stakeholders actively working to make the Plan a reality. By engaging in this planning exercise and dialogue on a regular basis, the Village Farms neighborhood, will be well-positioned to reach its goal of creating and maintaining the vibrant neighborhood envisioned in the Plan.

Chapter 8
APPENDIX

Appendix A: **Boundary map**

Appendix B: **Historical construction map**

Appendix C: **Historic aerials**

Appendix D: **Open house invitation letter**

Appendix E: **Planning process outline**

Appendix F: **Group SWOT analysis**

Appendix G: **Aggregate SWOT data**

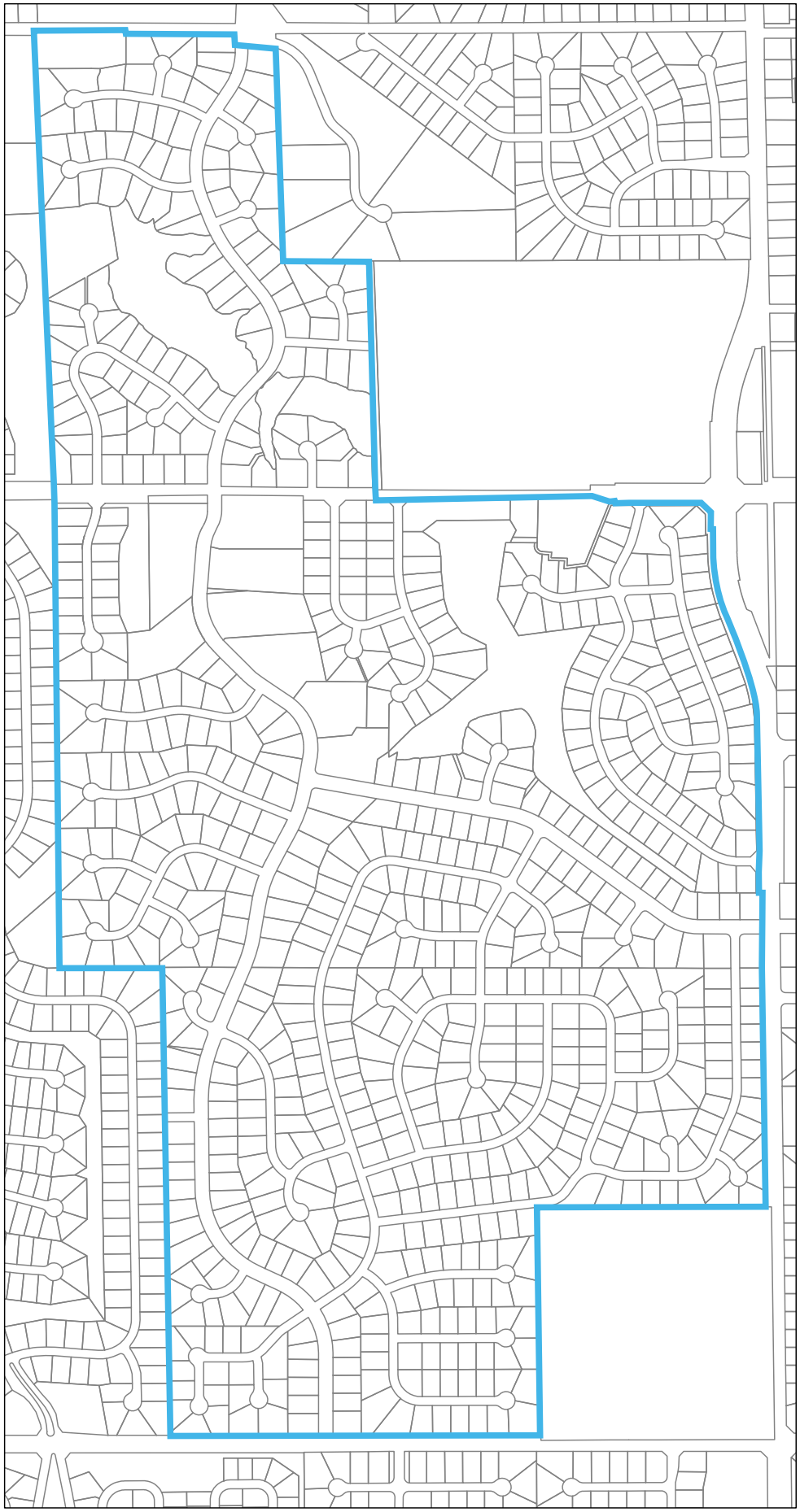
Appendix H: **Likes/dislikes maps**

Appendix I: **Map of respondents**

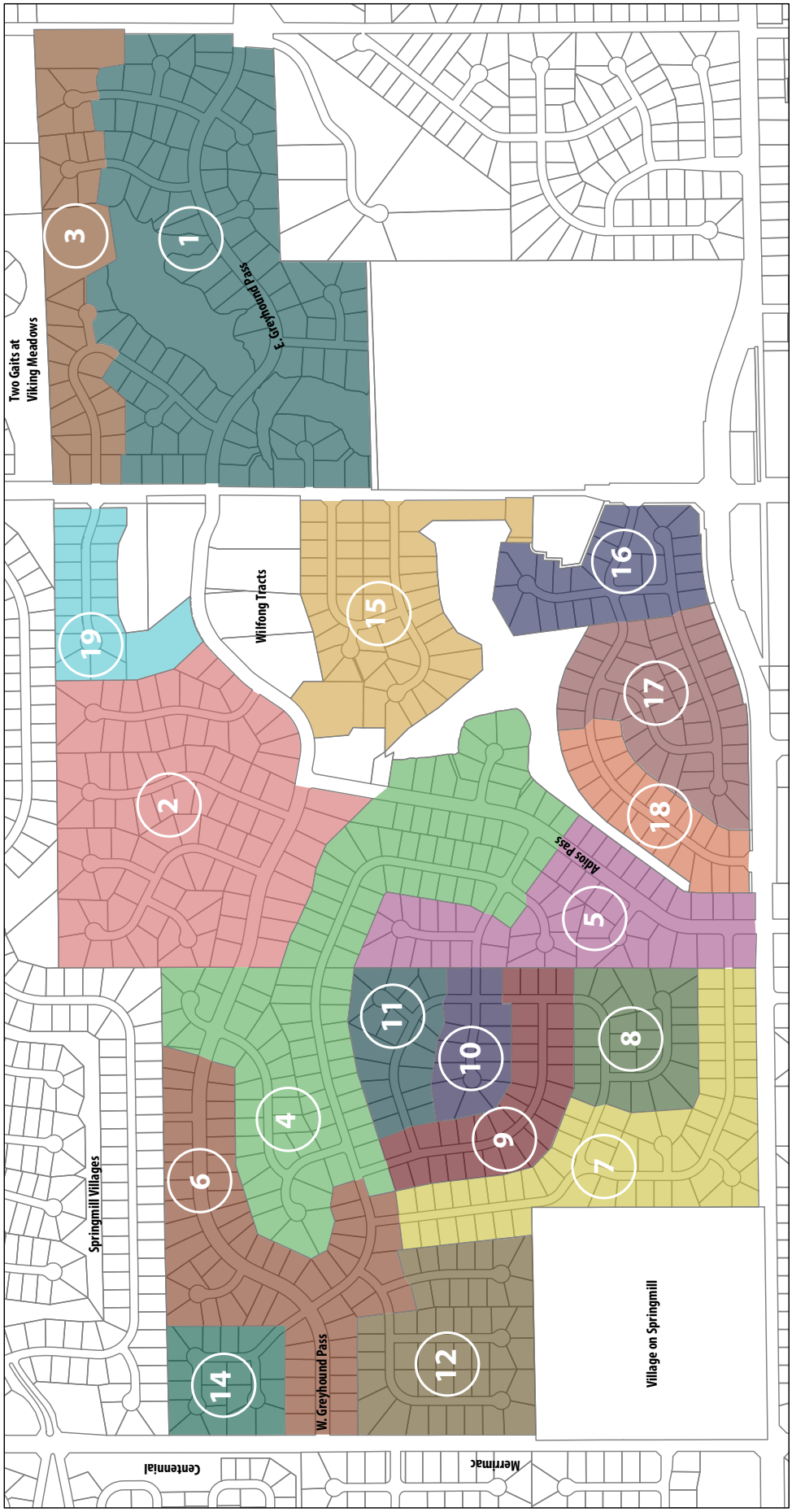
Appendix J: **Alternatives analysis**

Appendix K: **Open house story boards**

APPENDIX A: BOUNDARY MAP



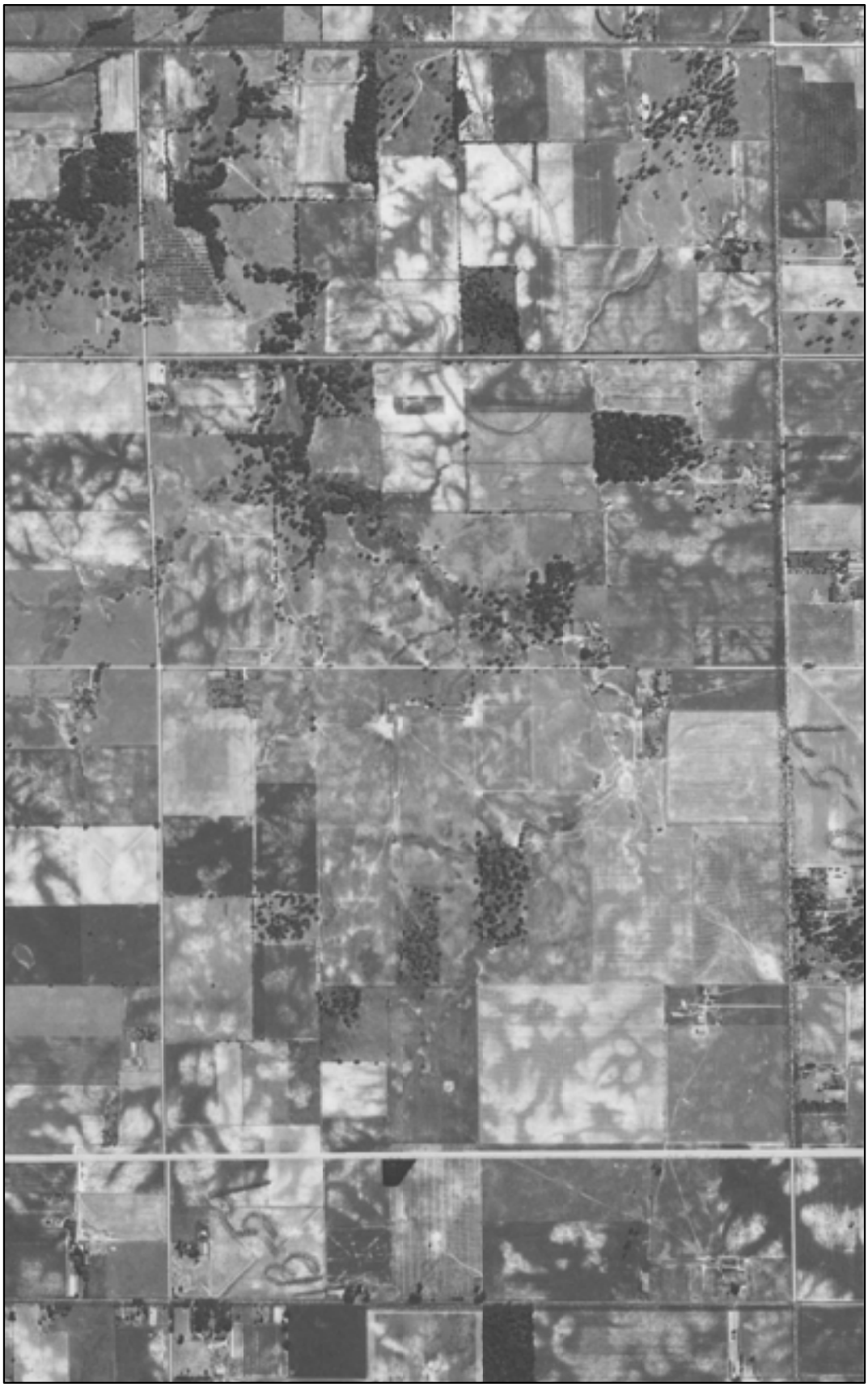
APPENDIX B: HISTORICAL CONSTRUCTION MAP



Historical Construction of Village Farms

APPENDIX C: HISTORIC AERIALS

Village Farms 1941



November 6, 2015

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Basemap information here

Village Farms 1956

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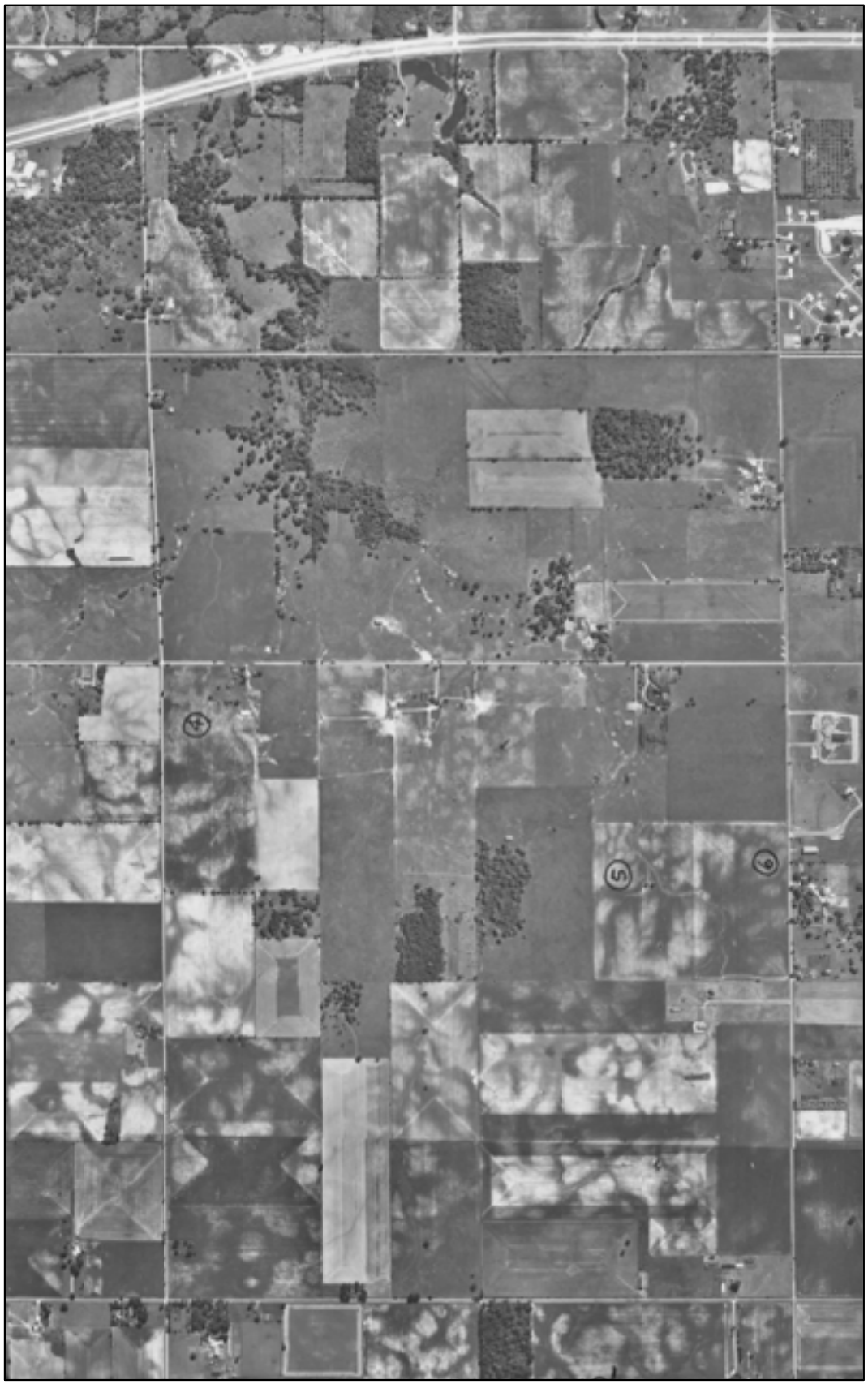
November 6, 2015

Village Farms 1962



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November 6, 2015

Village Farms 1974

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November 6, 2015

Village Farms 1976

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November 6, 2015

Village Farms 1985

November 6, 2015

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Basemap information here

Village Farms 1994

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November 6, 2015

Village Farms 1996

November 6, 2015

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Basemap information here

Village Farms 1998

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November 6, 2015

Village Farms 2000

November 6, 2015

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Basemap information here

Village Farms 2001

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November 6, 2015

Village Farms 2004

November 6, 2015

Village Farms 2005

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November 6, 2015

Village Farms 2006

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November 6, 2015

Village Farms 2007

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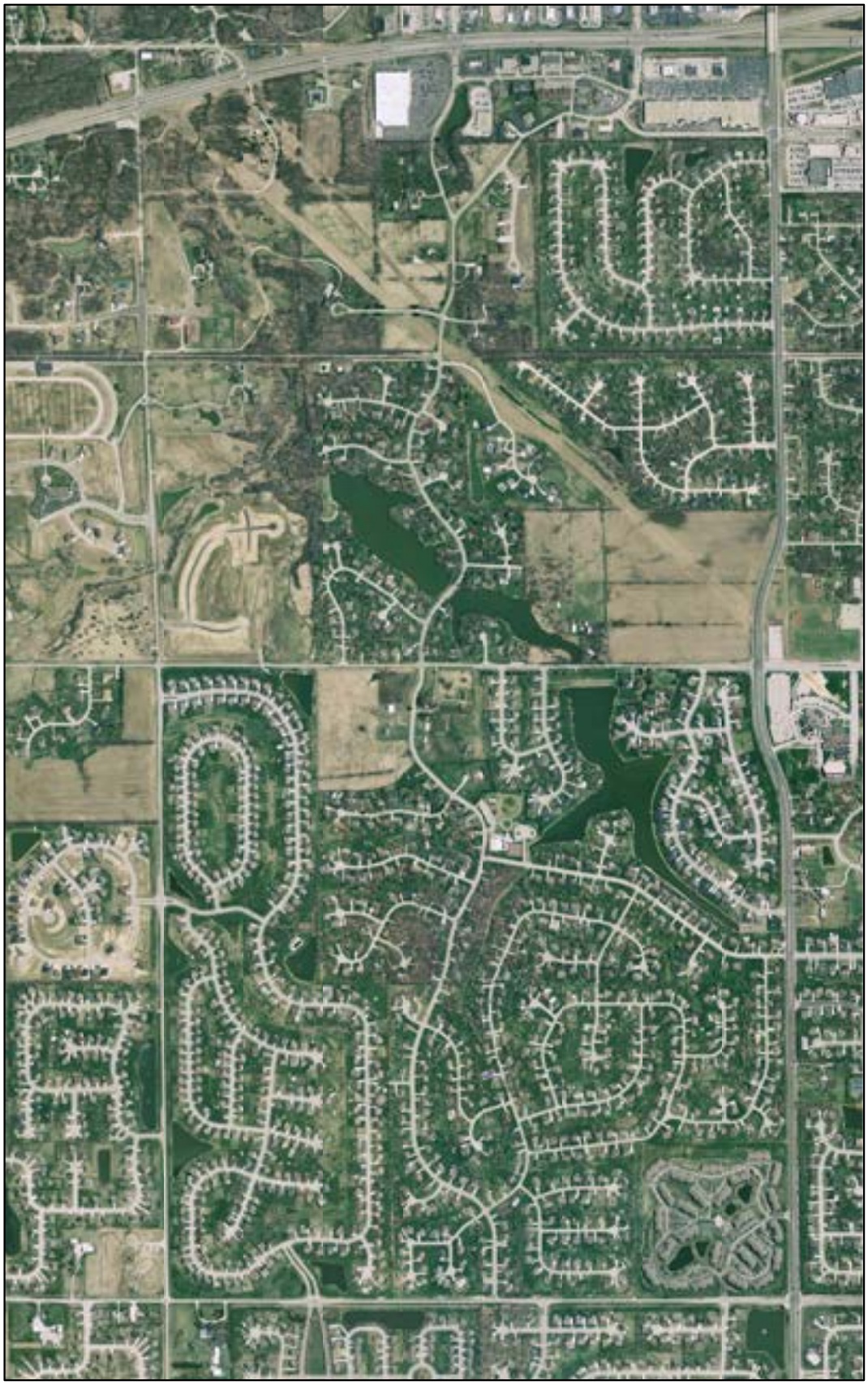
November 6, 2015

Village Farms 2008



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Basemap information here

November 6, 2015

Village Farms 2009

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Basemap information here

November 6, 2015

Village Farms 2010

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Basemap information here

November 6, 2015

Village Farms 2011

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Basemap information here

November 6, 2015

Village Farms 2012

November 6, 2015

Village Farms 2013

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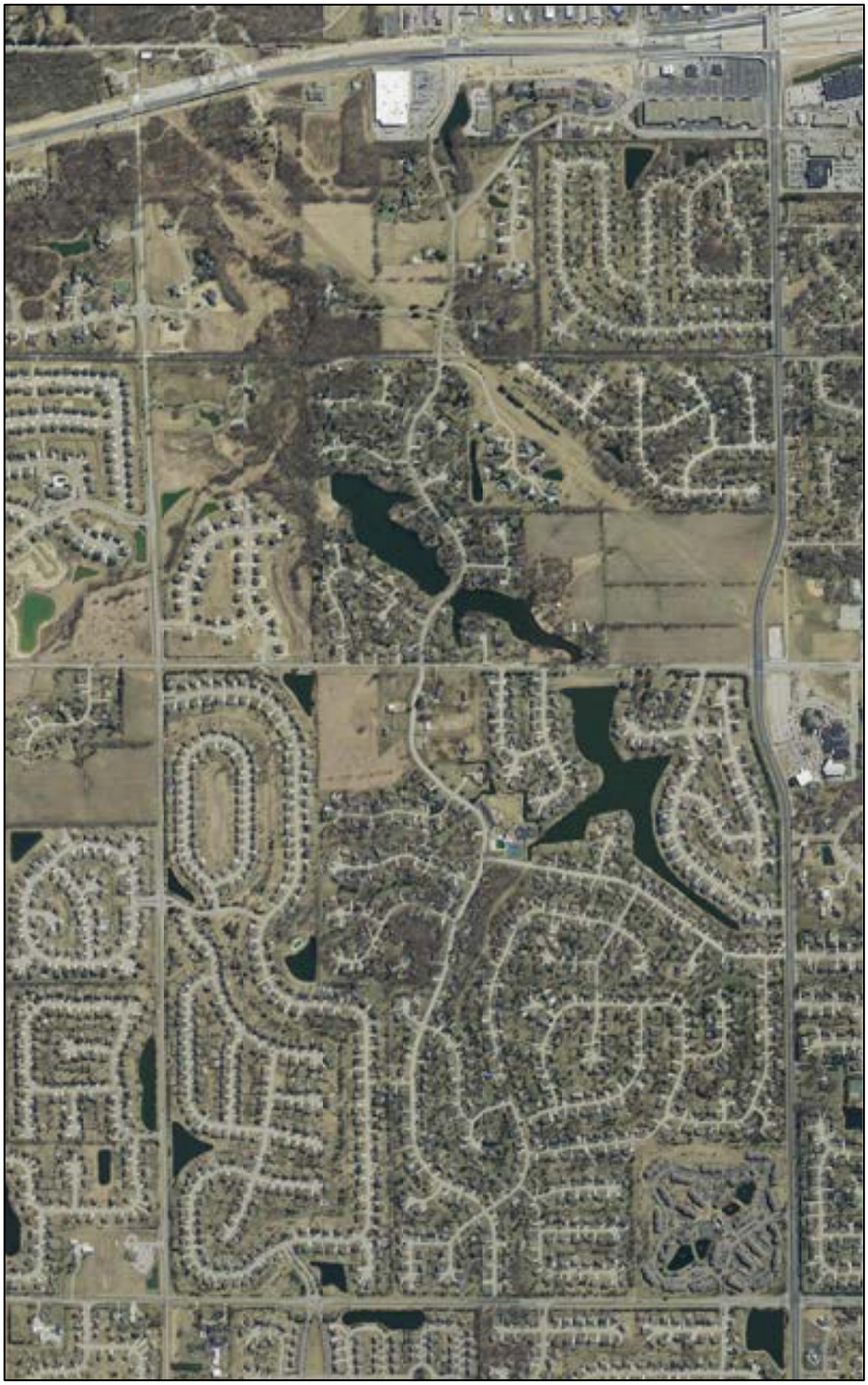
Basemap information here

November 6, 2015

Village Farms 2014



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Basemap information here

November 6, 2015

Village Farms 2015

1:13,825

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

Basemap information here

November 6, 2015

APPENDIX D: MARCH 4, 2015 OPEN HOUSE INVITATION

Village Farms, Inc.
P.O. Box 717
Westfield, IN 46074
Office: (317) 816-7010
bod@thevillagefarms.com
www.thevillagefarms.com

FEBRUARY 6, 2015

Dear Village Farms Homeowner,

The Village Farms Homeowners Association would like to invite you to participate in a neighborhood planning session on March 4, 2015 at 7:00 PM in the upper level of the clubhouse. The Association has been working with the City of Westfield to explore opportunities to enhance and improve the Village Farms neighborhood. We would like to welcome residents of Village Farms to share their insights and comments with us as we plan for our neighborhood's future.

Some residents have already responded to requests for input into the long-range plan (see President's Message section of the July through October 2014 Village Farms newsletter). The March 4th opportunity identification session is part of a more formal process (see outline of process on the next page) that will be facilitated by the Economic and Community Development (ECD) staff of the City of Westfield.

This planning exercise will begin promptly at 7:00 PM and is planned to end at 9:00 PM. Your input is very important to the success of this process. Please plan to attend. We look forward to seeing you on March 4th.

Sincerely,

Norm Sesi
President
On Behalf of the Village Farms Board of Directors

APPENDIX E: PLANNING PROCESS OUTLINE

Village Farms Neighborhood Plan Process

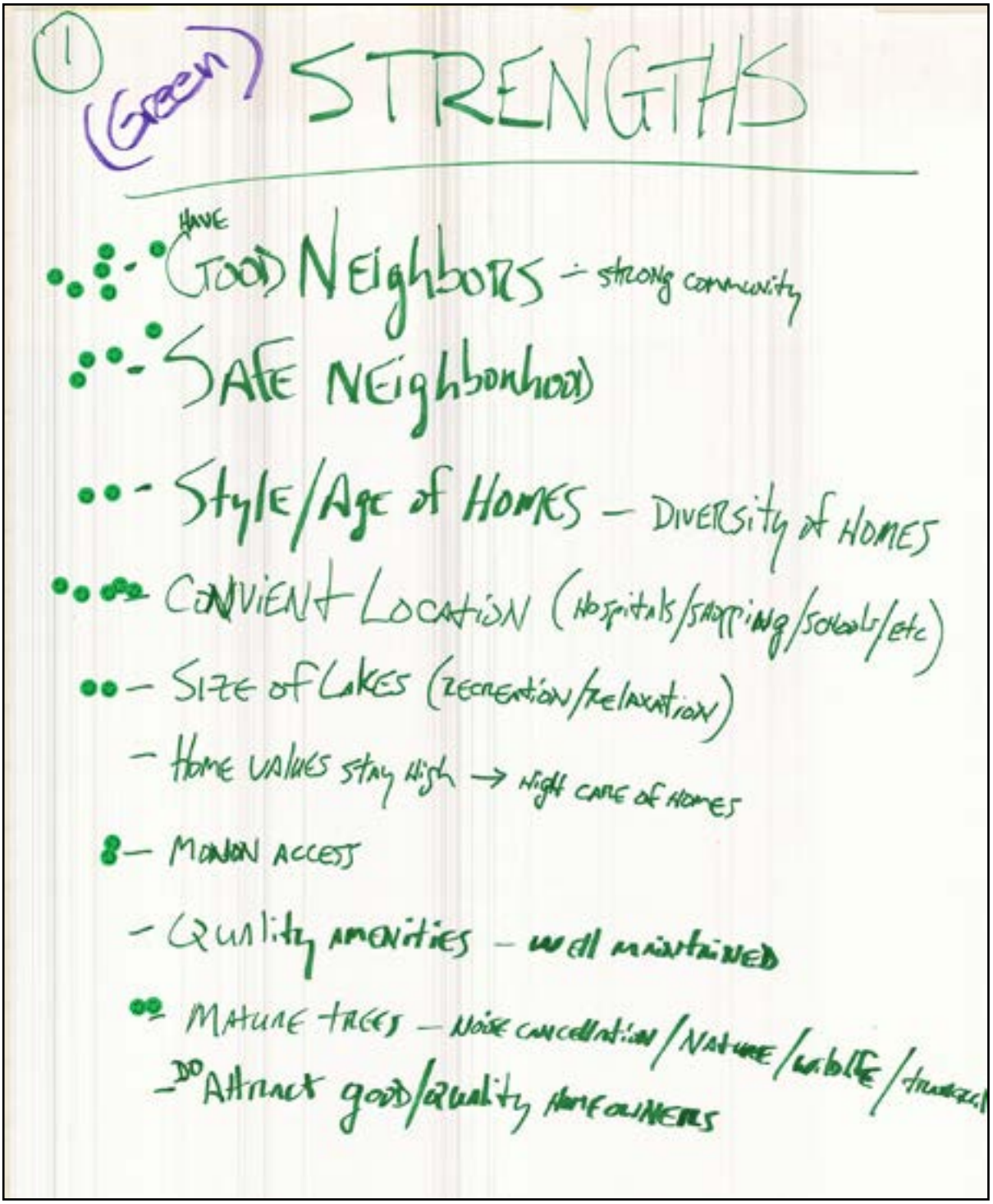
1. Identify Opportunities (Public Meeting)
   a. Village Farms HOA to host public open house
   b. Facilitation by ECD staff
   c. Input recorded/notes taken by ECD staff.
2. Develop Alternative Solutions for Working Committee Discussion
   a. Information to be organized by ECD staff
   b. Alternatives presented by ECD staff
3. Working Committee to Review Input and Evaluate Alternatives
   a. Consensus working committee (likely HOA Board supported by Council Committee on Ordinance Revision).
   b. Additional research/analysis (if needed) to be performed by ECD staff
   c. Committee to select alternatives/generate plan recommendations.
4. Organize Committee Recommendations/Prepare Plan Proposal
   a. ECD staff to organize recommendations and generate plan proposal
   b. ECD staff to disseminate plan proposal to working committee to review.
5. Working Committee to Review Plan Proposal
   a. Working committee meets to discuss plan proposal.
   b. Working committee to agree on strategy for plan approval process
      i. Open House?
      ii. Committee representative participation in process?
      iii. Other?
6. Plan Approval Process
7. Implement Plan Recommendations
8. Monitor Plan Performance & Make Adjustments

APPENDIX F: GROUP SWOT ANALYSIS

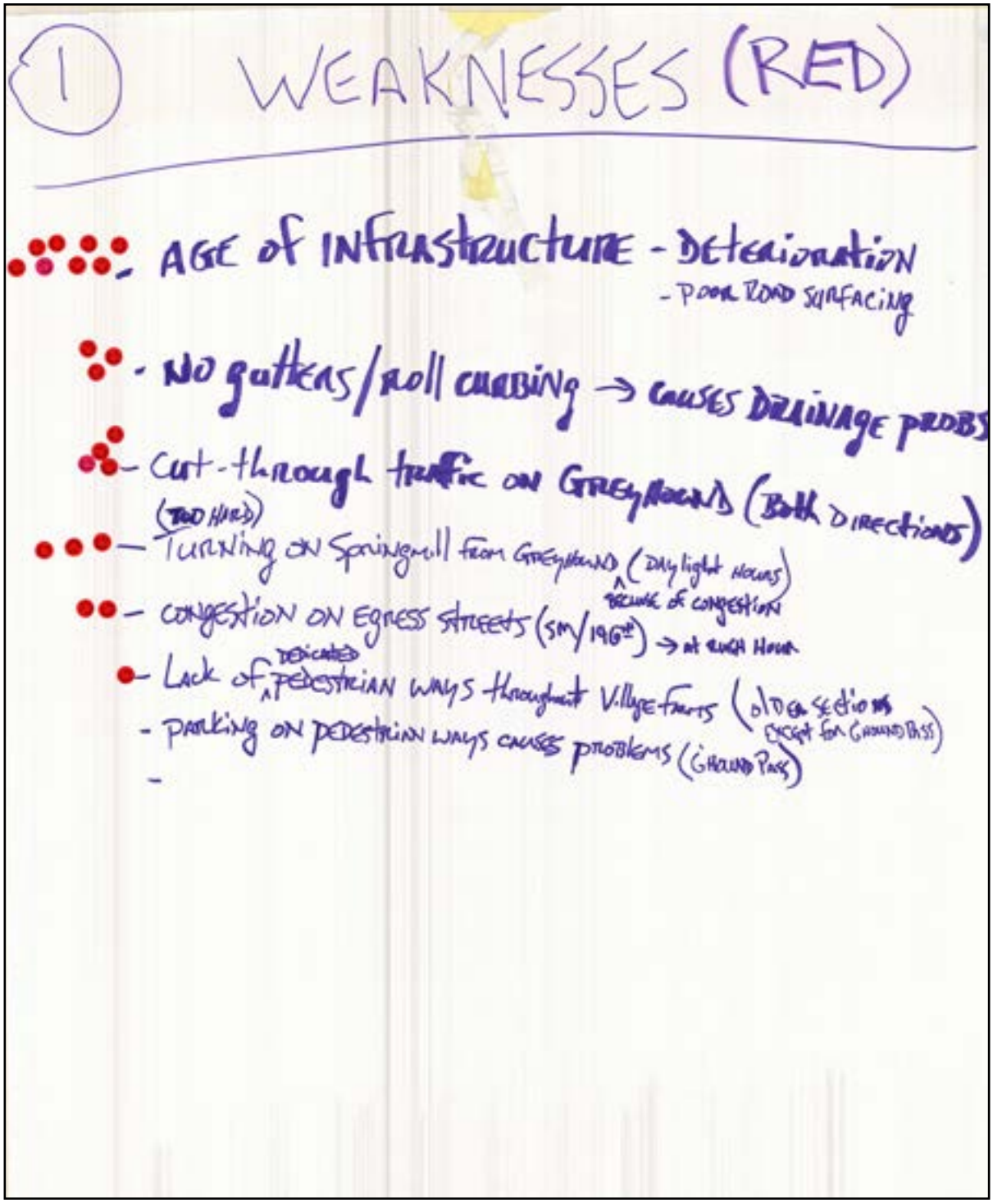
During the March 4, 2015 Open House, Village Farms residents participated in one of five workstations. Each workstation addressed the Strengths, Weaknesses, Opportunities and Threats of the group and recorded the information on large document pads supported by easels. These SWOTs of each group where then prioritized by using colored dots placed next to issues identified on the pad. The following Appendix includes the original pads for each group.

APPENDIX G: GROUP SWOT ANALYSIS

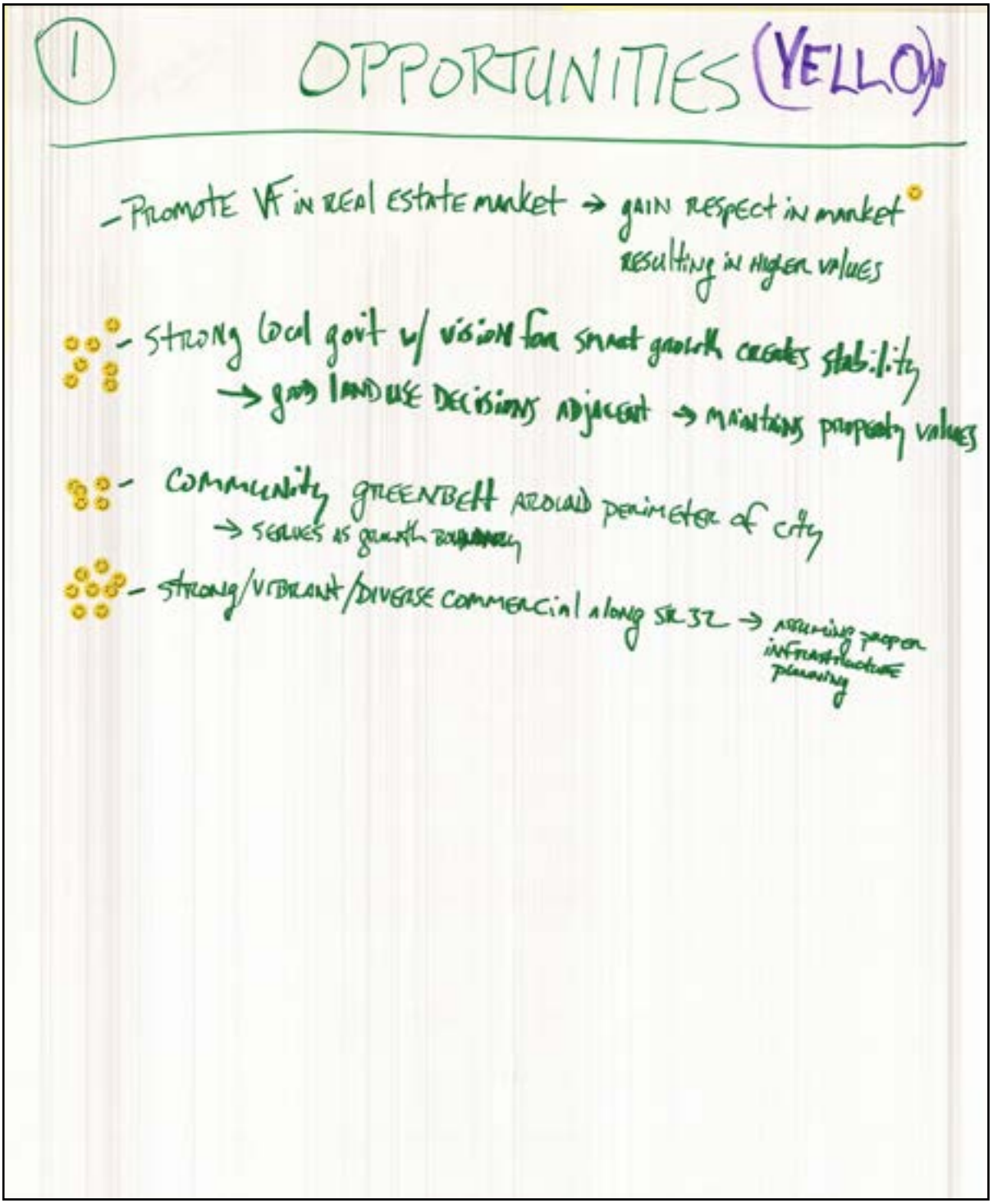
GROUP 1: STRENGTHS



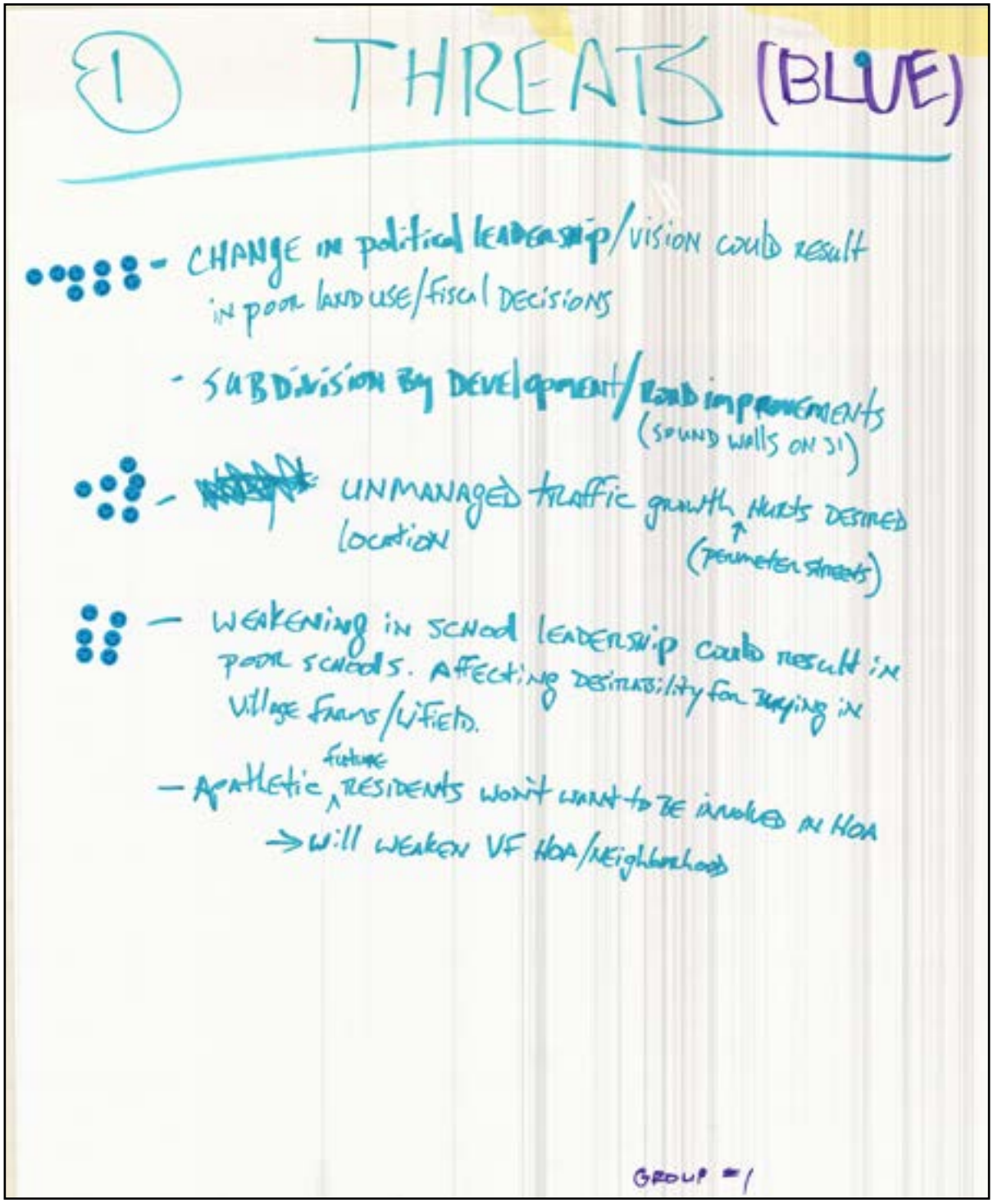
GROUP 1: WEAKNESSES



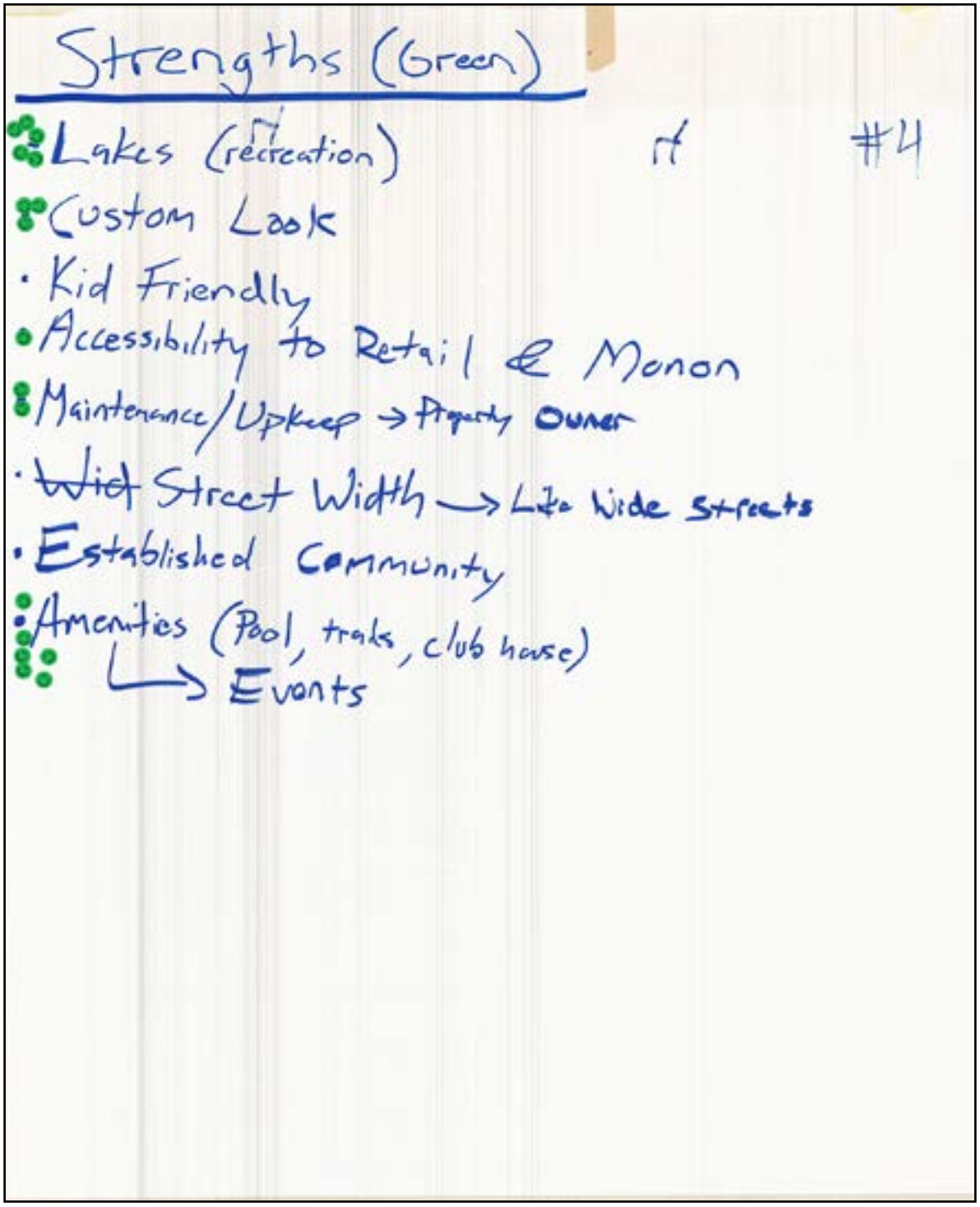
GROUP 1: OPPORTUNITIES



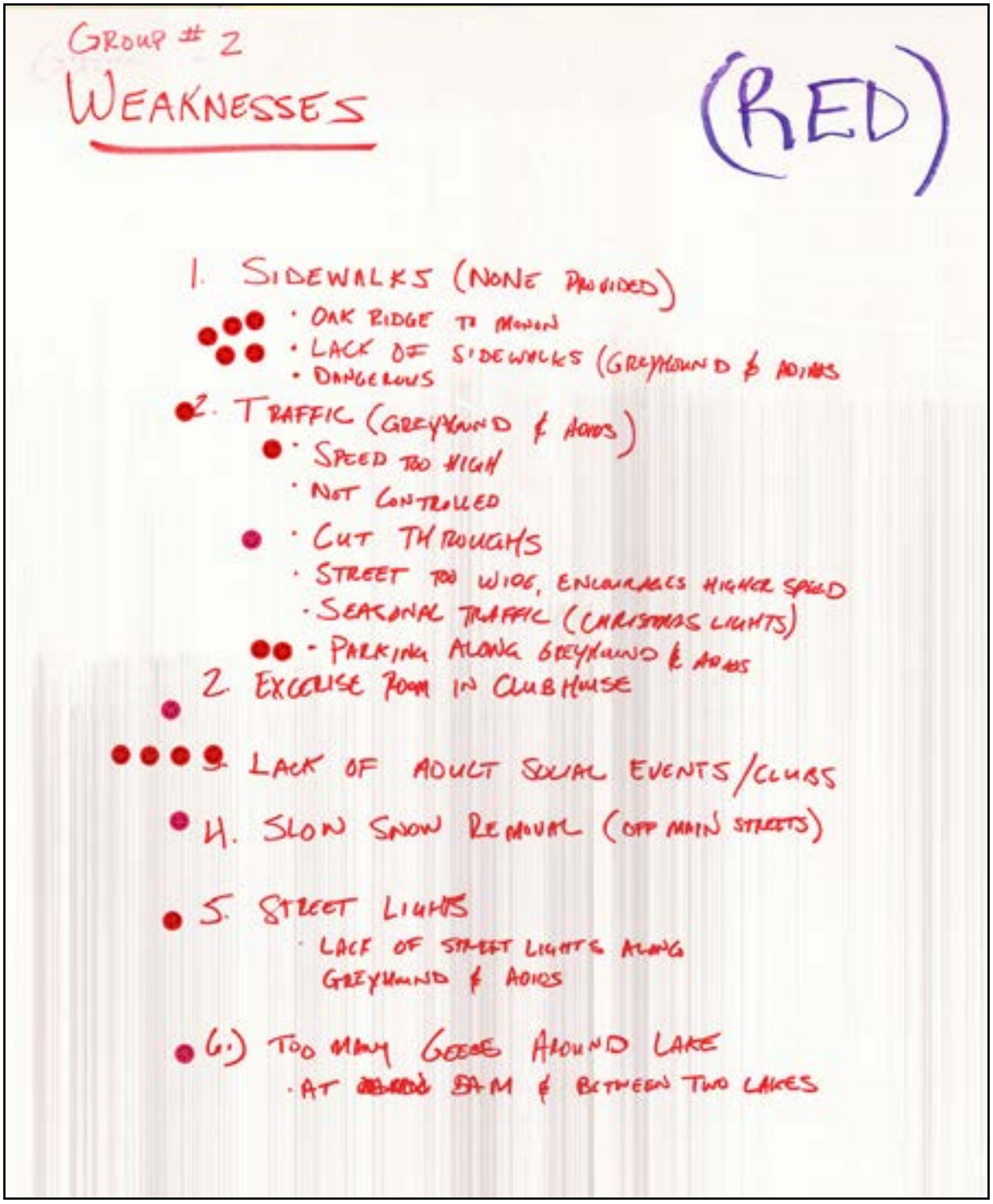
GROUP 1: THREATS



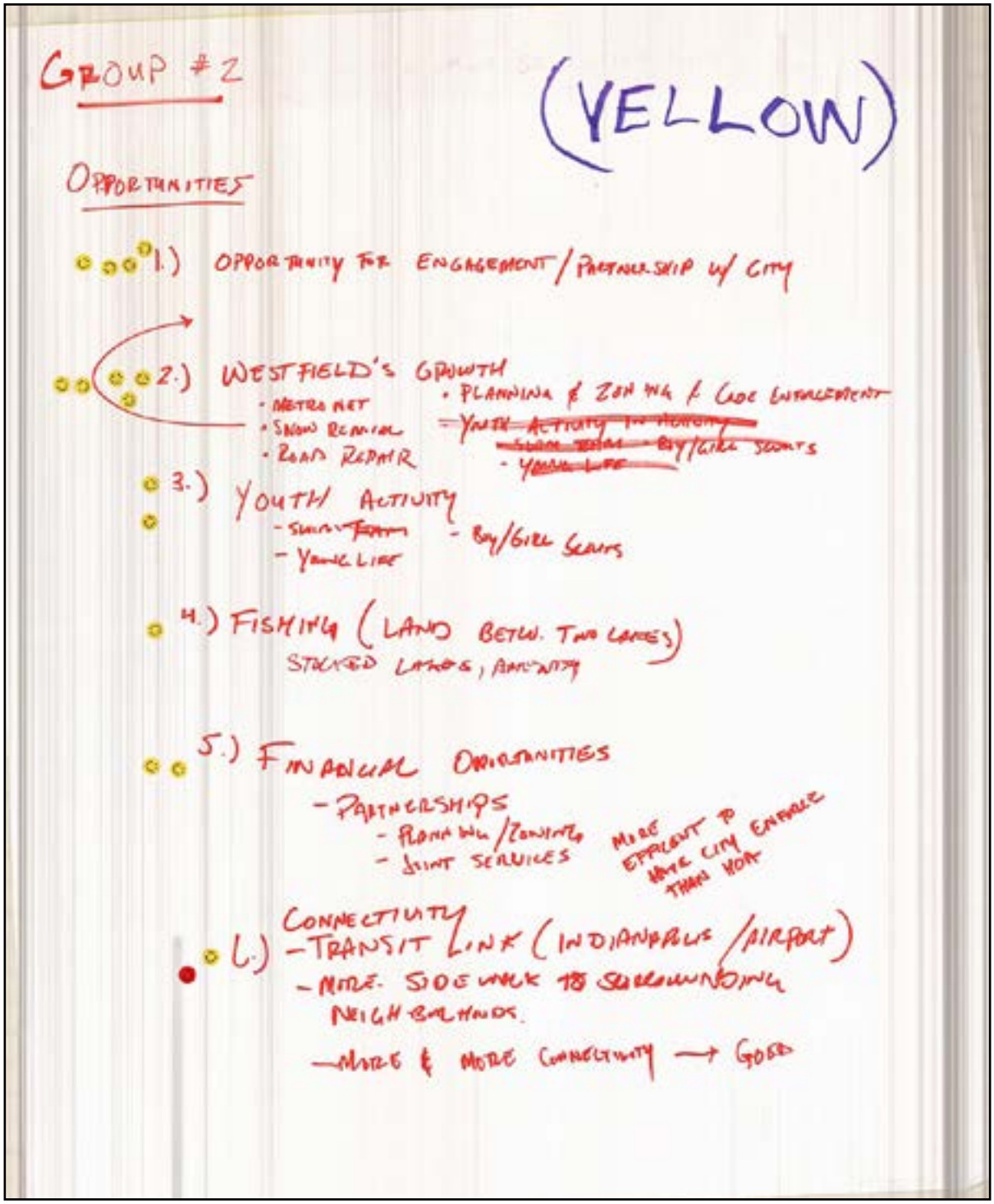
GROUP 2: STRENGTHS



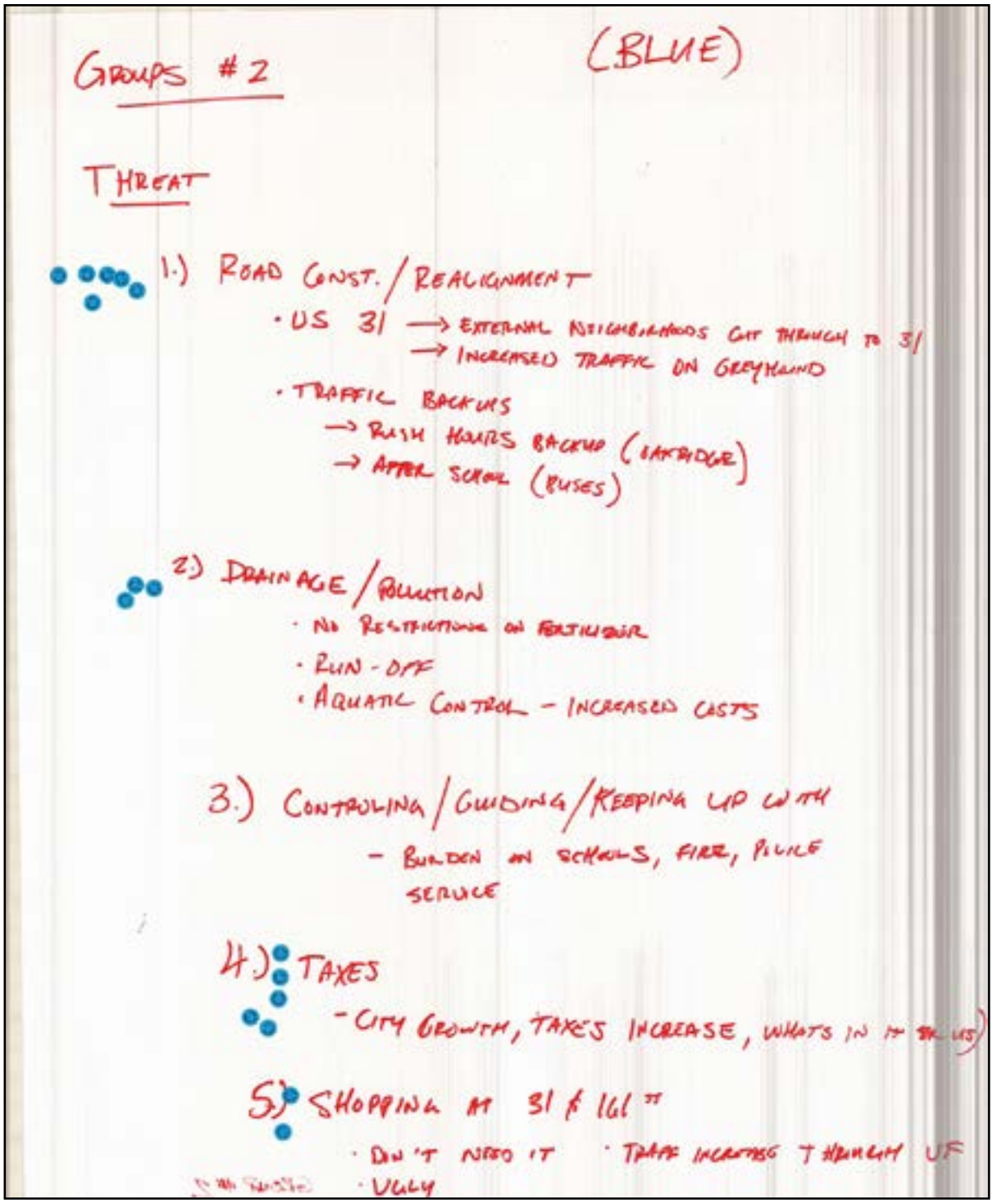
GROUP 2: WEAKNESSES



GROUP 2: OPPORTUNITIES



GROUP 2: THREATS



GROUPS #2 (BLUE)

THREAT

1.) ROAD CONST. / REALIGNMENT
- US 31 → EXTERNAL NEIGHBORHOODS CUT THROUGH TO 31
  → INCREASED TRAFFIC ON GREYHOUND
- TRAFFIC BACKUPS
  → RUSH HOURS BACKUP (EARTHDUE)
  → AFTER SCHOOL (BUSES)

2.) DRAINAGE / POLLUTION
- NO RESTRICTIONS ON FERTILIZER
- RUN-OFF
- AQUATIC CONTROL - INCREASED COSTS

3.) CONTROLING / GUIDING / KEEPING UP WITH
- BURDEN ON SCHOOLS, FIRE, POLICE SERVICE

4.) TAXES
- CITY GROWTH, TAXES INCREASE, WHATS IN IT FOR US

5.) SHOPPING AT 31 & 161 ST
- DON'T NEED IT
- TRAFF INCREASES THROUGH UF
- UGLY

GROUP 3: STRENGTHS

GROUP 3: WEAKNESSES

GROUP #3 WEAKNESSES (RED)

- Greyhound Pass ●●●●●●●● ●●
  - volume / US31 → other neighborhoods use
  - Fire Dept. route
  - int. w/ 151st → accidents/safety
- Traffic through neighborhood ●
  - north to south / surrounded by arterials ●
  - new developments to amenities / commuting
- Oak Ridge Road volume ● ●●
  - can't get in/out
  - pedestrian can't cross
- Greyhound Pass
  - lack of traffic calming ●
- lack of street lights
  - walking in streets
- lack of sidewalks
- Monon Trail yield / safety ●
  - needs to be stop sign?
  - lack of education → traffic laws
- lack of golf cart policing
- coyotes → pets/safety

● ● ●

GROUP 3: OPPORTUNITIES

GROUP #3 OPPORTUNITIES (YELLOW)

- enhance Oak Ridge / Greyhound Pass
- lower taxes / business development
  → property values
- embrace home stock/variety to continue to differentiate from surrounding neighborhoods
  → property maintenance
- lake → neighborhood amenity
  → enhance/embrace

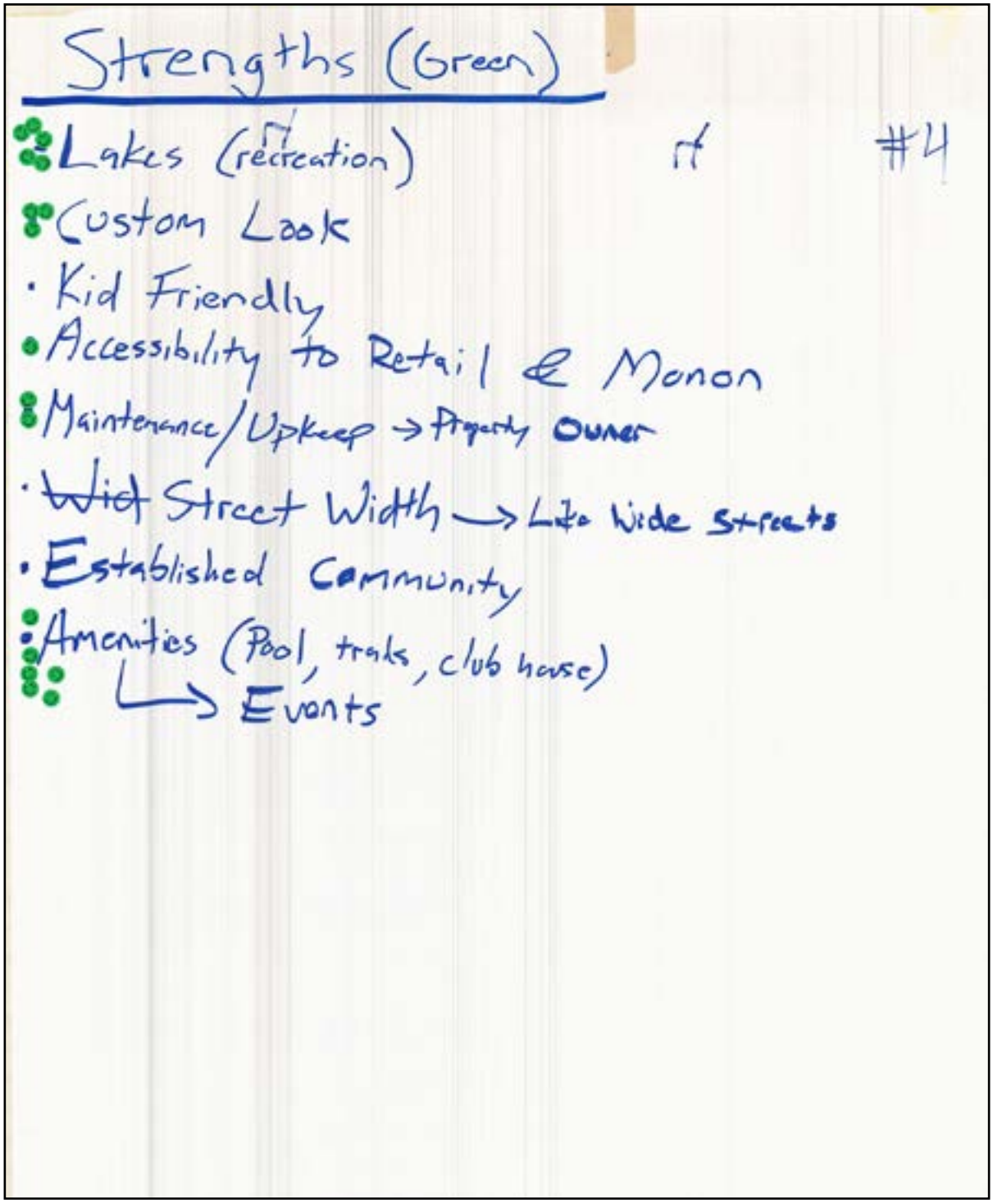
GROUP 3: THREATS

GROUP #3

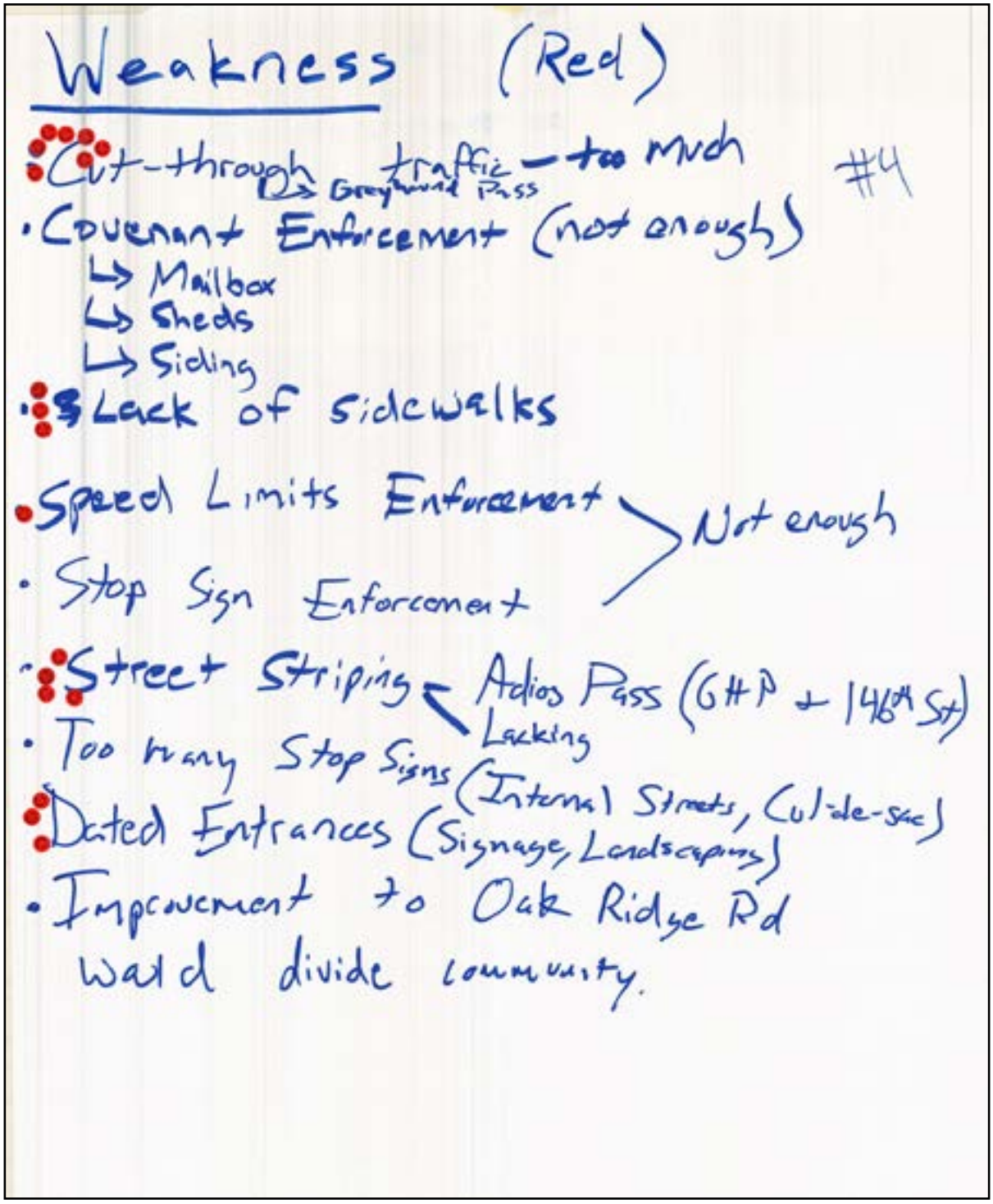
THREATS (BLUE)

- lack of young families/maturing families ●●
- lack of high school access (v. pre-US31 upgrade) ●
- more comm./res. development = more traffic ●●●●●
- potential empty big box (e.g., Target) ●●●
- strain on school district (increase pop./demand) ●
- traffic volume increase ●●●●

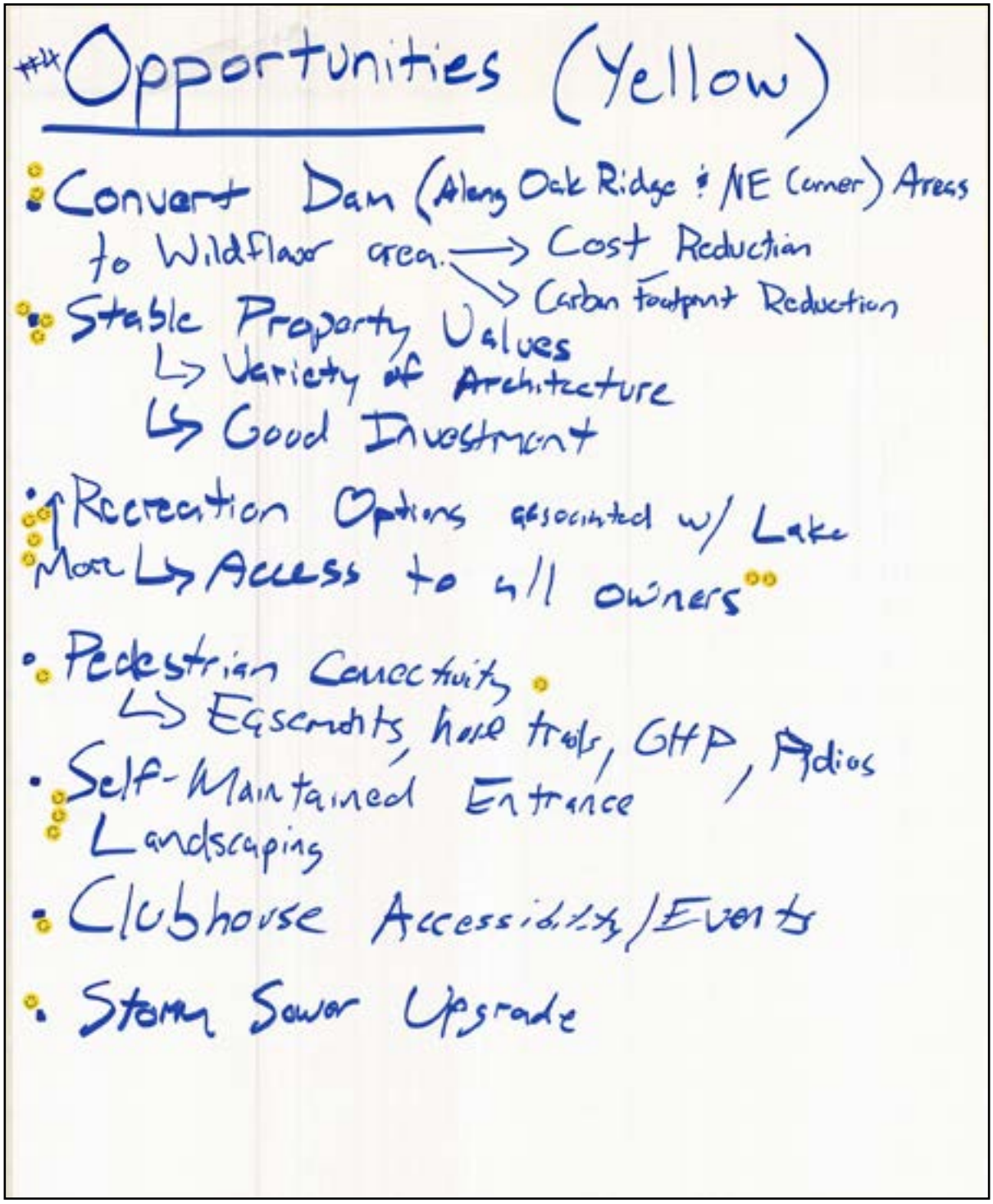
GROUP 4: STRENGTHS



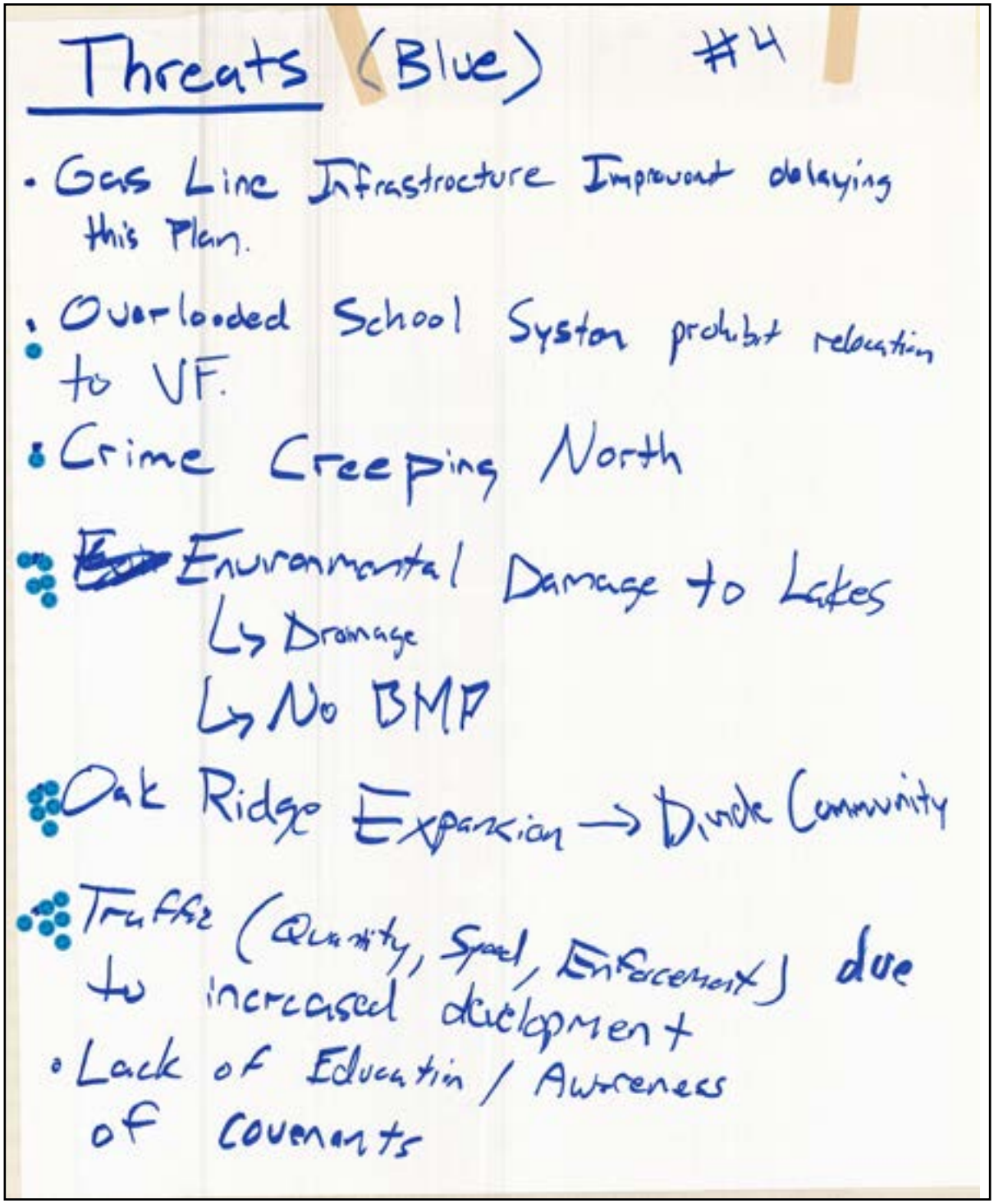
GROUP 4: WEAKNESSES



GROUP 4: OPPORTUNITIES



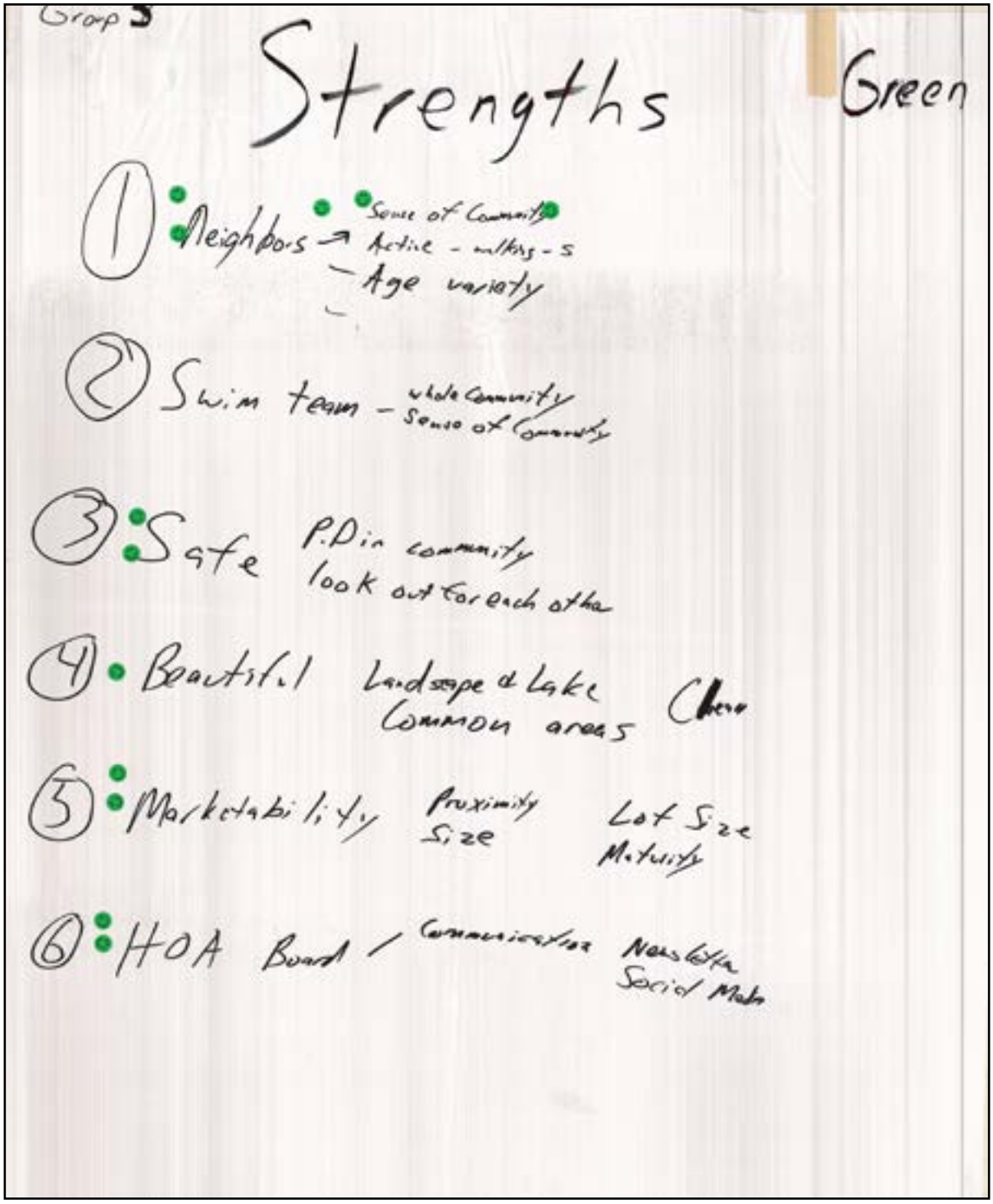
GROUP 4: THREATS



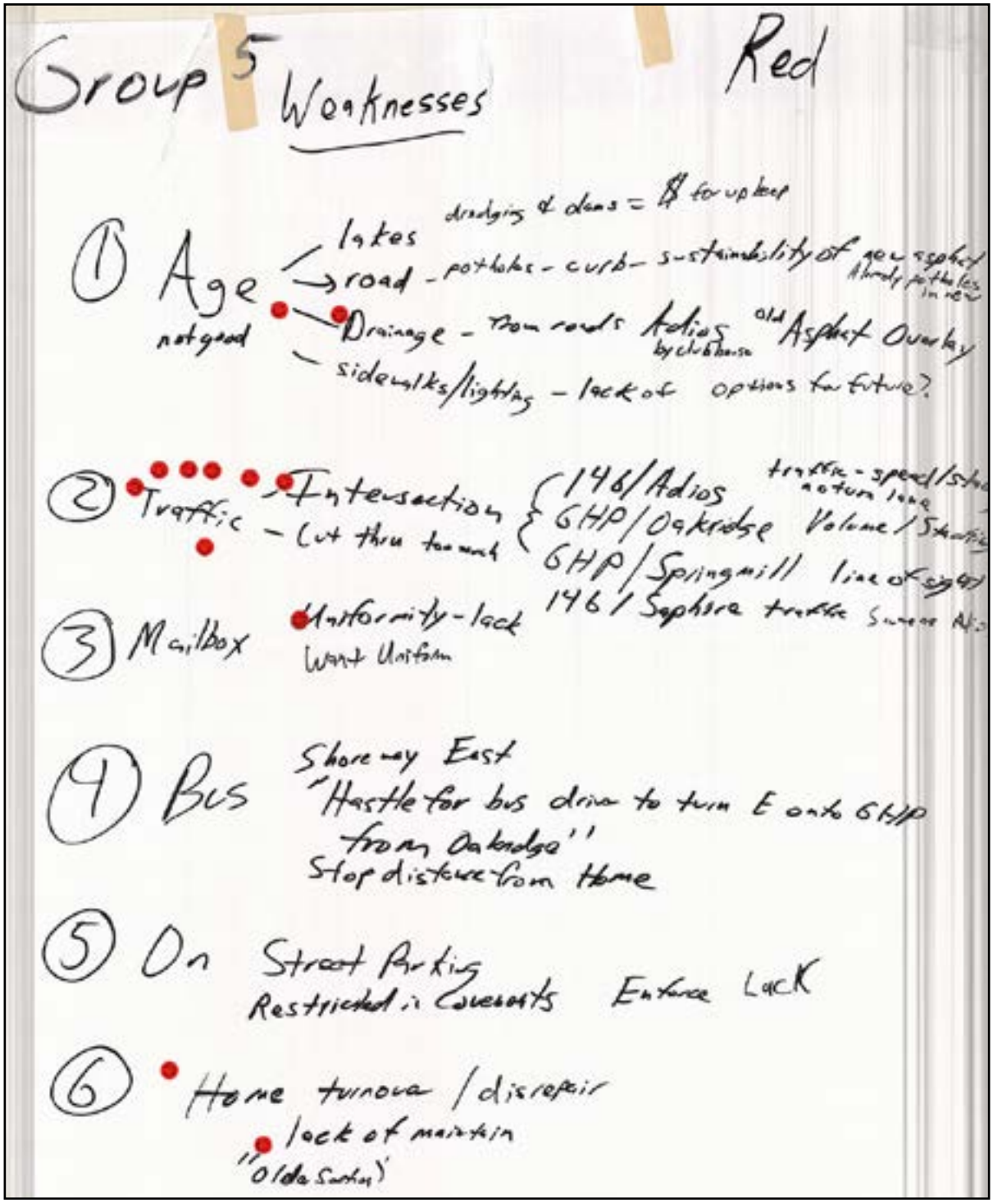
Threats (Blue) #4

- Gas Line Infrastructure Improvement delaying this Plan.
- Overloaded School System prohibit relocation to VF.
- Crime Creeping North
- Environmental Damage to Lakes
  - ↳ Drainage
  - ↳ No BMP
- Oak Ridge Expansion → Divide Community
- Traffic (Quantity, Speed, Enforcement) due to increased development
- Lack of Education / Awareness of Covenants

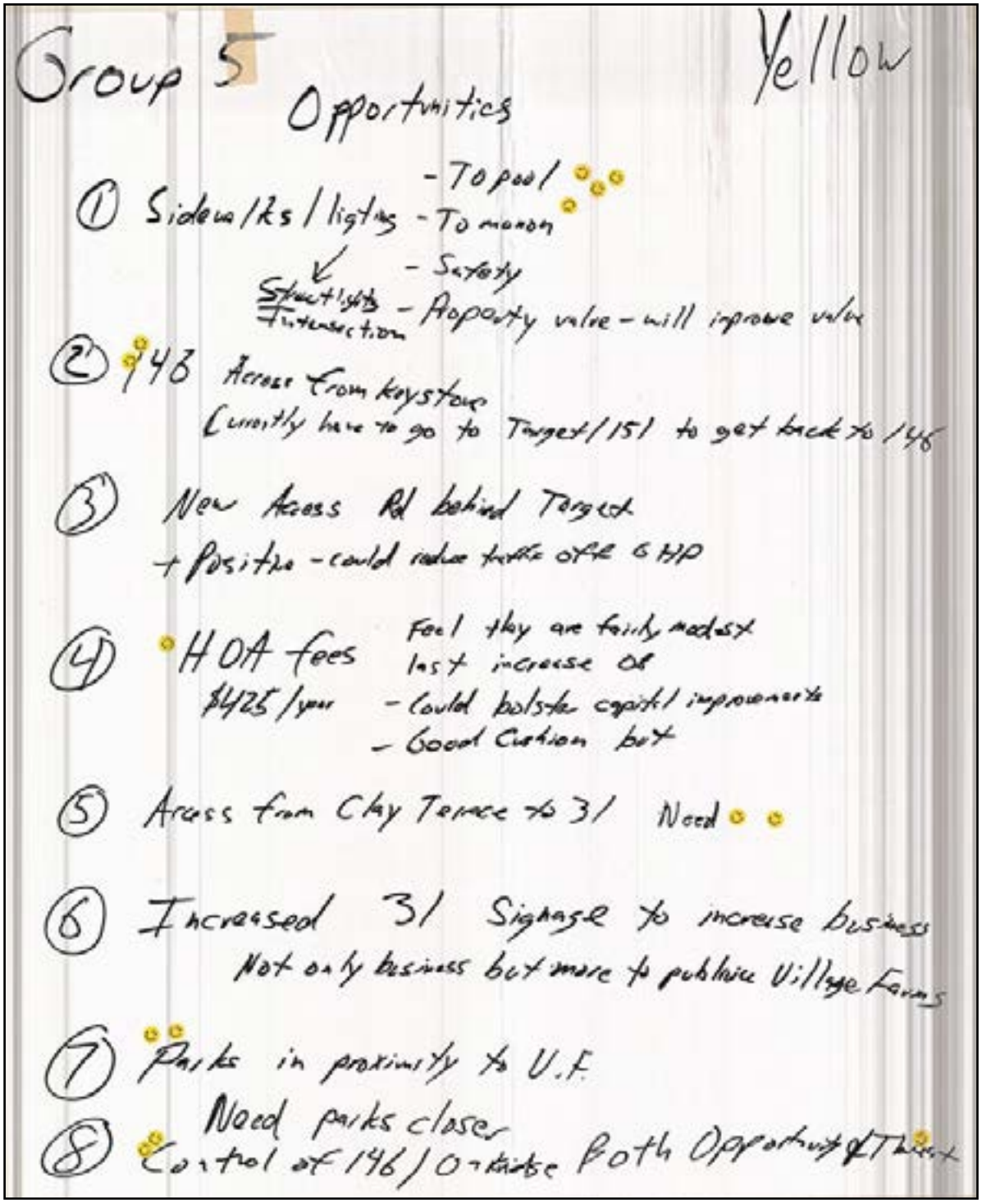
GROUP 5: STRENGTHS



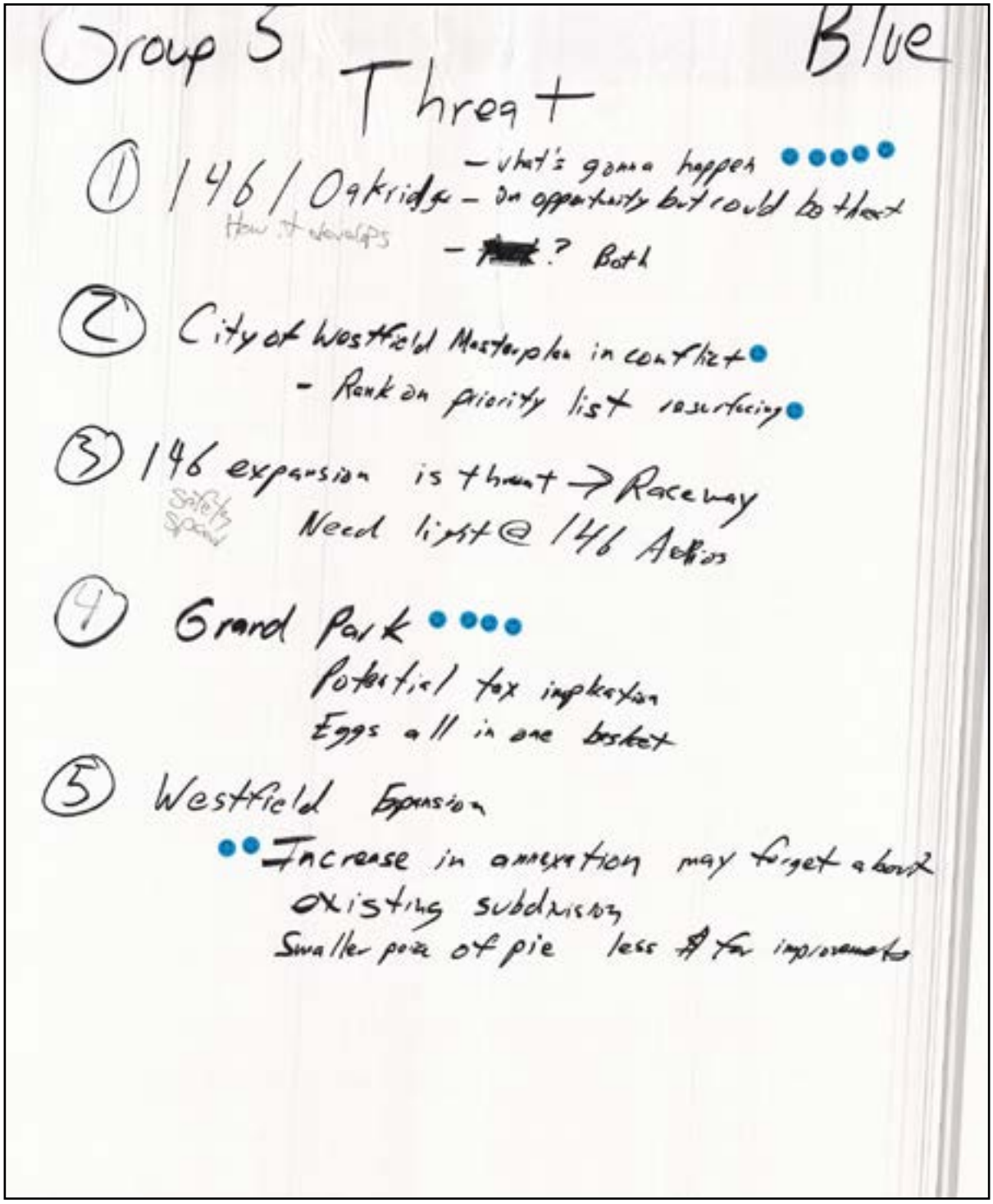
GROUP 2: WEAKNESSES



GROUP 5: OPPORTUNITIES



GROUP 5: THREATS



Group 5 Blue

Threat

① 146 / Oakridge – what's gonna happen ●●●●●
How it develops – an opportunity but could be that
– [redacted]? Both

② City of Westfield Masterplan in conflict ●
– Rank on priority list resurfacing ●

③ 146 expansion is threat → Raceway
Safety Speed
Need light @ 146 Action

④ Grand Park ●●●●
Potential tax implication
Eggs all in one basket

⑤ Westfield Expansion
●● Increase in annexation may forget about existing subdivision
Smaller piece of pie less $ for improvements

APPENDIX H: AGGREGATE SWOT ANALYSIS

Following the March 4, 2015 Open House, the Department entered the information from each group into a digital form, including the priority of each issue, as voted on by the residents who participated in that workstation. The following appendix is that digital Excel spreadsheet.

Group 1 and Group 2 Responses

	STRENGTH	PRIORITY	WEAKNESSES	PRIORITY	OPPORTUNITIES	PRIORITY	THREATS	PRIORITY
Group # 1 RESPONSES	Have good neighbors/strong community	6	Age of infrastructure/deterioration/poor road surfacing	8	Promote VF in real estate market: Gain respect in market resulting in higher values		Change in political leadership/vision could result in poor land use/fiscal decisions	8
	Safe neighborhood	4	No gutters/roll curbing: Causes drainage probs	3	Strong local gov't w/vision for smart growth creates stability: Good land use decisions adjacent, maintains property values	7	Subdivision by development/road improvements (sound walls on 31)	
	Style/age of homes/diversity of homes	2	Cut-through traffic on Greyhound (both directions)	4	Community greenbelt around perimeter of city: Serves as growth boundary	5	Unmanaged traffic growth (perimeter streets) hurts desired location	7
	Convenient location (hospitals/shopping/schools/etc.)	5	(too hard) turning on Springmill from Greyhound because of congestion (daylight hours)	3	Strong/vibrant/diverse commercial along SR 32: Assuring proper infrastructure planning	8	Weakening in school leadership could result in poor schools. Affecting desirability for buying in Village Farms/W'field.	6
	Size of lakes (recreation/relaxation)	2	Congestion on egress streets (sm/146th): At rush hour	2			Apathetic future residents won't want to be involved in HOA	
	Home values stay high-high care of homes		Lack of dedicated pedestrian ways throughout Village Farms (older sections except for G'hound Pass)	1				
	Monon access	2	Parking on pedestrian ways causes problems (G'hound Pass)					
	Quality amenities/well maintained Mature trees/noise cancellation/nature/wildlife/tranquil Do attract good/quality homeowners	2						
Group # 2 RESPONSES	Older homes: Room sizes, more character	1	Connectivity: Transit link (Indianapolis/Airport, more sidewalk to surrounding neighborhoods, more & more connectivity-good	1	Opportunity for engagement/partnership w/City (snow removal)	4	Road const./realignment: US31-external neighbors cut through to 31, increased traffic on Greyhound: Traffic backups-rush hours backup (Oakridge), after school (buses)	6
	History (horse farms')		Sidewalks(none provided): Oak Ridge to Monon, lack of sidewalks (Greyhound & Adios), dangerous	5	Westfield's growth: Metronet, road repair, planning & zoning & code enforcement	5	Drainage/Pollution: No restrictions on fertilizer, run-off, aquatic control-increased costs	3
	Mature trees	3	Traffic (Greyhound & Adios): Speed too high, not controlled, cut throughs, street too wide, encourages higher speed, seasonal traffic (Christmas lights), parking along Greyhound & Adios	5	Youth activity: Swim team, young life, boy/girl scouts	2	Controlling/guiding/keeping up with: Burden on schools, fire, police service	
	Quite neighborhood	2	Exercise Room in Clubhouse	1	Fishing (land between two lakes): stocked lakes, amenity	1	Taxes: City growth, taxes increase, whats in it for us	5
	Bigger lots	1	Lack of adult social events/clubs	4	Financial opportunities: Partnerships-Planning/Zoning/Joint services: More efficient to have City enforce than HOA	2	Shopping at 31 & 161st: Don't need it, traffic increase through VF ugly	2
	No cookie-cutter	2	Slow snow removal (off main streets)	1	Connectivity: Transit link (Indianapolis/Airport, more sidewalk to surrounding neighborhoods, more & more connectivity-good	1	Bigger lots	1
	Pool & Amenities: Lake, trails, clubhouse	4	Street lights: Lack of street lights along Greyhound & Adios	1			Pool & Amenities: Lake, trails, clubhouse	1
	Proximity to shopping		Too many geese around lake at dam & between two lakes	1			Neighborhood Association: Resident run, good organization, well represented	1
	Neighborhood Association: Resident run, good organization, well represented	3						

Group 3 and Group 4 Responses

	STRENGTH	PRIORITY	WEAKNESSES	PRIORITY	OPPORTUNITIES	PRIORITY	THREATS	PRIORITY
Group # 3 RESPONSES	Friendly neighbors		Greyhound Pass: volume/US 31-other neighborhoods use, Fire Dept. route, int vs/151st-accidents/safety	10	Enhance Oak Ridge/Greyhound Pass	7	Lack of young families/maturing families	2
	Custom homes: unique/not cookie-cutter	5	Traffic through neighborhood: north to south/surrounded by arterials, new developments to amenities/commuting	3	Lower taxes/business development: property values	8	Lack of high school access (v.pre-US31 upgrade)	1
	HOA: Activity level/social, communication	2	Oak Ridge Road volume: Can't get in/out, pedestrian can't cross	3	Embrace home stock/variety to continue to differentiate from surrounding neighborhoods: property maintenance	4	More comm./res. Development=more traffic	5
	Trees/old growth	2	Greyhound Pass: lack of traffic calming, lack of street lights/walking in streets, lack of sidewalks	1	Lake: neighborhood amenity, enhance/embrace	2	Potential empty big box (e.g., Target)	4
	Modern/updated pool	2	Monon Trail yield/safety: Needs to be stop sign?, lack of education-traffic laws, lack of golf cart policing, coyotes-pets/safety	4			Strain on school district (increase pop./demand)	1
	Lakes: Recreation value, fishing, aesthetics, wild life	1					Traffic volume increase	8
	Monon proximity	5						
	Maintenance of homes: Property values maintained	2						
	Limited access: Minimizes traffic volume, carved streets, cul-de-sacs	1						
	Surrounded by arterials							
	Amenities: Shopping, highway	1						
Group # 4 RESPONSES	Lakes (recreation)	5	Cut-through Greyhound Pass traffic-too much	7	Convert dam (along Oak Ridge & NE corner) areas to wildflower area: Cost reduction, carbon footprint reduction	2	Gas line infrastructure improvement delaying this plan	
	Custom look	3	Covenant enforcement-not enough: Mailbox, sheds, siding		Stable property values: Variety of architecture, good investment	3	Overloaded school system prohibit relocation to VF	1
	Kid friendly		Speed limits enforcement-not enough	1	More recreation options associated w/lake: Access to all owners	6	Crime creeping north	1
	Accessibility to retail & Monon	1	Stop sign enforcement - not enough		Pedestrian connectivity: Easments, hrse trails, GHP, Adios	2	Environmental damage to lakes: Drainage, no BMP	5
	Maintenance/upkeep: Property owner	2	Street stripping Adios Pass (GHP & 146th St.) lacking	4	Self-maintained entrance: Landscaping	3	Oak Ridge expansion: Divide community	5
	Street width: Like wide streets		Too many stop signs (internal streets, Cul-de-sac)		Clubhouse accessibility/events	1	Traffic (quantity, speed, enforcement) due to increased development	6
	Established community		Dated entrances (signage, landscaping)	3	Storm Sewer upgrade	1	Lack of eduction -awarness of covenants	
	Amenities/Events (pool, trails, clubhouse)	6	Improvement to Oak Ridge Rd would divide community.					

Group 5 Responses

	STRENGTH	PRIORITY	WEAKNESSES	PRIORITY	OPPORTUNITIES	PRIORITY	THREATS	PRIORITY
Group # 5 RESPONSES	Neighbors: Sense of community, active-walking, age variety	5	Age not good: Lakes-dredging the dam for upkeep, road-potholes/curb/sustainability of new asphalt already potholes in new, drainage-from roads Adios by clubhouse, old asphalt overlay, sidewalks/lighting-lack of options for future?	2	Sidewalks/lighting/street lights/intersection: To pool, to Monon, safety	4	1461 Oakridge: What's gonna happen, on opportunity but could be threat, how it develops-both	5
	Swim team: Whole community, sense of community		Traffic: Intersection-146-Adios/GHP-Oakridge/GHP-Springmill/146-Saphire(traffic same as Adios), traffic-speed/stack up no turn lane, volume/stacking, line of sight,cut thru too much	7	146 access from Keystone: Currently have to go to Target/151 to get back to 146	2	City of Westfield Masterplan in conflict: Rank on priority list resurfacing	2
	Safe: PD in community, look out for each other	2	Mailbox: Uniformity/lack, want uniform	1	New access rd behind Target, positive could reduce traffic off GHP		146th expansion is threat-Raceway: Need light @ 146-Adios, safety, speed	
	Beautiful: Landscape & lake, common areas, clean	1	Bus: Shoreway East, hastle for bus driver to turn E onto GHP from Oakridge Dr, stop distance from home		HOA fees/$425/year: Feel they are fairly modest-last increase 08, could bolster capital improvements, good cushion but	1	Grand Park: Potential tax implication, eggs all in one basket	4
	Marketability: Proximity, size, lot size, maturity	2	On street parking restricted/covenants enforce lack		Access from Clay Terrace to 31 need	2	Westfield Expansion: Increase in annexation may forget about existing subdivision, smaller piece of pie-less $ for improvements	2
	HOA Board: Communication, newsletter, social media	2	Home turnover: Disrepair, lack of maintain olde section	2	Increased 31 signage to increase business/not only business but more to publicise			
					Parks in proximaty to VF/need parks closer: Control of 146/Oakridge both opportunity & threat	2		

APPENDIX I: LIKES/DISLIKES MAP

During the March 4, 2015 Open House, Village Farms residents participated in one of five workstations. Each workstation was asked to identify their most favorite and least favorite physical place within the Village Farms neighborhood. The following appendix material are the original maps upon which each workstation identified these locations. Red dots identify the least favorite location and green dots identify the most favorite location.

Group 1

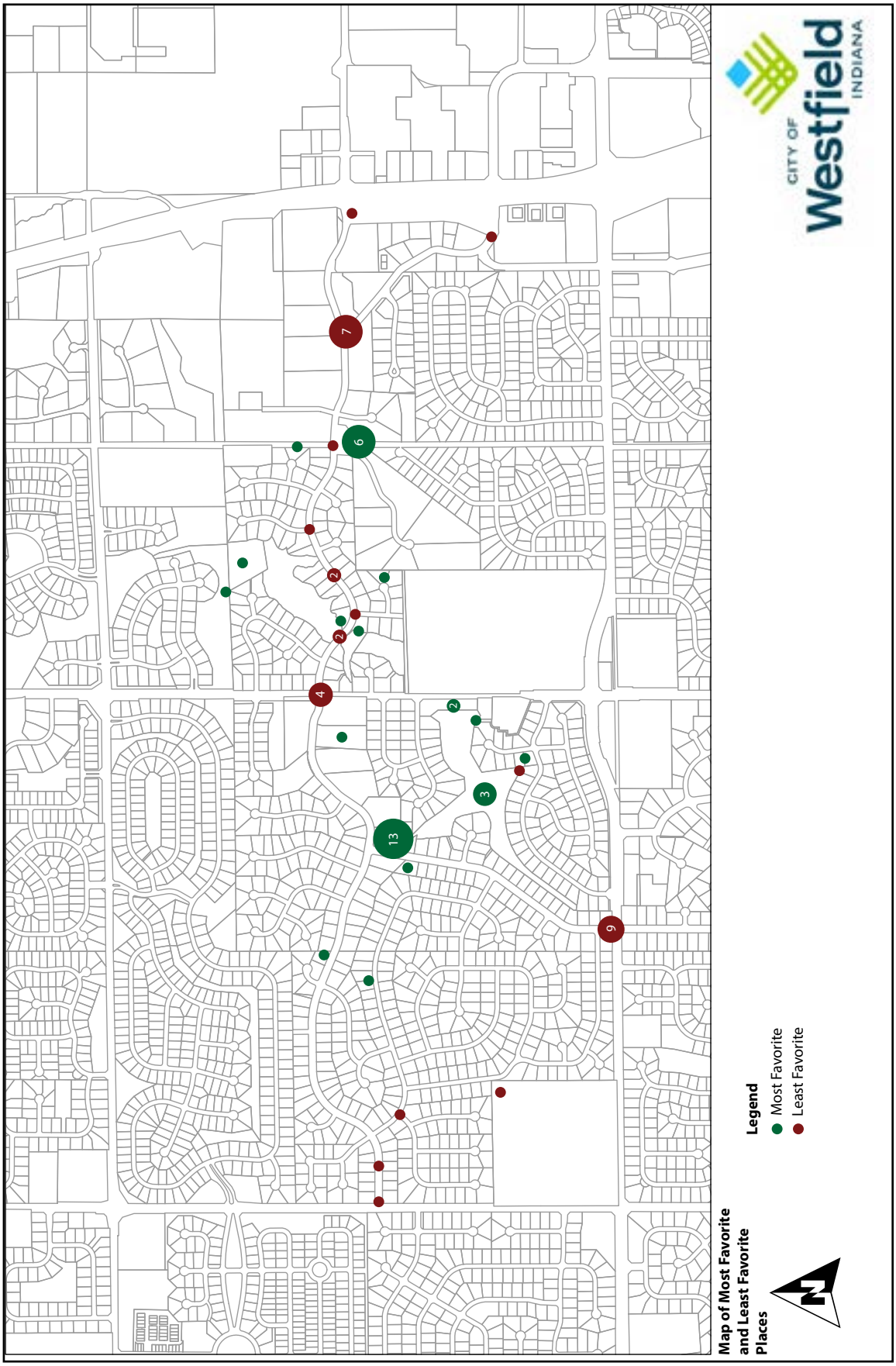
Group 2

Group 3

Group 1
Group 4
Village Farms
1 inch = 350 feet

Group 5
Group 5
Village Farms
1 inch = 350 feet

APPENDIX H: MAP OF RESPONDENTS



Map of Most Favorite and Least Favorite Places

APPENDIX J: ALTERNATIVES ANALYSIS

Page 1

VILLAGE FARMS NEIGHBORHOOD PLANNING EXERCISE

Developing Alternatives

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1. STRENGTHS

- Neighbors

  "Neighbors" refers to the residents of Village Farms and the strong sense of community among neighbors and across the neighborhood through the Village Farms Home Owners Association. "Neighbors" also refers to the network of personal relationships and community pride.

  Alternatives:

  Alternatives developed in this category are intended to create opportunities for increased social interactions. First, an inventory should be conducted to understand what the neighborhood HOA and residents are already doing; however, some possible alternatives are:

  1. Coordinate neighborhood-wide yard sales
  2. Host neighborhood parties
  3. Establish a neighborhood-wide crime watch
  4. Join and establish a presence on the "Next Door" social network
  5. Organize events like camping in the common areas, kickball tournaments, youth leagues

- Amenities

  "Amenities" refers to both the internal and external community assets. This includes, but is not limited to: (i) the lakes; (ii) clubhouse; (iii) park open space (by the poolhouse); (iv) the dam; (v) the quality / protection of the lakes (water quality, pollution); (vi) the proximity of surrounding shopping and quality of life assets.

  Alternatives:

  Alternatives developed in this category are intended to protect and enhance amenities throughout the neighborhood.

  1. Conduct an inventory to catalogue and study existing community spaces/gathering places. The results of this study would identify weaknesses and opportunities as well as offer recommendations to either modify the space physically, in order to optimize their use, or offer recommendations to (re)program the spaces to encourage/attract further use/activity.
  2. Erect new way finding and identification signage in order to visually mark and attract residents to internal neighborhood amenities and toward external community assets safely and

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VILLAGE FARMS NEIGHBORHOOD PLANNING EXERCISE
Developing Alternatives

efficiently. If desired, this creates the opportunity to establish unique signage to Village Farms that further distinguishes its neighborhood amenities and promote its brand.

- Custom Homes / Mature Trees

  "Custom Homes / Mature Trees" refers to the quality, style, age and maintenance for the homes and "softscape" of the neighborhood. These were things to be protected. The quite, natural and not "cookie-cutter" appearance or experience of the neighborhood were features seen as attractive in the housing market, thus a positive effect on property values. This could dovetail with neighborhood branding and promotion (see opportunities).

Alternatives:

Alternatives developed in this category are intended to promote the existing character of Village Farms:

1. Review / modernize the existing covenants, conditions and restrictions (the "Covenants") in order to provide both education of the Covenants and encourage further enforcement. This will also serve to protect existing community amenities and future ones from issues including, but not limited to: encroachment, tree preservation, use of lakes and common areas.
2. Create and offer a "Best Landscaping or Garden" award to encourage a high level of maintenance and "curb appeal" for existing residents. This award competition would require nominations from others, which would not only encourage increased social interaction among neighbors, but create further emphasis on the appearance and maintenance of homes.
3. Research the number of tear downs/rebuilds, additions, remodels, pools, accessory structures throughout the neighborhood. This should result in an inventory that could highlight the amount of dollars reinvested back into the neighborhood.

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VILLAGE FARMS NEIGHBORHOOD PLANNING EXERCISE
Developing Alternatives

2. WEAKNESSES

- Road Conditions

  "Road Conditions" refers to the overall automobile environment throughout the neighborhood. Residents referred to street lights, curbs and paving or the condition of the paving. Following our meetings, it remains unknown as to whether concerns about the road conditions refers to a lack of street lights and curbs throughout the entire neighborhood, if desired throughout the entire community or only in certain locations (i.e., intersections or mid-block level). Additionally, it is unclear whether it refers to paving due to cracking or pot holes.

  Alternatives:

  Alternatives developed in this category are intended to clarify the issues and identify areas for intervention: Study existing infrastructure. Given the unknowns regarding the potential improvement of the automobile environment, it is necessary to inventory the existing conditions. The results of this study should confirm the desires of the neighborhood residents, determine opportunities for improvement (i.e., re-paving, re-stripping, new street lights, new yard lights, etc.). This study would culminate in a Capital Improvement Plan (this will be furthered discussed at our meeting).

- Traffic Conditions

  "Traffic Conditions" primarily refers to the automobile traffic situation throughout the neighborhood. Greyhound Pass has been a thoroughfare for the community, between Springmill Road and US Highway 31. Due to the improvements to US Highway 31, many residents believe Greyhound Pass and Adios Pass have increased in traffic volume and rate of speed, creating potentially dangerous situations.

  Alternatives:

  Alternatives developed in this category are intended to address the traffic issues throughout the neighborhood: Study the traffic impacts on the neighborhood. Due to the improvements to US Highway 31 (and other surrounding thoroughfares) residents have observed an increase in traffic both internal to the neighborhood and external along perimeter thoroughfares. A study of the existing traffic conditions would determine the traffic volume and average rates of speed. This

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study should identify problem areas and make recommendations to calm or reduce traffic (e.g., speed bumps, increased signage, improved intersections, narrower streets and increased/consistent enforcement, etc.).

- Sidewalks

  "Sidewalks" refers to the overall pedestrian environment throughout the neighborhood. Following meetings with the Village Farms advisory committee and the City staff it remains unknown as to whether this refers to the lack of sidewalks throughout the entire community or just along Greyhound Pass and Adios Pass. Additionally, residents also referred to sidewalks as connections to surrounding amenities, including the Monon Trail, which crosses the community to the east.

  Alternatives:

  Alternatives developed in this category are intended to clarify the issues and identify areas for intervention: Study existing conditions of the pedestrian environment. The results of this study should confirm the desires of the community (i.e., where to add sidewalks, what kind of sidewalks, trails vs. sidewalks, and connections to internal and external assets), identify opportunities to improve existing right-of-ways with sidewalks, especially if roadways are narrowed in order to address traffic volume and rates of speed. The culmination of this study may be incorporated as part of a wider Capital Improvement Plan (will be discussed further at our next meeting).

3. OPPORTUNITIES

- Strong / Diverse Tax Base

  "Strong / Diverse Tax Base" refers to the City of Westfield's fast-paced growth as an opportunity which Village Farms may utilize as a resource now and in the future. The surrounding economic development may provide an opportunity to offer additional services for Village Farms residents and may increase home values.

  Alternatives:

  Alternatives developed in this category are intended to identify potential community-wide resources: Given the strong growth throughout the community it would be beneficial to identify financial and professional

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Developing Alternatives

resources to support the Village Farms Planning process and implementation in the future.

- Engagement / Partnership with City

  "Engagement / Partnership with City" refers to opportunities for collaboration between Village Farms (i.e., the Home Owners Association) and the City of Westfield. This may refer to opportunities for snow removal, infrastructure improvements and joint code enforcement. These opportunities with the City may reveal themselves as this special planning project with Village Farms continues to mature.

  Alternatives:

  Alternatives developed in this category are intended to identify partnership opportunities to support / promote the Village Farms Plan:

  1. Identify and coordinate partnership opportunities between Village Farms (Advisory Committee) and City of Westfield. As the Village Farms planning process matures further, partnership opportunities will likely emerge in which the City may provide professional services, financial assistance and/or continued community services. These could include, but are not limited to: increased snow removal services (either through private contracts or city service), façade grants to support the rehabilitation of community amenities such as the poolhouse, or facilitate/promote the establishment of a neighborhood crime watch in consultation with the City of Westfield Police Department.

- Social Programming

  "Social Programming" refers to internal opportunities for increased recreation or activities. Many residents mentioned opportunities to have additional programming for adults (i.e., yoga or social clubs/activities) and upgrades to the clubhouse.

  Alternatives:

  Alternatives developed in this category are intended to identify opportunities to enhance existing recreational amenities and provide for future amenities: Programming analysis (existing activities, venue opportunities). First, it is important to inventory and study the existing social activities. The results of this study should conclude opportunity gaps in existing programming, especially remaining age conscious, and

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VILLAGE FARMS NEIGHBORHOOD PLANNING EXERCISE
Developing Alternatives

provide recommendations for the Advisory Committee, HOA and neighborhood to consider. This study should also focus on the existing opportunities or constraints of the existing venues within the community.

- Branding & Marketing

  "Branding and Marketing" refers to the promotion of a neighborhood "brand," which may include modernizing an existing logo or establishing a new one, as well as, developing a marketing strategy which may be both internal to the neighborhood and external to the wider housing market, specifically targeting prospective buyers. However, once a "brand" has been established and promoted, there are numerous opportunities to emphasize that brand internally and throughout the community.

  Alternatives:

  Alternatives developed in this category are intended to encourage Village Farms to consider developing a marketing strategy. After meeting with the Advisory Committee it was obvious that a clear and concise brand is desired: Studying existing market material and strategies (print material, industry/trade outreach, social media, etc.). The results of this study should compare these efforts with other neighborhoods of a similar size and conclude opportunity gaps. It should provide a process for the Village Farms Advisory Committee to engage residents to re-brand, update/modernize the existing logo or establish a new brand. Once that brand has been established, this can be reinforced in the community by erecting uniform gateways, entrances or lighting features that establishes a consistent and uniform motif of color or logo throughout the neighborhood.

4. THREATS

- Traffic Growth / Volume in and around Neighborhood

  "Traffic Growth / Volume in and around Neighborhood" refers the automobile traffic situation throughout the neighborhood. Greyhound Pass has been a thoroughfare (classified as a "Collector") for the community, between Springmill Road and US Highway 31. Due to the improvements to US Highway 31, many residents believe Greyhound Pass and Adios Pass have

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Developing Alternatives

increased in traffic volume and rate of speed. Additionally, Oak Ridge Road, which bisects the community, and 146th Street, which serves as its western boundary, have raised concern about continued traffic volumes due to surrounding improvements.

Alternatives:

Alternatives developed in this category are intended to understand the traffic volume throughout the community, both existing and potential:

1. Review the City of Westfield-Washington Township Thoroughfare Plan to address the classifications of roadways internal to Village Farms and those adjacent.
2. Study the Greyhound Pass and Oak Ridge intersection. The results of this study should make recommendations to improve the intersection commensurate with resident's desire to not preclude pedestrian connectivity across Oak Ridge, but also the community's desire to relieve congestion.

- Economic Development

"Economic Development," although broad, refers to the fast-paced growth in the City of Westfield. The continued addition of new housing developments throughout the community is perceived as a threat, because of the contrast between an "old" community against an otherwise "new" background with new amenities and the ability for prospective homeowners to build what they want. This dovetails with residents' and the HOA's desire to brand and promote Village Farms (see opportunities).

Alternatives:

Alternatives developed in this category are intended to address the surrounding economic development threats:

1. Encourage reinvestment. Neighborhood residents have expressed a concern about Village Farms becoming marginalized by incoming developments that boast new home products and amenities. Given this concern there is an opportunity to create a regulatory environment that encourages reinvestment. This could be achieved by reducing the number of required permits, expediting the approval process or reducing the cost of the required permits and inspections.

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Developing Alternatives

2. Study/facilitate opportunities to re-brand the Village Farms neighborhood or further promote the existing logo internally, throughout the community and to the wider housing market. During planning meetings with the Village Farms advisory committee, it was clear that increasing the profile of the neighborhood is a high priority; however, it is unclear as to whether this is most effectively achieved through a re-branding process or a more robust marketing strategy.

- Change in Political, School, or HOA Leadership

"Change in Political, School, or HOA Board Leadership" refers to the potentially shifting tide of political direction. Many residents expressed a desire to preserve the wishes and/or objectives of the community regardless of any change in leadership. This may require formal approval/adoption of the plan (i.e., the results of this special planning exercise).

Alternatives:

Alternatives developed in this category are intended to strengthen the link between Westfield's political and school leadership and the Village Farms residents:

1. Engage closely with school administration to understand future plans (re-districting, class size, etc.). This could be achieved by organizing an informal open house with various school administrators, a meet-and-greet with the School Board or the superintendent.
2. Organize an informal meet-and-greet (coffee, breakfast, open house, etc.) with City Councilors, Plan Commissioners, Board of Zoning Appeals members and Department Directors.

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APPENDIX K: OPEN HOUSE STORY BOARDS

WORKSTATIONS

TRAFFIC & PEDESTRIAN INFRASTRUCTURE

AMENITIES & SOCIAL PROGRAMMING

BRANDING

COMMUNITY ENGAGEMENT

TRAFFIC & PEDESTRIAN INFRASTRUCTURE

WHAT WE HEARD FROM RESIDENTS

- Residents have observed aging and deteriorating infrastructure.
- Desire for additional pedestrian ways/sidewalks throughout Village Farms, especially along Greyhound Pass and Adios Pass.
- Residents have observed increased speed of traffic on Greyhound Pass and Adios Pass.
- Residents have observed increased volume of traffic on Oak Ridge Road and "cut-through" traffic on Greyhound Pass.
- Opportunities to create safer pedestrian connections to neighborhood pool and Monon Trail.

POSSIBLE SOLUTIONS

- Study the traffic and pedestrian infrastructure to inventory existing conditions, focusing on impact of US 31 improvements, traffic volume and rates of speed through neighborhood.
- Study should confirm desires of the neighborhood, identify opportunities for improvement, and make recommendations to calm or reduce traffic (i.e. speed bumbs, increased signage, narrower streets).

PLAN RECOMMENDATIONS

- Study the existing conditions of the road network throughout the neighborhood and future impact of automobile traffic. Study should focus on traffic volume and rate of speed.
- Advisory Group to develop strategies for: (i) intersection improvements, both within and surrounding the neighborhood; (ii) traffic calming to reduce automobile speed; (iii) repair/resurface roads in poor condition, as identified by the study.
- The study should focus on Greyhound Pass and Adios Pass, identify drainage issues, and consider opportunities to reduce runoff into detention/ retention ponds.
- Study should: (i) identify existing conditions of pedestrian connectivity throughout the neighborhood. The study should (ii) evaluate opportunities to create safer pedestrian conditions across Oak Ridge Road along Greyhound Pass. This study should (iii) be completed in conjunction with the traffic study highlighted above.

VILLAGE FARMS NEIGHBORHOOD PLAN 2015

AMENITIES & SOCIAL PROGRAMMING

WHAT WE HEARD FROM RESIDENTS

- Desire more opportunities for youth and adult activities (i.e. swim team, Boy and Girl Scouts).
- Residents enjoy close proximity to shopping and Monon Trail.
- Desire to maintain quality of lakes for recreation, fishing and wildlife.
- Desire more recreation options associated with lakes, allowing access for all owners.

POSSIBLE SOLUTIONS

- Conduct a programming analysis of existing activities and the capacity of existing venues/recreational spaces.
- This analysis should identify opportunities to provide additional social programming in amenity areas. Proposed social programming should remain age appropriate.

PLAN RECOMMENDATIONS

- Study existing conditions of the amenities throughout the neighborhood.
- The study should focus on the detention/retention ponds and the drainage between them along Greyhound Pass.
- The study should be completed in conjunction with a pedestrian connectivity plan and should consider wayfinding and safety signage that may incorporate the Village Farms brand.
- Inventory existing social activities within the neighborhood (i.e., survey community organizations and residents).
- Identify external resources for community engagement/ social activities.
- Prepare a list of best practices among other neighborhoods, both in Westfield and outside of Westfield.

VILLAGE FARMS NEIGHBORHOOD PLAN 2015

BRANDING

WHAT WE HEARD FROM RESIDENTS

- Promote Village Farms in residential real estate market.
- Desire to remain relevant and competitive with surrounding subdivisions that are newer and offer different amenities.
- Desire to maintain property values and the neighborhood's custom and unique character.
- Opportunity to establish and emphasize Village Farms brand throughout the neighborhood.
- Create wayfinding signage to ensure pedestrian safety and enhance access to amenity areas.

POSSIBLE SOLUTIONS

- Study and compare current marketing efforts with neighborhoods of a similar size. Identify opportunities to further promote the revised brand.
- The study should outline a process to engage residents in re-branding exercise that would include proposals for print material and social media campaigns.
- The study should develop a process to engage neighborhood residents and real estate professionals.

PLAN RECOMMENDATION

- Create a revised brand and promotional strategy for Village Farms.

VILLAGE FARMS NEIGHBORHOOD PLAN 2015

COMMUNITY ENGAGEMENT

WHAT WE HEARD FROM RESIDENTS

- Identify opportunities for engagement and partnership within the Westfield community.
- Change in political leadership/vision could result in poor land use/fiscal decisions.
- What benefits will residents of Village Farms see from continuing city growth and increased taxes?

POSSIBLE SOLUTIONS

- Partnership opportunities and professional relationships will likely emerge in which the City may provide professional services, financial assistance and/or continued community services, including snow removal services, facade grants, and further neighborhood crime watch.
- Engage closely with school administration and elected officials.

PLAN RECOMMENDATION

- Identify opportunities for Village Farms to participate in activities with the City, Westfield-Washington School Corporation and others.

VILLAGE FARMS NEIGHBORHOOD PLAN 2015

Docket Number: 1604-CPA-03 (Resolution No. 16-106)

Petitioner: City of Westfield

Request: Approval of the Junction Sub-District Addendum, an amendment to the Westfield-Washington Township Comprehensive Plan

Exhibits:

1. Staff Report
2. Location Map
3. Resolution No. 16-106
4. Junction Sub-District Addendum

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the March 14, 2016, City Council meeting. The petition is scheduled for its public hearing at the April 4, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

This petition was presented to the Grand Junction Task Group on March 1, 2016.

PROJECT OVERVIEW

This document is an amendment to the Westfield-Washington Township Comprehensive Plan adopted on February 12, 2007 (Resolution 07-06), as amended, in accordance with I.C. 37-7-4-500 et seq. (the "2007 Comprehensive Plan"). This addendum is to be known as the "Junction Sub-District" addendum (the "plan")(see **Exhibit 4**) and is an update to the Grand Junction Implementation Plan 2013 with respect to the geographic area shown in the attached **Exhibit 1**, known as the "Junction Sub-District".

The 2013 Grand Junction Implementation Plan identified the development of architectural and development standards for the Junction Sub-District as one of the top priority objectives in implementing the Grand Junction vision. As a result, this proposed addendum creates a framework for establishing detailed visions, goals, and expectations for the development and redevelopment of the Junction Sub-District.

In 2015, the Council adopted a similar addendum for the Gateway Sub-District, which consisted of Chapter 1 of the "Sub-Districts of the Grand Junction" Addendum. This Junction Sub-District addendum will be inserted as Chapter 2. It is anticipated that as subsequent Grand Junction sub-district chapters are ready for adoption, then they will be incorporated into this same addendum document.

The intent of this addendum is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The vision for this sub-district is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new places for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located. The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

SUB-AREAS

The Grand Junction "District" includes the downtown area (see Figure 1).

The 2013 Grand Junction Implementation Plan further refined the geographic areas of downtown into five (5) "Sub-Districts" (see Figure 2).

Within the Junction Sub-District (orange sub-district), there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function (see Figure 3). As a result, the addendum outlines the basic vision for each sub-area and then further provides for specific development and design criteria.

Figure 1: Grand Junction "District"

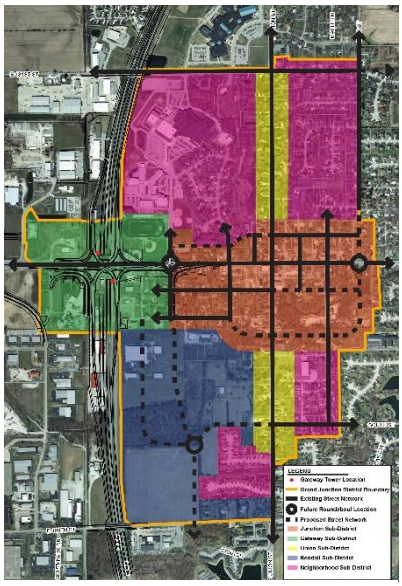


Figure 2: Grand Junction "Sub-Districts"

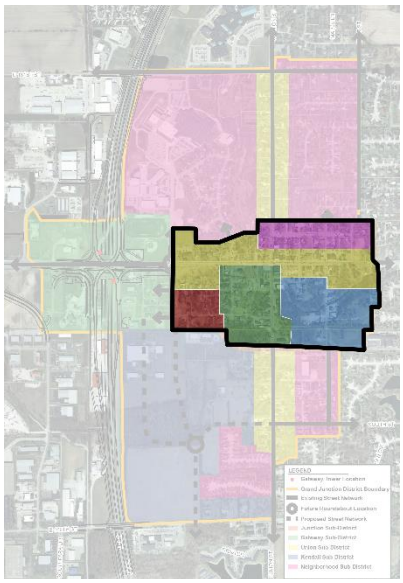


Figure 3: Grand Junction Sub-Districts Sub-Areas

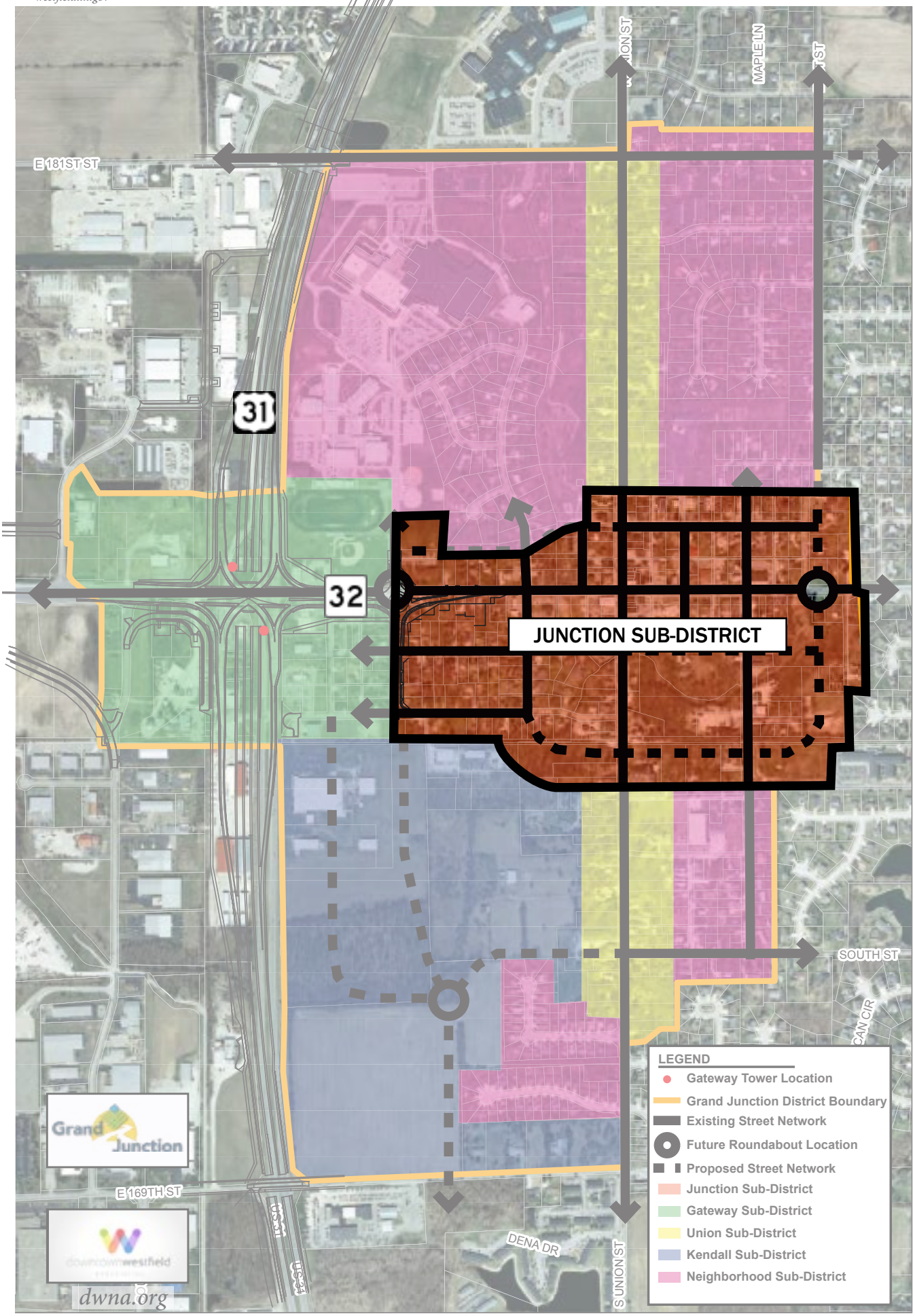
PROCEDURAL

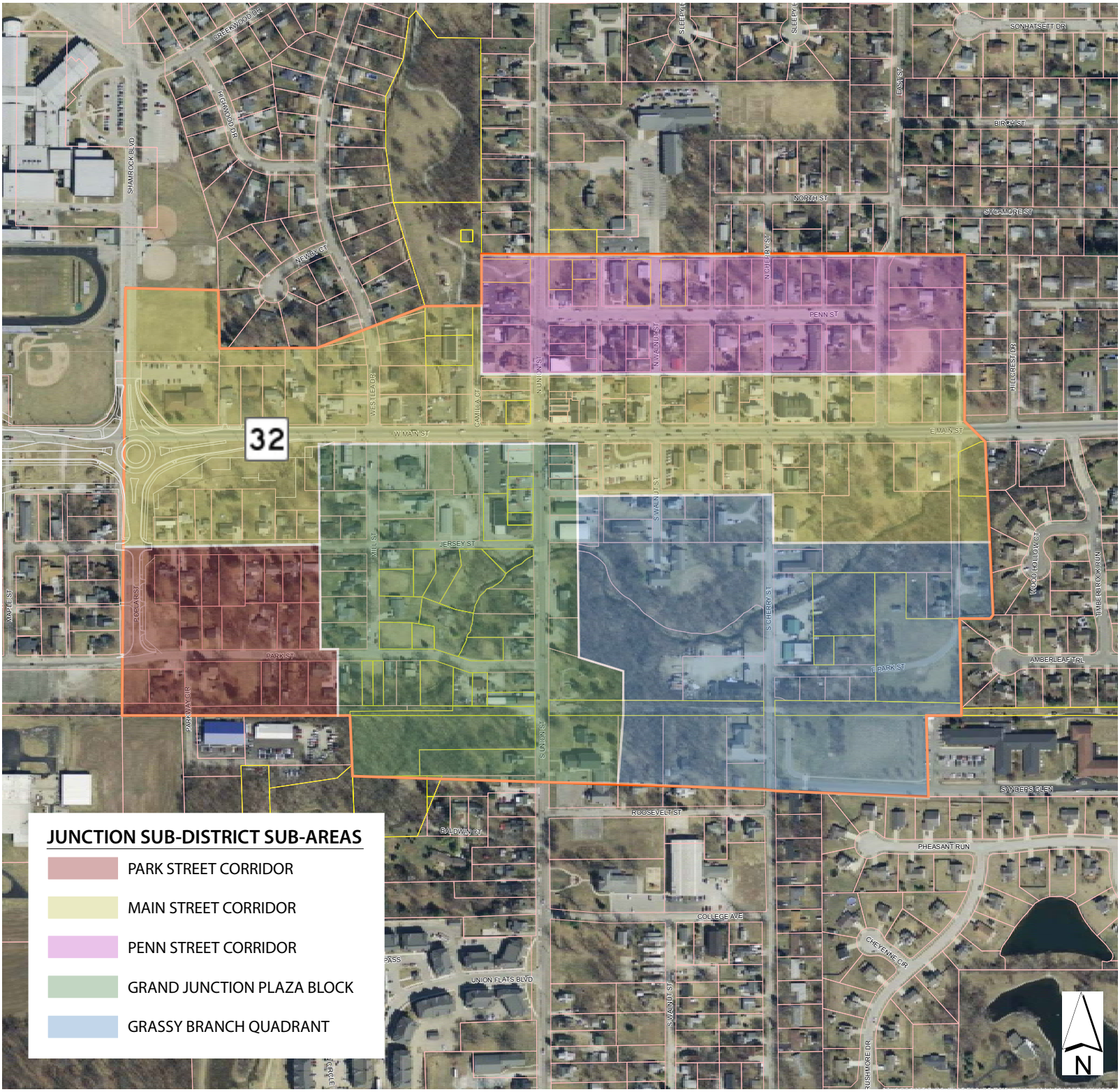
Public Hearing: Amendments to the Comprehensive Plan are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for April 4, 2016, Plan Commission meeting. Notice of the public hearing has been provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the April 4, 2016, Plan Commission meeting.**
2. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Grand Junction Sub-Districts




JUNCTION SUB-DISTRICT SUB-AREAS
PARK STREET CORRIDOR
MAIN STREET CORRIDOR
PENN STREET CORRIDOR
GRAND JUNCTION PLAZA BLOCK
GRASSY BRANCH QUADRANT
32
N
SHAMROCK BLVD
GREENWOOD DR
HIGHWOOD DR
NEWAY CT
WESTLEA DR
CAMILLA CT
N UNION ST
N WALNUT ST
N CHERRY ST
SLEEPY LN
SLEEPY LN
EAST ST
SONHATSETT DR
BIRCH ST
NORTH ST
SYCAMORE ST
PENN ST
HILLCREST DR
W MAIN ST
E MAIN ST
S WALNUT ST
MILL ST
JERSEY ST
S CHERRY ST
WOOD HOLLOW CT
TIMBERBROOK RUN
AMBERLEAF TRL
MAPLE ST
ROSE ARST
PARK ST
E PARK ST
PARKWAY BLR
S UNION ST
SANDERS GLEN
ROOSEVELT ST
BALDWIN ST
PHEASANT RUN
COLLEGE AVE
CHEYENNE CR
UNION FLATS BLVD
S WALNUT ST
RUSHMORE DR

RESOLUTION NUMBER 16-106

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING AN ADDENDUM TO THE WESTFIELD-WASHINGTON TOWNSHIP COMPREHENISVE PLAN

WHEREAS, the City of Westfield, Indiana (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and;

WHEREAS, the Council has the duty and authority to review, amend and approve amendments to the Comprehensive Plan adopted and certified by the Westfield Advisory Plan Commission; and,

WHEREAS, an amendment has been approved and certified to the Council, the merits reviewed and considered by this Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF CITY OF WESTFIELD, AS FOLLOWS:

Section 1. That the Council hereby adopts the addendum attached hereto and incorporated by reference herein as **Exhibit A** (the "Addendum"), as an amendment to the Westfield-Washington Township Comprehensive Plan.

Section 2. That the Economic and Community Development Department is ordered to amend the Comprehensive Plan to conform to this Addendum. All acts done to create and implement this Addendum to the Comprehensive Plan are hereby ratified.

Section 3. This Resolution shall be in full force and effect immediately.

[THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY;
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

This document prepared by:
Jesse M. Pohlman | Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074 | (317) 804-3170

I hereby certify that **RESOLUTION 16-105** was delivered to the Mayor of Westfield on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **RESOLUTION 16-105** this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **RESOLUTION 16-105** this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by:
Jesse M. Pohlman | Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074 | (317) 804-3170

EXHIBIT A: JUNCTION SUB-DISTRICT ADDENDUM

SEE FOLLOWING PAGES.

GRAND JUNCTION ADDENDUM

SUB-DISTRICTS OF THE GRAND JUNCTION

2016

an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (EXECUTIVE SUMMARY, GATEWAY SUB-DISTRICT, ADOPTED OCTOBER 12, 2015), RESOLUTION 16-106 (JUNCTION SUB-DISTRICT, ADOPTED _____, 2016).

CHAPTER 2:
JUNCTION SUB-DISTRICT

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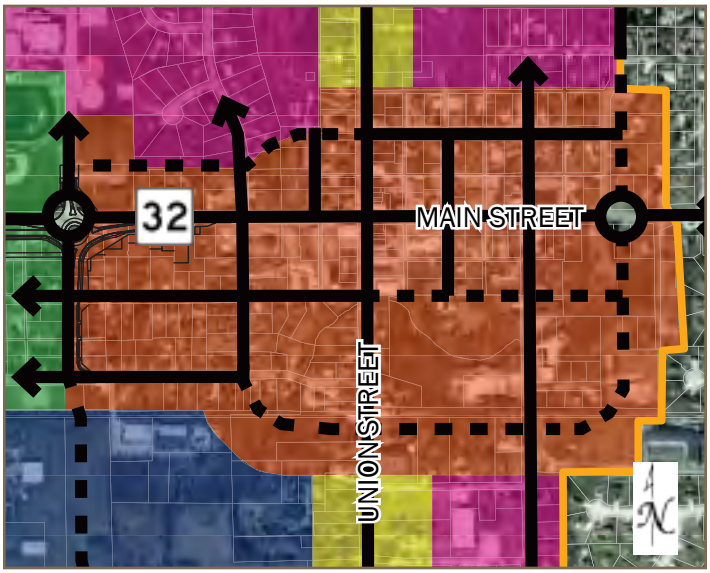
Figure 2.1: Junction Sub-District (orange area)
(Source: Grand Junction Implementation Plan 2013)



INTRODUCTION

The purpose of this Junction Sub-District addendum (this "chapter") is to ensure quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property within the core of downtown Westfield.

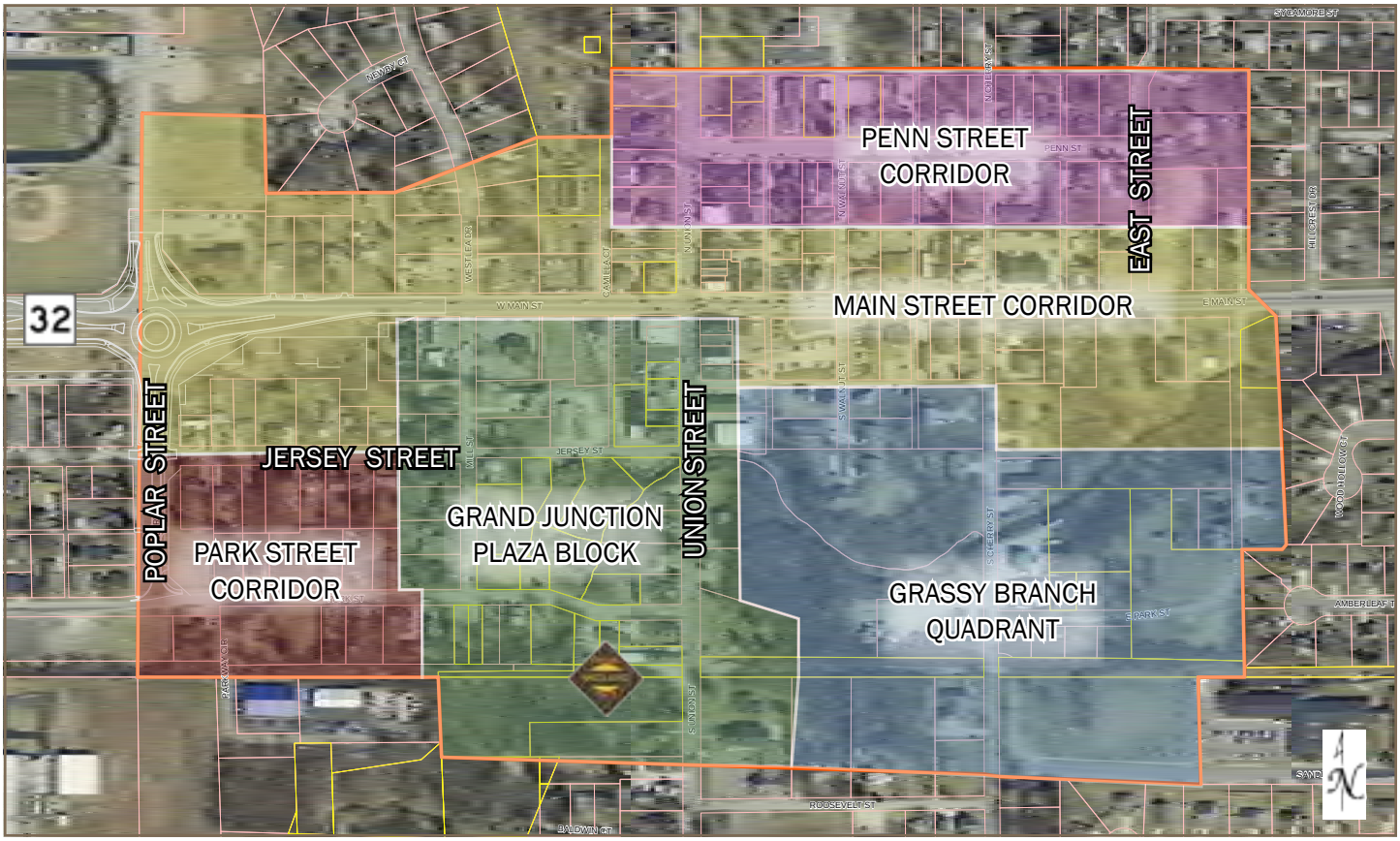
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

As shown in Figure 2.1: Junction Sub-District (orange area), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock Boulevard to just east of East Street.

SUB-DISTRICT VISION

The vision for the Junction Sub-District (this "sub-district") is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new

Figure 2.2: Junction Sub-District Sub-Areas



places for visitors and residents to connect, shop, eat, live, work and be entertained, as contemplated in the 2009 Grand Junction Addendum of the Westfield-Washington Township Comprehensive Plan. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located.

The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

SUB-AREA VISION

Within the Junction Sub-District, there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function. This section outlines the basic vision for each sub-area, whereas the specific development and design criteria are further outlined throughout this chapter. Figure 2.2: Junction Sub-District Sub-Areas depicts the sub-areas within the Junction Sub-District.

Subject to available land and market conditions, it is recognized that the Main Street Corridor may overlap to the south into the Park Street Corridor and/or the Grassy Branch Quadrant.

A. Park Street Corridor (red sub-area): The Park Street Corridor extends from the Gateway Sub-District at Poplar Street east to the Grand Junction Plaza Block. The south edge of the corridor includes the Midland Trace Trail. As a result, this corridor provides a unique opportunity to connect and enhance visitor and resident experiences.

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see Figure 2.3: Existing Adaptively Reused Buildings) while encouraging new construction on individual lots that is contextually appropriate.

Figure 2.3: Existing Adaptively Reused Buildings
Figure 2.3.A (Source: Department Photo)

Figure 2.3.B (Source: www.railepicureanmarket.com)

Figure 2.3.C (Source: Department Photo)

Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

B. Main Street Corridor (yellow sub-area):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor within this sub-area.

Figure 2.4: Existing Main Street Buildings
Figure 2.4.A (Source: Department Photo)

Figure 2.4.B (Source: Department Photo)

C. Penn Street Corridor (purple sub-area):

The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield's "old town".

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)

Figure 2.5.B (Source: Department Photo)

Figure 2.5.C (Source: Department Photo)

The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.

Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see Figure 2.6: Union & Penn Intersection).

Figure 2.6: Union & Penn Intersection

Figure 2.6.A (Source: Department Photo)

Figure 2.6.B (Source: Department Photo)

Figure 2.6.C (Source: Department Photo)

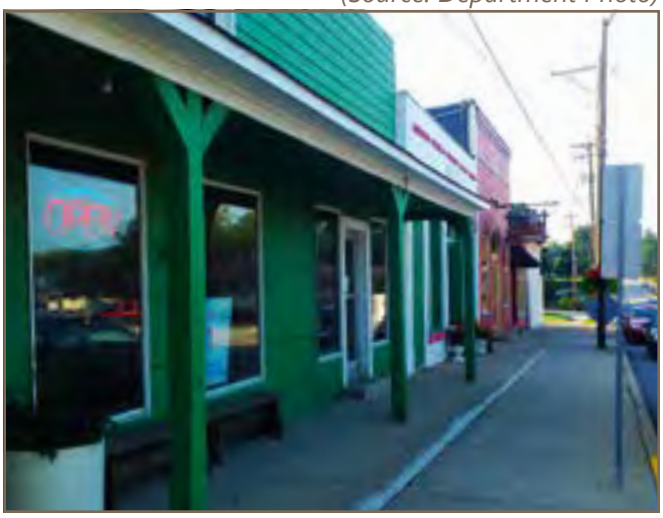
Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also Figure 2.13: Example Detached Residential). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

D. Grand Junction Plaza Block (green sub-area): Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective's Design (see Figure 2.9: Plaza Perspective Exhibit and Figure 2.16: Grand Junction Plaza), not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see Figure 2.7: Plaza Site Framework). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza.

Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

Figure 2.8: Existing Union Street Buildings (Source: Department Photo)



All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

Figure 2.7: Plaza Site Framework (Source: Land Collective)

Figure 2.9: Plaza Perspective Exhibit (Source: Land Collective)

E. Grassy Branch Quadrant (blue sub-area): The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this sub-area is floodplain and contains mature vegetation.

Figure 2.10: Grassy Branch Creek at Cherry Street (Source: Department Photo)

The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

LAND USES

As the heart and soul of Westfield, this sub-district should include an eclectic mix of uses to accommodate both the community's residents and visitors. A primary goal of this sub-district is to attract people. The description of the sub-areas briefly summarize the intended character of the sub-area and the intended uses. The following is a broader focus on specific uses that can help achieve the overall vision for the Junction Sub-District.

A balanced mix of land uses within the sub-district will contribute to a more vibrant, diverse and sustainable downtown, both socially and economically.

A. Office Uses: Professional, medical, or general office uses (including a visitor's center) are desirable throughout the sub-district and are primarily anticipated along Main Street, Poplar Street and Jersey Street within mixed-use or multi-tenant buildings. Office uses that fit the intended character in the Penn Street Corridor are also appropriate.

B. Trail-Oriented Uses: Grand Junction Plaza provides key connections with intersecting trail systems that include the Midland Trace Trail on the sub-districts southern boundary. Land uses that complement the trail and are trail-oriented (e.g., bike shop, coffee shop), both in site design and targeted market, are encouraged throughout the sub-district, especially within proximity of the Midland Trace Trail.

C. Neighborhood Uses: The sub-district is intended to serve both residents and visitors. The sub-district and surrounding sub-districts will also include a concentration of residential uses. As a result, neighborhood uses (e.g., market, dry cleaner, coffee shop, beauty salon) that cater to both the visitor and resident of the community is encouraged throughout the sub-district where retail and service uses are otherwise appropriate.

D. Cultural and Entertainment Uses: Retail (e.g., specialty or boutique shops), restaurants, cultural, institutional, entertainment, or recreational uses (as defined by the City's Unified Development Ordinance) are anticipated throughout the sub-district as stand alone uses, or within larger mixed-use buildings.

E. Residential: Higher-density housing of all types is encouraged throughout the sub-district, subject to the vision established for the form within each sub-area. Residential uses are important to support a vibrant downtown for live, work and play opportunities.

1. **Multi-Family:** Multi-family residential uses are desirable on the second floor and above in the Main Street Corridor and the Grand Junction Plaza Block (see Figure 2.11: Example Mixed-Use with Residential). The street-level for buildings with multi-family uses in these sub-areas should be dedicated to non-residential and non-parking uses. Any integrated parking structures would not have a visible presence on the building's first floor, aside from access points.

Figure 2.11: Example Mixed-Use with Residential
(Source: Department Photo)

Figure 2.12: Example Attached Residential
Figure 2.12.A (Source: Department Photo)

Within the Grassy Branch Quadrant, multi-family uses could be stand alone uses that may include apartments, townhouses or condominiums. This sub-area provides opportunities adjacent to trails and natural features where units could overlook and embrace unique site characteristics. Multi-family uses in this sub-area could also serve as a buffer from the downtown business area to the surrounding neighborhoods.

Figure 2.12.B
(Source: www.mycobblecreekapartments.com)

2. **Single-Family Detached:** Single-family detached residential uses are encouraged within the Penn Street Corridor (see Figure 2.13: Example Detached Residential). This sub-area is starting to experience some redevelopment of new housing stock. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimal setbacks.

Figure 2.13: Example Detached Residential
Figure 2.13.A (Source: www.funcityfinder.com)

Figure 2.13.B (Source: Department Photo)

Figure 2.13.C (Source: Department Photo)

Figure 2.13.D (Source: Department Photo)

Figure 2.13.E (Source: Department Photo)

Figure 2.13.F (Source: Department Photo)

Figure 2.13.G (Source: Department Photo)

Duplexes would also be permitted, but only in instances where the development was consistent in architecture to the surrounding single family homes and with the "old town" character.

F. **Municipal Complex:** One of the opportunities identified in the 2009 Grand Junction Addendum was to incorporate a new City Hall and Library into Grand Junction, which went on to further state:

> Civic buildings are classic downtown destinations that generate high levels of activity throughout the year. They are usually among a community's most significant landmarks and sources of civic pride. Due in part to its rapid rate of growth, the community of Westfield is at a point where decisions about future civic facilities have become critical.
>
> Increased demand for services due to growth represents an opportunity that can best be described as "win-win" for both the future of the Grand Junction and the institutions themselves. In the case of the Westfield Washington Library,

a downtown location will provide easy access via the City's most important roadways (U.S. 31 and SR 32) and significant exposure facilitated by a signature location within a short walking distance of other key downtown destinations.

For City Hall, relocation would place this important symbolic civic use in the heart of the community and provide space that meets the contemporary needs of a growing community. Finally, for the Grand Junction itself, these institutional uses would help bring prominence, activity and connections to other downtown uses, which will help to define and differentiate the new Grand Junction brand in the marketplace.

In an effort to combine and reduce the amount of non-taxable property downtown, this opportunity should be broadened to potentially include a larger municipal complex. This complex could also include school administration offices and other civic or not-for-profit uses currently located in or near downtown.

Figure 2.14: Existing City Hall (Source: Department Photo)

As a result, the City should initiate a study to develop a long term facilities plan to identify: (i) interested parties and partners; (ii) scope of community needs for such facilities; (iii) design (and cost estimates) of such facilities; and (iv) potential alternative locations for such facilities, particularly whether potential locations are appropriate in this sub-district.

G. Parking: Parking in the sub-district will be provided with a combination of on and off-street parking areas that include both surface and structure parking (see page 44). The design parameters for surface and parking structures are further detailed in this chapter.

H. Automobile-Oriented Uses: New auto-dominated uses such as gasoline service stations, automobile service stations, businesses with a drive-through window (e.g., fast food) are incompatible with the vision of the sub-district and should not be permitted. Special consideration could be given for financial institutions or pharmacies if the drive-through is: (i) integrated into a multi-story structure; (ii) not otherwise visible from the street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.

AMENITIES

A. Public Spaces: The built environment in the various sub-areas will range in character from "village" to "old town" to "urban". Although the sub-areas are slightly different in character, a constant is an enhanced focus on the pedestrian scale and pedestrian experience, with the goal of attracting people. Successful pedestrian-friendly areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces").

Public Spaces contribute to the identity of a community. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great Public Spaces enhance the health of a community. The City is investing in the Grand Junction Plaza (see page 29) for this very reason, but a successful downtown will need more Public Spaces than Grand Junction Plaza alone.

Businesses, institutions, multi-family developers, and civic uses should consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be large to be successful. Examples of Public Spaces (see Figure 2.15: Example Public Spaces) include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the American Planning Association, there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- Promotes human contact and social activities;
- Safe, welcoming, and accommodating for all users;
- Has design and architectural features that are visually interesting;
- Promotes community involvement;
- Reflects the local culture or history;
- Relates well to bordering uses;
- Well maintained; and
- Unique or special character.

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)

Figure 2.15.B (Source: Department Photo)

Figure 2.15.C (Source: Department Photo)

Figure 2.15.D (Source: Department Photo)

Figure 2.15.E (Source: Department Photo)

Figure 2.16: Grand Junction Plaza
(Source: Land Collective)

Figure 2.16.A: Site Plan

Figure 2.16.B: Wetland Amphitheater

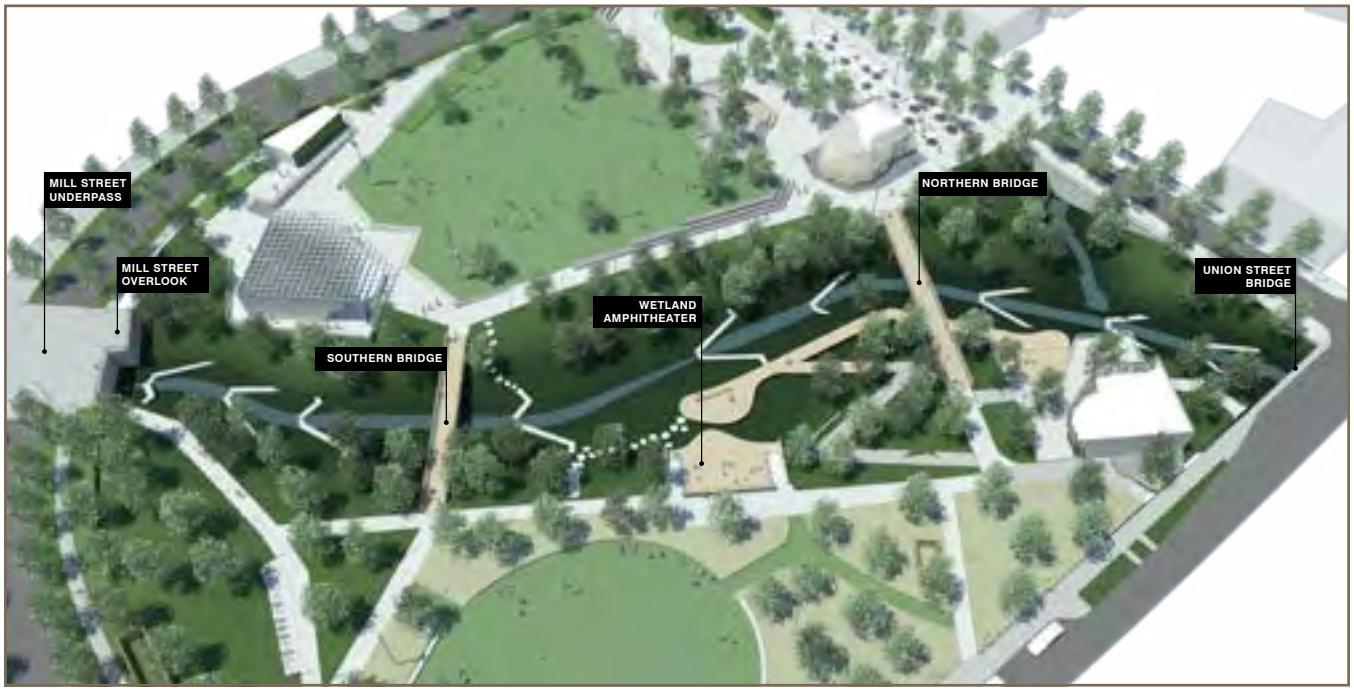


Figure 2.16.C: Aerial View Looking Northwest

Each development in this sub-district should be designed to embrace Public Spaces, and incorporate design aspects (e.g., building treatment, street furniture, plazas, promenades, landscaping) and uses (e.g., outdoor dining, parks, display areas, courtyards), where appropriate, that complement the Public Space and attracts people.

B. Grand Junction Plaza: Grand Junction Plaza encompasses approximately eight (8) acres bound by Jersey Street, Mill Street (as extended), and Union Street. The design for the plaza is depicted in Figure 2.16: Grand Junction Plaza.

Figure 2.16.C: Jersey Street + Plaza

Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

As of the adoption of this chapter, the phasing for the construction of the plaza had not been determined. The improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street will be completed as part of the first phase of the City's larger detention improvements (see Figure 2.21: Detention Area & Phasing).

C. Public Art: In addition to the demonstrated economic and social benefits, public art will be an important component to identify and share the culture of our community and shape the built environment of this sub-district.

Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for public art should be modern, yet historic, by offering educational and story-telling opportunities.

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)

Figure 2.17.B (Source: Department Photo)

Although no specific requirement for public art is identified herein, public art should be incorporated throughout the sub-district to create focal points, places to gather and character. Public art could be simple, yet understated, recognizing that several little pieces of pocket art have a collective impact on the character of the sub-district. Signature or more significant pieces of public art should be provided at nodes or specific focal or gathering points.

Figure 2.17.C (Source: Department Photo)

Figure 2.17.D (Source: Department Photo)

Opportunities for public art to be incorporated as street furniture or public realm improvements (e.g., planters, bicycle racks, seating, lighting, trash cans) or into public infrastructure (e.g., manhole covers) are encouraged (see Figure 2.18: Public Infrastructure Examples).

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)

Figure 2.18.B (Source: Department Photo)

The Westfield Arts Alliance, a working committee of the Downtown Westfield Association, has created a plan to begin engaging with the community to develop arts as a community place-maker.

The goals of this plan are to:

- Develop a vibrant arts culture by establishing a supportive environment for awareness of the arts.
- Encourage community connections through all forms of art.
- Use the arts as an economic driver by establishing standards and purpose.
- Develop sustainable practices designed to increase participation in arts programming.

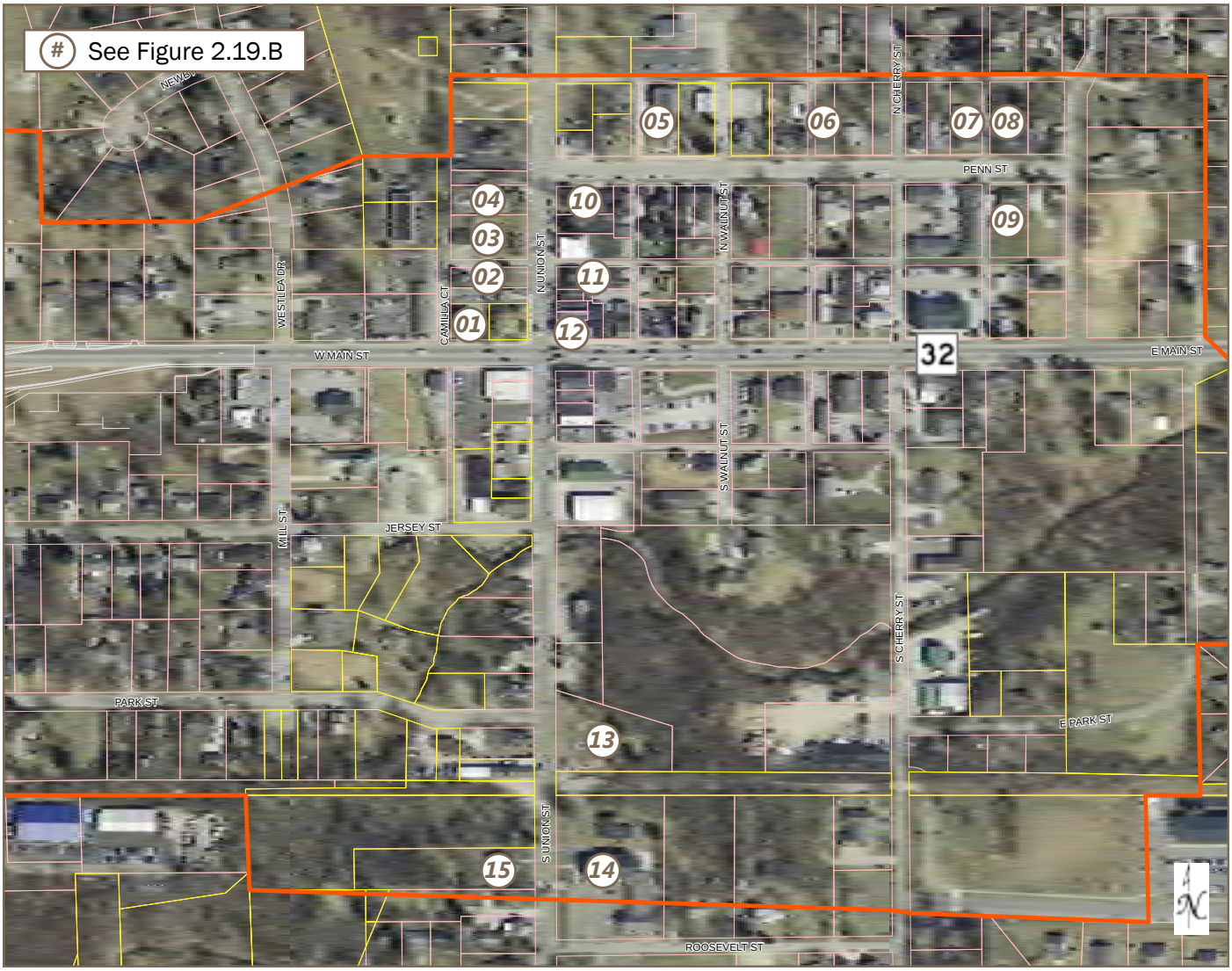
All public art pieces should be coordinated with the Westfield Arts Alliance.

D. Historical Assets: Much of the community's existing architecture is modest, reflecting our strong Quaker heritage. As such, new development and adaptive re-use of existing structures should bridge the gap for future development with the community's history.

As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic to the intended architectural style and are eclectic. Furthermore, in some instances it may be appropriate to preserve a building's facade rather than preserving the building itself.

Several smaller blocks are noted within this addendum as a priority to maintain the existing character (e.g., north side of Main Street, east of Union Street). In addition, the Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, provides an

Figure 2.19: Existing Interim Report Properties within Sub-District
Figure 2.19.A: Map of Interim Report Properties



inventory of buildings and sites that were surveyed in Hamilton County. The survey and subsequent report was intended as a resource for governmental agencies and organizations in evaluating the potential historical significance in planning and development efforts, as well as serve to boost citizen-awareness of the cultural heritage of a community. A list of the existing buildings and sites that were inventoried and within this sub-district are depicted in Figure 2.19: Existing Interim Report Properties within Sub-District (an "Interim Report Building").

Most of the buildings surveyed were rated as "contributing", which was given to buildings meeting the basic criteria of being pre-1940, but that are not necessarily important enough to stand on their own as individually significant; rather, such buildings generally contribute to the larger density or continuity of the area's historic fabric. Two (2) structures were rated as "notable", meaning further research may reveal that the property could be eligible for National Register listing.

This addendum recommends the development of review criteria to be applied to any potential demolition activities of an Interim Report Building. The intent of this review criteria would be to determine what, if any, level of preservation may be desirable with respect to that building. Such review criteria may include coordination with the Indiana Historical Society or other organizations to further determine the historical significance of the building.

Figure 2.19.B: Photos of Interim Report Buildings (Source: Department Photos, 2015-2016)

(01) Westfield Carnegie Library (Notable), 104 W Main Street. *Craftsman, 1910/1918; Architecture, Social History (Interim Report No. 024).*

(02) House (Contributing), 115 N Union Street. *I-house, c. 1870; Vernacular/Construction (Interim Report No. 020).*

(03) House (Contributing), 119-123 N Union Street. *I-house, c. 1855/c. 1880; Vernacular/Construction (Interim Report No. 019).*

(04) House (Contributing), 135 N Union Street. *Free Classic, c. 1910; Architecture (Interim Report No. 009).*

(05) Congregational Church (Contributing), 132 Penn Street. *Gable-front/Greek Revival, 1861; Architecture, Religion, Vernacular/Construction (Interim Report No. 010).*

(06) House (Contributing), 216 Penn Street. *Hall-and-parlor, c. 1845; Vernacular/Construction (Interim Report No. 011).*

(07) House (Notable), 312-314 Penn Street. *Double-pen/Greek Revival, c. 1845; Architecture, Vernacular/Construction (Interim Report No. 012).*

(08) House (Contributing), 320 Penn Street. *Central-passage/ Greek Revival, 1845; Architecture, Vernacular/Construction (Interim Report No. 013).*

(09) House (Contributing), Penn Street. *Double-pen, c. 1863; Vernacular/Construction (Interim Report No. 016).*

(10) Oscar Brown House (Contributing), 136 N Union Street. *Italianate, c. 1879; Architecture (Interim Report No. 018).*

(11) House (Contributing), 116 N Union Street. *Gable-front/ Greek Revival, c. 1855; Architecture, Vernacular/Construction (Interim Report No. 021).*

(12) State Bank of Westfield (Contributing), 100 N Union Street. *Commercial Vernacular, 1899; Vernacular/Construction (Interim Report No. 022).*

(13) Cemetery (Contributing), S Union Street. *c. 1851-c. 1872; Exploration/Settlement, Religion (Interim Report No. 023).*

(14) Westfield Friends Meetinghouse (Contributing), 322 S Union Street. *Gable-front, 1888; Religion, Vernacular/ Construction Architecture, Education, Religion (Interim Report No. 029).*

(15) House (Contributing), 323 S Union Street. *Gable-front/ Gothic Revival, c. 1860; Architecture, Vernacular/Construction (Interim Report No. 028).*

In order to encourage preservation, the Council established The Westfield Facade Improvement Grant Program in 2011. The program is designed to enhance the development of downtown and increase economic development by assisting owners in making quality real estate improvements fostering a sense of place. The program is intended to increase the overall beauty of downtown by:

- Increasing pedestrian traffic;
- Increasing tourism;
- Promoting an attractive environment for new investment and business activity;
- Preserving and increasing the quality of life of Westfield residents and visitors; and
- Providing Downtown businesses and property owners with a higher return on their investment.

Where appropriate in the various sub-areas, adaptive re-use of existing buildings is encouraged and new buildings should be contextually sensitive.

The community's history is as much about Westfield's role in history as it is in the community's existing buildings. As such, a priority is placed on public art that is educational and provides story-telling opportunities of our history (see Figure 2.20: Historical Story-Telling Examples). This type of public art engages residents and visitors and provides a complementary historical asset differently than preserved buildings.

Figure 2.20: Historical Story-Telling Examples

Figure 2.20.A (Source: Department Photo)

Figure 2.20.B (Source: www.associationforpublicart.org)

E. Detention Design and Planning: A significant amount of land within the downtown area, particularly with the Grand Junction Plaza and the Grassy Branch Quadrant, falls within the floodplain of the Grassy Branch Creek and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land which primarily exist within the Grand Junction.

In an effort to free up land for development and address existing drainage issues, the City has started work on a larger detention system that impacts the Junction Sub-District west of Union Street and south of Main Street. Figure 2.21: Detention Area & Phasing depicts the geographic extent of the larger detention area and phasing. Upon completion of the detention improvements, the City anticipates submitting a Letter of Map Revision (LOMR) to reflect the modified floodplain as a result of these improvements.

In addition, the improvements will position for the corridor to be enhanced pursuant to the City's Parks and Recreation Master Plan with the Monon/Midland Loop and Grassy Branch Trails, which furthers the goals of the Grand Junction Implementation Plan.

1. **Phase One (blue):** Phase one has been designed and received regulatory approval. This phase will be constructed with the extension of Mill Street (yellow), which is anticipated to start in Spring 2016 and completed in Fall 2016. Phase One includes a pedestrian tunnel/culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza. Phase

one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. Phase Two (red): Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing

Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

F. Trails & Greenways:

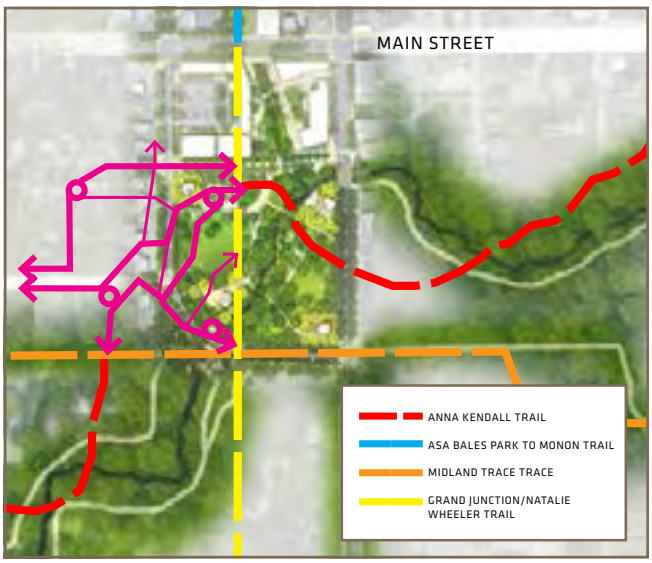
As depicted in Figure 2.22: Trails & Greenways Exhibit and the City's Parks and Recreation Master Plan, several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to "connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32." After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit
Figure 2.22.A: Midland Trace Trail
(Source: dwna.org)

Figure 2.22.B: Grand Junction Trail
(Source: Department Photo)

Figure 2.22.C: Trail Connections (Source: Land Collective)



ACCESS & CIRCULATION

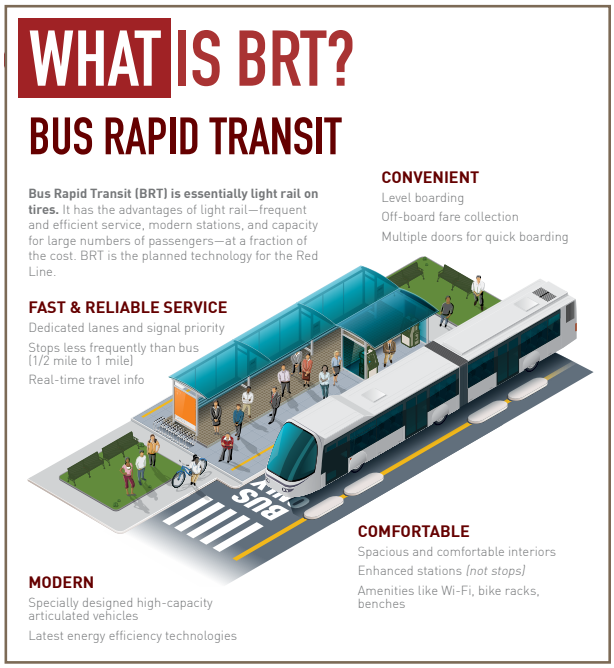
A. Mass Transit

1. Indy Connect: Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect (www.indyconnect.org) regarding the initial bus rapid transit plan for the "Red Line". In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see Figure 2.24: Indy Connect Red Line Recommendations).

   As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

   As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. Hamilton County Transit Forum: In addition to the Indianapolis metropolitan area's transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect's Central Indiana's Transportation Initiative and the possibility of enhanced local bus service.

   Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.24: Indy Connect Red Line Recommendations (July 2015)(Source: IndyConnect)

Figure 2.25: Examples of Local Bus Service

Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

B. Rights-of-Way & Alleys:

1. Alleys: If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

   Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

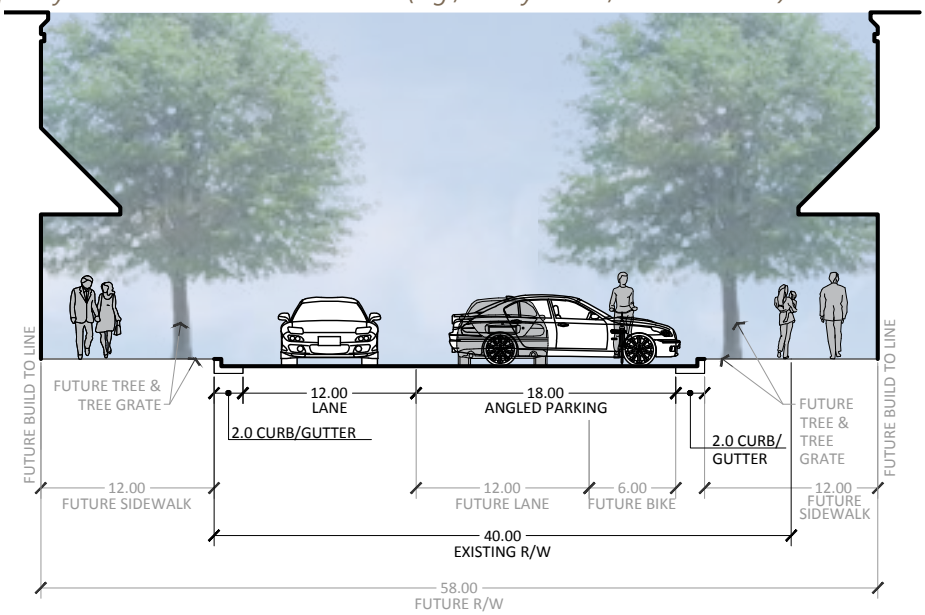


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

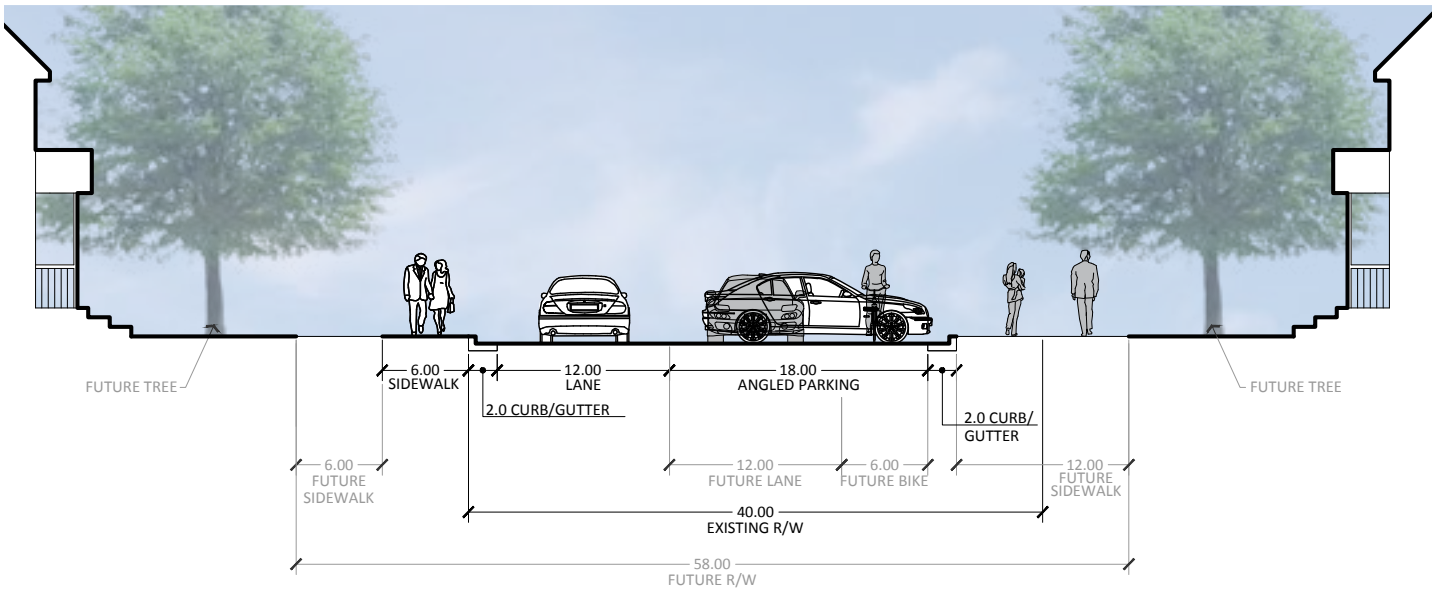


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

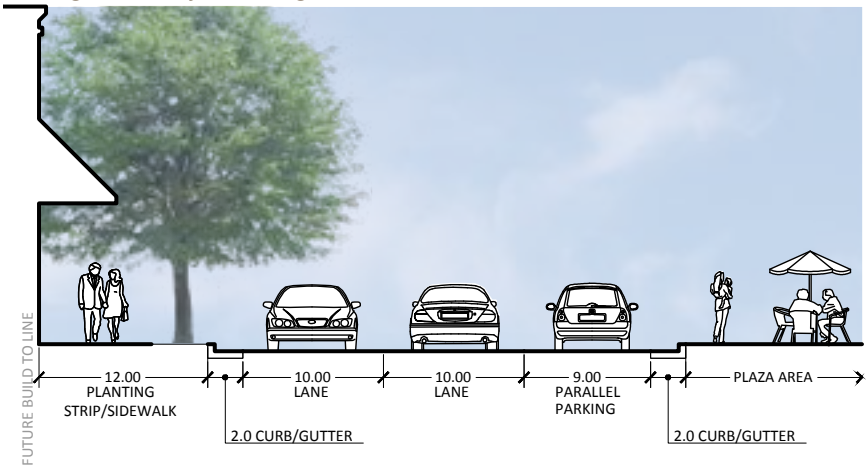
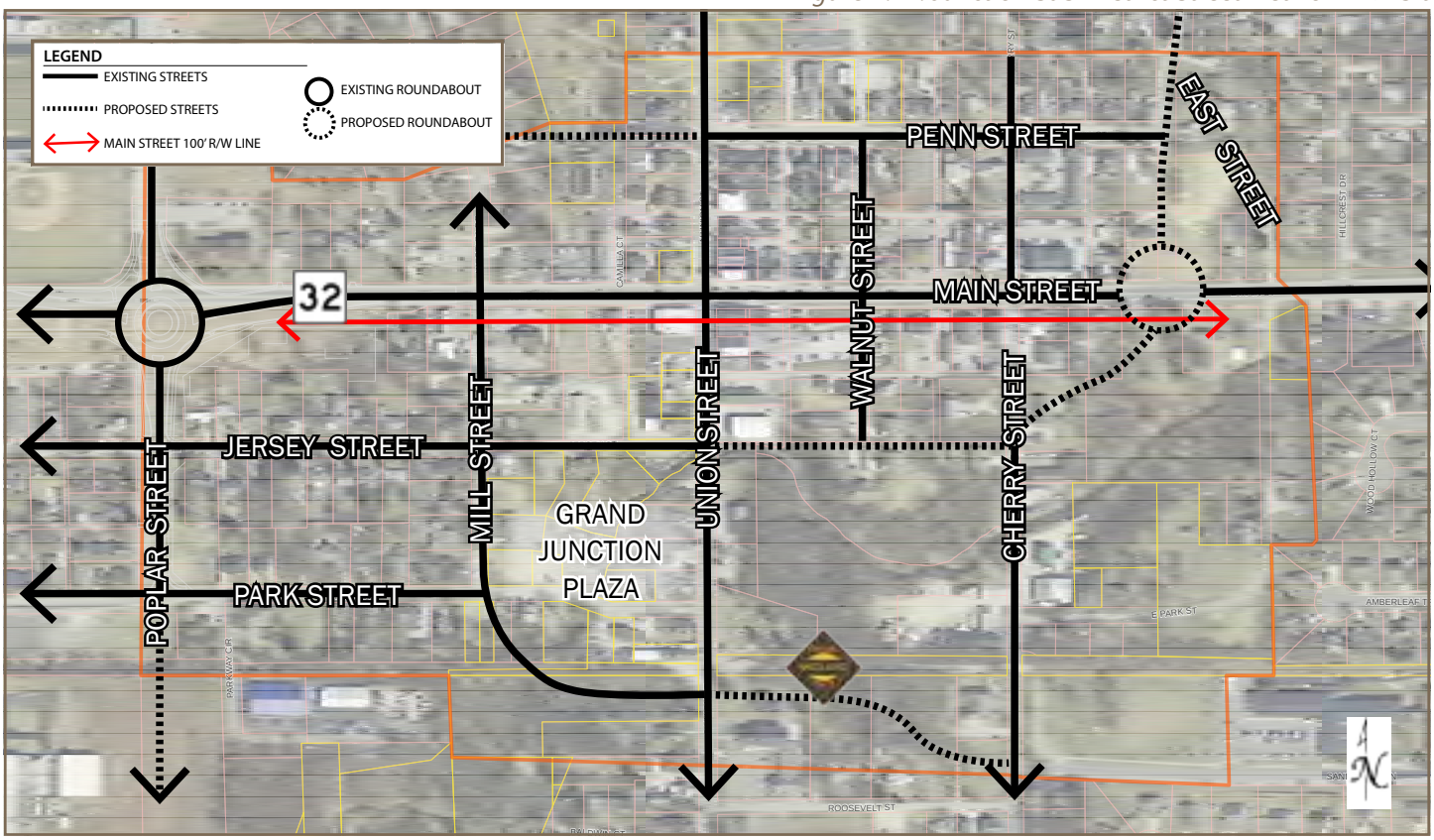


Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. Existing Streets: If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

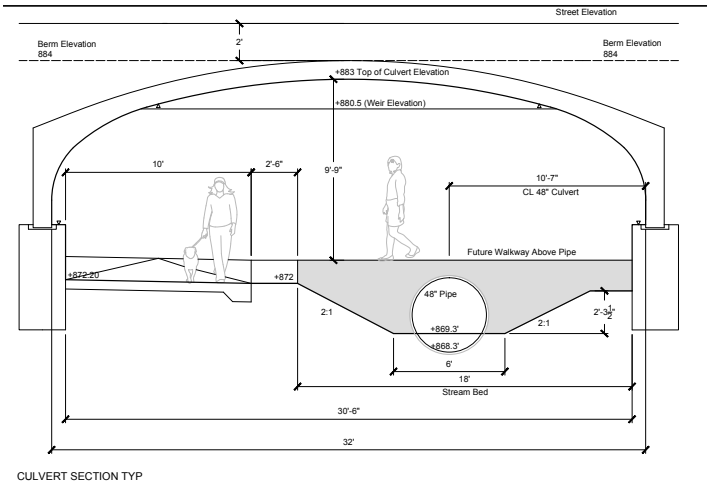
Figure 2.26: Street Cross-Sections is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. New Streets: The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in Figure 2.27: Junction Sub-District Street Network Exhibit.

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

3. **Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see Figure 2.28 Mill Street Pedestrian Tunnel) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see Figure 2.29: Mill Street Cross-Section).

Figure 2.28 Mill Street Pedestrian Tunnel



C. Pedestrian Connectivity:

A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

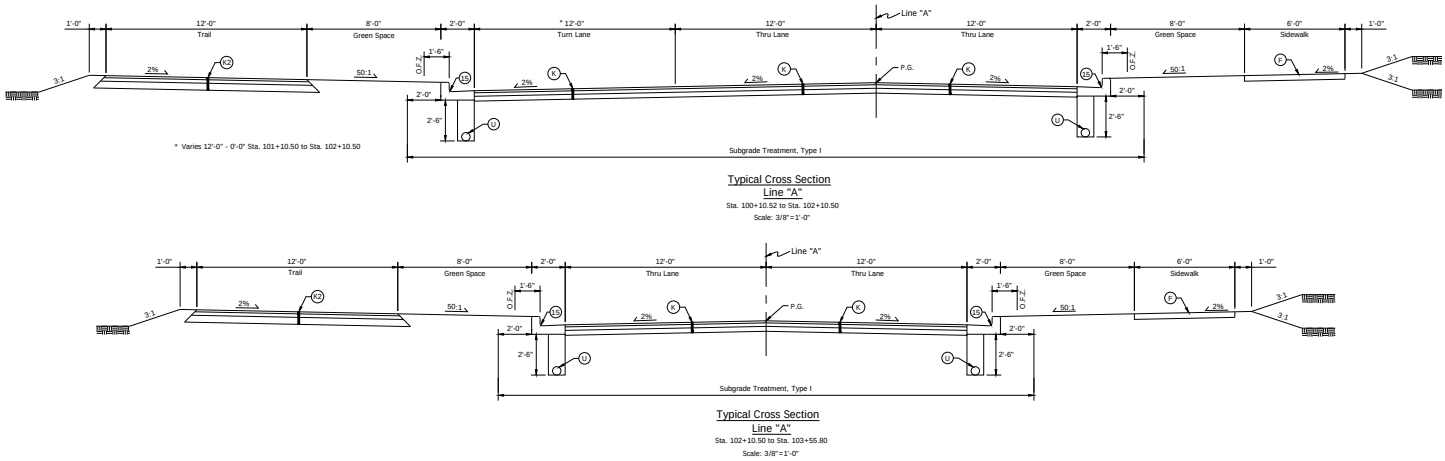
Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see Figure 2.30: Example Pedestrian Connectivity Amenities).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

Figure 2.30.B (Source: www.nacto.org)

Figure 2.29: Mill Street Cross-Section



Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see Figure 2.31: Delineated Pedestrian / Raised Crossing).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

Figure 2.31: Delineated Pedestrian / Raised Crossing

Figure 2.31.A (Source: www.nacto.org)

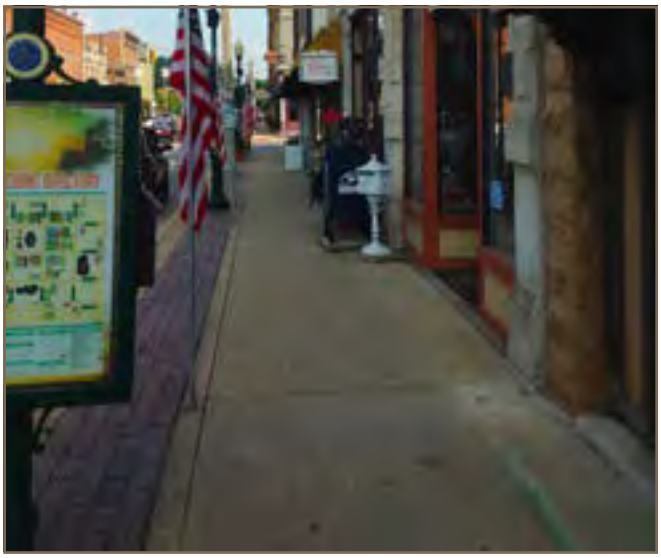
Figure 2.31.B (Source: Department Photo)

Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining) abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see Figure 2.32: Example Public Sidewalk Space and also Figure 2.26: Street Cross-Sections).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)

Figure 2.32.B (Source: Department Photo)



D. State Highway 32 Corridor: A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

   The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

   It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in Figure 2.34: Preferred Alternative. Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see Figure 2.35: Preferred Alternative Cross-Sections). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.

3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.

4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see Figure 2.36: Enhanced Pedestrian Crossings). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.

   The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.

5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative
(Source: Main Street Corridor Study)

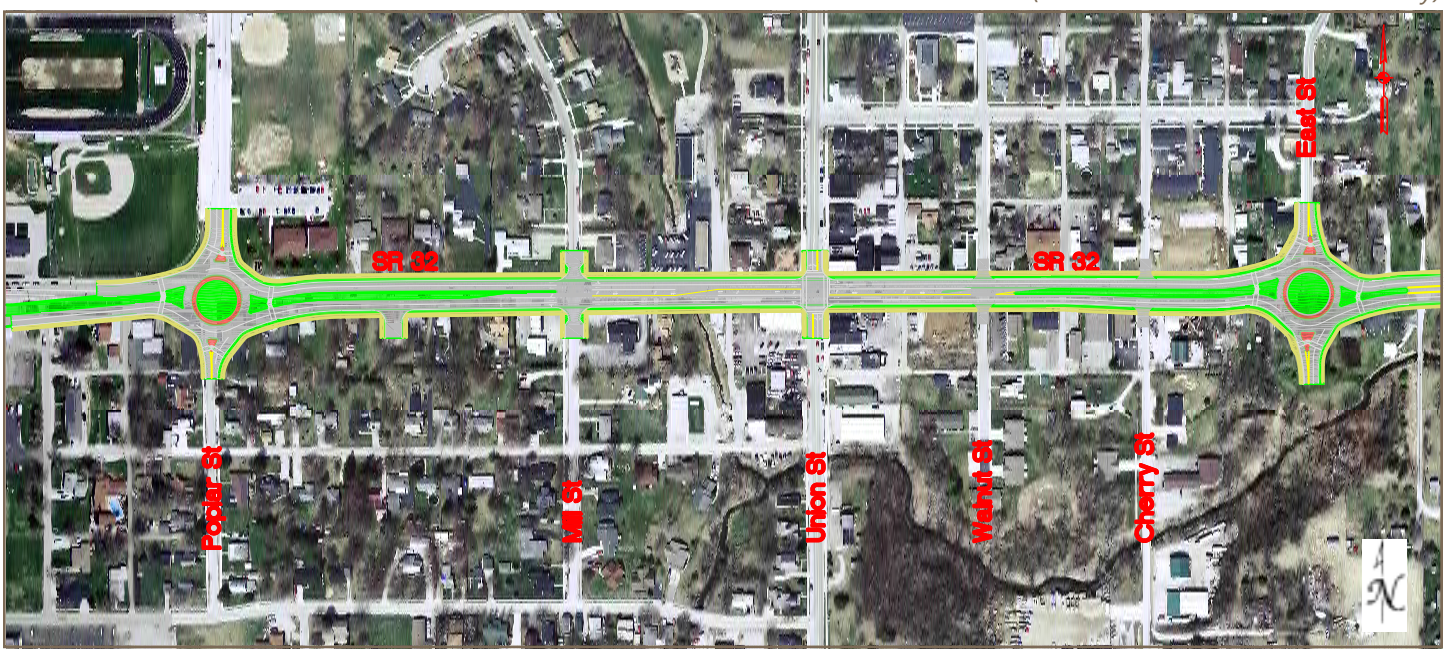


Figure 2.35: Preferred Alternative Cross-Sections
Figure 2.35.A: Cross-Section with Median

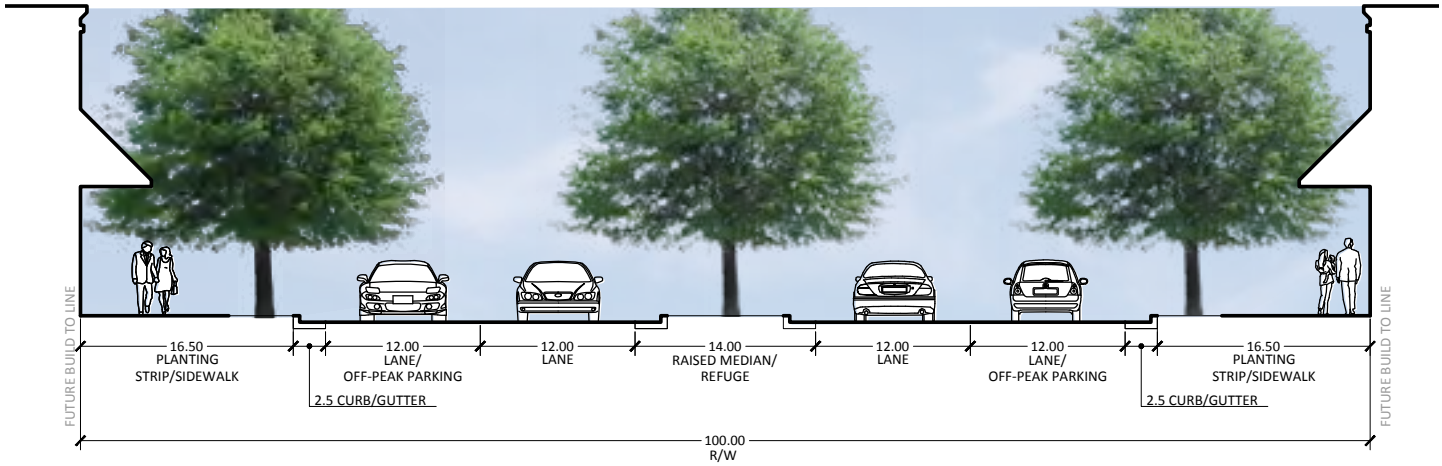


Figure 2.35.B: Cross-Section with Turn Lane

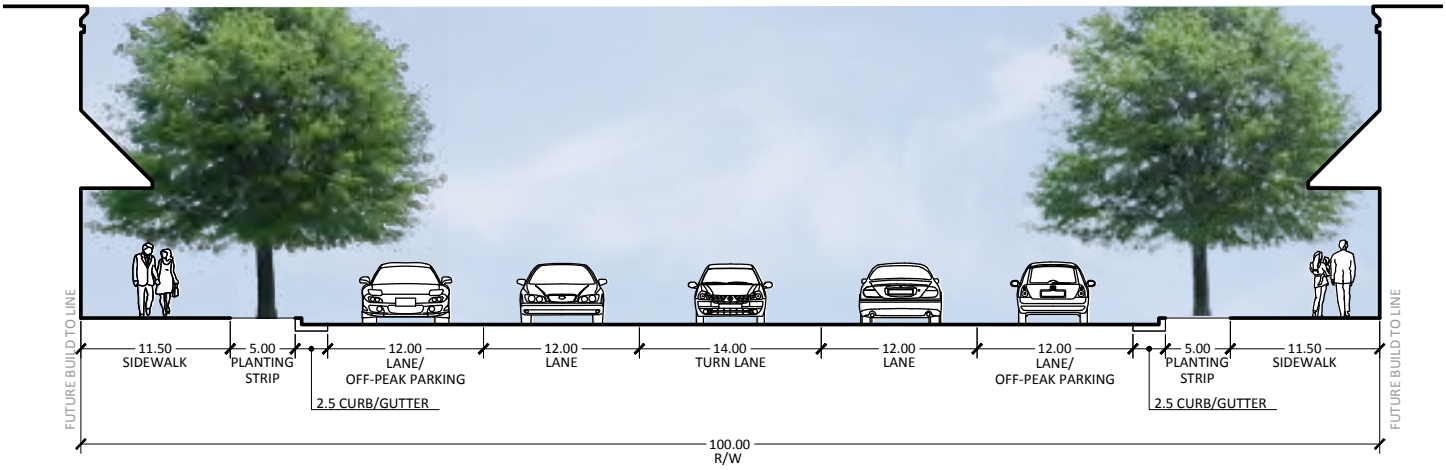


Figure 2.36: Enhanced Pedestrian Crossings

Figure 2.36.A (Source: www.nacto.org)

Figure 2.36.B (Source: www.urbanindy.com)

PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

A. Overarching Parking Policies: The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

B. Basic Parking Policies: The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.

C. Parking Strategy: In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City's planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

   Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

   This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

   Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

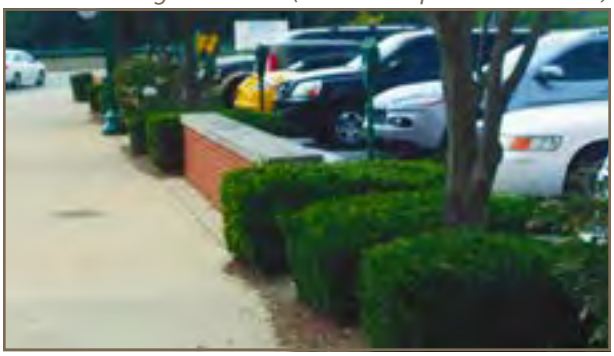
1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.

2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see Figure 2.37: Surface Parking Treatment).

Figure 2.37: Surface Parking Treatment

Figure 2.37.A (Source: Department Photo)

Figure 2.37.B (Source: Department Photo)



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)

Figure 2.38.B (Source: columbusparksfoundation.org)

Figure 2.38.C (Source: Land Collective)

E. Service and Loading Areas: Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, "rights-of-way"), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

   Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City's zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see Figure 1.4: Architecturally-Consistent Dumpsters).

   Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see Figure 2.39 Example Alley).

Figure 2.39 Example Alley

(Source: Department Photo)

OUTDOOR STORAGE, DISPLAY AND DINING

A. Outdoor Storage: The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

B. Outdoor Displays: Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also Figure 2.32: Example Public Sidewalk Space):

- Items displayed are limited to the merchandise sold by the business.
- Displays are located within the business's frontage and immediately adjacent to the building.
- Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- Materials and colors used for shelves, racks, easels and similar supports for displayed items shall complement the architectural style and colors used on the adjacent building façade.
- Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)

Figure 2.40.B (Source: Department Photo)

C. Outdoor Dining: As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

Figure 2.41 Outdoor Dining Spaces

Figure 2.41.A (Source: Department Photo)

Figure 2.41.B (Source: Department Photo)

Figure 2.41.C (Source: Department Photo)

In addition, the following guidelines should be considered:

- Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

A. Purpose: According to the United States Department of Agriculture's "Sustaining America's Urban Trees and Forests" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aide in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.

4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.

5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.

6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

B. Street Trees: Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples

Figure 2.42.A (Source: a2dda.org)

Figure 2.42.B (Source: permatill.com)

Figure 2.42.C (Source: www.terrafirmalandarch.com)

When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

C. Abutting Street / Public Spaces: This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see Figure 2.15: Example Public Spaces). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping for Buildings less than 10′ from Right-of-Way
Figure 2.43.A (Source: destinationmainstreet.com)

Figure 2.43.B (Source: Department Photo)

Figure 2.43.C (Source: lotsafunmaps.com)

Figure 2.44: Example Landscaping for Buildings 10′ to 20′ from Right-of-Way
Figure 2.44.A (Source: Department Photo)

Figure 2.44.B (Source: Department Photo)

Figure 2.45: Example Landscaping for Buildings Greater than 20′ from Right-of-Way
Figure 2.45.A (Source: Department Photo)

Figure 2.45.B (Source: Department Photo)

In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the "curb appeal" and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

D. Off-Street Parking: Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also Figure 2.37: Surface Parking Treatment).

Figure 2.46: Additional Surface Parking Treatment

Figure 2.46.A (Source: phila.gov)

Figure 2.46.B (Source: Department Photo)

The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

E. Landscape Buffers: In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances were buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

F. Stormwater Management: The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see Figure 2.47: Example Low Impact Design).

Figure 2.47: Example Low Impact Design

Figure 2.47.A (Source: urbanlandscapes.info)

Figure 2.47.B (Source: Department Photo)

Figure 2.47.C (Source: www.seattle.gov)

Figure 2.47.D (Source: Department Photo)

SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).
4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs
Figure 2.48.A (Source: hammerworks.com)

Figure 2.48.B (Source: Department Photo)

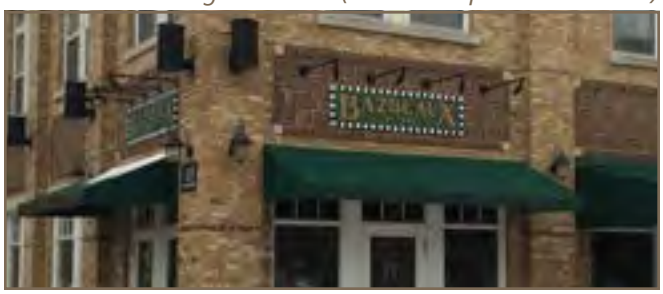


Figure 2.48.C (Source: Department Photo)

Figure 2.48.D (Source: viewpointsign.com)

Figure 2.48.E (Source: redirectionsigndesign.com)

C. Ground Signs: Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.
3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)

Figure 2.49.B (Source: Department Photos)

Figure 2.49.C (Source: Department Photo (left))

(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

D. Projecting Signs: Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

Figure 2.50: Example Projecting Signs (Source: Department Photo)

E. Window Signs / Displays: Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as "open" that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or "personality" of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in visual clutter.
7. Flashing or moving signs visible from the street through or on windows should not be permitted.

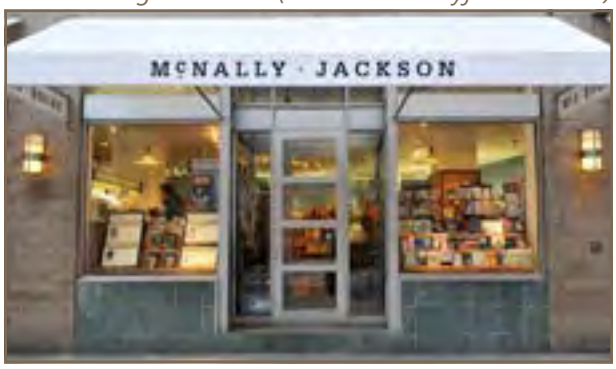
Figure 2.51: Example Window Signs / Displays

Figure 2.51.A (Source: archinect.net)

Figure 2.51.B (Source: shelf-awareness.com)

Figure 2.51.C (Source: designsalononline.com)

Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights
Figure 2.52.A (Source: panaramio.com)(left)
(Source: valmontstructures.com)(right)

Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but sill maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)

The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures
Figure 2.53.A (Source: kiterealty.com)

Figure 2.53.B (Source: cornerbakerycafe.com)

GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

B. General Architecture:

1. **Street Level Architecture:** The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

2. **Pedestrian Scale:**

   a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.

   b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.

   c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

3. **Building Composition:**

   a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.

   b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

4. **Mechanical and Electrical Elements:** Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

C. Building Materials:

1. **Existing Buildings:** Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. **Permitted Materials:** New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. **Alternate Materials:** The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. **Durability:** Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. **Material Variation:** The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. **Material Transitions:** If material changes are proposed, then they should generally occur

at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. Trim Details: Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

D. Four-sided Architecture:

All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

E. Building Orientation:

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.

2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.

3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.

4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

F. Building Entrances:

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.

2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.

4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.

5. Building entrances should be transparent and well lit at night for the pedestrian.

G. Foundations:

Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

H. Windows:

1. General Design:

   a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.

   b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.

   c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. Window Trim: Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.

4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

I. Roof Design:

1. **Pitched Roofs:** Pitched roofs should have:

   a. Minimum pitch of 5 (vertical units): 12 (horizontal units).

   b. Three (3) or more roof slope planes.

   c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.

2. **Flat Roofs:** Flat roofs should be:

   a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.

   b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).

   c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or onamentation that matches the front elevation.

3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

J. Gutters and Downspouts:

Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

K. Highly-Visible Buildings:

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.

2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.

3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.

4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

L. Walls and Fences:

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.

2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.

3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.

4. Chain link fencing should not be permitted.

M. Accessory Buildings:

If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

N. Adaptive Reuse:

1. General: The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.

2. General Site Improvements: A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.

3. Access: No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:

   - Increase the likelihood of pedestrian and bicycle accidents with automobiles.
   - Interrupt the continuity-frontage of buildings.
   - Decrease the ability to provide desired on-street parking.
   - Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

   In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

4. Rehabilitations / Additions:

   a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.

   b. Additions should be compatible in scale, materials, and character with the main building.

   c. Additions should not damage or obscure architectural details and materials of the main building.

   d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.

5. Yards: Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.

6. Development Plan Review: An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

O. Minimum Living Area:

Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Frontage: No minimum or maximum.
2. Lot Size: No minimum or maximum.
3. Building Height: Minimum of two stories. Maximum of three stories.
4. Building Size: No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. Front Setback / Build-to Line: Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. Side & Rear Setbacks: Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

B. Architectural Design:

1. Roofs: Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. Architectural Theme:
   a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
   b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Frontage: Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. Lot Size: Minimum four thousand (4,000) square feet.
3. Building Height: Minimum of two stories. Maximum of three stories.
4. Building Size: Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. Minimum Living Area: One thousand and five hundred (1,500) square feet.
6. Front Setback / Build-to Line: Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. Side & Rear Setbacks: Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

B. Architectural Design:

1. Building Entrances:
   a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
   b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
   c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

2. Roofs:

   a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.

   b. Minimum roof overhangs should be twelve (12) inches.

   c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

7. Example Character: Figure 2.5: Existing Penn Street Corridor Examples and Figure 2.13: Example Detached Residential includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.

8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

B. Architectural Design:

It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.

2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.

3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually "broken up" into a series of smaller masses appropriate for the pedestrian-scale.

   In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.

5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.

   a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.

   b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.

   c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

   d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.

   e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.

f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

6. Building Middle Design: The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

a. Fenestration should be organized to create a rhythmic pattern for the streetscape.

b. Window frames should be recessed or not otherwise flush with the exterior wall.

c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).

d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.

e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.

f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.

g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

7. Building Top Design: The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.

b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).

c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.

d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.

e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.

f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

8. Windows: Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

A. **Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.

B. **Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.

C. **Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 71 should be used for all new PUD District Ordinances.

A. **PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "[Project Name] in the Junction PUD District".

B. **Underlying Zoning:** As is true with every Planned Unit Development ("PUD") District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.

C. **State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

Docket Number: 1604-CPA-02 (Resolution No. 16-105)

Petitioner: City of Westfield

Request: Approval of the Village Farms Neighborhood Plan, an amendment to the Westfield-Washington Township Comprehensive Plan.

Exhibits:

1. Staff Report
2. Location Map
3. Resolution No. 16-105
4. Village Farms Neighborhood Plan

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the March 14, 2016, City Council meeting. The petition is scheduled for its public hearing at the April 4, 2016, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

This document is an amendment to the Westfield-Washington Township Comprehensive Plan adopted on February 12, 2007 (Resolution 07-06), as amended, in accordance with I.C. 37-7-4-500 et seq. (the "2007 Comprehensive Plan"). This addendum is to be known as the "Village Farms Neighborhood Plan" addendum (the "plan")(see **Exhibit 4**) and is an update to the 2007 Comprehensive Plan with respect to the geographic area shown in the attached **Exhibit 1**.

The process of preparing this addendum was a collaborative planning process between the City of Westfield and the Village Farms Homeowners' Association Board of Directors (the "HOA Board") that involved a series of meetings and open houses beginning in March 2015.

This plan was adopted by the HOA Board on February 16, 2016. The HOA Board included an advisory group of the following members (the "Advisory Group"):

► Greg Evans, Village Farms Board of Directors

► Tom Frederiksen, Village Farms Board of Directors

► Doug Holtz, President of Village Farms HOA

► Larry Hutson, Village Farms Board of Directors

► Norman Sesi, Past President of Village Farms HOA

After working in collaboration with the Advisory Group, the Department summarized and listed, in order of priority six recommendations pertaining to traffic, pedestrian infrastructure, amenities, social programming, branding and community engagement (as summarized in Chapter 2: Executive Summary of the plan).

As stated in Chapter 7: Moving Forward of the plan, the Village Farms Neighborhood Plan, as it may be amended, is intended to act as a living, breathing document that chronicles Village Farms' accomplishments, charts a course through the often complicated process of neighborhood planning, and helps to coordinate the efforts and energies of stakeholders actively working to make the plan a reality. By engaging in this planning exercise and dialogue on a regular basis, the Village Farms neighborhood will be well-positioned to reach its goal of creating and maintaining the vibrant neighborhood envisioned in the plan.

PROCEDURAL

Public Hearing: Amendments to the Comprehensive Plan are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for April 4, 2016, Plan Commission meeting. Notice of the public hearing has been provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the April 4, 2016, Plan Commission meeting.**
2. **Recommendation: Subject to public hearing comments, the Department recommends approving the Comprehensive Plan amendment and certifying it to the Council for adoption.**
3. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 21, 2016, scheduled for 7:00 p.m. at Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Note Presence of a Quorum.

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

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

Approval of Minutes: March 7, 2016, APC Meeting Minutes

Motion: Approve the March 7, 2016 minutes.

Motion: Maue; Second: Woodard; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Case No. **1603-SPP-05, 1603-ODP-05 & 1603-DDP-06**
Description: Culver's
17651 Sun Park Drive
Custard Kings by Weihe Engineering requests Primary Plat, Overall Development Plan and Detailed Development Plan review for a 4,658 square foot +/- restaurant on approximately 0.99 acre +/- within the Culver's Sun Park Planned Unit Development (PUD) District.

Todd presented an overview of the Primary Plat, Overall Development Plan and the Detailed Development Plan, as outlined in the Department report, and noted the plans comply as presented except as noted in the recommended condition.

Motion: Approve the petitions with the following conditions:

1. Final approval of the lighting plan be delegated to the Department.
2. All necessary approvals be obtained from The Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Horkay; Second: T. Smith; Vote: 8-0.

Case No. **1603-ODP-06 & 1603-SPP-06**
Description: Harmony, Section 4
North of 151st Street, between Ditch Road and Towne Road Estridge Development Management requests an amendment to the previously approved Overall Development Plan and Primary Plat for single-family residential lots on approximately 138.8 acres +/-, located in the Harmony PUD District.

Woodard recused himself.

Pohlman presented an overview of both the Overall Development Plan and the Primary Plat, as outlined in the Department report.

Motion: Approve the petitions with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.

Motion: R. Smith; Second: Schmitz; Vote: 7-0.

Woodard returned to the meeting.

Case No. **1603-PUD-03**
Description: Spring Mill Station Northeast Quadrant PUD
Kroger Limited Partnership by EMH&T requests an amendment to the Spring Mill Station Northeast Quadrant PUD District to permit a Monument Sign on an Outlot.

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

Paula Gartner, EMHT, on behalf of the petitioner, presented a brief update and responses to questions from the public hearing regarding design and lines of sight.

Motion: Forward petition (Ordinance 16-05) to the City Council with a favorable recommendation.

Motion: Horkay; Second: Maue; Vote: 8-0.

Case No. **1506-ZC-02**
Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

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

Motion: Approve 1506-ZC-02 with the condition that the commitment modification instrument shall be recorded prior to the approval of the secondary plat for the property and that the recorded commitment modification shall be cross-referenced on the recorded secondary plat.

Motion: Schmitz; Seconded: Horkay; Vote: 8-0.

Case No. **1603-DDP-07 [PUBLIC HEARING]**
Description: Riverview Hospital
Northeast Corner of US 31 and SR 32
Riverview Hospital by American StructurePoint, Inc. requests Detailed Development Plan review for a 100,000 square foot +/- building on Approximately 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

Pohlman presented an overview of the Detailed Development Plan, as outlined in the Department report, and noted there were a handful of outstanding items that the Department would continue to work with the Petitioner to bring into compliance.

Brandon Hoopingarner, architect with American Structurepoint, Inc., on behalf of the petitioner, gave an overview of the proposed building design and described the rationale to the design changes of the ancillary two-story extension from the renderings incorporated with the applicable PUD Ordinance amendment.

T. Smith asked about the reduction of square footage from the original design from the PUD amendment process.

Hoopingarner explained the third floor was removed from the ancillary extension due to the budget constraints and program changes, but that the additional square footage could be added back at a later date at ground level if additional property is acquired from the state as excess right-of-way.

Public Hearing opened at 7:26 p.m.

Rob Garrett, Vice President with the Westfield Chamber of Commerce Board; Presented the Chamber's support for the proposed development and that the Board was very pleased to see a signature building at the very visible intersection. The Chamber believes the commitment and investment from Riverview reflects the confidence the business community has in this community.

Mic Mead, 15466 Oak Road; Expressed disappointment in the changes and look of the façade of the ancillary extension as not being consistent with the vision of the community. Does not believe the development plan should be approved as presented and would like to see the original design instead.

Public Hearing closed at 7:30 p.m.

Hoopingarner and Joel Farmer, architect with American Structurepoint, Inc., responded the material

being used is a higher quality and that the design emphasis on the building's east facade ensures that vehicular and pedestrian traffic is addressed. He further noted the design priority for the six-story portion of the building to be the focal point with a significant budget investment in the iconic cap design of the building. He explained the materials and design details of the ancillary extension.

Maue inquired regarding additional detail of the cap design and screening of mechanical equipment.

APC members expressed concerns about the design of the ancillary extension and further discussed the building's height, materials, design.

No action required at this time.

Case No. **1506-ODP-16 & 1506-SPP-15 [CONTINUED]**
Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

Case No. **1602-CPA-01 [CONTINUED]**
Description: The Conservancy Addendum
The Conservancy Task Group requests approval of The Conservancy Addendum, an addendum to the Westfield-Washington Township Comprehensive Plan.

Case No. **1601-ODP-01 & 1601-SPP-01 [CONTINUED]**
Description: The Trails
East of Oak Ridge Road, South of State Road 32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres+/- located in the Trails PUD District.

Case No. **1512-PUD-27 [CONTINUED]**
Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Horkay gave a report.

BZA LIAISON

Schmitz gave a report.

ECD STAFF

No report.

ADJOURNMENT (7:53 pm)

Motion: Horkay; Second: Schmitz; Vote: 8-0

_____
President, Randell Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

Petition Number:	1603-DDP-07
Subject Site Address:	Lot 1, Gateway Northeast Quadrant Subdivision
Petitioner:	Riverview Hospital by American Structurepoint, Inc.
Request:	Detailed Development Plan review for a 103,000 square foot +/- building on approximately 8.53 acres +/-.
Current Zoning:	The Junction Planned Unit Development (PUD) District (Ord. 14-22), as amended (Ord. 15-41)
Current Land Use:	Vacant
Approximate Acreage:	8.53 acres+/-
Property History:	1406-PUD-09 PUD District (Ord. 14-22) (07/14/14) 1507-SPP-16 Primary Plat (07/20/15) 1512-SFP-37 Secondary Plat (pending) 1512-PUD-26 PUD District Amendment (Ord. 15-41) (12/14/15)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscape Plan 6. Lighting Plan 7. Design Evolution Exhibit
Staff Reviewer:	Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 8.53-acre+/- site is Lot 1 of the pending Gateway Northeast Quadrant Subdivision, located on the northeast corner of U.S. Highway and State Highway 32 (Main Street) (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 103,000 square foot multi-story hospital outpatient care center.

The petition was reviewed by the Technical Advisory Committee at its February 23, 2016, meeting. This petition was properly noticed for a public hearing at the Plan Commission's April 4, 2016, meeting.

The applicable zoning district is The Junction Planned Unit Development (PUD) District ("Ord. 14-22"), as amended ("Ord. 15-41"), with an underlying zoning district of the GB: General Business (GB) District.

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

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.

13) Names of legal ditches and streams on or adjacent to the site.

14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

15) Identify buildings proposed for demolition.

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

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

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

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

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

Comment: Please see District Standards comments herein.

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

Comment:

1. **Property is located within The Junction Planned Unit Development (PUD) District ("Ord. 14-22"), as amended ("Ord. 15-41"). Please see PUD District Standards comments herein.**
2. **US31 Overlay District is not applicable pursuant to Section 5.4 of Ord. 14-22.**
3. **Property is located within the Economic Development District (EDD) Overlay pursuant to Article 5.4 of the UDO.**
4. **Property is not subject to the State Highway 32 Overlay District pursuant to Article 5.3(C) of the UDO, except for architectural standards of the overlay district made applicable pursuant to Ord. 14-22. Please see architectural comments herein.**

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

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

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) **and the** Junction PUD Ordinance, as amended**.**

22) Permitted Land Uses (Section 3.3 of Ord. 14-22): Underlying Zoning District

23) Minimum Lot Area: No minimum

24) Minimum Lot Frontage: 80 feet

25) Minimum Building Setback Lines:

a) Front Yard: No minimum (pursuant to Ord. 14-22)

b) Side Yard: No minimum (pursuant to Ord. 14-22)

c) Rear Yard: No minimum (pursuant to Ord. 14-22)

26) Minimum Lot Width: No minimum

27) Maximum Building Height: No maximum (pursuant to Ord. 14-22)

28) Minimum Building Height: Five (5) stories for Primary Building (ancillary extensions shall be a minimum two (2) stories (pursuant to Ord. 15-41)

29) Minimum Building Size: No minimum

30) Concept Plan (Section 4.1 of Ord. 15-41): The Real Estate shall be developed in substantial compliance with Exhibit B (Ord. 15-41) (See Exhibit B: Concept Plan below.)

31) Character and Quality (Section 4.2 of Ord. 15-41): Illustrative Character Exhibit is incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate (Exhibit C of Ord. 15-41). (See Exhibit C: Illustrative Character Exhibit partial excerpts below).

East Elevation (Exhibit C of Ord. 15-41)

South Elevation (Exhibit C of Ord. 15-41)

Comment: The incorporation of the Illustrative Character Exhibit is applied as a standard that proposed buildings should be substantially similar in quality and character to the Illustrative Character Exhibit. The SR32 Overlay District Architectural Design Requirements (the "SR32 Overlay Architectural Standards") also apply, as set forth by the PUD Ordinance and further reviewed herein.

Since the March 21, 2016, public hearing, the Petitioner has revised the proposed building as depicted in Exhibit 4 (Elevations) and Exhibit 7 (Design Evolution. As a result, the proposed elevations now comply with the applicable ordinances.

32) Usable Outdoor Public and/or Semi-public Spaces (Section 5.5 of Ord. 14-22): These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.

Comment: A garden plaza/space is included along the north foundation of the proposed building (see landscape plan).

33) Public Art (Section 5.6 of Ord. 14-22): At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

Comment: The subject property includes only a portion of the larger Junction PUD District. No public art is specifically identified within the proposed development plans.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

34) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H)): 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 where possible, adjoining properties.

Comment: The site is surrounded on three sides by rights-of-way (US31, SR32, and Shamrock Boulevard). The placement of the loading area and enclosure, enclosure height (13 feet) and materials (stone and steel to match building), loading area angle (facing north/northwest), and proposed landscaping are designed to minimize the view from all rights-of-way and adjacent properties. As a result, the enclosure complies.

b) Trash Enclosures (Section 4.1(D) of Ord. 14-22) (supersedes Article 6.1(H)(2) of the UDO): Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

<u>Comment:</u> The "front line of the primary building" (applied as the "Building Façade, Front" pursuant to the UDO) is the building's Shamrock Boulevard front lot line. As a result, the location of the enclosure complies.

35) Architectural Standards (Article 6.3(F))

<u>Comment:</u> Not applicable and superseded by the terms of the State Highway 32 Overlay District, as made applicable by Ord. 14-22, as otherwise noted herein.

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8, as modified by Section 4.3 of Ord. 14-22 and Section 3.3 of Ord. 15-41):

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

<u>Comment:</u> Petitioner has confirmed equipment, aside from that shown in the enclosure area, will be internal to the building with the exception of vent hoods and exhaust.

b) Detention Area Natural Appearance (Article 6.8(I), as amended by Section 3.3(A) of Ord. 15-41): Not applicable; however, a wall and hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn areas. Subject to review and approval by the Public Works Department as part of a Detailed Development Plan, side slopes shall not exceed 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.

c) Minimum Lot Landscaping Requirements (Article 6.8(K))

d) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet. (Planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter pursuant to Ord. 15-22).

e) External Street Frontage Landscaping.

Article 6.8.M(3) Easements amended by Ord. 15-22, which states if easements restrict the placement of plantings, then the required number of plantings may be relocated elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

<u>Comment:</u> The external street frontage landscaping adjacent to US31 requires 10 trees; however, this area is encumbered by existing utility easements. Ord. 15-22 permits the deficient plantings to be relocated elsewhere on the real estate. It has been noted these trees have been relocated to the southwest corner of the real estate.

f) Buffer Yard Requirements

<u>Comment:</u> Not applicable.

g) Interior Parking Area Landscaping: UDO applies with the following modification (pursuant to Ordinance 15-26): A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs.

h) Perimeter Parking Area Landscaping. UDO applies, with the following modification (pursuant to Ordinance 15-26): If Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

<u>Comment</u>: The perimeter parking area adjacent to US31 requires seven (7) trees; however, this area is encumbered by existing utility easements. Ord. 15-22 permits these plantings to be relocated elsewhere on the real estate. It has been noted these trees have been relocated near the main entrance drive and front entrance.

40) Lighting Standards (Article 6.9)

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

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

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

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

e) Ord. 14-22 requires following additional restrictions:

(1) Uniformity: All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.

(2) Decorative Fixtures: Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.

(3) Full Cut-Off Fixtures: With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14 and Section 3.2 of Ord. 15-41)

Maximum Number of Off-street Parking Spaces (Section 3.2(A) of Ord. 15-41): The maximum number of Parking Spaces for the Real Estate shall not exceed four (4) Parking Spaces per one thousand (1,000) square feet of Net Floor Area for the aggregate of all Buildings on the Real Estate. Shared parking shall be provided for the Real Estate.

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

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

47) Vision Clearance Standards (Article 6.19)

48) Yard Standards (Article 6.21)

SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))

The plans comply with Article 5.3(K) (SR32 Overlay District)**, as modified by the** Illustrative Character Exhibit**.**

49) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

50) Building Elevations:

a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

b) 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.

c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

51) Openings:

a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

52) Gutters and Downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

53) Roofs:

a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following: (1) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line; or (2) A roof line modulation shall include

a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

54) Main Entrances:

a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

c) The location, orientation, proportion and style of doors shall complement the style of the building.

55) Windows:

a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS). Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

56) Building Materials:

a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor. Pursuant to Ord. 14-22, textured or decorative tilt wall construction as a masonry material is permitted for buildings not adjacent to SR 32.

b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

57) Easement Standards (Article 8.3)

58) Pedestrian Network Standards (Article 8.7)

59) Pedestrian and Bicycle Accessibility (Section 4.1(C) of Ord. 14-22)

a) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.

b) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.

c) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

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

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

PUBLIC HEARING COMMENTS

At the March 21, 2016, public hearing, the Plan Commission discussed the proposed building design in relation to the Illustrative Character Exhibits that were adopted as part of the applicable Junction PUD District, as amended.

In response to the Department's and Plan Commission's comments, the Petitioner has revised their plans to now comply with the applicable ordinances. The Petitioner has submitted an exhibit showing the evolution of the design which has been included as **Exhibit 7**.

As a result, the revised elevations (see **Exhibit 4**) comply with the applicable ordinances.

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve detailed development plan (1603-DDP-07) with the condition that the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit.**
3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Petition Number:	1604-PUD-04 & 1604-DDP-15
Subject Site Address:	1191 W. 186th Street
Petitioner:	Northview Christian Life Church, Inc. by Nelson & Frankenberger
Request:	The Petitioner requests an amendment to the Springmill Trails PUD District and Detailed Development Plan review of a new church structure on approximately 11 +/- acres.
Current Zoning:	Springmill Trails PUD District
Current Land Use:	Agriculture
Approximate Acreage:	11 acres +/-
Property History:	Ord. 11-19 (Springmill Trails PUD District Ordinance)
Exhibits:	1. Staff Report 2. Location Map 3. Ordinance 16-07 4. Site Plan 5. Building Elevations 6. Development Plan
Staff Reviewer:	Amanda Rubadue

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District and Detailed Development Plan reviews are required to be considered at a public hearing by the Advisory Plan Commission (the "APC"). The public hearing for these petitions will be held on April 4, 2016 at the APC meeting.

Planned Unit Development District:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Development Plan

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

PROJECT OVERVIEW

The applicable zoning district is the Springmill Trials PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

DEVELOPMENT PLAN REVIEW (Chapter 10, Article 7 of the UDO)

The plans comply with the standards unless otherwise noted below:

Development Plan Approval – Application Documentation and Supporting Information (*Article 10.7(G)*)

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
    a. Title, scale, north arrow and date
    b. Proposed name of the development
    c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
    d. Address and legal description of the property
    e. Boundary lines of the property including all dimensions
    f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
    g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated

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

Comment: Petitioner is coordinating with the WPWD.

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.

Comment: Petitioner is coordinating with the WPWD.

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

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

l. Location and dimensions of all existing structures and paved areas

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

n. Location of all Floodplain areas within the boundaries of the property.

Comment: Staff is working with Petitioner to ensure compliance.

o. Names of legal ditches and streams on or adjacent to the site

p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable

Comment: Petitioner is coordinating with applicable agencies and WPWD.

q. Identify buildings proposed for demolition

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

Comment: Pending approval of Ordinance 16-07

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

t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)

Comment: N/A

4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

   Comment: Acknowledged.

5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)

   Comment: Acknowledged.

6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan

   Comment: Acknowledged.

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection

   Comment(s): To be reviewed and approved through a separate sign permit process.

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):

   Comment: Acknowledged.

9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof

10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study.

11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

SPRINGMILL TRAILS PUD ORDINANCE (ORDINANCE 11-19, AS AMENDED BY ORDINANCE 16-07)

The plans comply with the standards unless otherwise noted below:

1. Permitted Uses – Church
2. Minimum Lot Area.
3. Minimum Lot Frontage on Road
4. Minimum Setback Lines

   Comment: See ZONING DISTRICTS section.
5. Minimum Lot Width at Building Line
6. Maximum Building Height
7. Architectural Standards

   Comment: Pending approval of Ordinance 16-07.
8. Lot Landscaping
9. Development Amenities

   Comment: Pending approval of Ordinance 16-07.

ZONING DISTRICTS (Chapter 4 of the UDO)

The plans comply with the standards unless otherwise noted below:

1. Minimum Lot Area – 7,000 square feet
2. Minimum Lot Frontage – 40 feet
3. Minimum Setback Lines
   A. Font Yard – 20 feet
   B. Side Yard – 8 feet
   C. Rear Yard – 20 feet
4. Minimum Lot Width – 40 feet
5. Maximum Building Height – 25 feet

   Comment: Pending approval of Ordinance 16-07.

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

The plans comply with the standards unless otherwise noted below:

1. Accessory Use and Building Standards (Article 6.1)

Comment: Staff is working with Petitioner to ensure compliance.

2. Architectural Standards (Residential Uses) (Article 6.3)

   Comment: Pending approval of Ordinance 16-07.

3. Building Standards (Article 6.4)

   Comment: Pending approval of Ordinance 16-07.

4. Height Standards (Article 6.6)

   Comment: Pending approval of Ordinance 16-07.

5. Landscaping Standards (Article 6.8)

   Comment: Staff is working with Petitioner to ensure compliance.

6. Lighting Standards (Article 6.9)
7. Lot Standards (Article 6.10)
8. Parking and Loading Standards (Article 6.14)

   Comment: Staff is working with Petitioner to ensure compliance.

9. Performance Standards (Article 6.15)
10. Setback Standards (Article 6.16)
11. Vision Clearance Standards (Article 6.19)

    Comment: Petitioner is coordinating with the WPWD.

12. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):

The plans comply with the standards unless otherwise noted below:

1. Block Standards (Article 8.1)
2. Easement Standards (Article 8.3)

   Comment: Petitioner is coordinating with applicable agencies and WPWD.

3. Monument and Marker Standards (Article 8.5)
4. Open Space and Amenity Standards (Article 8.6)

   Comment: Pending approval of Ordinance 16-07.

5. Pedestrian Network Standards (Article 8.7)
6. Storm Water Standards (Article 8.8)

   Comment: Petitioner is coordinating with the WPWD.

7. Street and Right-of-Way Standards (Article 8.9)

Comment: Petitioner is coordinating with the WPWD.

8. Street Light Standards (Article 8.10)

   Comment: Petitioner is coordinating with the WPWD.

9. Street Sign Standards (Article 8.11)

   Comment: Petitioner is coordinating with the WPWD.

10. Surety Standards (Article 8.12)

    Comment: Petitioner is coordinating with the WPWD.

11. Utility Standards (Article 8.13)

    Comment: Petitioner is coordinating with applicable agencies and WPWD.

DEPARTMENT COMMENTS

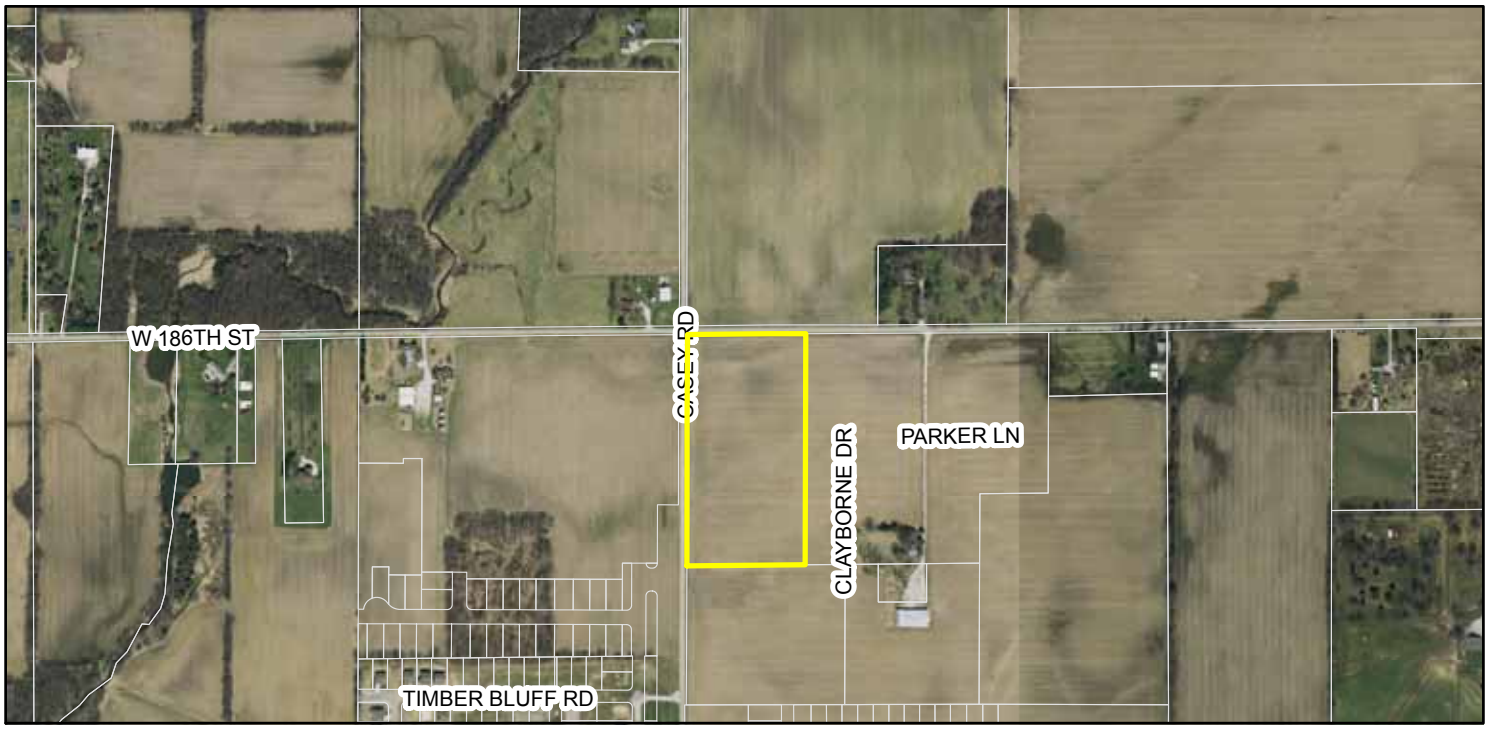
1) **ACTION: Hold a public hearing at the April 4, 2016, APC meeting.**
2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
1604-PUD-04 & 1604-DDP-15
Northview Christian Life Church
PUD Amendment & Detailed Development Plan

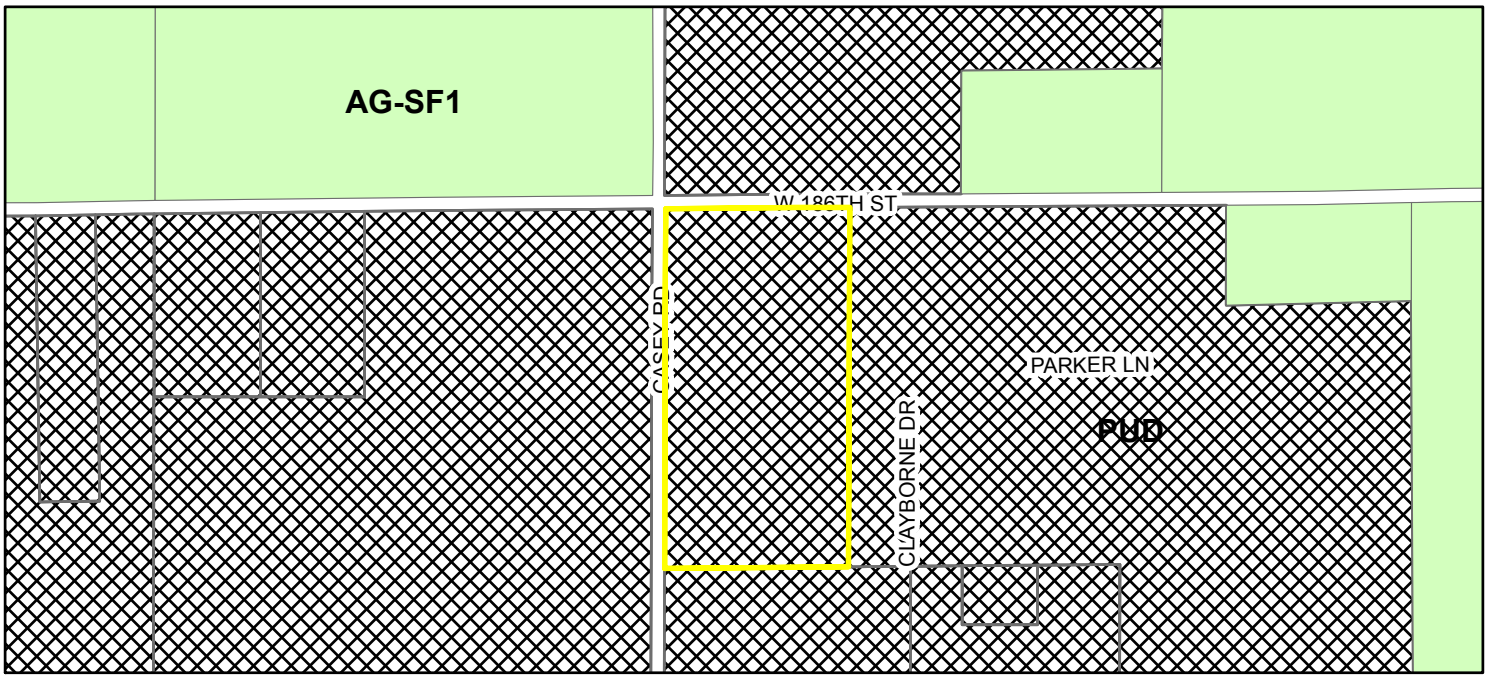
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

Parcel

Northview Christian Church
Adjacent Development Map / Aerial Photograph

ORDINANCE NUMBER 16-07

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 11-19, The Springmill Trails Planned Unit Development District (the "The Springmill Trails PUD Ordinance") on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 16__-PUD-__**), requesting an amendment to The Springmill Trails PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 16__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend The Springmill Trials PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Springmill Trials PUD Ordinance; and (iii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or The Springmill Trails PUD Ordinance, as amended.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) The Springmill Trails PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Illustrative Character Exhibit: The architectural building elevations, attached hereto as **Exhibit B**.

2.2 Illustrative Site Development Plan (the "Concept Plan"): The Illustrative Site Development Plan, as set forth in The Springmill Trails PUD Ordinance, shall be replaced and superseded with the Concept Plan, attached hereto as **Exhibit C**.

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

Section 4. **Development and Architectural Standards.** The standards of The Springmill Trails PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

4.1 Architectural Standards: The building on the Real Estate shall be constructed in substantial compliance with the Illustrative Character Exhibit.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-__**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-__**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Springmill Trails PUD - 2016 Northview Text Amendment 030216

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit

Exhibit C Concept Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the East Half of the Northwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a Harrison Marker at the northwest corner of the East Half of the Northwest Quarter of Section 34, Township 19 North, Range 3 East; thence along the North line of said East Half, North 89 degrees 28 minutes 35 seconds East (assumed bearing) 500.00 feet to the Northwest corner of a land tract conveyed to Universal Properties, LLC, recorded as Instrument number 2013070315 in the office of the Hamilton County Recorder's office; thence along the West line of said land tract and parallel with the West line of said East Half, South 00 degrees 11 minutes 11 seconds West 958.39 feet; thence parallel with the North line of said East Half, South 89 degrees 28 minutes 35 seconds West 500.00 feet to the West Line of said East Half; thence along said West line North 00 degrees 11 minutes 11 seconds East 958.39 feet to the Point of Beginning, containing 11.000 acres more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

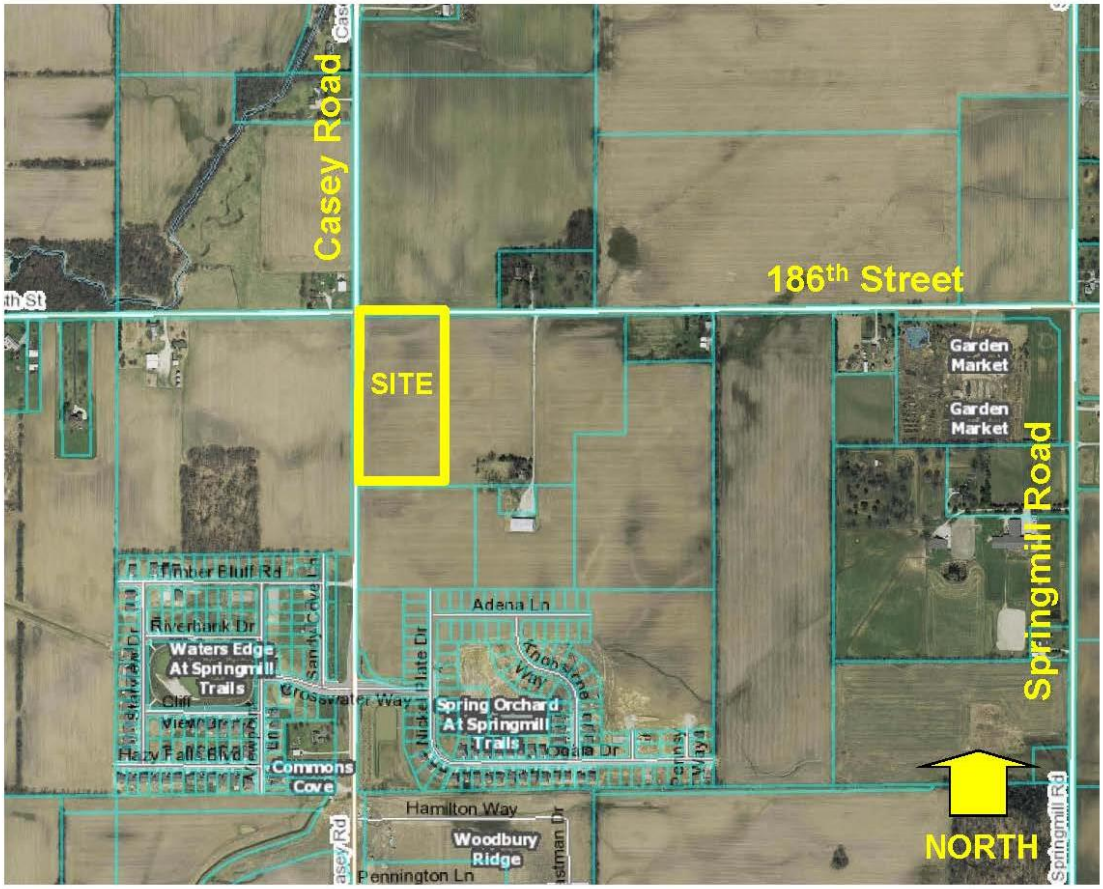
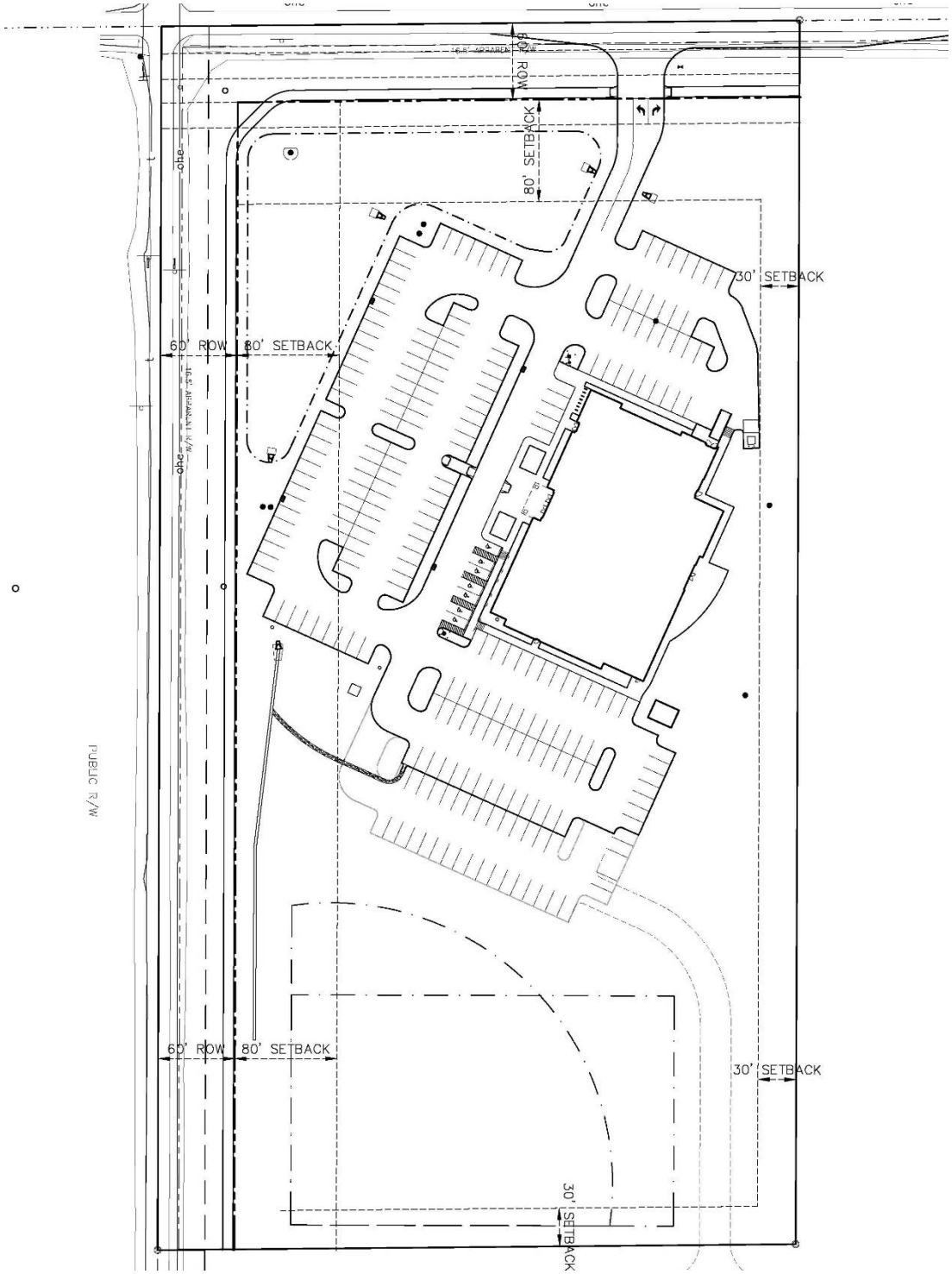


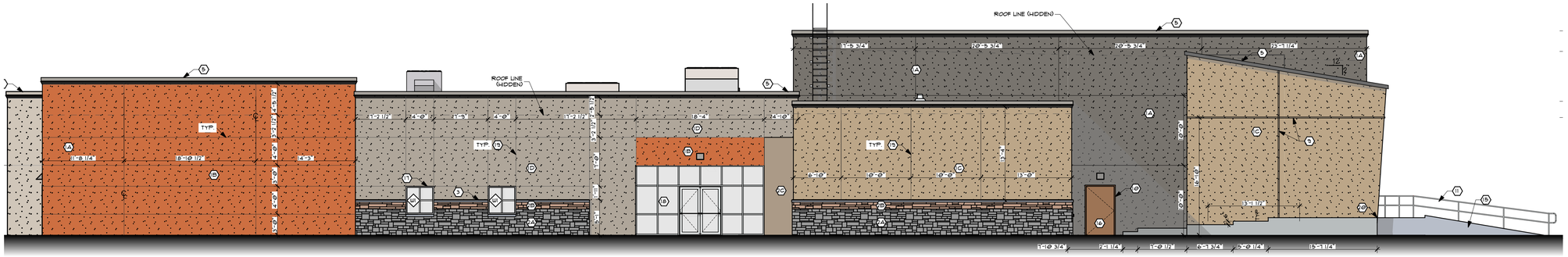
EXHIBIT B
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 1 of 1)

Note: Larger scale paper and digital copies of the Illustrative Character Exhibit are on file with the Department of Economic and Community Development under Docket Number 16__-PUD-__.

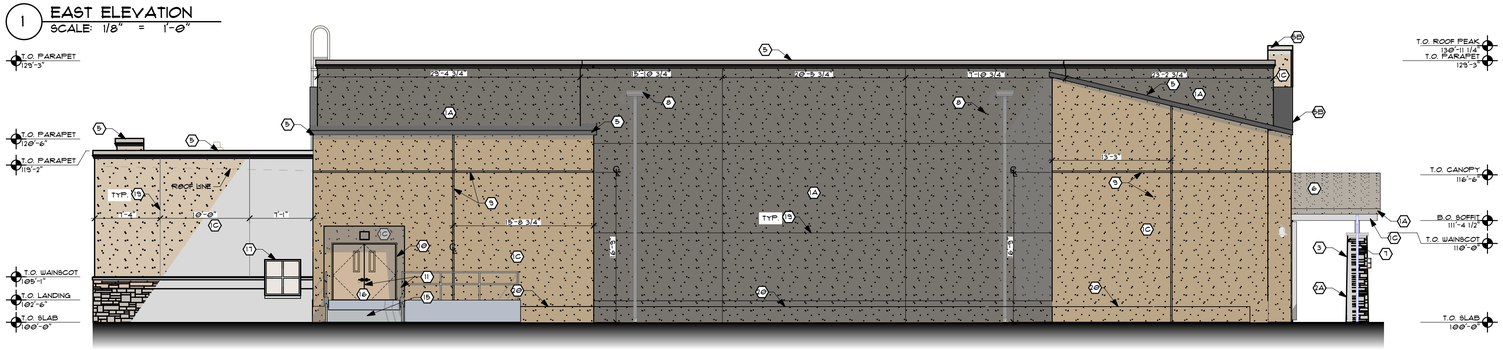
<u>EXHIBIT C</u>
CONCEPT PLAN
(Page 1 of 2)



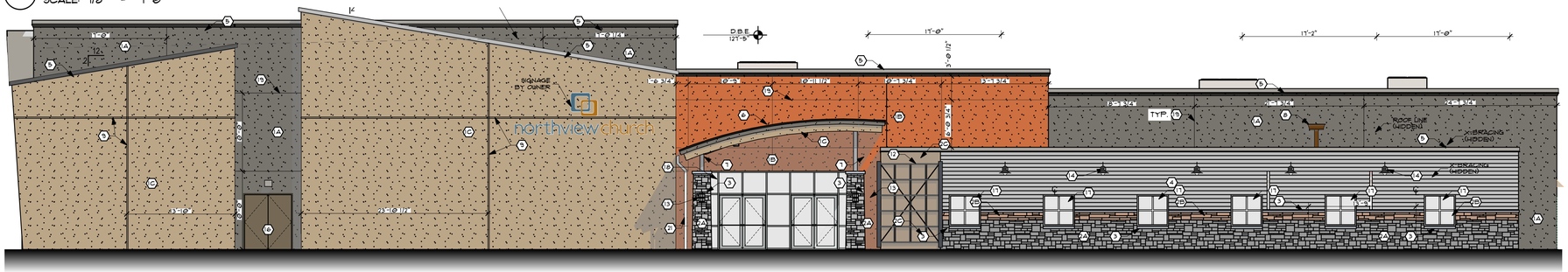
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 16__-PUD-__.



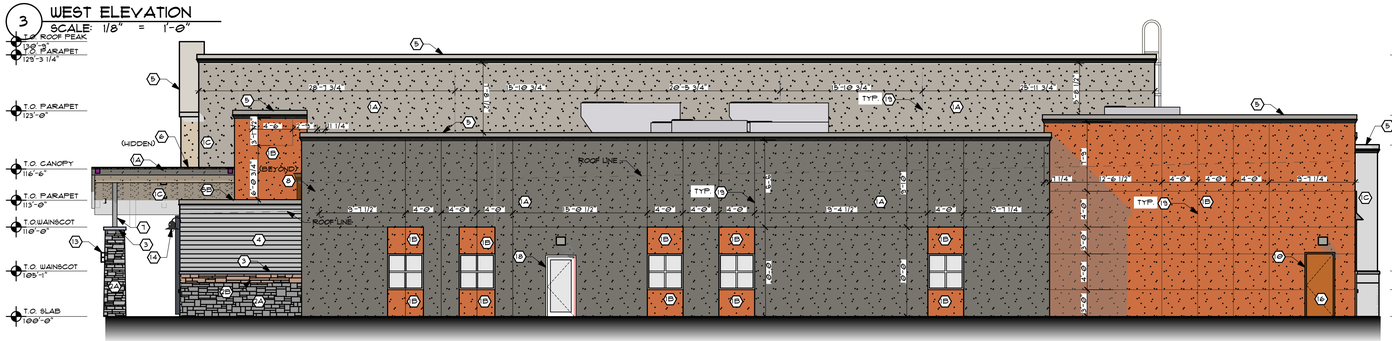
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



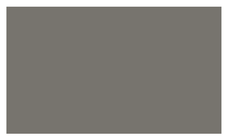
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

9 SLATE #65547

5 BM AC-27 GALVESTON GRAY

6 BM HC-82 BENNINGTON GRAY

7 SW 6354 ARMAGNAC



8 SW 7019 GAUNTLET GRAY

10 STACKED STONE #65547

11 STONE CANYON CREEK

EXTERIOR FINISH SCHEDULE

	EXTERIOR MATERIALS
1A	(3) COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 7019 GAUNTLET GRAY, OR EQUIV
1B	(3) COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 6354 ARMAGNAC, OR EQUIV
1C	(3) COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE HC 82 BENNINGTON GRAY, OR EQUIV
1D	(3) COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE AC 27 GALVESTON GRAY, OR EQUIV (SHOULD MATCH METAL SIDING)
2A	STACKED STONE VENEER, NATURAL STONE VENEERS INT'L, CANYON CREEK, OR EQUIV
2B	STACKED SLATE, THE TILE SHOP, COPPER RUST TUCSON #65547, OR EQUIV
2C	SLATE TILE, THE TILE SHOP, COPPER RUST TUCSON #65547, OR EQUIV
3	PRE-CAST STONE CAPS/SILLS, GREY, OR EQUIV
4	FIRESTONE ARCHITECTURAL METAL PANEL UNA-CLAD UC-601 PROFILE, #9322 SLATE GREY, OR EQUIV
5	METAL PARAPET CAP FLASHING, SIGNATURE 300 SERIES, "SLATE GRAY"
6	MBCI STANDING SEAM METAL ROOF, SIGNATURE 300 SERIES, "SLATE GRAY"
7	STRUCTURAL STEEL, PAINTED, MAB WESTERN PURSUIT 38588N MATCHED
8	METAL SCUPPER/DOWNSPOUT, SIGNATURE 300 SERIES, "SLATE GRAY"
9	2" REVEAL JOINT
10	HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH EXTERIOR STUCCO
11	EXTERIOR METAL RAILING, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, "SLATE GRAY"
12	STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, DARK GREY, OR EQUIV
13	EXTERIOR WALL SCONCE, TERON ROYAL FLD, BLACK, OR EQUIV
14	EXTERIOR WALL SCONCE, ARCHITECTURAL AREA LIGHTING, UNIVERSE COLLECTION, OR EQUIV
15	UTILITY RAMP
16	HOLLOW METAL DOORS, PAINTED SAME AS SURROUNDING WALL
17	STOREFRONT WINDOW, DARK BRONZE FRAME
18	STOREFRONT, DARK BRONZE
19	3/4" REVEAL
20	CONSTRUCTION JOINT
21	KNOX BOX

DESIGNER TO RECEIVE SUBMITTAL SAMPLES OF ALL FINISHES FOR FINAL APPROVAL

THIS DRAWING IS GUARANTEED AS PART OF AN UNPUBLISHED PHOTOGRAPHIC WORK OF ART UNDER THE 1976 COPYRIGHT LAW OF THE UNITED STATES. ORIGINAL WORK OF ARCHITECTURE, THE PICTORIAL, GRAPHIC OR SCULPTURAL WORKS IN THE DRAWINGS DEPICTED ON THIS SHEET MAY NOT BE COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF THE ARCHITECT. THE PLANS PROVIDED ONLY FOR THE PROJECT SHOWN HEREIN AND THAT NOT BE USED AT OTHER LOCATIONS.

B&W S&B

REV	DATE	DESCRIPTION

PRELIMINARY DRAWING!
NOT FOR CONSTRUCTION!

PROJECT:
NORTHVIEW CHURCH
NEW WESTFIELD WORSHIP FACILITY
1191 W 186TH STREET
WESTFIELD, IN 47074

DANIEL COOK ARCHITECT | 2909 WASHINGTON BLVD - OGDEN, UT 84401 | PH: 800-552-7137 | WWW.BGSUSERVICES.COM

SEAL:

SHEET TITLE:
EXTERIOR ELEVATIONS

ORIGINAL ISSUE:

PROJECT: AC3V3

SHEET NUMBER:
A201A

DO NOT SCALE DRAWING

NORTHVIEW CHURCH WESTFIELD

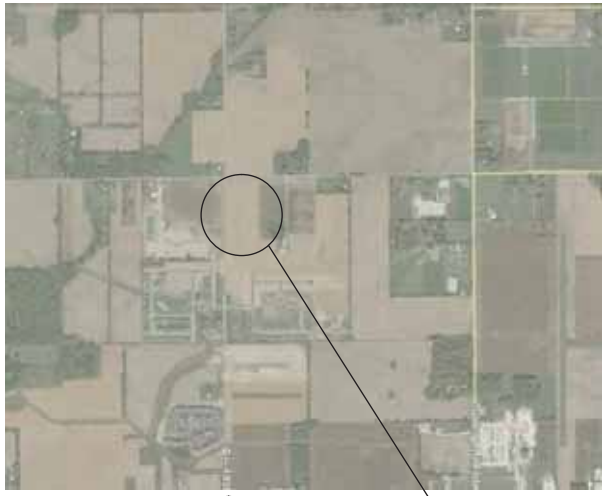
CONSTRUCTION SET

1191 W 186TH STREET
WESTFIELD, INDIANA

OWNER: NORTHVIEW CHURCH

LOCATION MAP

Project Site



VICINITY MAP

Project Site

INDEX

SHEET	SUBJECT
C-001	TITLE SHEET
C-100	OVERALL SITE SURVEY
C-101 - 102	EXISTING TOPOGRAPHY / DEMOLITION PLAN
C-200 - C-201	SITE PLAN
C-300 - C-301	GRADING PLAN
C-302 - C-303	STORM SEWER PLAN AND PROFILES
C-400 - C-401	UTILITY PLAN
C-402	OFFSITE UTILITY PLAN
C-403	SANITARY PLAN AND PROFILE
C-500 - C-501	EROSION CONTROL PLAN
C-502	STORMWATER POLLUTION PREVENTION PLAN
C-503	EROSION CONTROL DETAILS
C-600 - C-603	SITE DETAILS
C-700 - C-701	LANDSCAPING PLAN
C-702	LANDSCAPING DETAILS
E-100	LIGHTING PLAN

PROJECT DESCRIPTION

Construction of a ~23,854 square foot church building with 250 parking spaces, driveway approach and associated infrastructure.

LEGAL DESCRIPTION:

Part of the East Half of the Northwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana being described as follows:

Beginning at a Harrison Marker at the northwest corner of the East Half of the Northwest Quarter of Section 34, Township 19 North, Range 3 East; thence along the North line of said East Half, North 89 degrees 28 minutes 35 seconds East (assumed bearing) 500.00 feet to the Northwest corner of a land tract conveyed to Universal Properties , LLC, recorded as Instrument number 2013070315 in the office of the Hamilton County Recorder's office; thence along the West line of said land tract and parallel with the West line of said East Half, South 00 degrees 11 minutes 11 seconds West 958.39 feet; thence parallel with the North line of said East Half, South 89 degrees 28 minutes 35 seconds West 500.00 feet to the West Line of said East Half; thence along said West line North 00 degrees 11 minutes 11 seconds East 958.39 feet to the Point of Beginning, containing 11.000 acres more of less.

CONTACT INFORMATION:

Owner: Cole Siekmann, Northview Church. 12900 Hazel Dell Parkway, Carmel, IN 46033 (317) 846-2884
Contractor: Alan Moore, Senior Project Manager S&B Construction. 10049 East Washington Street, Indianapolis, IN 46229. (317) 755-3334
Engineer: Colin Finch, P.E., Veridus Group. 62800 N. Shadeland Avenue, Indianapolis, IN 46220. (317) 598-6647
Architect: Josh Felix, BGW Architects. 2909 Washington Boulevard, Ogden, UT 84401. (435) 720-2394

SITE DETAILS	
ZONING DISTRICT	PUD - SPRING MILL
LOT SIZE	11.000 ACRES
BUILDING SIZE	23,854 SQ FT
IMPERVIOUS SURFACE AREA	133,858 SQ FT
PARKING SPACES (including future)	250 SPACES
LINEAR FEET STORM PIPE	1,243 LINEAR FT

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE
SANITARY SEWER	CITIZENS WESTFIELD	JEFF MILLER	317-263-6642
STORM DRAINAGE	CITY OF WESTFIELD	PHIL SUNDLING	317-804-3136
WATER SERVICE	CITIZENS WESTFIELD	JEFF MILLER	317-263-6642
GAS SERVICE	CITIZENS GAS OF WESTFIELD	RICHARD MILLER JR.	317-927-4684
ELECTRIC SERVICE	DUKE ENERGY	BILL OLDHAM	317-776-5331
TELEPHONE	AT&T	STEVE KREBS	317-252-4275
COMMUNICATION	COMCAST	MATT STRINGER	317-275-6493

Br	Brookston silty clay loam	53%
CrA	Crosby silt loam	45%
MmB2	Miami silt loam	2%

SOILS MAP

UTILITY STATEMENT

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Know what's below. Call before you dig.

VERIDUS GROUP
6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
Phone: (317) 598-6647

northview church
Lindberg Road
West Lafayette, IN 47906
(765) 463-6825

PROJECT
NORTHVIEW CHURCH
WESTFIELD CAMPUS
1191 W 186TH STREET
WESTFIELD, IN 46074

REVISIONS:

REV.	DATE:	DESCRIPTION

ISSUE DATE: 02/29/2016

DRAWN BY: DCR | CHECKED BY: CMF

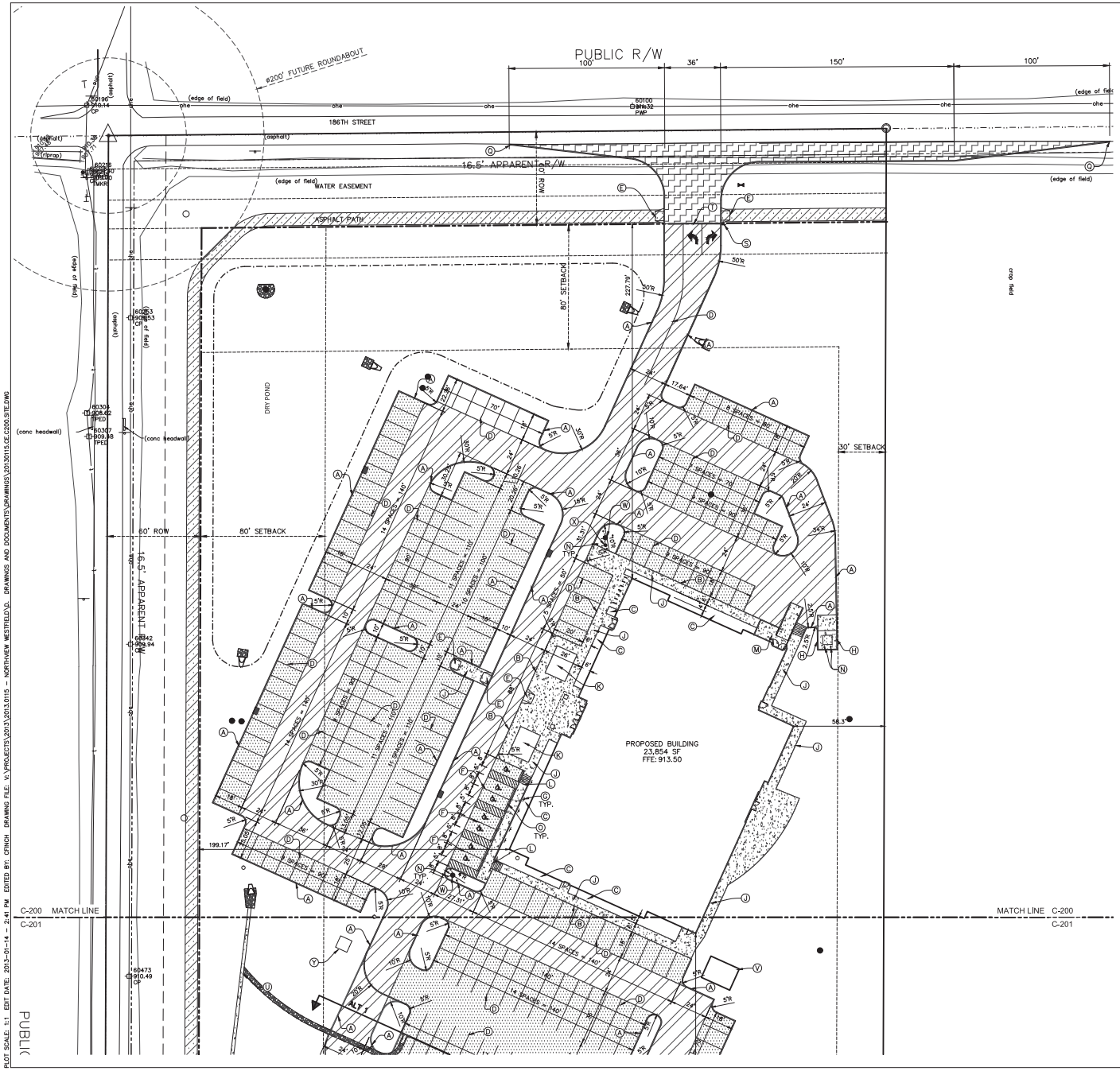
DRAWING TITLE
TITLE SHEET

COLIN M. FINCH REGISTERED No. PE 11500358 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWING NUMBER
C-001

PROJECT NUMBER
2013115

PLOT SCALE: 1:2.5849 EDIT DATE: 2013-01-14 - 2:39 PM EDITED BY: CFINCH DRAWING FILE: K:\PROJECTS\2013\2013.0115 - NORTHVIEW WESTFIELD\D. DRAWINGS AND DOCUMENTS\DRAWINGS\20130115.CE.C001.TS.DWG



EXISTING LEGEND

- Combination Pole
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Guy Wire
- Post
- Sign
- Telephone Marker
- Telephone Pedestal
- Telephone Pole

PROPOSED LEGEND

- (A) 6" STRAIGHT CURB
- (B) COMBINED CURB AND WALK
- (C) FOUNDATION PLANTING BED
- (D) PARKING STRIPING (WHITE)
- (E) ADA RAMP (TYPE A)
- (F) ADA STRIPING (BLUE)
- (G) ADA SIGN
- (H) DUMPSTER ENCLOSURE (SEE ARCH.)
- (J) SIDEWALK
- (K) LANDSCAPE PLANTER
- (L) ADA RAMP (TYPE K MODIFIED)
- (M) SERVICE RAMP AND PLATFORM (SEE ARCH)
- (N) BOLLARD (SEE DETAIL)
- (O) PARKING BUMPER (SEE DETAIL)
- (P) TRUNCATED DOMES
- (Q) CURB TAPER
- (R) BICYCLE PARKING (SEE DETAIL)
- (S) STOP SIGN
- (T) 4" WHITE PAINTED STOP BAR
- (U) CONCRETE CHANNEL
- (V) FUTURE OUTBUILDING
- (W) HYDRANT
- (X) FDC
- (Y) TRANSFORMER PAD

- RIGHT OF WAY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- ASPHALT PATH

GENERAL SITE NOTES

1. Any discrepancy in the plans shall be immediately reported to the Engineer for review.
2. All work to conform to State and local regulations as appropriate.
3. All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
4. All dimensions are to face of brick or facing material, where applicable.
5. All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
6. Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
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8. Contractor shall provide smooth transitions from new areas to existing features as necessary.
9. All excavated areas shall be seeded after finish grading or if left undisturbed for more than 7 days unless otherwise noted. All new seeded areas shall have a minimum of 4" of top soil.
10. All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
11. All sidewalks shall comply with ADA standards, with a maximum cross slope of ¼ FT. & maximum linear slope of 1:20.
12. The contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
14. Concrete joints to be provided in accordance with ACI guidelines.
15. Horizontal layout plan for construction staking to be provided by the Contractor prior to construction.

BENCH INFORMATION (88 DATUM)

LEE 12AZI
RDISK DNR "LEE 12AZI" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
ELEV = 915.74

LEE 12
DISK STAMPED "LEE 12"; ±15' WEST OF ℄ CASEY ROAD AND ±40' NORTH OF ℄ 186TH STREET.
ELEV = 910.25

TBM 80
CUT "X" ON THE NORTHWEST CORNER OF EAST HEADWALL OF CREEK UNDER CASEY ROAD; SOUTH OF SITE.
ELEV = 914.53

TBM 81
BOAT SPIKE WEST SIDE UTILITY POLE #8388377; ±5' EAST OF EAST EDGE OF PAVEMENT CASEY ROAD AND ±650' NORTH OF ℄ OF ENTRANCE TO WATER'S EDGE SUBDIVISION.
EKEV = 915.23

PARKING ANALYSIS	
BASE BUILD	
STANDARD PARKING (10X18)	= 206
ADA PARKING PROVIDED (INCLUDES 4 VAN ACCESSIBLE SPACES)	= 7
ALTERNATE PARKING ADDITION	
STANDARD PARKING (10X18)	= 37
TOTAL BASE PROPOSED PARKING	= 213
TOTAL ALT PROPOSED PARKING	= 250
SEATING POSITIONS	= 508
REQUIRED PARKING (1 SPACES PER 4 SEATS)	= 127
BICYCLE PARKING	= 14
FRONT SETBACK	= 80
SIDE YARD SETBACK	= 30
AGGREGATE SIDE YARD SETBACK	= 60
REAR YARD SETBACK	= 30

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northview church
Lindberg Road
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WESTFIELD CAMPUS
1191 W 186TH STREET
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REVISIONS:

REV.	DATE:	DESCRIPTION

ISSUE DATE: 02/29/2016
DRAWN BY: DCR
CHECKED BY: CMF

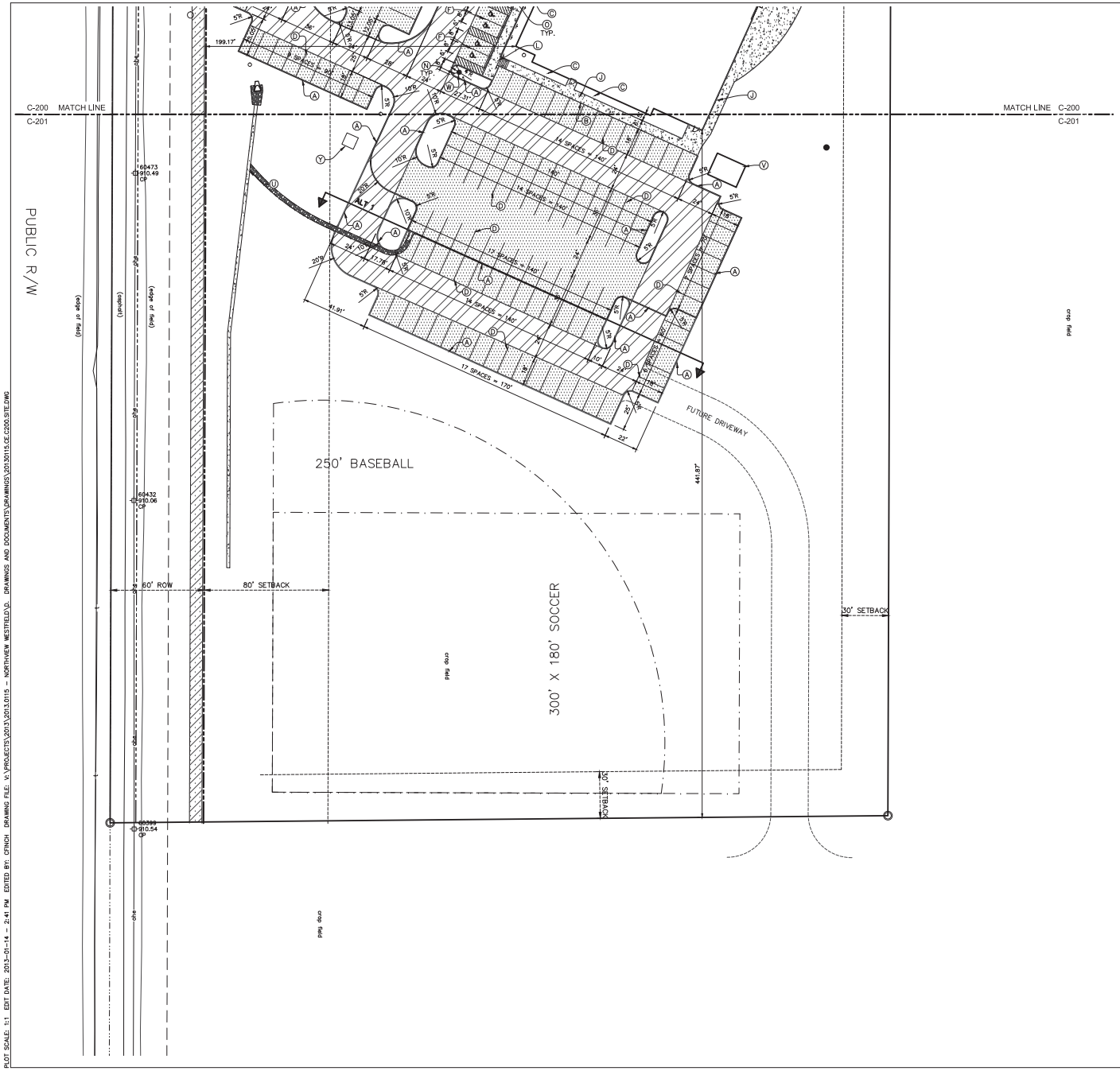
DRAWING TITLE
SITE PLAN

COLIN M. FINCH REGISTERED No. PE 11500358 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWING NUMBER
C-200

PROJECT NUMBER
2013115

PLOT SCALE: 1:1 EDIT DATE: 2013-01-14 - 2:41 PM EDITED BY: CFINCH DRAWING FILE: V:\PROJECTS\2013\2013.0115 - NORTHVIEW WESTFIELD\D. DRAWINGS AND DOCUMENTS\DRAWINGS\2013.0115.CE.C200.SITE.DWG



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- Guy Wire
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- Sign
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SCALE: 1"=30'

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SETBACK	
REAR YARD SETBACK	=

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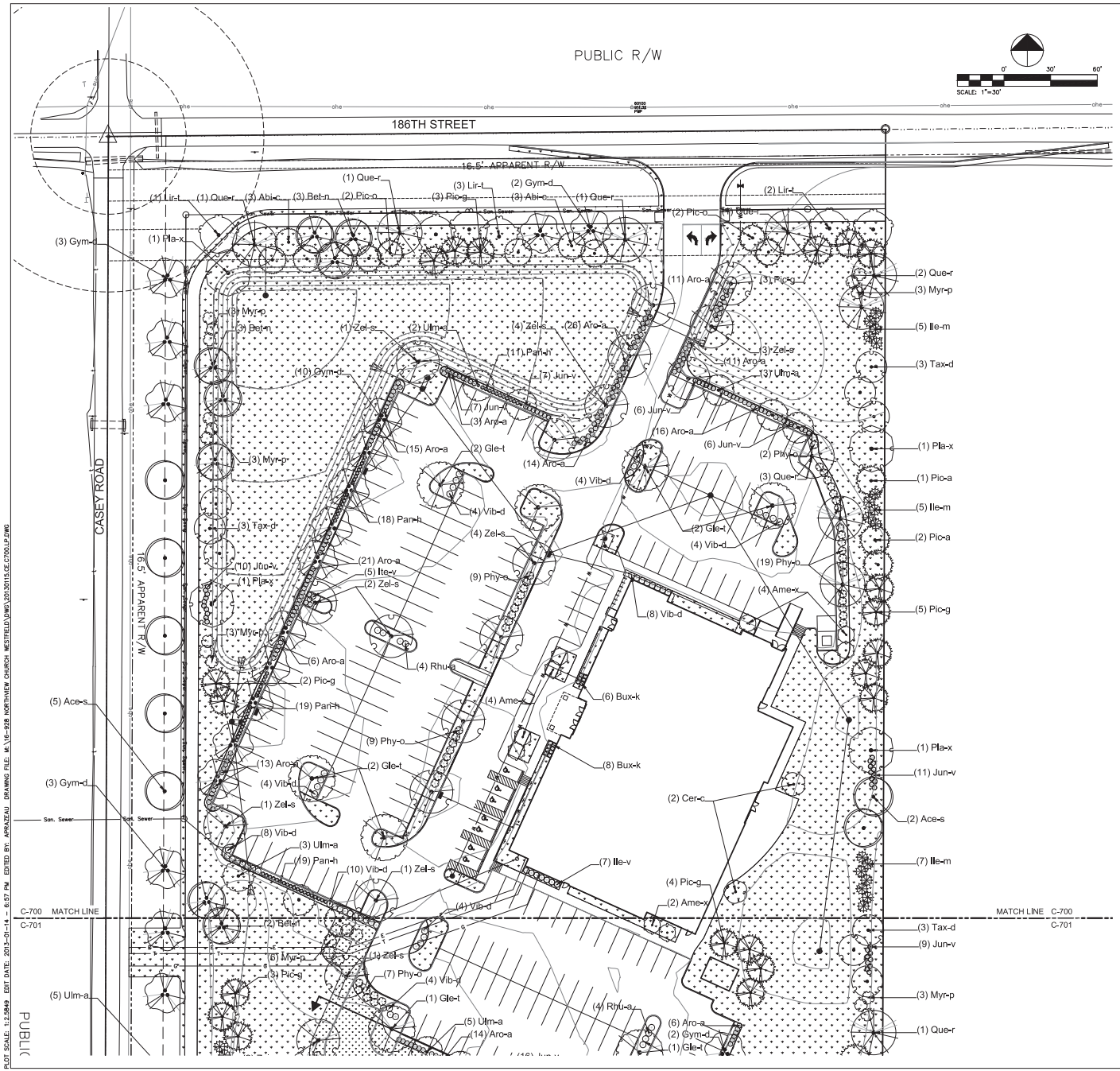
COLIN M. FINCH REGISTERED No. PE 11500358 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWING NUMBER
C-201

PROJECT NUMBER
2013115

PLOT SCALE: 1:1 EDIT DATE: 2013-01-14 - 2:41 PM EDITED BY: CFINCH DRAWING FILE: V:\PROJECTS\2013\2013.0115 - NORTHVIEW WESTFIELD\D. DRAWINGS AND DOCUMENTS\DRAWINGS\2013.0115.CE.C200.SITE.DWG



GENERAL LANDSCAPE & PLANTING NOTES

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

ORDINANCE CHART

Zoning: Institutional under Spring Mills Trails PUD

OVERALL SITE REQUIREMENTS: 11 acres
Requriement: 2 shade + 3 ornamental/evergreen + 10 shrubs/acre
Required: 22 shade + 33 ornamental/evergreen + 110 shrubs
Provided: 100 shade + 35 ornamental/evergreen + 459 shrubs

BUFFERS (from PUD):
Requirement: 1 tree (shade or evergreen)/30 l.f. + 3 evergreen shrubs/30 l.f.

North (186th Street): 483 l.f.
Requirement along 186th Street: 1 shade tree + 1 evergreen tree/30 l.f.
Required: 16 shade trees + 16 evergreen trees
Provided: 16 shade trees + 16 evergreen trees

East: 900 l.f. (measurement does not include ROW)
Required: 30 trees + 90 shrubs
Provided: 23 shade trees + 15 evergreen trees + 67 evergreen shrubs

South: 483 l.f.
Required: 16 trees (shade or evergreen) + 48 shrubs
Provided: 16 trees + 48 shrubs

West (Casey Road): 900 lf.
Required: 30 trees + 90 shrubs
Provided: 30 shade trees + 18 evergreen trees + 36 shrubs

STREET TREES: Carey Road: 900 l.f.

FOUNDATION PLANTINGS:
Requirements:
Front Facades: 1 shrub or tree/12 l.f.
Facades over 80 lf. to be broken up
Required:
West (front): 170 l.f. -14 plants
South (rear): 109 l.f. - 1 area of plantings
East (rear): 170 l.f. - 2 areas of plantings
North (front): 109 l.f. - 9 plants
Provided:
West: 4 ornamental trees + 16 shrubs
South: 2 ornamental trees + 7 shrubs
East: 2 ornamental trees
North: 1 ornamental tree + 8 shrubs

PARKING
Interiors: (base project)
Requirement: 1 tree + 4 shrubs/island; 19 islands
Required: 19 trees + 76 shrubs
Provided: 19 trees + 76 shrubs*
* for islands that have utility conflicts, trees and shrubs have been relocated to other island areas

Perimeter: 73 spaces @ 10' width + 455 l.f. drive aisle
Requirement: 1 tree + 10 shrubs/30 l.f. for parking bays; 1 tree + 10 shrub/60 l.f. for drive aisles
Required: 32 trees + 319 shrubs
Provided: 33 trees + 319 shrubs

NOTE: 6 trees + 30 shrubs will be added if add alternate is accepted. This will address the additional drive length and added parking spaces along the perimeter.

Know what's below. Call before you dig.

VERIDUS GROUP
7440 N. Shadeland Avenue, Suite 202
Indianapolis, IN 46250
Phone: (317) 598-6647

context DESIGN

northview church
Lindberg Road
West Lafayette, IN 47906
(765) 463-6825

PROJECT
NORTHVIEW CHURCH
WESTFIELD CAMPUS
1191 W 186TH STREET
WESTFIELD, IN 46074

REVISIONS:

REV.	DATE:	DESCRIPTION

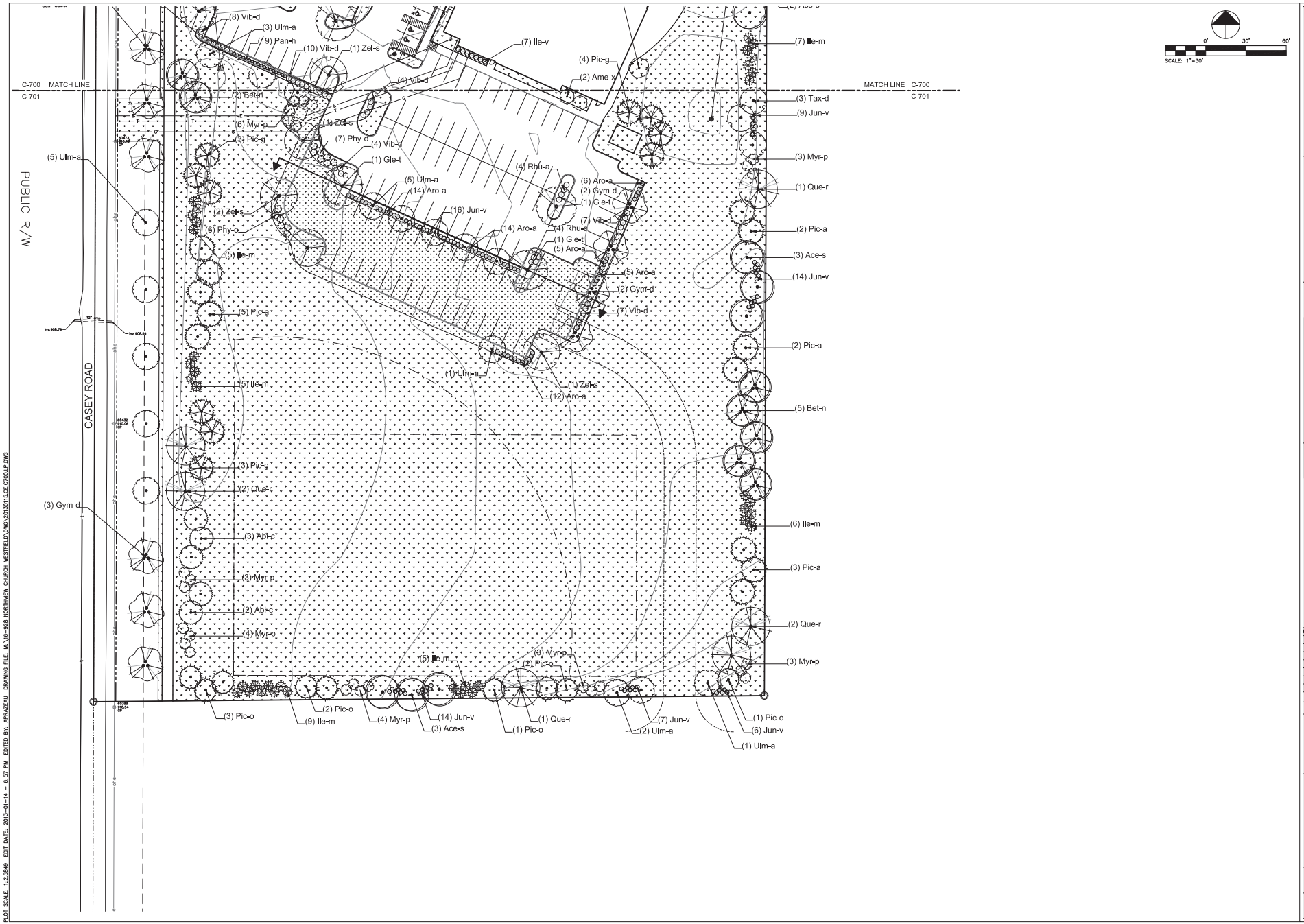
ISSUE DATE: 02/11/2016
DRAWN BY DCR | CHECKED BY CMF

DRAWING TITLE
PLANTING PLAN

DRAWING NUMBER
C-700

PROJECT NUMBER
2013115

PLOT SCALE: 1:2.5849 EDIT DATE: 2013-01-14 - 8:57 PM EDITED BY: APRAZEAU DRAWING FILE: M:\16-928 NORTHVIEW CHURCH WESTFIELD\DWG\2013015-CE-C700LP.DWG



VERIDUS GROUP
7440 N. Shadeland Avenue, Suite 202
Indianapolis, IN 46250
Phone: (317) 596-0647

context DESIGN

northviewchurch
Lindberg Road
West Lafayette, IN 47906
(765) 463-6825

PROJECT
NORTHVIEW CHURCH
WESTFIELD CAMPUS
1191 W 186TH STREET
WESTFIELD, IN 46074

REVISIONS:

REV.	DATE:	DESCRIPTION

ISSUE DATE: 02/11/2016

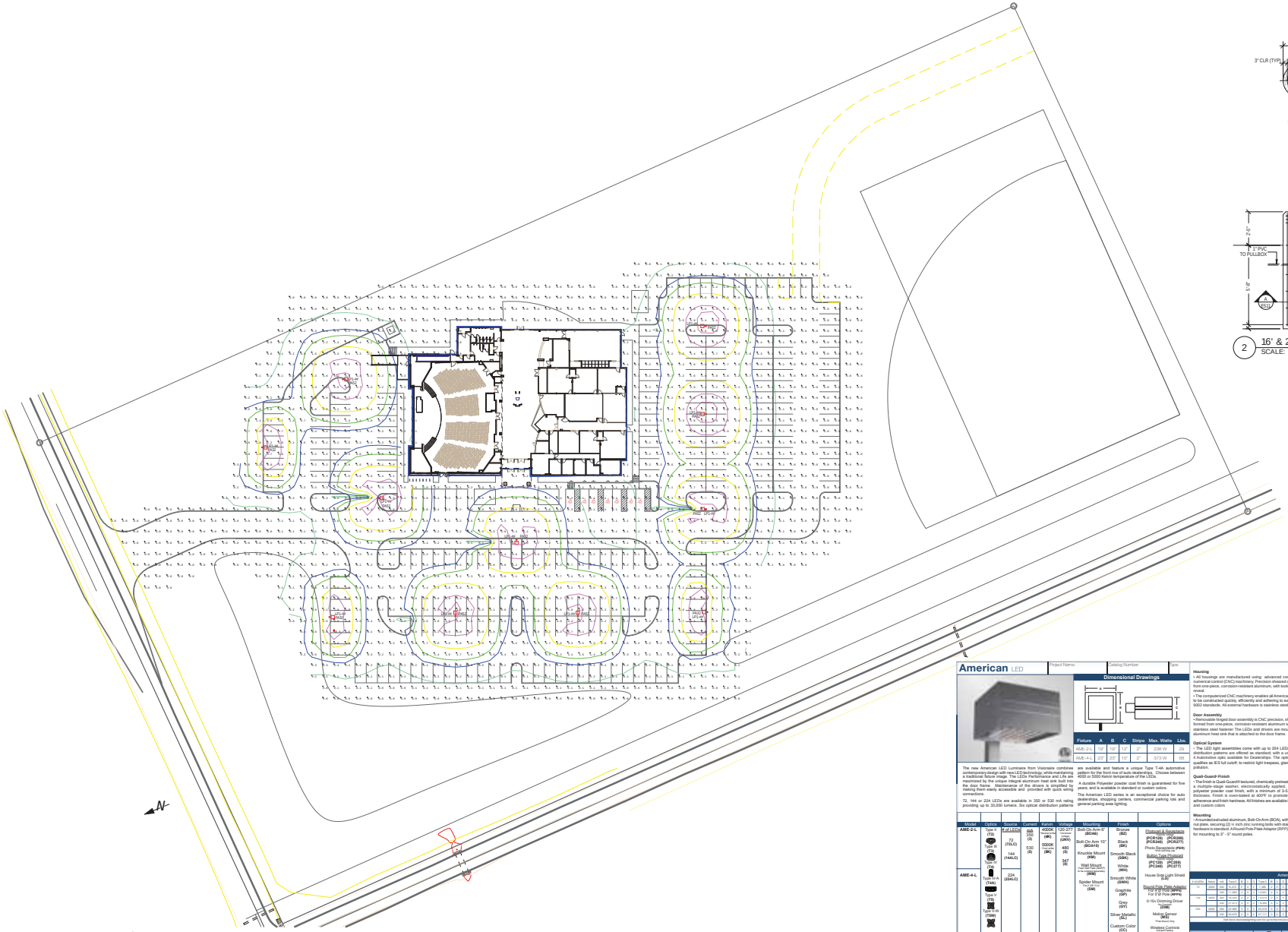
DRAWN BY	CHECKED BY
DCR	CMF

DRAWING TITLE
PLANTING PLAN

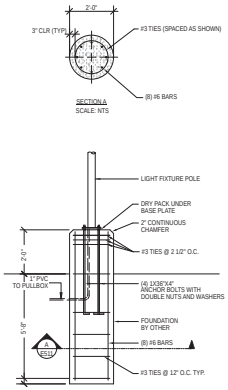
DRAWING NUMBER
C-701

PROJECT NUMBER
2013115

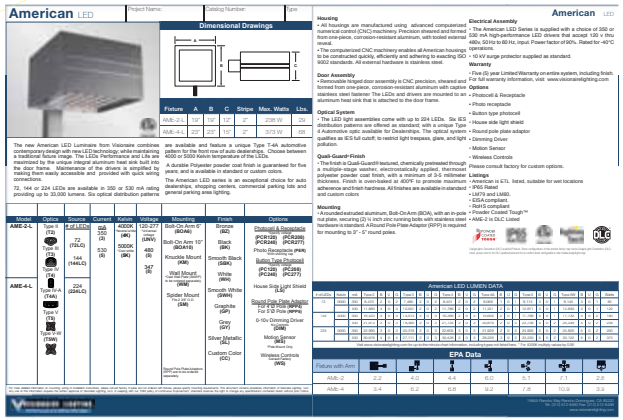
PLOT SCALE: 1:2.5849 EDIT DATE: 2013-01-14 - 8:57 PM EDITED BY: APRAZEAU DRAWING FILE: M:\16-928 NORTHVIEW CHURCH WESTFIELD\DWG\2013015.CE.C700LP.DWG



1 ELECTRICAL SITE PLAN
SCALE: 1" = 40'



2 16' & 25' POLE BASE DETAIL
SCALE: 3/8" = 1'-0"



American LED

Project Name: | Catalog Number: | Date

Dimensional Drawings

Fixture	A	B	C	Stripe	Max. Watts	Lbs.
AME-2-L	10"	10"	10"	2"	208 W	24
AME-4-L	20"	20"	10"	2"	373 W	68

The new American LED Luminaire from Visionaire combines contemporary design with new LED technology, while maintaining a traditional fixture image. The LEDs Performance and Life are maximized by the unique integral aluminum heat sink built into the door frame. Maintenance of the drivers is simplified by making them easily accessible and provided with quick wiring connectors.

72, 144 or 224 LEDs are available in 350 or 530 mA rating providing up to 33,000 lumens. Six optical distribution patterns are available and feature a unique Type T-4A automotive pattern for the front row of auto dealerships. Choose between 4000 or 5000 Kelvin temperature of the LEDs.

A durable Polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The American LED series is an exceptional choice for auto dealerships, shopping centers, commercial parking lots and general parking area lighting.

Model	Optics	Source	Current	Kelvin	Voltage	Mounting	Finish	Options
AME-2-L AME-4-L	Type II (T2) Type III (T3) Type IV (T4) Type IV-A (T4A) Type V (T5) Type V-W (T5W)	# of LEDs: 72 (72LC) 144 (144LC) 224 (224LC)	mA: 350 (3) 530 (5)	4000K (4K) 5000K (5K)	120-277 (120/277 Universal Voltage) (UNV) 480 (4) 347 (3)	Bolt-On Arm 6" (BOA6) Bolt-On Arm 10" (BOA10) Knuckle Mount (NM) Wall Mount (Not with Photo Receptacle or Motion Sensor) (WM) Spider Mount (Not with Photo Receptacle) (SM) Round Pole Plate Adaptor (Not with Photo Receptacle or Motion Sensor)	Bronze (BR) Black (BK) Smooth Black (SBK) White (WH) Smooth White (SWH) Graphite (GR) Grey (GY) Silver Metallic (SL) Custom Color (CC)	Photocell & Receptacle (Not with Wall Mount) (PCR120) (PCR208) (PCR240) (PCR277) Photo Receptacle (PhR) (Not with Wall Mount) Button Type Photocell (Not with Wall Mount) (PC120) (PC208) (PC240) (PC277) House Side Light Shield (LS) Round Pole Plate Adaptor (Not with Wall Mount) For 5" O.D. Pole (RPPA) 0-10v Dimming Driver (DIM) Motion Sensor (MS) (Not with Wall Mount) Wireless Controls (Contact factory for pricing) (WS)

Round Pole Plate Adaptor (Not with Wall Mount) For 5" O.D. Pole (RPPA)

Contact factory for custom finish options.

Housing
- All housings are manufactured using advanced computerized numerical control (CNC) machinery. Precision sheared and formed from one-piece, corrosion-resistant aluminum, with tooled external reveal.
- The computerized CNC machinery enables all American housings to be constructed quickly, efficiently and adhering to exacting ISO 9002 standards. All external hardware is stainless steel.

Door Assembly
- Removable hinged door assembly is CNC precision, sheared and formed from one-piece, corrosion-resistant aluminum with captive stainless steel fastener The LEDs and drivers are mounted to an aluminum heat sink that is attached to the door frame.

Optical System
- The LED light assemblies come with up to 204 LEDs. Six IES distribution patterns are offered as standard, with a unique Type 4 Automotive optic available for Dealerships. The optical system qualifies as IES full cutoff; to restrict light trespass, glare, and light pollution.

Quali-Guard® Finish
- The finish is Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400°F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.

Mounting
- Arounded extruded aluminum, Bolt-On-Arm (BOA), with an in-pole nut plate, securing (2) ½ inch zinc cunning bolts with stainless steel hardware is standard. A Round Pole Plate Adaptor (RPP) is required for mounting to 3" - 5" round poles.

Electrical Assembly
- The American LED Series is supplied with a choice of 350 or 530 mA high-performance LED drivers that accept 120 v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, visit www.visionairelighting.com

Options
- Photocell & Receptacle
- Photo receptacle
- Button type photocell
- House side light shield
- Round pole plate adaptor
- Dimming Driver
- Motion Sensor
- Wireless Controls

Please consult factory for custom options.

Listings
- American is ETL listed, suitable for wet locations
- IP65 Rated
- LEDs are UL listed
- RoHS compliant
- RoHS compliant
- Powder Coated Tough™
- AMZ-2 is DLC Listed

Visionaire Lighting Tough™ finish meets or exceeds the performance of most spec-grade finishes. Contact factory for details regarding this and other available colors and finishes. DLC listed products are in the DLC qualified products or qualified under categories at http://www.designlights.org

American LED LUMEN DATA

Lumens	Model	Lvl	Type II	B	U	G	Type III	B	U	G	Type IV	B	U	G	Type V	B	U	G	Case IES	B	U	G	Watts
350	AME2	350	10,223	2	0	1	10,223	2	0	1	10,223	2	0	1	10,223	2	0	1	9,170	2	0	1	96
		530	15,489	2	0	1	15,489	2	0	1	15,489	2	0	1	15,489	2	0	1	13,887	2	0	1	144
530	AME4	350	20,447	2	0	1	20,447	2	0	1	20,447	2	0	1	20,447	2	0	1	18,339	2	0	1	192
		530	31,000	2	0	1	31,000	2	0	1	31,000	2	0	1	31,000	2	0	1	28,079	2	0	1	288
700	AME2	350	20,446	2	0	1	20,446	2	0	1	20,446	2	0	1	20,446	2	0	1	18,339	2	0	1	192
		530	30,979	2	0	1	30,979	2	0	1	30,979	2	0	1	30,979	2	0	1	27,775	2	0	1	288
1000	AME4	350	40,895	2	0	1	40,895	2	0	1	40,895	2	0	1	40,895	2	0	1	36,678	2	0	1	384
		530	62,000	2	0	1	62,000	2	0	1	62,000	2	0	1	62,000	2	0	1	55,558	2	0	1	576

Visit www.visionaire.com for up-to-date photometric data.

Photometric Data Notes: Data based on Type 4 AME-4 Luminaire, using 530 mA LED Driver.

EPA Data

Fixture with Arm						
AME-2	2.2	4.0	4.4	6.0	5.1	7.1	2.8
AME-4	3.4	6.2	6.8	9.2	7.8	10.8	3.3

Visionaire Lighting, Plainsboro, New Jersey 08536
Tel: (877) 472-8460 Fax: (609) 275-0468
www.visionaire.com

2 FIXTURE TYPE - PA32/ PA52

B&W S&B

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REV	DATE	DESCRIPTION
		PRELIMINARY DRAWING/ NOT FOR CONSTRUCTION/

PROJECT:

NORTHVIEW CHURCH
NEW WESTFIELD WORSHIP FACILITY

1191 W. 186 th Street
WESTFIELD, IN 47074

DANIEL COOK ARCHITECT 3919 WASHINGTON BLVD - OGDEN, IN 46401 | PH 810-557-2107 | www.BOWSERSVCES.com

SEAL:

SHEET TITLE:

ELECTRICAL SITE PLAN

07/05/24 ISSUE

PROJECT #CB 0

SHEET NUMBER:

E101

DO NOT SCALE DRAWING

Petition Number:	1604-DDP-09
Subject Site Address:	16504 Oak Ridge Road
Petitioner:	Westfield Washington Schools by Schmidt Associates
Request:	Detailed Development Plan review of the expansion of an existing elementary school.
Current Zoning:	SF2: Single-Family Low Density District
Current Land Use:	Institutional
Approximate Acreage:	21.61 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscaping Plan
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is SF2: Single-Family Low Density District. The project is for the expansion of the existing elementary school.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

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

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

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

2) Address and legal description of the property.

   <u>Comment</u>: Plans will comply once legal description is included on the development plan.

3) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

12) Location of all Floodplain areas within the boundaries of the property.

13) Names of legal ditches and streams on or adjacent to the site.

14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

    <u>Comment:</u> Petitioner is coordinating with the Public Works Department and utility providers.

15) Identify buildings proposed for demolition.

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

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

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

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

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

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

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

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

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

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

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

    Comment: Petitioner is coordinating with the Public Works Department.

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

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

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) **except for those items identified as outstanding below:**

Permitted Uses: The proposed use is an elementary school. The use is permitted in the SF2 District.

22) Minimum Lot Area: 3 acres

23) Minimum Lot Frontage: 250 feet

24) Minimum Building Setback Lines:

a) Front Yard: 100 feet along Expressway or Arterial

b) Side Yard: 30 feet

c) Rear Yard: 30 feet

25) Minimum Lot Width: No minimum

26) Maximum Building Height: Two and one-half (2 ½) stories

27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

28) Accessory Use and Building Standards (Article 6.1)

29) Architectural Standards (Article 6.3 (D))

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

Comment: Staff is working with Petitioner to ensure compliance.

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

b) Detention and Retention Areas (Article 6.8(I))

c) Minimum Lot Landscaping Requirements (Article 6.8(K))

d) Foundation Plantings (Article 6.8(L)):

e) External Street Frontage Landscaping

f) Buffer Yard Requirements

g) Interior Parking Area Landscaping

h) Perimeter Parking Area Landscaping

34) Lighting Standards (Article 6.9)

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

Comment: Staff is working with Petitioner to ensure compliance.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

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

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

Comment: Staff is working with Petitioner to ensure compliance.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

43) Easement Standards (Article 8.3)

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

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

Comment: Petitioner is coordinating with the Public Works Department.

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

47) Surety Standards (Article 8.12)

<u>Comment:</u> Petitioner is coordinating with the Public Works Department.

48) Utility Standards (Article 8.13)

<u>Comment:</u> Petitioner is coordinating with the Public Works Department and utility providers.

<u>DEPARTMENT COMMENTS</u>

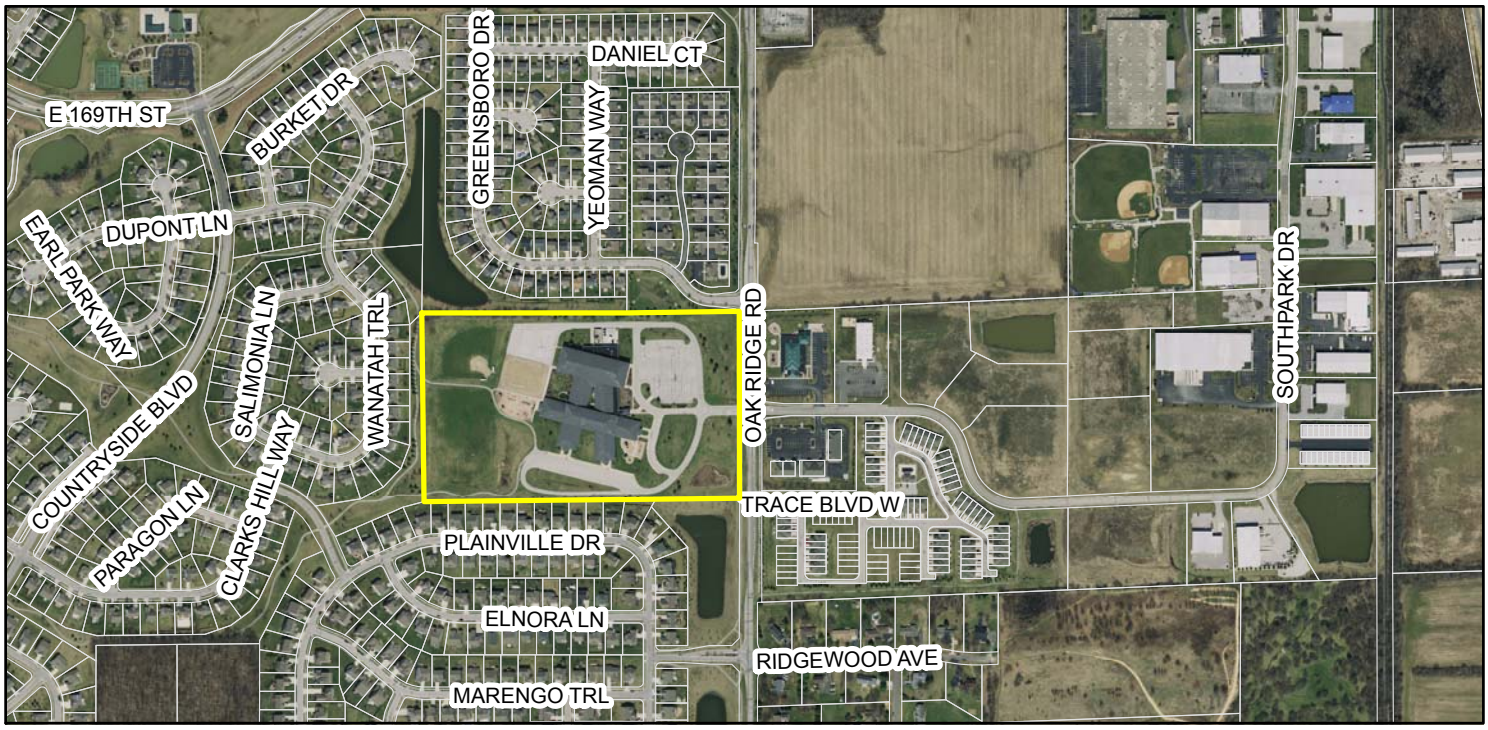
1) **<u>ACTION</u>: Hold a public hearing at the April 4, 2016, APC meeting.**
2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
1604-DDP-09
Oak Trace Kindergarten
Detailed Development Plan

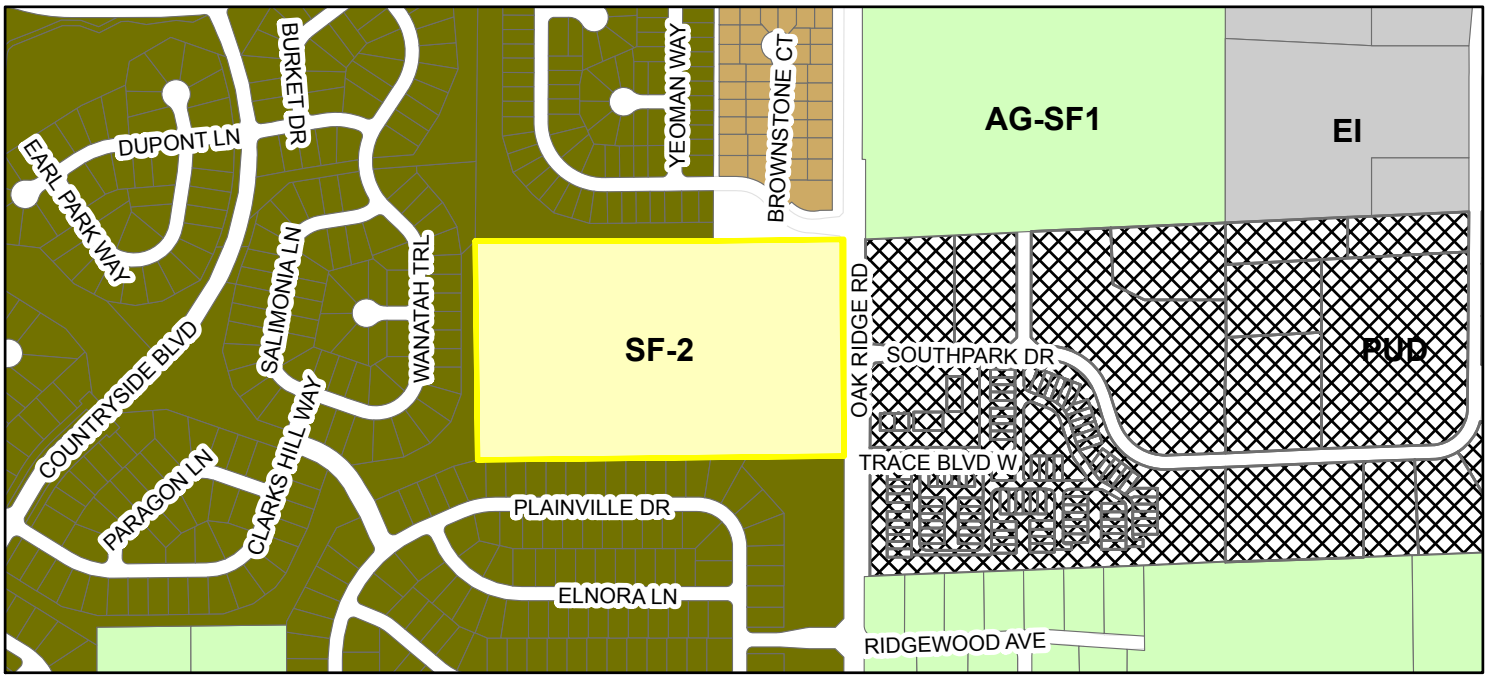
N
W E
S
Not To Scale

Aerial Location Map

Site

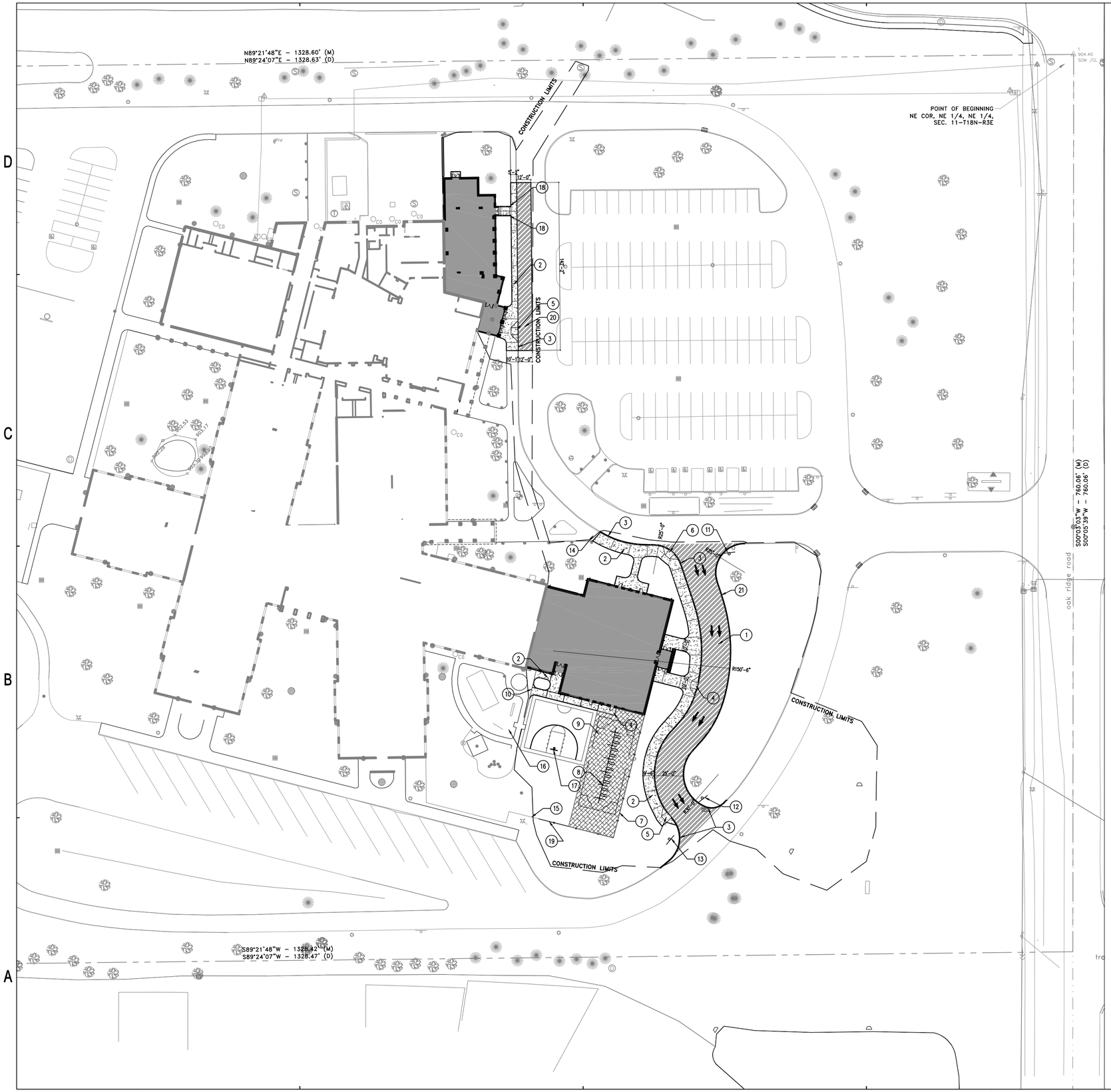


Zoning Map



Zoning

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



2A SITE LAYOUT PLAN
1" = 40'

Layout Legend

HEAVY DUTY ASPHALT PAVING, SEE DETAIL 1A, SHEET CL501

STANDARD CONCRETE PAVING, SEE DETAIL 1B, SHEET CL501

General Notes

1. ALL RADII SHALL BE 5'–0" UNLESS OTHERWISE NOTED.
2. REFERENCE C–001 FOR GENERAL LAYOUT PLAN NOTES.

Layout Notes

1. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 1A/CL501.
2. STANDARD CONCRETE PAVEMENT, SEE DETAIL 1B/CL501.
3. CONCRETE INTEGRAL CURB, SEE DETAIL 1C/CL501.
4. ADA RAMP, SEE DETAIL 2D/CL501 AND 5A/CU503.
5. ADA RAMP, SEE DETAIL 5B/CU503.
6. ADA RAMP, SEE DETAIL 5D/CU503.
7. 6' PLAYGROUND FENCE TO MATCH WITH EXISTING.
8. SWING, SEE DETAIL 4A/CL501.
9. PLAYGROUND SURFACE WITH EDGING, SEE SPEC.
10. SAW CUT EX. PAVEMENT. MAKE SMOOTH TRANSITION FROM NEW PAVEMENT.
11. ONE WAY SIGN.
12. ONE WAY, DO NOT ENTER SIGN.
13. RELOCATED EX. SIGNS.
14. EX. PAVEMENT. PROTECT DURING CONSTRUCTION. REPAIR IF DAMAGED.
15. EX. FENCE.
16. EX. PLAY SURFACE.
17. PROPOSED BASKETBALL BALL COUNT. SEE DETAIL 2A/CL501.
18. HANDRAIL FOR ADA RAMP. SEE DETAIL 3C/CL501.
19. PROPOSED FENCE WITH BRICK PILLAR AND GATE.
20. ASPHALT OVERLAY, SEE DETAIL 2C/CL501.
21. CONCRETE STRAIGHT CURB, SEE DETAIL 1D/CL501.

SCHMIDT ASSOCIATES
415 Massachusetts Avenue
Indianapolis, Indiana 46204
www.schmidt-arch.com

Project No.	2015-145.OTK
Project Date	03.02.2016
Produced	LZ, QL

LIMING ZHANG REGISTERED NO. LA20200126 STATE OF INDIANA LANDSCAPE ARCHITECT

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#	Revision	Date

16504 OAK RIDGE ROAD
WESTFIELD IN 46074

N

WESTFIELD WASHINGTON SCHOOLS

OAK TRACE KINDERGARTEN EXPANSION

SITE LAYOUT PLAN

CL101

2A PLANTING PLAN
1" = 40'

Planting Plan

(COUNTS ARE FOR CONTRACTOR CONVIENCE ONLY, IN CASE OF DISCREPANCY ACTUAL PLAN AMOUNTS SHALL RULE.)

I.D.	Quantity	Botanical Name	Common Name	Size	Condition	Comments
Trees						
AC	2	Abies concolor	White Fir	6' Ht.	B&B	
AR	4	Acer Rubrum	Red Maple	2"Cal.	B&B	
PA	4	Picea abies	Norway spruce	6' Ht.	B&B	
PP	2	Picea pungens	Colorado spruce	6' Ht.	B&B	
Shrubs						
EA	20	Euonymus alata 'compacta'	Dwarf Burning Bush	24-30"	Cont.	
IXM	2	Ilex x meserveae	Meserveae Holly	5 gal.	Cont.	
TC	20	Taxus cuspidata	Japanese Yew	5 gal.	Cont.	

NOTE: SEED ALL LANDSCAPE AREAS

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#	Revision	Date

16504 OAK RIDGE ROAD
WESTFIELD IN 46074

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WESTFIELD WASHINGTON SCHOOLS

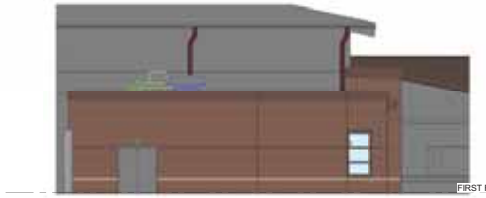
OAK TRACE KINDERGARTEN EXPANSION

PLANTING PLAN

LP101

OAK TRACE

WASHINGTON WOODS



2 COMMUNITY ROOM ELEVATION_2
1/8" = 1'-0"

OAK TRACE

WASHINGTON WOODS

1 COMMUNITY ROOM ELEVATION
1/8" = 1'-0"

SAI PROJECT INFO
2015-145.WWK

Westfield Washington Schools

WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016

SCHMIDT ASSOCIATES
Strategy
Design
Construction
317.263.6226
Indianapolis, IN
schmidt-arch.com

OAK TRACE

WASHINGTON WOODS

OAK TRACE

WASHINGTON WOODS

SA PROJECT INFO
2015-145.WWK

Westfield Washington Schools

WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016

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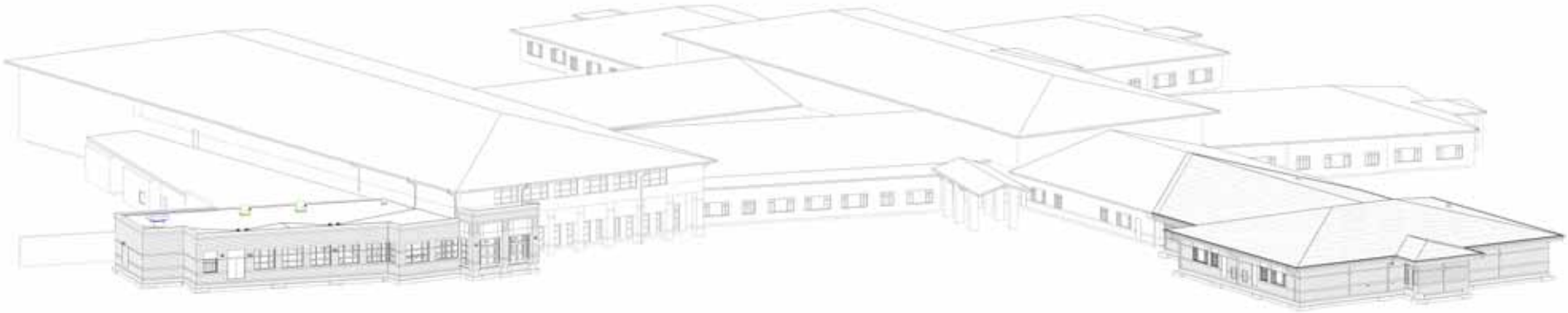


2 OVERALL PERSPECTIVE
1/2" = 1'-0"

OAK TRACE

WASHINGTON WOODS

1 KINDERGARTEN ADDITION_2
1/8" = 1'-0"

SAI PROJECT INFO
2015-145.WWK

Westfield Washington Schools

WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016

SCHMIDT ASSOCIATES
Strategy
Design
Construction
317.263.6226
Indianapolis, IN
schmidt-arch.com

Petition Number:	1604-DDP-10
Subject Site Address:	17950 Grassy Branch Road
Petitioner:	Westfield Washington Schools by Schmidt Associates
Request:	Detailed Development Plan review of the expansion of an existing elementary school.
Current Zoning:	SF2: Single-Family Low Density District
Current Land Use:	Institutional
Approximate Acreage:	50.17 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscaping Plan
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is SF2: Single-Family Low Density District. The project is for the expansion of the existing elementary school.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

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

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

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

2) Address and legal description of the property.

   Comment: Plans will comply once legal description is included on the development plan.

3) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

12) Location of all Floodplain areas within the boundaries of the property.

13) Names of legal ditches and streams on or adjacent to the site.

14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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

15) Identify buildings proposed for demolition.

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

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

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

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

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

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

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

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

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

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

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

    Comment: Petitioner is coordinating with the Public Works Department.

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

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

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) **except for those items identified as outstanding below:**

Permitted Uses: The proposed use is an elementary school. The use is permitted in the SF2 District.

22) Minimum Lot Area:	3 acres
23) Minimum Lot Frontage:	250 feet
24) Minimum Building Setback Lines:	
a) Front Yard:	100 feet along Expressway or Arterial
b) Side Yard:	30 feet
c) Rear Yard:	30 feet
25) Minimum Lot Width:	No minimum
26) Maximum Building Height:	Two and one-half (2 ½) stories

27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

28) Accessory Use and Building Standards (Article 6.1)

29) Architectural Standards (Article 6.3 (D))

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

Comment: Staff is working with Petitioner to ensure compliance.

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

b) Detention and Retention Areas (Article 6.8(I))

c) Minimum Lot Landscaping Requirements (Article 6.8(K))

d) Foundation Plantings (Article 6.8(L)):

e) External Street Frontage Landscaping

f) Buffer Yard Requirements

g) Interior Parking Area Landscaping

h) Perimeter Parking Area Landscaping

34) Lighting Standards (Article 6.9)

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

Comment: Staff is working with Petitioner to ensure compliance.

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

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

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

Comment: Staff is working with Petitioner to ensure compliance.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

43) Easement Standards (Article 8.3)

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

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

Comment: Petitioner is coordinating with the Public Works Department.

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

47) Surety Standards (Article 8.12)

Comment: Petitioner is coordinating with the Public Works Department.

48) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

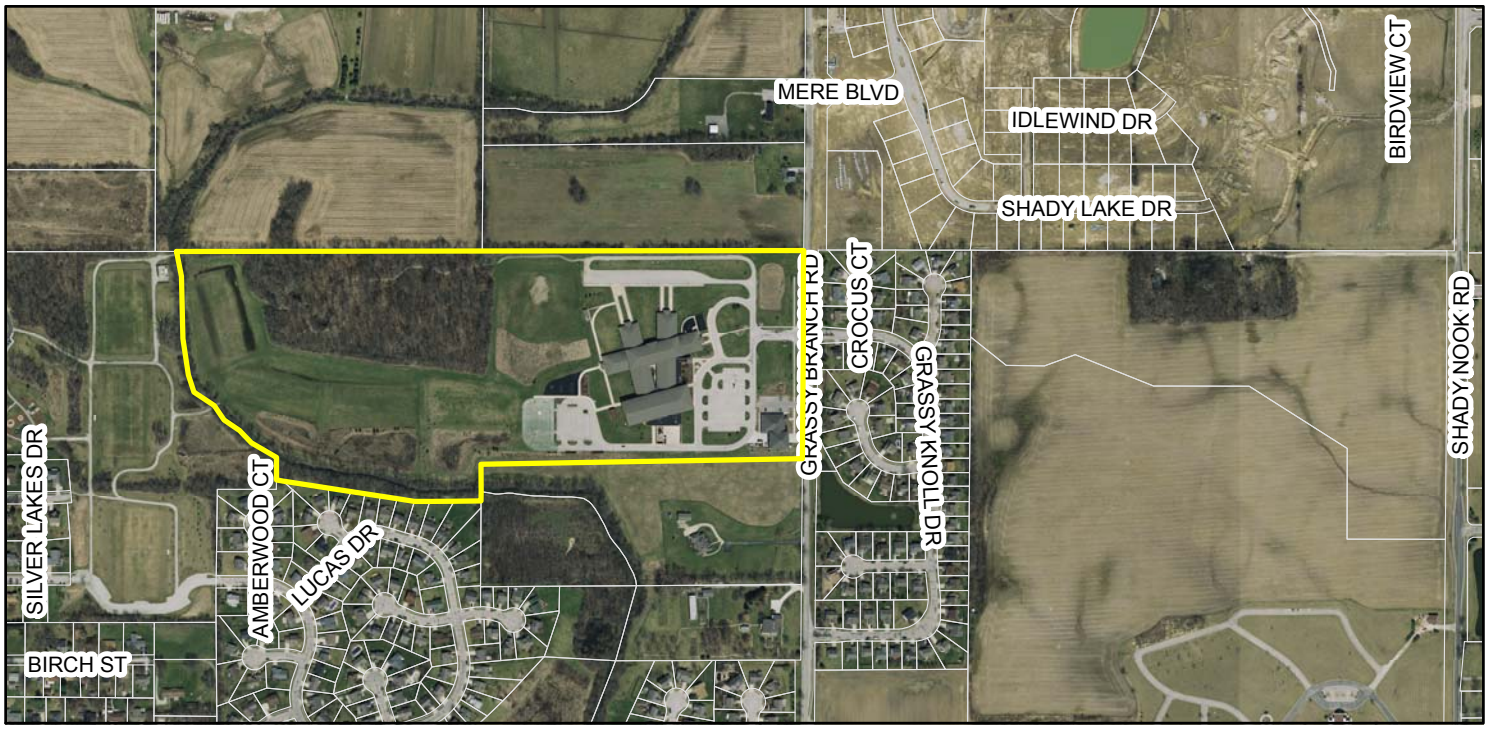
1) **ACTION: Hold a public hearing at the April 4, 2016, APC meeting.**
2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
1604-DDP-10
Washington Woods Kindergarten
Detailed Development Plan

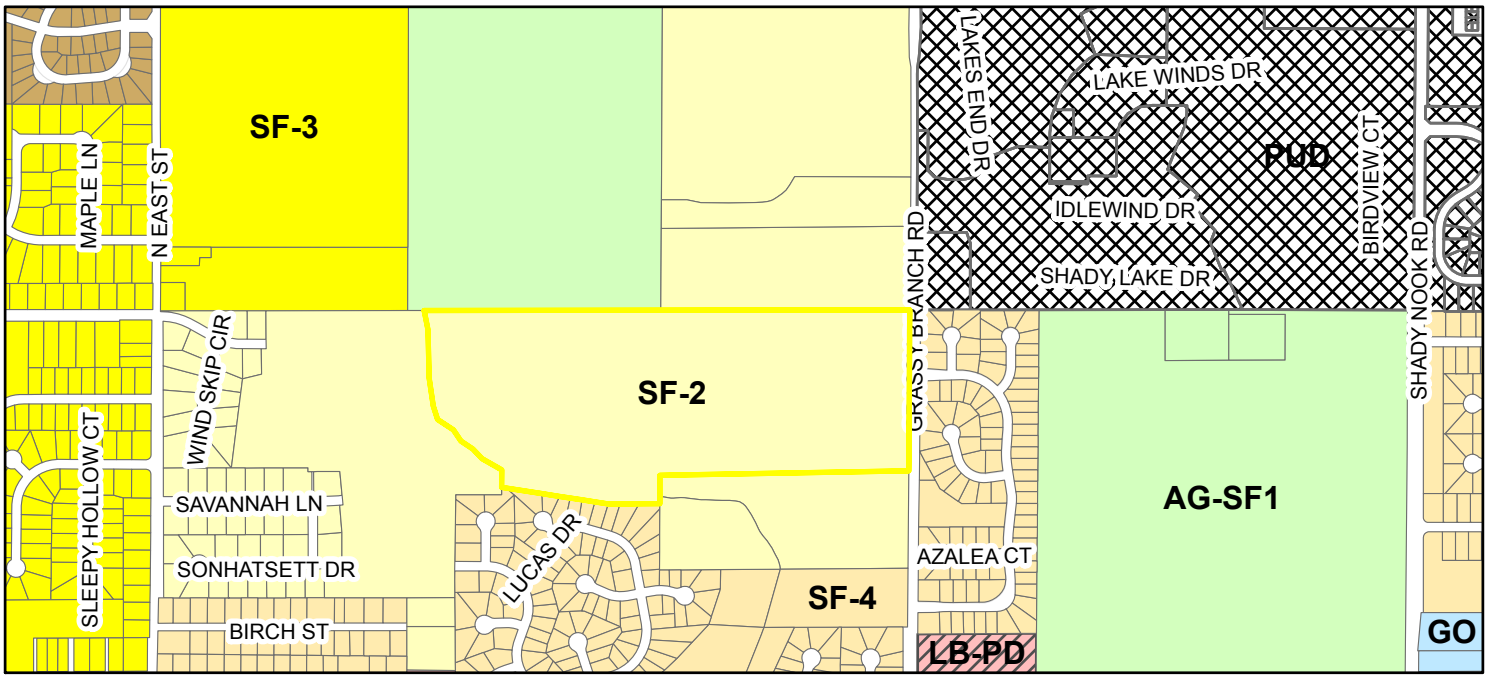
N
W E
S
Not To Scale

Aerial Location Map

Site

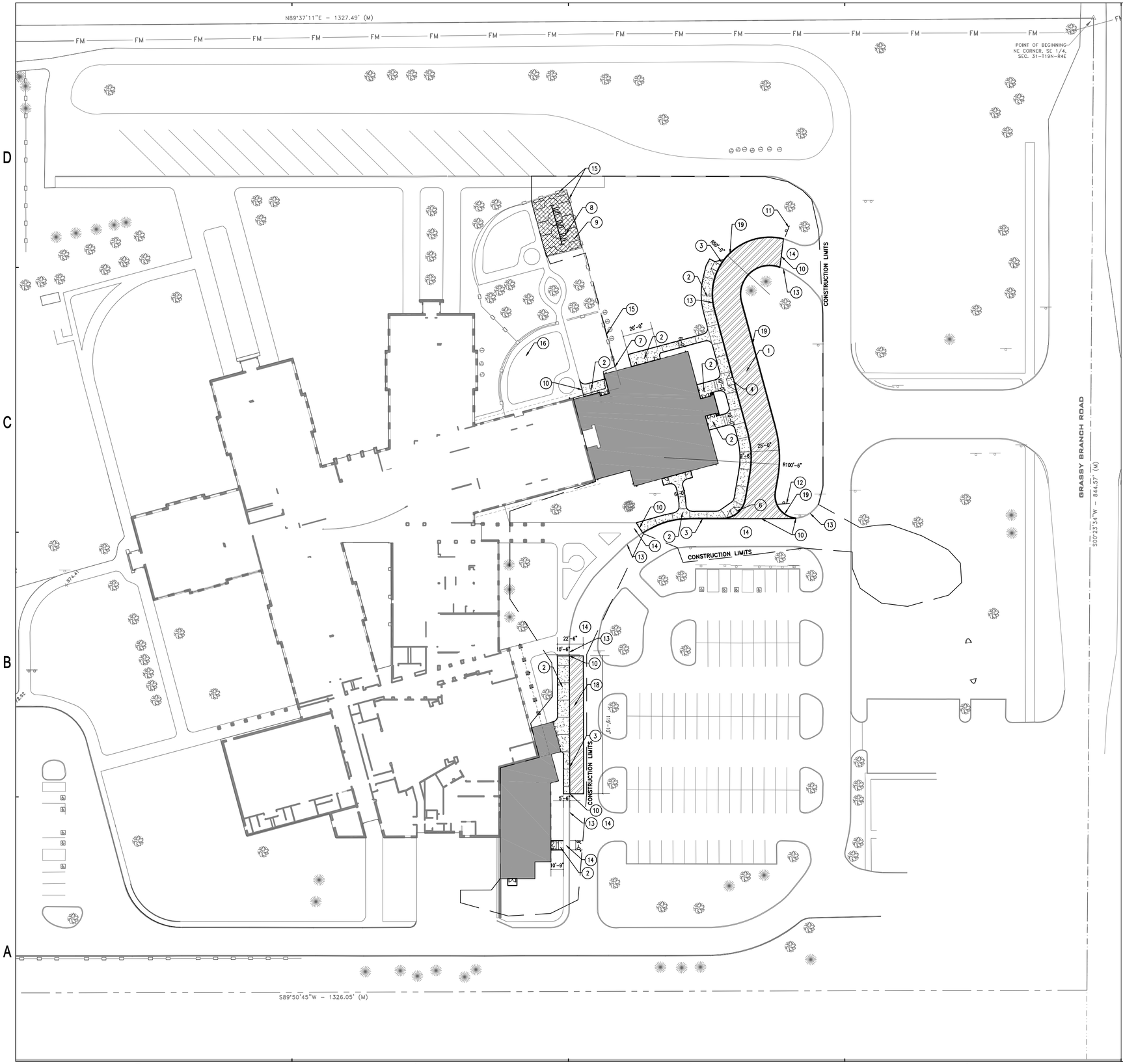


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GO (General Office)
- LB (Local Business)
- LB-PD (Local Business - Planned Development)
- MF-1 (Multiple Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)
- Parcel



2A SITE LAYOUT PLAN
1" = 40'

Layout Legend

- HEAVY DUTY ASPHALT PAVING, SEE DETAIL 1A, SHEET CL501
- STANDARD CONCRETE PAVING, SEE DETAIL 1B, SHEET CL501

General Notes

1. ALL RADII SHALL BE 5'–0" UNLESS OTHERWISE NOTED.
2. REFERENCE C–001 FOR GENERAL LAYOUT PLAN NOTES.

Layout Notes

1. HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 1A/CL501.
2. STANDARD CONCRETE PAVEMENT, SEE DETAIL 1B/CL501.
3. CONCRETE INTEGRAL CURB, SEE DETAIL 1C/CL501.
4. ADA RAMP, SEE DETAIL 2D/CL501 AND 5A/CU503.
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6. ADA RAMP, SEE DETAIL 5D/CU503.
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9. PLAYGROUND SURFACE WITH EDGING, SEE SPEC.
10. SAW CUT EX. PAVEMENT. MAKE SMOOTH TRANSITION FROM NEW PAVEMENT.
11. ONE WAY SIGN.
12. ONE WAY, DO NOT ENTER SIGN.
13. EX. CURB.
14. EX. PAVEMENT. PROTECT DURING CONSTRUCTION. REPAIR IF DAMAGED.
15. EX. FENCE.
16. EX. PLAY SURFACE.
17. PROPOSED FENCE WITH BRICK PILLAR AND GATE.
18. ASPHALT OVERLAY, SEE DETAIL 2C/CL501.
19. CONCRETE STRAIGHT CURB, SEE DETAIL 1D/CL501.

SCHMIDT ASSOCIATES
415 Massachusetts Avenue
Indianapolis, Indiana 46204
www.schmidt-arch.com

Project No. 2015-145.WWK
Project Date 03.02.2016
Produced LZ, QL

LIMING ZHANG REGISTERED NO. LA20200126 STATE OF INDIANA LANDSCAPE ARCHITECT

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#	Revision	Date

17950 GRASSY BRANCH ROAD
WESTFIELD, IN 46074

N

WESTFIELD WASHINGTON SCHOOLS

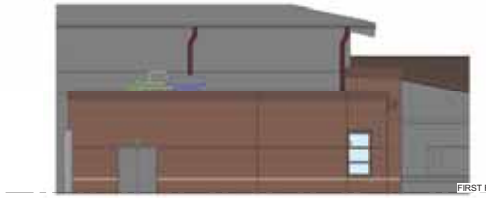
WASHINGTON WOODS KINDERGARTEN EXPANSION

SITE LAYOUT PLAN

CL101

OAK TRACE

WASHINGTON WOODS



2 COMMUNITY ROOM ELEVATION_2
1/8" = 1'-0"

OAK TRACE

WASHINGTON WOODS

1 COMMUNITY ROOM ELEVATION
1/8" = 1'-0"

SAI PROJECT INFO
2015-145.WWK

Westfield Washington Schools

WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016

SCHMIDT ASSOCIATES
Strategy
Design
Construction
317.263.6226
Indianapolis, IN
schmidt-arch.com

OAK TRACE

WASHINGTON WOODS

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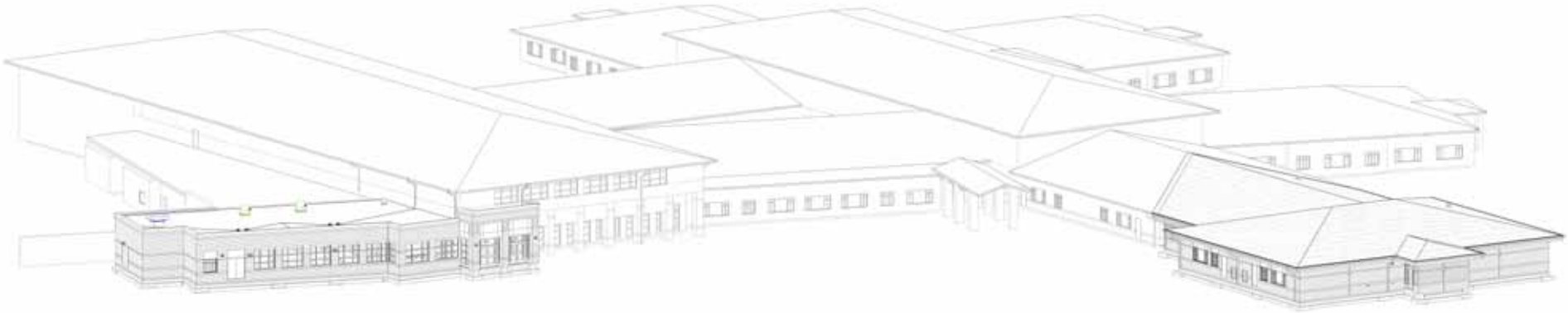

2 OVERALL PERSPECTIVE
1/2" = 1'-0"

OAK TRACE

WASHINGTON WOODS

1 KINDERGARTEN ADDITION_2
1/8" = 1'-0"

SAI PROJECT INFO
2015-145.WWK

Westfield Washington Schools

WASHINGTON WOODS & OAK TRACE ELEMENTARY

COLOR ELEVATIONS | 03.04.2016

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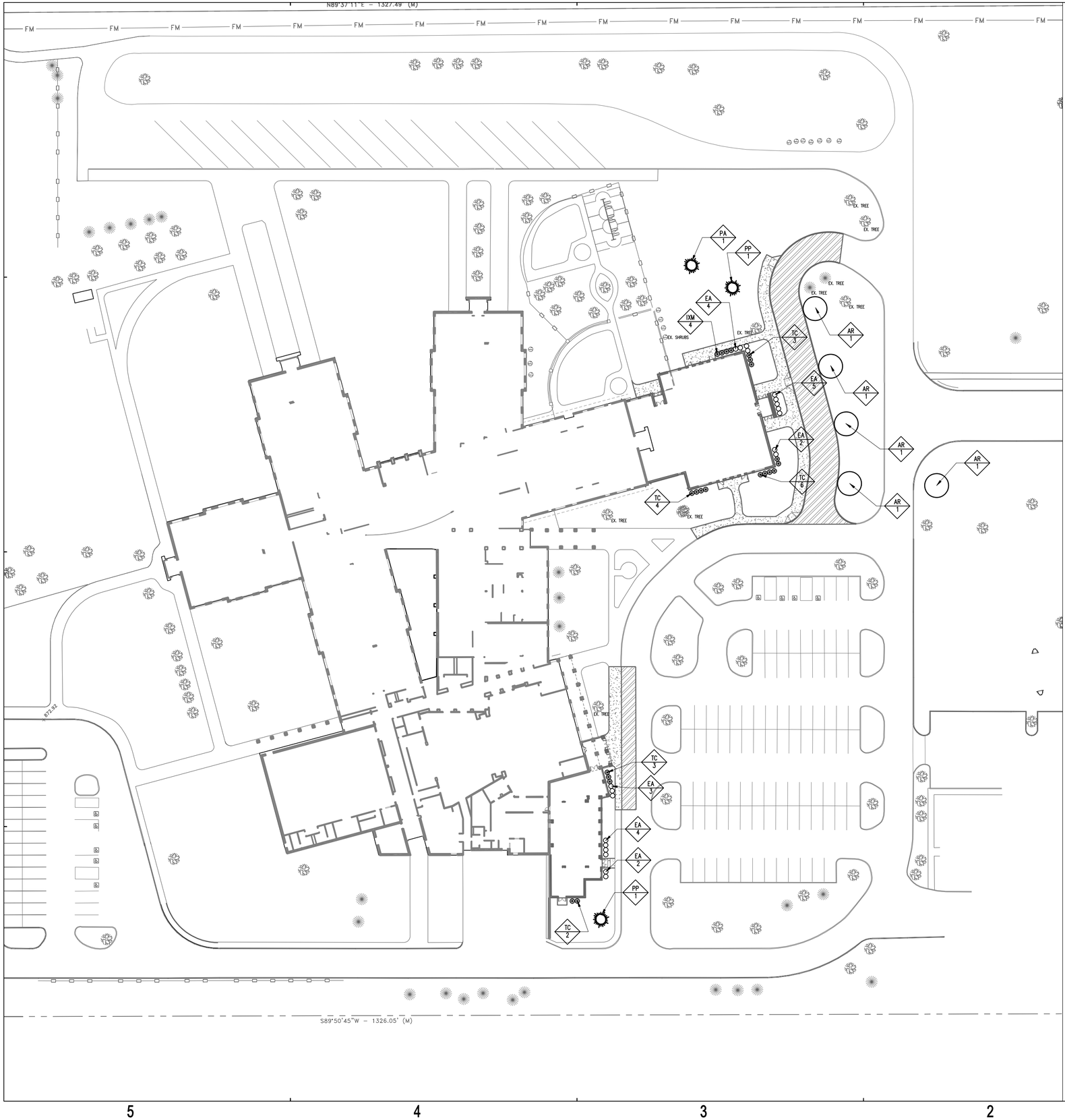

Planting Plan

(COUNTS ARE FOR CONTRACTOR CONVIENCE ONLY, IN CASE OF DISCREPANCY ACTUAL PLAN AMOUNTS SHALL RULE.)

I.D.	Quantity	Botanical Name	Common Name	Size	Condition	Comments
Trees						
AR	5	Acer Rubrum	Red Maple	2"Cal.	B&B	
PA	1	Picea abies	Norway spruce	6' Ht.	B&B	
PP	2	Picea pungens	Colorado spruce	6' Ht.	B&B	
Shrubs						
EA	20	Euonymus alata "compacta"	Dwarf Burning Bush	24-30"	Cont.	
IXM	4	Ilex x meserveae	Meserveae Holly	5 gal.	Cont.	
TC	18	Taxus cuspidata	Japanese Yew	5 gal.	Cont.	

NOTE: SEED ALL LANDSCAPE AREAS

2A PLANTING PLAN
1" = 40'

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17950 GRASSY BRANCH ROAD
WESTFIELD, IN 46074

N

WESTFIELD WASHINGTON SCHOOLS

WASHINGTON WOODS KINDERGARTEN EXPANSION

PLANTING PLAN

LP101

Petition Number:	1604-DDP-11
Subject Site Address:	17001 Oak Ridge Road
Petitioner:	Jackson Development, LLC by Kimley-Horn Associates, Inc.
Request:	Detailed Development Plan review for a 132,936 SF spec building.
Current Zoning:	OI: Open Industrial District
Current Land Use:	Vacant
Approximate Acreage:	8.6 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscaping Plan
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is OI: Open Industrial District. The project is for a new 132,936 SF spec building.

The petition was reviewed by the Technical Advisory Committee at its March 14, 2016, meeting. The petition has been properly noticed for a public hearing at the Advisory Plan Commission's April 4, 2016, meeting.

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

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

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

<u>Comment</u>: Plans will comply once zoning is included on the location map.

2) Address and legal description of the property.

3) Boundary lines of the property including all dimensions.

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

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

   <u>Comment</u>: Plans will comply once this information for all driveways within 200 feet of the property is included.

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

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

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

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

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

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

12) Location of all Floodplain areas within the boundaries of the property.

13) Names of legal ditches and streams on or adjacent to the site.

14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

    <u>Comment:</u> Petitioner is coordinating with the Public Works Department and utility providers.

15) Identify buildings proposed for demolition.

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

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

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

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

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

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

    Comment: Staff is working with Petitioner to ensure compliance.

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

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

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

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

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

    Comment: Petitioner is coordinating with the Public Works Department.

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

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

DISTRICT STANDARDS

The plans comply with Article 4.25 (OI District) **except for those items identified as outstanding below:**

Permitted Uses: The proposed use is a light industrial which is permitted in the OI District.

22) Minimum Lot Area: 3 acres

23) Minimum Lot Frontage: 70 feet

24) Minimum Building Setback Lines:

a) Front Yard: 100 feet along Expressway or Arterial

b) Side Yard: 20 feet

c) Rear Yard: 40 feet

25) Minimum Lot Width: No minimum

26) Maximum Building Height: 60 feet

27) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

28) Accessory Use and Building Standards (Article 6.1)

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

Comment: Staff is working with Petitioner to ensure compliance.

29) Architectural Standards (Article 6.3 (G))

Comment: Staff is working with Petitioner to ensure compliance.

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

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

Comment: Staff is working with Petitioner to ensure compliance.

b) Detention and Retention Areas (Article 6.8(I))

c) Minimum Lot Landscaping Requirements (Article 6.8(K))

d) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

e) External Street Frontage Landscaping

<u>Comment</u>: Plans will comply once additional plantings are shown on the Landscape Plan

	Shade/Evergreen	Ornamental	Shrubs
Per 100 Linear Feet	**3**	**2**	**25**
Required (665 LF)	**19**	**13**	**157**
Shown	**33**	**0**	**116**
Needed	**0**	**13**	**41**

f) Buffer Yard Requirements

g) Interior Parking Area Landscaping

<u>Comment</u>: Plans will comply once landscaping is shown on island where Transformer Pad is located.

h) Perimeter Parking Area Landscaping

34) Lighting Standards (Article 6.9)

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

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

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

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

<u>Comment</u>: Staff is working with Petitioner to ensure compliance.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

43) Easement Standards (Article 8.3)

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

44) Pedestrian Network Standards (Article 8.7)

45) Storm Water Standards (Article 8.8)

Comment: Petitioner is coordinating with the Public Works Department.

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

47) Surety Standards (Article 8.12)

Comment: Petitioner is coordinating with the Public Works Department.

48) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

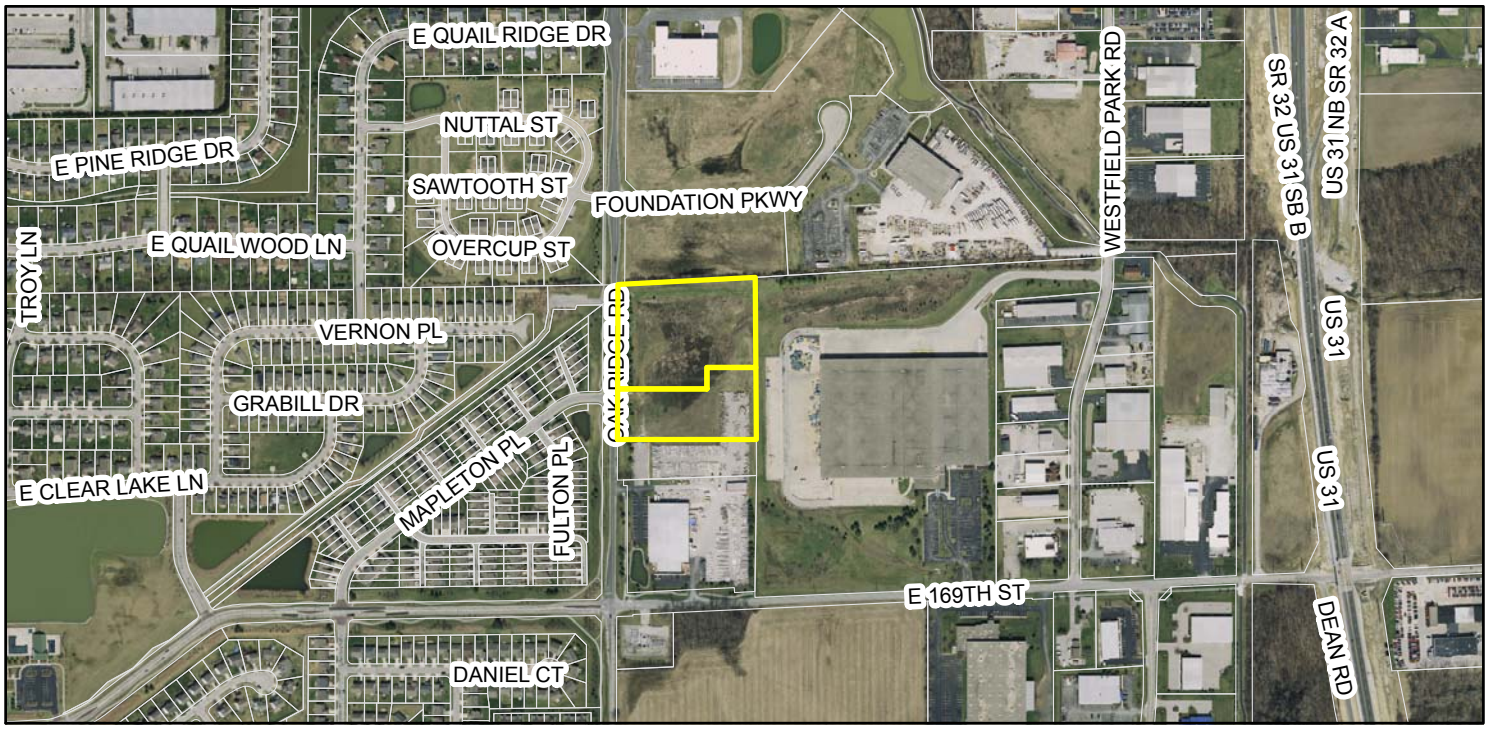
1) **ACTION: Hold a public hearing at the April 4, 2016, APC meeting.**
2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
3) If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
1604-DDP-11
Westfield Business Centre
Detailed Development Plan

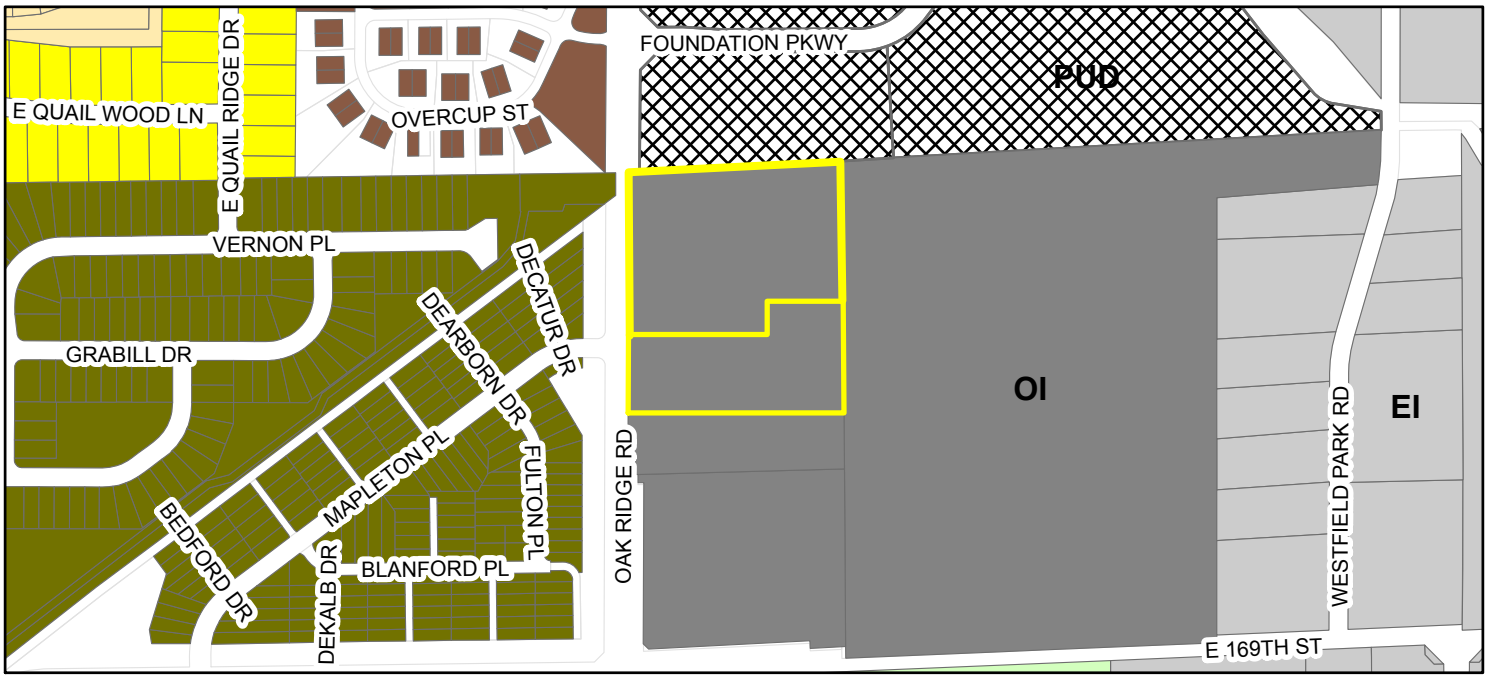
N
W E
S
Not To Scale

Aerial Location Map

Site

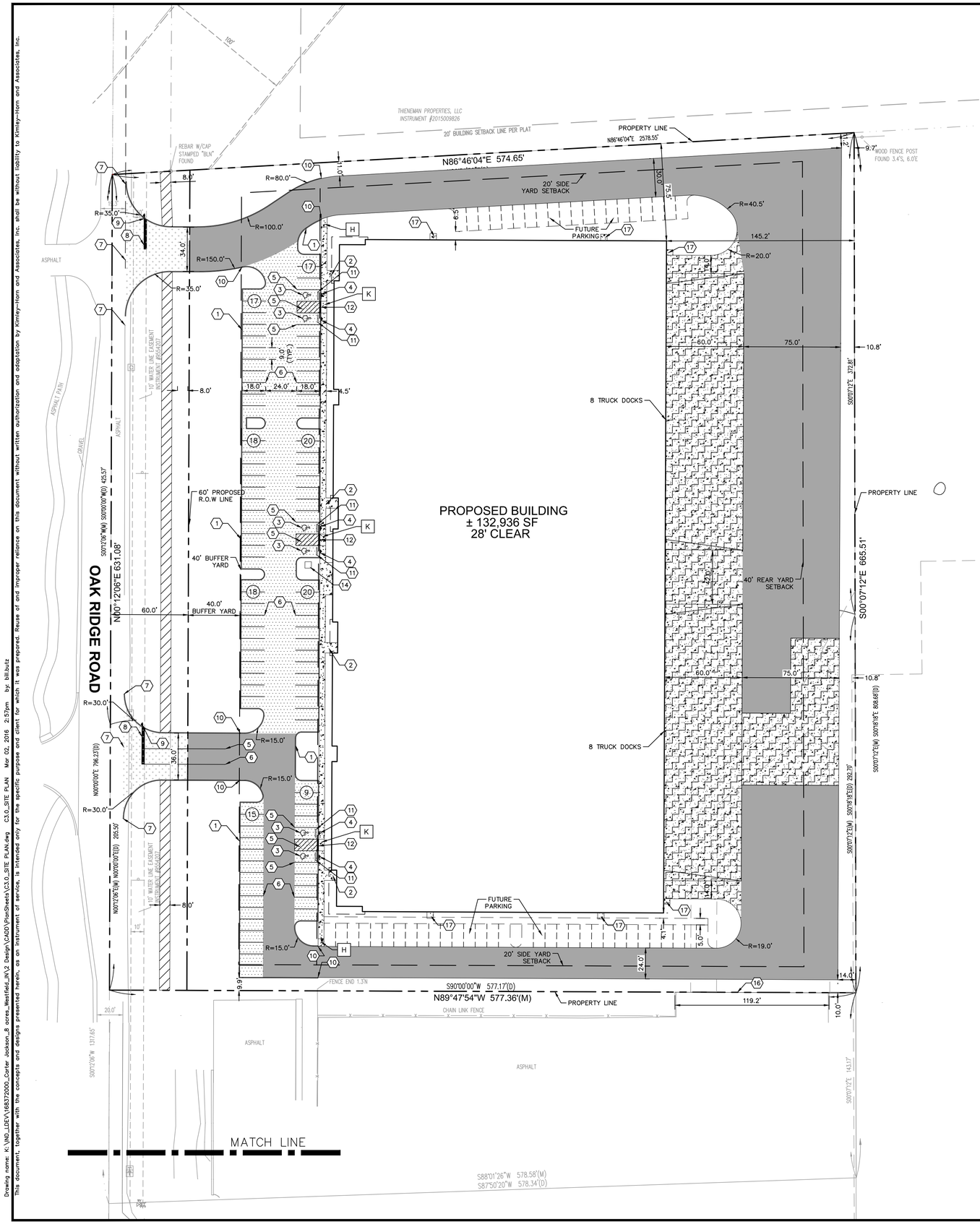


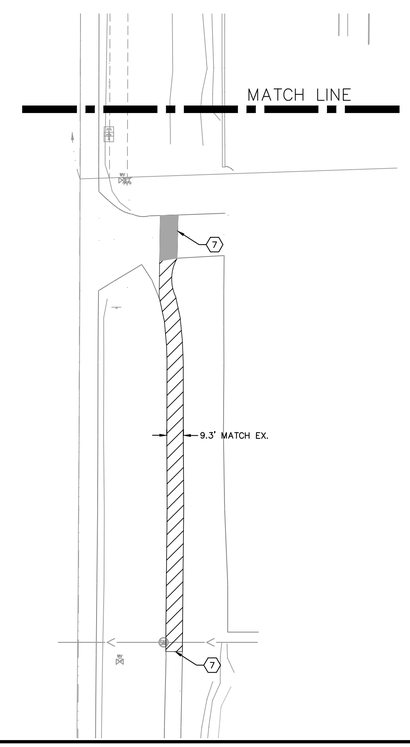
Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- SF-4 (Single Family - 4)
- Parcel





NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Indiana Utilities Protection Service
Call 811 before you dig

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- ASPHALT PATH — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CITY PAVEMENT SECTION P-X (WITHIN RIGHT OF WAY) — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6-INCH CURB

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 4.5-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. 6" CONCRETE BARRIER CURB (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
4. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
5. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
6. 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP.
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. CURB TRANSITION FROM 6" TO 0" OVER 3 FEET
11. CONCRETE WHEEL STOP, TYP. (SEE DETAILS)
12. DEPRESSED CURB
13. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
14. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
15. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
16. PATCH FENCE (MATCH EXISTING FENCE TYPE, COLOR, AND HEIGHT)
17. 5' X 5' CONCRETE SIDEWALK AT EXIT DOOR

X ACCESSIBLE RAMP (INDOT TYPE BY LETTER)

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	= N/A
PARKING SPACES PROVIDED (FUTURE SPACES)	= 93 SPACES (52 SPACES)
ACCESSIBLE PARKING SPACES PROVIDED	= 4 SPACES
TOTAL PARKING SPACES	= 97 SPACES

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2015 KIMLEY-HORN AND ASSOCIATES, INC.
6640 CORPORATE STREET, SUITE 460,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KMH
DRAWN BY: LDS
CHECKED BY: WAB

WILLIAM A. BUTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER

JACKSON DEVELOPMENT
11805 NORTH PENNSYLVANIA STREET
CARMEL, INDIANA 46032
PHONE: 317-797-1115

SITE PLAN

WESTFIELD BUSINESS CENTRE
17100 OAK RIDGE ROAD
WESTFIELD, INDIANA

ORIGINAL ISSUE: 03/03/2016
KHA PROJECT NO. 16837200
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\168372000_Carter Jackson_8 acres_Westfield_IN\2 Design\CADD\PlanSheets\C3.0_SITE PLAN.dwg C3.0_SITE PLAN Mar 02, 2016 2:57pm by: bill.butz
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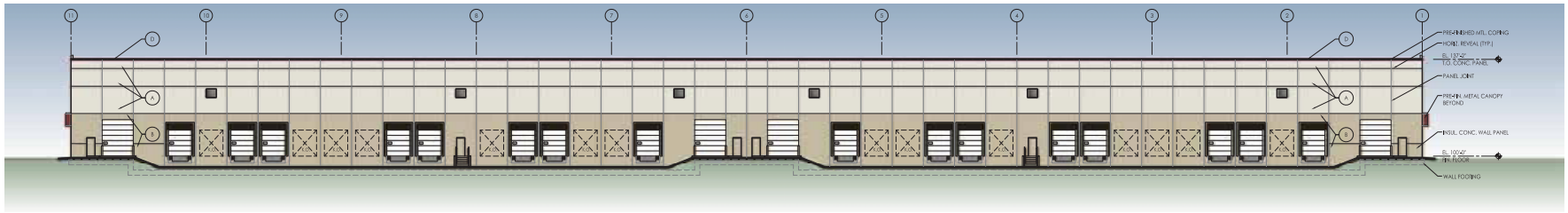
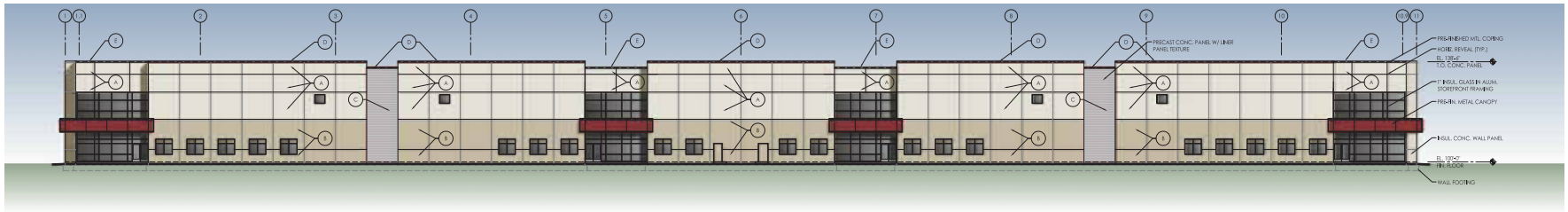
EXTERIOR COLOR SCHEDULE

ITEM	MFG.	COLOR
CONCRETE WALL PANELS		
COLOR A	SHERWIN-WILLIAMS	SW 7015-WIRE DUCK
COLOR B	SHERWIN-WILLIAMS	SW 7037-BALANCED BEIGE
COLOR C	SHERWIN-WILLIAMS	SW 6328-RENWED
BUILDING COPING COLOR D	IRW-CLAD	COLONIAL RED
BUILDING COPING COLOR E	IRW-CLAD	ALMOND
ALUM. WINDOW & DOOR FR.	MANUFACTURERS STANDARD	CLEAR ANODIZED
GLASS	PPG	COLUMBIA BLUE SOLAR GRAY
CANOPY FASCIA PANELS	CF-GSL	COLONIAL RED
CANOPY SOFFIT PANELS	CF-GSL	BONE WHITE
CANOPY COPING	IRW-CLAD	COLONIAL RED
HOLLOW METAL DOORS	-	MATCH ADJACENT FIELD COLOR
HOLLOW METAL FRAMES	-	MATCH ADJACENT FIELD COLOR
OVERHEAD DOORS	MANUFACTURERS STANDARD	WHITE
STEEL BOLLARDS	MANUFACTURERS STANDARD	SAFETY YELLOW
EXTERIOR WALL MTL. LIGHTS	MANUFACTURERS STANDARD	BRONZE
WALL LOUVERS	MANUFACTURERS STANDARD	CLEAR ANODIZED



EAST ELEVATION
1" = 20'-0" (24x36)
0 5' 10' 20' 40'



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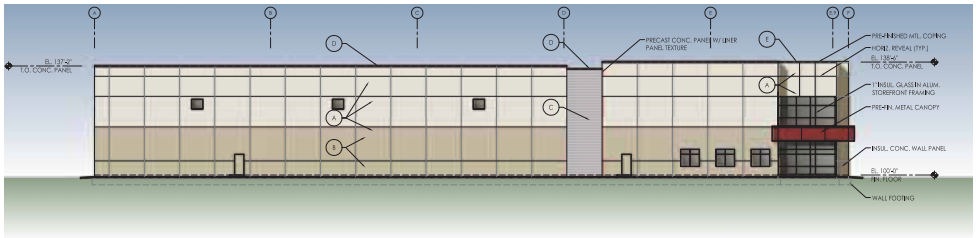
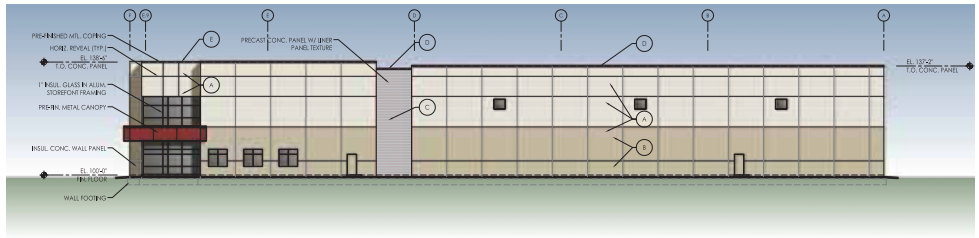


NORTH ELEVATION
1" = 20'-0" (24x36)
0 5' 10' 20' 40'



SOUTH ELEVATION
1" = 20'-0" (24x36)
0 5' 10' 20' 40'

JACKSON DEVELOPMENT

Westfield Business Centre

171ST STREET & OAK RIDGE ROAD - WESTFIELD, INDIANA

05 FEBRUARY 2016

ARCHITECTURE
7222 North Shadeland Avenue, #200
Indianapolis, Indiana 46250
317.806.1060
FAX 317.806.1061

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#15326-Y

JACKSON
DEVELOPMENT

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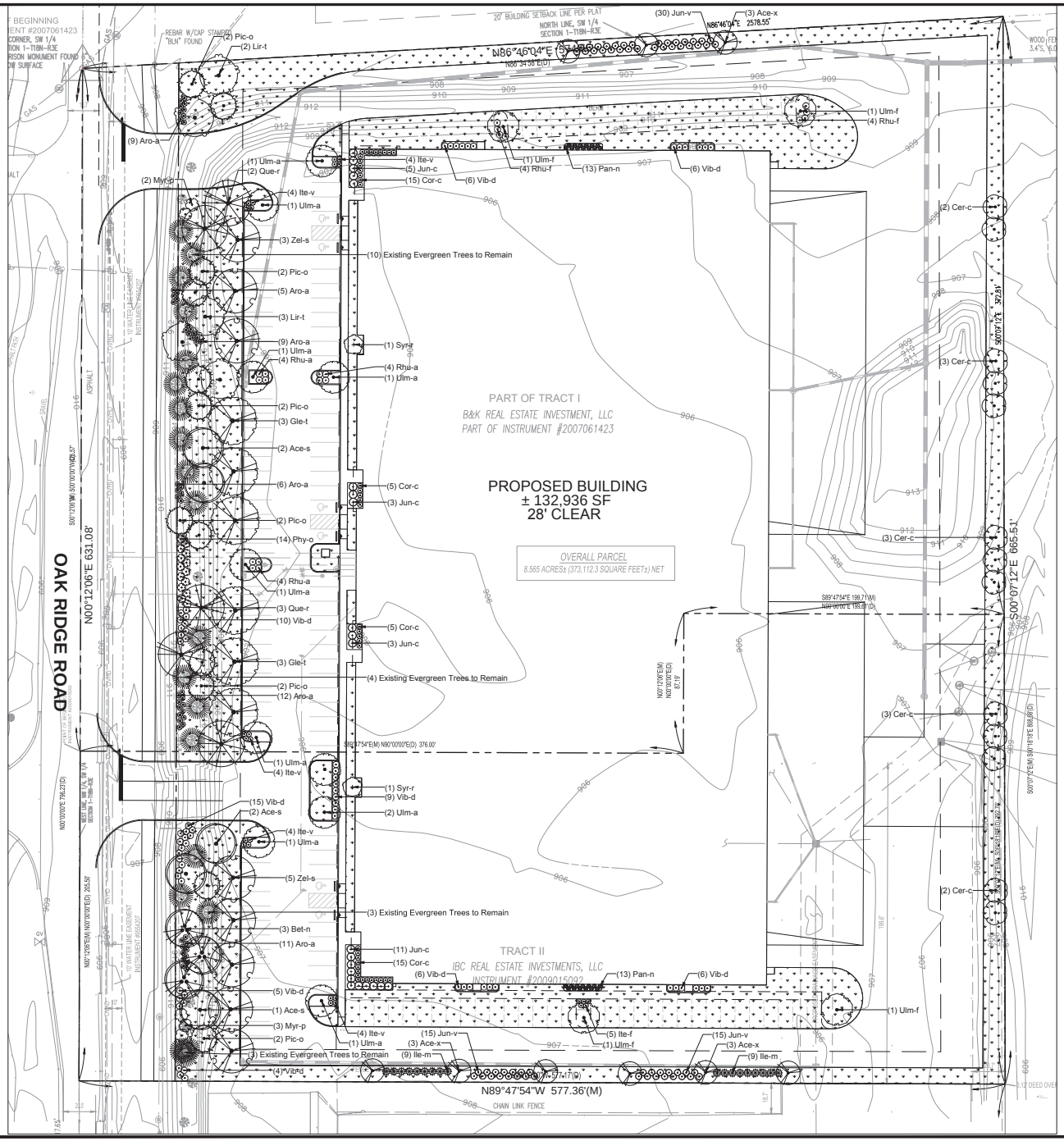

North

0 15 30 60

Scale 1" = 30'-0"

context DESIGN

GENERAL LANDSCAPE & PLANTING NOTES

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

ORDINANCE CHART

ZONING: Industrial

MINIMUM SITE REQUIREMENTS: 8.5 ACRES

Requirement: 5 shade trees + 5 ornamental/evergreen trees + 20 shrubs/acre

Required: 43 shade trees + 43 ornamental/evergreen trees + 172 shrubs

Provided: 49 shade trees + 20 existing evergreen trees + 6 evergreen trees + 15 ornamental trees + 227 shrubs

FOUNDATION

Front Facade: 524 l.f.

Requirement: 1 ornamental tree or shrub/12 l.f.

Required: 44 ornamental trees or shrubs

Provided: 2 ornamental trees + 42 shrubs

Sides and Rear: 524 l.f. + (2) 259 l.f.

Requirement: Breakup lengths of building spans longer that 80 l.f.

Required: No stretch longer than 40 l.f.

Provided:

Side(s): 4 areas of plantings

Rear: 5 areas of plantings - These plantings are located further than 15' from the building due to the loading dock areas.

BUFFER:

North: Industrial Zoning - no buffer required

East: Industrial Zoning - no buffer required

South: Industrial Zoning - no buffer required

West: Residential Zoning @ 631 l.f.

Requirement: 5 shade trees + 5 evergreen trees + 20 shrubs/100 l.f.

Required: 32 shade trees + 32 evergreen trees + 126 shrubs

Provided: 32 shade trees + 20 existing evergreen trees + 12 proposed evergreen trees + 126 shrubs

PARKING

Interior: 97 spaces + 52 future spaces

Requirement: 1 island/200 l.f.; 1 tree + 4 shrubs/island

Required: 8 islands (current parking) + 5 islands (future parking)

Provided:

10 islands; 10 trees + 40 shrubs (current parking)

4 islands (1 islands shared with current parking); 4 trees + 16 shrubs (future parking)

No.	REVISIONS	DATE	BY

Kimley»Horn
9025 SHELBY-HORN AND ASSOCIATES, INC.
8888 KEYSTONE CROSSING, SUITE 1450,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KMH
DRAWN BY: LDS
CHECKED BY: WAB

JACKSON DEVELOPMENT
11805 NORTH PENNSYLVANIA STREET
CARMEL, INDIANA 46032
PHONE: 317-797-1115

LANDSCAPE PLAN

WESTFIELD BUSINESS CENTRE
17100 OAK RIDGE ROAD
WESTFIELD, INDIANA

ORIGINAL ISSUE: 03/03/2016

KHA PROJECT NO. 16837200

SHEET NUMBER

C8.0

Drawing name: C:\Users\jjackson\appdata\local\temp\AcPublish_8016\16837200 - Landscape Plan.dwg C8.0 Mar 01, 2016 10:30am by: ljackson
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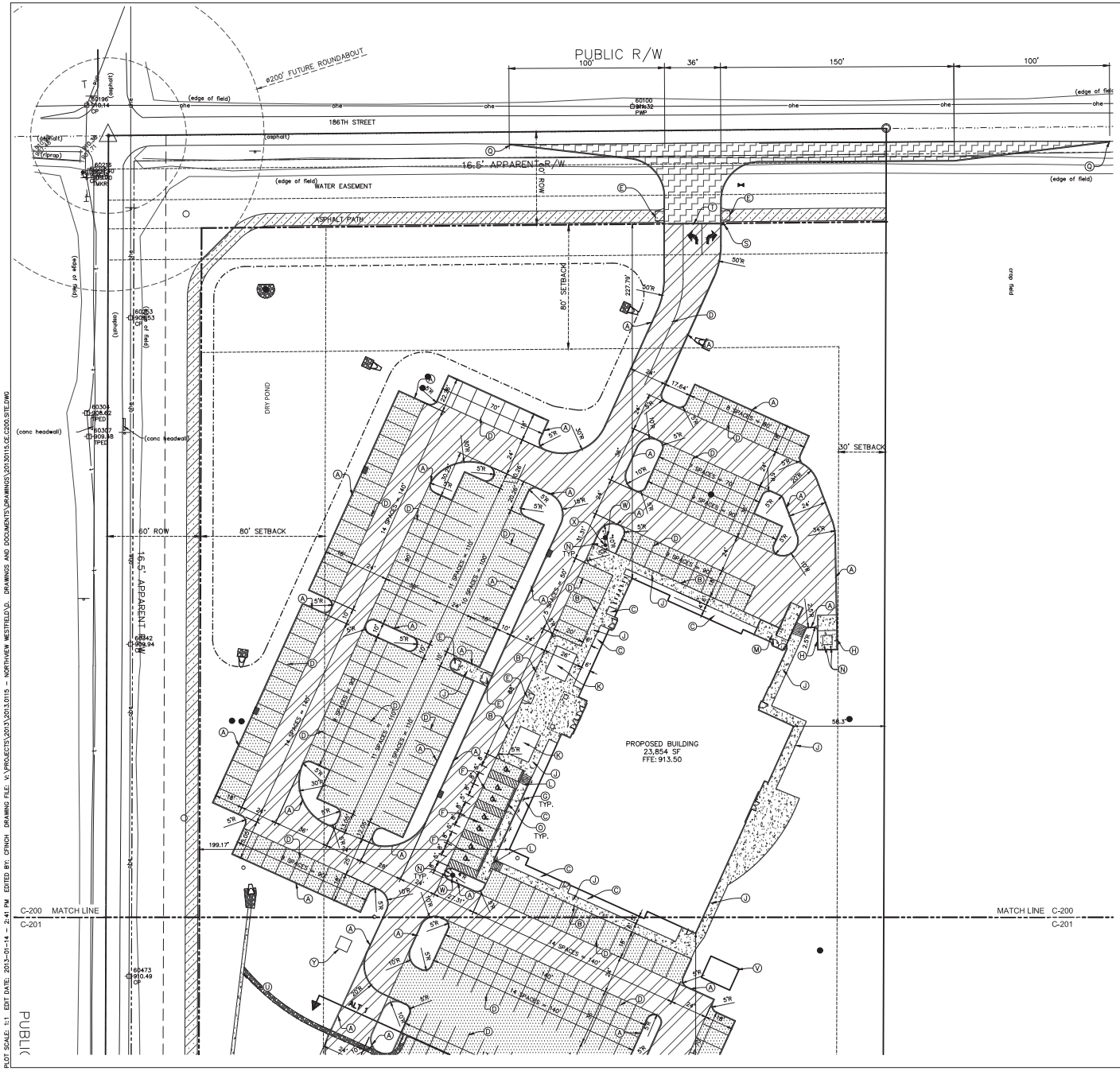


EXISTING LEGEND

- Combination Pole
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Guy Wire
- Post
- Sign
- Telephone Marker
- Telephone Pedestal
- Telephone Pole

PROPOSED LEGEND

- (A) 6" STRAIGHT CURB
- (B) COMBINED CURB AND WALK
- (C) FOUNDATION PLANTING BED
- (D) PARKING STRIPING (WHITE)
- (E) ADA RAMP (TYPE A)
- (F) ADA STRIPING (BLUE)
- (G) ADA SIGN
- (H) DUMPSTER ENCLOSURE (SEE ARCH.)
- (J) SIDEWALK
- (K) LANDSCAPE PLANTER
- (L) ADA RAMP (TYPE K MODIFIED)
- (M) SERVICE RAMP AND PLATFORM (SEE ARCH)
- (N) BOLLARD (SEE DETAIL)
- (O) PARKING BUMPER (SEE DETAIL)
- (P) TRUNCATED DOMES
- (Q) CURB TAPER
- (R) BICYCLE PARKING (SEE DETAIL)
- (S) STOP SIGN
- (T) 4" WHITE PAINTED STOP BAR
- (U) CONCRETE CHANNEL
- (V) FUTURE OUTBUILDING
- (W) HYDRANT
- (X) FDC
- (Y) TRANSFORMER PAD

- RIGHT OF WAY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- ASPHALT PATH

GENERAL SITE NOTES

1. Any discrepancy in the plans shall be immediately reported to the Engineer for review.
2. All work to conform to State and local regulations as appropriate.
3. All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
4. All dimensions are to face of brick or facing material, where applicable.
5. All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
6. Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
7. Contractor responsible for verification of all utilities and elevations prior to construction. Contractor to notify engineer immediately if any discrepancy is discovered. Any damage to existing facilities will be correct and paid by the contractor.
8. Contractor shall provide smooth transitions from new areas to existing features as necessary.
9. All excavated areas shall be seeded after finish grading or if left undisturbed for more than 7 days unless otherwise noted. All new seeded areas shall have a minimum of 4" of top soil.
10. All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
11. All sidewalks shall comply with ADA standards, with a maximum cross slope of ¼ FT. & maximum linear slope of 1:20.
12. The contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
14. Concrete joints to be provided in accordance with ACI guidelines.
15. Horizontal layout plan for construction staking to be provided by the Contractor prior to construction.

BENCH INFORMATION (88 DATUM)

LEE 12AZI
RDISK DNR "LEE 12AZI" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
ELEV = 915.74

LEE 12
DISK STAMPED "LEE 12"; ±15' WEST OF ℄ CASEY ROAD AND ±40' NORTH OF ℄ 186TH STREET.
ELEV = 910.25

TBM 80
CUT "X" ON THE NORTHWEST CORNER OF EAST HEADWALL OF CREEK UNDER CASEY ROAD; SOUTH OF SITE.
ELEV = 914.53

TBM 81
BOAT SPIKE WEST SIDE UTILITY POLE #8388377; ±5' EAST OF EAST EDGE OF PAVEMENT CASEY ROAD AND ±650' NORTH OF ℄ OF ENTRANCE TO WATER'S EDGE SUBDIVISION.
EKEV = 915.23

PARKING ANALYSIS	
BASE BUILD	
STANDARD PARKING (10X18)	= 206
ADA PARKING PROVIDED (INCLUDES 4 VAN ACCESSIBLE SPACES)	= 7
ALTERNATE PARKING ADDITION	
STANDARD PARKING (10X18)	= 37
TOTAL BASE PROPOSED PARKING	= 213
TOTAL ALT PROPOSED PARKING	= 250
SEATING POSITIONS	= 508
REQUIRED PARKING (1 SPACES PER 4 SEATS)	= 127
BICYCLE PARKING	= 14
FRONT SETBACK	= 80
SIDE YARD SETBACK	= 30
AGGREGATE SIDE YARD SETBACK	= 60
REAR YARD SETBACK	= 30

Know what's below. Call before you dig.

VERIDUS GROUP
6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
Phone: (317) 598-6647

northview church
Lindberg Road
West Lafayette, IN 47906
(765) 463-6825

PROJECT
NORTHVIEW CHURCH
WESTFIELD CAMPUS
1191 W 186TH STREET
WESTFIELD, IN 46074

REVISIONS:

REV.	DATE:	DESCRIPTION

ISSUE DATE: 02/29/2016
DRAWN BY: DCR
CHECKED BY: CMF

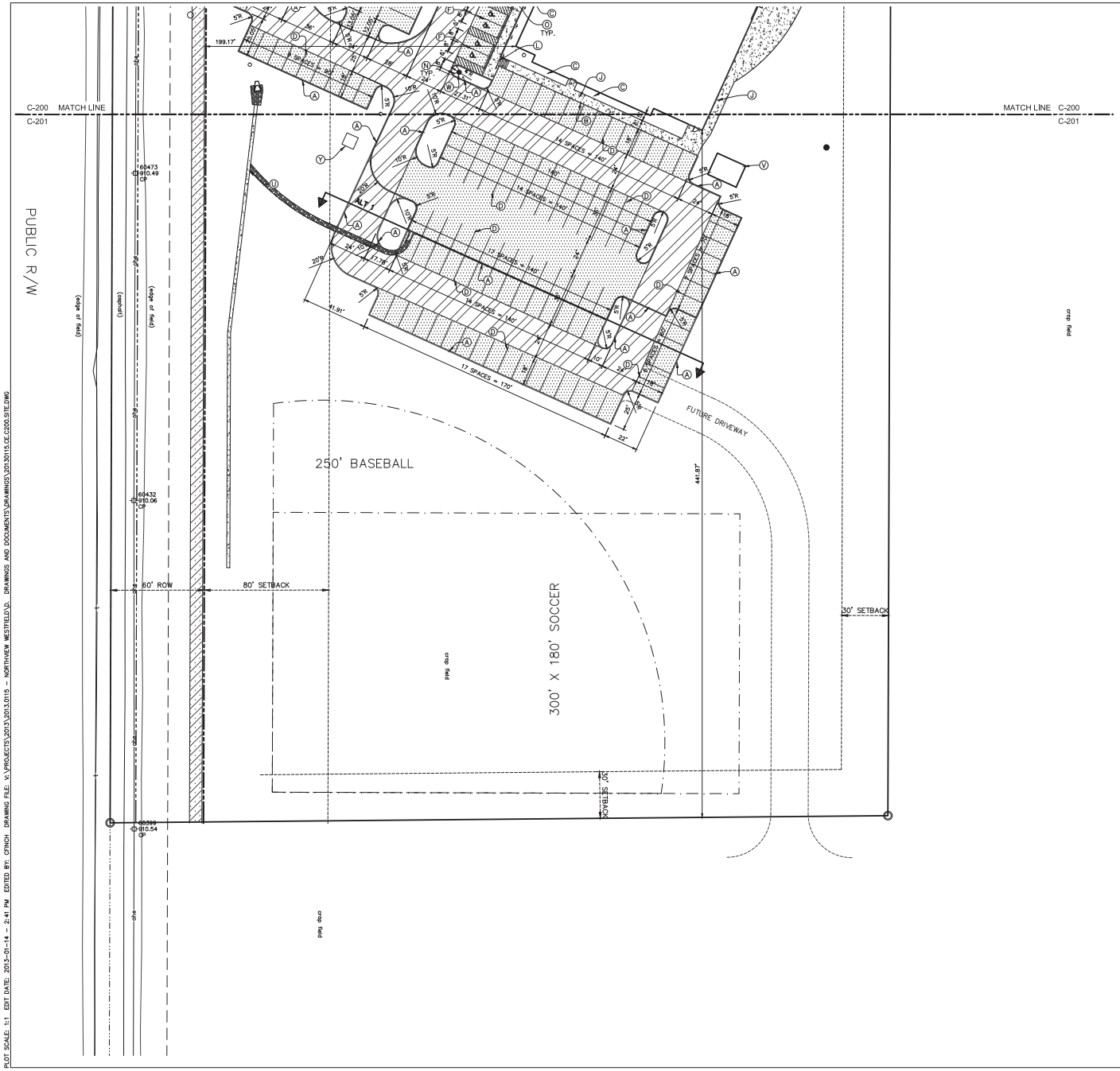
DRAWING TITLE
SITE PLAN

COLIN M. FINCH REGISTERED No. PE 11500358 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWING NUMBER
C-200

PROJECT NUMBER
2013115

PLOT SCALE: 1:1 EDIT DATE: 2013-01-14 - 2:41 PM EDITED BY: CFINCH DRAWING FILE: V:\PROJECTS\2013\2013.0115 - NORTHVIEW WESTFIELD\D. DRAWINGS AND DOCUMENTS\DRAWINGS\2013.0115.CE.C200.SITE.DWG



EXISTING LEGEND

- Combination Pole
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Guy Wire
- Post
- Sign
- Telephone Marker
- Telephone Pedestal
- Telephone Pole

SCALE: 1"=30'

PROPOSED LEGEND

- (A) 6" STRAIGHT CURB
- (B) COMBINED CURB AND WALK
- (C) FOUNDATION PLANTING BED
- (D) PARKING STRIPING (WHITE)
- (E) ADA RAMP (TYPE A)
- (F) ADA STRIPING (BLUE)
- (G) ADA SIGN
- (H) DUMPSTER ENCLOSURE (SEE ARCH.)
- (J) SIDEWALK
- (K) LANDSCAPE PLANTER
- (L) ADA RAMP (TYPE K MODIFIED)
- (M) SERVICE RAMP AND PLATFORM (SEE ARCH)
- (N) BOLLARD (SEE DETAIL)
- (O) PARKING BUMPER (SEE DETAIL)
- (P) TRUNCATED DOMES
- (Q) CURB TAPER
- (R) BICYCLE PARKING (SEE DETAIL)
- (S) STOP SIGN
- (T) 4" WHITE PAINTED STOP BAR
- (U) CONCRETE CHANNEL
- (V) FUTURE OUTBUILDING
- (W) HYDRANT
- (X) FDC
- (Y) TRANSFORMER PAD

- RIGHT OF WAY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE
- ASPHALT PATH

GENERAL SITE NOTES

1. Any discrepancy in the plans shall be immediately reported to the Engineer for review.
2. All work to conform to State and local regulations as appropriate.
3. All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
4. All dimensions are to face of brick or facing material, where applicable.
5. All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
6. Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
7. Contractor responsible for verification of all utilities and elevations prior to construction. Contractor to notify engineer immediately if any discrepancy is discovered. Any damage to existing facilities will be correct and paid by the contractor.
8. Contractor shall provide smooth transitions from new areas to existing features as necessary.
9. All excavated areas shall be seeded after finish grading or if left undisturbed for more than 7 days unless otherwise noted. All new seeded areas shall have a minimum of 4" of top soil.
10. All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
11. All sidewalks shall comply with ADA standards, with a maximum cross slope of ¼ FT. & maximum linear slope of 1:20.
12. The contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
14. Concrete joints to be provided in accordance with ACI guidelines.
15. Horizontal layout plan for construction staking to be provided by the Contractor prior to construction.

BENCH INFORMATION (88 DATUM)

LEE 12AZI
RDISK DNR "LEE 12AZI" ON THE EAST SIDE OF CASEY ROAD ±3' EAST OF EDGE OF PAVEMENT ±25' SOUTH OF MAILBOX 17908.
ELEV = 915.74

LEE 12
DISK STAMPED "LEE 12"; ±15' WEST OF ℄ CASEY ROAD AND ±40' NORTH OF ℄ 186TH STREET.
ELEV = 910.25

TBM 80
CUT "X" ON THE NORTHWEST CORNER OF EAST HEADWALL OF CREEK UNDER CASEY ROAD; SOUTH OF SITE.
ELEV = 914.53

TBM 81
BOAT SPIKE WEST SIDE UTILITY POLE #8388377; ±5' EAST OF EAST EDGE OF PAVEMENT CASEY ROAD AND ±650' NORTH OF ℄ OF ENTRANCE TO WATER'S EDGE SUBDIVISION.
EKEV = 915.23

PARKING ANALYSIS	
BASE BUILD	
STANDARD PARKING (10X18)	= 206
ADA PARKING PROVIDED (INCLUDES 4 VAN ACCESSIBLE SPACES)	= 7
ALTERNATE PARKING ADDITION	
STANDARD PARKING (10X18)	= 37
TOTAL BASE PROPOSED PARKING	= 213
TOTAL ALT PROPOSED PARKING	= 250
SEATING POSITIONS	= 508
REQUIRED PARKING (1 SPACES PER 4 SEATS)	= 127
BICYCLE PARKING	= 14
FRONT SETBACK	=
SIDE YARD SETBACK	=
AGGREGATE SIDE YARD	=
SETBACK	
REAR YARD SETBACK	=

Know what's below. Call before you dig.

VERIDUS GROUP
6280 N. Shadeland Avenue, Suite A
Indianapolis, IN 46220
Phone: (317) 598-6647

northview church
Lindberg Road
West Lafayette, IN 47906
(765) 463-6825

PROJECT
NORTHVIEW CHURCH
WESTFIELD CAMPUS
1191 W 186TH STREET
WESTFIELD, IN 46074

REVISIONS:

REV.	DATE:	DESCRIPTION

ISSUE DATE: 02/29/2016
DRAWN BY: DCR | CHECKED BY: CMF

DRAWING TITLE
SITE PLAN

COLIN M. FINCH REGISTERED No. PE 11500358 STATE OF INDIANA PROFESSIONAL ENGINEER

DRAWING NUMBER
C-201

PROJECT NUMBER
2013115

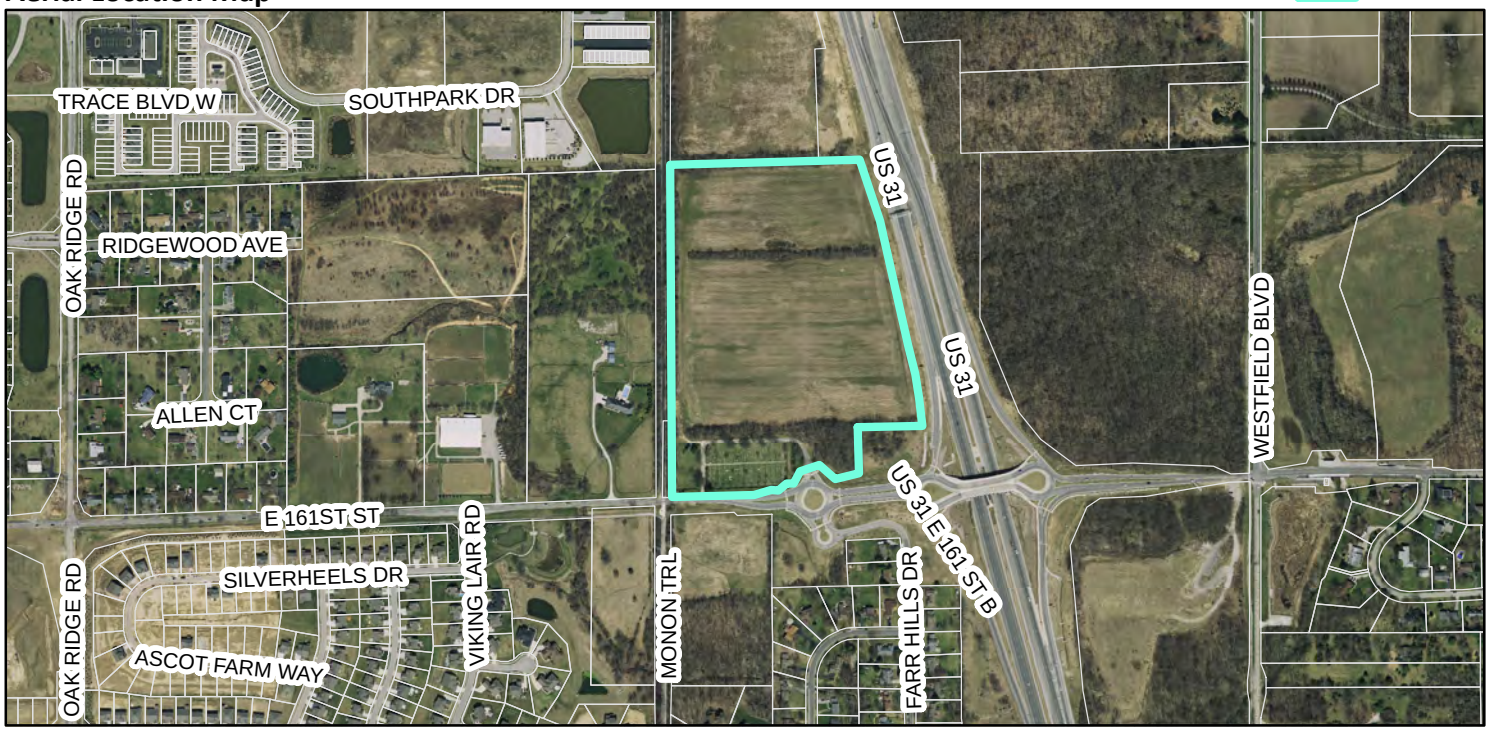
PLOT SCALE: 1:1 EDIT DATE: 2013-01-14 - 2:41 PM EDITED BY: CFINCH DRAWING FILE: V:\PROJECTS\2013\2013.0115 - NORTHVIEW WESTFIELD\D. DRAWINGS AND DOCUMENTS\DRAWINGS\2013.0115.CE.C200.SITE.DWG

Property Location Map
Indianapolis Hebrew Congregation
1604-PUD-05 & 1604-DDP-14

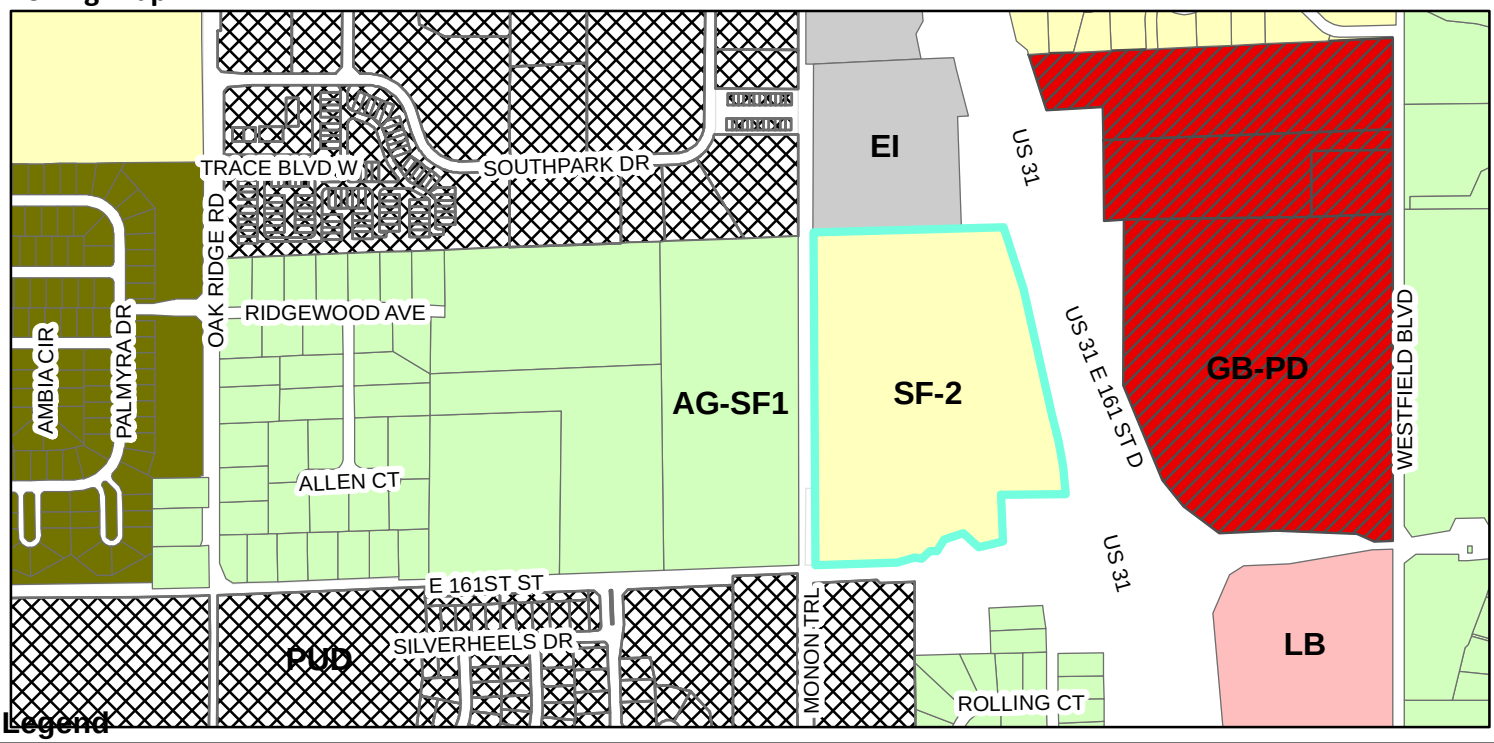
N
W E
S
Not To Scale

Aerial Location Map

Subject Parcel



Zoning Map



Legend

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- LB (Local Business)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 Cluster
- Parcel

ORDINANCE NUMBER 16-06

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 16__-PUD-__**), requesting an amendment to the Unified Development Ordinance, the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **16__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (__-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **"IHC PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Cemetery Renovation Area. A part of the Real Estate more particularly described in **Exhibit B** attached hereto (the "Cemetery Renovation Area").

2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF2: Single Family Low Density District.

4.1 Article 5.2 US Highway 31 Overlay District, as set forth in Chapter 5 and Chapter 13 of the UDO, shall not apply to the use and development of the Cemetery Renovation Area.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

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

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

6.1 The minimum side and rear yard in the Cemetery Renovation Area shall be five (5) feet.

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

below for the Cemetery Renovation Area.

7.1 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below.

A. A tree inventory of existing tees shall not be required to allow credit for tree preservation in meeting applicable landscaping requirements.

B. Replacement of trees that die within areas designated for tree preservation shall not be required.

C. Trees along interior drive aisles shall have no required setback.

D. Street Trees shall not be required along the 161st Street frontage or the frontage.

E. The Open Space / Common Area Minimum Lot landscaping Requirements shall be applied in calculating required plant materials.

F. Existing landscaping identified on the landscape plan associated with a Development Plan for the Cemetery shall satisfy all External Street Frontage Landscaping Requirements.

G. Buffer Yard Requirements shall be required as provided below:

1. The existing natural landscape edge along the Monon shall remain. A temporary clearing of approximately 4' in width shall be permitted to facilitate the installation of a 6' tall chain link fence north of the existing fence. The east side of the new fence shall be planted with 7' tall arborvitae which will match the spacing and arrangement of the existing perimeter arborvitae (along the 161st Street frontage) along the full length of the new fence noted above. The minimum buffer yard width along the west property line shall be 5'.
2. No buffer yards shall be required internal to the Cemetery Renovation Area adjacent to property within the Real Estate.

H. Parking Area Landscaping shall not be required.

7.2 Article 6.9 Lighting Standards: Shall apply, except as otherwise modified below.

A. No lighting shall be required for off-street parking areas.

7.3 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below.

A. Parking of vehicles shall not be subject to the Off-street Parking requirements of Article 6.14. Parking for funeral processions and visitation will be along the

internal drives.

B. No Bicycle Parking shall be required.

7.4 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.

A. No minimum setback shall be required from a Residential District for an illuminated sign.

B. A Monument Sign for the cemetery may be placed on an entry wall provided the sign area and height do not exceed the meet the Monument Sign requirements of Article 6.17.

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

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

9.1 Article 8.9 Street Right-of-Way Standards: Shall apply, except as otherwise modified below for the Cemetery Renovation Area.

A. The half right-of-way along the 161st Street frontage shall be 27.68 feet which shall be installed at the time of development of the portion of the Real Estate adjacent to the Cemetery Renovation Area is developed.

B. A 6' wide concrete sidewalk shall be required along the 161st Street frontage which shall be installed at the time of development of the portion of the Real Estate adjacent to the Cemetery Renovation Area is developed.

Section 10. **Development Plan Review.** The standards of Article 10.7 Development Plan Review shall apply to the development of the District, except as otherwise modified below.

10.1 Article 10.7.E Development Plan Review Criteria: The review and approval process for Development Plan Review within the Cemetery Renovation Area shall be delegated to the Director of the Economic and Community Development Director of the City.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 16-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-__**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-__**

this _____ day of _____, 2016.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

IHG - PUD District Ordinance Draft #1 022916

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Cemetery Renovation Area

Exhibit C Concept Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

Add legal Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to the POINT OF BEGINNING of this description; thence continue North 00 degrees 00 minutes 20 seconds West 915.20 feet along the eastern boundary line of said City Tract to the northern boundary line of a tract of land granted to Indianapolis Hebrew Congregation recorded as Instrument Number 85-6565 in said Office of the Recorder; thence North 87 degrees 26 minutes 02 seconds East 822.21 feet along said northern boundary line to the western right of way line of US 31 as described in Cause No. 29C01-1204-PL-004108 and recorded as Instrument Number 2012047155 in said Office of the Recorder; the next four (4) courses are along said western right of way line; (1) thence South 18 degrees 40 minutes 16 seconds East 285.20 feet; (2) thence South 12 degrees 50 minutes 41 seconds East 265.07 feet; (3) thence South 12 degrees 56 minutes 48 seconds East 400.00 feet; (4) thence South 08 degrees 41 minutes 21 seconds East 246.93 feet to the northern boundary line of a tract of land granted to the State of Indiana hereafter referred to as "State Tract" recorded as Instrument Number 2012-029931 in said Office of the Recorder; the next two (2) courses are along the northern and western boundary lines of said State Tract; (1) thence South 87 degrees 33 minutes 49 seconds West 277.71 feet; (2) thence South 00 degrees 19 minutes 15 seconds West 192.44 feet to the northern right of way line of 161st Street as described in Cause No. 29C01-1204-PL-004108 and recorded as Instrument Number 2012047155 in said Office of the Recorder; thence South 75 degrees 03 minutes 06 seconds West 107.04 feet along said northern right of way line to a point on the eastern line of a tract of land granted to the City of Westfield recorded as Instrument Number 2012-044204 in said Office of the Recorder; then next two (2) courses are along the eastern and northern boundary lines of said tract' (1) North 50 degrees 01 minutes 01 seconds West 97.61 feet; (2) thence South 71 degrees 18 minutes 34 seconds West 86.40 feet; thence North 30 degrees 36 minutes 56 seconds East 20.71 feet to a rebar set; thence North 02 degrees 09 minutes 21 seconds West 150.10 feet to a rebar set; thence North 26 degrees 11 minutes 18 seconds West 287.51 feet to a rebar set; thence South 87 degrees 35 minutes 12 seconds West 438.26 feet to the Point of Beginning, containing 24.480 acres, more or less.

ALSO:

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

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet

EXHIBIT A
REAL ESTATE
(Page 2 of 3)

along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to a rebar set; thence North 87 degrees 35 minutes 12 seconds East 438.26 feet to a rebar set; thence South 26 degrees 11 minutes 18 seconds East 287.51 feet to a rebar set; thence South 02 degrees 09 minutes 21 seconds East 150.10 feet to a rebar set; thence South 30 degrees 36 minutes 56 seconds West 20.71 feet to the northern right of way line of 161st Street as described in a tract of land granted to the City of Westfield recorded as Instrument Number 2012-042504 in said Office of the Recorder; the next six (6) courses are along said Westfield Tract; (1) thence South 30 degrees 36 minutes 56 seconds West 62.13 feet; (2) thence South 87 degrees 26 minutes 13 seconds West 27.00 feet; (3) South 50 degrees 17 minutes 25 seconds West 41.40 feet; (4) South 87 degrees 26 minutes 13 seconds West 30.00 feet; (5) thence South 77 degrees 45 minutes 48 seconds West 76.08 feet; (6) thence South 02 degree 34 minutes 33 seconds East 19.10 feet to the South Line of said Northeast Quarter; thence South 87 degrees 33 minutes 49 seconds West 366.21 feet along said South Line to the Point of Beginning, containing 6.427 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 3 of 3)

EXHIBIT B
Cemetery Renovation Area
(Page 1 of 2)

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

Commencing at the Southwest Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; thence North 87 degrees 33 minutes 49 seconds East (assumed bearing) 47.73 feet along the South Line of said Northeast Quarter to the eastern boundary line of a tract of land granted to the City of Westfield hereafter referred to as "City Tract" recorded as Instrument Number 2007-74185 in the Office of Recorder of Hamilton County, Indiana said point being the POINT OF BEGINNING of this description; thence North 00 degrees 00 minutes 20 seconds West 540.60 feet along said eastern boundary line to a rebar set; thence North 87 degrees 35 minutes 12 seconds East 438.26 feet to a rebar set; thence South 26 degrees 11 minutes 18 seconds East 287.51 feet to a rebar set; thence South 02 degrees 09 minutes 21 seconds East 150.10 feet to a rebar set; thence South 30 degrees 36 minutes 56 seconds West 20.71 feet to the northern right of way line of 161st Street as described in a tract of land granted to the City of Westfield recorded as Instrument Number 2012-042504 in said Office of the Recorder; the next six (6) courses are along said Westfield Tract; (1) thence South 30 degrees 36 minutes 56 seconds West 62.13 feet; (2) thence South 87 degrees 26 minutes 13 seconds West 27.00 feet; (3) South 50 degrees 17 minutes 25 seconds West 41.40 feet; (4) South 87 degrees 26 minutes 13 seconds West 30.00 feet; (5) thence South 77 degrees 45 minutes 48 seconds West 76.08 feet; (6) thence South 02 degree 34 minutes 33 seconds East 19.10 feet to the South Line of said Northeast Quarter; thence South 87 degrees 33 minutes 49 seconds West 366.21 feet along said South Line to the Point of Beginning, containing 6.427 acres, more or less.

EXHIBIT B
Cemetery Renovation Area
(Page 1 of 2)

EXHIBIT C
Concept Plan

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 16__-PUD-__.

RECAP:

EXISTING:	1440
PHASE 1: 980 NET	
PHASE 2: 1720 NET	
TOTAL:	4140

EXISTING AVAILABLE = 600 (APPROX.)	
TOTAL AVAILABLE	= 3300
ABSORPTION / YR.	= 33
YEARS	= 100YRS.

And the earth returns to the land as it was,
and the spirit returns to God, who gave it

Ecclesiastes 12:7

Earth you are, and to
earth you will return

Genesis 3:19

CEMETERY RENOVATION

INDIANAPOLIS HEBREW CONGREGATION

EAST 161ST STREET WESTFIELD INDIANA

N

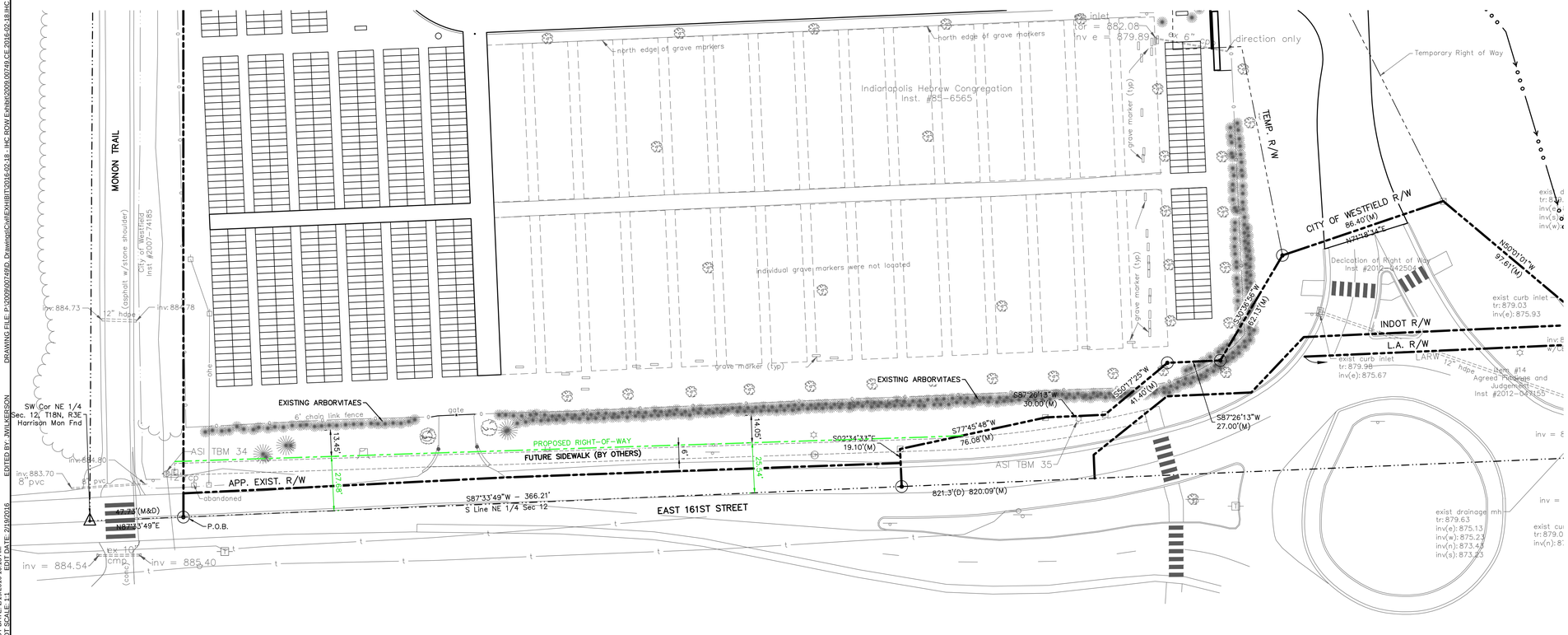
CEMETERY PLAN - PHASE 1

16' 32' 64' 96'

ORIGINAL SCALE PRINTED @ 24X36 IS 1/32" = 1'-0"

DAVID RAUSCH STUDIO
Architecture & Interiors

18 FEBRUARY 2016 PRELIMINARY



0' 30' 60'

SCALE: 1"=30'

AERIAL OVERLAY

AMERICAN STRUCTUREPOINT INC.

7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

INDIANAPOLIS HEBREW CONGREGATION

1300 East 161 Street
Westfield, IN 46074

CERTIFIED BY

ISSUANCE INDEX
DATE:
02/18/2014
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2009.00749

RIGHT-OF-WAY

EXHIBIT

PLOT DATE: 2/19/2016 10:13 AM
PLOT SCALE: 1:1
EDIT DATE: 2/19/2016
EDITED BY: JWILKERSON
DRAWING FILE: P:\2009\00749\D_Drawings\Civil\EXHIBIT\2016-02-18_IHC_ROW Exhibit\2009.00749-CE-2016-02-18-IHC_ROW_Exhibit.dwg

March 29, 2016 Wilshire Neighborhood Meeting Summary

Project: **Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05**

Date: **Tuesday, March 29, 2016 at 6:00 p.m.**

Location: **Westfield City Hall building, 130 Penn Street, Westfield, Indiana**

Attendees: **Carolyn Hiser – Indianapolis Hebrew Congregation**

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Amanda Rubadue – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. What is the drainage plan for this project? Will there be any changes to drainage pattern for drainage coming off of this site as a result of this project?
   Response: Our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

2. Why are you seeking a PUD? Doesn't a PUD require a mix of uses?
   Response: The City's Unified Development Ordinance does not require PUD's to have a mix of uses. We are seeking a PUD as a result of the US 31 Overlay Zone and its limitations regarding our proposed use for the expansion of the cemetery. The remaining 24 acres to the north of the cemetery expansion area will retain its current R2 zoning in our proposed PUD.

3. Will your proposal have any drainage impacts to the west of your site beyond the location of the Monon Trail?
   Response: Again, our proposal does not include the construction of any new buildings or structures. We have appeared before the City's TAC agencies. If future development occurs on the northern portion of the site, that future development would be required to have a detailed drainage plan that would be reviewed by the City's TAC agencies, the City's Board of Public Works and the County Surveyor's office.

4. Will there be any new signage for your proposal; and if so, where will it be located?
   Response: The only proposed signage will be a entryway sign as you enter the site off the roundabout.

5. Your PUD has a section that discusses "Infrastructure Standards". What does that mean?

   Response: The infrastructure standards are the standards in place for the construction of public improvements. The proposed language allows the Plan Commission and Westfield Public Works to vary those standards in the future based on the noted criteria.

6. Section 9 of your PUD discusses ROW standards, can you explain the ROW standards that you are seeking?

   Response: We want to specify the types of ROW standards and road dedications we will be making along 161st Street since there are existing gravesites adjacent to this location and we do not want to have to relocate them. However, we still plan on dedicating ROW along 161st so that the ROW can accommodate a path. The PUD provides that the dedication of the ROW for 161st Street and the construction of the proposed path along 161st Street will occur when future development occurs.

7. Section 10 of your PUD discusses approval of the development plan by the "Director", what does that mean?

   Response: The only portion of the proposal that is subject to development plan review and approval relates to the cemetery site and the expansion area of the cemetery site. While the Plan Commission will be reviewing this plan as part of its review of the PUD request, the PUD is requesting that the Director have the authority to approve the Development Plan administratively.

8. Where will future roads be located through the northern section of your site?

   Response: Our proposal for the expansion of the cemetery site includes access from the "stub road" at the north leg of the round-a-bout. As far as the actual location or configuration of this future road through the northern portion of our site and beyond, we do not know where the future road will be located because we do not know when the northern portion of our site will develop or how it will develop.

Neighborhood Meeting Sign In-Sheet

Indianapolis Hebrew Congregation PUD Docket Number 1604-PUD-05

Tuesday, March 29, 2016 at 6:00 p.m. Westfield City Hall building, 130 Penn Street, Westfield, IN

NAME	ADDRESS	PHONE	EMAIL
1. Ashley Bedell			
2.			
3. LINDA NAAS			
4. Bruce Carlstedt			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

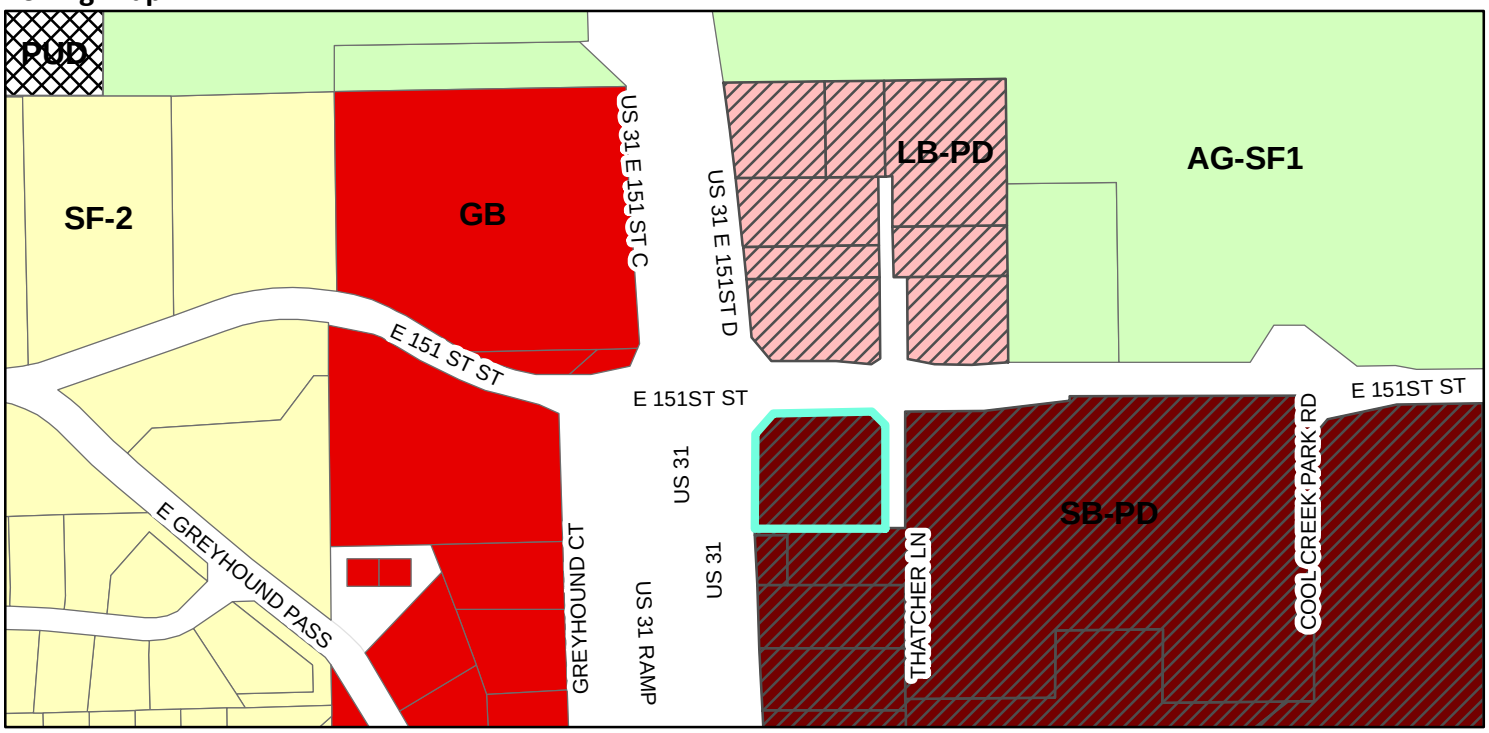
Property Location Map
Circle K
1604-DDP-12

Not To Scale

Aerial Location Map

Subject Parcel

Zoning Map



Legend

Zoning

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

UTILITY CONTACTS

SANITARY SEWER:
CITIZENS WESTFIELD
2020 NORTH MERIDIAN ST.
INDIANAPOLIS, IN 46202
(800) 282-9276

ELECTRIC:
DUKE ENERGY
1619 W DEFENBAUGH ST
KOKOMO, IN 46902
(800) 521-2232

STORM SEWER:
WESTFIELD PUBLIC WORKS
130 PENN ST
WESTFIELD, IN 46074
(317) 804-3000

ZONING:
CITY OF WESTFIELD
PLANNING AND ZONING
2728 E 171ST ST.
WESTFIELD, IN 46074
(317) 804-3170

GAS:
VECTREN GAS
ALLISONVILLE RD
NOBLESVILLE, IN 46060
(800) 777-2060

TELEPHONE:
AT&T
(800) 924-1000

FRONTIER
(877) 462-8188

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

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-362-2764 or 811

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	2/16/18	SUBMITTED FOR ZONING PERMIT

ROBERT W. WELLERT REGISTERED 10404528 STATE OF INDIANA PROFESSIONAL ENGINEER

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

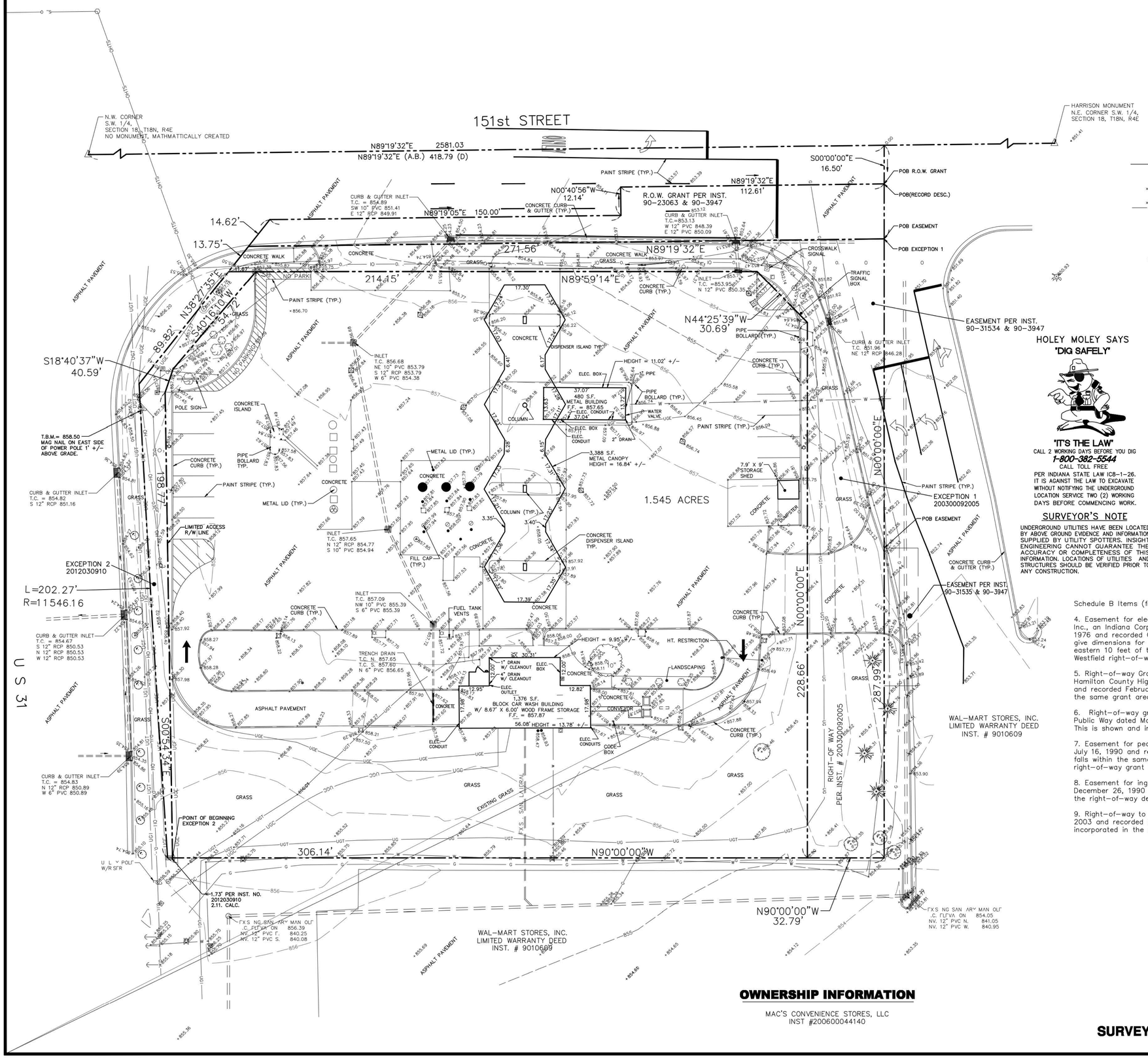
DRAWING TITLE:

COVER SHEET

SHEET NO:

CS

File: L:\circle convenience stores\westfield in\dwg\150617-cs.dwg Saved: 3/2/2016 3:28 PM (brian.weller) Plotted: 3/4/2016 8:55 AM (brian.weller) Plotstyle: (WC Standard.ctb) Scale: (1:1) Page Setup: (------)



OWNERSHIP INFORMATION

MAC'S CONVENIENCE STORES, LLC
INST #200600044140

BENCHMARK DATA

BM HAM 12 – IN HAMILTON COUNTY, ABOUT 2.1 MILES NORTH OF CARMEL, 2.0 MILES NORTH ALONG STATE ROAD 431 AND THEN U.S. HIGHWAY 31 FROM ITS INTERSECTION WITH STATE ROAD 234 IN CARMEL TO AN EAST-WEST T-ROAD, THENCE 0.55 FEET EAST TO A 30-FOOT CONCRETE BRIDGE OVER COOL CREEK, SET IN THE TOP OF THE EAST END OF THE SOUTH GUARDRAIL, 9 FEET SOUTH OF THE CENTER LINE OF THE ROAD, 2.1 FEET ABOVE THE ROADWAY, 0.9 FOOT WEST OF THE EAST FACE OF THE SOUTH GUARDRAIL, A STANDARD INDIANA FLOOD CONTROL AND WATER RESOURCES COMMISSION BRONZE BENCH MARK TABLET, STAMPED HAM 12 1959
ELEVATION – 825.08

EXISTING LEGEND

+ 830.56	SPOT ELEVATION		STORM INLET
+ 830.56 T	SPOT ELEVATION TOP CURB	UG"	UNDERGROUND ELECTRIC
831	CONTOUR	UG	UNDERGROUND TELEPHONE
	AIR VACUMM	W 6"	WATER LINE
	AREA/STREET LIGHT	W WV 6"	WATER VALVE
	UTILITY POLE	W 6"	FIRE HYDRANT
	UTILITY POLE W/ GUY LINE	6" W	WATER METER
	PAY TELEPHONE	6" G	GAS LINE
	TELEPHONE PEDESTAL	6" G	GAS METER
	ELECTRIC METER		DECIDUOUS TREE/BUSH
	MONITOR WELL		EVERGREEN TREE/BUSH
	TRAFFIC SIGNAL MANHOLE		BUSH
	CATCH BASIN (ROUND)		FENCE
	CURB & GUTTER INLET		SIGN
	GAS LINE MARKER		TRAFFIC SIGNAL POLE
	MANHOLE (TYPE NOTED)		LAWN SPRINKLER
	SMART PUMP CONTROL POINT (MAG NAIL SET IN HUB)		

Schedule B Items (from Title Policy No. 000367015 dated August 1, 2006)

4. Easement for electric lines and associated rights granted to Public Service Company of Indiana, Inc., an Indiana Corporation as set out in Electric Underground Line Easement dated October 15, 1976 and recorded October 26, 1976 in Book 292, page 210 as Instrument Number 16795 does not give dimensions for the location of the easement. The easement appears to be located for the eastern 10 feet of the property and can not be accurately plotted. This easement area now falls in Westfield right-of-way.

5. Right-of-way Granted to the Board of Commissioners of Hamilton County on behalf of the Hamilton County Highway Department as set out in Memorandum Agreement dated January 10, 1990 and recorded February 21, 1990 as Instrument Number 90-3947. This is shown and incorporated in the same grant area as # 6, 8 & 9.

6. Right-of-way granted to Board of Commissioners of Hamilton County as set out in Deed for Public Way dated May 15, 1990 and recorded September 18, 1990 as Instrument Number 90-23063. This is shown and incorporated in the same grant area as # 5, 8 & 9.

7. Easement for pedestrian and vehicular ingress and egress as set out in Grant of Easement dated July 16, 1990 and recorded December 26, 1990 as Instrument Number 90-31534. This is shown an falls within the same grant area as # 5, 6, 8 & 9. This easement area is now a part of the right-of-way grant in # 9.

8. Easement for ingress egress as set out in Grant of easement dated July 16, 1990 and recorded December 26, 1990 as Instrument Number 90-31535. This easement area is now accessed through the right-of-way described in # 9.

9. Right-of-way to the Town of Westfield as set out in Grant of Right-of-way dated August 1, 2003 and recorded September 9, 2003 as Instrument Number 200300092005. This is shown and incorporated in the same grant area as # 5, 6 & 8.

0' 20' 30' 40'
1"=20'

SURVEY VOID IF NOT ACCOMPANIED BY SHEET 2 OF 2

SITE ENGINEER:
Insight Engineering Inc.
Civil/Site Design
Land Planning
Land Surveying
Development Consulting
Suite C
9765 Rawdall Drive
Indianapolis, IN 46280
(317) 848-8040
(317) 848-9080 fax
www.insightengineering.com

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:

1 of 2

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 Quarter418.79 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 50 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 1999 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 opinions 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 15, 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 200300092005 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 200300092005.

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 site concrete curb encroaches into the right-of-way of 151st Street as described in Instrument Number 200300092005 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 200300092005 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 tolerances 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. Servies

STEPHEN D. SERVIES REGISTERED No. 900002 STATE OF INDIANA LAND SURVEYOR

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

The parcel described herein does not lie within that Special Flood Hazard Zone □A□ as said parcel plots on community panel number 18057C0120 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.

0' 20' 30' 40'

1"=20'

SURVEY VOID IF NOT ACCOMPANIED BY SHEET 1 OF 2

SITE ENGINEER:

Insight Engineering Inc.

Civil/Site Design
Land Planning
Land Surveying
Development Consulting

Suite C
9765 Randall Drive
Indianapolis, IN 46280
(317) 848-9040
(317) 848-9080 fax
www.insightengineering.com

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 priviledged 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

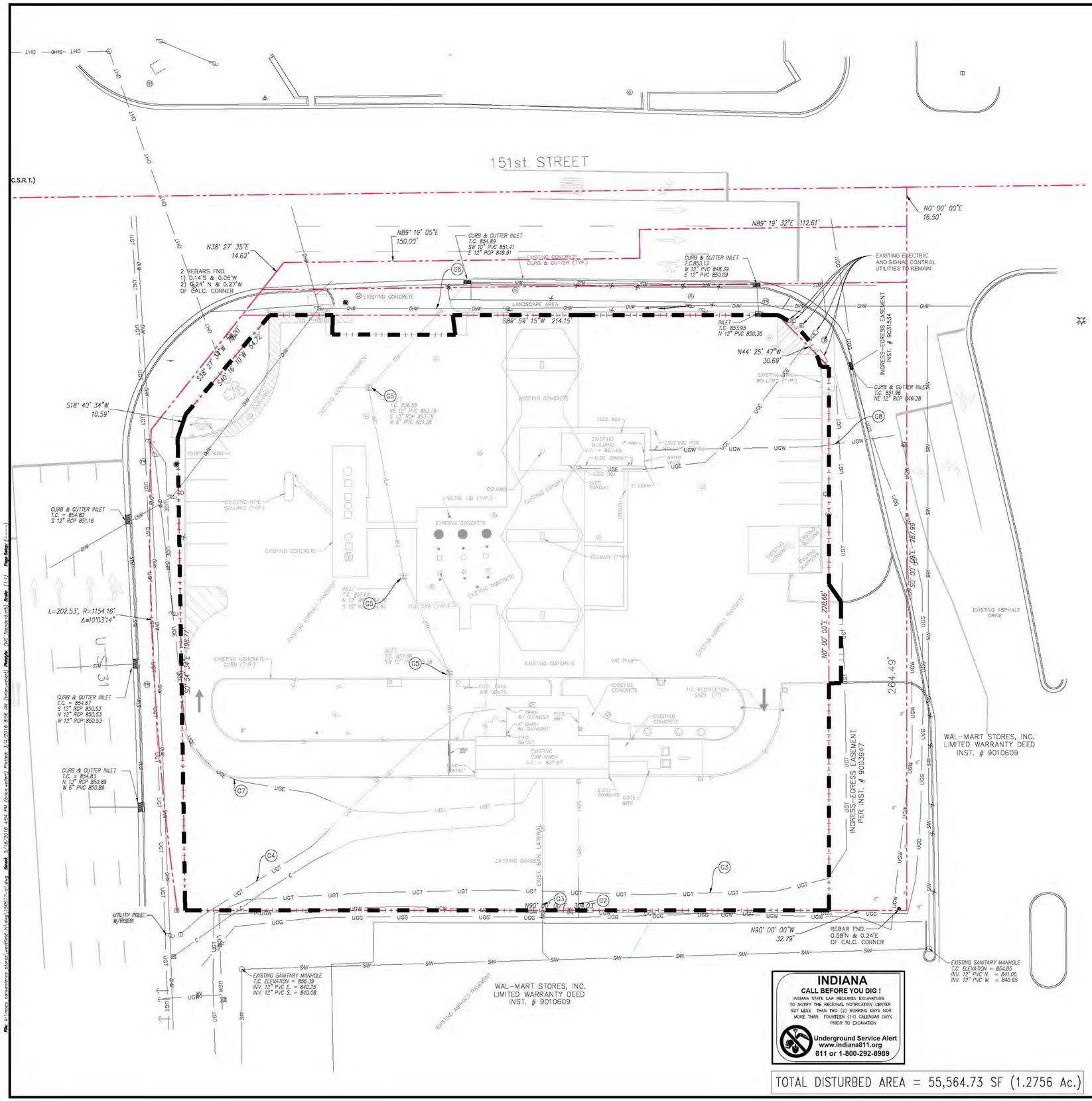
SCALE: 1"=20'	DATE: 10/10/15
DESIGNED BY: N/A	DRAWN BY: HwR
CHECKED BY: SOS	FIELD BOOK #:
FILE NAME: 9522W-SU	

DRAWING TITLE:

ALTA/ACSM LAND TITLE SURVEY

SHEET NO:

PROJECT: \\Surveyio\c\9522W\dwg\
DWG: 9522W-SU.dwg / TAB NAME: 9522W-SU (2 OF 2)
PLOTTED BY: Cad4



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

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

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 1-800-299-8989 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.

NORTH

0 10 20 40
SCALE (IN FEET)
1 inch = 20 ft.

CLIENT:

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

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	11/25/15	SUBMITTED FOR ZONING PERMIT

ROBERT W. WELLERT REGISTERED No. 10404528 STATE OF INDIANA PROFESSIONAL ENGINEER

PROJECT TITLE

PROPOSED CIRCLE K

SITE ADDRESS:

3063 & 3065 MORSE RD.
COLUMBUS, OH 43231

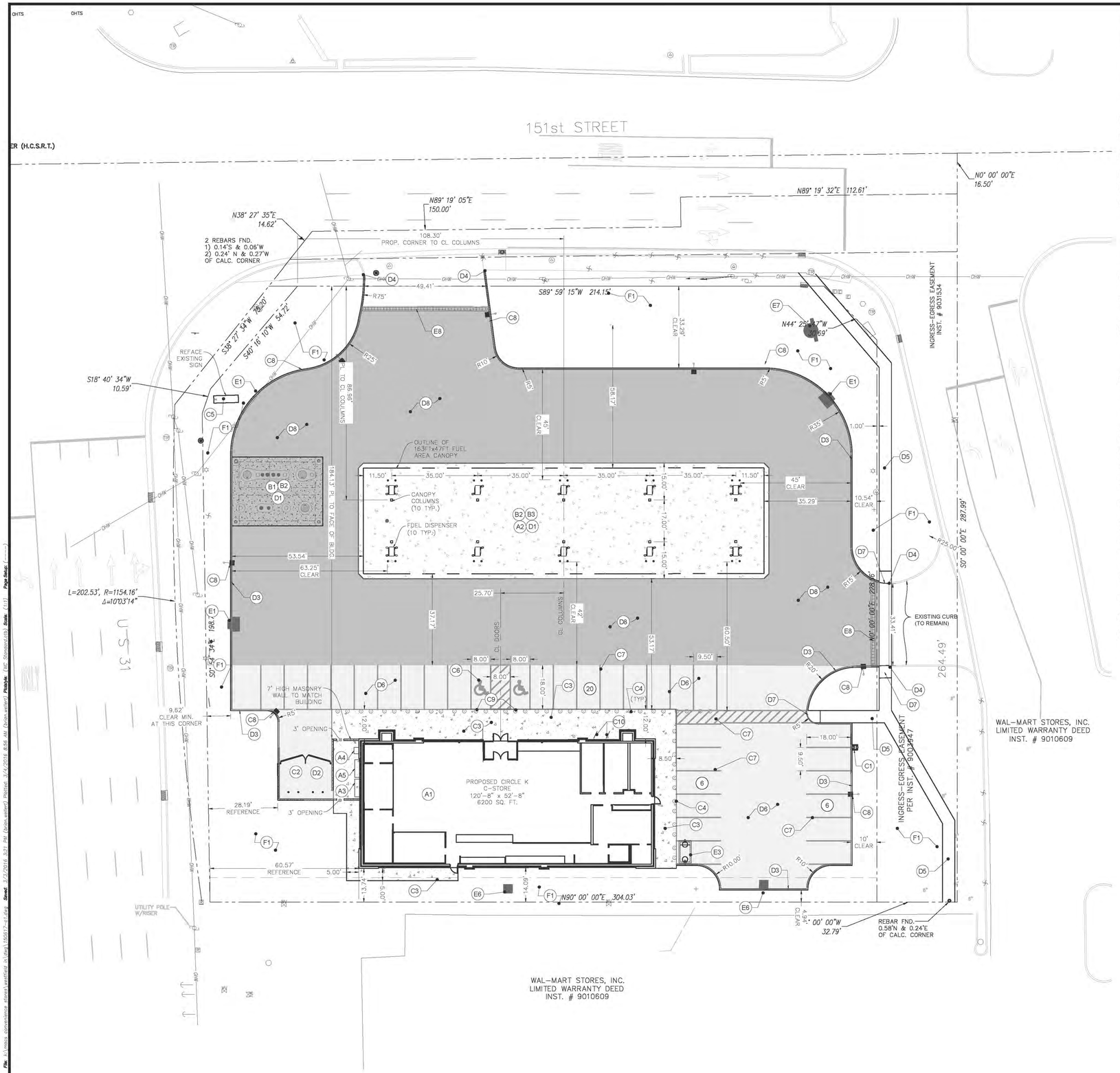
SCALE:	1" = 20'
DATE:	11/19/2015
DESIGNED BY:	ID
DRAWN BY:	ID
CHECKED BY:	RWW
FILE NAME:	150617-D1.dwg
JOB NUMBER:	150617

DRAWING TITLE:

DEMOLITION PLAN

SHEET NO:

D1.0



SITE PLAN NOTES

SEE SHEET C6.6 FOR GENERAL SITE CONTRUCTION NOTES

A. BUILDING AND CANOPY GENERAL NOTES:

1. REFER TO CERTIFIED BUILDING AND CANOPY DRAWINGS FOR DETAILS AND SPECIFICATIONS.
2. FRONT FACE OF SALES BUILDING AND CANOPY ARE PARALLEL TO THE SOUTH RIGHT OF WAY OF 151ST STREET.

(A) ITEMIZED NOTES:

(A1) CONSTRUCT BUILDING PER ARCHITECTS PLANS AND SPECIFICATIONS.

(A2) CONSTRUCT NEW CANOPY PER CANOPY CONSTRUCTION PLANS BY SUPERIOR.

(A3) INSTALL PROPANE PER MANUFACTURER'S SPECIFICATIONS.

(A4) INSTALL RED BOX PER MANUFACTURER'S SPECIFICATIONS.

(A5) INSTALL 8' ICE CHEST PER MANUFACTURER'S SPECIFICATIONS.

B. TANK/FUEL SYSTEM GENERAL NOTES:

1. REFER TO FUEL SYSTEM DRAWINGS (FE AND FG SERIES SHEETS) FOR DETAILS AND SPECIFICATIONS.

(B) ITEMIZED NOTES:

(B1) INSTALL (2) 20,000 GALLON DOUBLE-WALL STEEL UNDERGROUND STORAGE TANKS. SEE TANK AND FUEL SYSTEM DRAWINGS (FE AND FG SERIES SHEETS) FOR DETAILS. (BY FUEL CONTRACTOR)

(B2) THE FOLLOWING CONCRETE WORK TO BE CONSTRUCTED BY THE FUEL CONTRACTOR:

a. CONCRETE PAD UNDER CANOPY
b. CONCRETE PAD ABOVE UNDERGROUND FUEL STORAGE TANKS

(B3) INSTALL DISPENSER ISLANDS, BOLLARDS, (10) GASOLINE DISPENSERS, E-STOP AND ALL ASSOCIATED PIPING PER FUEL SYSTEM DRAWINGS. (BY FUEL CONTRACTOR).

C. YARD AREA GENERAL NOTES:

1. REFER TO SHEETS C6.0, C6.1, C6.2, C6.3 AND C6.4 FOR YARD AREA DETAILS AND SPECIFICATIONS.

(C) ITEMIZED NOTES:

(C1) INSTALL VACUUM/AIR STAND WITH BOLLARDS PER PLAN. SEE DETAIL 7, SHEET 6.0.

(C2) INSTALL TRASH ENCLOSURE. SEE BUILDING PLANS.

(C3) INSTALL CONCRETE WALK PER SITE PLAN AND BUILDING DRAWINGS. SEE DETAIL 5, SHEET C6.1.

(C4) INSTALL 6" DIAMETER BOLLARD POST PER DETAIL 1, SHEET C6.1. SEE SHEET C2.1 FOR SPACING.

(C5) INSTALL MAIN IDENTIFICATION SIGN PER SIGN SUBMITTAL PACKAGE. REFERENCE SIGN MANUFACTURER DRAWINGS.

(C6) PAINT HANDICAPPED SYMBOL AND INSTALL HANDICAP ACCESS SIGNS. PAINT SYMBOLS AND ACCESS AISLE STRIPING PER APPLICABLE CODES. SEE DETAIL 7, SHEET C6.1.

(C7) PAINT 4" WIDE STRIPES FOR PARKING SPACES AND ADA WALK WAYS. SEE DETAILS.

(C8) INSTALL SITE LIGHTING PER SITE PHOTOMETRIC PLAN, SEE SHEET 1/5 AND SHEET 5/5 PREPARED BY RED LEONARD.

(C9) INSTALL ACCESSIBILITY SIGNAGE ON BOLLARD, SEE DETAIL 9, SHEET C6.1.

(C10) INSTALL BIKE RACKS (2)

D. PAVING GENERAL NOTES:

1. EXISTING ROADWAY PAVEMENT DISTURBED BY CONSTRUCTION WORK SHALL BE REPAIRED BY CONTRACTOR.
2. INSTALL ½" EXPANSION JOINT MATERIAL AT ALL CONCRETE CURB AND CONCRETE SLAB ABUTMENTS TO WALKS, PLATFORMS, WALLS AND OTHER CONCRETE SLABS, AND OTHER LOCATIONS AS DEPICTED ON PLAN.
3. CONTRACTOR SHALL PROVIDE CONSTRUCTION AND CRACK CONTROL JOINTS IN CONCRETE SLABS AT 10 FEET ON CENTER EACH WAY AND OTHER LOCATIONS AS DEPICTED ON PLANS. REFERENCE FUEL SYSTEM DRAWING, FUEL PIPING & CANOPY/DISPENSER LAYOUT PLAN, SHEET FG300, FOR CONTROL JOINT LOCATIONS. REFERENCE DETAILS ON SHEET FG304 FOR CONSTRUCTION JOINT AND SAWCUT DETAILS. CONTRACTOR TO SUBMIT JOINT LAYOUT PLAN FOR APPROVAL.
4. REFERENCE CONCRETE PAVING SECTION, SEE DETAILS.

(D) ITEMIZED NOTES:

(D1) CANOPY APRON TO BE 6" THICK CONCRETE AND TANK APRON TO BE 8" THICK CONCRETE WITH MAT REINFORCEMENT. SEE FUEL SYSTEM DRAWINGS.

(D2) INSTALL DUMPSTER PAD PER CONCRETE PAVING SECTION. SEE SHEET C6.0, DETAIL 2.

(D3) INSTALL STANDARD 6" CONCRETE CURB. SEE DETAIL 2, SHEET C6.1.

(D4) TRANSITION NEW CONCRETE CURB OR PAVEMENT TO MEET EXISTING CURB OR EDGE OF PAVEMENT ELEVATION AND LOCATION.

(D5) INSTALL 4" CONCRETE SIDEWALK PER CITY OF WESTIFELD STANDARDS.

(D6) INSTALL STANDARD CONCRETE PAVEMENT. SEE DETAIL 2, SHEET C6.0.

(D7) INSTALL CURB RAMPS PER DETAIL 1, SHEET C6.4.

(D8) INSTALL HEAVY CONCRETE PAVEMENT, SEE DETAIL 2, SHEET C6.0.

E. UTILITIES GENERAL NOTES:

1. ALL UNDERGROUND UTILITIES MUST BE INSTALLED PRIOR TO PREPARATION OF SUBGRADE FOR PAVEMENT.
2. ALL WORK WITHIN RIGHT-OF-WAY SHALL CONFORM TO GOVERNING STATE AND/OR LOCAL SPECIFICATIONS.
3. CONTRACTOR SHALL REVIEW THE FUEL SYSTEM PIPING AND CONDUIT LOCATIONS ON FG AND FE SERIES DRAWINGS AND AVOID INTERFERENCE WITH OTHER UNDERGROUND SITE UTILITIES.

(E) ITEMIZED NOTES:

(E1) INSTALL CURB INLET. SEE UTILITY PLAN AND DETAIL 2, SHEET C6.2.

(E2) INSTALL STORM MANHOLE. SEE UTLIITY PLAN AND DETAIL 1, SHEET C6.2.

(E3) INSTALL GREASE INTERCEPTOR. SEE DETAIL 2, SHEET C6.4.

(E4) INSTALL ROCK RIP RAP. SEE UTILITY PLAN AND DETAILS.

(E5) INSTALL TRANSFORMER PAD PER POWER COMPANY STANDARDS.

(E6) INSTALL CATCHBASIN SEE UTILITY PLAN & DETAIL 4, SHEET C6.2.

(E7) INSTALL AQUA SWIRL AS-5, SEE DETAIL 3, SHEET C6.2

(E8) INSTALL DURASLOT TRENCH DRAIN SEE DETAIL 9, SHEET C6.3

F. LANDSCAPING GENERAL NOTES:

1. REFER TO LANDSCAPE PLAN, SHEET C4.0.

(F) ITEMIZED NOTES:

(F1) INSTALL LANDSCAPING OR SOD. REFER TO SHEET C4.0.

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%).

TOTAL PARKING SPACES

39 + 2 HC + 1 DELIVERY TRUCK = 42

LEGEND

HEAVY CONCRETE PAVEMENT

STANDARD CONCRETE PAVEMENT

NORTH

0 10 20 40
SCALE (IN FEET)
1 inch = 20 ft.

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

ROBERT W. WELLERT
REGISTERED
No. 10404528
STATE OF INDIANA
PROFESSIONAL ENGINEER

PROJECT TITLE

PROPOSED
CIRCLE K

SITE ADDRESS:

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

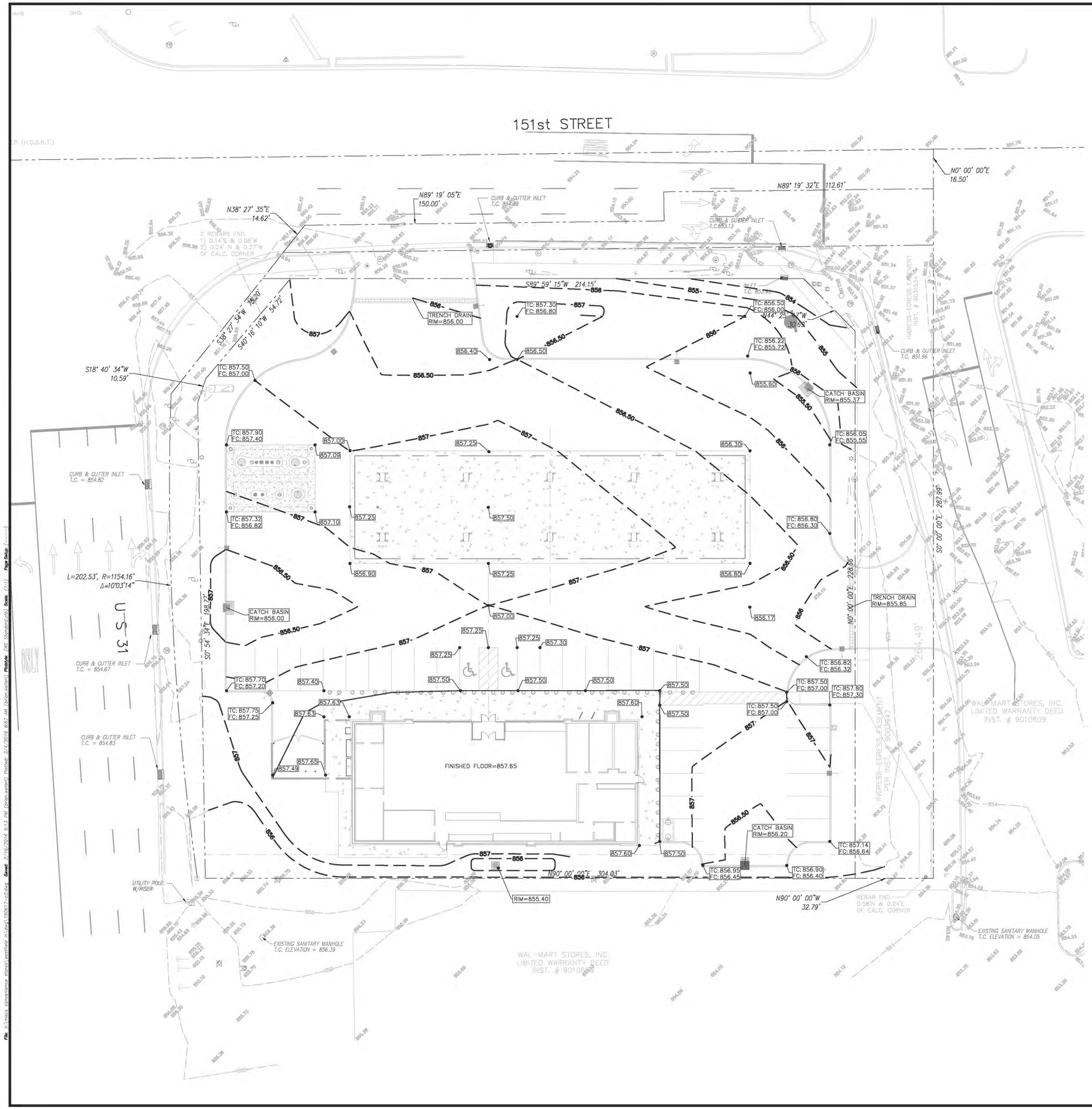
SCALE:	1" = 20'
DATE:	01/18/2016
DESIGNED BY:	BSW
DRAWN BY:	BSW
CHECKED BY:	RWW
FILE NAME:	150617-C1.dwg
JOB NUMBER:	150617

DRAWING TITLE:

SITE PLAN

SHEET NO:

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 0000.00
ESTIMATED ELEVATIONS SHOWN 0000.00
EXISTING CONTOURS SHOWN 00.00
PROPOSED CONTOURS SHOWN 00.00
PROPOSED RIDGE LINE

NORTH

0 10 20 40
SCALE (IN FEET)
1 inch = 20 ft.

GRADING GENERAL NOTES:

1. SEE SITE PLAN AND C6.6 FOR ADDITIONAL GENERAL NOTES.
2. DEVELOPMENT PLANS ARE BASED ON THE ALTA/ASCM LAND TITLE SURVEY BY WELLERT CORPORATION, DATED 11/10/2015.
3. THE CONTRACTOR SHALL BE ADVISED THAT ALL EXCAVATION IS CONSIDERED UNCLASSIFIED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS, METHODS, AND MATERIALS OF CONSTRUCTION TO COMPLETE PROPOSED CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMPORTATION OF ANY BORROW MATERIAL NECESSARY TO COMPLETE THE JOB.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OFF–SITE DISPOSAL OF ANY AND ALL EXCESS OR UNSUITABLE MATERIAL NOT USED ON THE JOB SITE.
7. 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.
8. 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 PAVING WILL BE PERMITTED.
9. PROPOSED ELEVATIONS SHOWN SHALL NOT BE CHANGED WITHOUT APPROVAL OF THE ENGINEER.
10. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL COMPLY WITH LOCAL MUNICIPALITY, LOCAL COUNTY, AND THE ODOT MATERIAL AND CONSTRUCTION SPECIFICATIONS.
11. 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.
12. 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.
13. 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.
14. 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.
15. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
16. 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.
17. UNDERDRAINS MAY BE ADDED, IF DETERMINED NECESSARY BY THE ENGINEER OR CONSTRUCTION MANAGER, AFTER SUBGRADE IS ROUGH GRADED.
18. UNLESS OTHERWISE INDICATED AT A SPECIFIC LOCATION, ALL FINISHED GRADES ARE TO CONFORM TO AND MATCH EXISTING GRADES.
19. THE CONTRACTOR SHALL RESTORE ANY STRUCTURE, PIPE, UTILITY, PAVEMENT, CURBS, SIDEWALKS, LANDSCAPED AREAS, ETC. DISTURBED DURING CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER.
20. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF MATERIALS AND STRUCTURES TO THE CONSTRUCTION MANAGER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL MUNICIPALITIES TO SECURE PERMITS AND FEES FOR STREET CUTS AND CONNECTIONS TO EXISTING UTILITIES.
27. SITE GRADING SHALL BE PERFORMED TO PROVIDE POSITIVE DRAINAGE TO CATCH BASINS AND TO PRECLUDE THE PONDING OF WATER ON SITE.
28. VERIFY REQUIRED SPOT ELEVATIONS/GRADING IN THE VICINITY OF THE BUILDINGS WITH THE ARCHITECTURAL PLANS.
29. 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:

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

NO.	DATE	REVISION DESCRIPTION
1	02/15/16	SUBMITTED FOR ZONING PERMIT

ROBERT W. WELLERT
REGISTERED
No. 10404328
STATE OF INDIANA
PROFESSIONAL ENGINEER

PROJECT TITLE

PROPOSED
CIRCLE K

SITE ADDRESS:

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

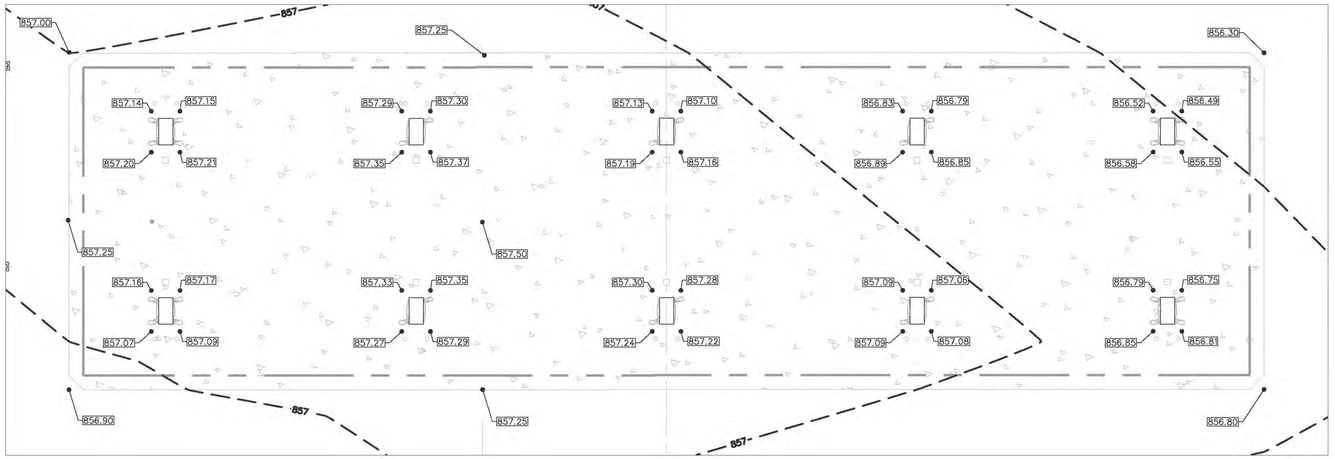
SCALE:	1" = 20'
DATE:	01/18/2016
DESIGNED BY:	RWW
DRAWN BY:	BSW
CHECKED BY:	RWW
FILE NAME:	150617–C2.dwg
JOB NUMBER:	150617

DRAWING TITLE:

GRADING PLAN

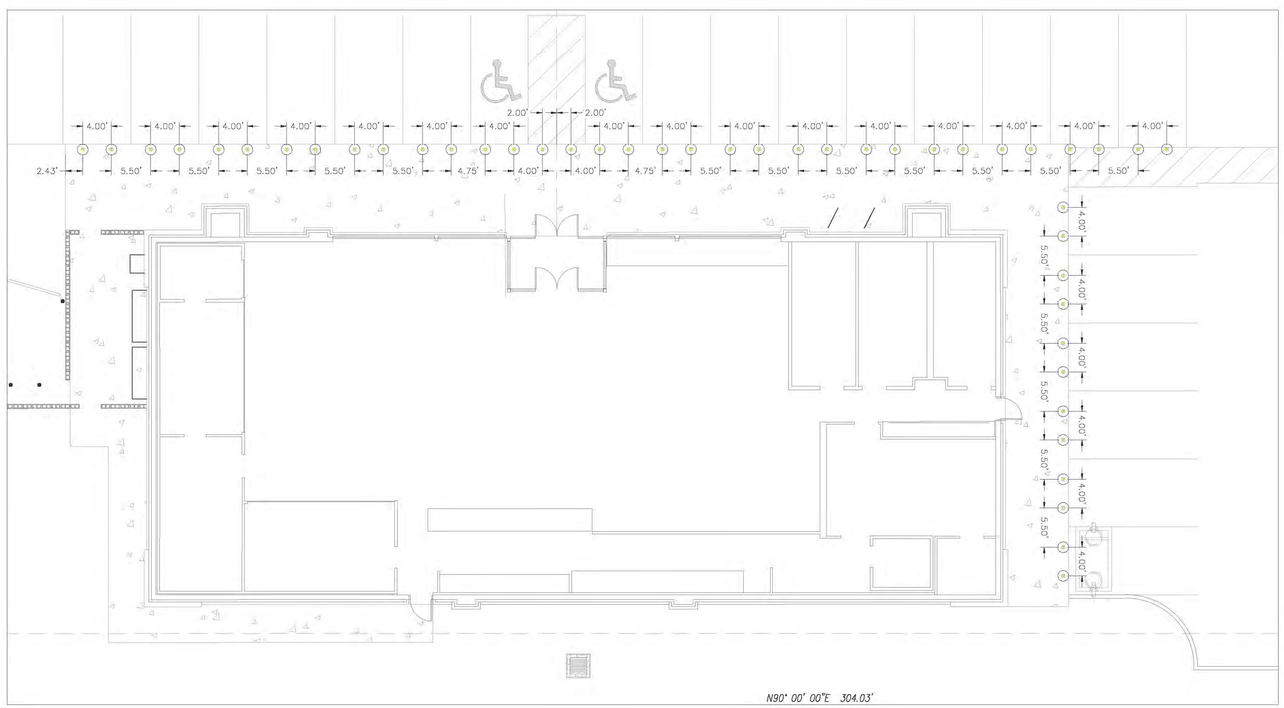
SHEET NO:

C2.0



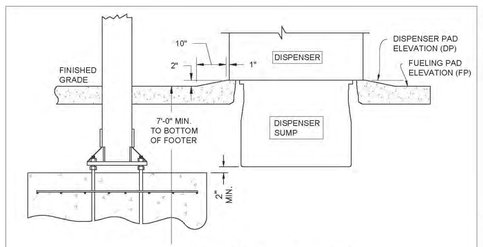
CANOPY AREA GRADING

SCALE: 1"=10'



BOLLARD SPACING PLAN

SCALE: 1"=10'



TYPICAL DISPENSER ISLAND SECTION

½" = 1'-0"

CLIENT:

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

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NO.	DATE	REVISION DESCRIPTION
1	02/15/16	SUBMITTED FOR ZONING PERMIT

ROBERT W. WELLERT REGISTERED No. 10404528 STATE OF INDIANA PROFESSIONAL ENGINEER

PROJECT TITLE

PROPOSED CIRCLE K

SITE ADDRESS:

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

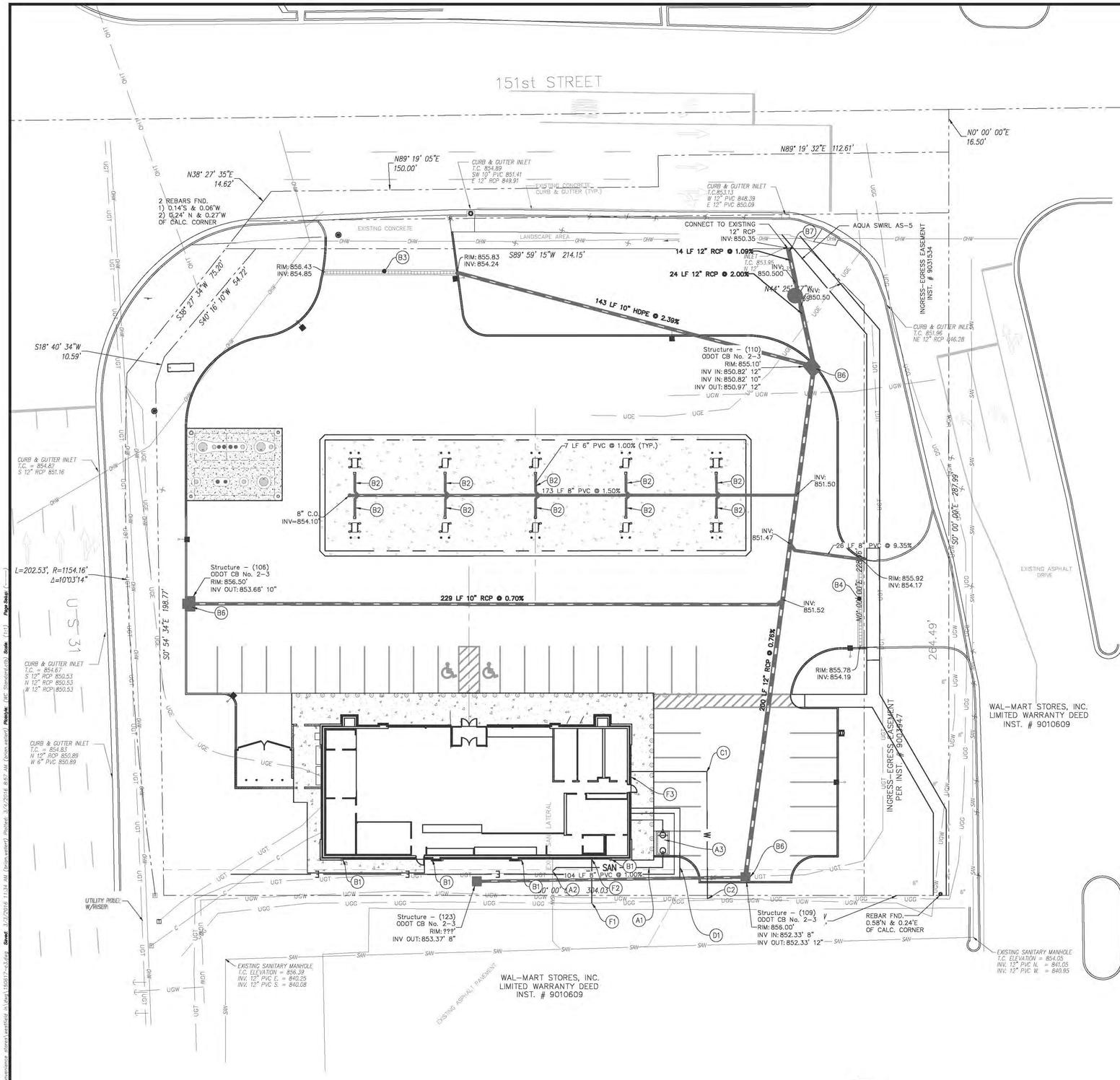
SCALE:	NOTED
DATE:	01/19/2016
DESIGNED BY:	RWW
DRAWN BY:	BSW
CHECKED BY:	RWW
FILE NAME:	150617-C2.dwg
JOB NUMBER:	150617

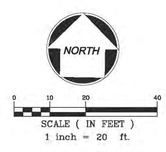
DRAWING TITLE:

CANOPY AREA GRADING PLAN

SHEET NO:

C2.1





LEGEND

UTILITY PLAN NOTES

A. GENERAL SANITARY SEWER NOTES:

1. ALL SANITARY SEWER LATERALS DESIGNATED "PVC" SHALL BE SDR 35, WITH RUBBER GASKET JOINTS, AS APPROVED BY THE CITY OF WESTFIELD.
2. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
3. SANITARY SEWER LATERALS ARE SHOWN ON THESE PLANS TO FACE OF BUILDINGS. SITE CONTRACTOR SHALL INCLUDE IN HIS PROPOSAL THE COST OF LATERAL CONSTRUCTION TO FIVE (5) FEET FROM THE FACE OF BUILDING.

(A) ITEMIZED NOTES:

(A1) INSTALL 6" PVC SANITARY LATERAL AT 1.0% MIN. SLOPE. SEE BUILDING DRAWINGS FOR TIE IN POINT. CONTRACTOR MUST VERIFY STUB LOCATION AND ELEVATIONS PRIOR TO CONSTRUCTION.

(A2) CONNECT 6" PVC SANITARY LATERAL AT EXISTING SANITARY SEWER LATERAL.

(A3) INSTALL 1000 GALLON GREASE INTERCEPTOR, SEE DETAIL 2, SHEET C6.4.

B. GENERAL STORM SEWERS NOTES:

1. STORM SEWERS DESIGNATED "PVC" SHALL BE SDR 35, WITH RUBBER GASKET JOINTS.
2. STORM SEWERS DESIGNATED "HDPE" SHALL BE HIGH DENSITY POLYETHYLENE, SMOOTH INTERIOR, CORRUGATED EXTERIOR, AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC, OR EQUAL. PIPE SHALL CONFORM TO AASHTO M 294, AND ASTM D 2321 WITH JOINTS CONFORMING TO ASTM D 3212.
3. PROVIDE CLEANOUTS FOR STORM SEWERS AS INDICATED ON PLANS PER DETAIL SHEET.
4. GRATES SHALL BE BICYCLE SAFE GRATES.
5. UNDERDRAIN SHALL BE INSTALLED AS INDICATED ON PLANS AND AS DIRECTED BY OWNERS REPRESENTATIVE. SEE UNDERDRAIN DETAIL 5 SHEET C6.3.

(B) ITEMIZED NOTES:

(B1) INSTALL 6" PVC STORM SEWER DOWNSPOUTS FOR BUILDING ROOF DRAINS

(B2) INSTALL 6" PVC STORM SEWER LATERAL FOR CANOPY DRAINS AT 1.0% SLOPE (MIN.).

(B3) INSTALL ADS DURASLOT TRENCH DRAIN SEE SHEET C6.3 DETAIL 9 APPROXIMATELY 51.4 LF

(B4) INSTALL ADS DURASLOT VARIABLE DEPTH TRENCH DRAIN SEE SHEET C6.3 DETAIL 9. APPROXIMATELY 34.2LF. SLOT VARIES IN DEPTH FROM 7" TO 9".

(B5) OMITTED

(B6) INSTALL ODOT STORM MANHOLE No. 3. SEE DETAIL 1, SHEET C6.2.

(B7) CONNECT NEW 12" RCP STORM SEWER LINE TO EXISTING 12"RCP.

(B8) INSTALL AQUA SWIRL AS-5, SEE DETAIL 3, SHEET C6.2

(B9) OMITTED.

C. GENERAL WATERLINE NOTES:

1. WATER SERVICE LINE SHALL BE 1.5" (MIN) TYPE "K" COPPER. REQUIREMENT IS XX GPM @ XX PSI MINIMUM AT BUILDING.
2. WATER SERVICE PIPE FROM THE WATER MAIN TO BUILDING SHALL NOT BE LESS THAN 4 FEET FROM THE ESTABLISHED GRADE.
3. BACKFLOW DEVICE REQUIRED ON ALL SERVICE CONNECTIONS. THE BACKFLOW PREVENTER SHALL BE TESTABLE AND LISTED APPROVED BY IDEM, AND CITY OF WESTFIELD.
4. ALL WATERLINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS ESTABLISHED BY THE LOCAL AUTHORITY AND IDEM.
5. ANY EXISTING HYDRANTS, VALVES, VALVE BOXES, METER PITS, SERVICE LINES, CURB BOXES OR WATER MAINS THAT ARE DAMAGED OR MUST BE ADJUSTED AND/OR MOVED, MUST BE REPAIRED, ADJUSTED, MOVED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
6. MUST MAINTAIN A 18" MINIMUM VERTICAL CLEARANCE FROM EDGE OF ALL WATER MAIN PIPE TO EDGE OF ALL PROPOSED STORM SEWERS AND/OR INLET LEAD PIPE WHERE THEY CROSS.
7. A 10.0' MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED FROM THE EDGE OF THE WATER MAIN PIPE TO THE EDGE OF THE SANITARY SEWER PIPE.
8. AN 18" MINIMUM VERTICAL CLEARANCE MUST BE MAINTAINED FROM THE EDGE OF ALL WATER MAIN PIPE TO THE EDGE OF ALL SANITARY SEWER PIPE WHERE THEY CROSS.
9. A 10' MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED FROM THE EDGE OF THE WATER MAIN PIPE TO THE EDGE OF THE STORM SEWER PIPE.

(C) ITEMIZED NOTES:

(C1) INSTALL 1.5" TYPE "K" COPPER WATER SERVICE LINE. SEE BUILDING DRAWINGS FOR TIE IN POINT.

(C2) CONNECT 1.5" DOMESTIC WATER LINE TO WATER MAIN PER CITY OF WESTFIELD WATER DEPARTMENT REQUIREMENTS.

D. GENERAL TELEPHONE AND CABLE NOTES:

1. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND DATA AND COMMUNICATION SERVICES WITH THE PHONE AND CABLE COMPANIES.
2. SEE CERTIFIED BUILDING PLANS FOR SITE REQUIREMENTS.

(D) ITEMIZED NOTES:

(D1) INSTALL (2) 4" MIN. CONDUIT (OR SIZE AS REQUIRED BY TELEPHONE COMPANY TO SATISFY USAGE REQUIREMENTS OF 20 PAIR ANALOG LINES). INSTALL CONDUIT FROM BUILDING TO EXISTING SERVICE LINE (APPROXIMATE ROUTE SHOWN). SEE BUILDING DRAWINGS FOR TIE IN POINT.

(D2) INSTALL (1) 4" MIN. CONDUIT (OR SIZE AS REQUIRED BY CABLE COMPANY TO PROVIDE (2) UNDERGROUND CABLE LINES (DATA FOR INTERNET) FROM EXISTING MAIN SERVICE LINE TO BUILDING.

E. GENERAL ELECTRIC NOTES:

1. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND ELECTRIC SERVICES WITH THE POWER COMPANY.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRENCHING, BEDDING AND BACKFILLING ACTIVITIES, INSTALLATION OF ALL CONDUIT, PLACEMENT OF PULL WIRES WITHIN THE SITE AND GROUNDING.
3. REFERENCE BUILDING CONSTRUCTION PLANS FOR THE EXACT LOCATION AND NUMBER OF BUILDING AND SECONDARY SERVICE CONNECTIONS. THE NUMBER AND SIZE OF SECONDARY CONDUITS SHALL BE AS INDICATED ON THE PLANS IN SERVICE CONDUIT DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRAWINGS AND SHALL INFORM THE PROJECT ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.
4. ALL CONDUIT SHALL BE INSTALLED USING A MINIMUM OF 3.0 FEET OF COVER AND SHALL INSTALL EARLY WARNING DETECTION TAPE ABOVE ALL ELECTRIC SERVICE LINES.
5. THE COMPLETED INSTALLATION SHALL HAVE A FINAL INSPECTION BY THE POWER COMPANY PRIOR TO INSTALLATION OF THE TRANSFORMER.
6. ALL EQUIPMENT AND WORK SHALL CONFORM WITH THE NATIONAL ELECTRIC CODE AND APPLICABLE UNDERWRITER'S AND GOVERNMENTAL BUILDING CODES AND POWER COMPANY.
7. COORDINATE THE SCOPE AND RESPONSIBILITY OF ALL WORK WITH POWER COMPANY PRIOR TO BIDDING PROJECT OBTAIN INSTALLATION REQUIREMENTS.
8. INSTALL CONDUITS AND WIRE PER ELECTRICAL SITE PLAN BY OTHERS. POWER REQUIRED FOR SIGNS, BUILDINGS, LIGHTING FUEL SYSTEM VACUUMS AND AIR PEDESTAL.

(E) ITEMIZED NOTES:

(E1) INSTALL TRANSFORMER PAD, PER POWER COMPANY DETAILS. SEE SHEET C6.1, DETAIL 1. POWER COMPANY TO SUPPLY AND INSTALL TRANSFORMER.

(E2) INSTALL ELECTRIC SERVICE LINE FROM BUILDING TO TRANSFORMER (APPROXIMATE ROUTE SHOWN). SEE BUILDING DRAWINGS FOR TIE-IN POINT. CONSULT ELECTRIC COMPANY AND ARCHITECTURAL PLANS FOR SIZE, LOCATION AND TYPE.

(E3) INSTALL CONDUIT WITH PULL STRING FOR SERVICE LINE FROM POLE TO TRANSFORMER. POWER COMPANY TO INSTALL PRIMARY WIRE INSIDE CONDUIT. CONSULT WITH POWER COMPANY FOR LOCATION, SIZE, AND TYPE.

F. GENERAL GAS NOTES:

1. CONTRACTOR TO COORDINATE INSTALLATION OF GAS SERVICE WITH THE GAS COMPANY.
2. SEE CERTIFIED BUILDING PLANS FOR SITE GAS REQUIREMENTS.

(F) ITEMIZED NOTES:

(F1) REUSE NATURAL GAS SERVICE LINE FROM BUILDING TO EXISTING SERVICE LINE (APPROXIMATE ROUTE SHOWN). SEE BUILDING DRAWINGS FOR TIE-IN POINT. CONSULT GAS COMPANY FOR SIZE, LOCATION AND TYPE.

(F2) INSTALL NEW GAS METER AT THE BUILDING TIE-IN POINT.

G. GENERAL UTILITY REMOVAL NOTES:

1. CONTRACTOR TO COORDINATE REMOVAL/ABANDONMENT OF UTILITIES WITH THE CORRESPONDING UTILITY COMPANY REQUIREMENTS

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

ROBERT W. WELLERT REGISTERED No. 10404528 STATE OF INDIANA PROFESSIONAL ENGINEER

PROJECT TITLE:

PROPOSED CIRCLE K

SITE ADDRESS:

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

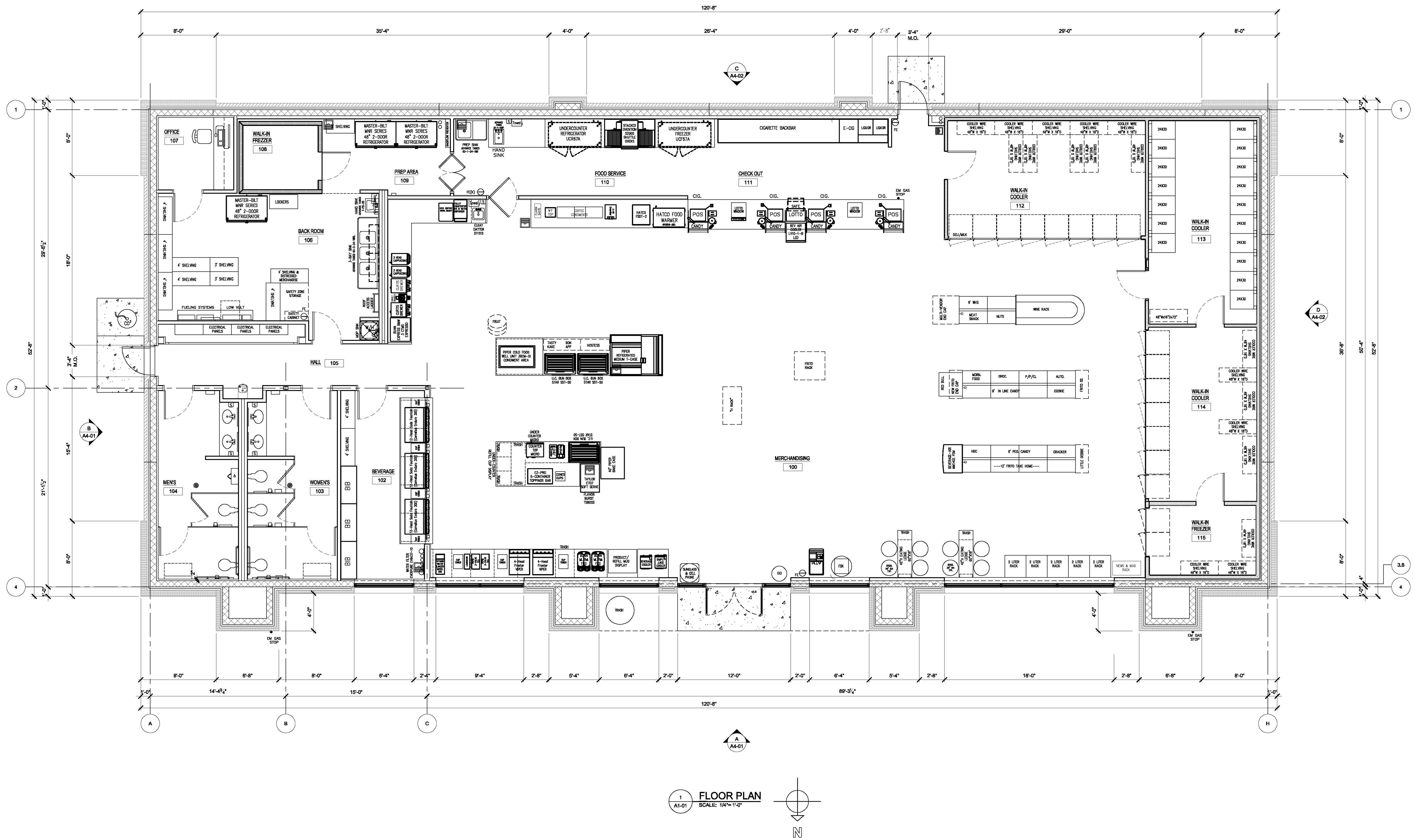
SCALE:	1" = 20'
DATE:	01/18/2016
DESIGNED BY:	ID
DRAWN BY:	ID
CHECKED BY:	RWW
FILE NAME:	150617-C3.dwg
JOB NUMBER:	150617

DRAWING TITLE:

UTILITY PLAN

SHEET NO:

C3.0



1 A1-01 FLOOR PLAN
SCALE: 1/4"= 1'-0"

N

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

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

CUPKOVIC architecture llc
6060 Rockside Woods Blvd, Cleveland, Ohio 441131
216.524.8400 phone, 216.524.8401 fax
www.cuparc.com, info@cuparc.com

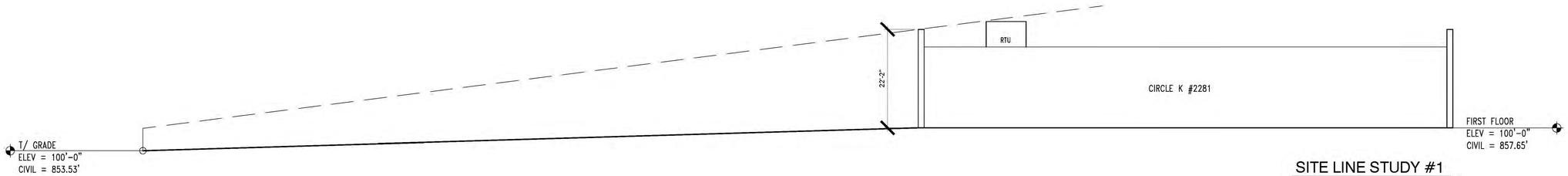
SEAL

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

DRAWING TITLE
STORE #2281 Westfield
FLOOR PLAN

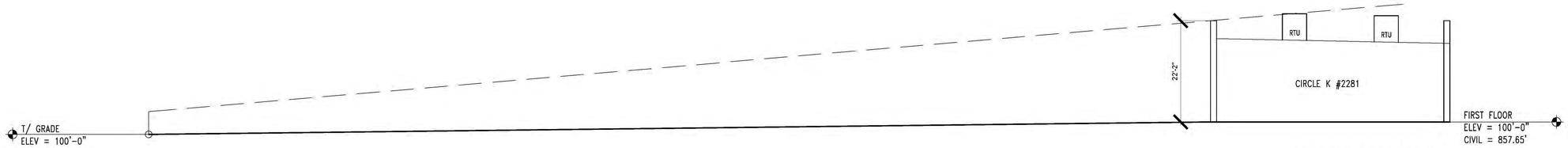
DRAWN BY	CHECKED BY
TS	SDM

SCALE: 1/4" = 1'-0"
ISSUE DATE: -
JOB NUMBER: 15-312
DRAWING NUMBER: **A1-01**



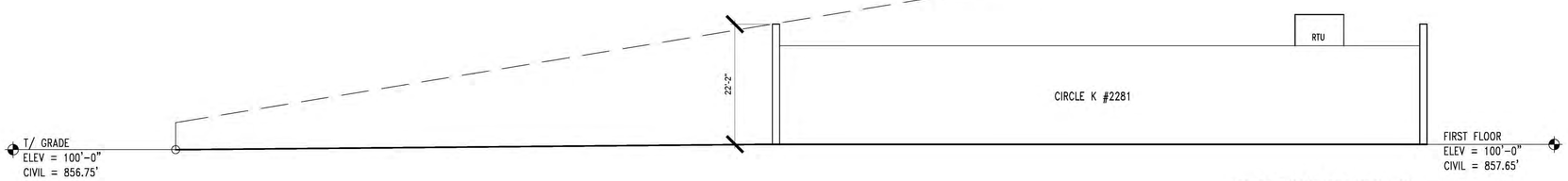
SITE LINE STUDY #1

1/16" = 1'-0"



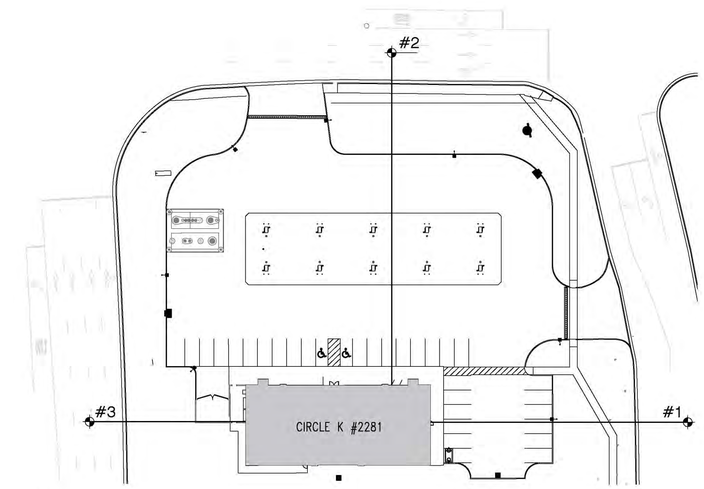
SITE LINE STUDY #2

1/16" = 1'-0"



SITE LINE STUDY #3

1/16" = 1'-0"



N

KEY PLAN

N.T.S.

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

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

CUPKOVIC architecture llc
6080 Rockside Woods Blvd | Cleveland, Ohio 44131
216.524.8400 phone | 216.524.8401 fax
www.cupcarc.com | info@cupcarc.com

SEAL

NUMBER	DESCRIPTION	DATE

NUMBER	DESCRIPTION	DATE
	PLANNING REVIEW 3	03-30-2016

DRAWING TITLE
STORE #2281 Westfield
SITE LINE STUDY

DRAWN BY	CHECKED BY
TS	SDM

SCALE
1/16" = 1'-0"

ISSUE DATE
-

JOB NUMBER
15-312

DRAWING NUMBER
G1-02

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. NATURES 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 THAT 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. 8" 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 ATROPURPUNEA	3 GAL 15"	53" H2'	42
	C	SAYBROOK GOLD JUNIPER	E	JUNIPERUS CHINENSIS "SAYBROOK GOLD"	5 GAL 18"	56" H3'	13
	D	DWARF BURNINA BUSH	D	TUONYMUS ALATUS "COMPACTUS"	B&B 24"/36"	56" H6'	20
	E	DWARF BIRDSNEST SPRUCE	E	PICEA ABIES "NIDIFORMIS"	5 GAL 18"/24"	54" H2'	33
	F	LITTLE HENRY SWEETSPIRE	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 = DECIDIOUS
2. LANDSCAPE PARAMETERS: LOW MAINTENANCE – HARDY – SCREENING – STAY WITHIN P/L -
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 TRANSPLANTED 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 CONDUCTED 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 2SOIL 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

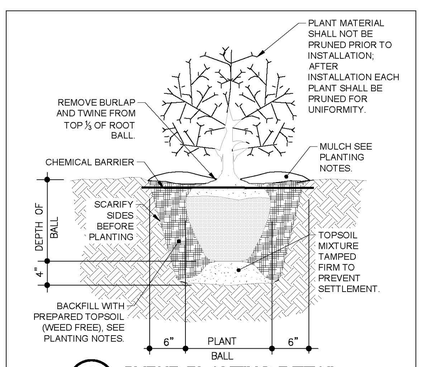
1. IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHALL BE PERFORMED DAILY OR AS OFTEN AS NECESSARY DURING THE FIRST WEEK WITH SUFFICIENT QUANTITIES TO MAINTAIN MOIST SOIL TO A DEPTH OF 4-6 INCHES.
2. AFTER THE FIRST WEEK, SOD SHALL BE WATERED AS NECESSARY TO MAINTAIN ADEQUATE MOISTURE AND ENSURE ESTABLISHMENT.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

GRASS SPECIFICATION:

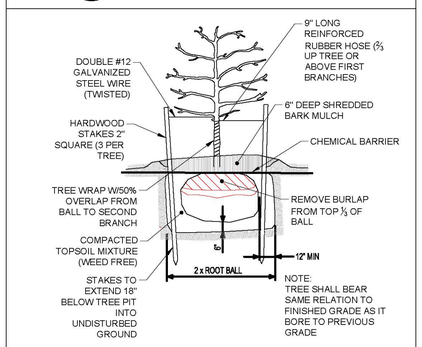
1. GRASS SEED SHALL BE FRESH, CLEAN, DRY NEW–CROP SEED COMPLYING WITH THE ASSOCIATION OF OFFICIAL SEED ANALYSTS "RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES.
2. A WEED BARRIER SHALL BE INSTALLED IN ALL MULCHED ISLAND BEDS.
3. ALL AREAS TO BE SEEDED SHALL RECEIVE NO LESS THAN FIVE POUNDS 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



1 C4.0 SHRUB PLANTING DETAIL
SCALE: NONE



2 C4.0 TREE PLANTING DETAIL
SCALE: NONE

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
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

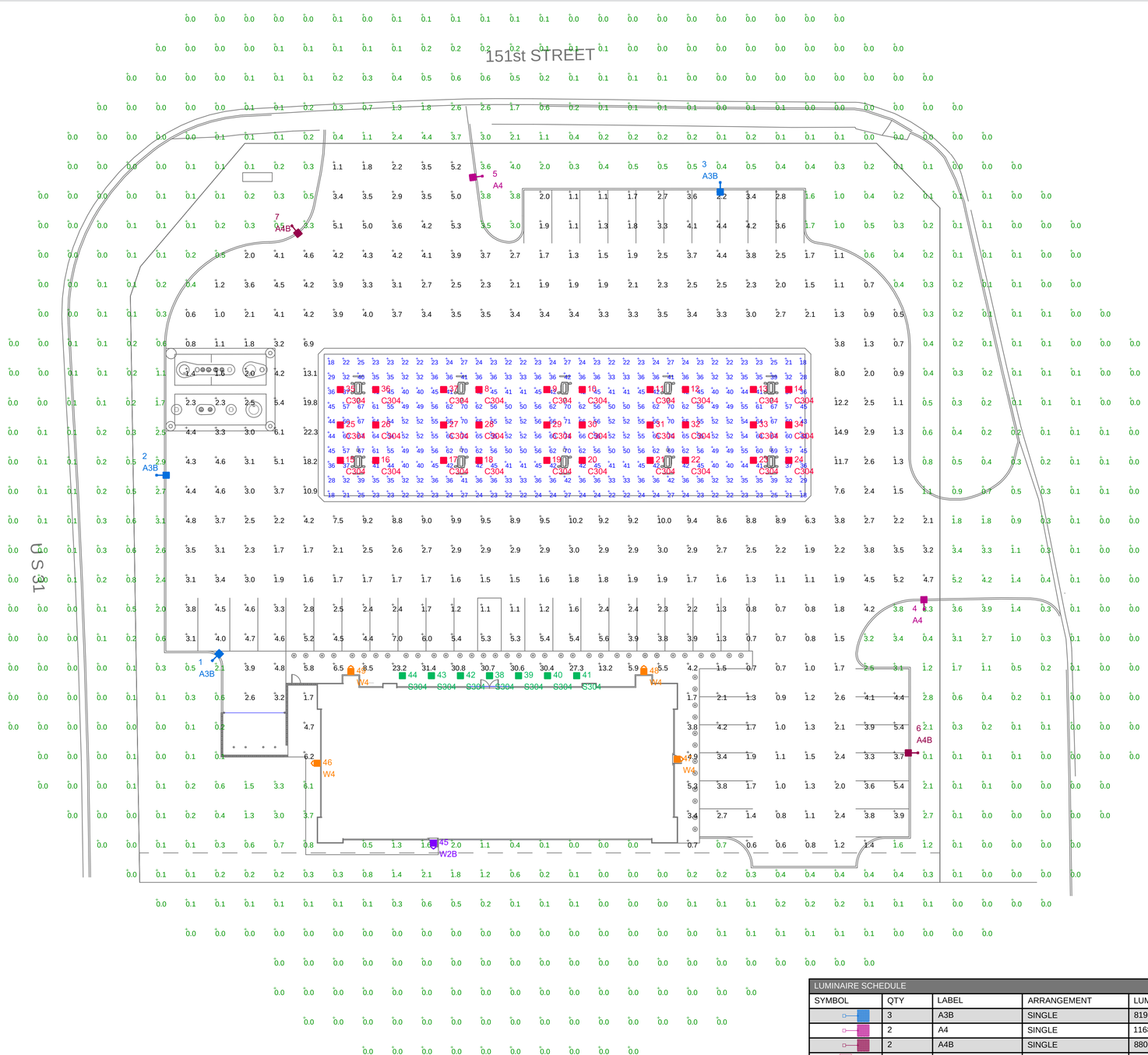
DRAWING TITLE:

LANDSCAPING PLAN

SHEET NO:

C4.0

red leonard associates
5630 Bridgetown Rd, Ste 2 | Cincinnati, OH, 45248 | 513-574-9500
www.redleonard.com



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
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3	A3B	17
4	A4	17
5	A4	17
6	A4B	17
7	A4B	17
8	C304	15
9	C304	15
10	C304	15
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12	C304	15
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21	C304	15
22	C304	15
23	C304	15
24	C304	15
25	C304	15
26	C304	15
27	C304	15
28	C304	15
29	C304	15
30	C304	15
31	C304	15
32	C304	15
33	C304	15
34	C304	15
35	C304	15
36	C304	15
37	C304	15
38	S304	10
39	S304	10
40	S304	10
41	S304	10
42	S304	10
43	S304	10
44	S304	10
45	W2B	12
46	W4	12
47	W4	12
48	W4	12
49	W4	12

NOTE:
AREA LIGHTS ON 15 FT. POLES MOUNTED ON 2 FT. CONCRETE BASES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.02	31.4	0.5	8.04	62.80
UNDEFINED	0.38	6.1	0.0	N.A.	N.A.
UNDER CANOPY	43.07	71	18	2.39	3.94

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	ARR. WATTS	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	3	A3B	SINGLE	8193	1.030	134	402	CREE, INC.	STR-LWY-3MB-XX-06-E-UL-XX-700-57K
	2	A4	SINGLE	11683	1.030	134	268	Cree Inc.	STR-LWY-4M-XX-06-E-UL-XX-700-57K
	2	A4B	SINGLE	8800	1.030	134	268	CREE, INC.	STR-LWY-4MB-XX-06-E-UL-XX-700-57K
	30	C304	SINGLE	13251	1.030	134	4020	CREE, INC.	CAN-304-SL-RS-06-E-UL-XX-700-57K
	7	S304	SINGLE	5426	1.030	45	315	CREE, INC.	SFT-304-PS-RS-04-E-UL-XX-350-57K
	1	W2B	SINGLE	1672	1.030	25	25	CREE INC.	SEC-EDG-2MB-WM-02-E-UL-XX-350-57K
	4	W4	SINGLE	6216	1.030	68	272	BETALED, A DIVISION OF RUUD LIGHTING	SEC-EDG-4M-WM-04-E-UL-XX-525-57K

REV.	BY	DATE	DESCRIPTION
R1	FNE	3/2/16	REVISED PER CITY REQUIREMENTS PROVIDED.
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ILLUMINATION RESULTS SHOWN ON THIS LIGHTING APPLICATION ARE BASED ON PROJECT PARAMETERS PROVIDED BY THE MANUFACTURER LISTED. USED IN CONJUNCTION WITH LUMINAIRE TEST PROCEDURES CONDUCTED UNDER LABORATORY CONDITIONS. ACTUAL PROJECT CONDITIONS DIFFERING FROM THESE PARAMETERS MAY AFFECT FIELD RESULTS. THE CUSTOMER IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY APPLICABLE ELECTRICAL, LIGHTING, OR ENERGY CODE.

SCALE: 1" = 20'
LAYOUT BY: FNE
DWG SIZE: D
DATE: 2/10/16

PROJECT NAME:
CIRCLE K #2281
WESTFIELD, IN
DRAWING NUMBER:
RL-3124-S1-R1

rla

SCAN CODE
FOR EXTERIOR OPTIONS

AREA

A3B | A4 | A4B

CANOPY

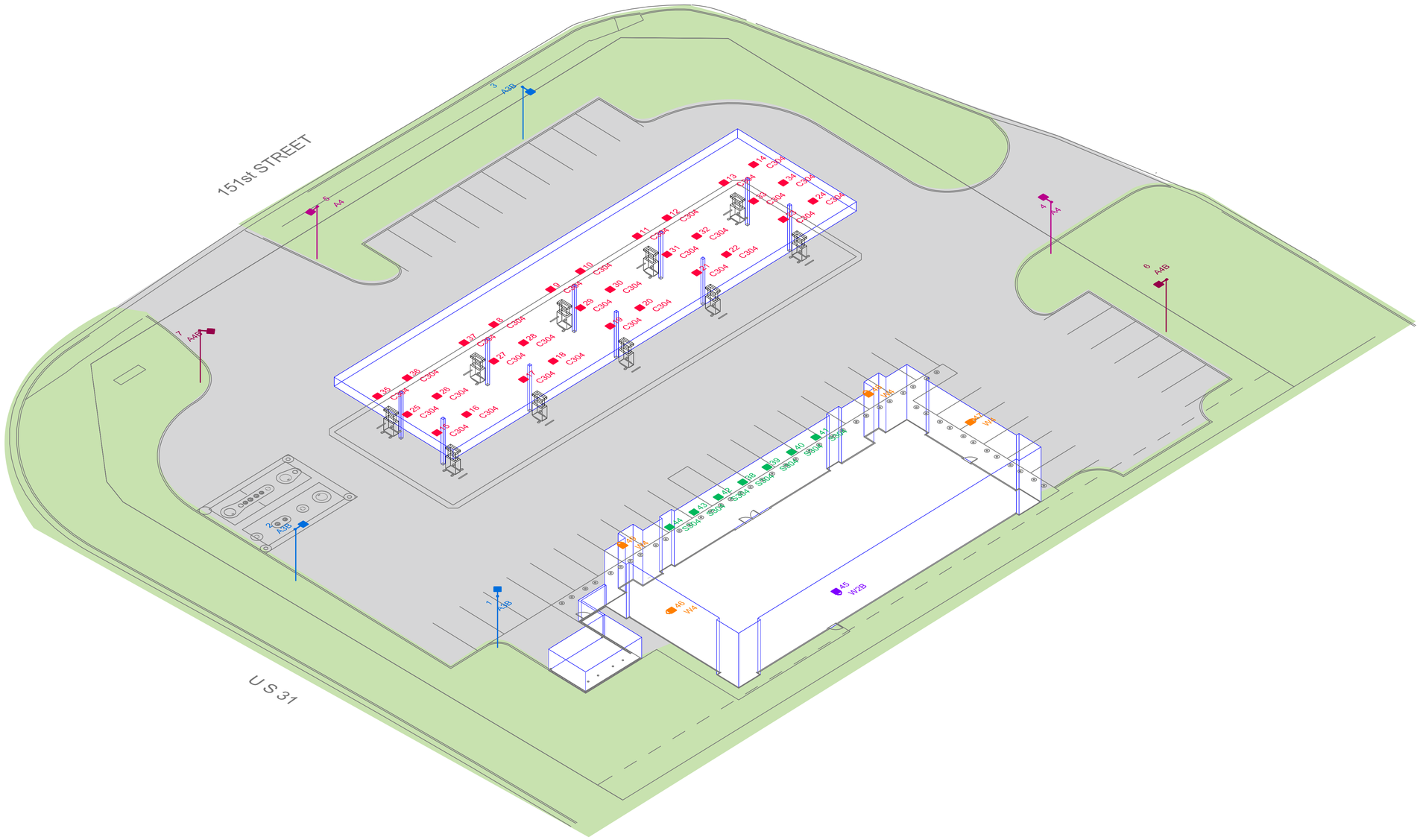
C304

SOFFIT

S304

WALL MOUNTED

W2B | W4



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AREA

CLICK HERE FOR PRODUCT INFO

SYMBOL	QTY	LABEL
(symbol)	3	A3B

STR-LWY-3MB-XX-06-E-UL-XX-700-57K

SYMBOL	QTY	LABEL
(symbol)	2	A4

STR-LWY-4M-XX-06-E-UL-XX-700-57K

SYMBOL	QTY	LABEL
(symbol)	2	A4B

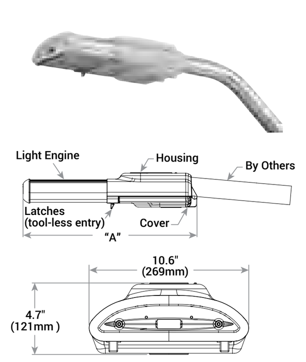
STR-LWY-4MB-XX-06-E-UL-XX-700-57K

LEDway® Series

LEDway® LED Street Light

Product Description

Luminaire housing is all aluminum construction. Standard luminaire utilizes terminal block for power input suitable for #2-#14 AWG wire. Luminaire is designed to mount on a 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon and/or a 1.25" (32mm) IP, 1.66" (42mm) O.D. horizontal tenon (minimum 8" [203mm] in length) and is adjustable +/- 5° to allow for luminaire leveling (two axis T-level included).
Applications: Roadway, parking lots, walkways and general area spaces



Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

LED Count (x10)	Dim. "A"	Weight
02	17.5" (443mm)	13.0 lbs. (5.9kg)
03	17.5" (443mm)	13.5 lbs. (6.1kg)
04	22.0" (559mm)	16.5 lbs. (7.5kg)
05	22.0" (559mm)	17.0 lbs. (7.7kg)
06	22.0" (559mm)	17.5 lbs. (7.9kg)
07	26.8" (681mm)	22.0 lbs. (10.0kg)
08	26.8" (681mm)	22.5 lbs. (10.2kg)
09	26.8" (681mm)	22.5 lbs. (10.2kg)
10	33.1" (842mm)	27.5 lbs. (12.5kg)
11	33.1" (842mm)	28.0 lbs. (12.7kg)
12	33.1" (842mm)	28.0 lbs. (12.7kg)

Accessories

Field-Installed		
Bird Spikes for Light Engine XA-BRDSPK30 - 20-30 LED XA-BRDSPK60 - 40-60 LED XA-BRDSPK90 - 70-90 LED XA-BRDSPK120 - 100-120 LED	**Bird Spikes for Housing** XA-BRDSPKHSG	**External Backlight Shield** XA-XSLBLS30 - 20-30 LED XA-XSLBLS60 - 40-60 LED XA-XSLBLS90 - 70-90 LED XA-XSLBLS120 - 100-120 LED

Ordering Information

Example: STR-LWY-2M-HT-02-E-UL-SV-700

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options*	Drive Current	Options
STR-LWY				E				
STR-LWY	**2M** Type II Medium **2S** Type II Short **3M** Type III Medium **4M** Type IV Medium **5M** Type V Medium	**HT** Horizontal Tenon	02 03 04 05 06 07 08 09 10 11 12	E	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver	**525** 525mA **700** 700mA	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **R** NEMA® Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Photocell and shorting cap by others **UTL** Utility - Includes exterior wattage label that reflects watts for the drive current selected. The ability to exceed selected drive current will be disabled **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

* Light engine portion of extrusion is not painted and will remain natural aluminum regardless of color selection
NOTE: Price adder may apply depending on configuration

Rev. Date: V2 10/19/2015

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

LEDway® LED Street Light

Product Specifications

CONSTRUCTION & MATERIALS

- Housing is all aluminum construction
- Terminal block for power input suitable for #2-#14 AWG wire
- HT Mount is designed to mount on a 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon and/or a 1.25" (32mm) IP, 1.66" (42mm) O.D. horizontal tenon (minimum 8" [203mm] in length) and is adjustable +/- 5° to allow for luminaire leveling (two axis T-level included)
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, and silver are available
- **Weight:** See Dimensions and Weight chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Quick disconnect harness suitable for mate and break under load provided on power feed to driver for ease of maintenance
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 20-60 LED: 0.15mA; 80-120 LED: 0.30mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets CALTrans 611 Vibration testing and GR-63-CORE Section 4.4.1/5.4.2 Earthquake Zone 4
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10K surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish are endurance tested to withstand 5,000 hours of elevated ambient salt fog as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- Meets FCC Part 15 standards for conducted and radiated emissions
- DLC qualified. Exceptions apply when ordered with 20 LEDs at 525mA or full backlight control. Please refer to www.designlights.org/QPL for most current information

Electrical Data*

LED Count (x10)	System Watts 120-277V	System Watts 347-480V	Total Current 120V	208V	240V	277V	347V	480V
525mA								
02	35	39	0.30	0.18	0.16	0.15	0.12	0.10
03	53	55	0.45	0.26	0.23	0.21	0.16	0.13
04	66	71	0.56	0.33	0.29	0.26	0.21	0.16
05	86	87	0.72	0.42	0.37	0.33	0.25	0.19
06	100	103	0.84	0.49	0.43	0.38	0.30	0.22
07	120	124	1.01	0.60	0.54	0.49	0.37	0.28
08	139	140	1.17	0.69	0.62	0.56	0.41	0.31
09	149	156	1.26	0.74	0.66	0.59	0.46	0.34
10	167	172	1.41	0.83	0.73	0.65	0.50	0.38
11	182	188	1.54	0.89	0.79	0.70	0.55	0.41
12	197	204	1.67	0.96	0.85	0.75	0.59	0.44
700mA								
02	47	51	0.39	0.23	0.21	0.19	0.15	0.12
03	70	73	0.59	0.34	0.30	0.27	0.21	0.16
04	91	93	0.77	0.45	0.39	0.35	0.27	0.20
05	113	115	0.96	0.55	0.48	0.43	0.33	0.25
06	134	135	1.13	0.65	0.57	0.50	0.39	0.29
07	163	165	1.37	0.80	0.71	0.63	0.48	0.36
08	182	186	1.54	0.90	0.79	0.70	0.54	0.40
09	203	207	1.72	0.99	0.87	0.78	0.60	0.45
10	227	229	1.92	1.11	0.97	0.86	0.67	0.49
11	248	250	2.10	1.21	1.05	0.93	0.73	0.53
12	267	274	2.26	1.30	1.13	1.00	0.80	0.58

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

Recommended LEDway® Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

CANOPY

CLICK HERE FOR PRODUCT INFO

SYMBOL	QTY	LABEL
(symbol)	30	C

CAN-304-SL-RS-06-E-UL-XX-700-57K

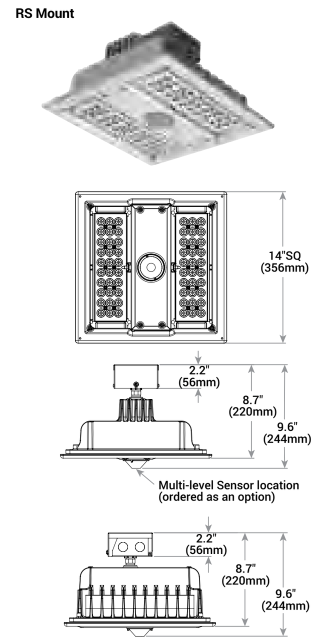
304 Series™

LED Recessed Canopy Luminaire

Product Description

Luminaire housing is constructed from rugged die cast aluminum components (RS Mount) or die cast and extruded aluminum components (RD Mount). LED driver is mounted in a sealed weathertight center chamber that allows for access from below the fixture. Luminaire mounts directly to the canopy deck and is secured in place with die cast aluminum trim frame. Luminaire housing is provided with factory applied foam gasket that provides a watertight seal between luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 16" (406 mm) wide panels. Designed for canopies of 19-22 gauge (maximum 0.040" [1 mm] thickness).
Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery

RS Mount



Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Weight
22.0 lbs. (9.9kg)

Ordering Information

Example: CAN-304-5M-RS-04-E-UL-SV-350

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
CAN-304				E				
CAN-304	**5M** Type V Medium **5S** Type V Short **PS** Petroleum Symmetric **SL** Sparkle Petroleum	**RS** Recessed Single Skin **RD** Recessed Double Skin	04 06	E	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA **700*** 700mA	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F** Fuse - When code dictates fusing use time delay fuse - Refer to ML spec sheet for availability with ML options **ML** Multi-Level - Refer to ML spec sheet for details **PML** Programmable Multi-Level - Refer to PML spec sheet for details **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

* 60 LED luminaire requires marked spacing: 48" x 24" x 6" (1,219mm x 610mm x 152mm); 48" (1,219mm) center-to-center of adjacent luminaires, 24" (610mm) luminaire center to side building member, 6" (152mm) top of luminaire to overhead building member

Rev. Date: V1 07/27/2015

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

304 Series™ LED Recessed Canopy Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- RS Mount luminaire housing is constructed from rugged die cast aluminum and incorporates integral, high performance heatsink fins specifically designed for LED canopy applications
- RD Mount luminaire housing is constructed from rugged die cast aluminum and features high performance extruded aluminum heatsinks specifically designed for LED canopy applications
- LED driver is mounted in a sealed weathertight center chamber that allows for access from below the luminaire
- Field adjustable drive current between 350mA, 525mA and 700mA on Non-IC rated luminaires
- Luminaire housing provided with factory applied foam gasket and provides for a watertight seal between luminaire housing and canopy deck
- Mounts directly to the canopy deck and is secured in place with a die cast aluminum trim frame
- RS mount includes integral junction box which allows ease of installation without need to open luminaire
- Suitable for use in single (RS Mount) or double (RD Mount) skin canopies with 16" (406mm) wide panels
- Designed for canopies of 19-22 gauge (maximum 0.040" [1mm] thickness)
- See 228 Series™ canopy luminaires for canopies using 12" (305mm) deck sections
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight electrical box with terminal strips (12Ga-20Ga) for easy power hookup
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15 standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified when ordered with PS or SL optics and 525 or 700mA drive current. Please refer to www.designlights.org/QPL for most current information
- RoHS Compliant. Consult factory for additional details
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA							
04	46	0.39	0.24	0.22	0.21	0.15	0.12
06	69	0.57	0.34	0.30	0.27	0.21	0.16
525mA							
04	71	0.59	0.35	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
700mA							
04	94	0.79	0.46	0.40	0.36	0.28	0.21
06	135	1.14	0.65	0.57	0.50	0.40	0.29

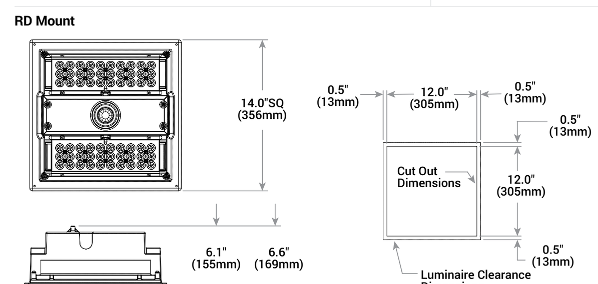
* Electrical data at 25°C (77°F)

Recommended 304 Series™ Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

RD Mount



Weight
22.0 lbs. (9.9kg)

CREE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

SOFFIT

CLICK HERE FOR PRODUCT INFO

SYMBOL	QTY	LABEL
(symbol)	7	S304

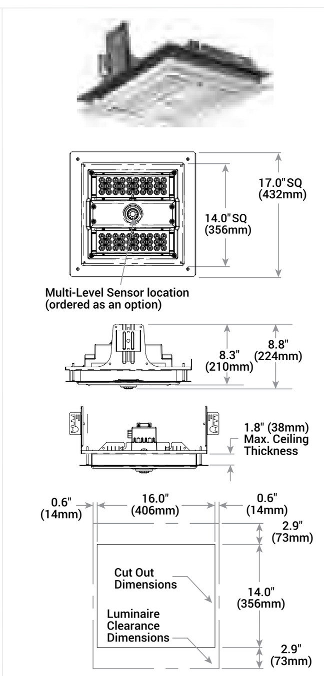
SFT-304-PS-RS-04-E-UL-XX-350-57K

304 Series™

LED Recessed Soffit Luminaire

Product Description

High performance energy efficient LED down light, designed for use in drop ceilings with 20-24" (508-610mm) on center building construction. Heavy gauge steel recessed mounting frame features 1-1/2" (38mm) deep aperture throat to accommodate most standard ceiling thicknesses, and universal mounting brackets that accept 1/2" (13mm) EMT conduit, C-channel mounting bars or flat bar hangers (all by others) with 5" (127mm) vertical adjustment from either above or below the ceiling. Luminaire is constructed from rugged die cast and extruded aluminum components. LED driver is mounted in a sealed weathertight center chamber that allows for access from below the luminaire. High performance heat sinks specifically designed for LED recessed soffit applications.
Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery



Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed	
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required ***Hanger Bar*** **Mounting Brackets** XA-MB4 - Kit contains 4	**Mounting C-Channel** XA-MC14 - Pair of 14" (356mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars XA-MC22 - Pair of 22" (559mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars XA-MC30 - Pair of 30" (762mm) rigid 3/4" x 1/2" (19mm x 13mm) galvanized C-Channel bars

LED Count (x10)	Weight
04	22.5 lbs. (10.2kg)
06	22.5 lbs. (10.2kg)

Ordering Information

Example: SFT-304-5M-RM-04-E-UL-WH-350

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SFT-304		RM		E				
SFT-304	**5M** Type V Medium **5S** Type V Short **PS** Petroleum Symmetric **SL** Sparkle Petroleum	**RM** Recessed	**04** **06** - Available on Non-IC rated luminaires only	E	**UL** Universal 120-277V - For use with IC option only **UH** Universal 347-480V - For use with IC option only **12** 120V - Available on Non-IC rated luminaires only **27** 277V - Available on Non-IC rated luminaires only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA - Available on Non-IC rated luminaires only **700** 700mA - Available on Non-IC rated luminaires only - Available on luminaires with 40 LEDs only	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F** Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options - Available with UL, 12 and 27 voltages only **IC** Type IC Rated - Available with 40 LEDs at 350mA only - Must specify UL or UH voltage **ML** Multi-Level - Refer to ML spec sheet for details **PML** Programmable Multi-Level - Refer to PML spec sheet for details **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

Rev. Date: V1 08/03/2015

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304 Series™ LED Recessed Soffit Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- High performance energy efficient LED down light, designed for use in drop ceilings with 20-24" (508-610mm) on center building construction
- Heavy gauge steel recessed mounting frame features 1-1/2" (38mm) deep aperture throat to accommodate most standard ceiling thicknesses, and universal mounting brackets that accept 1/2" (13mm) EMT conduit, C-channel mounting bars or flat bar hangers (all by others) with 5" (127mm) vertical adjustment from either above or below the ceiling
- Slim, low profile design
- Luminaire is constructed from rugged die cast and extruded aluminum components
- LED driver is mounted in a sealed weathertight center chamber that allows for access from below the luminaire
- High performance heat sinks specifically designed for LED recessed soffit applications
- Non-IC luminaires include voltage specific thermal protector to detect overheating
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available

• WEIGHT: SEE WEIGHT CHART ON PAGE 1ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA
- **Operating Temperature Range:** IC: 350mA: -40°C - +30°C (-40°F - +86°F); Non-IC: 350mA: -40°C - +50°C (-40°F - +122°F); 525mA: -40°C - +40°C (-40°F - +104°F); 700mA: -40°C - +30°C (-40°F - +86°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Non-IC luminaires are thermally protected Type NON-IC in accordance with Article 410 of the NEC and UL 1598
- When IC option is selected, luminaire is Type IC in accordance with Article 410 of the NEC and UL 1598, suitable for direct contact with insulation
- Suitable for through wiring
- Meets FCC Part 15 standards for conducted and radiated emissions
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA							
04	46	0.39	0.24	0.22	0.21	0.15	0.12
06	69	0.57	0.34	0.30	0.27	0.21	0.16
525mA							
04	71	0.59	0.35	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
700mA							
04	94	0.79	0.46	0.40	0.36	0.28	0.21

* Electrical data at 25°C (77°F)

Recommended 304 Series™ Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

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WALL MOUNTED

CLICK HERE FOR PRODUCT INFO

SYMBOL	QTY	LABEL
(symbol)	4	W4

SEC-EDG-4M-WM-04-E-UL-XX-525-57K

SYMBOL	QTY	LABEL
(symbol)	1	W2B

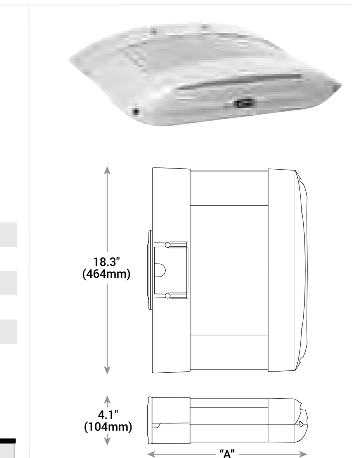
SEC-EDG-2MB-WM-02-E-UL-XX-350-57K

Cree Edge™ Series

LED Security Wall Pack Luminaire

Product Description

The Cree Edge™ wall mount luminaire has a slim, low profile design. The luminaire end caps are made from rugged die cast aluminum with integral, weathertight LED driver compartments and high performance aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for uplight or downlight. Designed and approved for easy through-wiring. Includes leaf/debris guard.
Applications: General area and security lighting



Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed	
Bird Spikes XA-BRDSPK	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

LED Count (x10)	Dim. "A"	Weight
02	9.9" (251mm)	20 lbs. (9.1kg)
04	11.9" (303mm)	22 lbs. (10.0kg)
06	13.9" (353mm)	25 lbs. (11.3kg)
08	15.9" (404mm)	27 lbs. (12.2kg)
10	17.9" (455mm)	31 lbs. (14.1kg)
12	19.9" (505mm)	32 lbs. (14.5kg)

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-SV-700

Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG		WM		E				
SEC-EDG	**2M** Type II Medium **2MB** Type II Medium w/BLS **2S** Type II Short **2SB** Type II Short w/BLS **3M** Type III Medium **3MB** Type III Medium w/BLS **4M** Type IV Medium **4MB** Type IV Medium w/BLS	**WM** Wall Mount	02 04 06 08 10 12	E	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA **525** 525mA -Available with 20-80 LEDs **700** 700mA -Available with 20-60 LEDs	**DIM** 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **F** Fuse - Refer to ML spec sheet for availability with ML options - Available with UL voltage only - When code dictates fusing, use time delay fuse **ML** Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications of 0° tilt **P** Photocell - Refer to ML spec sheet for availability with ML options - Must specify UL or 34 voltage **PML** Programmable Multi-Level - Refer to PML spec sheet for details - Intended for downlight applications of 0° tilt **40K** 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire

Rev. Date: V2 07/21/2015

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Cree Edge™ LED Security Wall Pack Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire sides are rugged die cast aluminum with integral, weathertight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications
- Housing is rugged aluminum
- Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Allows mounting for uplight or downlight
- Designed and approved for easy through-wiring
- Includes leaf/debris guard
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and white are available
- **Weight:** See Dimensions and Weight Chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120–277V or 347–480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral weathertight J-Box with leads (wire nuts) for easy power hook up
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **Maximum 10V Source Current:** 20 LED (350mA): 10mA; 20LED (525 & 700 mA) and 40-120 LED: 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15 standards for conducted and radiated emissions
- Enclosure rated IP66 per IEC 60529 when ordered without P, PML or ML options
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- DLC qualified. Exceptions apply when ordered with full backlight control. Please refer to www.designlights.org/QPL for most current information
- Dark Sky Friendly, IDA Approved. Please refer to www.darksky.org/ for most current information
- Meets Buy American requirements within ARRA

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA							
02	25	0.21	0.13	0.11	0.10	0.08	0.07
04	46	0.36	0.23	0.21	0.20	0.15	0.12
06	66	0.52	0.31	0.28	0.26	0.20	0.15
08	90	0.75	0.44	0.38	0.34	0.26	0.20
10	110	0.92	0.53	0.47	0.41	0.32	0.24
12	130	1.10	0.63	0.55	0.48	0.38	0.28
525mA							
02	37	0.30	0.19	0.17	0.16	0.12	0.10
04	70	0.58	0.34	0.31	0.28	0.21	0.16
06	101	0.84	0.49	0.43	0.38	0.30	0.22
08	133	1.13	0.66	0.58	0.51	0.39	0.28
700mA							
02	50	0.41	0.25	0.22	0.20	0.15	0.12
04	93	0.78	0.46	0.40	0.36	0.27	0.20
06	134	1.14	0.65	0.57	0.50	0.39	0.29

* Electrical data at 25°C (77°F)

Recommended Cree Edge™ Series Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

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Petition Number:	1604-DDP-12
Subject Site Address:	1821 E. 151st Street
Petitioner:	MAC's Convenience Stores LLC
Representative:	Robert Wellert, Wellert Corporation
Request:	Detailed Development Plan review and associated variances for reconstruction of the convenience store and gas station on 1.5 acres+/-.
Current Zoning:	SB-PD: Special Business Planned Development District
Current Land Use:	Commercial, Gasoline Service Station and Convenience Store
Approximate Acreage:	1.545 acres+/-
Property History:	83-SE-3, Special Exception to permit Gasoline Service Station AP, Original Development Plan
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan 6. Lighting Plan
Staff Reviewer:	Pam Howard, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 1.545 acre+/- site is located on the southeast corner of 151st Street and US 31 (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for reconstruction of the convenience store and gas station located on the property.

The petition was reviewed by the Technical Advisory Committee at its March 22, 2016, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's April 4, 2016, meeting.

The applicable zoning district is the SB-PD: Special Business / Planned Development (the "SB-PD") District. The property is located within the US Highway 31 Overlay District (the "US31 Overlay"), however, is

exempt from the US31 Overlay Standards due to the business being in existence prior to December 11, 1989[1].

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

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

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

8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
   Comment: Working with petitioner to ensure compliance.

9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
   Comment: Working with petitioner to ensure compliance.

10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.
14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
    Comment: Petitioner coordinating with the Public Works Department and utility providers.

15) Identify buildings proposed for demolition.
16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

---

[1] Article 5.2(L) of the Unified Development Ordinance

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

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

18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
    Comment: Please see District Standards comments herein.

19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
    Comment: Business existed prior to December 11, 1989 and is therefore exempt from the US 31 Overlay District.

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

21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
    Comment: Petitioner coordinating with the Public Works Department and utility providers.

DISTRICT STANDARDS (CHAPTER 4.22 AND 4.23 OF UDO)

The plans comply with the SB-PD: Special Business Planned Development District standards except for those items identified as outstanding below:

22) Minimum Tract Requirement: 10 acres
23) Permitted Uses
    Comment: Compliant per 83-SE-3 and inapplicability of US 31 overlay

24) Minimum Road Frontage: 660'
25) Minimum Setback Lines:
    a) Front: 60'
    b) Rear: 20'
    Comment: Compliant if 1604-VS-06 is approved.

Overlay District Standards (Chapter 5 of UDO)

26) US Highway 31 Overlay (Article 5.2)
    a) Exemption: Any alterations to existing buildings or development of additional structures for businesses existing prior to the adoption of Ordinance No. 89-15 (December 11, 1989), or Ordinance No. 00-17 (August 14, 2000), as may be applicable to a subject property, shall be exempt from this Article; however, if an existing business ceases to operate and/or the facility becomes a new type of business, then it shall be subject to the provisions of this Article.
    Comment: Business began in 1983 and is exempt from overlay standards

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

27) Accessory Use and Building Standards (Article 6.1)
    a) Screening of Receptacles and Loading Areas (Article 6.1(H))
       Comment: Compliant if 1604-VS-06 is approved.
28) Architectural Standards (Article 6.3(F))
    a) Mechanical Screening
    b) Building Materials
       Comment: Working with petitioner to obtain masonry calculation for north façade and ensure compliance.
    c) Architectural Theme
    d) Four-Sided Architecture
    e) Building Elevations
       Comment: Compliant if 1604-VS-06 is approved.
    f) Gutters and Downspouts
       Comment: Working with petitioner to obtain details and ensure compliance.
    g) Roof Design
    h) Main Entrances
    i) Windows
    j) Awnings
    k) Gasoline Service Station Canopies
29) Building Standards (Article 6.4)
30) Fence Standards (Article 6.5)
31) Height Standards (Article 6.6)
32) Landscaping Standards (Article 6.8)
    a) General Screening Standards (Article 6.8(H))
       Comment: Working with petitioner to obtain details of mechanical screening and ensure compliance.
    b) Minimum Lot Landscaping Requirements (Article 6.8(K))

	Required	Provided	Remaining
Shade (10 per acre)	**15**	**7**	**8***
Ornamental (10 per acre)	**15**	**15**	**0**
Shrub (25 per acre)	**39**	**211**	**0**

       ***Comment: Compliant if 1604-VS-06 is approved.**
    c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
       Comment: Compliant if 1604-VS-06 is approved

d) External Street Frontage Landscaping

US 31, 250'			
	Required	**Provided**	**Remaining**
Shade or Evergreen (3 per 100')	**8**	**2**	**6***
Ornamental (2 per 100')	**5**	**5**	**0**
Shrub (25 per 100')	**63**	**63**	**0**

151st Street, 235'			
	Required	**Provided**	**Remaining**
Shade or Evergreen (3 per 100')	**7**	**2**	**5***
Ornamental (2 per 100')	**5**	**5**	**0**
Shrub (25 per 100')	**60**	**75**	**0**

Thatcher Lane, 250'			
	Required	**Provided**	**Remaining**
Shade or Evergreen (3 per 100')	**8**	**1**	**7***
Ornamental (2 per 100')	**5**	**5**	**0**
Shrub (25 per 100')	**63**	**35**	**28***

***Comment:** **Compliant if 1604-VS-06 is approved.**

e) Buffer Yard Requirements

f) Interior Parking Area Landscaping

Comment: **Compliant if 1604-VS-06 is approved.**

g) Perimeter Parking Area Landscaping

33) Lighting Standards (Article 6.9)

a) General lighting standards

b) Business standards

Comment: **Comment: Working with petitioner to ensure compliance.**

34) Lot Standards (Article 6.10)

35) Outside Storage and Display (Article 6.12)

Comment: **Compliant if 1604-VS-06 is approved.**

36) Outdoor Café and Eating Areas (Article 6.13)

37) Parking and Loading Standards (Article 6.14)

38) Setback Standards (Article 6.16)

Comment: **See district standards (#25).**

39) Sign Standards (Article 6.17)

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

40) Vision Clearance Standards (Article 6.19)
41) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

42) Easement Standards (Article 8.3)
    Comment: Petitioner coordinating with the Public Works Department and utility providers.

43) Pedestrian Network Standards (Article 8.7)
    Comment: Petitioner coordinating with the Public Works Department.

44) Street and Right-of-Way Standards (Article 8.9)
    Comment: Petitioner coordinating with the Public Works Department and utility providers.

45) Surety Standards (Article 8.12)
    Comment: Petitioner coordinating with the Public Works Department and utility providers.

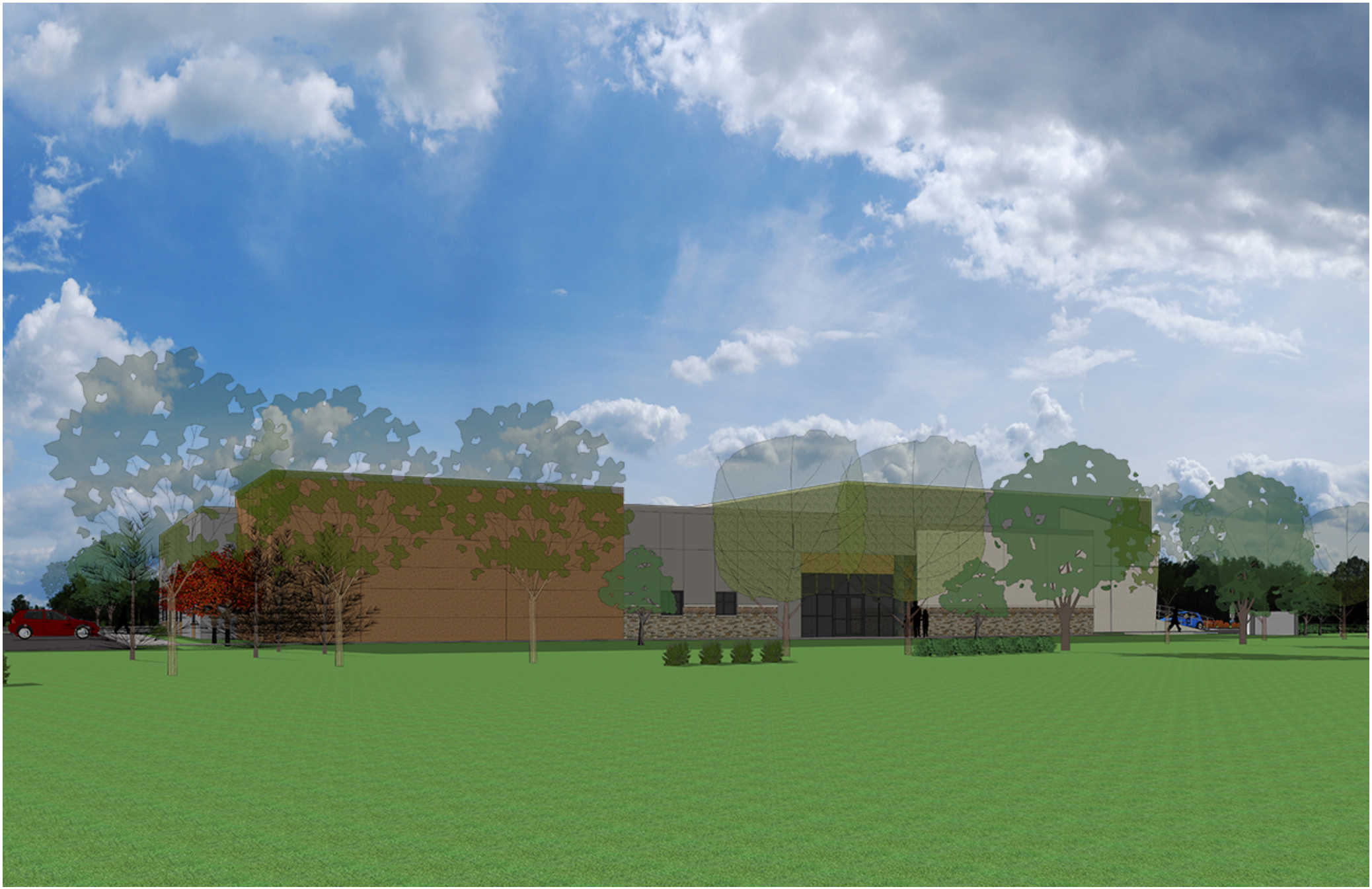
46) Utility Standards (Article 8.13)
    Comment: Petitioner coordinating with the Public Works Department and utility providers.

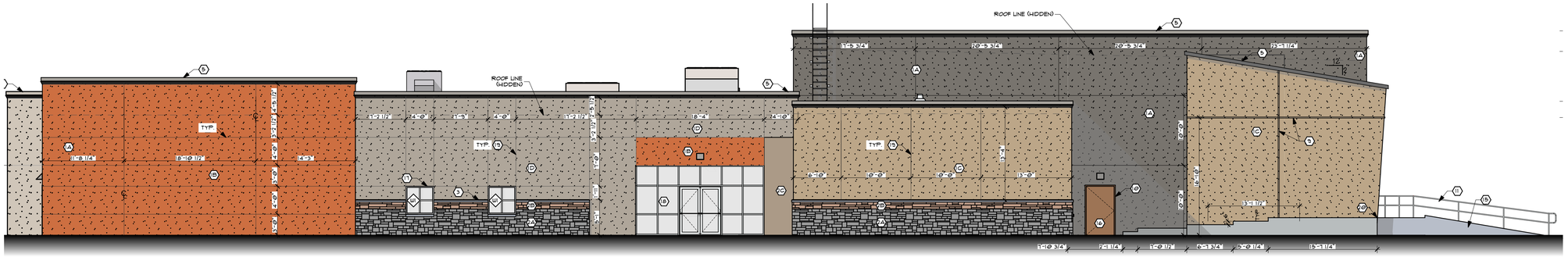
DEPARTMENT COMMENTS

1) **Action: Hold a public hearing at the April 4, 2016, Plan Commission meeting.**
2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

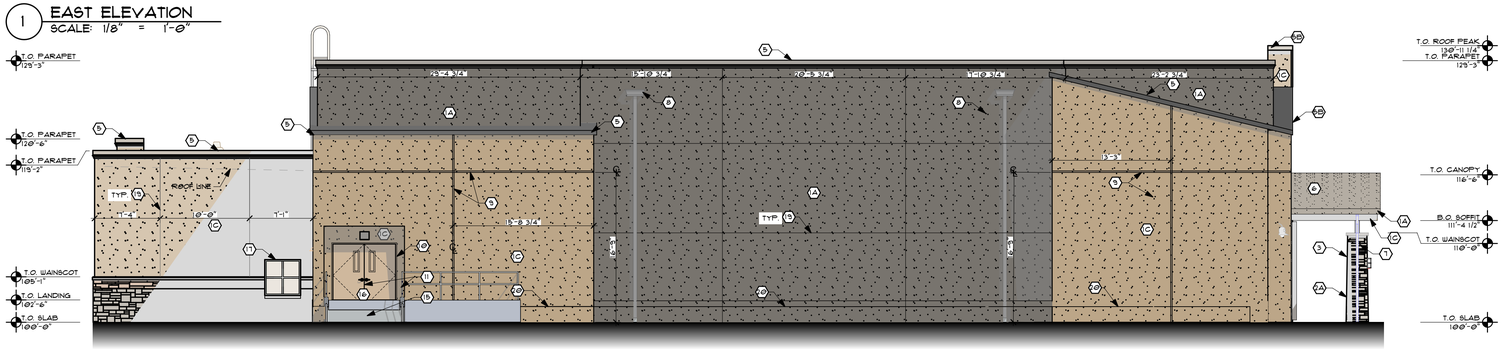
northviewchurch

northwinchurch

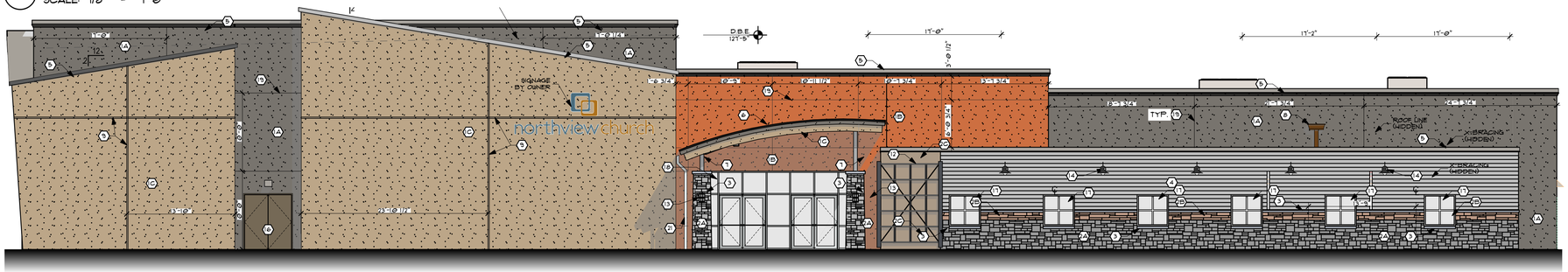




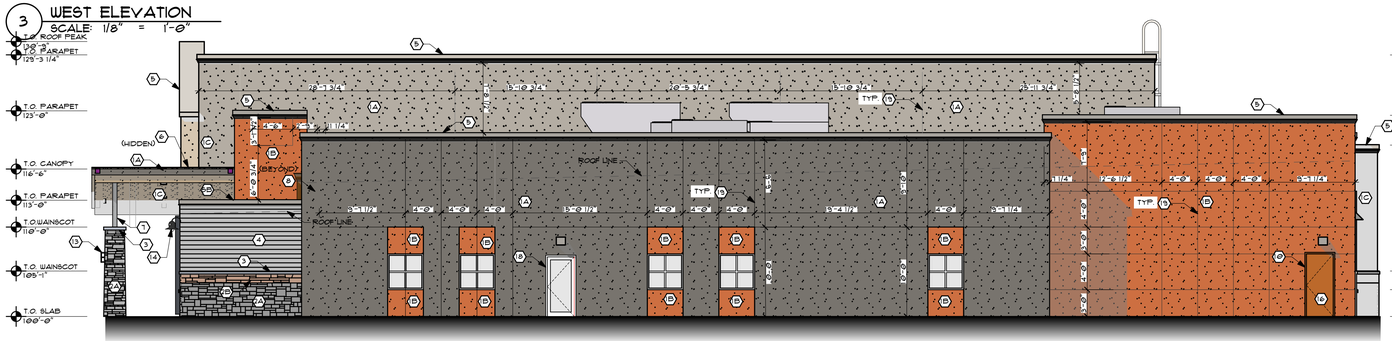
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



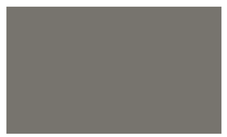
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

9 SLATE #65547

5 BM AC-27 GALVESTON GRAY

6 BM HC-82 BENNINGTON GRAY

7 SW 6354 ARMAGNAC



8 SW 7019 GAUNTLET GRAY

10 STACKED STONE #65547

11 STONE CANYON CREEK

EXTERIOR FINISH SCHEDULE

	EXTERIOR MATERIALS
1A	(3) COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 7019 GAUNTLET GRAY, OR EQUIV
1B	(3) COAT ACRYLIC STUCCO, MATCH SHERWIN WILLIAMS SW 6354 ARMAGNAC, OR EQUIV
1C	(3) COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE HC 82 BENNINGTON GRAY, OR EQUIV
1D	(3) COAT ACRYLIC STUCCO, MATCH BENJAMIN MOORE AC 27 GALVESTON GRAY, OR EQUIV (SHOULD MATCH METAL SIDING)
2A	STACKED STONE VENEER, NATURAL STONE VENEERS INT'L, CANYON CREEK, OR EQUIV
2B	STACKED SLATE, THE TILE SHOP, COPPER RUST TUCSON #65547, OR EQUIV
2C	SLATE TILE, THE TILE SHOP, COPPER RUST TUCSON #65547, OR EQUIV
3	PRE-CAST STONE CAPS/SILLS, GREY, OR EQUIV
4	FIRESTONE ARCHITECTURAL METAL PANEL UNA-CLAD UC-601 PROFILE, #9322 SLATE GREY, OR EQUIV
5	METAL PARAPET CAP FLASHING, SIGNATURE 300 SERIES, "SLATE GRAY"
6	MBCI STANDING SEAM METAL ROOF, SIGNATURE 300 SERIES, "SLATE GRAY"
7	STRUCTURAL STEEL, PAINTED, MAB WESTERN PURSUIT 38588N MATCHED
8	METAL SCUPPER/DOWNSPOUT, SIGNATURE 300 SERIES, "SLATE GRAY"
9	2" REVEAL JOINT
10	HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH EXTERIOR STUCCO
11	EXTERIOR METAL RAILING, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, "SLATE GRAY"
12	STEEL TRELLIS, PAINTED, SHERWIN WILLIAMS EXTERIOR PAINT, DARK GREY, OR EQUIV
13	EXTERIOR WALL SCONCE, TERON ROYAL FLD, BLACK, OR EQUIV
14	EXTERIOR WALL SCONCE, ARCHITECTURAL AREA LIGHTING, UNIVERSE COLLECTION, OR EQUIV
15	UTILITY RAMP
16	HOLLOW METAL DOORS, PAINTED SAME AS SURROUNDING WALL
17	STOREFRONT WINDOW, DARK BRONZE FRAME
18	STOREFRONT, DARK BRONZE
19	3/4" REVEAL
20	CONSTRUCTION JOINT
21	KNOX BOX

DESIGNER TO RECEIVE SUBMITTAL SAMPLES OF ALL FINISHES FOR FINAL APPROVAL

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B&W S&B

REV	DATE	DESCRIPTION

PRELIMINARY DRAWING!
NOT FOR CONSTRUCTION!

PROJECT:
NORTHVIEW CHURCH
NEW WESTFIELD WORSHIP FACILITY
1191 W 186TH STREET
WESTFIELD, IN 47074

DANIEL COOK ARCHITECT | 2909 WASHINGTON BLVD - OGDEN, UT 84401 | PH: 800-552-7137 | WWW.BGSUSERVICES.COM

SEAL:

SHEET TITLE:
EXTERIOR ELEVATIONS

ORIGINAL ISSUE:

PROJECT: AC3V3

SHEET NUMBER:
A201A

DO NOT SCALE DRAWING

Springmill Trails

PLANNED UNIT DEVELOPMENT

ORIGINAL ORDINANCE

Ordinance No.: 11-19

Adoption Date: September 12, 2011

Instrument No.: 2011046866

2011046866 ORDINANCE $124.00
09/22/2011 11:25:20A 57 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

12300
57
1 COUNC

ORDINANCE 11-19

AN ORDINANCE OF THE CITY OF WESTFIELD TO AMEND THE ZONING MAP

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

WHEREAS, the City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trials PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Kenneth Kingshill	Kenneth Kingshill	Kenneth Kingshill
Robert J. Smith	Robert J. Smith	Robert J. Smith
Thomas Smith	Thomas Smith	Thomas Smith
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard/Clerk-Treasurer

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

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day of Sept, 2011, at 9:30 a m.

Cindy Gossard

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this _____ day of _____, 2011.

J. Andrew Cook, Mayor

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"

Signed

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Article 8. Landscaping Standards

Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

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Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.

2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.

3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.

4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.

5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.

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

7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.

8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.

9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.

10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.

11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.

13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).

14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.

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

16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.

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

18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.

19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.

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

21. "Parcel" shall mean and refer to a land area with properly recorded legal description.

22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.

23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.

24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.

25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.

26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.

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

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

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.

B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:

1. Minimum parcel size of 3 acres,

2. Maximum of one animal per acre, and

3. Stables are permitted subject to a minimum of 50' setback from all property lines.

C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

A. Permitted Uses:

1. Single Family Detached Dwellings

2. Church

3. Public parks

4. Schools – Public or Private – without dormitory accommodations

5. Fire Station

6. Day Care Center

7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.

8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7

10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:

1. No more than 400 lots shall be less than nine thousand (9,000) square feet.

2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.

C. Minimum Lot Frontage on Road: Fifty (50) feet.

D. Minimum Setback Lines:

1. Front yard – 20 feet

2. Side yard – 6 feet

3. Rear yard – 20 feet

E. Minimum lot width at building line: Seventy (70) feet

F. Maximum building height: Thirty-five (35) feet.

G. Minimum total square footage, exclusive of porches, terraces, and garages:

1. Single story: One thousand four hundred (1,400) square feet

2. Two story: One thousand eight hundred (1,800) square feet

3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.

4. The maximum number of dwellings less than 2,200 square feet shall be 600.

H. Architectural Standards:

1. Elevations:

a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.

b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.

c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.

2. A dwelling shall have a minimum of three (3) ridge lines.

3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.

4. Windows:

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

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

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

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

e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.

5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

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

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

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.

2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.

3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.

4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.

2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings

2. Single Family Attached Dwellings

3. Public parks

4. Assisted Living Facility

5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)

6. Fire Station

7. Church

8. Daycare Center

9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.

10. Child care dwelling - in accordance with IC 36-7-4-1108

11. Residential facility for mentally ill - in accordance with IC 12-28-4-7

12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet

2. 50' alley load lots – 4,400 square feet

3. 60' alley load lots – 5,000 square feet

4. 60' front load lots – 5,400 square feet

5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet

3. 60' alley load lots – 40 feet

4. 60' front load lots – 40 feet

5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –

   a. 40' alley load lots – 10 feet

   b. 50' alley load lots – 10 feet

   c. 60' alley load lots – 10 feet

   d. 60' front load lots – 20 feet

   e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load

2. Side yard:

   a. 40' alley load lots – 6 feet

   b. 50' alley load lots – 6 feet

   c. 60' alley load lots – 6 feet

   d. 60' front load lots – 6 feet

   e. Single Family Attached Dwellings – minimum 25' between buildings

3. Rear yard:

   a. 40' alley load lots – 20 feet

   b. 50' alley load lots – 20 feet

   c. 60' alley load lots – 20 feet

   d. 60' front load lots – 15 feet

e. Single Family Attached Dwellings – minimum 25' between buildings

4. Minimum lot width at building line:

a. 40' alley load lots – 40 feet (50' on corner lots)

b. 50' alley load lots – 50 feet

c. 60' alley load lots – 60 feet

d. 60' front load lots – 60 feet

e. Single Family Attached Dwellings – N/A

5. Maximum building height:

a. 40' alley load lots – 25 feet

b. 50' alley load lots – 25 feet

c. 60' alley load lots – 25 feet

d. 60' front load lots – 25 feet

e. Single Family Attached Dwellings – 35 feet

E. Minimum total square footage, exclusive of porches, terraces, and garages:

1. Single story: One thousand, four hundred (1,400) square feet

2. Single-family attached: One thousand, three hundred (1,300) square feet

F. Architectural Standards:

1. Elevations:

a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.

b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.

2. Minimum number of Ridge Lines:

   a. Single Family Detached dwelling = 3

   b. Single Family Attached Building = 5

3. Minimum number of Corner Breaks:

   a. Single Family Detached dwelling = 3 on the front elevation

   b. Single Family Attached Building = 4

4. Windows:

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

   b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.

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

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

   e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.

5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

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

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

9. Garage doors shall incorporate at least one of the following design elements.

   a. Windows.

   b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.

2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.

3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.

4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.

5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.

3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.

4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.

5. A minimum of three dwelling types shall be constructed within the District.

6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.

7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. <u>Development Amenities</u>:

A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:

1. Clubhouse

2. A minimum of 5 small parks (minimum of 10,000 square feet in area)

3. A minimum of 4 swimming pools and swimming pool areas

4. A minimum of 5 playgrounds

5. Integrated trail system connecting all districts

B. Additionally, at least four of the following amenities shall also be provided within each residential district:

1. Fitness center

2. Basketball court

3. Tennis Court

4. Volleyball court

5. Putting green

6. Community garden

7. Public gathering area

8. Fishing Pond

C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.

D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. <u>Additional Standards</u>:

A. Maximum Density:
   1. Residential District 1 – Up to 2.8 dwellings per acre
   2. Residential District 2 – Up to 6 dwellings per acre

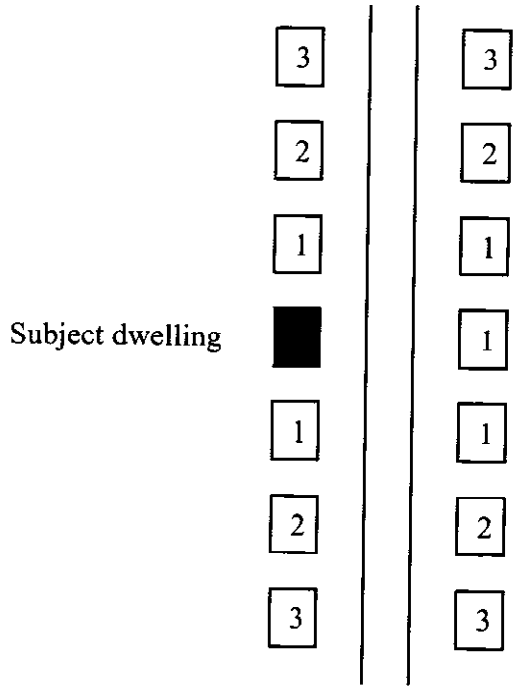
B. Maximum number of single family attached and detached dwellings – 1950

C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.

D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
   1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
   2. The parcel shall not be required to provide open space in excess of 21 percent.
   3. The parcel shall be entitled to a minimum lot size of 7,500.

E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements



1	**Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package.**
2	**Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package.**
3	**Dwelling may be identical to the subject dwelling.**

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

A. Parking may be permitted in all required Building Setback Areas.

B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.

C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.

D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.

E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.

F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

A. Special Requirements.

1. Architectural Standards (see Section 3.3)

2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.

3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.

4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.

B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.

C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Commercial District).

1. Front Yard: Twenty (20) feet

2. Side Yard: Twenty (20) feet

3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Not to exceed sixty (60) feet.

H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

A. General Requirements.

1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.

2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.

3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.

B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.

B. Parking may be permitted in all required Building Setback Areas.

C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.

D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.

E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.

F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.

G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.

H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.

2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:

a. Subject to State Highway 32 Overlay along SR 32,

b. Forty (40) feet along Eagle Parkway (Ditch Road extension)

c. Twenty (20) feet for all other streets

2. Side Yard: Twenty (20) feet

3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)

2. No outside storage is permitted.

3. See Section 4.5 for additional standards for Multi-family uses.

4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.

2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

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

1. Front Yard:

a. Subject to State Highway 32 Overlay Zone along SR 32.

b. Forty (40) feet along Eagle Parkway (Ditch Road extension).

c. Twenty (20) feet for all other streets

2. Side Yard: Twenty (20) feet

3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs: See Article 9.

K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

A. Where applicable the State Highway 32 Overlay standards shall apply.

B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.

C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.

D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.

E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.

F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.

G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)

B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units

C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.

D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet

E. A minimum setback of 10' shall be required from internal driveways/parking areas.

F. Maximum building height: Fifty (50) feet

G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.

H. Minimum Distance Between Structures: twenty (20) feet

I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:

1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.

2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.

2 Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	**Minimum Number of Amenities Provided**
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.

2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:

   a. Six (6) swings

   b. Three (3) detached/freestanding play elements

   c. Three (3) sliding elements

   d. Six (6) climbing elements

   e. One (1) overhead element

   f. Panels featuring play elements

   g. Decks, bridges, tunnels as required to attach various play elements to each other.

   h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:

   a. Three (3) detached/freestanding play elements

   b. Three (3) sliding elements

   c. Three (3) climbing elements

   d. One (1) overhead element

   e. Panels featuring play elements

   f. Decks, bridges, tunnels as required to attach various play elements to each other.

g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:

1. Eagle Parkway (New Public Street aligned with Ditch Road)

2. One full access drive cut west of Eagle parkway.

3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.

4. One full access drive cut between Eagle Parkway and new Casey Road.

5. Two full access drive cuts between new Casey Road and Springmill Road.

B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.

C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.

B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.

C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:

1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.

2. Churches: One (1) parking space for each four seats.

3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.

4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.

5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.

6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 <u>Bicycle Parking</u>. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall appy:

A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.

B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:

1. Residential Uses.
   a. Bicycle parking shall not be required for Single family detached dwellings.

   b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.

   c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.

2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.

3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily		x	x
Condominiums		x	x
Nursing Homes, Retirement Centers, Board &Care Centers		x	x
Assisted living facilities		x	x
Business Uses			
Accountants, Architects, Engineers, Consultants		x	x
Amphitheaters		x	x
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools		x	x
Artisan School		x	x
Assembly Hall		x	x
Artisan, pottery, craft production shop	x	x	x
Auditoriums		x	x
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting,photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Staion	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embalming School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Music Schools		x	x
Newspaper Distribution Station	x	x	x
Newspaper Publishing		x	x
Nursery-Plants, Retail	x		x
Optometrists	x	x	x
Paint and Wallpaper Stores	x	x	x
Pet Grooming	x	x	x
Pet Shops	x	x	x
Philanthropic Institutions		x	x
Photography School	x	x	x
Photography Studio	x	x	x
Photography Supplies	x	x	x
Physicians and other Health Care Personnell	x	x	x
Picture Framing	x	x	x
Plumbing Showrooms and Shop	x		x
Police Stations	x	x	x
Post Offices		x	x
Printing and Photocopying, small Jobs	x	x	x
Professional and & Technical Schools		x	x
Real Estate Offices	x	x	x
Recycling Collection Centers, Drop Off (small)	x		
Restaurants and dining facilities having > 50% gross sales from food	x	x	x
Restaurants and dining facilities having < 50% gross sales from food	x	x	x
Restaurants with Live Entertainment	x	x	x
Roller and Ice Skating Rinks		x	x
Root beer, coffee, non-alcoholic beverage store with or without drive thru	x	x	x
Semi-Automatic Car Wash	x		
Sewing Machine Sales and Service	x		
Shoe Repair	x	x	x
Shoe Stores	x	x	x
Sporting Goods	x	x	x
Stationery Stores	x	x	x
Tailor or Seamstress		x	x
Tennis Facilities	x	x	x
Testing Laboratories		x	x
Theaters-Indoor	x	x	x
Tire and Auto Service Center	x		x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.

B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shadc:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.

C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.

D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.

E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.

F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:

1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or

2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.

B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.

C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.

B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;

C. Signs of less that 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;

1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and

2. A maximum of three (3) wall signs shall be permitted.

B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

A. Entrance and Interior Circulation signs shall be permitted.

B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.

C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:

   a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.

   b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.

2. The Mixed Use District shall be permitted the following monument signs:

   a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.

   b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.

   c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.

3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

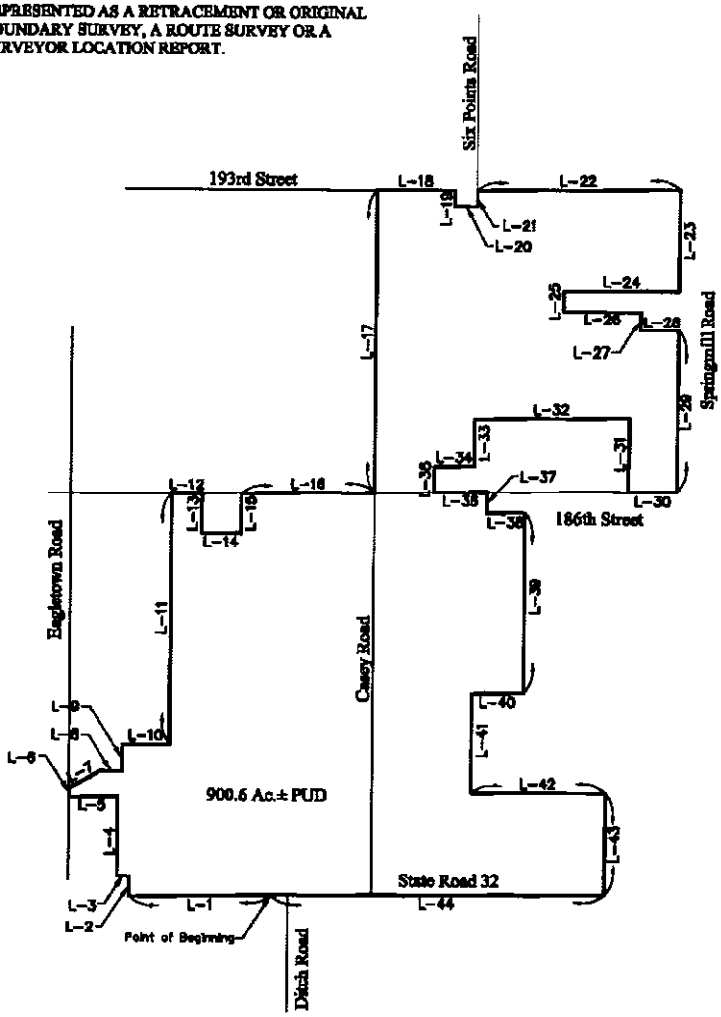
Exhibit A

Legal Description

A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

NOTE:
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.



Scale: 1"=2000'

GRAPHIC SCALE

0 1000 2000

(IN FEET)
1 inch = 2000 ft.

LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°25'34"W	265.25
L-3	S89°51'50"W	131.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°05'29"E	118.93
L-7	N60°42'53"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°39'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.92
L-19	S00°51'46"W	205.83
L-20	S89°33'26"E	292.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2633.67
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.38
L-26	N90°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2363.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4993.14

Prepared December 2, 2010 for Wilfing Land Companies.

HSG
HAHN SURVEYING GROUP, INC.
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

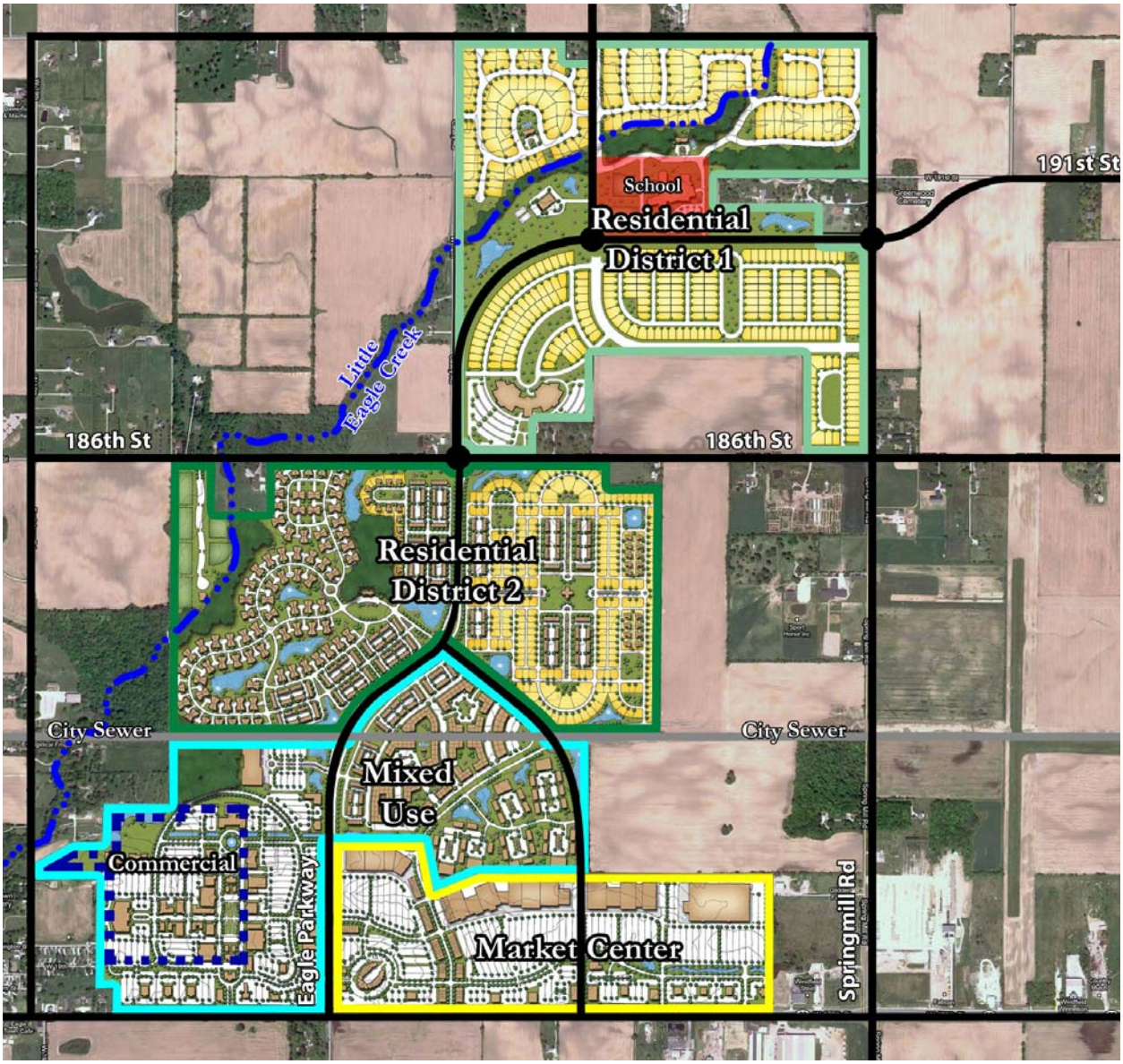


Exhibit C

Illustrative Site Development Plan

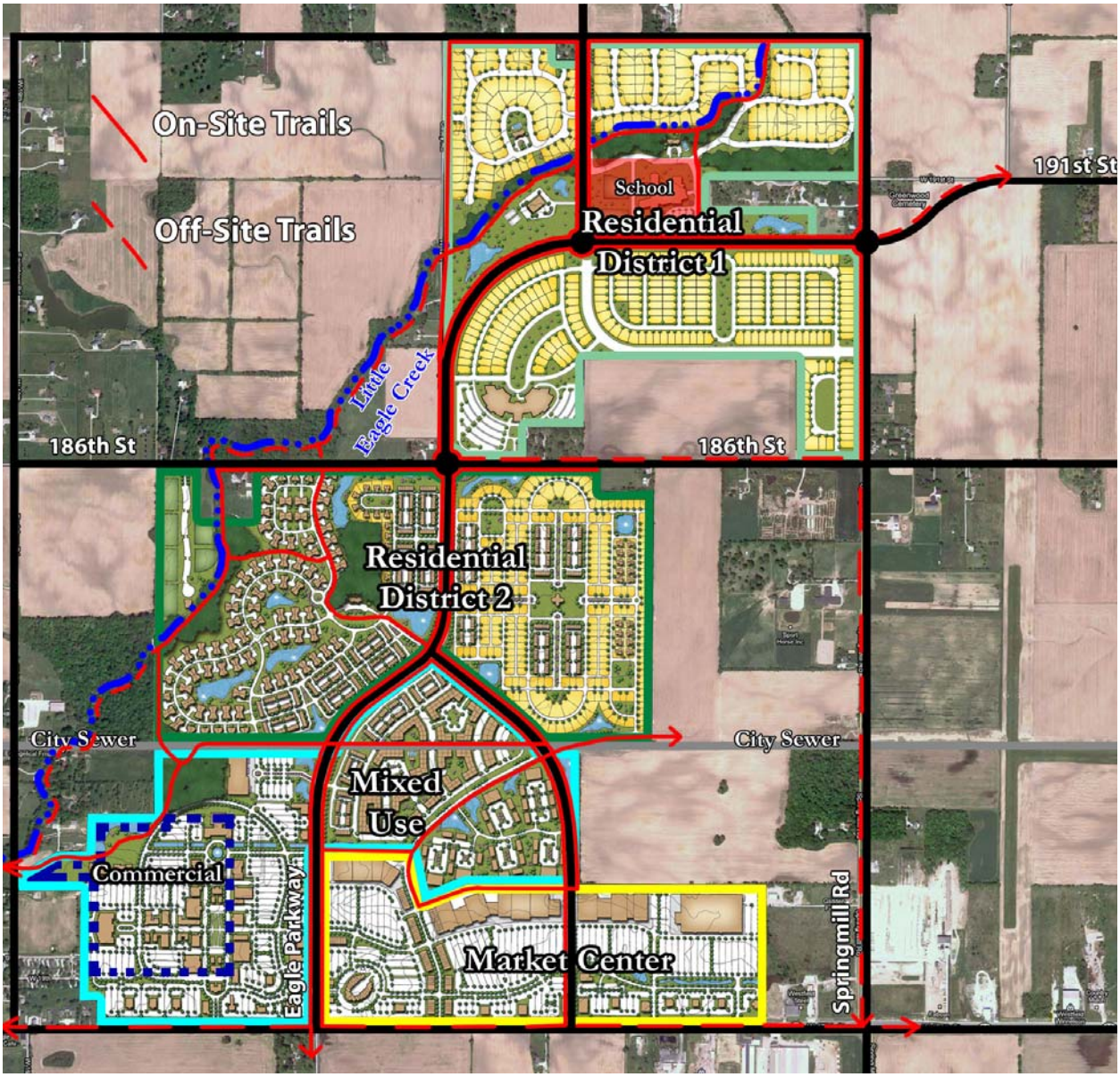


Exhibit D

Construction Phasing Schedule

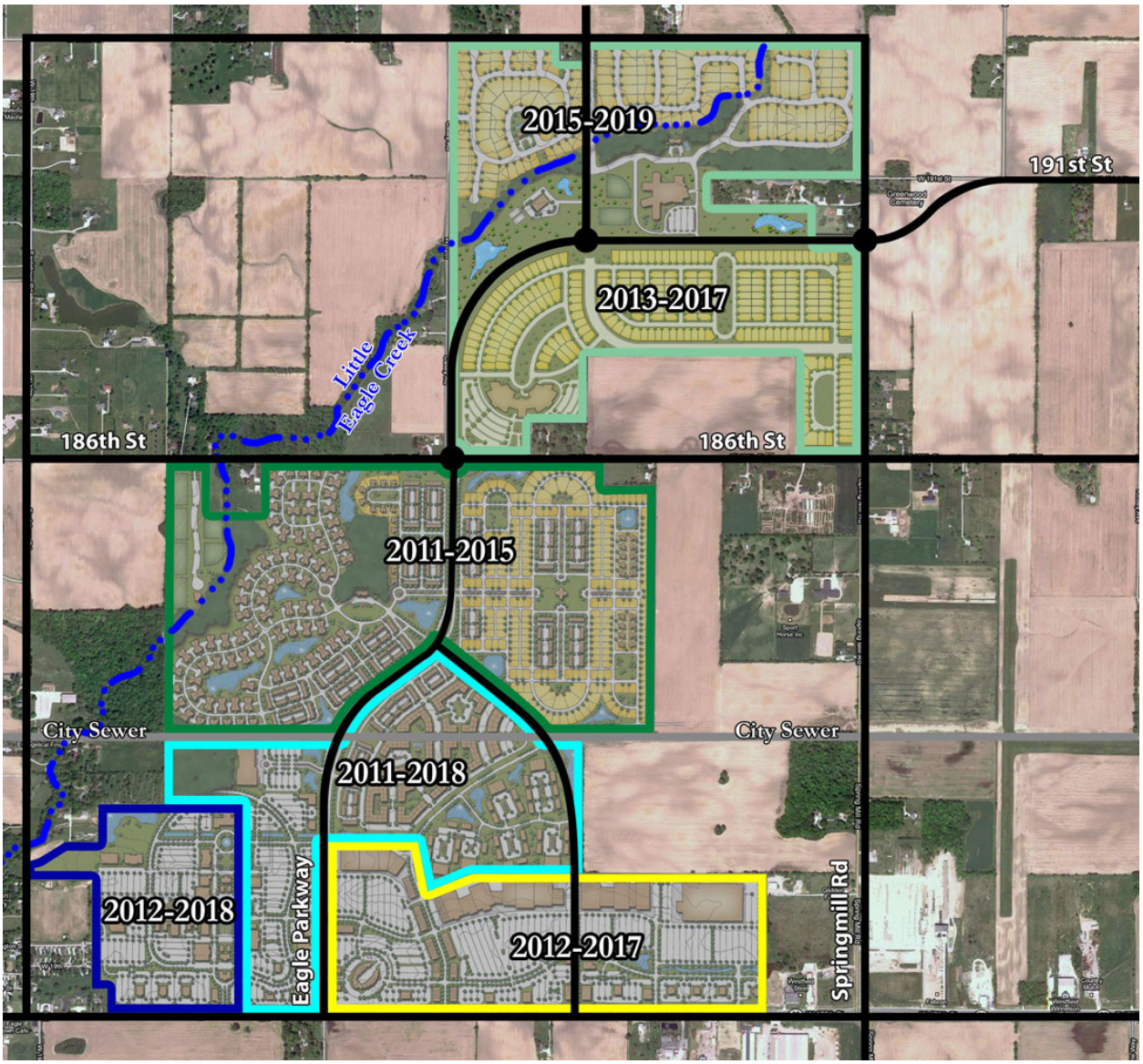


Exhibit E

Amenity Plan

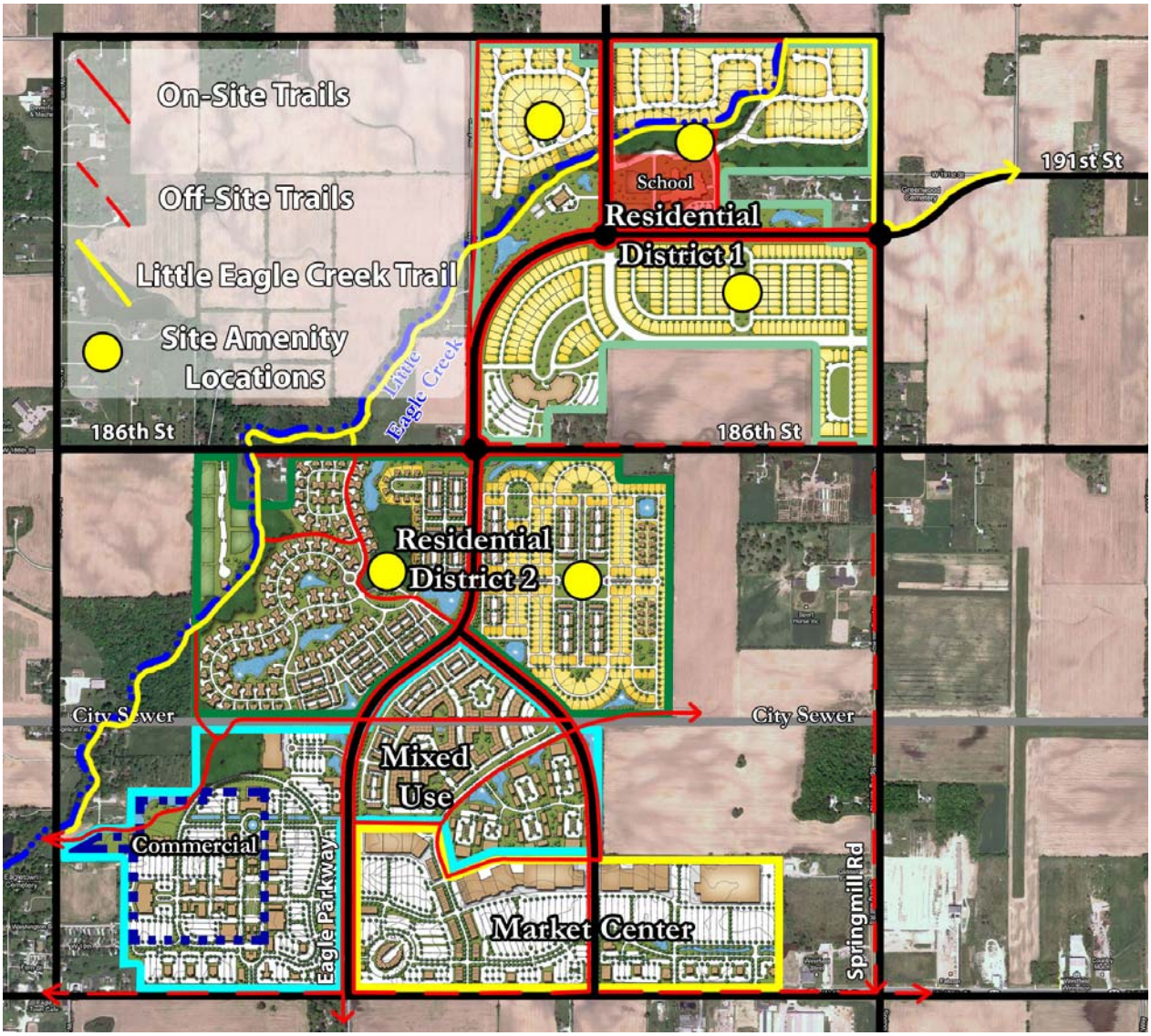


Exhibit F

Residential Photo Examples

Pulte
INFORMATION CENTER
Pulte

SPEED
LIMIT
23

Docket Number:	1604-PUD-05 (Ordinance No. 16-06)
Petitioner:	Indianapolis Hebrew Congregation, Inc.
Request:	A change in zoning from the Single-Family 2 District (SF-2) to the IHC PUD Ordinance to accommodate the expansion of the existing cemetery on the subject property.
Current Zoning:	SF-2: Single-Family Low Density District
Current Land Use:	Cemetery / Agricultural
Acreage:	30.91 +/- acres
Exhibits:	1. Staff Report 2. Location Map 3. Ordinance 16-06 4. Concept Plan 5. Right-of-way Exhibit 6. Neighborhood Meeting Summary
Staff Reviewer:	Pam Howard

PETITION HISTORY

This petition was introduced at the March 14, 2016, City Council meeting. The petition will receive a public hearing at the April 4, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a change in zoning to the IHC Planned Unit Development (PUD) District Ordinance No. 16-06 (the "PUD Ordinance") (see **Exhibit 3**) for the 30 acres located on the north side of 161st Street, west of US Highway 31 (see **Exhibit 2**).

Property History: The property is currently zoned the SF-2: Single-Family Low Density District and is located in the US Highway 31 Overlay District. The existing cemetery is a legally established nonconforming use.

ZONING REQUEST

The petitioner requests this change in zoning to allow the expansion of the existing Indianapolis Hebrew Congregation cemetery.

Default Standards: The PUD Ordinance (see **Exhibit 3**) defaults to the SF-2 District as the Underlying Zoning District. The US Highway 31 Overlay District does apply, with exception to the area identified as the Cemetery Renovation Area on the Concept Plan and defined in the PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the Underlying Zoning District.

Development and Design Standards: As proposed, the PUD Ordinance defaults to the Development and Design Standards as identified in the Westfield-Washington Township Unified Development Ordinance, but does incorporate modifications to accommodate the expansion of the existing Cemetery. The department continues to work with the petitioner to refine the standards and anticipates several changes to the ordinance prior to recommendation.

Development Plan Review: As proposed, the PUD Ordinance delegates the review and approval of the Development Plan for the Cemetery Renovation Area to the Director of the Economic and Community Development Department.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "Employment Corridor" land use classification. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 4, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the April 4, 2016 Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Pamela Howard

From: Jim Grose <sprink44@ameritech.net>
Sent: Monday, April 4, 2016 5:11 PM
To: APC; Pamela Howard
Subject: 1604-PUD-04 IHC PUD Public Comment

April 4, 2016

Advisory Plan Commission
130 Penn Street
Westfield, IN 46074

Dear Members of the Advisory Plan Commission:

I am writing to provide public comment regarding Docket No. 1604-PUD-04, Indianapolis Hebrew Congregation PUD, which is scheduled to have a public hearing at tonight's meeting. I am not able to attend the meeting, so I wanted to provide written comment via e-mail. By no means am I writing in opposition of the proposal. I would simply like to provide my thoughts regarding the right-of-way provisions of the proposed PUD.

On October 14, 2013, the Thoroughfare Plan was amended and 161st Street was reclassified from a secondary arterial to a primary arterial. The Thoroughfare Plan recommends a minimum right-of-way width of 150 feet for primary arterials, 120 feet for secondary arterials, and 100 feet for collectors. After review of the proposed PUD Ordinance and associated right-of-way exhibit, it appears that only a minimal amount of land is proposed to be dedicated as additional right-of-way. The additional land would increase the half right-of-way north of the centerline of 161st Street to approximately 27 feet. Pulte Homes already dedicated land on the south side of 161stStreet so that the half right-of-way south of the centerline is 60 feet. When combined, that would provide a total of only approximately 87 feet of right-of-way, which is less than what is recommended for a collector. I understand this is a unique situation since there is an existing cemetery on the IHC parcel, but I wonder if the amount of right-of-way that is currently proposed to be dedicated is enough.

With 161st Street being one of the few exits from US 31 and it leads to the up-and-coming Springmill Station area and other growth on the west side, I believe the section of 161st Street just west of US 31 should essentially be treated as a gateway to the west side of Westfield. It is imperative that the IHC property, Retreat on the Monon property (owned by Pulte Homes and zoned under the Viking Meadows PUD), and the inevitable future expansion of 161st Streetare planned with that in mind. The roundabout intersections with IHC/Farr Hills Drive and Oak Ridge Road were constructed for four lanes on 161st Street. There needs to be sufficient right-of-way for future expansion of 161st Street to be implemented properly. It is my understanding that Pulte Homes is preparing to submit a new proposal for the Retreat on the Monon if they have not done so already. Once the IHC and Retreat on the Monon projects are approved, it will not be easy to obtain additional right-of-way if it is determined that more would be needed.

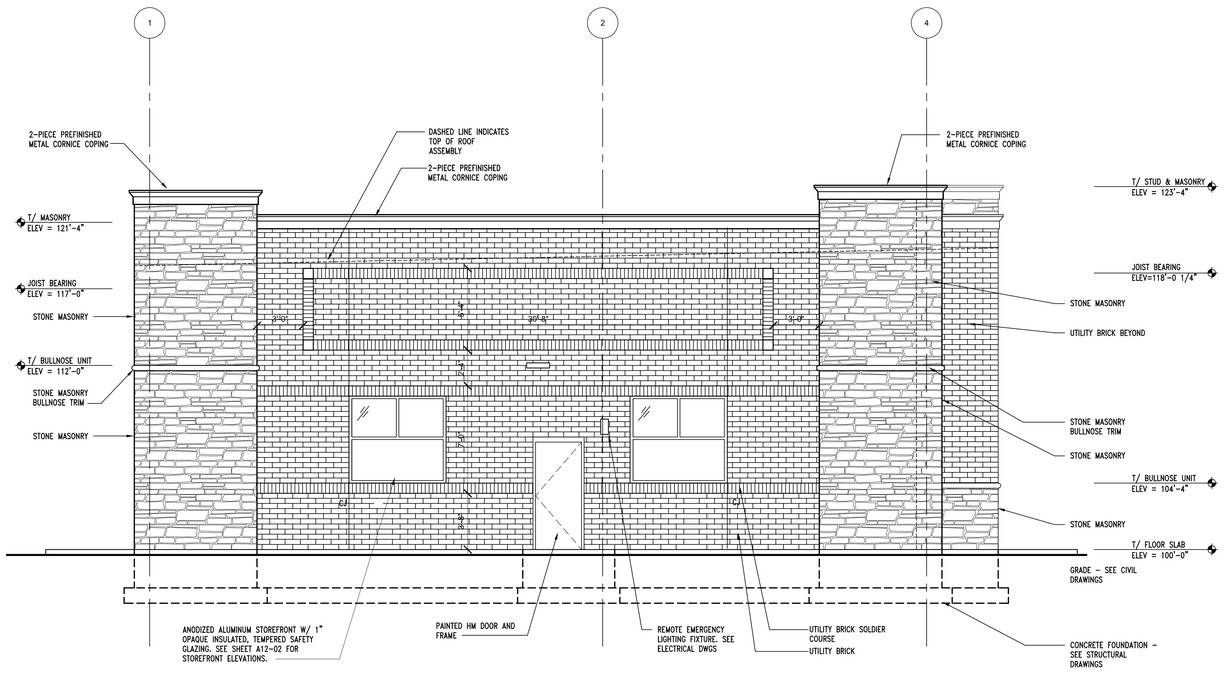
I would also like to comment about the proposed six-foot concrete sidewalk to be installed on the north side of 161st Street. The Thoroughfare plan recommends that an eight-foot multi-use path be installed. The proposal may be due to the type and width of sidewalk that was installed by the Indiana Department of Transportation on 161stStreet. It is unfortunate that narrower infrastructure was installed and I believe that it is necessary for a larger path to be installed where there is an option to do so. The IHC parcel borders the Monon Trail. There will most likely be a larger amount of people with various modes of transportation that will use the pedestrian

infrastructure in the area. Once infrastructure is constructed on all of the parcels going east from the Monon Trail to Union Street there will most likely be people that will use it to access the Monon Trail. Also, people west of the area may use the infrastructure to access areas that will be developed to the east, such as the remainder of the IHC parcel and the parcels on the east side of US 31.

It is my understanding that the Public Works Department is still in the process of reviewing the IHC PUD and will most likely provide feedback regarding these items. Obviously, the professionals employed by the Public Works Department will know what amount of right-of-way will be needed for the future expansion of 161st Street. That being said, I wanted to submit my thoughts based on the information that is currently available. Thank you for your time and your service to the residents of Westfield.

Sincerely,

Jim Grose



B / A4-01 EAST ELEVATION
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: CHISELFACE
   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: DRIVIT
   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

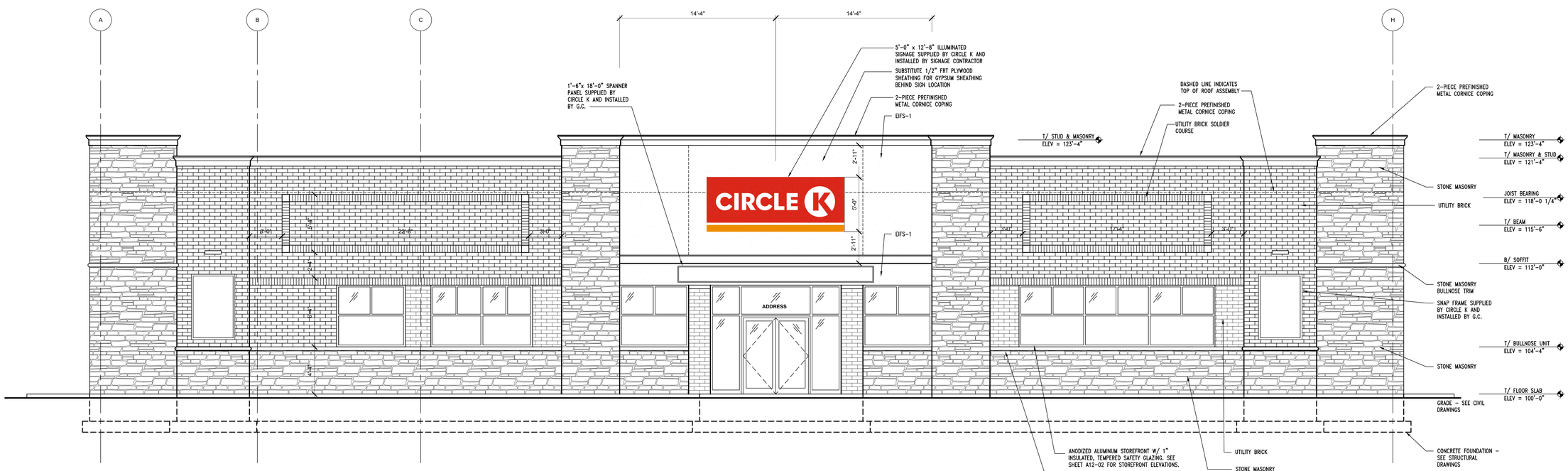
TOTAL = 2686 S.F.	
WINDOWS/ DOORS = 96 S.F.	4%
STONE MASONRY = 560 S.F.	21%
BRICK MASONRY = 2030 S.F.	75%

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%



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

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

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

CUPKOVIC architecture llc
6060 Rockside Woods Blvd
Cleveland, Ohio 44131
216.524.8400 phone
216.524.8401 fax
www.cupcarc.com
info@cupcarc.com

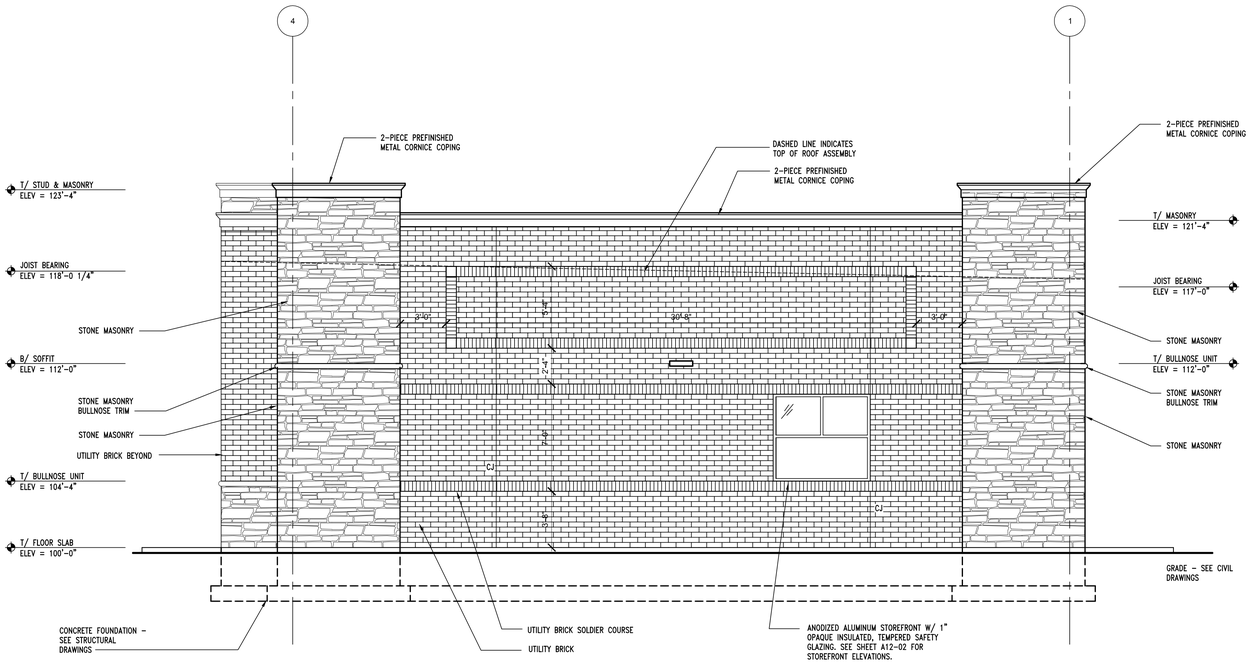
SEAL
NOT FOR CONSTRUCTION

NUMBER	DESCRIPTION	DATE

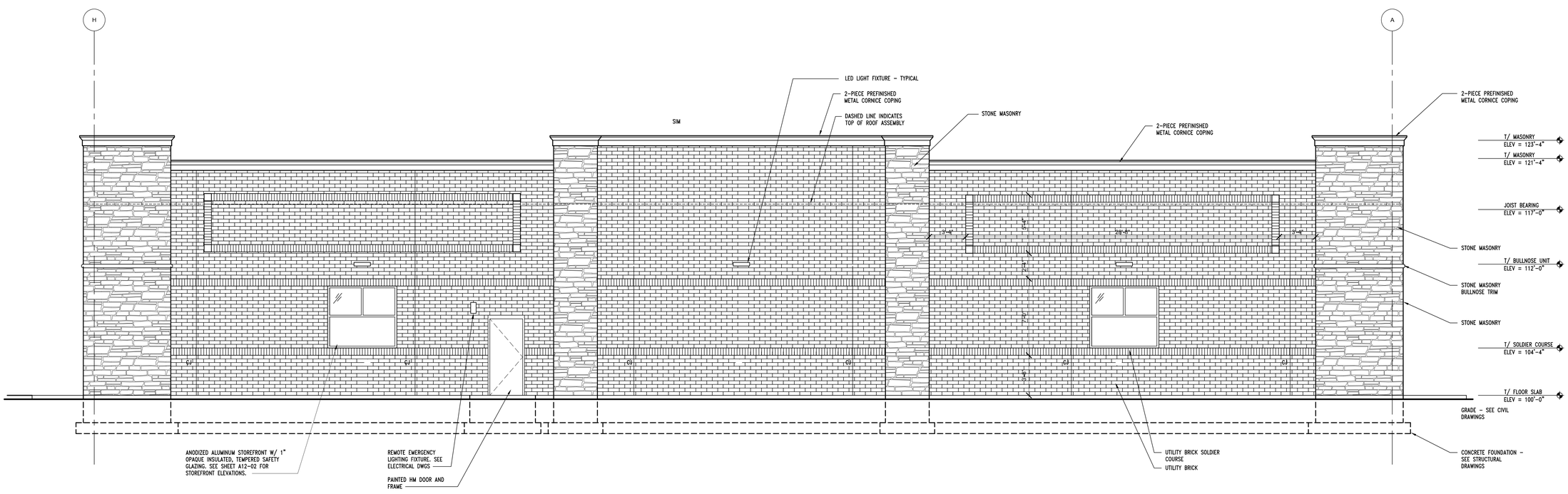
NUMBER	DESCRIPTION	DATE
	PRELIM PLANNING REVIEW 1	02-10-2016
	PLANNING REVIEW 2	03-04-2016
	PLANNING REVIEW 3	03-30-2016

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



C A4-02 SOUTH ELEVATION
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: CHISELFACE
   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: DRIVIT
   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%
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NUMBER	DESCRIPTION	DATE
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	PLANNING REVIEW 2	03-04-2016
	PLANNING REVIEW 3	03-30-2016

DRAWING TITLE
STORE #2281 Westfield
EXTERIOR ELEVATIONS

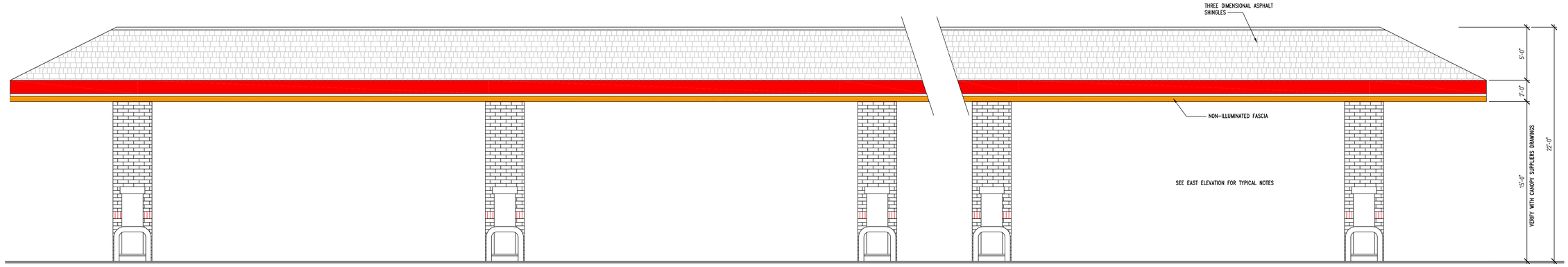
DRAWN BY	CHECKED BY
SDM	SDM

SCALE
1/4" = 1'-0"

ISSUE DATE
-

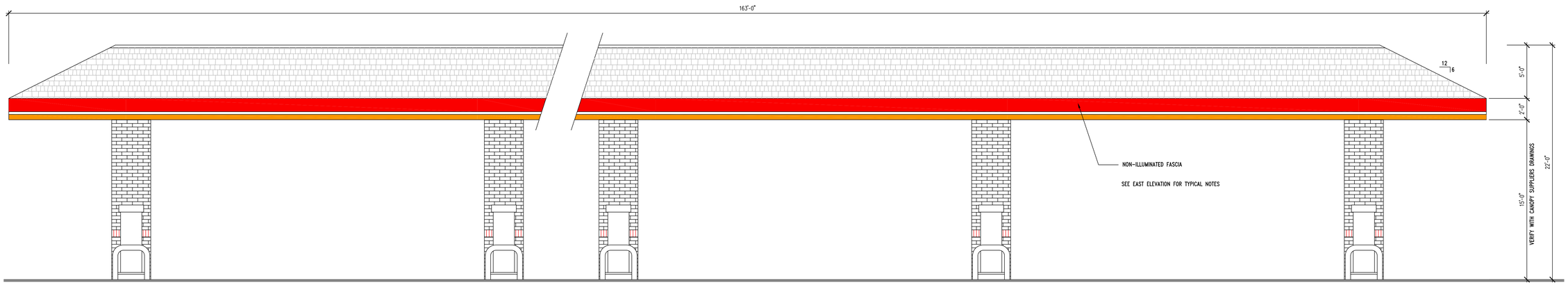
JOB NUMBER
15-313

DRAWING NUMBER
A4-02



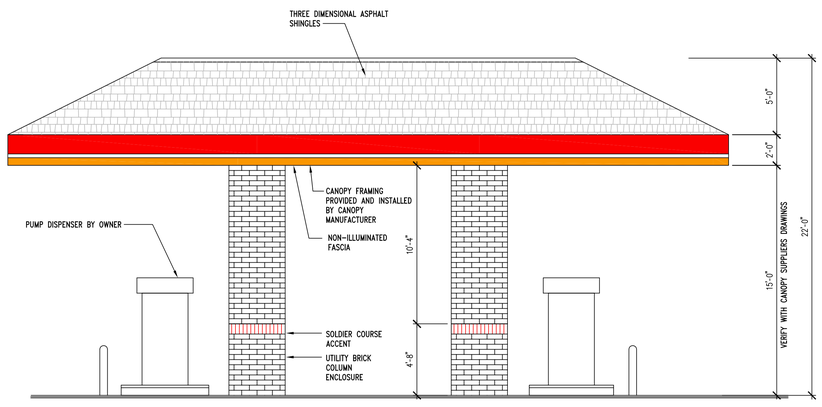
SOUTH ELEVATION

1/4" = 1'-0"



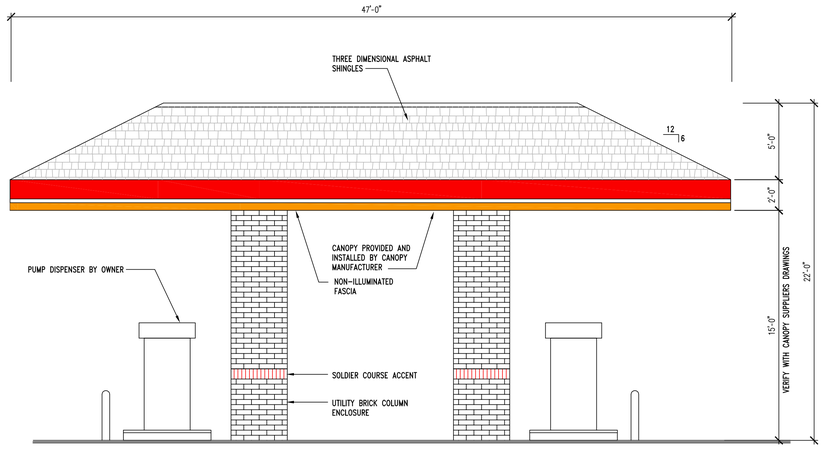
NORTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

EXTERIOR FINISHES:

1. METAL COPING

   MANUFACTURER: METAL ERA OR APPROVED EQUAL
   PRODUCT: PERMA-TITE
   COLOR: DARK BRONZE

2. ASPHALT SHINGLES

   MANUFACTURER: GAF OR APPROVED EQUAL
   PRODUCT: TIMBERLINE NATURAL SHADOW SHINGLES
   COLOR: AS SELECTED BY ARCHITECT

3. 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

4. PAINTED BOLLARDS AND MISCELLANEOUS

   MANUFACTURER: SHERWIN WILLIAMS
   PRODUCT: PRO-INDUSTRIAL DTM ACRYLIC
   PAINT: ONE (1) COAT SHERWIN-WILLIAMS PRIMER AS RECOMMENDED
   TWO (2) COATS SHERWIM-WILLIAMS PRO-INDUSTRIAL DTM ACRYLIC
   COLOR - B66W311KG CK GRAY

GENERAL NOTES:

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

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NUMBER	DESCRIPTION	DATE

NUMBER	DESCRIPTION	DATE
	RESCHEDULED PC/ZB REVIEW 1	02-09-2016
	PLANNING REVIEW 2	03-04-2016
	PLANNING REVIEW 3	03-30-2016

DRAWING TITLE
STORE #2281 Westfield
GAS CANOPY ELEVATIONS

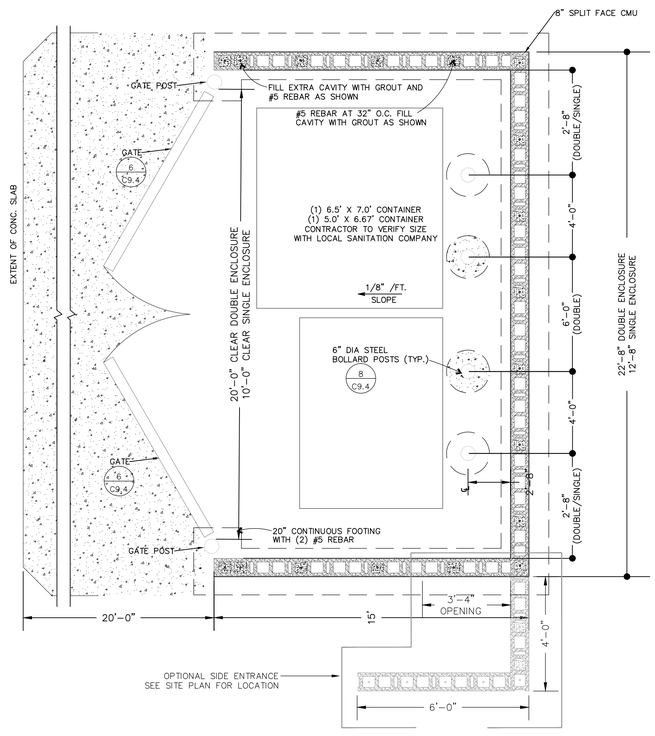
DRAWN BY	CHECKED BY
MGS	SDM

SCALE
1/4" = 1'-0"

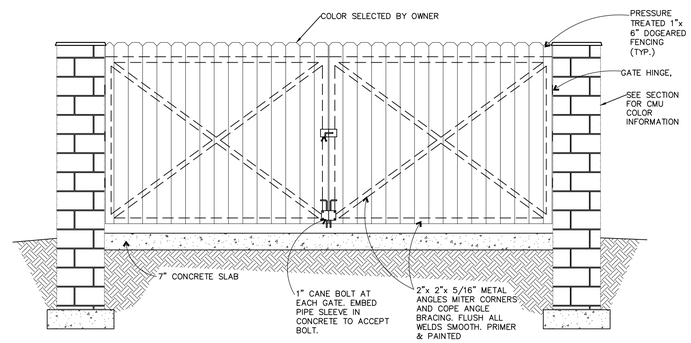
ISSUE DATE
-

JOB NUMBER
15-313

DRAWING NUMBER
A4-03



1 C6.5 TRASH ENCLOSURE PLAN
SCALENONE

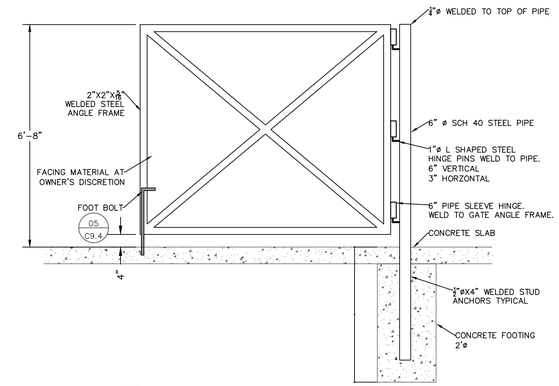


* PROVIDE LOCKABLE CLOSURE FOR GATES

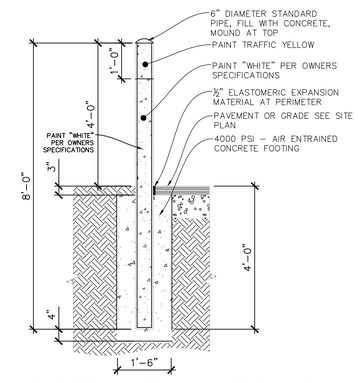
3 C6.5 GATE ELEVATION
SCALENONE

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.

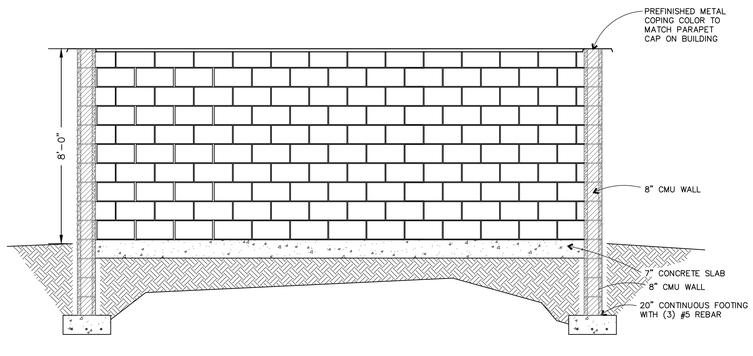


6 C6.5 GATE FRAME DETAIL
SCALENONE

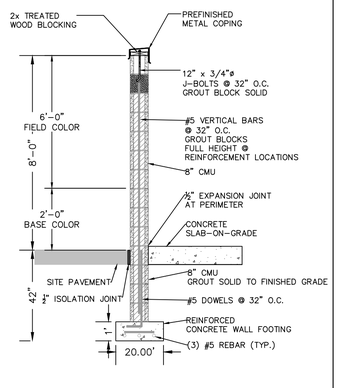


NOTE: CONCRETE FOUNDATIONS ARE MINIMUM REQUIREMENTS. LOCAL BUILDING CODES OR FROST LINE MAY REQUIRE GREATER DEPTH

8 C6.5 STEEL BOLLARD POST
SCALENONE

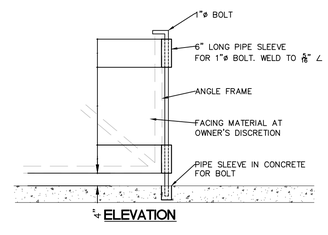


2 C6.5 TRASH ENCLOSURE ELEVATION (INTERIOR)
SCALENONE

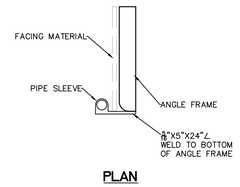


NOTE: SEE ARCHITECTURAL DRAWINGS FOR MASONRY COLOR INFORMATION

4 C6.5 TYPICAL WALL SECTION
SCALENONE

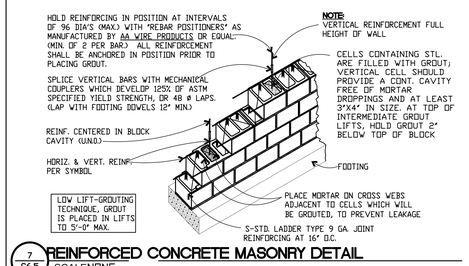


4" ELEVATION



PLAN

5 C6.5 TYPICAL FOOT BOLT
SCALENONE



7 C6.5 REINFORCED CONCRETE MASONRY DETAIL
SCALENONE

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

ROBERT W. WELLERT REGISTERED No. 10404528 STATE OF INDIANA PROFESSIONAL ENGINEER

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

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