CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_03_16_2015

Monday, March 16, 2015 at 07:00 PM

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

MEETING DATE: **Monday, March 16, 2015 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - March 2, 2015
Documents: March 2, 2015, Minutes

Review APC Rules & Procedures

ITEMS OF BUSINESS

1502-SPP-07 & 1502-ODP-01
Harmony, Section 3
Northeast corner of Ditch Road and 151st Street
Estridge Development Management LLC by Innovative Engineering & Consulting, Inc. requests Primary Plat, Overall Development Plan, and associated requested plat waiver approval for 95 single-family residential lots on an approximately 36.84 acres +/- in the Harmony PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Detailed Development Plan | Exhibit 6: Landscape Plan | Exhibit 7: Waiver Response | Exhibit 8: Text Amendment Parcel Map

1503-PUD-03 & 1503-DDP-04
Grand Park Fieldhouse PUD
North side of 186th Street, west of Grand Park Boulevard
Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP requests a change in zoning of approximately 8 acres from the AG-SF1 District to the Grand Park Fieldhouse PUD District and Detailed Development Plan review for a new 86,930 square-foot indoor athletic facility.

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: PUD Ordinance | Exhibit 4: Site Plan | Exhibit 5: Elevations | Exhibit 6: Landscaping Plan | Exhibit 7: Development Plans | Petitioner Powerpoint Presentation

1503-DDP-01
Ricker's
17531 Wheeler Road
Ricker's by Weihe Engineers, Inc. requests Detailed Development plan review for a new 5,000 square-foot gasoline service station on approximately 1.6 acres +/- in the Hall & House PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Landscape Plan | Exhibit 5: Building & Canopy Elevations | Exhibit 6: Hull & House PUD Ordinance

1503-DDP-02
Monon Marketplace
17407 Wheeler Road
Pritzke & Davis, LLP by Weihe Engineers, Inc. requests Detailed Development Plan review for a new 13,000 square-foot commercial building and a new 8,500 square-foot commercial building on approximately 4.4 acres +/- in the Hall & House PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Landscape Plan | Exhibit 5: Building Elevations | Exhibit 6: Hull & House PUD Ordinance

1503-PUD-02 [PUBLIC HEARING]
Andover North PUD Amendment
Northwest corner of 186th Street and Moontown Road
Site Solutions Property Group, LLC requests amendments to the Andover North PUD.
Documents: Exhibit 1: Staff Report | Exhibit 2: Zoning District Map | Exhibit 3: Concept Plan | Exhibit 4: Amendment Ordinance

1503-ODP-05 & 1503-SPP-05
Grassy Branch Commercial Subdivision
Northeast corner of SR 32 and Grassy Branch Road
First Merchants Bank by Maurer Surveying, Inc. requests Overall Development Plan and Primary Plat review of approximately 13.16 acres +/- in the LB-PD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan

1503-DDP-03
First Merchants Bank
3300 E. State Road 32
First Merchants Bank by Maurer Surveying, Inc. requests Detailed Development Plan and associated waiver review for a 2,659 square-foot building on approximately 1.47 acres +/- on Lot 1 in the Grassy Branch Commercial Subdivision in the LB-PD 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

1503-ODP-06 & 1503-SPP-03 [CONTINUED]
Sheffield Park
West side of Shady Nook Road, north of SR 32
Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.

1503-ODP-04 & 1503-SPP-04 [CONTINUED]
Mapleridge
East side of Oak Road, north of 151st Street
Langston Development Co. Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

Petition Number:	1503-PUD-03 & 1503-DDP-04
Subject Site Address:	Portion of Lot 3 of Grand Park Secondary Plat
Petitioner:	Grand Park Fieldhouse, LLC by Joseph M. Scimia, Faegre Baker Daniels, LLP
Request:	Grand Park Fieldhouse PUD Ordinance and Detailed Development Plan approval for a Commercial Recreational Facility on approximately 8 acres within the Grand Park Sports Campus.
Current Zoning:	AG-SF1
Current Land Use:	Vacant
Approximate Acreage:	8 acres +/-
Exhibits:	Exhibit 2: Aerial Location Map Exhibit 3: Grand Park Fieldhouse PUD Ordinance Exhibit 4: Site Plan Exhibit 5: Elevations Exhibit 6: Landscaping Plan Exhibit 7: Development Plans
Staff Reviewer:	Andrew Murray

PROJECT OVERVIEW

Location: The 8-acre property is located within the Grand Park Sports Campus along the north side of 186th Street, between Grand Park Boulevard and Kinsey Avenue (the "Property") (**see Exhibit 2**).

Project Description: The petitioner is requesting approval for: (i) a change of zoning classification to a Planned Unit Development to be known as the "Grand Park Fieldhouse PUD"; and (ii) Detailed Development Plan for the construction of a Commercial Recreational Facility (the "Facility"), approximately 87,000 square feet in size. The Facility is designed to accommodate the use of eight (8) indoor basketball courts, with the flexibility to alter the playing surface to provide for other sport-related opportunities.

PUD DISTRICT ORDINANCE

The Grand Park Fieldhouse PUD Ordinance (the "PUD Ordinance") (**see Exhibit 3**) was introduced to the City Council at the February 9, 2015, meeting.

Default Standards: The PUD Ordinance defaults to the provisions of the Westfield-Washington Township Unified Development Ordinance (the "UDO"), with the General Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits a Commercial Recreational Facility on the Property as well as related ancillary uses contained therein.

Development Standards: As proposed, *Chapter 6, Development Standards* of the UDO applies to the Property with the following requested modifications:

1. Parking Standards: The UDO does not include specific parking space ratio requirements for a Commercial Recreation Facility, rather, the UDO states "Parking Space requirements for other uses shall 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[1]". As such, the proposed PUD Ordinance establishes a minimum requirement of three hundred forty-eight (348) parking spaces. This requirement is based on a calculated ratio of four (4) spaces per one thousand (1,000) square feet of gross floor area.
2. Landscaping: The proposed PUD Ordinance incorporates a landscape plan (identified as Exhibit D of the PUD Ordinance, as attached hereto as **Exhibit 6**) to establish the applicable landscaping standards.
3. Building Architecture and Orientation: The proposed PUD Ordinance requires the development of the Property to be in substantial compliance with the Site Plan (**see Exhibit 4**) and Elevations (**see Exhibit 5**).

Thoroughfare Plan: The Westfield-Washington Township Thoroughfare Plan roadway classification identifies 186th Street as a "Secondary Arterial". The recommended right-of-way width for a Secondary Arterial is 120 feet.

Comprehensive Plan: The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this area as part of the Grand Park Sports Campus. The proposed project will accommodate indoor sports and events (Comprehensive Plan, page 151).

Public Hearing: Public hearings by the APC are required for Planned Unit Developments and Development Plans. The PUD Ordinance and the Development Plan received a public hearing at the March 2, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the March 2, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

[1] Article 6.14(G)(11)(n) of the Unified Development Ordinance.

DETAILED DEVELOPMENT PLAN (Chapter 10.7 (E))

The Grand Park Fieldhouse Detailed Development Plan (the "Development Plan") appeared before the Technical Advisory Committee on February 17, 2015.

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:

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see DISTRICT, DEVELOPMENT and DESIGN STANDARDS comments herein).**
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located.
3. 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 point shall minimize safety hazards and congestion.
    d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
    e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. 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 (Chapter 4 of UDO)

The Development Plan complies with Article 4.16 (General Business District) except for those items identified as outstanding below:

1. Permitted Uses
2. Minimum Lot Area
3. Minimum Lot Frontage
4. Minimum Building Setback Lines
    a. Front Yard: 60 feet
    b. Side Yard: 20 feet
    c. Rear Yard: 20 feet
5. Minimum Lot Width

6. Maximum Building Height
7. Minimum Building Size

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO)

Not applicable, except as otherwise noted herein as set forth by the proposed PUD District Ordinance.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The Development Plan complies, as applicable to a Detailed Development Plan review, except for those items identified as outstanding below, that need addressed prior to approval:

1. Architectural Standards (Article 6.3)
2. Building Standards (Article 6.4)
3. Height Standards (Article 6.6)
4. Landscaping Standards (Article 6.8)
5. Lighting (Article 6.9)
6. Lot Standards (Article 6.10)
7. Parking and Loading Standards (Article 6.14)
8. Setback Standards (Article 6.16)
9. Sign Standards (Article 6.17)
10. Vision Clearance Standards (Article 6.19)
11. Yard Standards (Article 6.12)

DESIGN STANDARDS (Chapter 8 of UDO)

The Development Plan complies except for those items identified as outstanding below:

1. Easement Standards (Article 8.3)
2. Pedestrian Network Standards (Article 8.7)
3. Street and Right-of-Way Standards (Article 8.9)
4. Surety Standards (Article 8.12)
5. Utility Standards (Article 8.13)

STAFF COMMENTS

The Department recommends the following actions.

1. Forward 1503-PUD-03 (PUD Ordinance) to the City Council with a favorable recommendation.
2. Approve 1503-DDP-04 (Development Plan) with the following conditions:
    a. Approval of 1503-DDP-04 (Development Plan) shall be contingent upon the approval of 1503-PUD-03 (PUD Ordinance); and
    b. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, Citizens Westfield and any other applicable utility agency prior to the issuance of an improvement location permit.

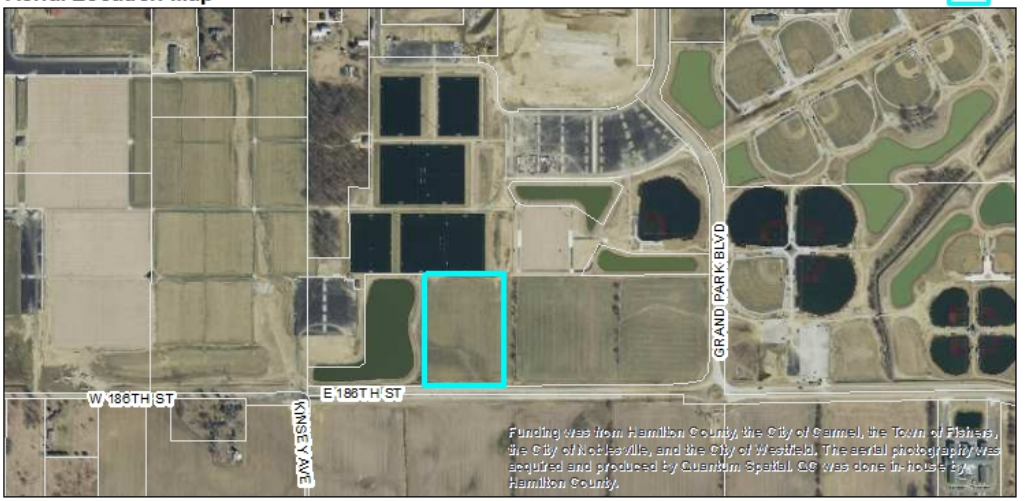
If any APC member has questions prior to the meeting, then please contact Andrew Murray at (317)379-9080 or amurray@westfield.in.gov.

Grand Park Fieldhouse PUD
Exhibit 2 - Aerial Location Map

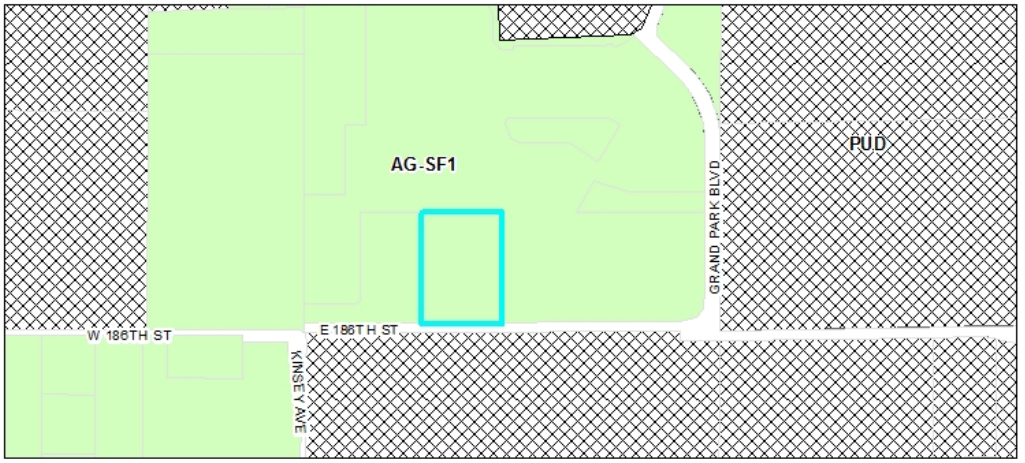
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



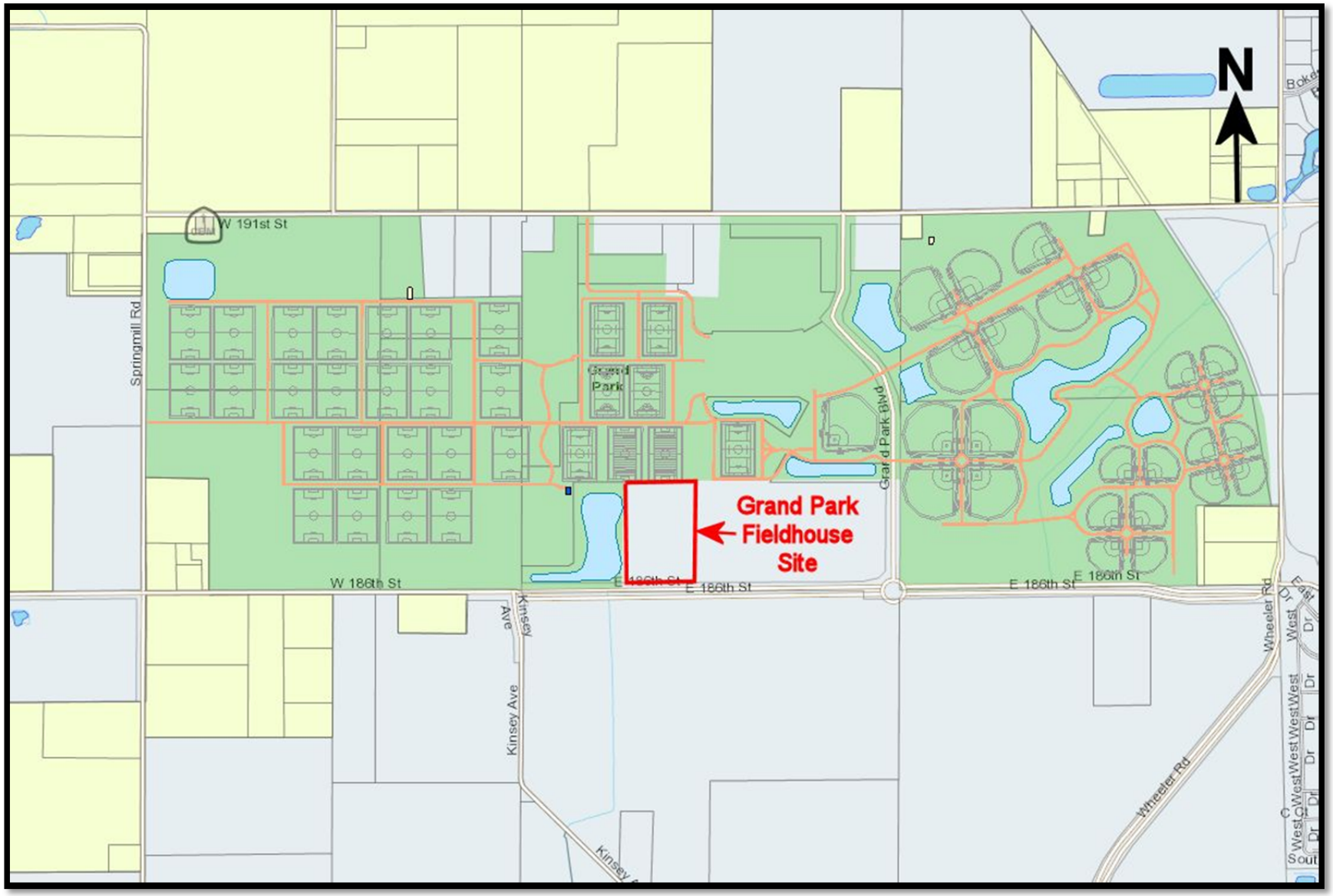
Zoning

PUD (Planned Unit Development)

AG-SF1 (Agriculture Single Family 1)

GRAND PARK FIELDHOUSE

Vicinity Map



US.55652917.01

ORDINANCE NUMBER 15-04

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is a Planned Unit Development Ordinance (the "Grand Park Fieldhouse PUD Ordinance") to amend the Westfield-Washington 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 ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") held a public hearing on March 2, 2015 for a petition (Docket 1503-PUD-03), filed by Grand Park Fieldhouse, LLC, requesting an amendment to the Unified Development Ordinance and to the Zoning Map of the City;

WHEREAS, the Commission took action to forward said petition (Docket 1503-PUD-03) to the Westfield City Council (the "Council") with a _____ recommendation (by a vote of ____ in favor and _____ opposed) in accordance with Ind. Code§ 36-7-4-608, as required by Ind. Code§ 36-7-4-1505, on March 16, 2015;

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

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

SECTION 1. APPLICABILITY OF ORDINANCE.

1.1 This Grand Park Fieldhouse PUD Ordinance applies to the subject real estate more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Real Estate").

1.2 The underlying zoning district shall be the GB – General Business District (the "GB District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Unified Development Ordinance applicable to the GB District shall apply.

1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

2.1 Commercial Recreational Facility and ancillary uses contained therein, including but not limited to the following: related offices, Sit Down Restaurant, Medium Intensity Retail, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the "ECD Director"); provided, that the following uses shall not be permitted: paintball, driving ranges, laser tag, motorized cart tracks or motorized model airplane flying facilities.

SECTION 3. DEVELOPMENT STANDARDS.

3.1 Minimum Off-Street Parking – three hundred forty-eight (348) spaces.

3.2 Building Orientation: The building orientation shall be in substantial compliance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein.

3.3 Building Materials: Building Materials and elevations shall be in substantial compliance with the building elevations attached hereto as Exhibit "C" and incorporated herein.

3.4 Landscaping: Landscaping shall be installed on the Real Estate in substantial compliance with the landscaping plan attached hereto as Exhibit "D" and incorporated herein.

3.5 Lighting: The standards of the Unified Development Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.

3.6 Signage: The standards of the Unified Development Ordinance shall apply with the following exceptions:

A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).

B. Wall Signs shall be individual letters with reverse lighting.

C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).

D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Unified Development Ordinance.

E. Temporary Signage shall only be permitted as approved by the ECD Director.

SECTION 4. APPROVAL. Upon motion duly made and seconded, this Grand Park Fieldhouse PUD Ordinance was fully passed by the members of the Council this ____ day of _____, 2015.

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Charles Lehman	Chuck Lehman	Chuck Lehman
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: Joseph M. Scimia
Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240
317-569-9600

I hereby certify ORDINANCE 15-04 was delivered to the Mayor of Westfield on the ____ day of _____, 2015, at _____ __.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-04
this ____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-04
this ____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard; Clerk-Treasurer

EXHIBIT "A" – LEGAL DESCRIPTION

A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area "E" of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area "E" to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

EXHIBIT "B" – CONCEPT PLAN

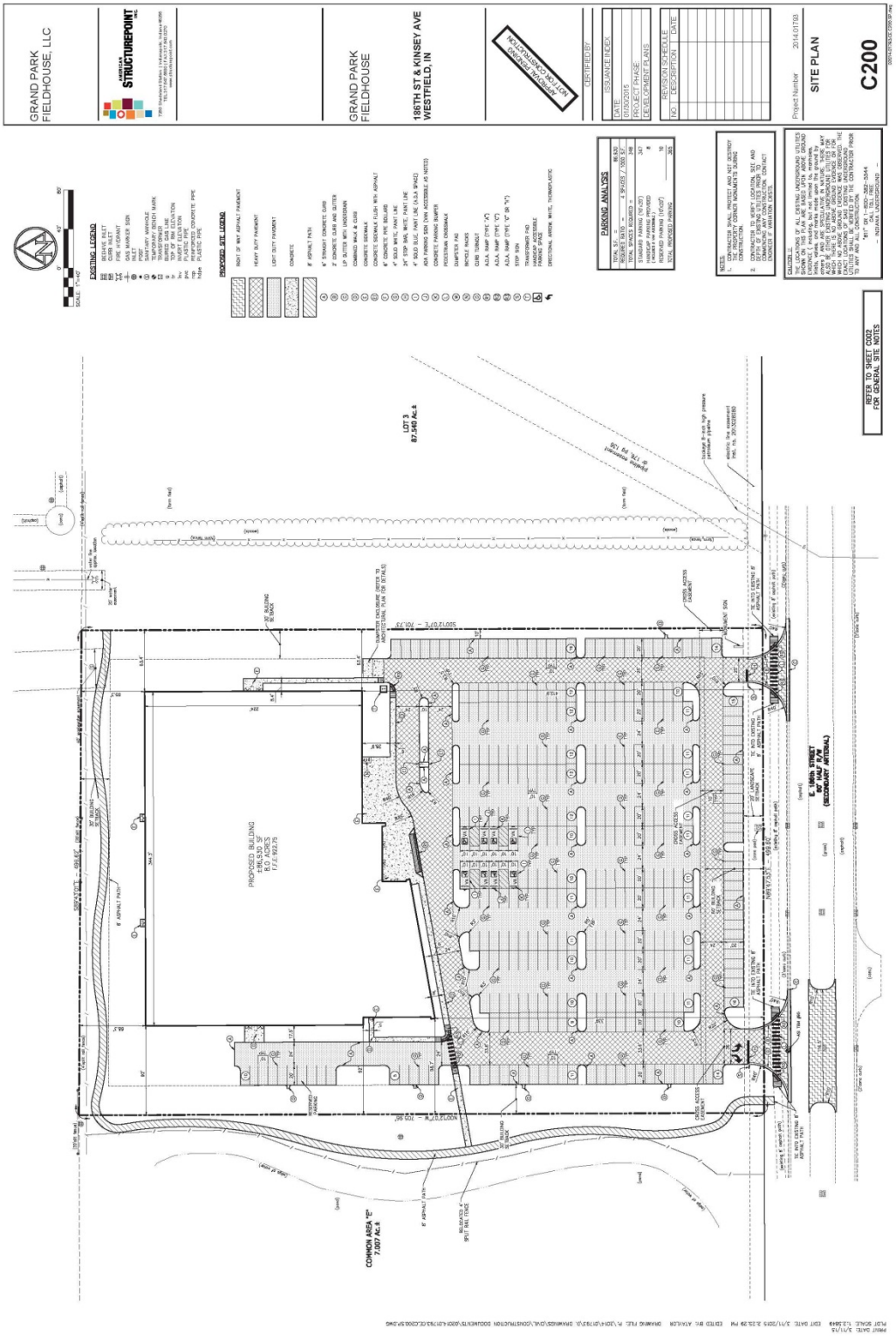
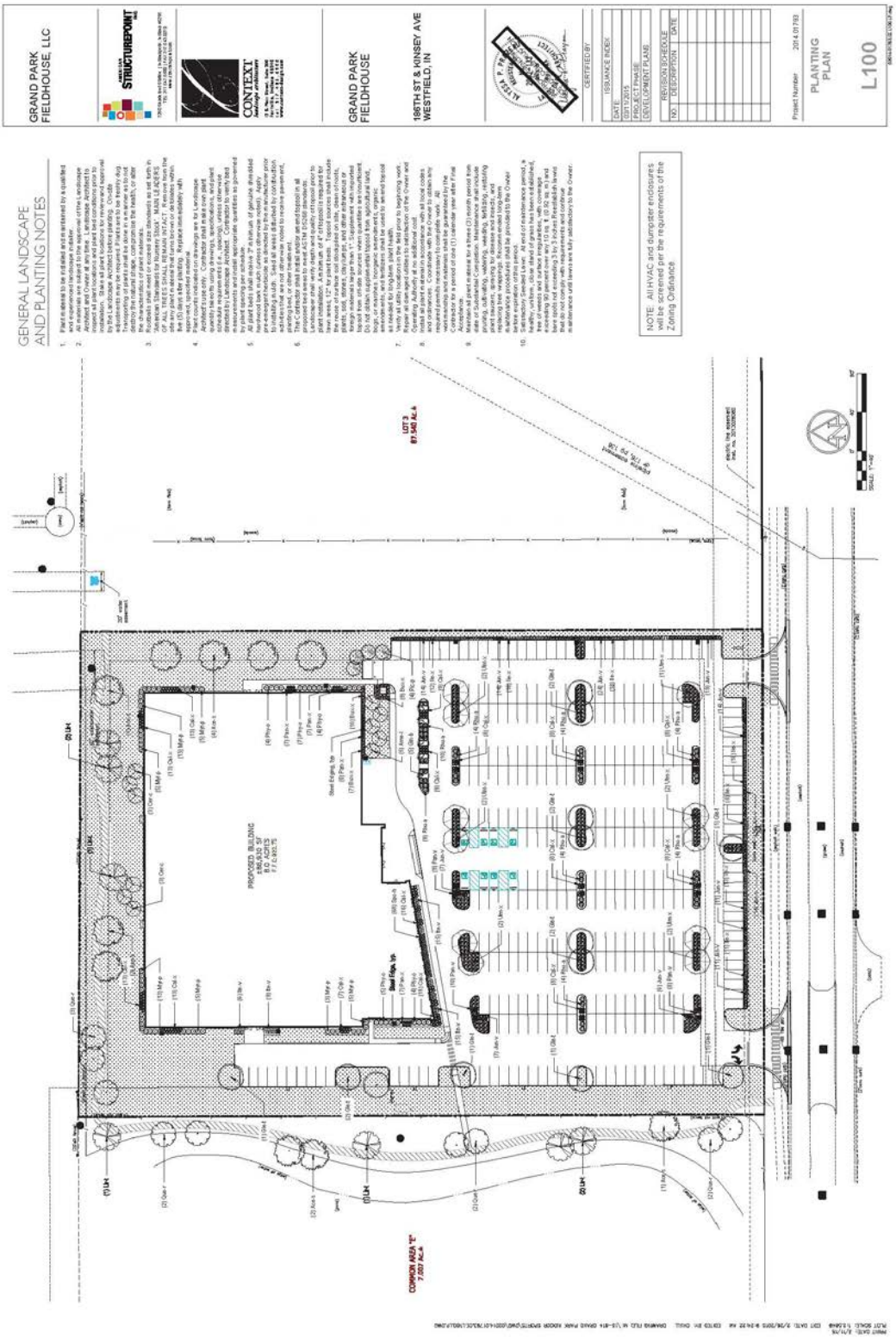
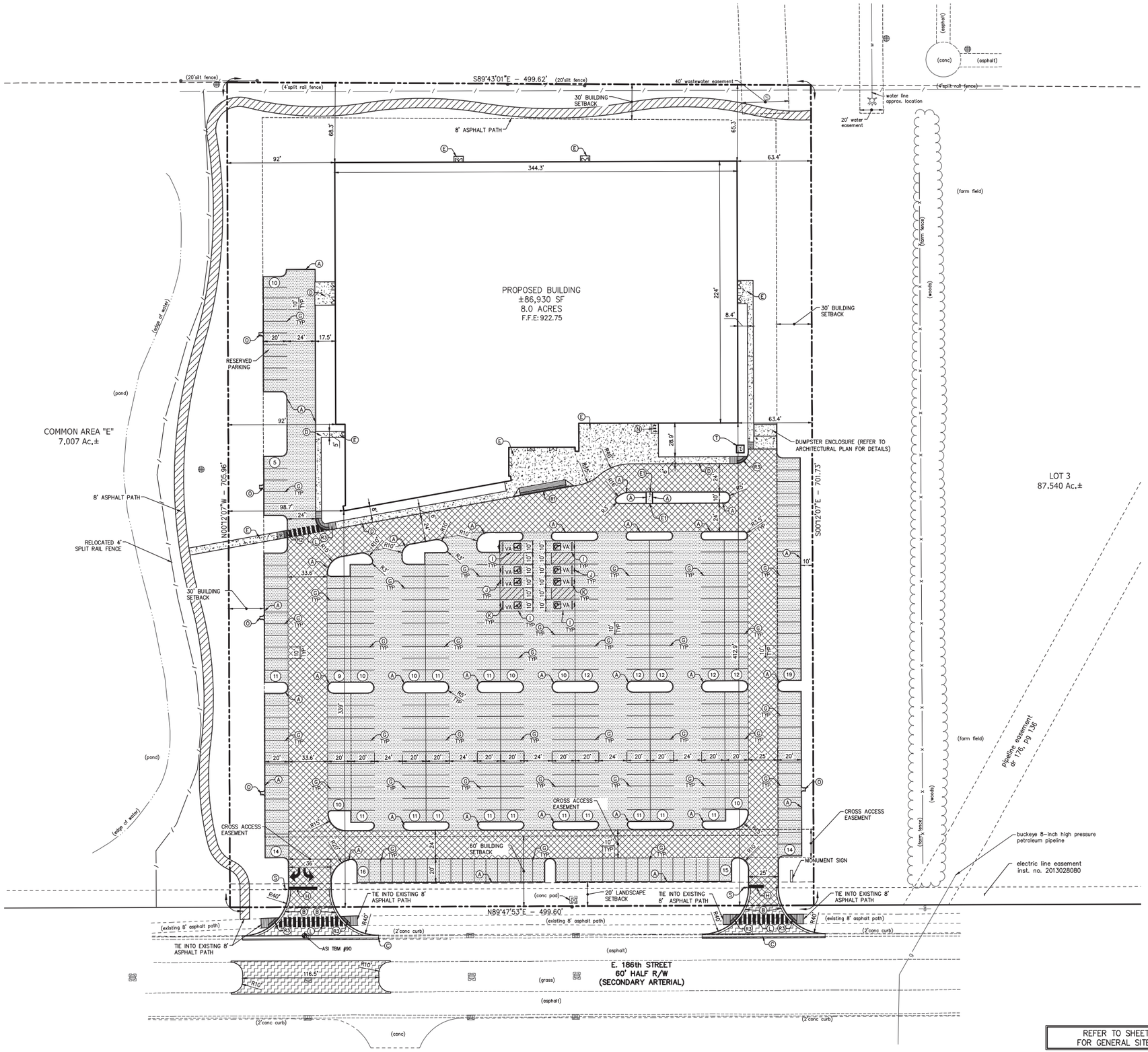


EXHIBIT "C" – BUILDING ELEVATIONS

US.55607875.05

EXHIBIT "D" – LANDSCAPING PLAN





SCALE: 1"=40'

EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- g BURIED GAS LINE
- tr TOP OF RIM ELEVATION
- inv INVERT ELEVATION
- pvc PLASTIC PIPE
- rcp REINFORCED CONCRETE PIPE
- hdpe PLASTIC PIPE

PROPOSED SITE LEGEND

- RIGHT OF WAY ASPHALT PAVEMENT
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE
- 8' ASPHALT PATH
- (A) 6" STRAIGHT CONCRETE CURB
- (B) 2' CONCRETE CURB AND GUTTER
- (C) LIP GUTTER WITH UNDERDRAIN
- (D) COMBINED WALK & CURB
- (E) CONCRETE SIDEWALK
- (E1) CONCRETE SIDEWALK FLUSH WITH ASPHALT
- (F) 6" CONCRETE PIPE BOLLARD
- (G) 4" SOLID WHITE, PAINT LINE
- (H) 24" STOP BAR, WHITE, PAINT LINE
- (I) 4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
- (J) ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (K) CONCRETE PARKING BUMPER
- (L) PEDESTRIAN CROSSWALK
- (M) DUMPSTER PAD
- (N) BICYCLE RACKS
- (O) CURB TURNOUT
- (R1) A.D.A. RAMP (TYPE "A")
- (R2) A.D.A. RAMP (TYPE "C")
- (R3) A.D.A. RAMP (TYPE "G" OR "H")
- (S) STOP SIGN
- (T) TRANSFORMER PAD
- HANDICAP ACCESSIBLE PARKING SPACE
- DIRECTIONAL ARROW, WHITE, THERMOPLASTIC

PARKING ANALYSIS

TOTAL S.F. =	86,930
REQUIRED RATIO = 4 SPACES / 1000 S.F.	
TOTAL SPACES REQUIRED =	348
STANDARD PARKING (10'x20')	347
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	8
RESERVED PARKING (10'x20')	10
TOTAL PROPOSED PARKING	365

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.

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.

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

REFER TO SHEET C002 FOR GENERAL SITE NOTES

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

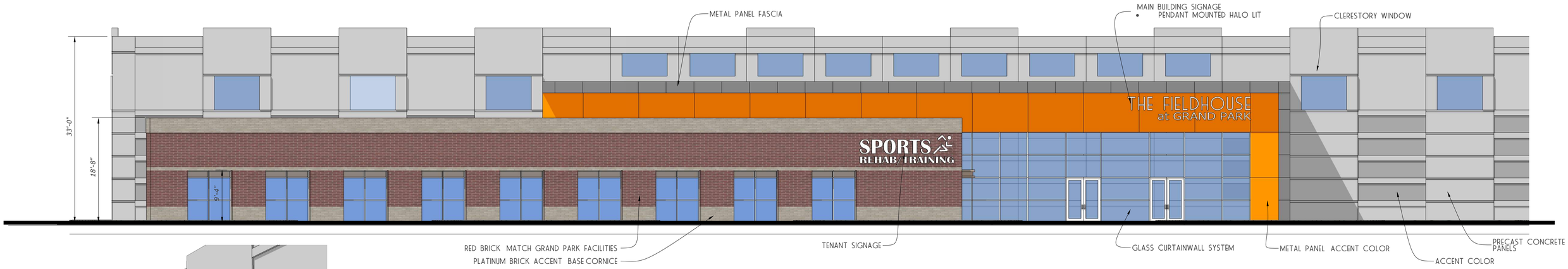
Project Number 2014.01793

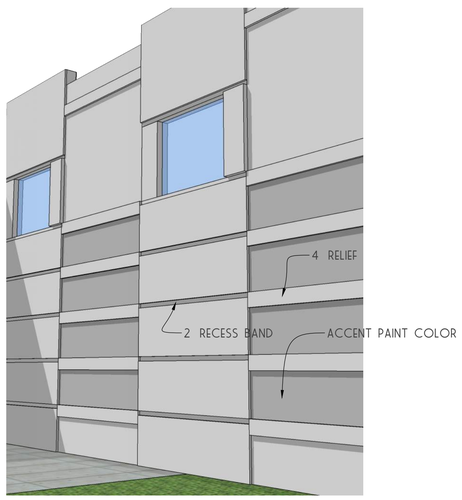
SITE PLAN

C200

02014.01793.CE.C200.SP.dwg

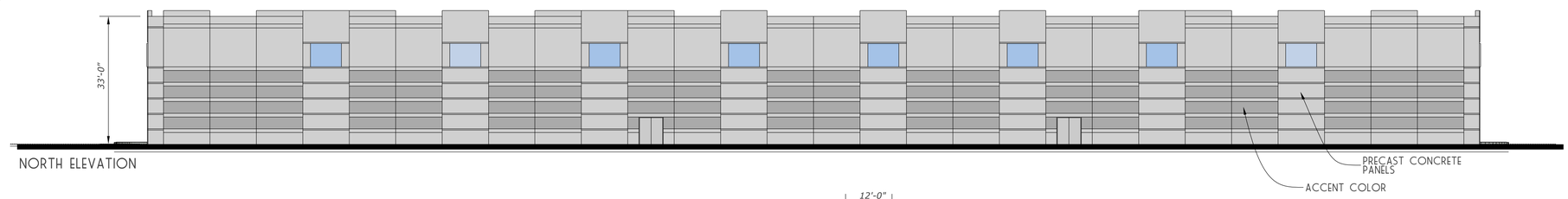
PRINT DATE: 3/11/15
PLOT SCALE: 1:2.5849
EDIT DATE: 3/11/2015 2:25:29 PM EDITED BY: ATAYLOR DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C200.SP.DWG



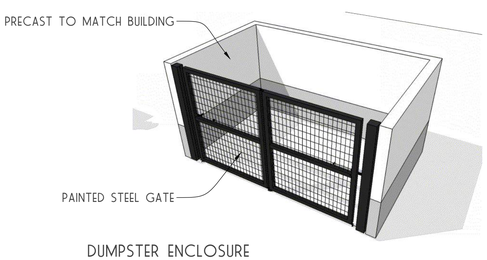


PRECAST DETAIL

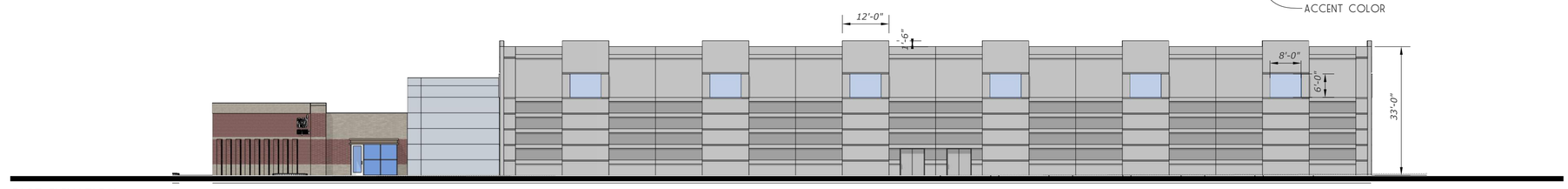
SOUTH ELEVATION



NORTH ELEVATION

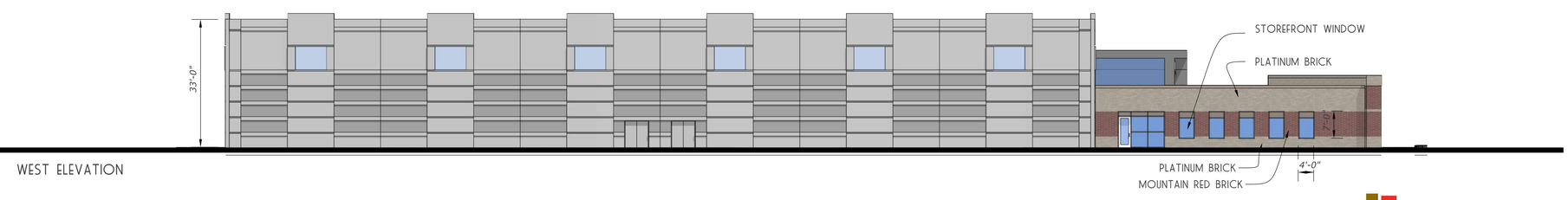


DUMPSTER ENCLOSURE



EAST ELEVATION

MONUMENT SIGN



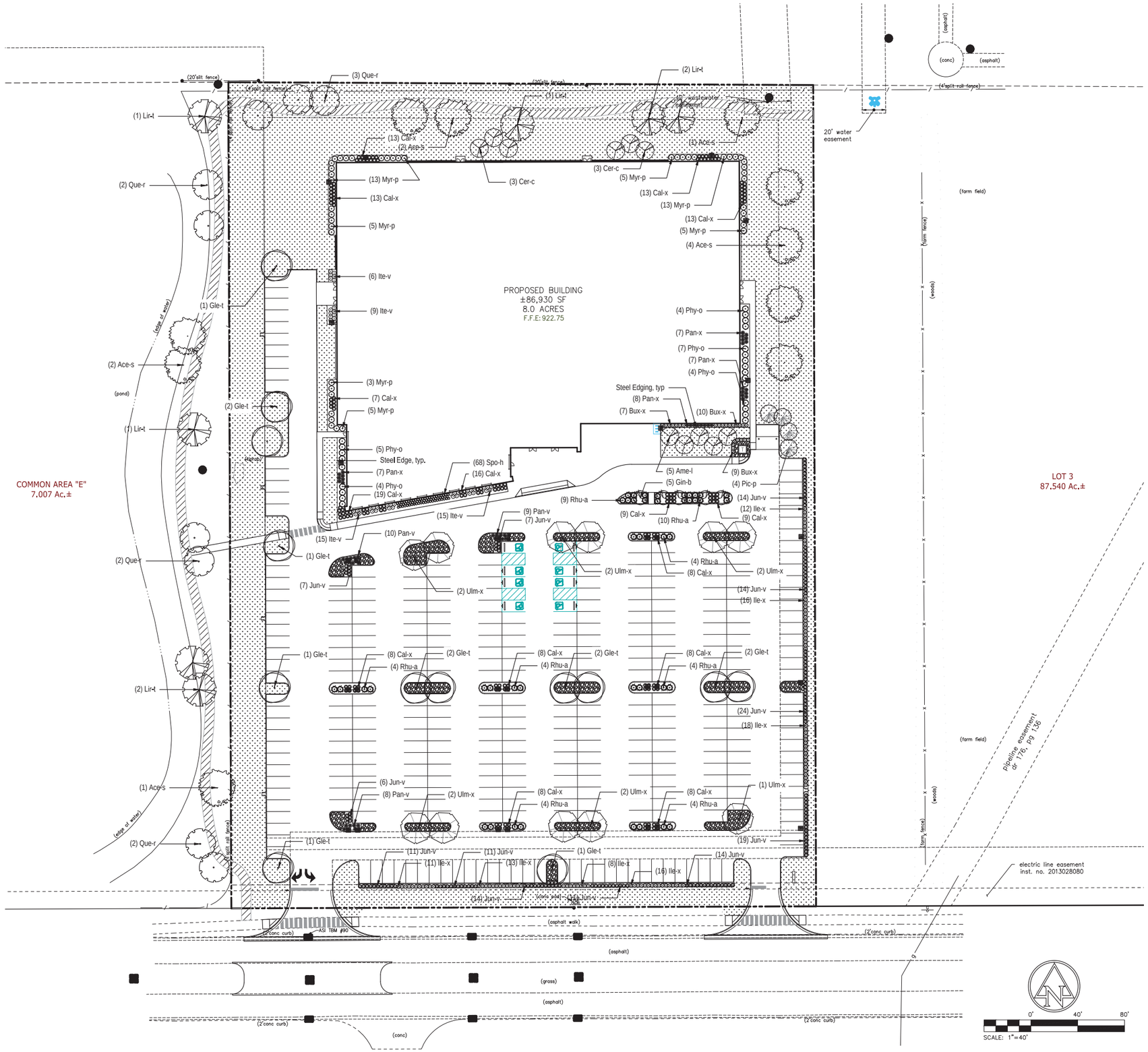
WEST ELEVATION

ELEVATIONS

GRAND PARK FIELDHOUSE

FEB 23 2015

AMERICAN STRUCTUREPOINT INC.



GENERAL LANDSCAPE AND 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.

NOTE: All HVAC and dumpster enclosures will be screened per the requirements of the Zoning Ordinance.

GRAND PARK FIELDHOUSE, LLC

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

CONTEXT landscape architecture
12 S. Main Street, Suite 300
Fortville, Indiana 46040
tel 317.485.6362
www.context-design.com

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

ALISSA P. PRA
REGISTERED
20
APPROVED FOR PERMITTING
NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT
STATE OF INDIANA

CERTIFIED BY

ISSUANCE INDEX
DATE:
03/11/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING PLAN

L100

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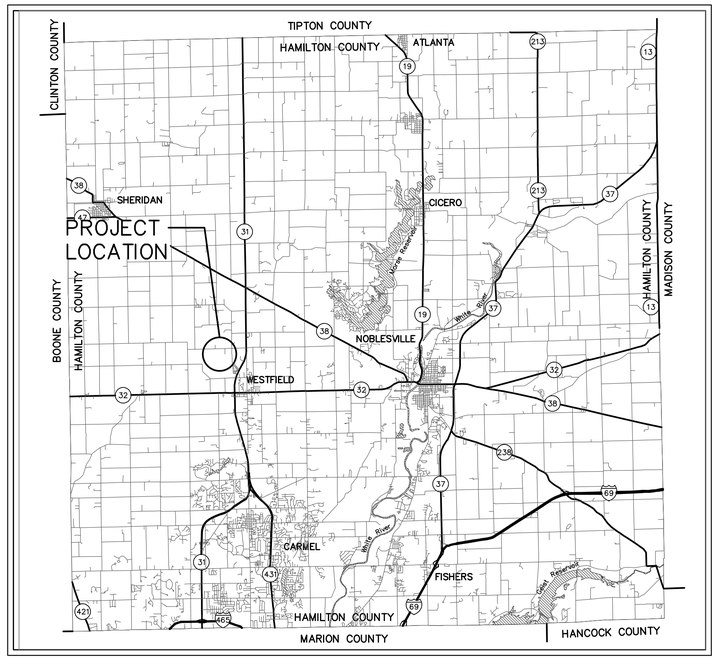
DEVELOPMENT PLANS

FOR

GRAND PARK

INDOOR SPORTS FACILITY
WESTFIELD, INDIANA 46074

S.E. 1/4 SECTION 26, T19N, R3E, WASHINGTON TOWNSHIP, HAMILTON COUNTY



LOCATION MAP

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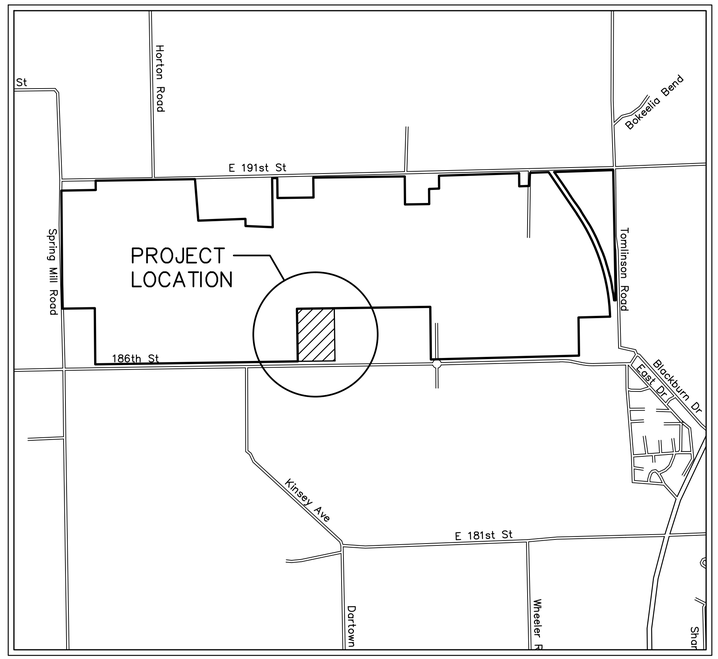

VICINITY MAP

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INDEX

DESCRIPTION	SHEET No.
TITLE SHEET	C001
GENERAL NOTES	C002
EXISTING TOPOGRAPHY/DEMOLITION PLAN	C100
SITE PLAN	C200
GRADING PLAN	C300
UTILITY PLAN	C301
STRUCTURE DATA TABLE	C302
EROSION CONTROL PLAN	C400
STORM WATER POLLUTION PREVENTION PLAN	C410
EROSION CONTROL DETAILS	C420
SITE DETAILS	C500–C502
LANDSCAPE PLAN	L100
LANDSCAPE DETAILS	L101
SITE LIGHTING PHOTOMETRY PLAN	C900

PLAN DATE: 01/30/2015

REV	DATE	DESCRIPTION

UTILITY CONTACTS

CITY OF WESTFIELD – PUBLIC WORKS
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WESTFIELD, INDIANA 46074
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CITY OF WESTFIELD – ENGINEERING
PHIL SUNDLING
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WESTFIELD, INDIANA 46074
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CITY OF WESTFIELD – FIRE DEPARTMENT
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17535 DARTOWN ROAD
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CITY OF WESTFIELD – PARKS DEPARTMENT
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LIMA, OHIO 45804
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HAMILTON COUNTY SURVEYOR'S OFFICE
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ONE HAMILTON COUNTY SQUARE, SUITE 188
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HAMILTON COUNTY HIGHWAY DEPARTMENT
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(317) 776–5550

CITIZENS GAS OF WESTFIELD
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SANITARY SEWER AND WATER
CITIZENS WESTFIELD
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WESTFIELD, IN 46074
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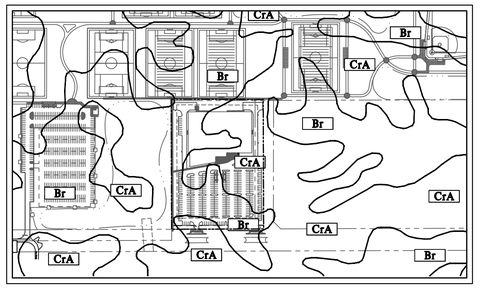
PLANS PREPARED FOR:

GRAND PARK, LLC

PLANS PREPARED BY:

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



SOILS MAP

NOT TO SCALE

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

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.

811 OR 1–800–382–5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

APPROVAL PENDING
NOT FOR CONSTRUCTION

ANDREW R. TAYLOR, P.E.

C001

JOB# 2014.01793

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GENERAL NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

SITE NOTES

1. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
5. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
6. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
7. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
8. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
9. CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
10. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
11. RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
12. CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
13. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURES DIRECTIONS.
14. ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
15. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
16. CHAMFER ALL ENDS OF CURBS.

DEMOLITION NOTES

1. CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
2. PROTECT TREES TO REMAIN DURING CONSTRUCTION.
3. PLANT MATERIALS TO REMAIN, TO BE PROTECTED BY TREE FENCE WHICH ENCOMPASSES IT'S DRIP LINE. NO CONSTRUCTION EQUIPMENT, MATERIALS OR DEBRIS SHALL BE LOCATED WITHIN TREE PROTECTION BOUNDARIES. NO DEMOLITION CAN OCCUR UNTIL TREE PROTECTION IS APPROVED BY THE OWNER.
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
5. THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
6. CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
7. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
8. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
9. PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
10. ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
11. NO ON-SITE BURNING IS PERMITTED.
12. CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
13. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
14. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

GRADING NOTES

1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
5. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL SHALL BE PERFORMED BY A LOADED TANDEM PNEUMATIC TIRE DUMP TRUCK MINIMUM GROSS VEHICLE WEIGHT OF 22 TONS. THE TIRES SHALL BE OPERATED AT INFLATION PRESSURES BETWEEN 70-80 PSI UNLESS OTHERWISE NOTED BY THE GEOTECHINICAL ENGINEER. THE TIRES SHALL BE INFLATED WITH AIR ONLY, NO LIQUID SHALL BE USED. THE PROOFROLL SHALL BE COMPLETED UNDER INSPECTION OF SOILS FIRM TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
7. ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
8. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
9. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
10. CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
11. DUE TO SITE CONSTRAINTS, THE EARTHWORK FOR THE SITE AS DESIGNED MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS AND INCLUDE IN THEIR BID ALL EARTHWORK COSTS INCLUDING IMPORTS AND/OR EXPORTS NECESSARY TO MAKE THE SITE BALANCE.
12. CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

1. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
5. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
6. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
8. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
9. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
10. ALL STORM SEWER AND ROOF DRAIN PIPES THAT OUTLET TO GROUND SURFACE SHALL BE CONSTRUCTED WITH A CONCRETE END SECTION AND GABION BASKET ARMOR.

EROSION CONTROL NOTES

1. CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
2. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION OR CITY OF WESTFIELD INSPECTOR.
4. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
5. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
6. WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
7. SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
8. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, IN, MAP NUMBER 18057C0120G, DATED NOVEMBER 19, 2014.
11. SCHEDULE OF EARTHWORK ACTIVITIES:
    a. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UN-VEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
    b. TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
    c. INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
15. PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
16. CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.

NOTE:
1. ALL WORK TO CONFORM TO CITY OF WESTFIELD STANDARD SPECIFICATIONS AND DETAILS UNLESS OTHERWISE NOTED.
2. ALL WATER AND SANITARY WORK TO CONFORM TO CITIZENS WESTFIELD STANDARDS.

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

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

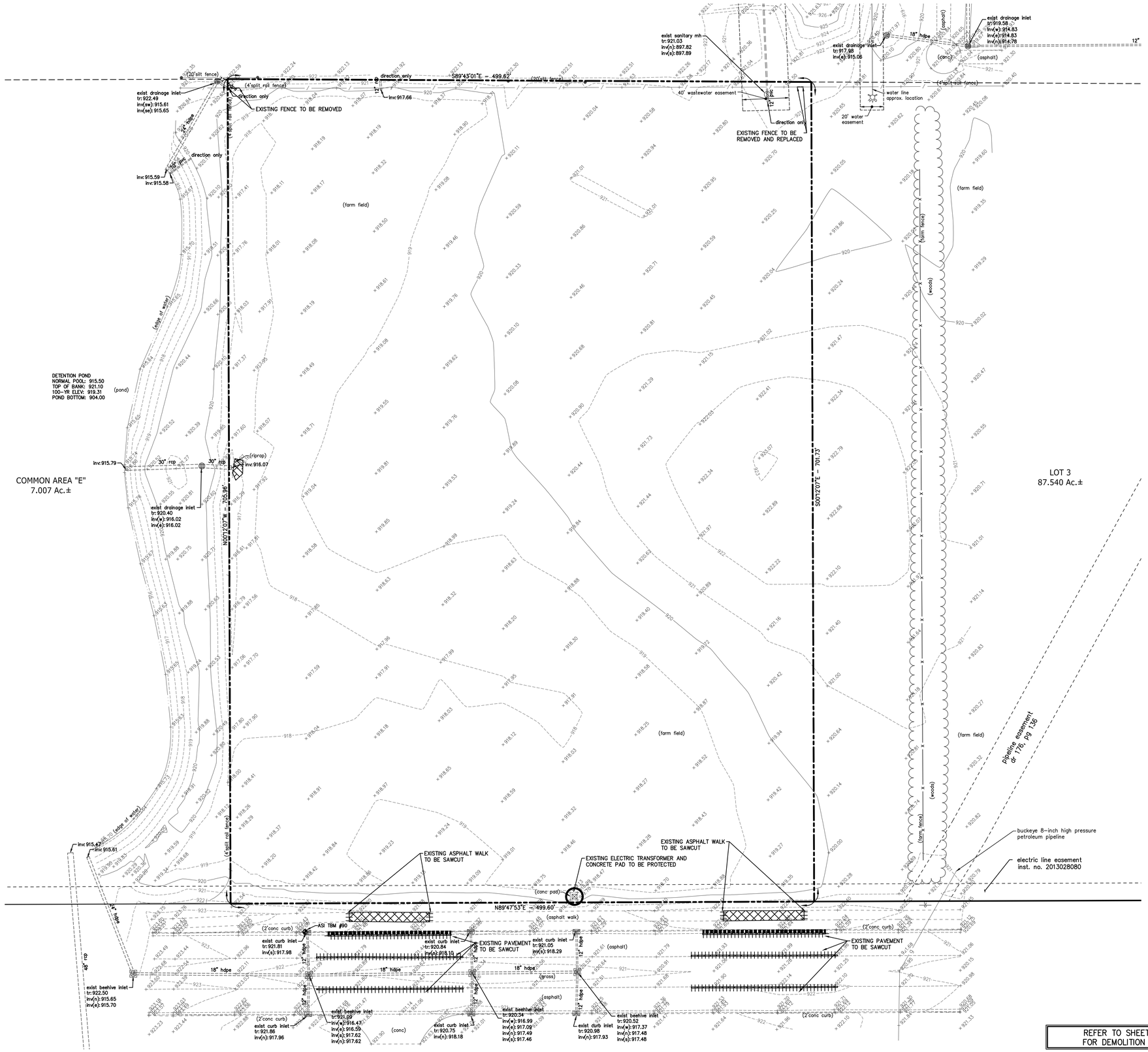
Project Number 2014.01793

GENERAL NOTES

C002

02014.01793.CE.C002.GN.dwg

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849 EDIT DATE: 1/30/2015 3:30:22 PM EDITED BY: RWINDHORST DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C002.GN.DWG



SCALE: 1"=40'

0' 40' 80'

EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- g BURIED GAS LINE
- tr TOP OF RIM ELEVATION
- inv INVERT ELEVATION
- pvc PLASTIC PIPE
- rcp REINFORCED CONCRETE PIPE
- hdpe PLASTIC PIPE

DEMOLITION LEGEND

- ASPHALT PATH TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- EXISTING RAP-RAP TO BE REMOVED
- CONCRETE CURB TO BE REMOVED
- UTILITIES TO BE REMOVED
- PAVEMENT TO BE SAWCUT
- FENCE TO BE REMOVED
- OBJECT TO BE PROTECTED

REFER TO SHEET C002 FOR DEMOLITION NOTES

BENCH INFORMATION (NAVD 88)

TBM #51
RR SPIKE 2'UP IN WEST SIDE 24" TREE ALONG NORTH/SOUTH FENCE ROW NORTH OF SECTION LINE.
ELEV = 916.63

TBM #52
RR SPIKE 2'UP IN SOUTH SIDE 12" TREE IN NORTH/SOUTH FENCE LINE ON NORTH SIDE OF SECTION LINE.
ELEV = 924.88

TBM #53
RR SPIKE IN NORTH FACE UTILITY POLE #253-524; ±375' WEST OF KINSEY AVE. AND ±50' SOUTH OF 186th STREET.
ELEV = 926.43

TBM #90
CUT SQUARE AT NW CORNER OF INLET; ±37' NORTH OF ℄ 186th STREET AND ±65' EAST OF N/S SPLIT RAIL FENCE (BLACK).
ELEV = 922.34

GAS LINE NOTES:

1. CONTRACTOR SHALL NOTIFY VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. PRIOR TO COMMENCING ANY WORK WITHIN 100' OF PIPELINE EASEMENTS.
2. CONTRACTOR SHALL CONTACT VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. TO VERIFY THE DEPTH OF THE EXISTING PIPELINES AND NOTIFY ENGINEER ABOUT FINDINGS PRIOR TO COMMENCING ANY CONSTRUCTION
3. ALL PIPELINE UTILITY CROSSINGS AND TEMPORARY TRAFFIC CROSSINGS DURING CONSTRUCTION SHALL BE COORDINATED WITH VECTREN PIPELINE AND BUCKEYE PARTNERS L.P. AND CONSTRUCTION IN ACCORDANCE WITH THEIR GUIDELINES FOR CROSSING GAS PIPELINES.

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01/30/2015
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DEVELOPMENT PLANS

REVISION SCHEDULE		
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EXISTING TOPOGRAPHY/ DEMOLITION PLAN

C100

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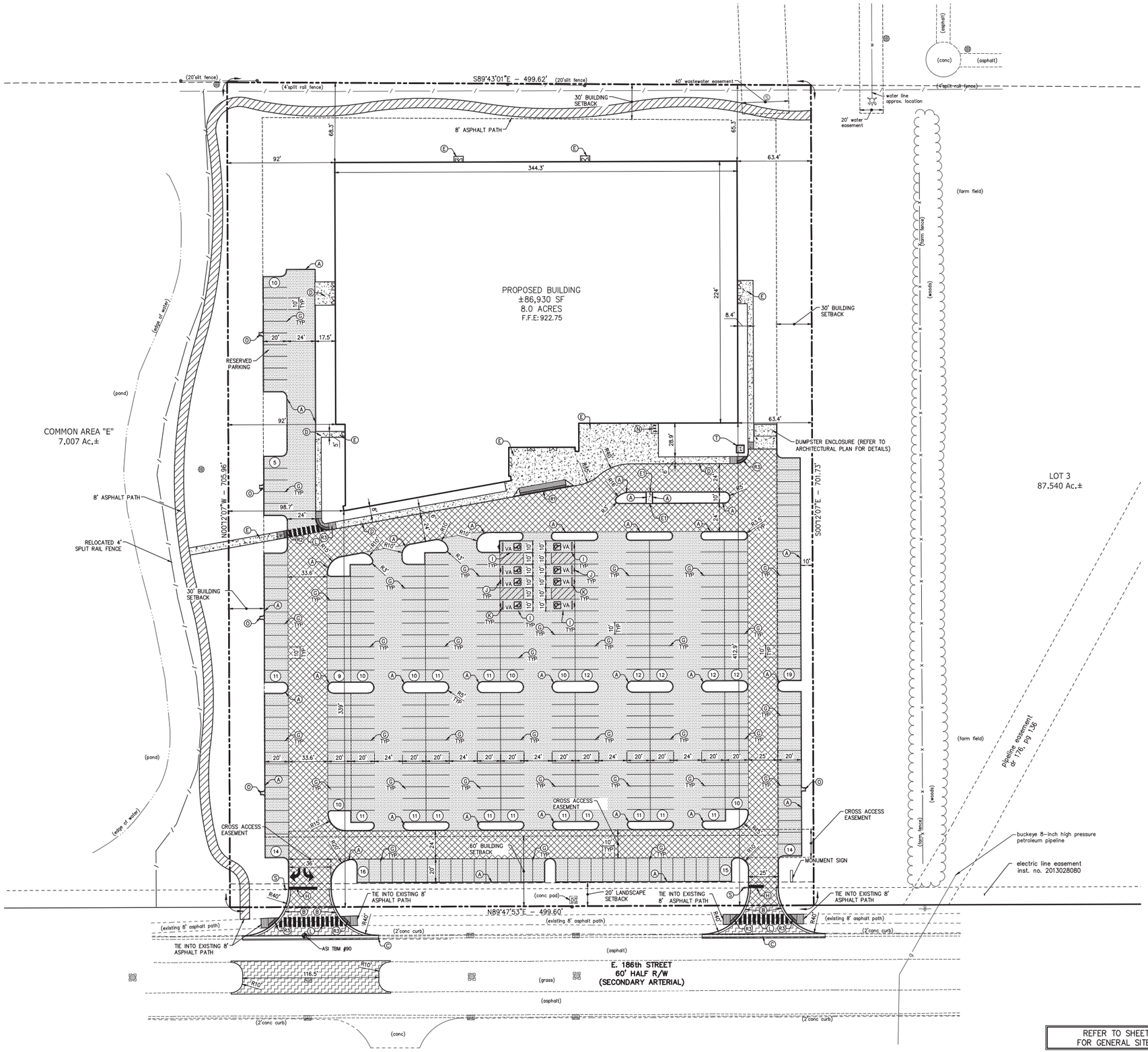

SCALE: 1"=40'

EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- g BURIED GAS LINE
- tr TOP OF RIM ELEVATION
- inv INVERT ELEVATION
- pvc PLASTIC PIPE
- rcp REINFORCED CONCRETE PIPE
- hdpe PLASTIC PIPE

PROPOSED SITE LEGEND

- RIGHT OF WAY ASPHALT PAVEMENT
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE
- 8' ASPHALT PATH
- (A) 6" STRAIGHT CONCRETE CURB
- (B) 2' CONCRETE CURB AND GUTTER
- (C) LIP GUTTER WITH UNDERDRAIN
- (D) COMBINED WALK & CURB
- (E) CONCRETE SIDEWALK
- (E1) CONCRETE SIDEWALK FLUSH WITH ASPHALT
- (F) 6" CONCRETE PIPE BOLLARD
- (G) 4" SOLID WHITE, PAINT LINE
- (H) 24" STOP BAR, WHITE, PAINT LINE
- (I) 4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
- (J) ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (K) CONCRETE PARKING BUMPER
- (L) PEDESTRIAN CROSSWALK
- (M) DUMPSTER PAD
- (N) BICYCLE RACKS
- (O) CURB TURNOUT
- (R1) A.D.A. RAMP (TYPE "A")
- (R2) A.D.A. RAMP (TYPE "C")
- (R3) A.D.A. RAMP (TYPE "G" OR "H")
- (S) STOP SIGN
- (T) TRANSFORMER PAD
- HANDICAP ACCESSIBLE PARKING SPACE
- DIRECTIONAL ARROW, WHITE, THERMOPLASTIC

PARKING ANALYSIS

TOTAL S.F. =	86,930
REQUIRED RATIO = 4 SPACES / 1000 S.F.	
TOTAL SPACES REQUIRED =	348
STANDARD PARKING (10'x20')	347
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	8
RESERVED PARKING (10'x20')	10
TOTAL PROPOSED PARKING	365

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ISSUANCE INDEX
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DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE PLAN

C200

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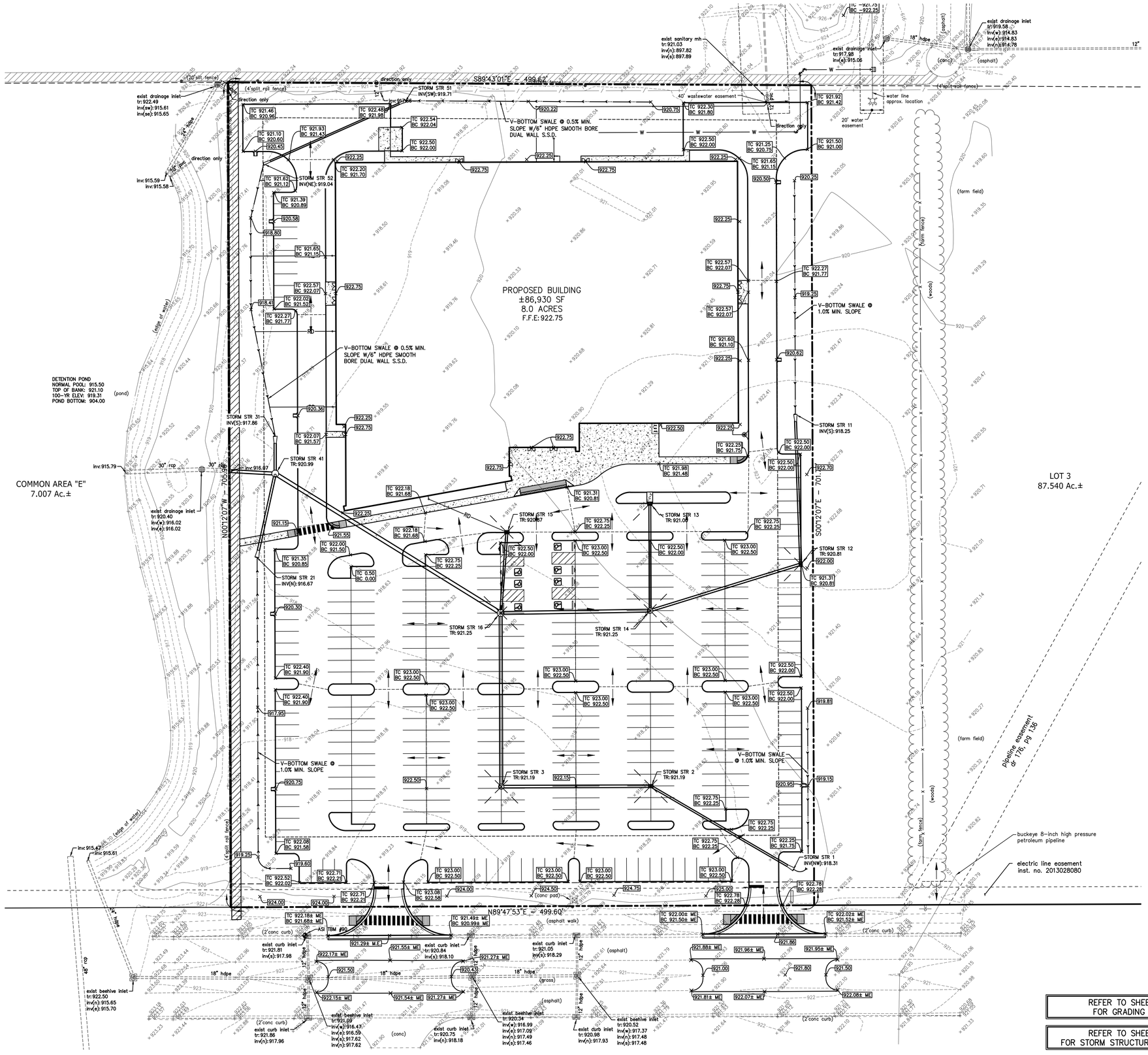

SCALE: 1"=40'

EXISTING LEGEND

	BEEHIVE INLET
	CURB INLET
	FIRE HYDRANT
	GAS MARKER SIGN
	INLET
	POST
	SANITARY MANHOLE
	TEMPORARY BENCH MARK
	TRANSFORMER
g	BURIED GAS LINE
tr	TOP OF RIM ELEVATION
inv	INVERT ELEVATION
pvc	PLASTIC PIPE
rcp	REINFORCED CONCRETE PIPE
hdpe	PLASTIC PIPE

PROPOSED GRADING LEGEND

M.E.	MATCH EXISTING
EP	EDGE OF PAVEMENT
BC	BOTTOM OF CURB
TC	TOP OF CURB
000	CONTOURS
	FLOW LINE
TC 000.50 BC 000.00	CURB ELEVATIONS
000.00	SPOT ELEVATIONS

BENCH INFORMATION (NAVD 88)

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REFER TO SHEET C002
FOR GRADING NOTES

REFER TO SHEET C302
FOR STORM STRUCTURE DATA TABLE

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Project Number 2014.01793

GRADING PLAN

C300

02014.01793.CE.C300.GP.dwg

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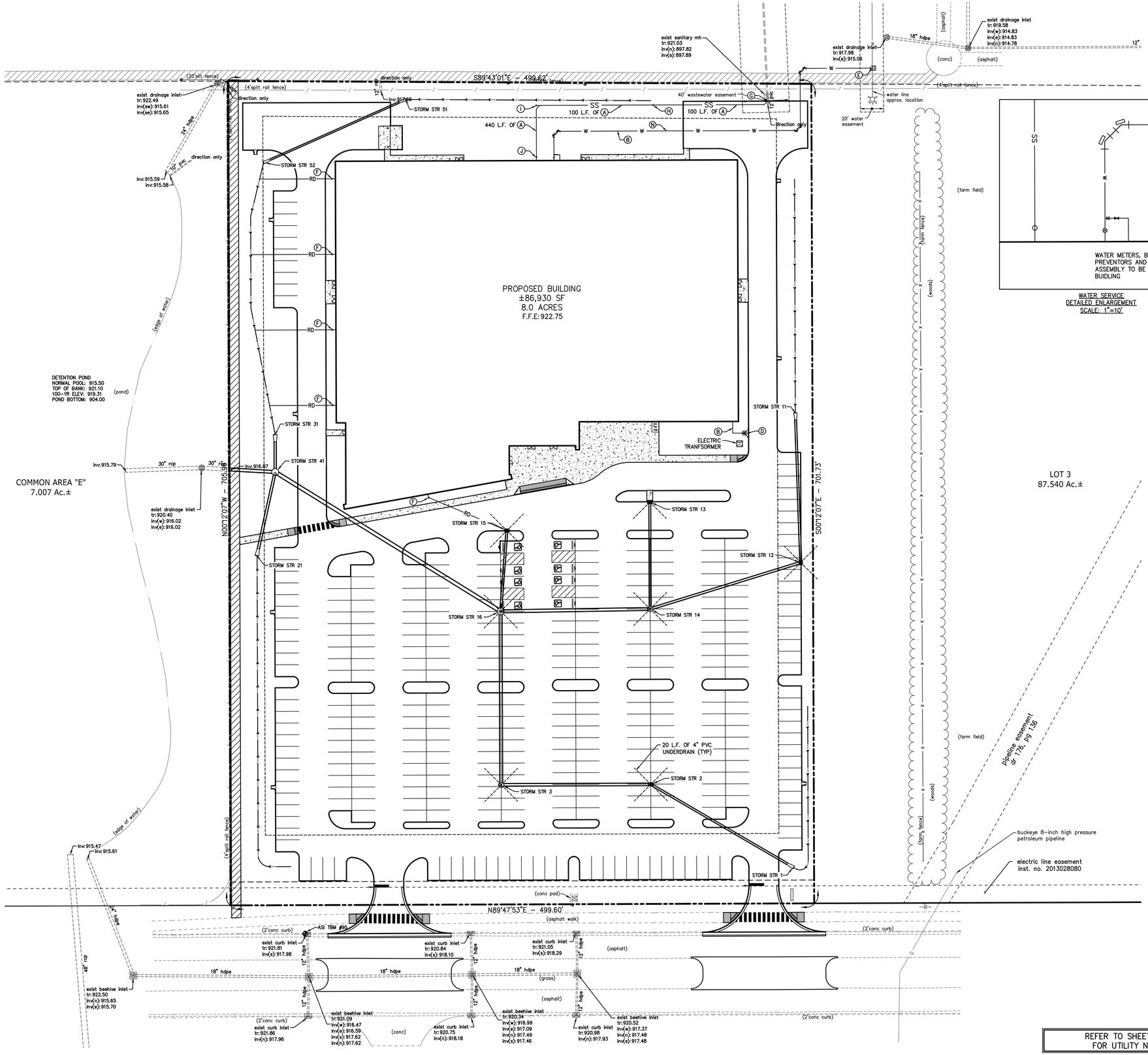

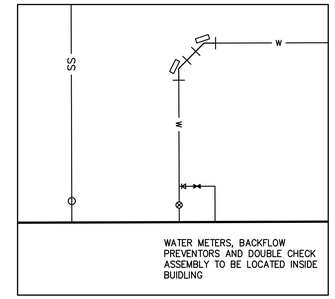

WATER SERVICE
DETAILED ENLARGEMENT
SCALE: 1"=10'

EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- g BURIED GAS LINE
- tr TOP OF RIM ELEVATION
- inv INVERT ELEVATION
- pvc PLASTIC PIPE
- rcp REINFORCED CONCRETE PIPE
- hdpe PLASTIC PIPE

PROPOSED UTILITY LEGEND

- RD — ROOF DRAIN
- 6" SDR26 PVC SANITARY LATERAL
- G — GAS LINE
- E — ELECTRIC LINE
- T — TELEPHONE LINE
- W — WATER LINE
- GM — GAS METER
- T — ELECTRICAL TRANSFORMER
- VALVE
- WM — WATER METER PIT
- HYDRANT
- MANHOLE

(A) 6" SDR 26 PVC SANITARY LATERAL @ 1.04% SLOPE
(B) 6" PVC C900 WATER LINE
(C) 2" PVC C900 DOMESTIC SERVICE
(D) FIRE DEPARTMENT CONNECTION
(E) TAPPING SLEEVE AND VALVE
(F) STORM CLEAN OUT @ INV:917.25 WITH 10" PVC SDR 35 ROOF DRAIN @ 2.5% MIN. SLOPE
(G) SANITARY CLEAN OUT @ INV:897.95
(H) SANITARY CLEAN OUT @ INV:916.25
(I) SANITARY CLEAN OUT @ INV:917.29
(J) SANITARY CLEAN OUT @ INV:917.75
(V) CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES
(X) CONTRACTOR TO ENSURE VERTICAL CONFLICTS DO NOT EXIST. 18" VERTICAL SEPARATION REQUIRED BETWEEN WATER/STORM/ SANITARY CROSSINGS

BENCH INFORMATION (NAVD 88)

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REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01793

UTILITY PLAN

C301

02014.01793.CE.C301.UP.dwg

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STORM STRUCTURE DATA TABLE
NOTE: STRUCTURE CASTING IS PULLING PART ID.

STR. NO.	STRUCTURE / CASTING TYPE	T.O.R.	INCOMING PIPE DATA (DIRECTION) / [FROM STR]	OUTGOING PIPE DATA (DIRECTION) / [TO STR]	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE (%)	CONNECT TO STRUCT	REMARKS
1	15" CONCRETE END SECTION	919.83	15" RCP 918.31 (NW) [2]						
2	TYPE "M" INLET / R-3455-C	921.19	21" RCP 917.85 (W) [3]	15" RCP 917.95 (SE) [1]	141'	15"	-0.25%	1	
3	TYPE "C" MANHOLE / R-3472	921.19	24" RCP 917.50 (N) [16]	21" RCP 917.60 (E) [2]	128'	21"	-0.20%	2	
11	15" CONCRETE END SECTION	919.77	15" RCP 918.25 (S) [12]						
12	TYPE "M" INLET / R-3287-SB10	920.81	18" RCP 917.82 (W) [14]	15" RCP 917.92 (N) [11]	128'	15"	-0.25%	11	
13	TYPE "J" INLET / R-3455-C	921.00	15" RCP 917.78 (S) [14]						
14	TYPE "C" MANHOLE / R-3472	921.25	24" RCP 917.46 (W) [16]	18" RCP 917.56 (E) [12] 15" RCP 917.56 (N) [13]	135' 92'	18" 15"	-0.20% -0.25%	12 13	
15	TYPE "M" INLET / R-3287-SB10	920.87	15" RCP 917.37 (S) [16]						
16	TYPE "J" MANHOLE / R-3472	921.25	30" RCP 917.10 (NW) [41]	24" RCP 917.20 (E) [14] 15" RCP 917.20 (N) [15] 24" RCP 917.20 (S) [3]	128' 69' 149'	24" 15" 24"	-0.20% -0.25% -0.20%	14 15 3	
21	18" CONCRETE END SECTION	918.46		18" RCP 916.67 (N) [41]	73'	18"	0.50%	41	
31	18" CONCRETE END SECTION	919.66	18" RCP 917.86 (S) [41]						
41	TYPE "J" MANHOLE / R-1772	920.99	18" RCP 916.30 (S) [21]	24" RCP 916.20 (W) [] 18" RCP 917.70 (N) [31] 30" RCP 916.30 (SE) [16]	37' 32' 227'	24" 18" 30"	0.36% -0.50% -0.35%	31 16	
51	12" CONCRETE END SECTION	920.96		12" RCP 919.71 (SW) [52]	133'	12"	0.50%	52	
52	12" CONCRETE END SECTION	920.29	12" RCP 919.04 (NE) [51]						

ALL CASTING SHALL READ "DUMP TO WASTE DRAINS TO WATERWAY"

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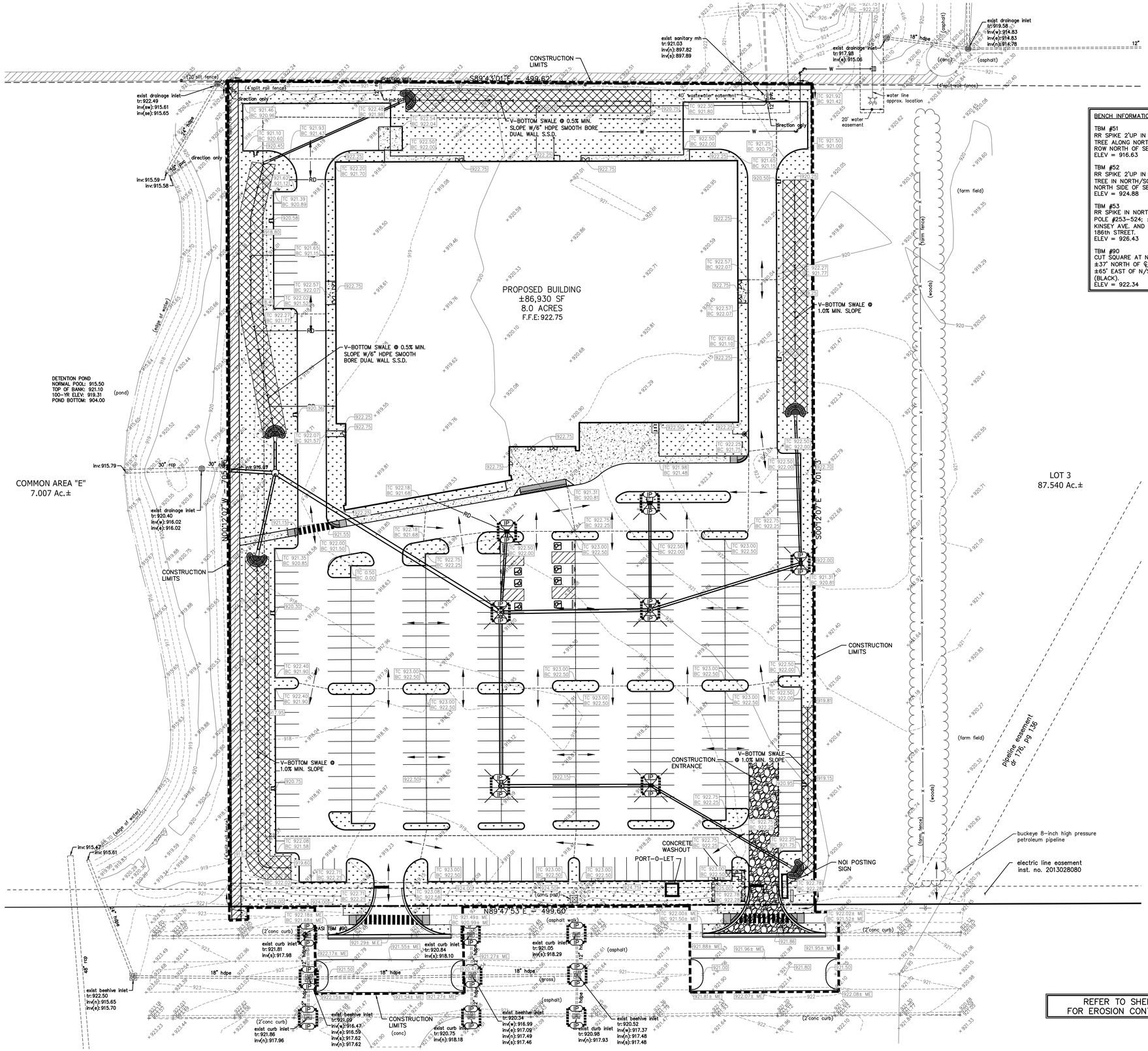
STRUCTURE DATA TABLE

C002

02014.01793.CE.C302.SDT.dwg



SCALE: 1"=40'

0' 40' 80'

BENCH INFORMATION (NAVD 88)

TBM #51
RR SPIKE 2'UP IN WEST SIDE 24" TREE ALONG NORTH/SOUTH FENCE ROW NORTH OF SECTION LINE.
ELEV = 916.63

TBM #52
RR SPIKE 2'UP IN SOUTH SIDE 12" TREE IN NORTH/SOUTH FENCE LINE ON NORTH SIDE OF SECTION LINE.
ELEV = 924.88

TBM #53
RR SPIKE IN NORTH FACE UTILITY POLE #253-524; ±375' WEST OF KINSEY AVE. AND ±50' SOUTH OF 186th STREET.
ELEV = 926.43

TBM #90
CUT SQUARE AT NW CORNER OF INLET; ±37' NORTH OF ℄ 186th STREET AND ±65' EAST OF N/S SPLIT RAIL FENCE (BLACK).
ELEV = 922.34

EXISTING LEGEND

	BEEHIVE INLET
	CURB INLET
	FIRE HYDRANT
	GAS MARKER SIGN
	INLET
	POST
	SANITARY MANHOLE
	TEMPORARY BENCH MARK
	TRANSFORMER
g	BURIED GAS LINE
tr	TOP OF RIM ELEVATION
inv	INVERT ELEVATION
pvc	PLASTIC PIPE
rcp	REINFORCED CONCRETE PIPE
hdpe	PLASTIC PIPE

PROPOSED EROSION CONTROL LEGEND

SF	SILT FENCE
IP	INLET PROTECTION
	ROCK DONUT INLET PROTECTION
	EROSION CONTROL BLANKET
	SEEDING
	GRAVEL CONSTRUCTION ENTRANCE
M.E.	MATCH EXISTING
EP	EDGE OF PAVEMENT
BC	BOTTOM OF CURB
TC	TOP OF CURB
000	CONTOURS
	FLOW LINE
TC 000.50 BC 000.00	CURB ELEVATIONS
000.00	SPOT ELEVATIONS

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.

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.

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

REFER TO SHEET C002
FOR EROSION CONTROL NOTES

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01793

EROSION CONTROL PLAN

C400

02014.01793.CE.C400.ECP.dwg

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
EDIT DATE: 1/30/2015 3:37:15 PM EDITED BY: NWNSLOW DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C400.ECP.DWG

SITE NAME

The area scheduled for construction is known as "Grand Park Fieldhouse" (hereinafter referred to as the "Project").

PROJECT LOCATION

The property is located northwest of the intersection of Grand Park Boulevard and 186th Street in Westfield, Indiana, at a latitude of 40°03'29" N and a longitude of 86°09'08" W.

OWNER'S INFORMATION

Name: Grand Park Fieldhouse LLC
Address:
Representative: Andy Card
Title:
Telephone:

OPERATOR'S INFORMATION

Name: Grand Park Fieldhouse LLC
Address:
Representative: Andy Card
Title:
Telephone:

NOTICE OF INTENT

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

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

A2 11" x 17" PLAT

Refer to the Site Plan.

A3 PROJECT NARRATIVE

The proposed project consists of the construction of a 86,930 square foot indoor sports facility with the corresponding infrastructure, including but not limited to concrete sidewalks and drives, utilities and a storm sewer system.

A4 VICINITY MAP

Refer to Title Sheet

A5 LEGAL DESCRIPTION OF THE PROJECT SITE

A part of Lot 3, Grand Park Subdivision – Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana, described as follows: Beginning at the southeast corner of Common Area 'E' of said Grand Park Subdivision: thence North 00 degrees 12 minutes 07 seconds West 705.96 feet along the east line of said Common Area 'E' to the northeast corner thereof; thence South 89 degrees 43 minutes 01 seconds East 499.62 feet; thence South 00 degrees 12 minutes 07 seconds East 701.73 feet to a point 60.00 feet, by perpendicular measurement, from the south line of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, said point being on the northerly right-of-way of East 186th Street; thence South 89 degrees 47 minutes 53 seconds West 499.60 feet along said northerly right-of-way to the point of beginning and containing 8.073 acres, more or less.

A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS

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

A7 HYDROLOGIC UNIT CODE (HUC)

05120201090030

A8 STATE AND FEDERAL WATER QUALITY PERMITS

A Rule 5 IDEM Permit is required.

A9 SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE

Stormwater drainage from the site will be conveyed by a proposed storm sewer and roof drains to the existing Grand Park stormwater system. The Grand Park storm sewer system will then convey the stormwater to the east and will discharge to the existing wet detention pond located on the east side of Grand Park Boulevard. The detention system eventually discharges to Cool Creek located east of the project site.

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

No wetlands, lakes or watercourses have been identified on the site that may be impacted by stormwater discharges as a result of the proposed construction activities.

A11 IDENTIFICATION OF ALL RECEIVING WATERS

Cool Creek is the ultimate receiving water for the project area.

A12 IDENTIFICATION OF ALL POTENTIAL DISCHARGES TO GROUND WATER

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

A13 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES

The lot is located in an unshaded Zone "X" (areas determined to be outside the 0.2 percent annual chance floodplain) as indicated on the Hamilton County, Indiana, Flood Insurance Rate Map 18057C0120G dated November 19, 2014.

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

Pre-construction 10-year discharge: 8.52 cfs
Post-construction 10-year discharge: 29.04 cfs

A15 ADJACENT LAND USE

North: Soccer Fields
East: Vacant
South: Agriculture
West: Detention Pond

A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS

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

A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER

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

A18 SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hamilton County, Indiana, indicates Brookston silty clay loam and Crosby silt loam soils are located on the site.

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

A19 LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS

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

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

No off-stie construction activities will be associated with this project.

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

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

A22 EXISTING SITE TOPOGRAPHY

Refer to the Existing Topography Plan

A23 PROPOSED FINAL SITE TOPOGRAPHY

Refer to the Grading Plan

B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

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

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

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

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

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

1. Schedule pre-construction meeting with City of Westfield at least 48 hrs prior to commencing construction.
2. Install construction entrance.
3. Utilize the gravel construction entrance for installation of the perimeter silt fence. Add stone if needed. Post the NOI at the entrance. Add protection measures to existing inlets.
4. Install staging area, fueling station, material storage area and concrete truck washout.
5. Strip the top soil and grade.
6. Complete the cut and fills on the site.Install check dams or stabilize the slopes with erosion control blankets.
7. Prior to building construction install stone surface for paved areas.
8. Building pads and disturbed areas left dormant for more than 15 days, must be temporarily seeded.
9. Start building construction. Install staging area for building materials.
10. Install storm sewer and other utilities. Provide inlet protection immediately upon completion of the inlet and install riprap outlet protection prior to installing outlets. Final grade and stabilize slopes when inlets are functioning.
11. Seed the perimeter of the site.
12. Complete utility installation, curbs, paving and building construction.
13. Install landscaping plant material and stabilize all disturbed areas.
14. Remove all erosion and sediment control practices when areas have a uniform grass cover.

B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS

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

B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS

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

B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS

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

B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS

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

B7 RUNOFF CONTROL MEASURES

Silt fence will be utilized to prevent sedimentation from leaving the boundaries of the site via runoff.

B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS

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

B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS

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

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

The existing wet detention pond was master planned as a stormwater quality treatment measure for the proposed project.

B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON

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

B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS

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

B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN

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

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

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

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

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

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

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

Sanitary/Septic
Contractors and subcontractors must comply with all state and local sanitary sewer, portable toilet, or septic system regulations. Sanitary facilities shall be provided at the site by each contractor or subcontractor throughout construction activities. The sanitary facilities should be utilized by all construction personnel and be serviced regularly. All expenses associated with providing sanitary facilities are the responsibility of the contractors and subcontractors. The location of any sanitary facilities should be indicated on the stormwater pollution prevention plan by the operator following on-site location of said facilities.

Water Source
Water used to establish and maintain grass, to control dust, and for other construction purposes must originate from a public water supply or private well approved by the State or local health department.

Equipment Fueling and Storage Areas
Equipment fueling, maintenance, and cleaning should only be completed in protected areas (i.e., bermed area). Leaking equipment and maintenance fluids will be collected and not allowed to discharge onto soil where they may be washed away during a rain event.

Equipment wash down (except for wheel washes) should take place within an area surrounded by a berm. The use of detergents is prohibited.

Hazardous Material Storage
Chemicals, paints, solvents, fertilizers, and other toxic or hazardous materials should be stored in their original containers (if original container is not reseatable, store the products in clearly labeled, waterproof containers). Except during application, the containers should be kept in trucks or in bermed areas within covered storage facilities. Runoff containing such materials shall be collected, removed from the site, and disposed of in accordance with the federal, state, and local regulations.

As may be required by federal, state or local regulations, the Contractor should have a Hazardous Materials Management Plan and/or Hazardous Materials Spill and Prevention Program in place. A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper hazardous materials storage and handling procedures. The location of any hazardous material storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the storage areas.

Material Handling and Spill Prevention
Discharge of hazardous substances or oil into stormwater is subject to reporting requirements. In the event of a spill of a hazardous substance, the operator is required to notify the National Response Center (1-800-424-8802) to property report the spill. In addition, the operator shall submit a written description of the release (including the type and amount of material released, the date of the release, the circumstances of the release, and the steps to be taken to prevent future spills) to the local governing authority. The SWPPP must be revised within 14 calendar days after the release to reflect the release, stating the information above along with modifications to minimize the possibility of future occurrences. Each contractor and subcontractor is responsible for complying with these reporting requirements.

Concrete Washout
All concrete trucks waste material shall be completely contained and disposed in accordance with all local, state, and federal regulations. A pit or container is required when cleaning concrete chutes.

Spill Response Plan
Minor – Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill.

- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly.

Semi-Significant Spills – Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill:

- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly.
- Contact 911 if the spill could be a safety issue.
- Contact supervisors and designated site inspectors immediately.
- Contaminated solids are to be removed to an approved landfill.

Major or Hazardous Spills – More than ten gallons, there is the potential for death, injury or illness to humans or animals, or has the potential for surface or groundwater pollution.

- Control or contain the spill without risking bodily harm. Temporarily plug storm drains if possible to prevent migration of the spill into the stormwater system.
- Immediately contact the local Fire Department at 911 to report any hazardous material spill.
- Contact supervisors and designated site inspectors immediately. Governing authorities responsible for storm water facilities should be contacted as well. The contractor is responsible for having these contact numbers available at the job site. A written report should be submitted to the owner as soon as possible.
- As soon as possible but within 2 hours of discovery, contact the local agency responsible for spill management. The following information should be noted for future reports to the agency:
  - Name, address and phone number of person making the spill report
  - The location of the spill
  - The time of the spill
  - Identification of the spilled substance
  - Approximate quantity of the substance that has been spilled or may be further spilled
  - The duration and source of the spill
  - Name and location of the damaged waters
  - Name of spill response organization
  - What measures were taken in the spill response
  - Other information that may be significant

Additional regulations or requirements may be present. A spill response professional should be consulted to make sure all appropriate and required steps have been taken. Contaminated solids should only be removed from the site after approval is given by the appropriate agency.

B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE

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

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

Inspection reports shall be completed including scope of the inspection, name(s) and qualifications of personnel making the inspection, the date of the inspection, observations relating to the implementation of the SWPPP, and any actions taken as a result of incidents of noncompliance noted during the inspection. The inspection report should state whether the site was in compliance or identify any incidents of noncompliance. The contractor shall keep a copy of the inspection reports on site and permanently for a period of two years following construction. The on-site reports may be requested by inspections conducted by the local governing authority.

Construction Entrance
Locations where vehicles exit the site shall be inspected for evidence of off-site sediment tracking. Each contractor and subcontractor shall be responsible for maintaining the Construction Entrance and other controls as described in this SWPPP.

Material Storage Inspections
Inspectors must evaluate areas used for storage of materials that are exposed to precipitation. The purpose is to ensure that materials are protected and/or impounded so that pollutants cannot discharge from storage areas. Off-site material storage areas used solely by the subject project are considered to be part of the project and must be included in the erosion control plans and the site inspection reports.

Soil Stabilization Inspections
Seeded areas will be inspected to confirm that a healthy stand of vegetation is maintained. The site has achieved final stabilization once all areas are covered with pavement or have a stand of vegetation with at least 70% of the background vegetation density. The density of 70% or greater must be maintained to be considered as stabilized. The operator or their representative will water, fertilize, and reseed disturbed areas as needed to achieve this goal.

Erosion and Sediment Control Inspections
All controls should be inspected at least once every seven (7) calendar days and following any storm event of 0.5 inch or greater. The following is a list of inspection/maintenance practices that will be used for specific controls:

1. Geotextiles/Erosion Control Mats: Missing or loose matting must be replaced or re-anchored.
2. Inlet Protection: If silt fence inlet protection is to be used, sediment should be removed when it reaches approximately one-half the height of the fence. If a sump is used, sediment should be removed when the volume of the basin is reduced by 50%.
3. Diversion Swales: Clean debris or other obstructions as needed. Damage from storms or normal construction activities (i.e., tire ruts) shall be repaired immediately.
4. Mulching: Inspect for thin or bare spots caused by natural decomposition or weather-related events. Mulch in high traffic areas should be replaced on a regular basis to maintain uniform protection.
5. Sediment Trap: Accumulated silt shall be removed and the basin shall be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to one-half of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
6. Sediment Basin: Inspect frequently to check for damage and to ensure obstructions are not diminishing the effectiveness of the structures. Sediment shall be removed and the basin shall be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 20% of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
7. Silt Fence: Removal of built-up sediment will occur when the sediment reaches one-third the height of the fence.
8. Stabilized Construction Entrance: Periodic re-grading and top dressing with additional stone.
9. Straw Bales: Replace straw bales that show signs of deterioration.
10. Vegetation: Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Establish a watering and fertilizing schedule.
11. Good Housekeeping: Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges through screening of outfalls and daily pickup of litter.

In the event that sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize adverse impacts. An example of this may be the situation where sediment has washed into the street and could be carried into the storm sewers by the next rainfall and/or pose a safety hazard to users of public streets. Modifications/Revisions to SWPPP.

Based on inspection results, any necessary modification to this SWPPP shall be implemented within seven calendar days of the inspection. A modification is necessary if a control measure or operational procedure does not provide adequate pollutant control. All revisions shall be recorded on a Record of Revisions within seven calendar days of the inspection.

It is the responsibility of the operator to maintain effective pollutant discharge controls. Physical site conditions or contractor/subcontractor practices could make it necessary to install more controls than were originally planned. For example, localized concentrations of surface runoff or unusually steep areas could require additional silt barrier or other structural controls. Assessing the need for and installing additional controls will be a continuing contractor/subcontractor responsibility until final stabilization is achieved. Contractors and subcontractors implementing this SWPPP must remain alert to the need to periodically refine and update this SWPPP in order to accomplish the intended goals.

Notice of Termination
Compliance of the site with the General Construction Permit remains the responsibility of all operators that have submitted an NOI until such time as they have submitted a Notice of Termination (NOT). The permittee's authorization to discharge under the General Construction Permit terminates at midnight of the day the NOT is signed.

All permittees must submit an NOT within thirty (30) days after one or more of the following conditions have been met:

1. Final stabilization has been achieved on all portions of the site for which the permittee was responsible.
2. Another operator/permittee has assumed control over all areas of the site that have not been finally stabilized.
3. In residential construction operations, temporary stabilization has been completed and the residence has been transferred to the homeowner.

B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS

Since the entire site is under a single ownership, there are not any individual building lots.

C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE

The proposed land use is an indoor recreational sports facility. The pollutants and sources of each pollutant normally expected from this type of land use are listed below:

Pollutant Source: Passenger vehicles, delivery vehicles.
Type of Pollutant: Oil, gasoline, diesel fuel, any hydrocarbon associated with vehicular fuels and lubricants, grease, antifreeze, windshield cleaner solution, brake fluid, brake dust, rubber, glass, metal and plastic fragments, grit, road de-icing materials.

Pollutant Source: Building
Type of Pollutant: Cleaning solutions or solvents, leaks from HVAC equipment, grit from roof drainage, aggregate
or rubber fragments from roofing system.

Pollutant Source: Trash dumpster
Type of Pollutant: Cleaning solutions or solvents, litter (paper, plastic, general refuse associated with distribution operations), uneaten food products, bacteria.

Pollutant Source: Parking lot
Type of Pollutant: Any pollutant associated with vehicular sources, grit from asphalt wearing surface, bituminous compounds from periodic maintenance (sealing, resurfacing and patching), pavement de-icing materials, paint fragments from parking stall stripes, concrete fragments, wind-blown litter from off-site sources, elevated water temperatures from contact with impervious surfaces.

Pollutant Source: Lawn and landscape areas
Type of Pollutant: Fertilizers, soil, organic material (leaves, mulch, grass clippings)

C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION

The existing Grand Park stormwater detention ponds will remain in place as permanent feature after construction is completed. The purpose of the these measures is to restrict stormwater discharges and provide a sediment removal function.

C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES

Permanent Vegetation
Topsoil will be placed in lawn areas and seeded with grass, and graded not to exceed 3:1 slopes. Proposed landscape trees and shrubs will also be added. These Bio areas will also act as a natural filter strip to help improve storm water quality. The vegetated areas will slow the velocities of storm water runoff, reduce sediment runoff, and reduce problems associated with mud or dust from bare soils.

Existing Wet Detention Pond
A wet detention pond detains storm water runoff long enough for contaminated sediments to settle and remain in the pond and allow the water in the pond to be displaced by the next rain event. The sedimentation process removes particulates, organic matter, and metals from the water while nutrients are removed through biological uptake. By capturing and detaining runoff, wet ponds control both storm water quality and quantity.

Good Housekeeping Measures
Good Housekeeping measures such as regular street sweeping, installation of trash receptacles, and reduction in fertilizer overspray can be incorporated by the owner and/or occupant.

C4 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE

No stormwater quality measures will be installed with this project. However, the existing wet detention pond located east of Grand Park Boulevard was designed as a BMP for the proposed project.

C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST-CONSTRUCTION STORMWATER QUALITY MEASURES

Maintenance requirements for the stormwater quality measures which will remain in place after construction is complete, are described below. Refer to the BMP Operations and Maintenance Manual for more detailed maintenance requirements.

Existing Detention Ponds
Inspect periodically as needed or at least every six months. Sediment shall be disposed of off site in accordance with all applicable laws. Areas that show sign of erosion shall be stabilized with erosion control blanket and/or seed as necessary.

GRAND PARK FIELDHOUSE, LLC

AMERICAN STRUCTUREPOINT INC.

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

STORM WATER POLLUTION PREVENTION PLAN

C410

02014.01793.CE.C410.SWPPP.dwg

PRINT DATE: 1/30/15
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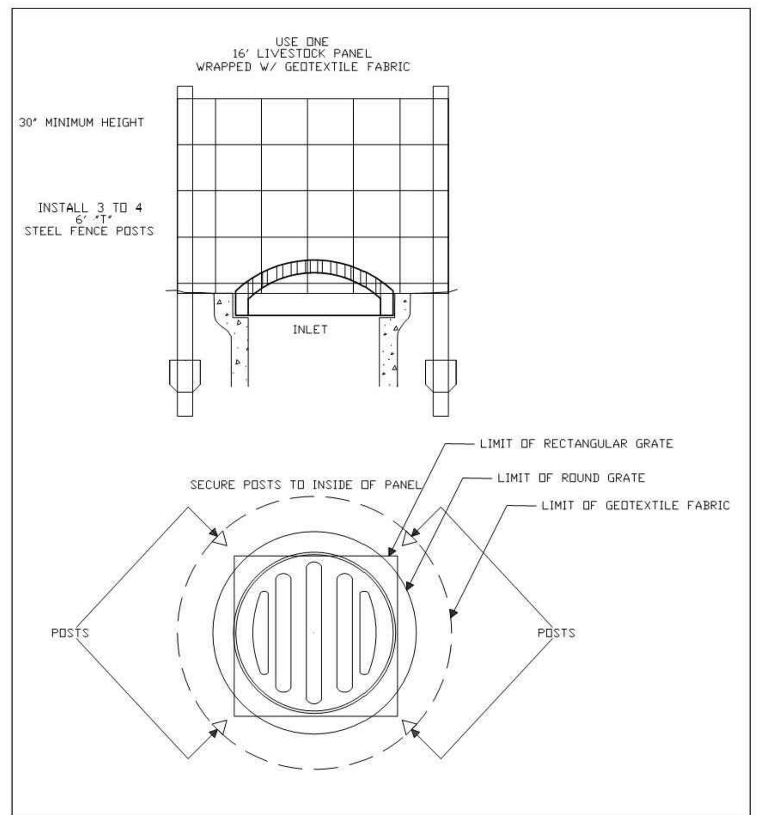


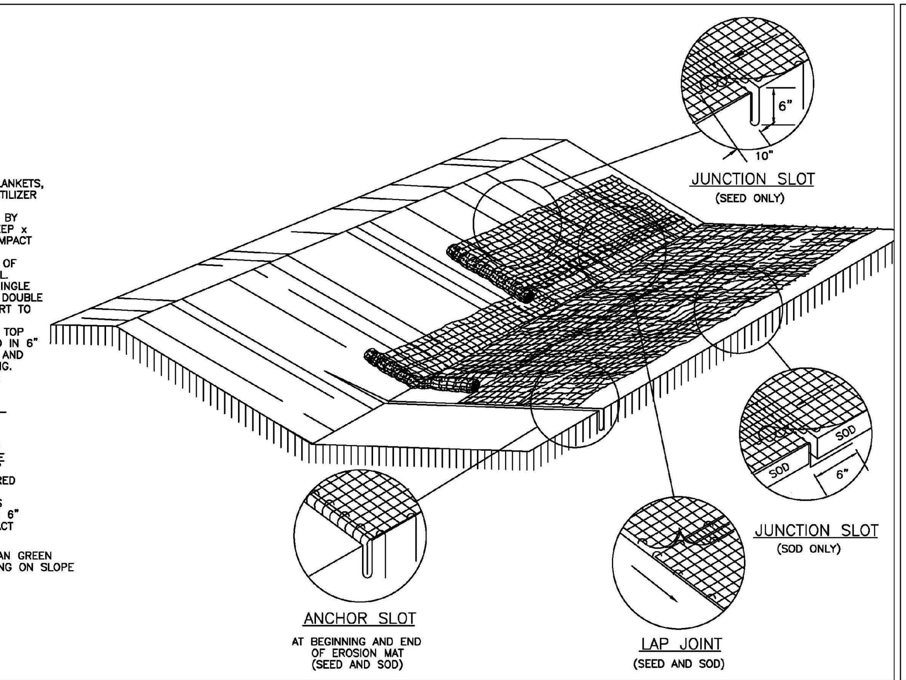
TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13
DATE
FIGURE EC-1

GENERAL NOTES

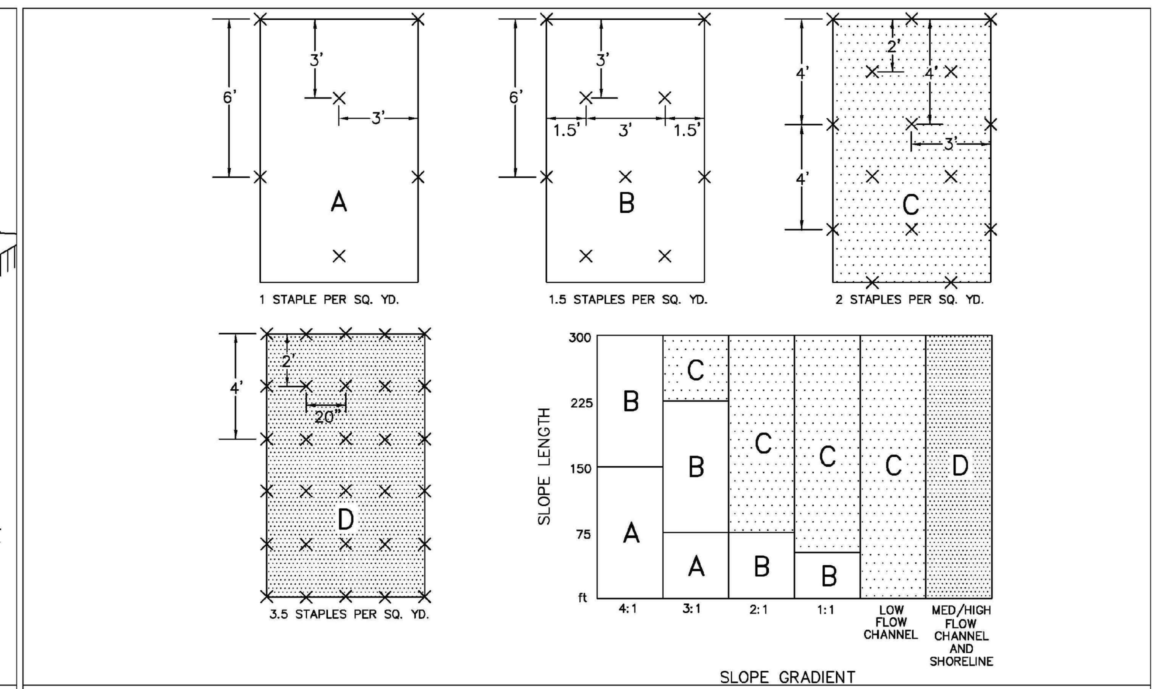
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. IN MEDIUM/HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
8. BLANKET TYPE TO BE NORTH AMERICAN GREEN S75 OR S150 (OR SIMILAR) DEPENDING ON SLOPE



EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD, INDIANA

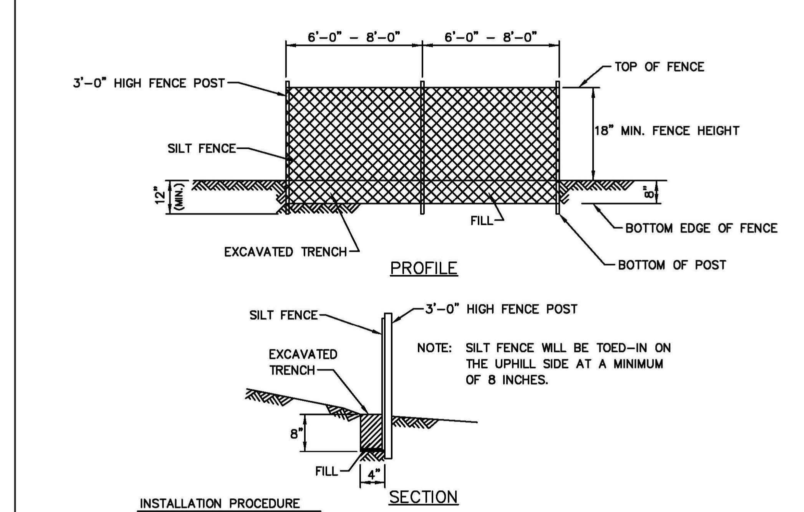
4/1/14
DATE
FIGURE EC-2



EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA

4/1/14
DATE
FIGURE EC-3



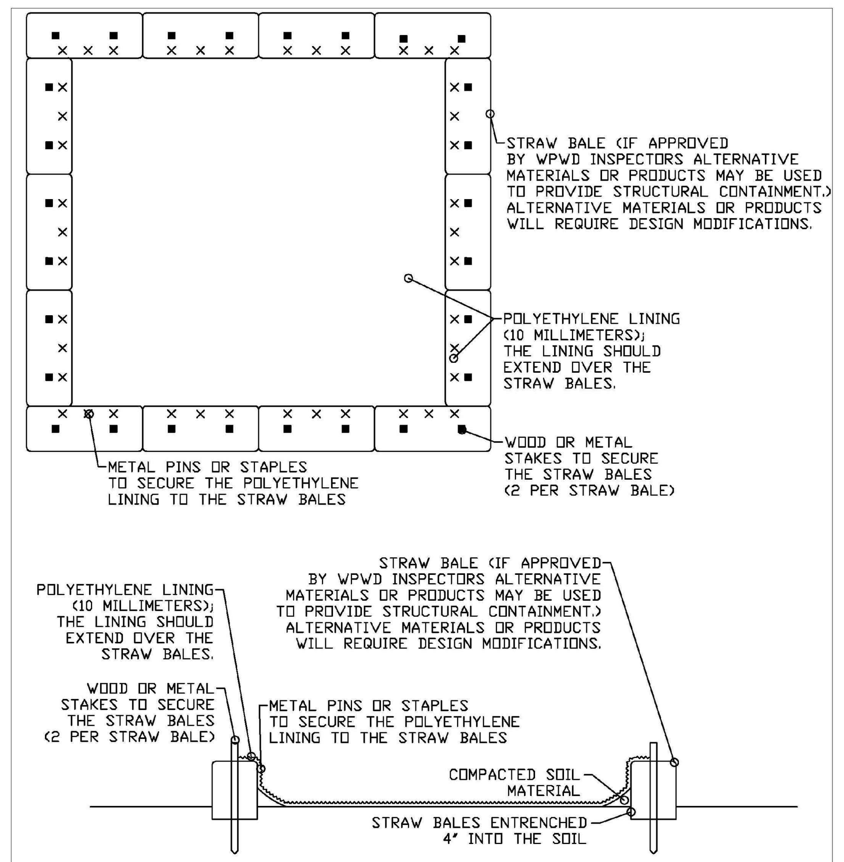
INSTALLATION PROCEDURE

1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA

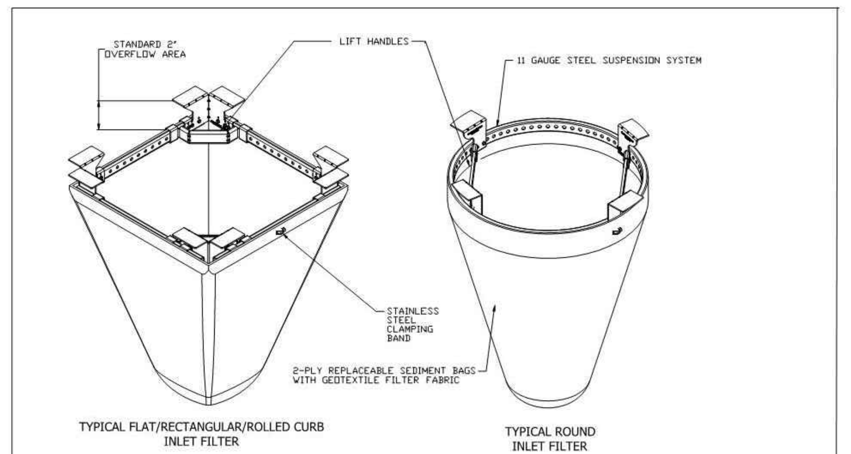
4/1/13
DATE
FIGURE EC-4



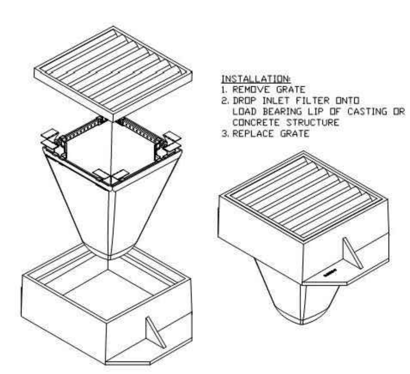
CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13
DATE
FIGURE EC-5



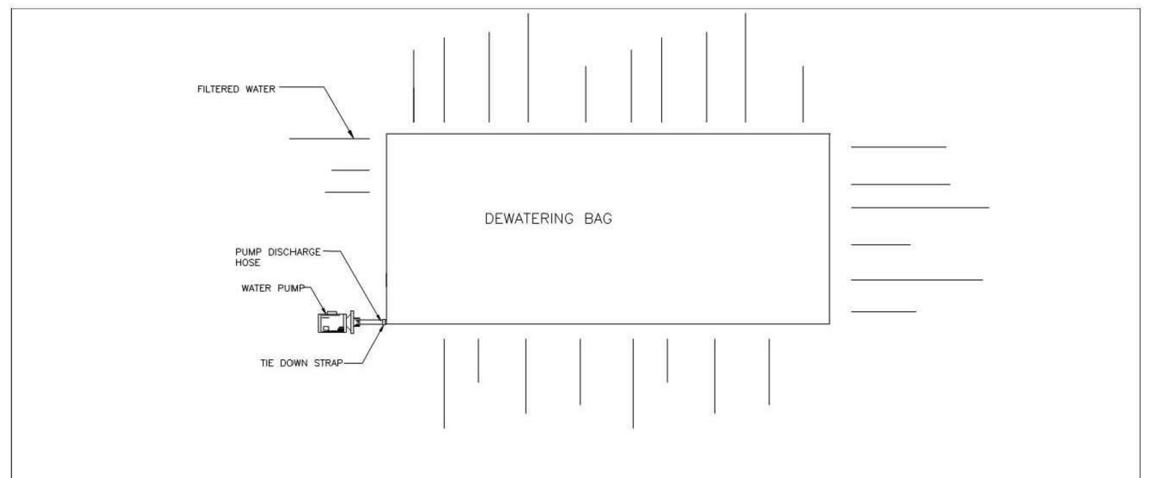
IPP *FLeX*storm Inlet Filter Specifications			
Material Property	*Test Method*	*Value (min ave)*	
> Inner Filter Bag Specs (2 ft³ min vol)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	65 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm)	40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Guage; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*	



INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13
DATE
FIGURE EC-6



Dewatering Filtration Bag Size	Maximum Gallon Per Minute Capacity
4' x 6'	228
7.5' x 7.5'	534
10' x 10'	950
10' x 15'	1,425
15' x 15'	2,137
15' x 30'	4,275
15' x 65'	9,262

INSTALLATION AND MAINTENANCE GUIDELINES

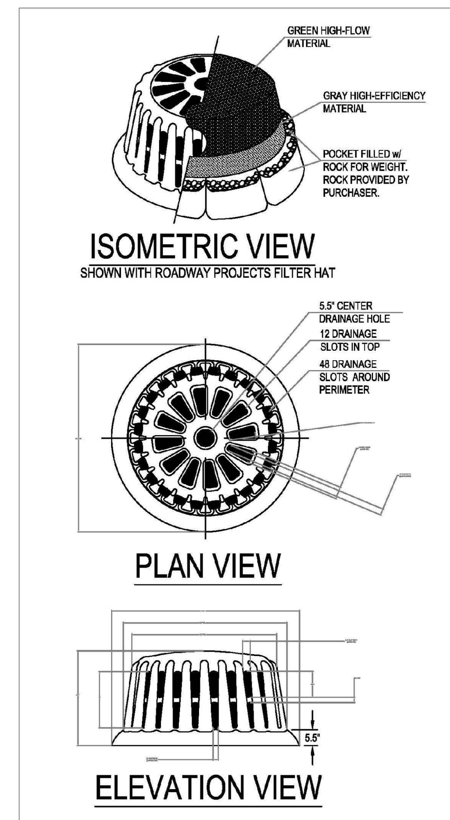
INSTALLATION: PLACE LIFTING STRAPS (NOT INCLUDED) UNDER THE UNIT TO FACILITATE REMOVAL AFTER USE. UNFOLD D2 DEWATERING BAG ON A STABILIZED AREA OVER DENSE VEGETATION, STRAW OR OTHER COVER. PLACE BAG OVER OPEN GRADED STONE TO ACHIEVE MAXIMUM FILTRATION AND DRAINAGE. INSERT DISCHARGE HOSE FROM PUMP INTO D2 DEWATERING BAG A MINIMUM OF SIX INCHES AND TIGHTLY SECURE WITH THE ATTACHED STRAP TO PREVENT WATER FROM FLOWING OUT OF THE UNIT WITHOUT BEING FILTERED. IF USING OPTIONAL ABSORBENTS, PLACE ABSORBENT BOOM INTO THE D2 DEWATERING BAG. CLIP ABSORBENT BOOM TO TETHER PROVIDED INSIDE THE UNIT.

MAINTENANCE: REPLACE THE UNIT WHEN ½ FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL RATE. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

DEWATERING DETAIL AND SIZE CHART

CITY OF WESTFIELD, INDIANA

4/1/14
DATE
FIGURE EC-11



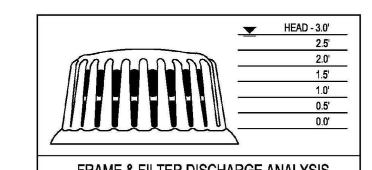
REPLACEMENT FILTERS: MODEL # R-140

FILTER OPTIONS
FILTER HAT IS AVAILABLE IN THREE OPTIONS:
1) ALL HIGH-FLOW MATERIAL
2) ALL HIGH-EFFICIENCY MATERIAL
3) HIGH-FLOW MATERIAL ON TOP HALF OF HAT, HIGH-EFFICIENCY MATERIAL ON BOTTOM HALF (THIS FILTER COVER IS RECOMMENDED FOR ALL ROADWAY PROJECTS.)
IT IS THE PURCHASERS RESPONSIBILITY TO PURCHASE APPROPRIATE FILTER HAT. PURCHASER SHALL PROVIDE ROCK FOR FILTER POCKETS.

FILTER HAT INSTALLATION
FILTER HAT SLIDES DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STORM STRUCTURE, ROCK POCKETS ARE SEWN DIRECTLY INTO FILTER HAT MATERIAL. EVERY FILTER HAT COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT R-100A DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

SPECIFICATIONS
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN PROFESSIONAL'S SPECIFICATIONS.



FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	EQUATION USED	OPENING AREA (SF)	FRAME FLOW (CFS)	FILTER AREA (SF)	FILTERED FLOW (CFS)
0.5	O	2.1	7	6	2
1.0	O	3.9	19	12	3
1.5	O	7.0	41	18	5
2.0	O	8.0	54	24	7
2.5	O	9.2	70	30	9
3.0	O	9.2	77	—	77

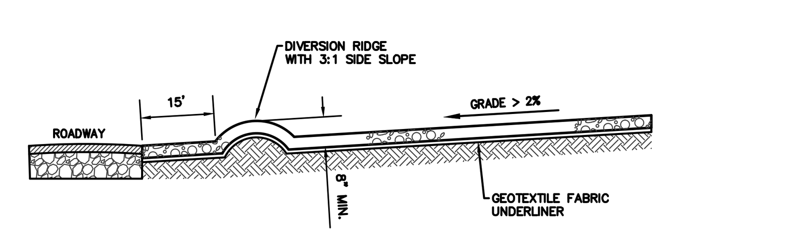
DUE TO NARROW SLOT, A TRANSITION WILL OCCUR BETWEEN WEIR AND ORIFICE CONDITIONS. ORIFICE FLOW WILL PROVIDE A MORE CONSERVATIVE ESTIMATE OF FLOW, THEREFORE THE LESSER OF THE ORIFICE AND WEIR FLOWS WILL BE USED FOR EACH STAGE CALCULATION.

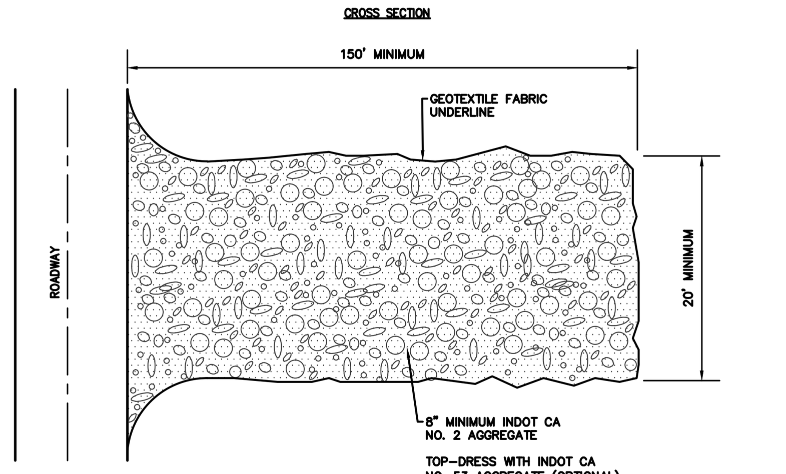
FILTER MATERIAL ALLOWS 129 gpm/SF OR 0.29cfs/SF
ORIFICE EQUATION (O) = Q=0.6A(2gh)^0.5
P = FEET PERIMETER
h = HEAD IN FEET
Q = CAPACITY IN cfs
A = FREE OPEN AREA OF FRAME
g = 32.2 FEET-PER-SECOND/SECOND

SILT SAVER INLET PROTECTION MODEL #R-100

CITY OF WESTFIELD, INDIANA

4/1/14
DATE
FIGURE EC-15





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

DIMENSIONS
- WIDTH: TWENTY (20) FEET MINIMUM OR FULL WIDTH OF ENTRANCE/EXIT ROADWAY, WHICHEVER IS GREATER.
- LENGTH: ONE-HUNDRED FIFTY (150) FEET MINIMUM (LENGTH CAN BE SHORTER FOR SMALLER SITES).
- THICKNESS: EIGHT (8) INCHES MINIMUM.

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

INSTALLATION
1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
2. GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO (2) PERCENT, CONSTRUCT AN EIGHT (8) INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3-TO-1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD (SEE CROSS-SECTION VIEW ABOVE).
3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
5. PLACE AGGREGATE (INDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. TOP-DRESS THE FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (INDOT CA NO. 53). OPTIONAL, USED PRIMARILY WHERE THE PURPOSE OF THE PAD IS TO KEEP SOIL FROM ADHERING TO VEHICLE TIRES.
7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

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

GRAVEL CONSTRUCTION ENTRANCE (SITES LARGER THAN TWO ACRES)
NOT TO SCALE (REV. 11/13)

SEEDING SPECIFICATIONS
SEEDBED PREPARATION
- GRADE AND APPLY SOIL AMENDMENTS.

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

DENSITY OF VEGETATIVE COVER
- NINETY PERCENT OR GREATER OVER THE SOIL SURFACE.

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

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

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

SEEDING
OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.
1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL pH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING, THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.

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

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS

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

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

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

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

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

LAWNS AND HIGH-MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

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

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

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

PERMANENT SEEDING WITH MULCH
NOT TO SCALE (REV. 11/13)

MULCH SPECIFICATIONS
MATERIALS

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

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

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

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

ANCHORING

TABLE 2. MULCH ANCHORING METHODS

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

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

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

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

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186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
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CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01793

EROSION CONTROL DETAILS

C420

02014.01793.CE.C420.ECD.dwg

PRINT DATE: 1/30/15 EDIT DATE: 1/30/2015 11:11:42 AM EDITED BY: ATRACEY DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C420.ECD.DWG
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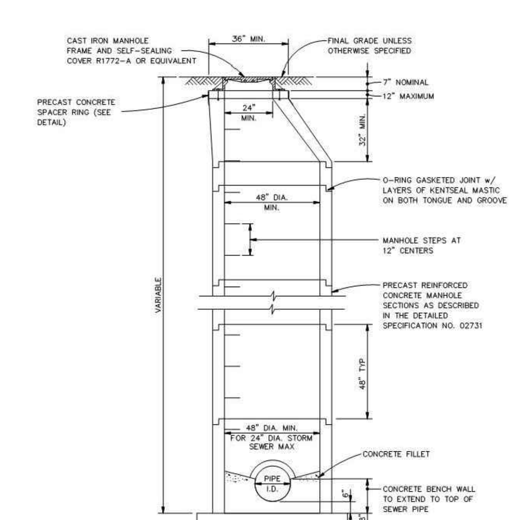


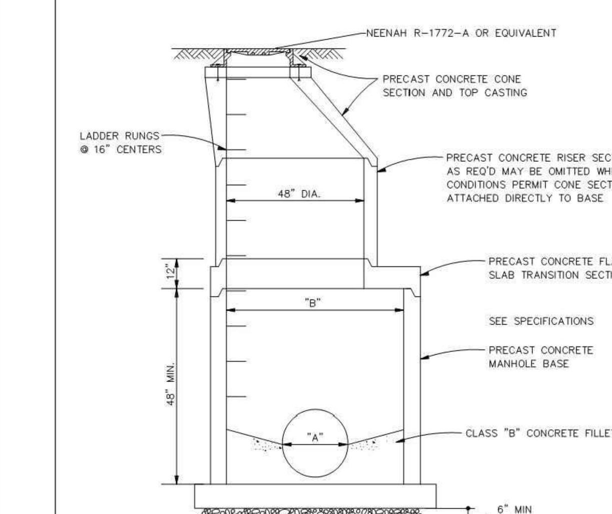
*NOTE:

1. GROUT CONCRETE SEWER PIPE WATERTIGHT TO MANHOLE WALL
2. INSTALL BUTYL RUBBER WATERSTOP FOR PIPE OTHER THAN CONCRETE SEWER PIPE
3. SEE TYPE 1 STORM SEWER MANHOLE DETAIL FOR SEWERS LARGER THAN 24"

TYPE "C" MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

11/7/13 DATE FIGURE ST-1



TYPE I MANHOLE STRUCTURE DATA		
PIPE DIA. "A"	INTERSECTING ANGLE	PIPE DIA. "B"
30"	0° TO 44°	30"
30"	44° TO 90°	30"
36"	0° TO 44°	36"
36"	44° TO 90°	36"

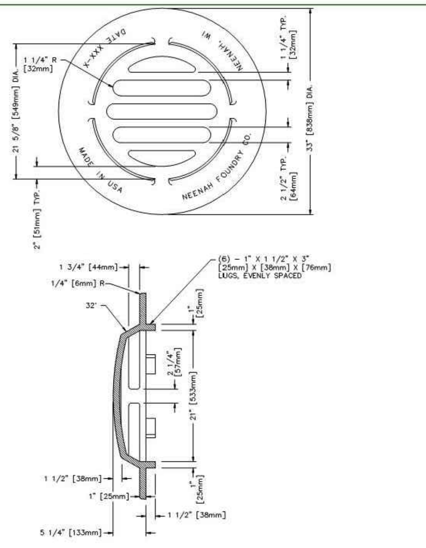
NOTES:

1. SEE STANDARD STORM SEWER MANHOLE DETAIL FOR OTHER DETAIL & DIMENSIONS
2. RISER & CONE SECTIONS SHALL BE AS SHOWN ON STANDARD STORM SEWER MANHOLE DETAIL

TYPE "J" MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-2



NEENAH	R-4342
EAST JORDAN	6489

* OR APROVED BY WESTFIELD PUBLIC WORKS DEPARTMENT

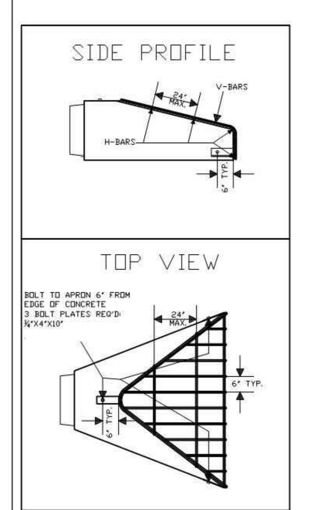
** STORM SEWER CASTINGS MANHOLE COVERS, BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT:

A. "STORM SEWER"
B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
C. "DUMP NO WASTE"
D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

BEEHIVE CURB INLET CASTING

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-10



	Apron Size Inches	V-bar Size Inches	No. of H-bars Req'd	H-bar Size Inches	Bolt Dia. Inches	"A" Dim. Inches
Arch pipe aprons	18	1/2	3	5/8	1/2	5
	24	5/8	4	3/4	1/2	7
	30	5/8	4	3/4	1/2	7 1/2
	36	3/4	4	1	1/2	10 1/2
	42	3/4	4	1	3/4	11
	48	3/4	4	1 ½ pipe	3/4	12
	54	3/4	4	1 ½ pipe	3/4	12
	60	3/4	5	1 ½ pipe	3/4	14
	72	3/4	5	1 ½ pipe	3/4	14
	84	3/4	6	1 ½ pipe	3/4	15
Round pipe aprons	12	1/2	3	5/8	1/2	4
	15	1/2	3	5/8	1/2	4 1/2
	18	1/2	4	5/8	1/2	4 1/2
	21	1/2	4	5/8	1/2	5
	24	5/8	4	3/4	1/2	5
	27	5/8	4	3/4	1/2	5 1/2
	30	5/8	4	3/4	1/2	5 1/2
	36	3/4	4	1	3/4	8
	42	3/4	4	1	3/4	8
	48	3/4	5	1	3/4	8
	54	3/4	5	1 ½ pipe	3/4	8
	60	3/4	5	1 ½ pipe	3/4	8
	66	3/4	6	1 ½ pipe	3/4	8
	72	3/4	6	1 ½ pipe	3/4	9
	84	3/4	7	1 ½ pipe	3/4	10
	90	3/4	7	1 ½ pipe	3/4	14

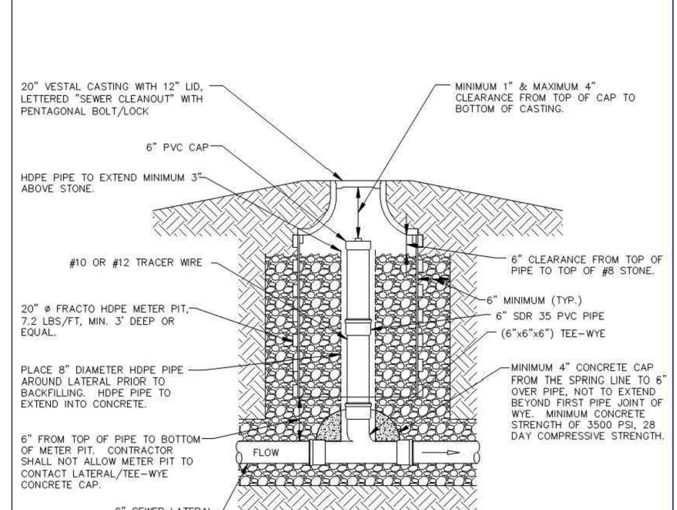
NOTES:

1. BARS & PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES, & PIPIE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVINIZED
4. NO REBAR THROUGH PIPES WILL BE ALLOWED
5. DEBRIS GUARD SHALL BE REMOVABLE

DEBRIS GUARD

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-29



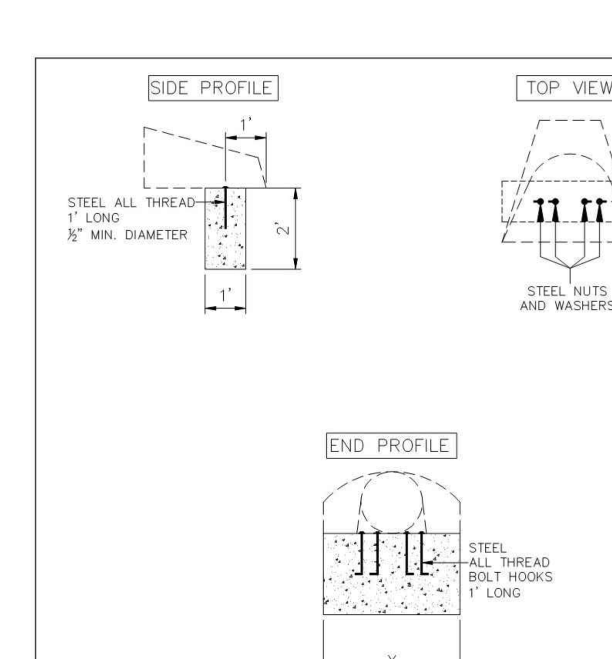
*WHEN REQUIRED BY WESTFIELD PUBLIC WORKS

DRAWING NOT TO SCALE

TYPE 2 CLEAN-OUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE S-15

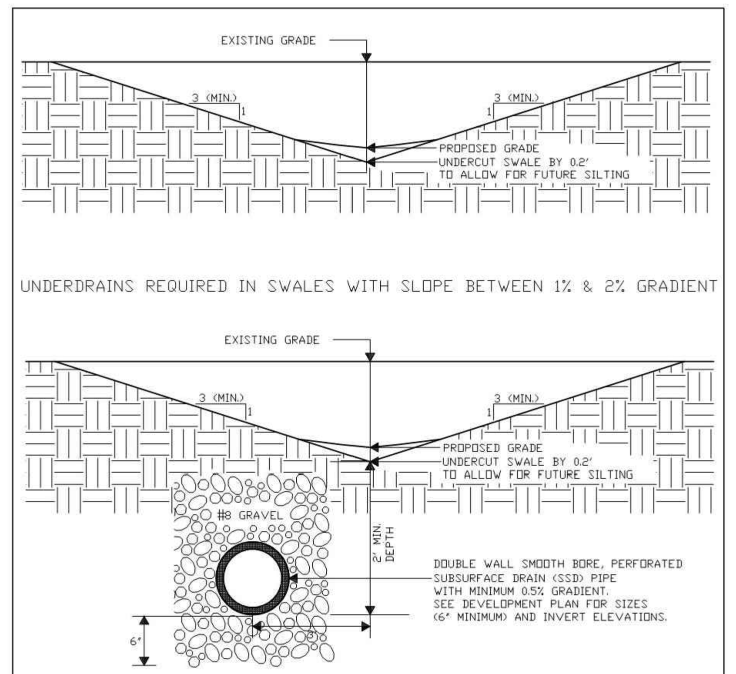


ALLTHREAD SPACING TO BE TWO PER FOOT
EX: 12" END SECTION = 2 ALLTHREAD
24" END SECTION = 4 ALLTHREAD

ANCHOR FOR CONCRETE END SECTIONS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-30

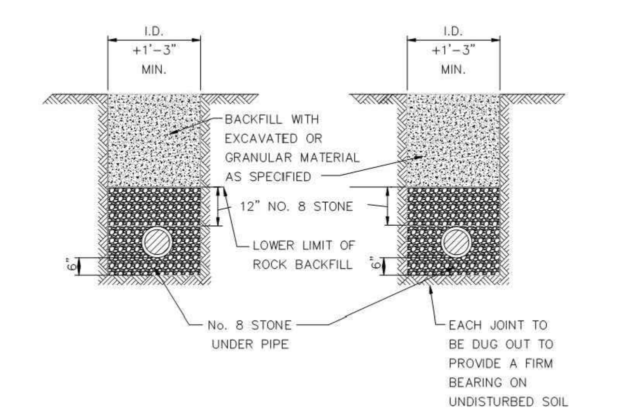


MINIMUM CHANNEL SLOPE 1% GRADIENT

TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-43



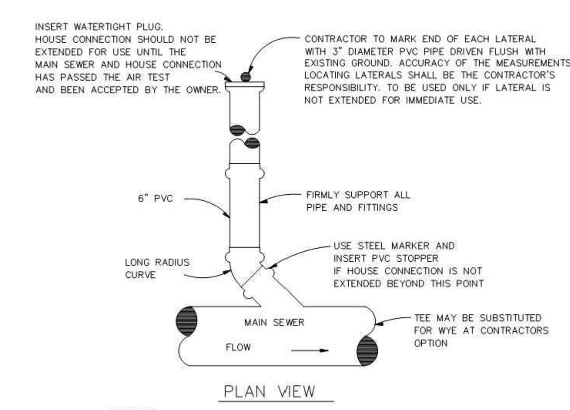
NOTES:

THIS DETAIL SHALL APPLY TO ALL SANITARY SEWER PIPE
ALL STONE TO BE INDOT CLASS 1 STONE

SEWER PIPE BEDDING DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-5



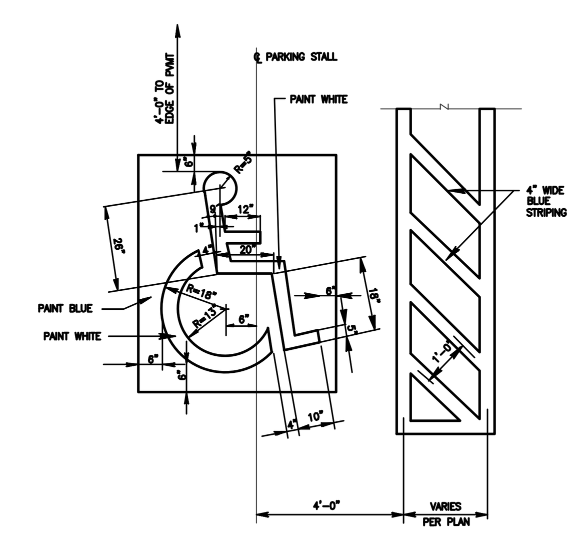
NOTES:

1. WYE BRANCHES OR TEES SHALL BE INSTALLED WHERE INDICATED ON THE DRAWINGS. THEY SHALL BE EXTENDED TO PROPERTY LINE OF STREETS OR ALLEYS OR TO DISTANCES AS SHOWN ON THE DESIGN DRAWINGS AND SHALL BE OF 6" PVC SDR 35 UNLESS OTHERWISE SHOWN.
2. DEPTH AT PROPERTY LINE SHALL BE APPROXIMATELY 8'-0" UNLESS SEWER DEPTH IS LESS, IN WHICH EVENT A MINIMUM SLOPE OF 1/8" PER 1'-0" SHALL BE USED.
3. HOUSE SERVICE PIPE SHALL BE PVC SDR 35 CONFORMING TO ASTM D3034 WITH GASKETED JOINTS CONFORMING TO ASTM D3212 UNLESS OTHERWISE INDICATED.
4. HOUSE SERVICE PIPE SHALL BE INSTALLED PER SAME SPECIFICATIONS & DETAIL AS FOR MAIN LINE SEWER.

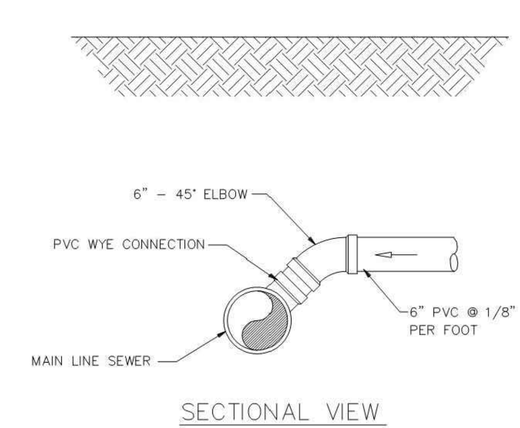
HOUSE/BUILDING SERVICE CONNECTION DETAIL 1

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-10



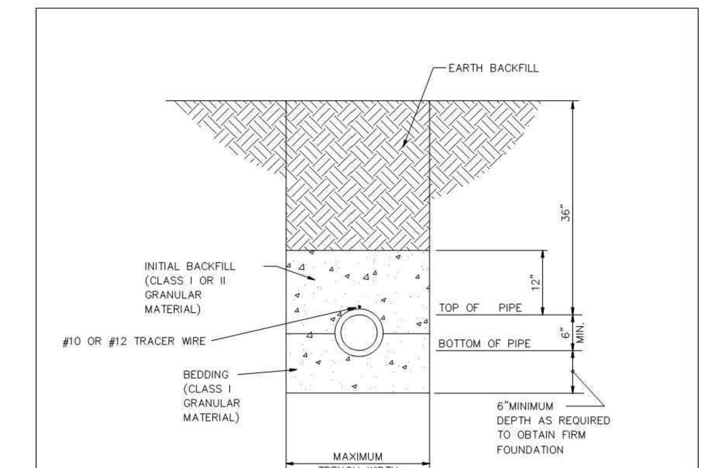
ADA PARKING SYMBOL AND STRIPING
NOT TO SCALE



HOUSE/BUILDING SERVICE CONNECTION DETAIL 2

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-11



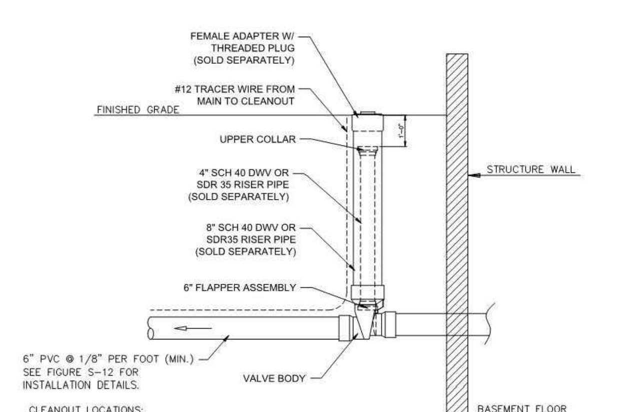
NOTES:

1. NOMINAL PIPE SIZE. (6" MIN.)
2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND GRAVELS MAX. PARTIAL SIZE OF 3/4"
5. SEE FIGURE S-5 FOR MAIN LINE SEWERS PIPE BEDDING DETAILS.
6. #10 OR #12 TRACER WIRE TO BE EXTENDED FROM SEWER MAIN TO 8" CLEAN OUT/CHECK VALVE RISER

HOUSE/BUILDING SERVICE BEDDING DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-12



CLEANOUT LOCATIONS:

1. AT THE JUNCTION OF BUILDING DRAIN AND BUILDING SEWER (NEAR EXTERIOR FACE OF BUILDING)
2. IF BUILDING SEWER IS MORE THAN 100 FEET FROM MAIN LINE SEWER, CLEAN-OUTS SPACING SHALL NOT EXCEED 100 FEET.
3. A CLEANOUT IS REQUIRED AT EACH BEND THAT IS GREATER THAN 45 DEGREES.
4. THERE SHALL BE NO BASEMENT DRAINS CONNECTED TO SERVICE CONNECTION

CHECK VALVE REQUIREMENTS

1. ALL HOUSES ARE REQUIRED TO HAVE A CHECK VALVE
2. NO CHECK VALVES ARE TO BE LOCATED IN THE BASEMENT
3. USE RECTORSEAL, CANPLAS OR APPROVED EQUAL

GENERAL REQUIREMENTS

1THE LOWEST FLOOR ELEVATION RECEIVING GRAVITY SERVICE MUST BE A MIN.THREE (3.0) FEET ABOVE TOP NEAREST MANHOLE RIM.

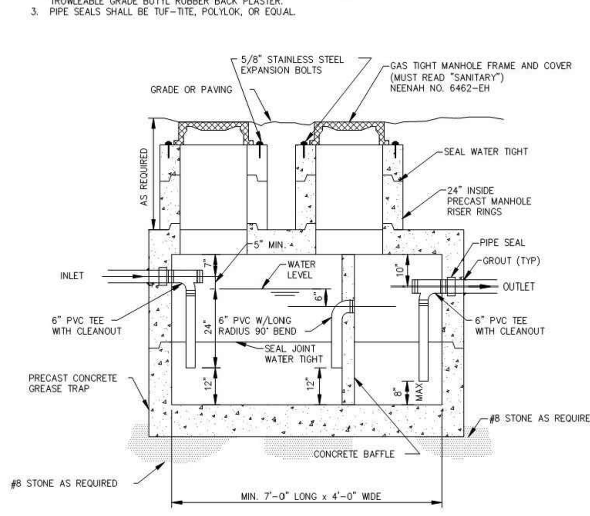
HOUSE/BUILDING SERVICE CLEAN-OUT/CHECK VALVE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-13

GENERAL NOTES

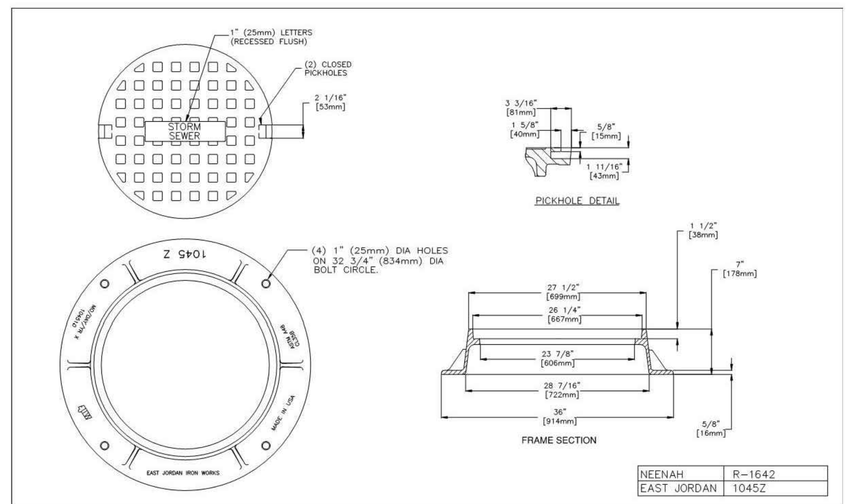
1. ALL TANK JOINTS SHALL BE SEALED WATERTIGHT WITH BUTYL RUBBER EXTRUDIBLE PREFORMED GASKET MATERIAL, HAMILTON KENT-SEAL OR EQUAL.
2. ALL OUTSIDE RISER RINGS SURFACES SHALL BE WATERPROFFED ⅛" WITH TROWLEABLE GRADE BUTYL RUBBER BACK PLASTER.
3. PIPE SEALS SHALL BE TUF-TITE, POLYLOK, OR EQUAL.



GREASE TRAP DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE S-14

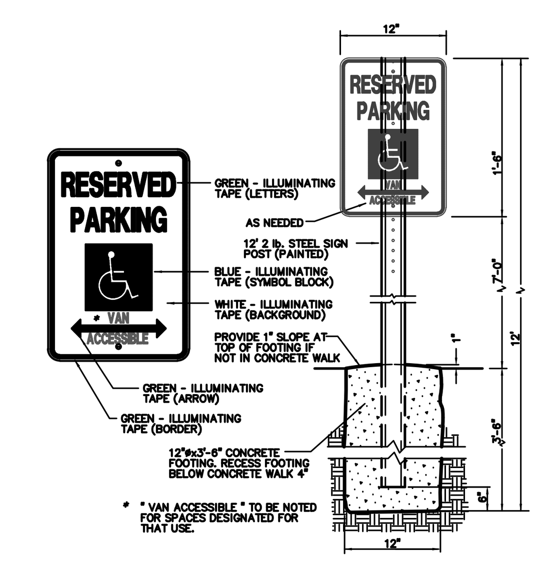


NEENAH	R-1642
EAST JORDAN	1045Z

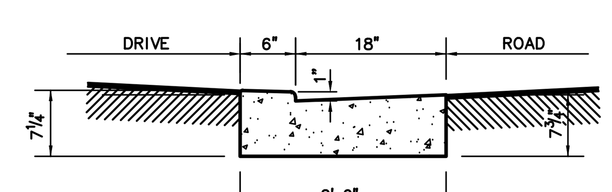
MANHOLE SOLID LID CASTING

CITY OF WESTFIELD, INDIANA

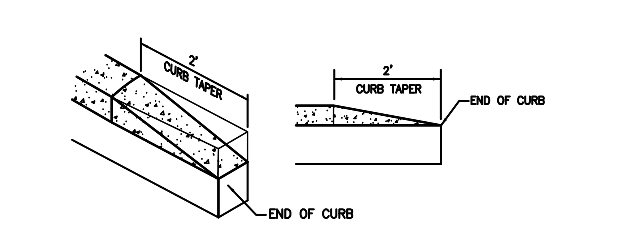
4/1/14 DATE FIGURE ST-7



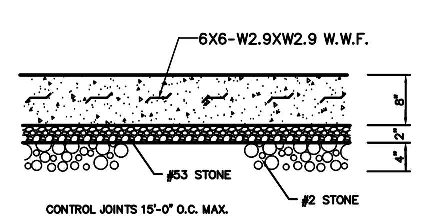
ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



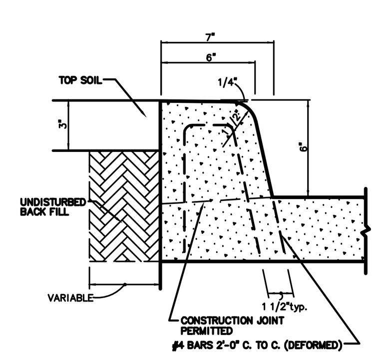
CONCRETE LIP GUTTER
NOT TO SCALE



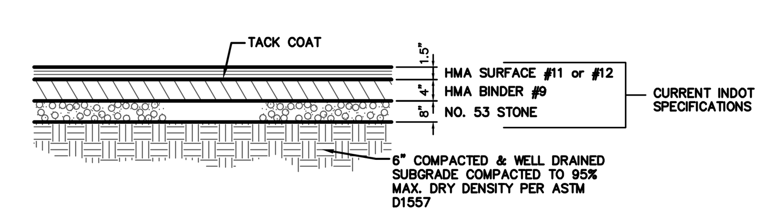
CURB TAPER
NOT TO SCALE



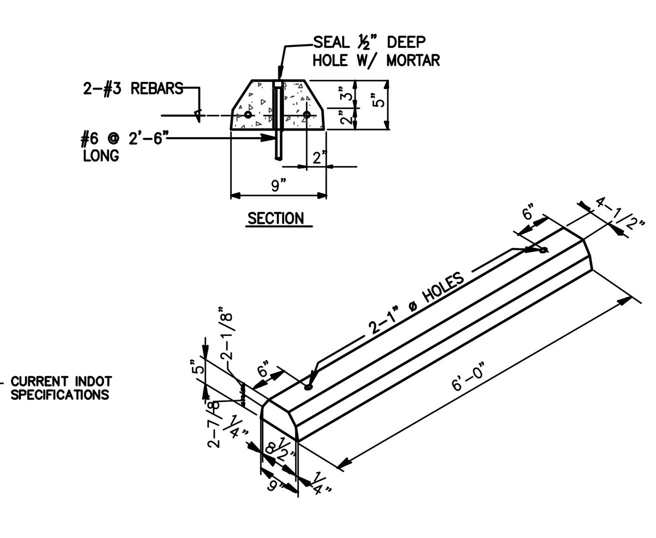
CONCRETE PAVEMENT SECTION
NOT TO SCALE



INTEGRAL CONCRETE CURB
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE



CONCRETE WHEEL STOP
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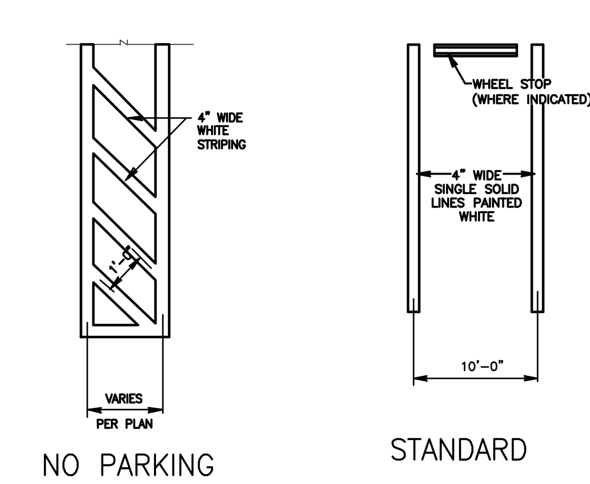

PARKING SPACE STRIPING
NOT TO SCALE

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AMERICAN STRUCTUREPOINT INC.

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186TH ST & KINSEY AVE
WESTFIELD, IN

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CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
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DEVELOPMENT PLANS

NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE DETAILS

C500

02014.01793.CE.C500.SD.dwg

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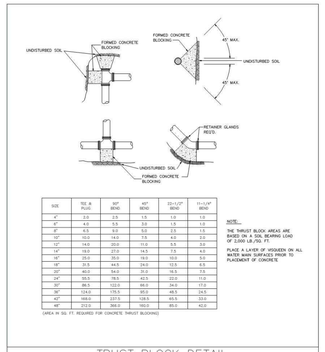


SIZE	TEE & PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4"	2.5	2.5	1.5	1.0	1.0
6"	4.0	5.0	2.0	1.5	1.0
8"	4.5	9.0	3.0	2.0	1.5
10"	10.0	14.0	5.0	4.0	2.0
12"	14.0	20.0	11.0	5.5	3.0
14"	19.0	27.0	14.0	7.0	4.0
16"	25.0	35.0	18.0	10.0	5.0
18"	31.0	44.0	24.0	12.0	6.0
20"	40.0	54.0	31.0	16.0	7.0
24"	56.0	78.0	40.0	22.0	11.0
30"	86.0	123.0	66.0	34.0	17.0
36"	124.0	175.0	95.0	48.0	24.0
42"	168.0	237.0	128.0	65.0	33.0
48"	223.0	306.0	166.0	85.0	42.0

(AREA IN SQ. FT. REQUIRED FOR CONCRETE THRUST BLOCKING)

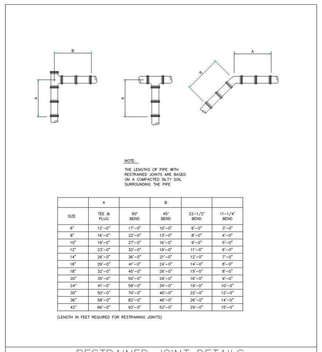
NOTE:
THE THRUST BLOCK AREAS ARE BASED ON A SOIL BEARING LOAD OF 2,000 LB./SQ. FT.

PLACE A LAYER OF VISQUEEN ON ALL WATER MAIN SURFACES PRIOR TO PLACEMENT OF CONCRETE.

TRUST BLOCK DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE W-2



NOTE:
THE LENGTHS OF PIPE WITH RESTRAINED JOINTS ARE BASED ON A COMPACTED SUBSOIL SURROUNDING THE PIPE.

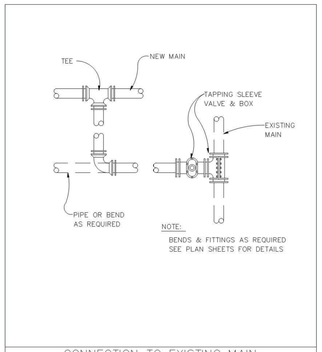
SIZE	A		B	
	TEE & PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4"	12'-0"	17'-0"	10'-0"	4'-0"	2'-0"
6"	16'-0"	22'-0"	13'-0"	6'-0"	4'-0"
10"	19'-0"	27'-0"	16'-0"	9'-0"	6'-0"
12"	22'-0"	32'-0"	19'-0"	11'-0"	6'-0"
14"	26'-0"	36'-0"	21'-0"	12'-0"	7'-0"
16"	29'-0"	41'-0"	24'-0"	14'-0"	8'-0"
18"	32'-0"	45'-0"	26'-0"	15'-0"	8'-0"
20"	35'-0"	50'-0"	29'-0"	16'-0"	9'-0"
24"	41'-0"	58'-0"	34'-0"	19'-0"	10'-0"
30"	50'-0"	70'-0"	40'-0"	22'-0"	12'-0"
36"	58'-0"	82'-0"	46'-0"	26'-0"	14'-0"
48"	67'-0"	93'-0"	52'-0"	29'-0"	15'-0"

(LENGTH IN FEET REQUIRED FOR RESTRAINING JOINTS)

RESTRAINED JOINT DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE W-3

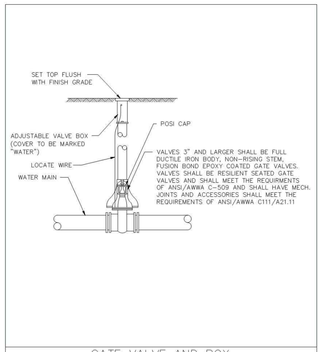


NOTE:
BENDS & FITTINGS AS REQUIRED SEE PLAN SHEETS FOR DETAILS

CONNECTION TO EXISTING MAIN

CITY OF WESTFIELD, INDIANA

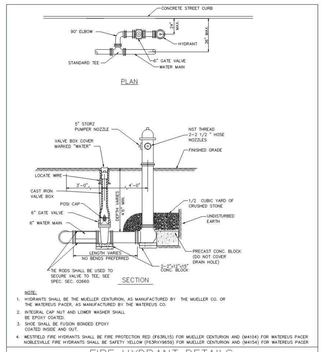
4/1/13 DATE FIGURE W-5



GATE VALVE AND BOX

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE W-6

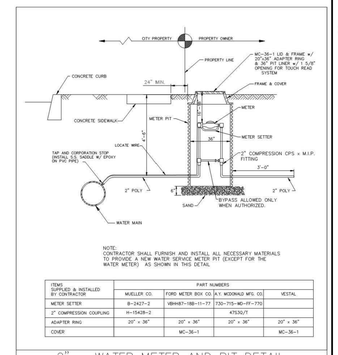


NOTE:
1. HYDRANTS SHALL BE THE MUELLER CENTURION, AS MANUFACTURED BY THE MUELLER CO. OR THE WATEROUS PACER, AS MANUFACTURED BY THE WATEROUS CO.
2. INTERNAL CAP NUT AND LOWER WASHER SHALL BE EPOXY COATED.
3. SHOE SHALL BE FUSION BONDED EPOXY COATED INSIDE AND OUT.
4. WESTFIELD FIRE HYDRANTS SHALL BE FIRE PROTECTION RED (FR3R1/E5) FOR MUELLER CENTURION AND (W4104) FOR WATEROUS PACER NOBLESVILLE FIRE HYDRANTS SHALL BE SAFETY YELLOW (FR3R1/W200) FOR MUELLER CENTURION AND (W4104) FOR WATEROUS PACER

FIRE HYDRANT DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE W-7



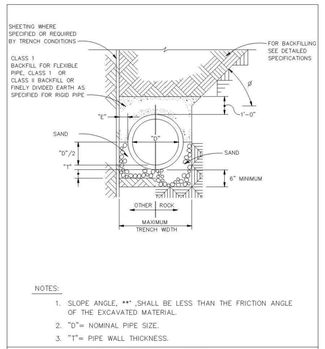
NOTE:
CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY MATERIALS TO PROVIDE A NEW WATER SERVICE METER PIT (EXCEPT FOR THE WATER METER) AS SHOWN IN THIS DETAIL.

ITEMS INSTALLED & INSTALLED BY CONTRACTOR	PART NUMBERS			
	MUELLER CO.	FORD METER BOX CO.	McDONALD MFG. CO.	VESTAL
METER SETTER	B-2427-2	VBH487-188-11-77	720-715-WO-77-770	
2" COMPRESSION COUPLING	H-15438-2		47530/7	
ADAPTER RING	20" x 36"	20" x 36"	20" x 36"	20" x 36"
COVER		MC-36-1		MC-36-1

2" – WATER METER AND PIT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE W-10

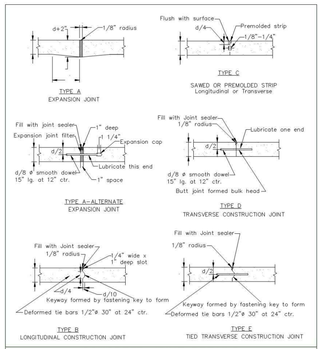


NOTES:
1. SLOPE ANGLE, "•" ,SHALL BE LESS THAN THE FRICTION ANGLE OF THE EXCAVATED MATERIAL.
2. "D"= NOMINAL PIPE SIZE.
3. "T"= PIPE WALL THICKNESS.

PVC BEDDING DETAIL

CITY OF WESTFIELD, INDIANA

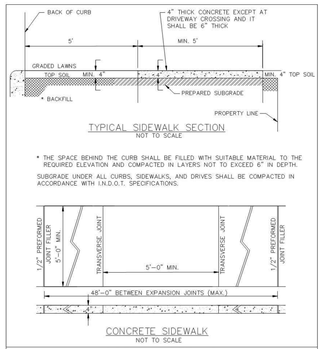
4/1/13 DATE FIGURE W-14



CONCRETE JOINT DETAILS

CITY OF WESTFIELD, INDIANA

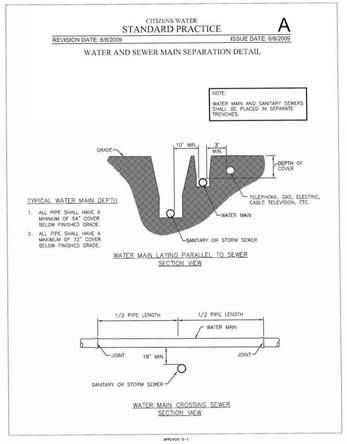
4/1/13 DATE FIGURE P-5

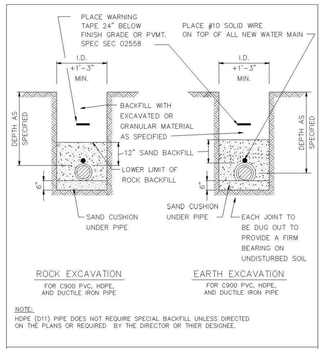


SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE P-10



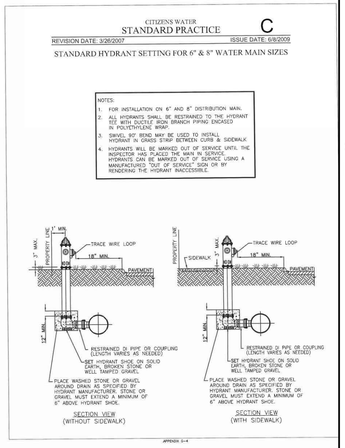


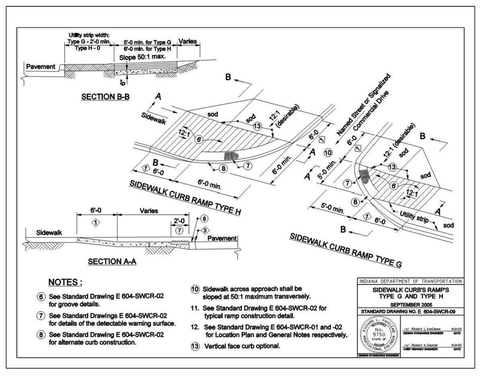
NOTE:
HDPE (D11) PIPE DOES NOT REQUIRE SPECIAL BACKFILL UNLESS DIRECTED ON THE PLANS OR REQUIRED BY THE DIRECTOR OR THEIR DESIGNEE.

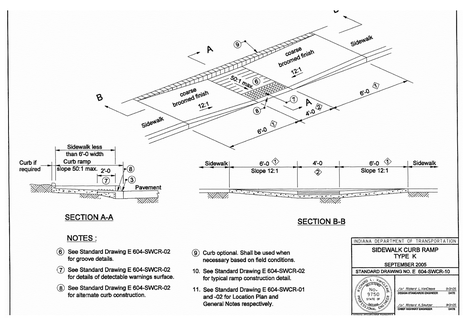
WATER MAIN INSTALLATION DETAIL

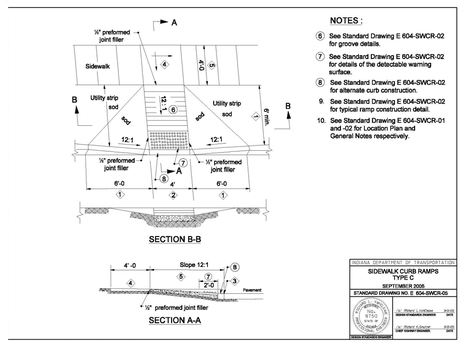
CITY OF WESTFIELD, INDIANA

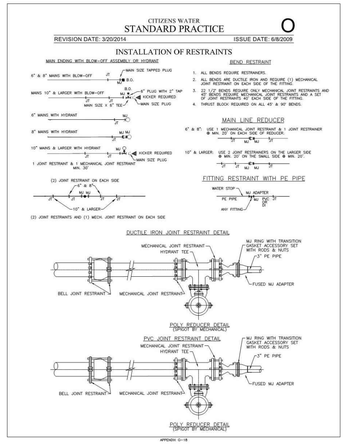
4/1/14 DATE FIGURE W-1

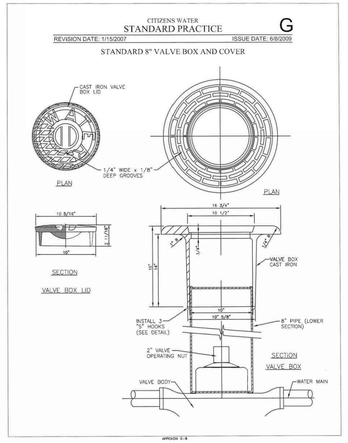


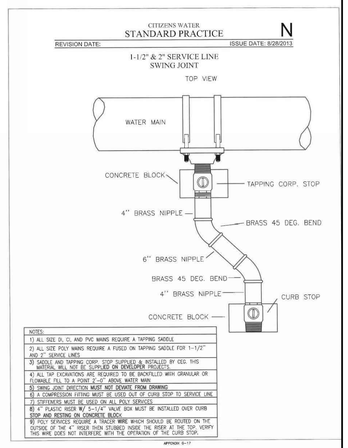


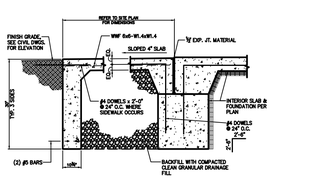




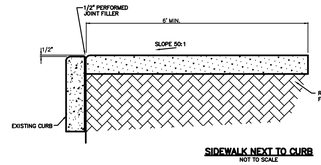




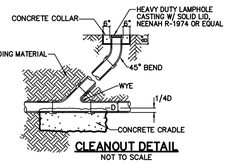




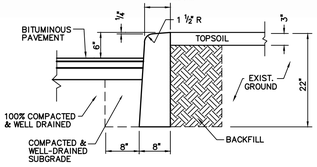
TYPICAL STOOP DETAIL
NOT TO SCALE



SIDEWALK NEXT TO CURB
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE
NOTE: CLASS "A" BEDDING TO BE UTILIZED FOR ALL CLEANOUT INSTALLATIONS (SEE DETAIL)



CONCRETE MONOLITHIC CURB DETAIL
NOT TO SCALE

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
EDIT DATE: 1/30/2015 1:18:22 PM
EDITED BY: ATRACEY
DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C500.SD.DWG

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE DETAILS

C501

02014.01793.CE.C500.SD.dwg

CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

SECTION 03401 GENERAL

03401.01 Introduction

This section covers all work necessary for the construction of the storm sewer piping systems and related items complete, including catch basins and inlet drains, manholes, junction chambers, diversion chambers, outfall structures, and miscellaneous structures.

This specification covers the following types of materials for storm sewers, culverts, underdrains, inlet drains, conduits, and miscellaneous applications:

1. Reinforced Concrete Pipe and Fittings
2. Polyvinyl Chloride Pipe (PVC)
3. Corrugated Metal Pipe
4. Structural Plate Arches
5. Aluminum or Aluminized Steel Pipe and Structural Plate
6. Multi-Plate Pipe and Pipe Arches
7. PVC Composite Pipe
8. Corrugated Polyethylene Pipe- SSD (Perforated and Non-Perforated)

All lots shall have access to a subsurface or storm drain or open ditch.

Storm sewer systems shall have a maximum of four hundred (400) feet between structures.

This specification requires project plans and construction specifications to be submitted to and approved by all appropriate regulatory agencies prior to beginning any work.

Before construction and before fabrication, the Contractor shall submit to the Westfield Public Works Department (WPWD) for approval calculations on the thickness or strength class and drawings showing pipe lengths, joints, and other construction and installation details.

Pipe Marking

Each length of pipe shall bear the name or trademark of the manufacturer, the location of the plant, and the date of manufacture. Each length shall likewise be marked to designate the class or strength of the pipe. The marking shall be made on the exterior or interior of the pipe barrel near the bell or groove end and shall be plainly visible.

03401.02 Minimum Size for Storm Sewers

The minimum diameter of all storm sewers shall be 12 inches. When the minimum 12 inch diameter pipe will not limit the rate of release to the required amount, the rate of release for detention storage shall be controlled by an orifice plate or other device, subject to acceptance of the WPWD.

03401.03 Materials

Manholes, Inlets, and Other Structures

Storm sewer manholes and inlets shall be constructed of precast reinforced concrete. Material and construction shall conform to the latest edition of the Indiana Department of Transportation (INDOT) Standard Specifications, Sections 702 and 720.

Materials for manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall comply with the following:

1. Cement shall be Portland cement and shall meet the requirements of ASTM Specification C150, ACI 301, and ACI 318. Concrete for precast manhole sections shall be 5000 psi concrete. Monolithic manholes shall use 4000 psi concrete. Ready-mix concrete shall conform to ASTM C94, Alternate 2. Maximum size of aggregate shall be 3/4 inch. Slump shall be between 2 and 5 inches.
2. Forms for chamber and structures shall be plywood or other approved material. Steel forms shall be used for the inside face of monolithic concrete manholes. Doghouse structures shall be permitted with approval from the WPWD.
3. Reinforcing steel shall conform to ASTM A615, Grade 60 deformed bars, or ASTM A616 Grade 60 deformed bars.
4. Mortar Materials:
   1. Sand - ASTM Designation C144, passing a No. 8 sieve.
   2. Cement - ASTM Designation C150, Type 1.
   3. Water - shall be potable.

The manufacturer shall provide openings for sewers entering and leaving the manhole. Any additional openings needed to be made in the field shall be made by drilling holes at least 1/2 inch in diameter with a maximum spacing of 3 inches.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. The manhole steps shall equal or exceed OSHA requirements.

Any other special manholes, junction chambers, diversion chambers, and miscellaneous concrete structures shall be constructed as detailed on the drawings.

Manhole bases shall be set on a minimum of six (6) inches of # 8 aggregate.

Concrete ends sections shall have a minimum of a twenty-four (24) inch precast toe plate bolted to the end section per Standard Detail (ST-30). Corrugated end sections with toe plates shall require WPWD approval.

Catch Basins

During construction, precautionary measures such as adequate screening of grates shall be maintained to deter earth and other materials from entering the drains.

Catch Basins, for sediment control, locations to be determined by a Professional Engineer, and approved by the WPWD. Catch Basins shall be located within easily accessible dedicated easements or right of way of sufficient size to facilitate the required maintenance of these structures

Catch basins and curb inlet structures which are two (2) feet by two (2) feet in size shall not have a depth deeper than four (4) feet from the invert of the lowest pipe to the lowest part of the rim elevation of the casting. All beehive castings on a two (2) foot by two (2) foot box shall have a square riser with a round hole. All structures which do not meet these criteria shall be a manhole type, which is forty-eight (48) inches in diameter.

Castings

Cast iron or ductile iron frames and gratings for catch basins and drain inlets shall be as shown on the drawings. Bearing surfaces shall be clean and shall provide uniform contact. Castings shall be tough, close-grained gray iron, sound, smooth, clean, free from blisters, blow holes, shrinkage, cold shuts, and all defects and shall conform to ASTM A48 Class No. 30-B.

During construction, precautionary measures such as adequate screening of grates shall be maintained to deter earth and other materials from entering the drains.

The following castings types are required:

1. Manholes – Neenah R 1772 A or equivalent
2. Beehive Inlets – Neenah R 4342 or equivalent
3. "Roll Curb" Inlets – Neenah 3501 – TR or TL or equivalent
4. "Chair Back" Curb Inlet – Neenah 3287 – 10V or equivalent
5. Other types shall require approval of the WPWD.

Curb inlet castings which possess open backs or have grate bars parallel to traffic flow (are not "bicycle" safe) will not be accepted by the WPWD.

Storm sewer casting manhole covers, beehive inlets, curb inlets or other approved casting shall have the following phrases cast in recessed letters two (2) inches in height:

1. "Storm Sewer"
2. "Drains to River" or "Drains To Waterway"
3. "Dump No Waste"
4. Other phrases shall require approval of the WPWD.

All casting frames shall have a horizontal bearing surface around the entire perimeter of the frame in order to support the cover or grate.

Bench Walls

Bench walls shall be shaped and formed for a clean transition with proper hydraulics to allow the smooth conveyance of flows through the structure. The bench wall shall form a defined channel, to a minimum height of the spring line of the pipe.

Bench walls shall be formed using full depth Class "A" concrete. Solid concrete block, stone or sand shall not be permitted as a base or filler for the construction of the bench wall.

Reinforced Concrete Pipe and Fittings

Reinforced concrete pipe and fittings shall conform to ASTM C76, latest revision, for circular pipe and ASTM C507 for elliptical pipe.

Reinforced concrete pipe and fittings for normal conditions shall be reinforced in accordance with ASTM C76, Class III, IV or V, Wall B (minimum). Acceptance shall be on the basis of Subsection 4.1.1 of ASTM C76.

Circumferential reinforcing in circular pipe shall be required. Only with approval from the WPWD will elliptical reinforcing or combination of elliptical and circumferential reinforcing or part circular reinforcing shall be permitted, in circular pipe.

Concrete pipe shall be steam cured and shall not be shipped from point of manufacture for at least five days after having been cast.

Joints shall conform to the requirements of ASTM C443. Gaskets shall be of an oil resistant type having a maximum swell of 90% when tested in accordance with ASTM D471. Lubricant for jointing shall be approved by gasket manufacturer.

All rubber gaskets shall be similar to and equal to "Press-Seal" or "Tylox" conforming to ASTM Designation C443, latest revision. The gasket shall be attached to the spigot of the pipe and shall be the sole element depended upon to make the joint flexible and practically watertight.

Butyl mastic joint sealant in rope or trowel applied form specifically made for permanently sealing joints in tongue and groove concrete sewer pipe. The material shall adhere tightly to the pipe surface and form a tight, flexible joint. The material shall have been in use for at least five years. Test results and material specifications shall be submitted to the WPWD and shall be approved prior to use on the project.

Polyvinyl Chloride Pipe and Fittings

Polyvinyl chloride (PVC) pipe and fittings shall comply with ASTM D3034.

Corrugated Metal Pipe and Pipe Arches

The following specifications shall govern the manufacture of the corrugated steel pipe and pipe arches.

1. Specifications for Zinc Coated (galvanized) Steel Sheets (ASTM A444).
2. Manufacture of Corrugated Steel Culverts and Underdrains (AASHTO M-36).
3. Structural Plate for Pipe, Pipe Arches, and Arches (AASHTO M-167).
4. Bituminous Coated Corrugated Steel Pipe and Arches (AASHTO M-190).
5. Sheet Material (ASTM A525).

Bituminous Coated Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2/3 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end.

After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch. In addition, bituminous material shall be applied to form a smooth pavement in the bottom 25% of pipe and in the bottom 40% of pipe arch as required by AASHTO M-190 for Type C coating.

Bituminous Coated and Paved Invert Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2/3 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end.

After the ends are rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch. In addition, bituminous material shall be applied to form a smooth pavement in the bottom 25% of pipe and in the bottom 40% of pipe arch as required by AASHTO M-190 for Type C coating.

Smooth Lined Welded Seam Helically Corrugated Steel Pipe

The pipe shall be fabricated from flat coils. The base metal, spelter coating, and fabrication shall meet the applicable requirements of AASHTO M-36. Corrugations shall be 2-2/3 inch pitch by 1/2 inch depth. Each pipe shall have two annular corrugations rolled in each end. Each pipe shall have two lifting lugs welded to the outside of the pipe.

After the ends have been rolled, the pipe shall be coated with bituminous material, inside and outside, to a minimum thickness of 0.05 inch as required by AASHTO M-190 for Type A coating. The pipe shall be centrifugally lined on the inside with bituminous material to form a smooth surface which fills the corrugations to a minimum thickness of 1/8 inch above the crests of the corrugations. The bituminous lining material shall meet the requirements of AASHTO M-190.

Bituminous Coated Pipe Couplings

Coupling bands shall be the same base metal and spelter coating as the pipe. Bands shall be 0.064 inch thick and 10-1/2 inches wide. Bands shall be bituminous coated and shall have two corrugations 7-5/8 inches center to center. Bands 12 inch diameter through 30 inch diameter shall be one-piece and 36 inch diameter through 96 inch diameter shall be two-piece. Band laps 12 inch diameter through 48 inch diameter shall be joined by one galvanized bar, bolt, and strap connector. Band laps 54 inch diameter through 96 inch diameter shall be joined by two galvanized bar, bolt, and strap connectors.

Aluminum Alloy Structural Plate

Aluminum alloy plates and fasteners intended for use in the construction of structural plate pipe and pipe arch for storm sewers shall meet the applicable requirements of AASHTO M-219. The plate shall be fabricated from aluminum alloy 5052 H141. The chemical composition of the plates shall conform to ASTM B209 alloy 5052.

The corrugations shall have a pitch of 9 inches plus or minus 3/8 inch and depth of 2-1/2 inches plus or minus 1/8 inch. The inside crown radius of the corrugations shall be not less than 2 inches.

The structural plate pipe or arches shall be assembled in accordance with the manufacturer's erection instructions and in accordance with the drawings.

Aluminized Steel Pipe and Arches

Aluminized coated corrugated steel pipe and pipe arch intended for use in the construction of storm sewers shall meet the applicable requirements of AASHTO M-36. Sheet material shall meet the latest revision of ASTM A525 and AASHTO M-274. The coils from which the pipe is produced shall be coated with 1.0 ounce per square foot of commercially pure aluminum.

Pipe shall be furnished circular or as a pipe-arch shape as required and shall be fabricated with helical corrugations and a continuous welded seam extending from end to end of each length of pipe.

Each end of each pipe with the welded seam shall have two annular corrugations reformed to permit joining with hugger bands.

Coupling bands shall be hugger bands.

Multi-plate Pipe and Pipe Arches

Multi-plate pipe and pipe arch structures shall be in accordance with AASHTO M-167. They shall be made with steel sections with corrugations 6 inches wide by 2 inches deep running at right angles to the section.

Bolts and nuts shall be special heat-treated galvanized 3/4 inch diameter bolts in accordance with ASTM specifications.

Multi-plate pipes and pipe arches shall be designed in accordance with the manufacturer's design criteria and in accordance with the drawings.

Detailed instructions regarding erection shall be furnished by the manufacturer.

PVC Composite Pipe and Fittings

ABS or PVC composite pipe and fittings shall conform to ASTM D2680, Latest Revision.

Corrugated Polyethylene Pipe and Fittings

Corrugated polyethylene pipe shall comply with the requirements for materials, test methods, dimensions, and marking in accordance with AASHTO M-252 for pipe diameters 6" - 10".

The resin material shall meet ASTM D3350 cell classification 335400C.

The pipe lengths shall be connected using a gasketed, bell and spigot joint. This joint shall consist of a factory installed, gasketed double bell polyethylene coupling, a factory welded bell or integral bell. The spigot end of the pipe shall be furnished with a factory installed elastomeric profile "O-ring" rubber gasket that meets ASTM F477.

The pipe shall be shipped with a removable wrap to protect the gasket. Provide lubrication to the joint prior to pushing together. At least two (2) corrugations of the spigot end must insert into the bell end.

All HDPE pipe shall be certified through the Plastic Pipe Institute (PPI) Third Party Certification Program. All HDPE pipe delivered and installed shall bear the Third Party Administered PPI Seal.

Subsurface Drain Tiles

Double wall, smooth bore perforated, corrugated polyethylene tile, manufactured under specification ASTM F667, shall be required for all subsurface drain tile installed in swales. Double wall, smooth bore perforated, corrugated polyethylene drain tile shall be required for curb sub-grade drainage.

Polyethylene tile shall possess male and female pipe ends, which allow the construction of overlapping, gasket pipe joints, in conformance with the requirements of ASTM D3212. The

gasket material shall conform to all requirements of ASTM F477. As an alternative, pipe joints utilizing external couplings bands will be accepted provided the minimum AASHTO requirements for satisfying soil tightness are also achieved.

Storm sewer pipe shall be of the size shown on the drawings and shall meet all requirements of these specifications. Subsurface drains in swales shall have clean-outs installed every 300 feet, changes in direction, high points, and dead ends.

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01 Pipe Cover, Grade, and Separation from Sanitary Sewers

Pipe

Pipe grade shall be such that, in general, a minimum of 2.0 feet of cover is maintained over the top of the pipe. If the pipe is to be placed under pavement, then the minimum pipe cover shall be 2.5 feet from top of pavement to top of pipe. Uniform slopes shall be maintained between inlets, manholes and inlets to manholes. Final grade shall be set with full consideration of the capacity required, sedimentation problems, and other design parameters. Minimum and maximum allowable slopes shall be those capable of producing velocities of between 2.5 and 10 feet per second, respectively, when the sewer is flowing full. Maximum permissible velocities for various storm sewer materials are listed in Table 03501-1. A minimum of 18 inches of vertical separation between storm sewers, water and sanitary sewers shall be required. When this is not possible, the sanitary sewer must be encased in concrete or ductile iron within 5 feet, each side, of the crossing centerline and in relation to the waterline, water class pipe must be used for the storm and sanitary sewers. Minimum horizontal separation between storm sewers, water and sanitary sewers shall be 10.0 feet and 8.0 feet to the structures.

Rear Yard Swale

Rear yard swales shall have a minimum slope of 2% gradient. Swales less than a 2% gradient are required to have double wall, smooth bore perforated drain tile installed two (2) feet below the invert of the swale. Minimum swale slope shall be greater than 1% gradient. Subsurface drains shall have a minimum slope of 0.5% gradient.

Proposed road grades will be required to be graded within two (2) inches of the proposed sub-grade prior to installation of SSD. Trench width for SSD shall be a minimum of three (3) inches on both sides of the SSD, with a minimum trench width of twelve (12) inches.

03501.02 Alignment

Storm sewers shall be straight between manholes and/or inlets.

03501.03 Manholes/Inlets

All manholes and inlets must be pre-stamped with an appropriate message per the City of Westfield Public Works Department Standards and Specifications. Manholes and/or inlets shall be installed to provide human access to continuous underground storm sewers for the purpose of inspection and maintenance. The casting access minimum inside diameter shall be no less than 22 inches or a rectangular opening of no less than 22 inches by 22 inches. Manholes shall be provided at the following locations:

1. Where two or more storm sewers converge.
2. Where pipe size or the pipe material changes.
3. Where a change in horizontal alignment occurs.
4. Where a change in pipe slope occurs.
5. At intervals in straight sections of sewer, not to exceed the maximum allowed. The maximum distance between storm sewer manholes shall be as shown in Table 03501-2.

In addition to the above requirements, a minimum drop of 0.1 foot through manholes and inlet structures should be provided. Pipe slope should not be so steep that inlets surcharge (i.e. hydraulic grade line should remain below rim elevation).

Manhole/inlet inside sizing shall be according to the City of Westfield Public Works Department Standards and Specifications. Note that the WPWD may require the applicant to provide pre-treatment BMPs prior to discharge of the storm sewer line into a pond.

03501.04 Installation and Workmanship

Bedding and backfill materials around storm sewer pipes, subsurface drains, and the associated structures shall be according to the City of Westfield Public Works Department Standards and Specifications. The specifications for the construction of storm sewers and subsurface drains, including backfill requirements, shall not be less stringent than those set forth in the latest edition of the INDOT Standard Specifications. Additionally, ductile iron pipe shall be laid in accordance with American Water Works Association (AWWA) C-600 and clay pipe shall be laid in accordance with either American Society of Testing Materials (ASTM) C-12 or the appropriate American Association of State Highway and Transportation Officials (AASHTO) specifications. Dips/sags on newly installed storm systems will not be allowed. Also, infiltration from cracks, missing pieces, and joints shall not be allowed. Variations from these standards must be justified and receive approval from the WPWD. Notification must be made to WPWD inspectors at least 48 hours prior to installation. All structures shall require inspection prior to backfill.

03501.05 Special Hydraulic Structures

Special hydraulic structures required to control the flow of water in storm runoff drainage systems include junction chambers, drop manholes, stilling basins, and other special structures. The use of these structures shall be limited to those locations justified by prudent planning and by careful and thorough hydraulic engineering analysis. Certification of special structures by a certified Structural Engineer may also be required.

The use of stormwater lift stations will not be permitted under any circumstances.

03501.06 Connections to Storm Sewer System

Unless otherwise approved, perforated subsurface drain tiles, footer drains, or sump pumps lines shall connect to a storm structure. Storm sewer connections shall be provided by either precast or drilled holes, which are to be a minimum of two (2) inches larger than the O.D. of the connecting tile. Drain tile connections shall be made with either "Tee" or "Wye" method.

Blind connections to storm sewer pipes shall not be allowed.

Subsurface drain tile as specified herein may be used to convey water collected in sump pits and footer drains to an acceptable storm sewer outlet, provided these drain tiles are properly sized to accept these flows.

Gutter or building drains shall not be allowed to outlet directly into storm sewer systems.

To allow any connections to the storm sewer system, provisions for the connections shall be shown in the drainage calculations for the system. Specific language shall be provided in the protective covenants, on the record plat, or with the parcel deed of record, noting the ability or inability of the system to accommodate any permitted connections, for example, sump pumps and footing drains.

1. **Sump pumps** installed to receive and discharge groundwater or other stormwater shall be connected only into "D" subsurface drain (SSD) lateral connection. Sump pumps installed to receive and discharge floor drain flow or other sanitary sewage shall be connected to the sanitary sewers. A sump pump shall be used for one function only, either the discharge of stormwater or the discharge of sanitary sewage, each being connected to the respective receiving system only.
2. **Footing drains and perimeter drains** shall be connected only into "D" subsurface drain (SSD) lateral connection.
3. All **roof downspouts**, roof drains, or roof drainage piping shall discharge onto the ground and shall not be directly connected to the storm drainage system. Variation from this requirement may be requested and granted by the WPWD in special circumstances. No downspouts or roof drains shall be connected to the sanitary sewers.
4. **Garage and Basement floor drains and water softener discharge** shall not be connected to the storm sewers.
5. **Swimming Pool drains** shall not be connected to the storm sewers unless the water is dechlorinated prior to being connected to the storm sewer.

03501.07 Inspection and Rejection of Pipe

The quality of all materials, the process of manufacture, and the finished pipe shall be subject to inspection and approval by the WPWD. Such inspection may be made at the place of manufacture or on the construction site after delivery, or at both places; and the pipe shall be subject to rejection at any time on account of failure to meet any of the specifications' requirements even though sample pipes may have been accepted as satisfactory at the place of manufacture.

Prior to being lowered into the trench, each pipe shall be carefully inspected and those not meeting the specifications shall be rejected and at once removed from the work.

The WPWD shall have the right to cut cores from such pieces of the concrete pipe as the inspector desires for such inspection and tests as the inspector may wish to apply. The Developer/Contractor shall pay for the samples of an Independent Laboratory Testing.

Holes left by the removal of cores shall be filled in an approved manner by and at the expense of the manufacturer of the pipe.

The WPWD shall also have the right to take samples of concrete after it has been mixed, or as it is being placed in the forms or molds, and to make such inspection and tests thereof as the inspector may wish.

Any pipe which has been damaged after delivery will be rejected and replaced solely at the Contractor's expense.

03501.08 Handling Pipe

Each pipe section shall be handled into its position in the trench only in such manner and by such means as the WPWD approves as satisfactory. The Contractor will be required to furnish slings, straps, and other approved devices to permit satisfactory support of all parts of the pipe when it is lifted.

03501.09 Notice to WPWD

The WPWD shall be notified at least 48 hours prior to when the pipes are to be laid in the trench. At least 15 feet of the pipe shall, under ordinary circumstances, be laid before covering begins.

03501.10 Laying Pipe

All pipes shall be re-inspected for soundness and damage due to handling immediately before being lowered into the trench. Any pipe found to be unsound or damaged will be rejected and shall be removed immediately from the site of the work.

Except by permission of the WPWD not more than 100 feet of trench shall be opened at any one time. Not more than 30 feet of trench may be opened in advance of the completed pipe laying operation, and not more than one street crossing may be obstructed by the same trench at any one time.

No portion of a storm sewer pipe, open culvert, manhole, inlet, or subsurface drain tile system shall be installed directly or indirectly onto frozen ground or with frozen backfill materials.

Where ground water is encounter, the contractor shall make every effort necessary to secure a dry trench bottom prior to installation of the storm water system. The contractor shall be required to maintain the groundwater level below the base of the excavation. The City nor the Westfield Public Works Department, will not assume any liability for the actions of the Developer or Contractor in the performance of the required dewatering operation. If trench conditions outlined in this section cannot be achieved, the WPWD may terminate installation until such efforts can be achieved.

All pipes shall be laid accurately to the required line and grade as shown on the drawings, and in the manner prescribed by the pipe manufacturer and appropriate ASTM Specifications, to form a close, concentric joint with the adjoining pipe and to bring the invert of each section to the required grade. The supporting of pipe on block will not be permitted.

Pipe laying shall precede upgrade, beginning at the lower end of the sewer.

Practically, waterlight work is required, and the Contractor shall construct the sewers with the type of joint specified.

Joints between precast structures shall be sealed with (1) An approved rubber gasket manufactured and installed in accordance with ASTM C 443, latest version, (2) A 1/2 inch diameter non-asphaltic mastic (Kent Seal or approved equal) conforming to AADHTO M-198 and Federal Specifications SS 521-A, or 4 (3) mortar or butyl rubber sealed on the outside and (4) mortar sealed on the inside and brushed smooth.

The annular space between the pipe and precast structure walls shall be filled inside and outside with a grout mixture composed of 2 parts of fine aggregate and one part of Portland Cement or Class "A" Concrete. Collars shall be formed around the annular space between the pipe and precast structure and trowel and broom finished.

All pipes shall be laid to the line and grade as shown on the drawings. Variations from a uniform line and grade as shown on the drawings shall be cause for the line to be rejected.

The ends of the pipe shall be satisfactorily cleaned just before laying, and the joint shall be made in a satisfactory manner in accordance with the recommendations of the manufacturer on the particular type of joint. All joint work shall be done by experienced workmen.

All pipes shall be bedded as described in this specification under Pipe Bedding. Bell holes shall be excavated in advance of pipe laying so the entire pipe barrel will bear uniformly on the prepared subgrade.

Each length of pipe shall be mechanically pulled "home" with a winch or come-along against the section previously laid and held in place until the trench and bedding are prepared for the next pipe section. Care shall be taken in laying the pipe so not to damage the bell or the spigot end of

the pipe. Mechanical means consisting of a cable placed inside the pipe with a winch, jack, or come-along shall be considered to pull the pipe home where pushing the pipe will not result in a joint going completely home and staying in place.

The Contractor shall use laser beam equipment, surveying instruments, or other proven techniques to maintain accurate alignment and grade.

Open excavation shall be satisfactorily protected at all times. At the end of each day's work, the open ends of all pipes shall be protected against the entrance of animals, children, earth, or debris by bulkheads or stoppers. The bulkheads or stoppers shall be perforated to allow passage of water into the installed pipe line to prevent flotation of the pipe line. Any earth or other material that may find entrance into the main sewer or into any lateral sewer through any such open end of unplugged branch must be removed at the Contractor's expense. The cost of all such plugs, and the labor connected therewith, must be included in the regular bid for the sewers.

Storm sewer which outlets into a Hamilton County Regulated Drain shall be approved, inspected, and constructed per the latest standards of the Hamilton County Surveyor's Office.

03501.11 Pipe Bedding and Haunching

Each pipe section shall be laid in a firm foundation of bedding material and haunched and backfilled with care.

Prior to pipe installation, carefully bring bedding material to grade along the entire length of pipe to be installed. To provide adequate support for the pipe, the following bedding procedures shall be followed.

When angular 1/4 to 1/2 inch (6 to 12 mm) clean graded stone, slag, or crushed stone material is used for bedding, little or no compaction is necessary due to the nature of the angular particles. A depth of 4 to 6 inches is generally sufficient to provide uniform bedding. If Class I material is used for bedding, it must also be utilized for haunching up to or higher than the spring line of the pipe to avoid loss of side support through migration of Class II haunching material into the bedding.

1. Take care with coarse sands and gravels and maximum size 20 mm (3/4 inch) materials, to provide uniformly compacted bedding. Excavate the bedding material or place it to a point above the pipe bottom, determining such point by the depth of loose material resulting in the preparation of the bedding and the amount of compaction that will be required to bring the material to grade. Use hand or mechanical tamping to compact the bedding material to a minimum 85% Standard Proctor Density.
2. Slightly damp material will generally result in maximum compaction with a minimum of effort. If water is added to improve compaction or if water exists in the trench, take care to avoid saturation of Class II material, which could result in additional stability problems. Check grade of bedding after compaction.

Bedding material shall have a minimum thickness beneath the pipe of 4 inches (100 mm) or one-eighth of the outside diameter of the pipe, whichever is greater, and shall extend up the sides of the pipe one-sixth of the outside diameter of the pipe.

The rigid pipe, such as concrete or ductile iron, backfill between the bedding material and a plane 12 inches (300 mm) over the top of the pipe shall be hand-placed finely divided earth, free from debris and stones, or granular backfill if required.

For flexible pipe, corrugated metal pipe, the placement of embedment material or haunching around the pipe must be done with care. The ability of the pipe to withstand loading in a trench depends a large part on the method employed in its installation. If crushed stone, pea gravel, or

graded gravel or sand is used to backfill between the bedding material and a plane 12 inches (300 mm) over the top of the pipe, it shall be hand placed. If fine sand, silt, or clayey gravels are used for initial backfilling over the pipe, the material shall be hand placed in 6 to 8 inch layers and hand compacted on both sides of the pipe to an elevation 12 inches (300 mm) over the top of the pipe. Care should be taken so not to compact directly over the pipe.

In yielding subsoils, the trench bottom shall be undercut to the depth necessary and backfilled with graded, crushed stone to form a firm foundation.

Where excavation occurs in rock or hard shale, the trench bottom shall be undercut and a minimum of 6 inches (150 mm) crushed stone bedding placed prior to pipe installation.

03501.12 Concrete Cradle (Class "A" Bedding)

Concrete cradles shall be constructed of Class "A" concrete and of the design shown on the detailed drawings.

03501.13 Manholes and Other Structures

Manholes and other structures are to be constructed at locations shown on the drawings and in accordance with the following specifications:

Precast concrete manhole sections shall conform to ASTM Designation C478, except as modified herein:

1. The joint design of the precast sections shall consist of a bell or groove on one end of the unit of pipe and a spigot or tongue on the adjacent end of the joining section.
2. The joint shall consist of a flat rubber gasket attached to the spigot end of the precast manhole section and shall conform to Sections 6.1.6, 6.1.7 and 9 of ASTM Designation 443, latest revision.

Openings in manhole sections for sewer connections shall be cut at the point of manufacture and shall be circular or horseshoe shaped with grooved or roughened surfaces to improve mortar bond. Doghouse structures shall be permitted with approval from the WPWD.

Manhole bases shall be cast-in-place concrete, reinforced as shown on the Standard Detail Sheet. Manhole bases shall be cast on a minimum of 6 inches of compacted crushed stone.

Manhole channels or inverts (flow lines) shall be performed and poured with Class "A" concrete to the spring line of the connecting pipe. The finished invert shall be a semi-circular shaped, trowel and broom finished, smooth channel directing the flow to the downstream sewer.

Manhole frames and lids shall be of good quality cast iron, conforming to ASTM Designation A48 and as shown on Detail #2 on the Standard Detail Sheet (See Section 2-11 C-1). Unless specifically designated otherwise, manhole castings shall be the non-locking type. The joint between the casting frame and cone section shall be fully mortared or gasketed and coated with butyl rubber or a coal tar epoxy coating upon reaching its final set to become a watertight joint. The casting frame shall be bolted through all risers and into the cone section.

Manhole steps shall be made from a steel reinforcing rod encapsulated in a copolymer polypropylene resin. Steps shall be placed as shown on the drawings.

TABLE 03501-1

Typical Values of Manning's "n"		
Material	*Manning's "n"*	*Maximum Velocities (feet/second)*
Closed Conduits		
Concrete	0.013	10
Vitrified Clay	0.013	10
HDPE	0.012	10
PVC	0.011	10
Circular CMP, Annular Corrugations, 2 2/3 x ½ inch		
Unpaved	0.024	7
25% Paved	0.021	7
50% Paved	0.018	7
100% Paved	0.013	7
Concrete Culverts	0.013	10
HDPE or PVC	0.012	10
Open Channels		
Concrete, Trowel Finish	0.013	10
Concrete, Broom Finish	0.015	10
Gunite	0.018	10
Riprap Placed	0.030	10
Riprap Dumped	0.035	10
Gabion	0.028	10
New Earth **(1)**	0.025	4
Existing Earth **(2)**	0.030	4
Dense Growth of Weeds	0.040	4
Dense Weeds and Brush	0.040	4
Swale with Grass	0.035	4

Source of nonmnig "n" values: HEIRNCC Stormwater Drainage Manual, July 1995.
(1) New earth (uniform, sodded, clay soil)
(2) Existing earth (fairly uniform, with some weeds).

TABLE 03501-2

Maximum Distance Between Manholes	
Size of Pipe (Inches)	**Maximum Distance (Feet)**
All sizes	400

GRAND PARK FIELDHOUSE, LLC

AMERICAN STRUCTUREPOINT INC.

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GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

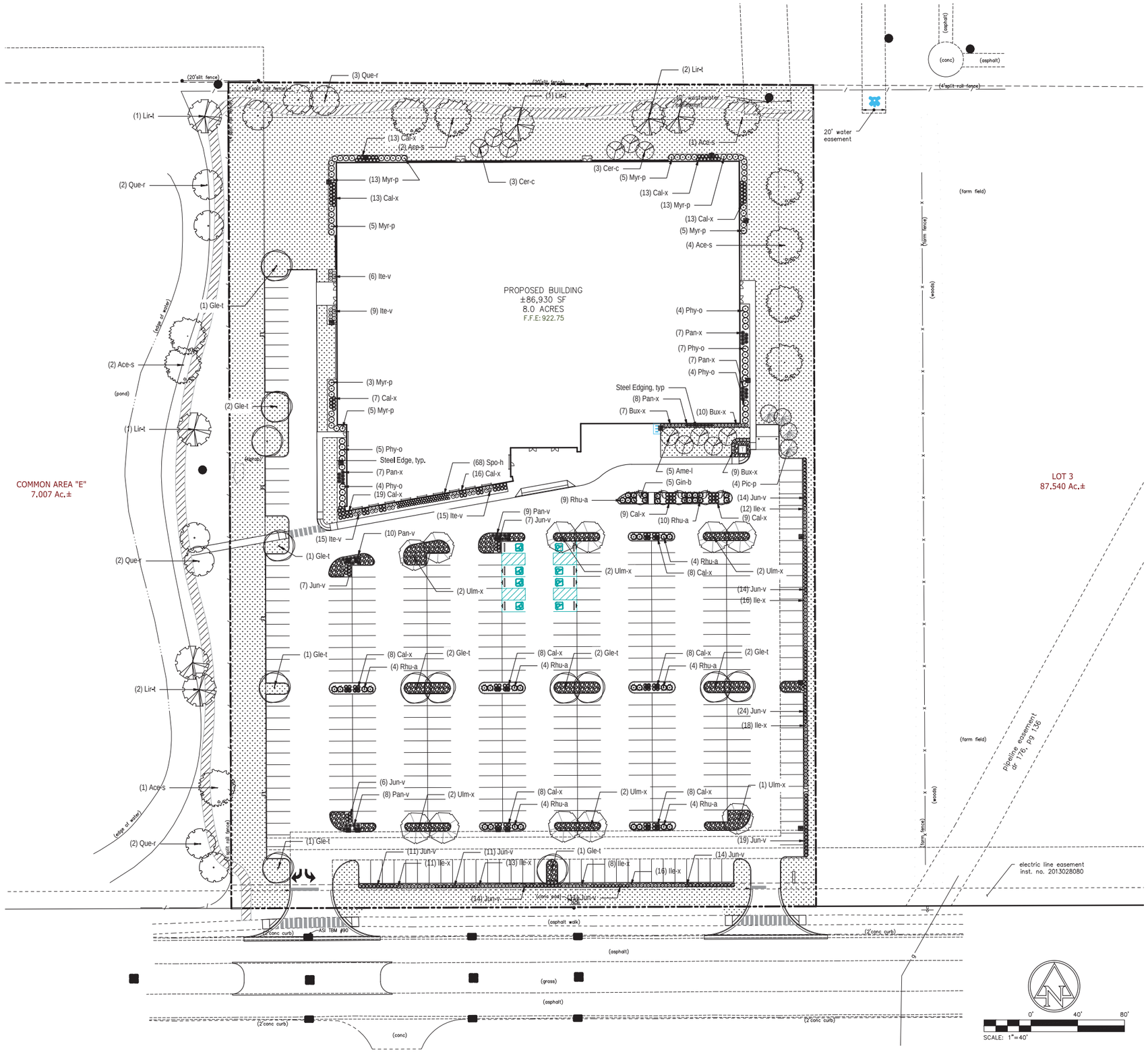
Project Number 2014.01793

SITE DETAILS

C502

02014.01793.CE.C500.SD.dwg

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
EDIT DATE: 1/30/2015 1:18:22 PM
EDITED BY: ATRACEY
DRAWING FILE: P:\2014\01793\D_DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C500.SD.DWG



GENERAL LANDSCAPE AND 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.

NOTE: All HVAC and dumpster enclosures will be screened per the requirements of the Zoning Ordinance.

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REGISTERED
20
APPROVED FOR PERMITTING
NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT
STATE OF INDIANA

CERTIFIED BY

ISSUANCE INDEX
DATE:
03/11/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING PLAN

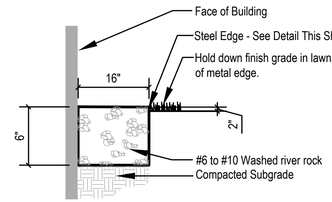
L100

02014.01793.CE.L100.LP.dwg

PRINT DATE: 3/11/15
PLOT SCALE: 1:2.5849
EDIT DATE: 2/26/2015 9:24:22 AM
EDITED BY: CHULL
DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS\DWG\02014.01793.CE.L100.LP.DWG

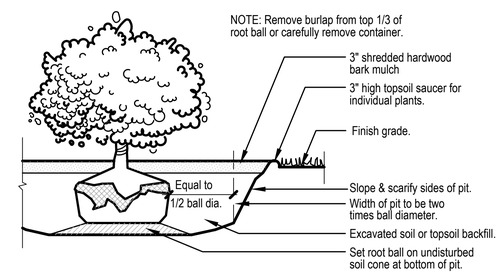
PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Size	Container	Notes
TREES					
Ace-s	Acer saccharum 'Legacy'	Legacy Surgar Maple	1.5" cal.	B&B	matched
Cer-c	Cercis canadensis	Eastern Redbud	clump form	B&B	3-5 stems
Gin-b	Ginkgo biloba "Princeton Sentry'	Princeton Sentry Sugar Maple	1.5" cal.	B&B	columnar form
Gle-t	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	1.5" cal.	B&B	symmetrical, matched, strong central leader
Que-r	Quercucs rubra	Road Oak	1.5" cal.	B&B	dug in spring
Ulm-x	Ulmus x 'Princeton'	Princeton Elm	1.5" cal.	B&B	symmetrical, matched, strong central leader
SHRUBS					
Bux-x	Buxus x koreana 'Green Mountain'	Green Mountain Boxwood	24" ht.	container	space @ 3'-0" o.c.
Ite-v	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	24" ht.	container	space @ 3'-0" o.c., allow to mass
Phy-o	Physocarpus opulifolium 'Sewerd'	Summer Wine Ninebark	24" ht.	container	space @ 4'-0" o.c., allow to mass
Rh-a	Rhus aromatica 'Gro Low'	Gro Low Sumac	24" spread	container	speace @ 4' o.c., allow to mass
GROUNDCOVERS, PERENNIALS AND GRASSES					
Cal-x	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	pot	space @ 3'-0" o.c.
Pan-x	Panicum virgatum 'Cloud Nine'	Cloud Nine Switch Grass	#2	pot	space @ 3'-0" o.c.

Areas to recei e lawn

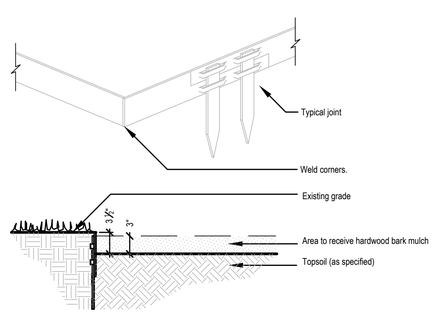


NOTES:
1. Maintain straight and true edge.
2. Outside edge shall not jog back and fort in response to slight building facade undulations and changes.
3. Do not place steel edging along the edge of hard surfaces, such as sidewalks. Mow strip material shall be graded in such a manner that the pavement is able to contain the mow strip aggregate.

MOW STRIP
Not to Scale



SHRUB PLANTING
Not to Scale



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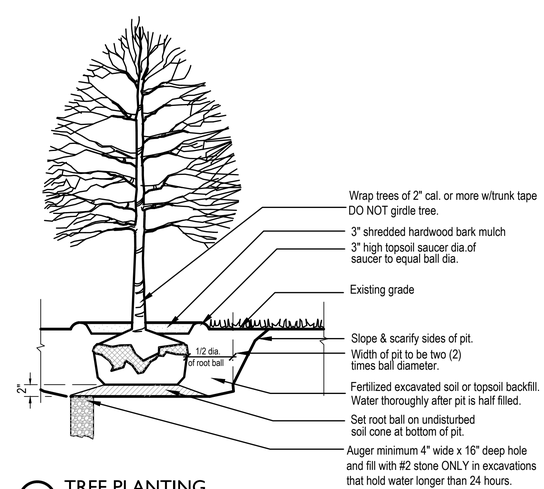


TREE PLANTING
Not to Scale

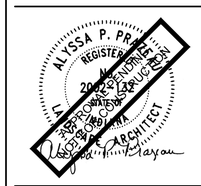
GRAND PARK FIELDHOUSE, LLC

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

CONTEXT landscape architecture
12 S. Main Street, Suite 200
Fortville, Indiana 46040
tel 317.485.6900
www.context-design.com

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN



CERTIFIED BY

ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

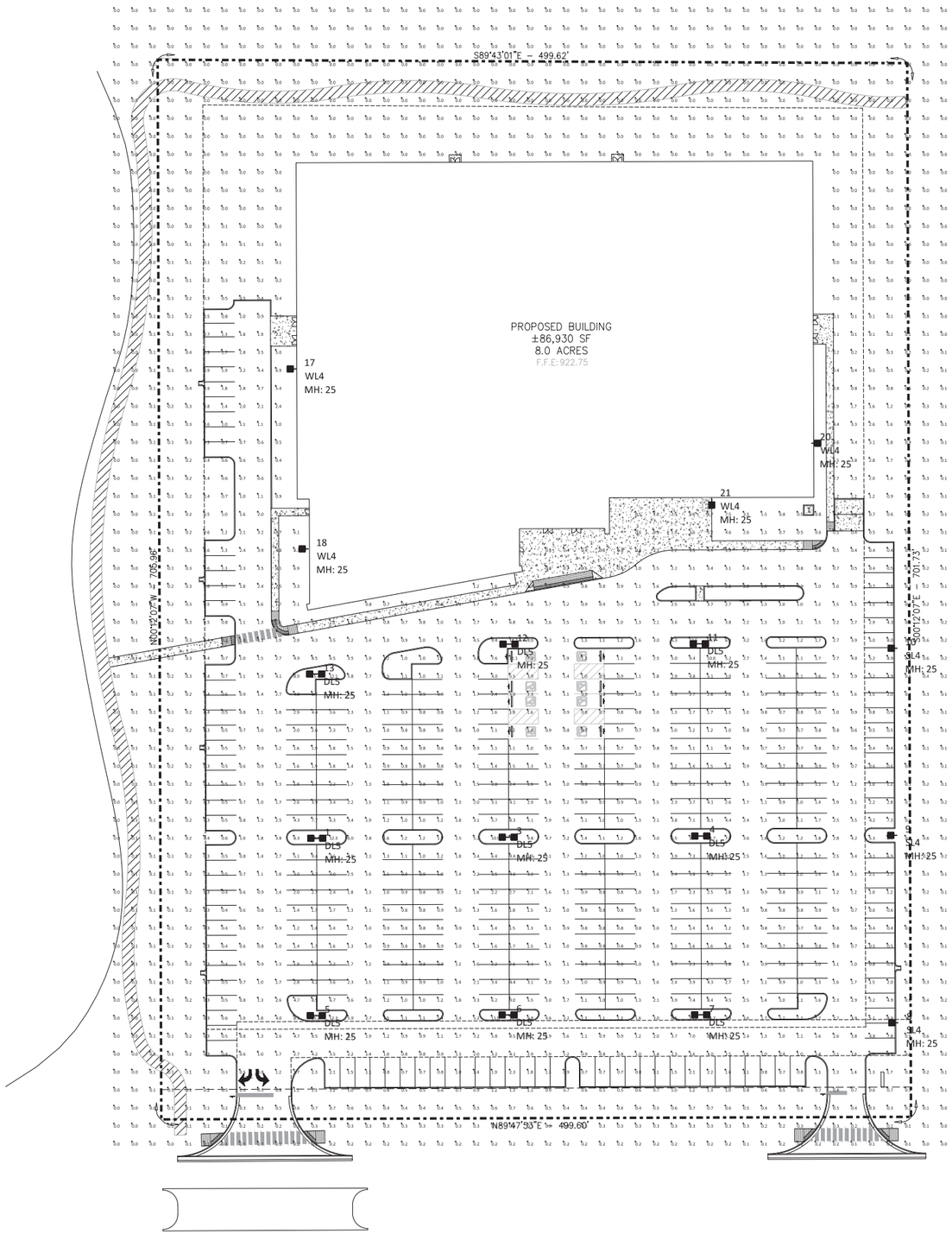
Project Number 2014.01793

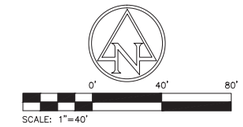
PLANTING DETAILS

L101

02014.01793.CE.L100.LP.dwg

PRINT DATE: 1/29/15
PLOT SCALE: 1:2.5849 EDIT DATE: 1/29/2015 2:24:53 PM EDITED BY: APRAZEAU DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS\DWG\02014.01793.CE.L100.LP.DWG





SITE LIGHTING NOTES:

1. ALL POLES ARE 23' TALL MOUNTED ON BASES 2'–0" A.F.G. POLE HEIGHT TO MATCH PARKING LOT POLE HEIGHTS WITHIN GRAND PARK.

2. LIGHT LEVELS ARE MAINTAINED WITH A .92 LIGHT LOSS FACTOR.

3. FOOTCANDLE VALUES ARE SHOWN AT GRADE LEVEL.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BASEBALL	Illuminance	Fc	1.17	15.7	0.0	N.A.	N.A.
DRIVEWAYS ADJACENT BUILDING	Illuminance	Fc	1.15	8.3	0.0	N.A.	N.A.
PARKING AREA	Illuminance	Fc	2.22	15.7	0.4	5.55	39.25

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Lum. Lumens
	9	DL5	D180	0.920	TWIN ASSEMBLY CBMC# SLC-D-23-507G-5BC DUAL 194 WATT LED FIXTURES	193.8	387.6	3488.4	18455
	3	SL4	SINGLE	0.920	SINGLE PERIMETER ASSEMBLY CBMC #SCL-C-23-507G-5BC SINGLE 194 WATT LED FIXTURE	194.5	194.5	583.5	18408
	4	WL4	WALL MOUNT	0.920	WALL MOUNTED CBMC #SCL-C-WMB SINGLE 194 WATT LED FIXTURE	194.5	194.5	778	18408

CBMC LIGHTING DISTRIBUTION CB06461–R1

5855 KOPETSKY DR | INDIANAPOLIS, IN 46217
317–780–8350| WWW.CBMCINC.COM

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

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ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE LIGHTING PHOTOMETRY PLAN

C900

CB06461–R1.dwg

PRINT DATE: 3/11/15
PLOT SCALE: 1:2.5849
EDIT DATE: 3/11/2015 1:46:18 PM
EDITED BY: WPROCTOR
DRAWING FILE: P:\RUSS\STRUCTUREPOINT WESTFIELD BASEBALL BLDG\CB06461–R1.DWG

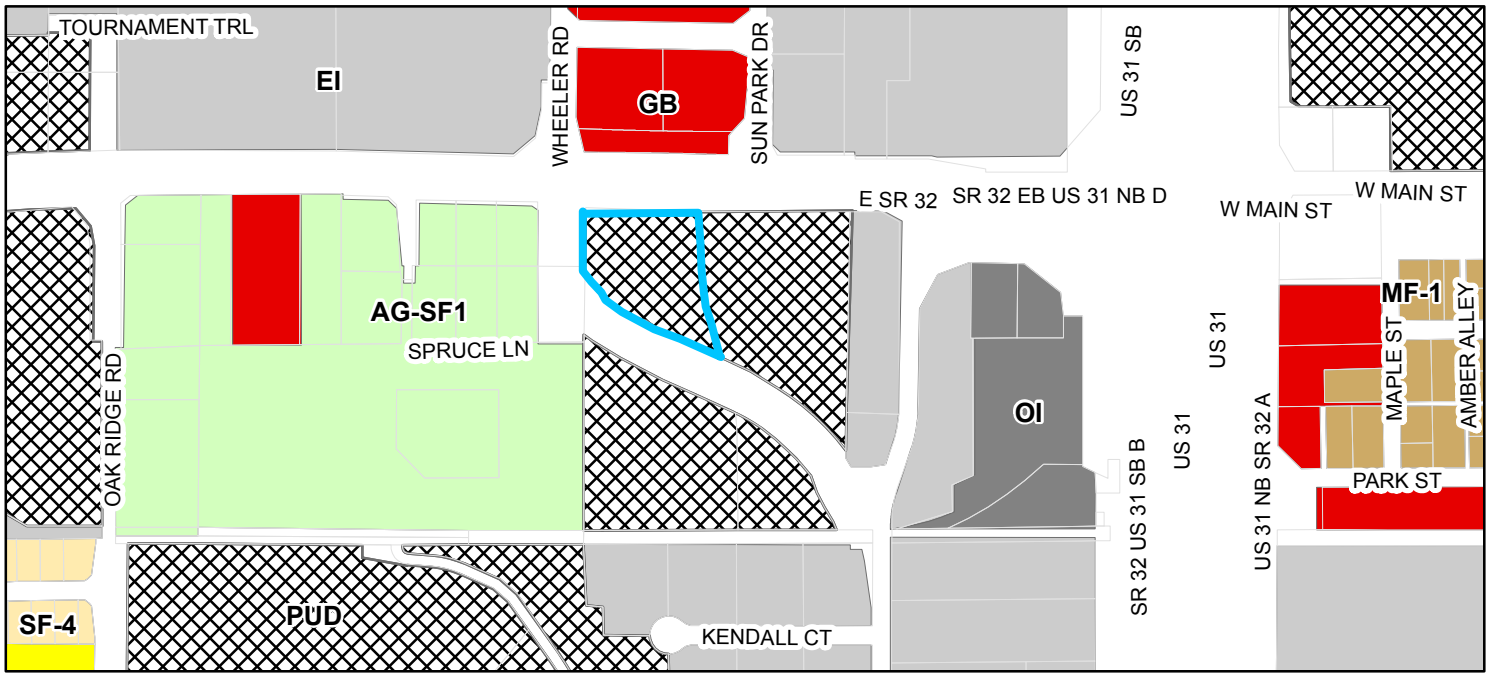
Property Location Map
Ricker's Fueling Station
1503-DDP-01

N
W E
S
Not To Scale

Aerial Location Map

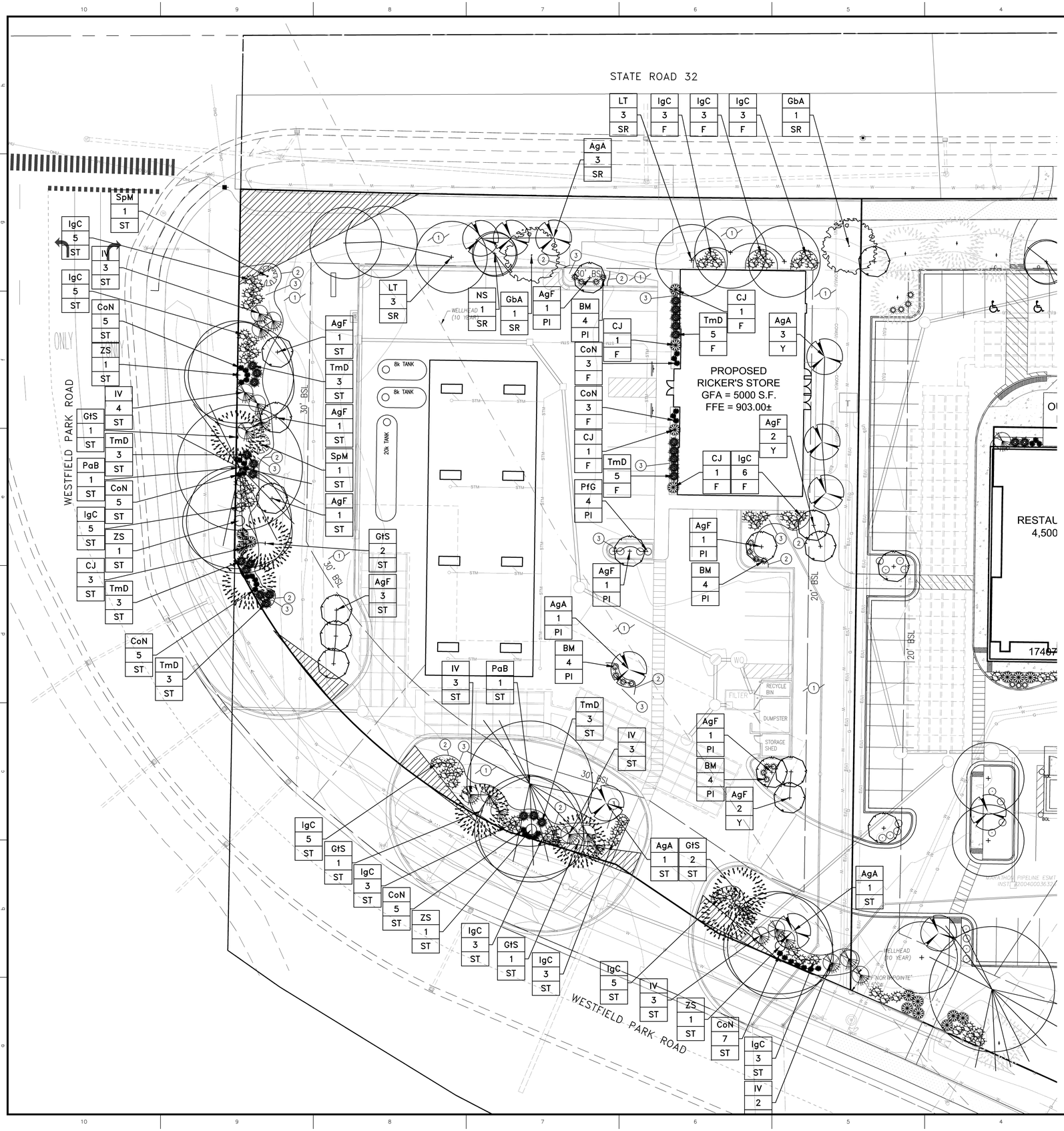
Site

Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unite Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
14. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
15. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE 'POTTING SOIL,' 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
17. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

LEGEND

CLEAR SIGHT TRIANGLE

GIS	SYMBOL
1	QUANTITY
ST	PLANTING AREA

F = FOUNDATION PLANTINGS
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
Y = YARD
ST = STREET FRONTAGE PLANTINGS
SR = SR 32 PLANTINGS

LANDSCAPE PLAN NOTES

1. SOD- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

LANDSCAPE RECOMMENDATIONS

REQUIREMENT:	REQUIRED:	PROVIDED:
MINIMUM LOT REQUIREMENTS - 10 CANOPY TREES PER ACRE x 1.58 ACRES = 15.8 REQUIRED - 10 UNDERSTORY TREES PER ACRE x 1.58 ACRES = 15.8 REQUIRED - 25 SHRUBS PER ACRE x 1.58 ACRES = 39.5 SHRUBS REQUIRED - ALL OTHER LANDSCAPING MAY BE CREDITED TOWARD THE OVERALL LOT REQUIREMENT.	- 16 CANOPY TREES - 16 UNDERSTORY TREES - 40 SHRUBS	- 22 CANOPY TREES - 22 UNDERSTORY TREES - 157 SHRUBS
FOUNDATION PLANTINGS - 1 SHRUB/ORNAMENTAL TREE PER 12 LF ALONG FRONT FACADE LOCATED WITHIN 15 FEET OF BUILDING (~197 LF = 16.4 PLANTINGS)	- 17 SHRUBS	- 35 SHRUBS
STREET FRONTAGE STANDARDS - 3 CANOPY OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LF. THIS MAY BE CREDITED TOWARD PERIMETER PARKING REQUIREMENTS IF PARKING IS WITHIN 20' OF THE ROW. (379 LF - WESTFIELD PARK RD.)	- 12 CANOPY TREES - 6 ORNAMENTAL TREES - 100 SHRUBS	- 13 CANOPY TREES - 8 ORNAMENTAL TREES - 102 SHRUBS
S.R. 32 REQUIREMENTS - 30 FOOT WIDE TRAIL CORRIDOR ADJACENT TO ROW. - 3 CANOPY TREES AND 1 ORNAMENTAL TREE PER 100 LF. 230 LF/ 100 = 7 & 2 REQUIRED ALONG S.R. 32	- 7 CANOPY TREES - 3 ORNAMENTAL TREES	- 9 CANOPY TREES - 3 ORNAMENTAL TREES
PARKING AREA LANDSCAPING - 0-24 SPACES REQUIRES 0% OF PARKED AREA TO BE LANDSCAPE ISLANDS. - EACH ISLAND MUST BE NO SMALLER THAN 120 SF	- 0 SF.	- 7,105 SF.
PARKING LOT ISLANDS - 1 TREE PER ISLAND - 4 SHRUBS ISLAND	- 5 TREES - 20 SHRUBS	- 5 TREES - 20 SHRUBS

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	CENTER SPACING	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES								
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	4	X			SEE PLAN	X
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	26	X			SEE PLAN	X
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	9	X			SEE PLAN	X
NS	NYSSA SYLVATICA	BLACK GUM	2 1/2"	10	X			SEE PLAN	X
PaB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2"	6	X			SEE PLAN	X
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	5	X			SEE PLAN	X
	ORNAMENTAL UNDERSTORY TREES								
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	33	X			SEE PLAN	MULTI BRANCH
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	28	X			SEE PLAN	X
	DECIDUOUS SHRUBS								
CJ	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	#3	65			X	SEE PLAN	MIN 18"
IV	ILEX VERTICILLATA	WINTERBERRY	#3	39			X	SEE PLAN	MALE & FEMALE
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	62			X	SEE PLAN	MIN 18"
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#2	18			X	SEE PLAN	MIN 18"
	EVERGREEN SHRUBS								
BM	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	18"	86	X			SEE PLAN	MIN 18"
CoN	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI CYPRESS	18"	95	X			SEE PLAN	MIN 18"
IgC	ILEX GLABRA 'COMPACTA'	COMPACT HOLLY	18"	77	X			SEE PLAN	MIN 18"
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18"	83	X			SEE PLAN	MIN 18"

SCALE: 1" = 20'
0 10 20 40

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Within Indiana Call
811 or 800-382-5544
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800 | 452 - 6408
317 | 843 - 0546 *fax*
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY
PRE-PLAN REVIEWING	12.31.2014	RLW
TAC SUBMITTAL	01.30.2015	RLW

PROJECT NO. W14.0230
DWG NAME: 140230-L101 landscape.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: BJS
DATE: 01.30.2015

ROBERT A. MEZYKOWSKI
REGISTERED LANDSCAPE ARCHITECT
No. 80050080
STATE OF INDIANA

ROBERT A. MEZYKOWSKI L.A.80050080

PREPARED FOR:
Ricker's
RICKER'S STORE - 17531 Wheeler Road, Westfield, IN 46074
FUELING CENTER - 17541 Wheeler Road, Westfield, IN 46074

LANDSCAPE PLAN
at HALL & HOUSE P.U.D.
Part of the NW/4 of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L100
PROJECT NO.
W14.0230

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LAYOUT: L100
DATE/TIME: March 11, 2015 - 2:02pm
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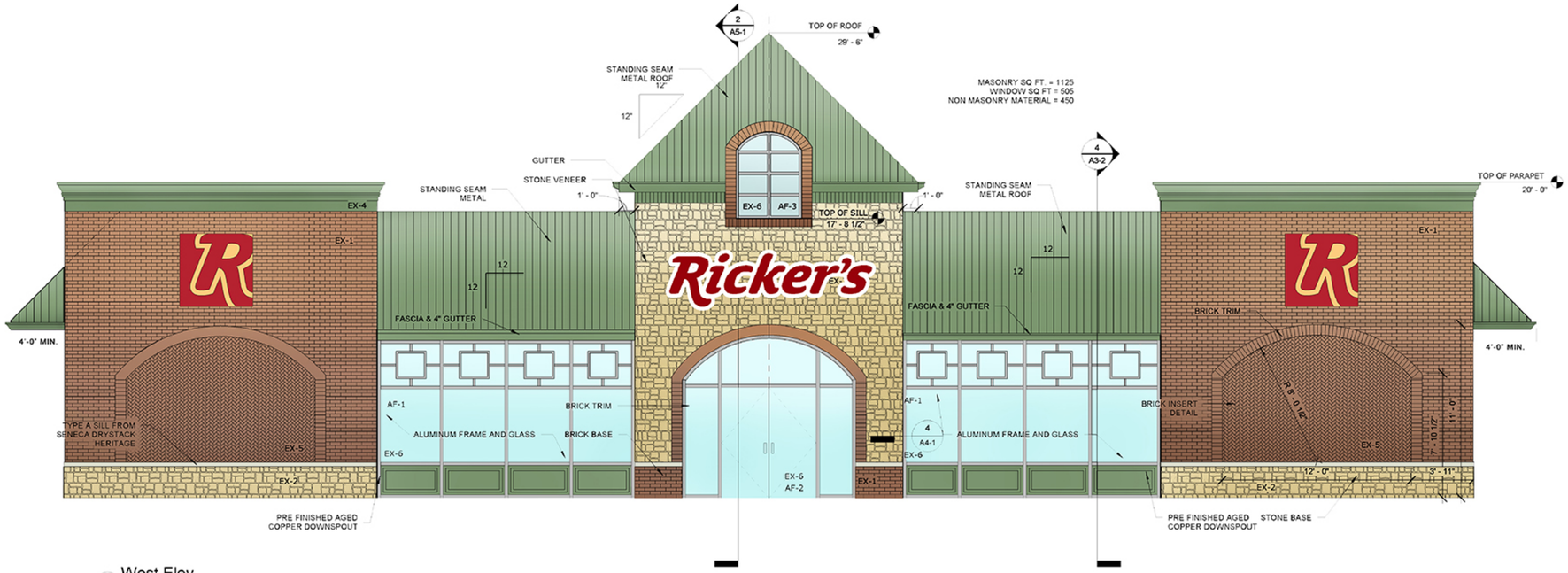
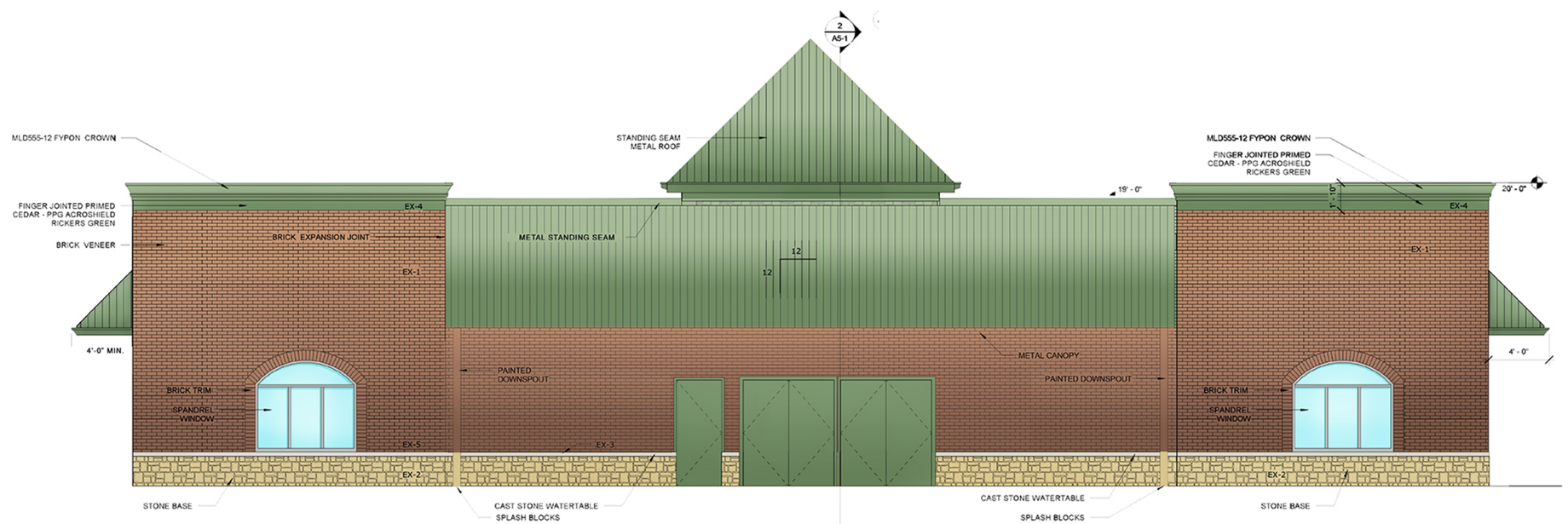


2 West Elev
1/4" = 1'-0"



1 East Elev
1/4" = 1'-0"

krM Architecture+

1020 Jackson Street
Anderson, Indiana
tel: 765.649.8477
fax: 765.649.8484
www.krMarchitecture.com

Ricker's

30 WEST 11TH STREET
ANDERSON, IN
765-643-3016
www.rickers.net

Westfield, IN
Hall & House Development

Reference Plan
Scale: N.T.S.

NORTH

Seal

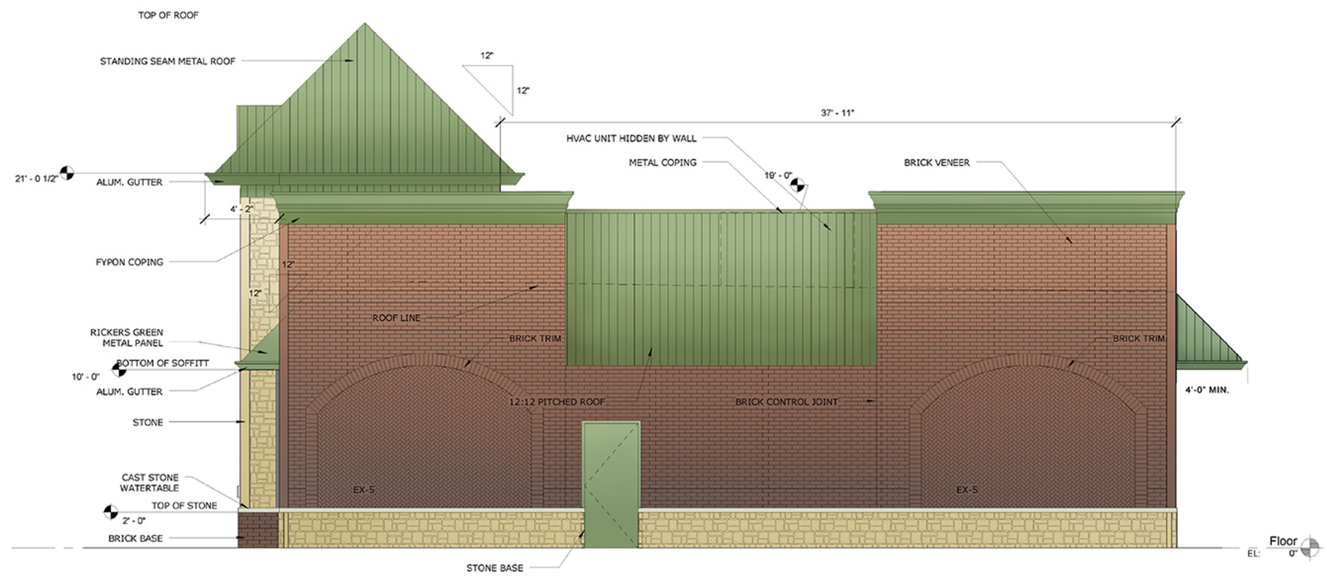
Mark	Date	Description

Date:	01.13.15
Drawn By:	MrY
Checked By:	MM
Project Number:	.

Copyright: krM Architecture+ 2010

Exterior Elevations

A4-1



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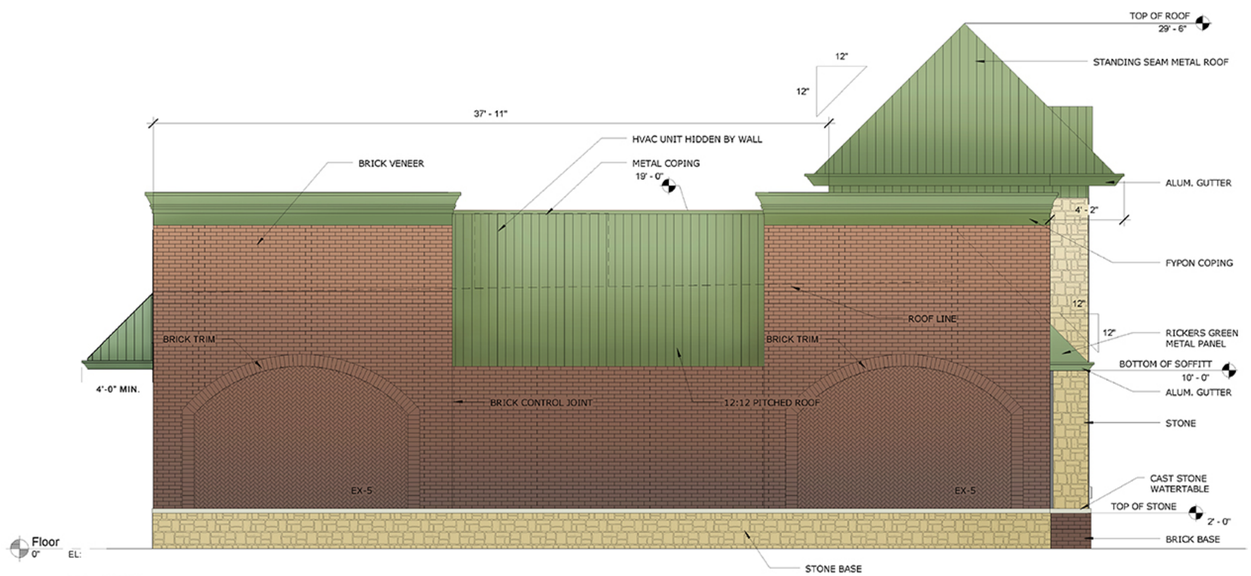
1/4" = 1'-0"



1 South Elev.
1/4" = 1'-0"

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Westfield, IN
Hall & House Development

Reference Plan
Scale: N.T.S.

NORTH

Seal

Mark	Date	Description

Date:	01.13.15
Drawn By:	MrY
Checked By:	MM
Project Number:	.

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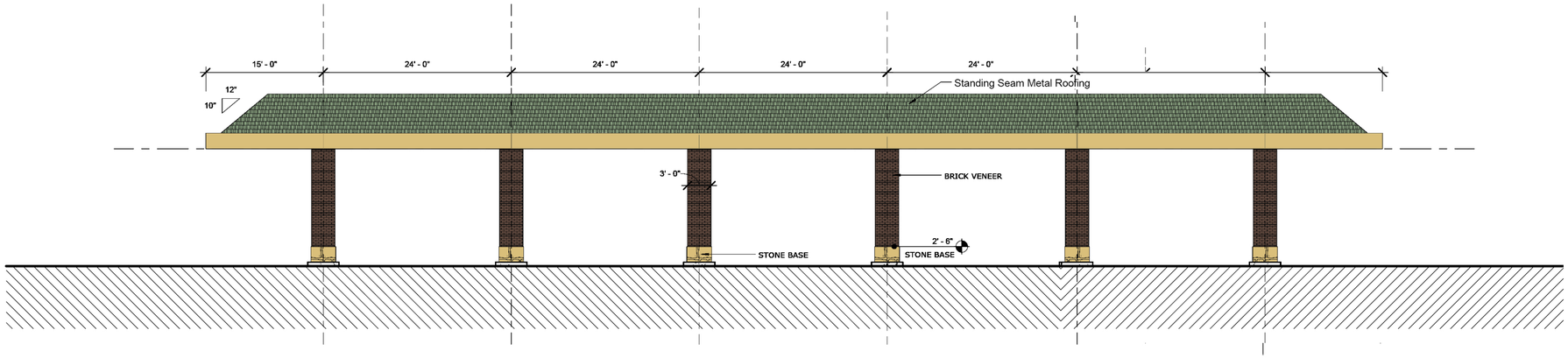
Exterior Elevations

A4-2



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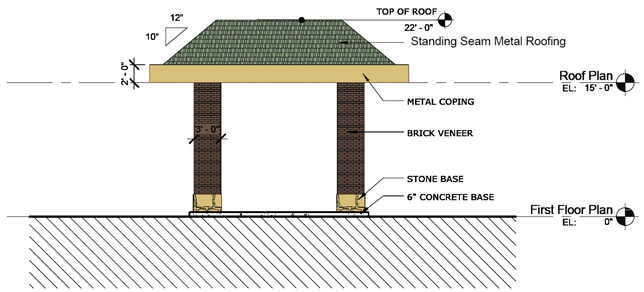

2 SOUTH ELEVATION
1/8" = 1'-0"

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fax: 765.649.8484
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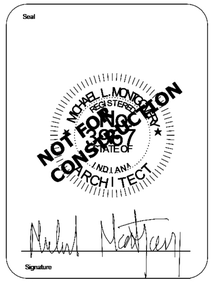
765-643-3016
www.rickers.net

Reference Plan
Scale: N.T.S.
NORTH

Seal



Signature

Mark	Date	Description

Date:	**03.13.14**
Drawn By:	**MrY**
Checked By:	**dm**
Project Number:	**Westfield**

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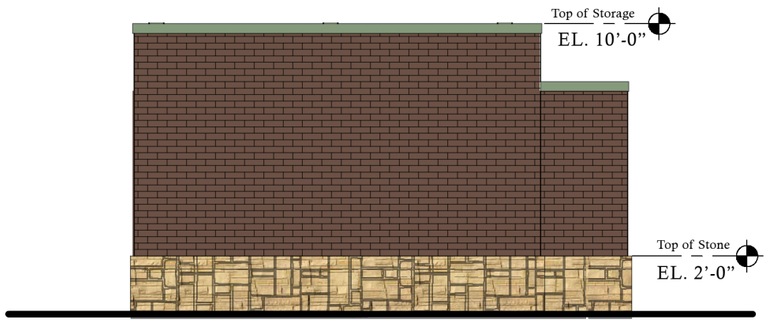
Canopy Elevations

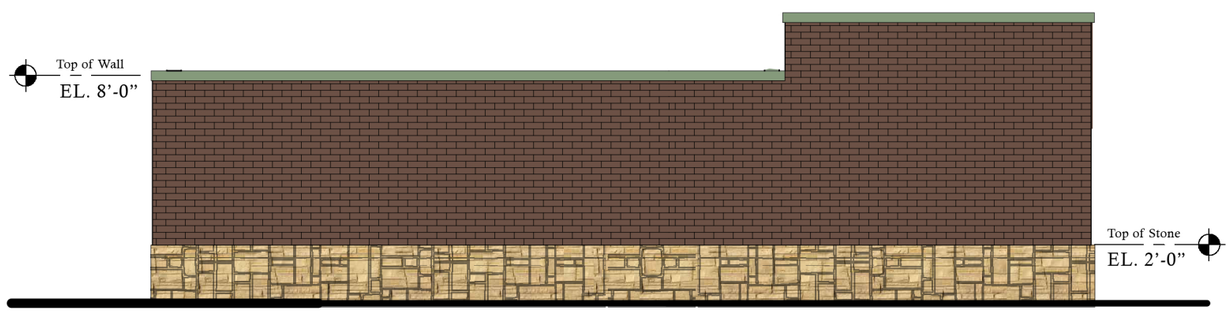
A4-1

Dumpster Elevations



North Elevation

East Elevation



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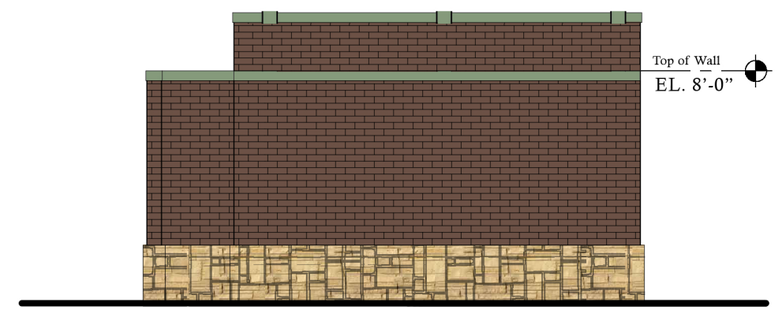

South Elevation

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07/19/2012 01:56:23P 7 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 12-25

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS

This is a planned unit development ordinance (the "Hall and House PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning 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 ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1206-PUD-06, filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1206-PUD-06 to the Westfield City Council with a favorable (7-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on July 3, 2012;

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

SECTION 1. APPLICABILITY OF ORDINANCE

1.1 This PUD District Ordinance (the "Ordinance") applies to the subject real estate, more particularly described in Exhibit A attached hereto (the "Real Estate").

1.2 The underlying zoning district shall be the GB – General Business District (the "GB District") with the provisions of Section 16.04.065 ("State Road 32 Overlay") ordinance, except that an access road, as outlined in Section 16.04.065.5.C, is not required in the Hall and House PUD.

COPY

Section 16.04.70 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the real estate. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GB District shall apply.

1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES

2.1 Antiques, Motels, Hotels, Art School, Artisan School, Bakeries, Banks, Savings & Loan Assn., Barber and Beauty Schools, Barber and Beauty Shops, Bicycle Sales Rentals & Service, Blueprinting, Photocopying, Job Printing, Book Store (Excluding Adult), Camera Stores, Carwash (Indoor), China and Glassware Shops, Comic Shops, Convenience Store with Gasoline Sales, Credit Union Offices, Dancing Schools, Delicatessen, Dentist, Department Stores under 10,000 square feet, Discount Stores < 10,000 square feet, Drug Stores, Dry Cleaning and Laundry Pickup, Employment Agencies, Fabric Shops, Floor Coverings, Florist, Galleries, Gift Shops, Grocery Stores, Health Fitness and Exercise Centers, Hardware Stores without Outside Displays, Hobby Shops, Hospitals (minor) Medical, Dental Clinics and Labs, Insurance Companies, Jewelry Store, Lawyers, Liquor Stores, Loan Offices, Locksmith Shops, Luggage stores, Mail Order Store, Music Records Instrument Shops, Music Schools, Office Building, Optometrists, Paint and Wallpaper Stores, Pet Grooming, Pet Shops, Physicians, Picture Framing, Real Estate Offices, Restaurants and Cafeterias Having More Than Fifty (50%) Percent of Gross Sales Derived From Food Sales, Shoe Repair, Shoe Store, Sporting Goods, Stationary stores, Taylor and Seamstress, Tobacco Shop, Travel Bureau, Veterinarians Small Animals (No Outdoor Runs, etc.) and Wearing Apparel and Accessory Shops

SECTION 3. DEVELOPMENT STANDARDS

3.1 Hall and House Commercial Subdivision, as shown in Exhibit B, shall be comprised of Three (3) blocks; Block "A", Block "B", and Block "C".

3.2 Public Trailways – There shall be dedicated to the City, Block "C", as shown in Exhibit B, Thirty Five Feet (35) for the future City of Westfield Trailway System. The Trailway shall be dedicated within sixty (60) days of written notice by the City of Westfield. All setback and buffer measurements for the western boundary of Block "B" shall be measured from the western boundary of Block "C".

3.3 Minimum front yard building setback along State Road 32 and Westfield Park Drive from the public right-of-way shall be thirty (30) feet.

3.4 Minimum Rear and Sideyard Setbacks shall be twenty (20) feet unless a required buffer or transition yard is required.

3.5 An eight (8) foot asphalt sidewalk shall be installed along Westfield Park Drive at the time each lot develops.

SECTION 4. APPROVAL Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this _____ day of _____, 2012.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNDIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9 DAY OF July, 2012.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Jim Ake	Jim Ake	Jim Ake
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"

Signed

I hereby certify ORDINANCE 12-25 was delivered to the Mayor of Westfield on the 10 day of July, 2012, at 2:30 p m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-25
this 12th day of July, 2012

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-25
this _____ day of _____, 2012

J. Andrew Cook, Mayor

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: Larry House and Rodger Hall

Prepared by: Larry House and Rodger Hall – Hall and House, LLC

6501 Bluff Road, P.O. Box 47710, Indianapolis, Indiana 46247

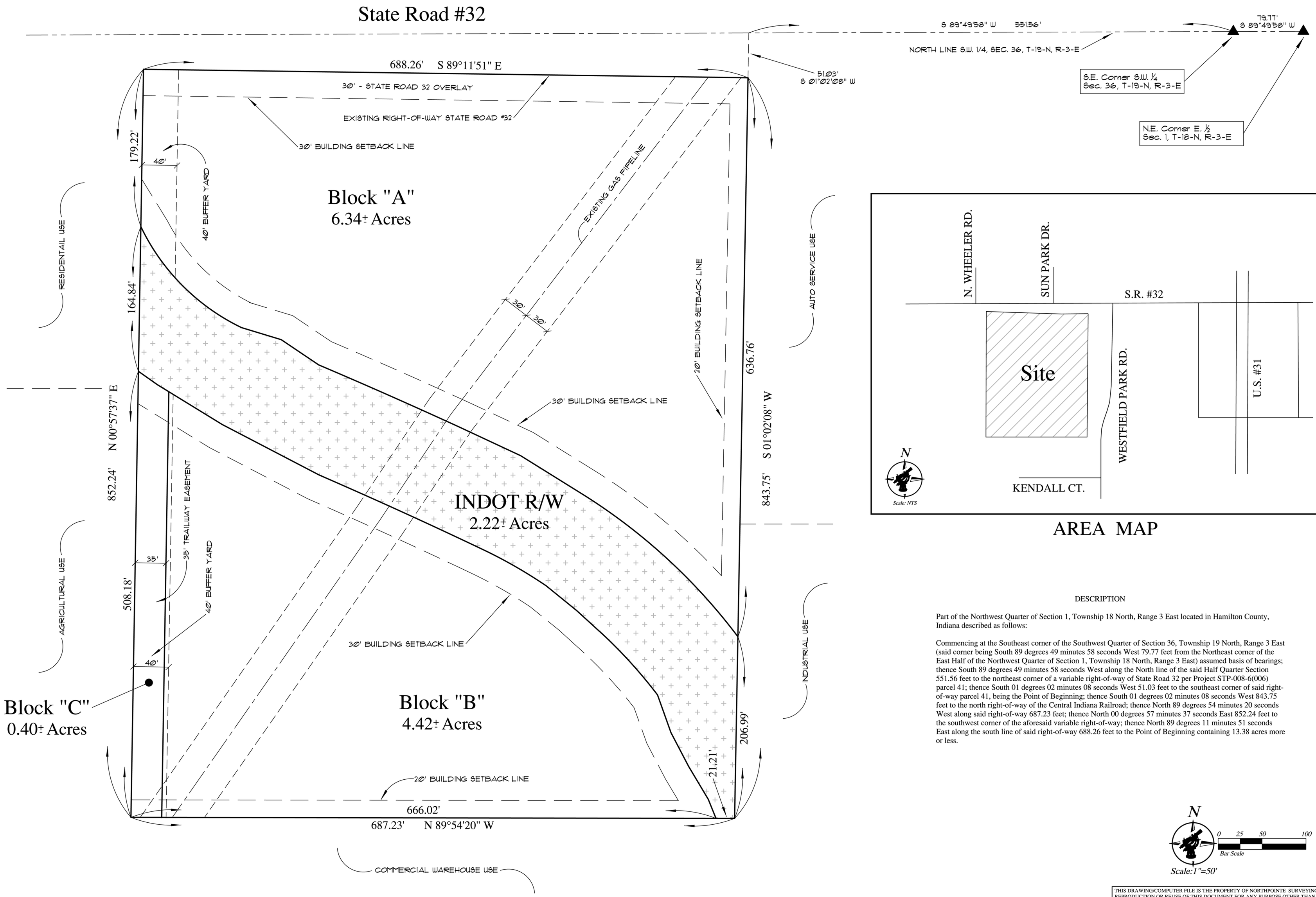
EXHIBIT "A"

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

Exhibit "B"



AREA MAP

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

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THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF NORTHPOINTE SURVEYING INC. ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM NORTHPOINTE INC., BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS NORTHPOINTE FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

Seal

SCALE 1"=50'	
DRAWN BY	
CHECKED BY DJS	

PREPARED FOR

Hall & House LLC
6500 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

PROJECT NAME

Hall & House Commercial Subdivision
City of Westfield, Hamilton County, Indiana

SHEET TITLE

Conceptual Plan

NORTHPOINTE SURVEYING, Inc.
586 South State Road 135
Suite "B"
Greenwood, Indiana 46142
Office - 317-884-3020
Fax - 317-884-3025
www.npes.biz

Sheet 1 of 1

Date: 04-09-2012

Job # 12-0028

Petition Number:	1503-DDP-02
Subject Site Address:	Southeast corner of State Road 32 and Wheeler Road (the "Property")
Petitioner:	Weihe Engineers, Inc.
Request:	Petitioner requests **Detailed Development Plan** review of one (1) commercial Lot to accommodate two (2) in-line tenant structures on 4.39 acres +/-
Current Zoning:	Hull and House PUD District (Ordinance 12-25)
Current Land Use:	Undeveloped / Agricultural
Approximate Acreage:	4.39 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Landscape Plan 5. Building Elevations 6. PUD Ordinance
Property History:	Hull and House PUD District - (Ord. 12-25) Primary Plat - (1206-SPP-06)
Staff Reviewer:	Jeffrey M. Lauer, 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 associate with the site, and any commitments associated with the site.

PROJECT OVERVIEW

This 4.39 acre +/- site is located in the southeast quadrant of State Road 32 and Wheeler Road (see **Exhibit 2**). The petitioner requests Detailed Development Plan (see **Exhibit 3**) approval one (1) commercial lot to accommodate two (2) in-line tenant structures.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015 meeting. This petition has been properly noticed and advertised for public hearing per all APC Rules of Procedure at the Plan Commission's March 2, 2015 meeting. The petition is eligible for approval consideration at the March 16, 2015 meeting of the APC.

The applicable zoning district is the Hull and House PUD District, pursuant to Ordinance 12-25 adopted by the City Council on July 9, 2012 (recorded as Instrument No. 2012041159, in the Office of the Recorder of

Hamilton County on July 17, 2012) (see **Exhibit 5**). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district.

Hull & House PUD District Standards (*Ordinance 12-25*)

Section 2. Permitted Uses

Comment(s): Compliant.

Section 3. Development Standards

Comment(s): Compliant.

Underlying Zoning District Standards (*Article 4.16*)

GB: General Business District

Comment(s): Compliant (Minimum front yard setback standard superseded by Hull and House PUD District Ordinance).

State Highway 32 Overlay District (*Article 5.3*)

1. Purpose and Intent
2. Applicability
3. Permitted Uses

   Comment(s): Compliant.

4. Access and Control

   Comment(s): Compliant.

5. Setback Requirements

   Comment(s): Compliant (awaiting revised plans from petitioner showing the Monon Marketplace site as one (1) lot instead of two (2), as currently platted.

6. Accessory Buildings

   Comment(s): Compliant (no accessory buildings proposed).

7. Building Height Requirements

   Comment(s): Compliant.

8. Building Size Requirement

   Comment(s): Compliant.

9. Architectural Design Requirements:
   1. General Design Theme Standards
   2. Building Elevations:

      Comment(s): Compliant.

      i. Openings:

      Comment(s): Compliant.

ii. Gutters and Downspouts:
Comment(s): Compliant

iii. Roofs:
1. Pitched Roofs:
Comment(s): N/A. No flat roofs proposed.

2. Flat Roofs:
Comment(s): Compliant.

iv. Main Entrances:
Comment(s): Compliant.

v. Windows:
Comment(s): Compliant.

vi. Awnings:
Comment(s): Compliant.

vii. Drive-thrus and Fueling Stations:
Comment(s): Compliant.

viii. Building Materials:
Comment(s): Compliant.

ix. Accessory Buildings:
Comment(s): No accessory buildings proposed.

10. Trail Corridor Requirement:
Comment(s): Compliant.

11. Miscellaneous Requirements:
1. Loading Berths:
Comment(s): N/A. No

2. Mechanical Equipment:
Comment(s): Compliant

3. Walls and Fencing:
Comment(s): No fence or wall is proposed.

Development Plan Approval – Application Documentation and Supporting Information (*Article 10.7(G)*
Purpose: *The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.*

1. Development Plan Scope:
2. General Plan Requirements:
   Comment(s): Compliant.

3. Primary or Secondary Plat:
   Comment(s): Compliant.

4. Landscape Plan:
   Comment(s): (see Development Standards comments below).

5. Open Space and Development Amenity Plan:
   Comment(s): Compliant.

6. Lighting Plan:
   Comment(s): (see Lighting Standards comments below).

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.

8. Building Elevations:
   Comment(s): Compliant.

9. Integrated Developments:
   Comment(s): Petitioner will continue to coordinate with Westfield Department of Public Works ("WPWD").

10. Traffic Impact Study:
    Comment(s): Petitioner will continue to coordinate with WPWD.

11. Statement of Development Build-Out:
    Comment(s): Petitioner is currently working with the Department to provide a narrative statement of development build-out.

Development Standards (*Chapter 6*)

1. Architectural Standards (*Article 6.3*)
   Comment(s): Compliant.

2. Building Standards (*Article 6.4*)
   Comment(s): Compliant.

3. Height Standards (*Article 6.6*)
   Comment(s): Compliant.

4. Landscaping Standards (*Article 6.8*)
   a. Groundcover:
   b. Energy Conservation:
   c. Noise Reduction:
   d. Minimum Lot Landscaping Requirements:
      i. Business Uses:
         1. 10 Shade Trees / acre
         2. 10 Ornamental or Evergreen Trees / acre
         3. 25 shrubs / acre
      ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited

      Comment(s): Compliant.

   e. Foundation Plantings:
      Comment(s): Compliant.

   f. External Street Frontage Landscaping Requirements:
      Comment(s): Compliant.

   g. Buffer Yard Requirements:
      Comment(s): Buffer Yards not required.

   h. Parking Area Landscaping:
      i. Interior Parking Area Islands:

      Comment(s): Compliant.

      ii. Perimeter Parking Area Landscaping:

      Comment(s): Compliant.

5. Lighting Standards (*Article 6.9*)
   Comment(s): Compliant.

6. Lot Standards (*Article 6.10*)
   Comment(s): Compliant.

7. Performance Standards (*Article 6.15*)
   Comment(s): Compliant.

8. Setback Standards (*Article 6.16*)
   Comment(s): Compliant.

9. Vision Clearance Standards (*Article 6.19*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

10. Yard Standards (*Article 6.21*)
    Comment(s): Compliant.

Design Standards (*Chapter 8*)

1. Block Standards (*Article 8.1*)
   Comment(s): Compliant.

2. Easement Standards (*Article 8.3*)
   Comment(s): Compliant.

3. Monument and Marker Standards (*Article 8.5*)
   Comment(s): Compliant.

4. Pedestrian Network Standards (*Article 8.7*)
   Comment(s): Compliant.

5. Storm Water Standards (*Article 8.8*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

6. Street and Right-of-Way Standards (*Article 8.9*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

7. Surety Standards (*Article 8.12*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

8. Utility Standards (*Article 8.13*)
   Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance.

Staff Comments

1. Staff recommends approval subject to the following condition:
   - That final approval be delegated to the Department, upon the recordation of a Secondary Plat for the Property.
2. If you have any questions concerning the information or comments contained herein, please do not hesitate to contact Jeffrey M. Lauer in the Economic and Community Development Department at jlauer@westfield.in.gov or (317) 910-2927, prior to the March 2, 2015 meeting.

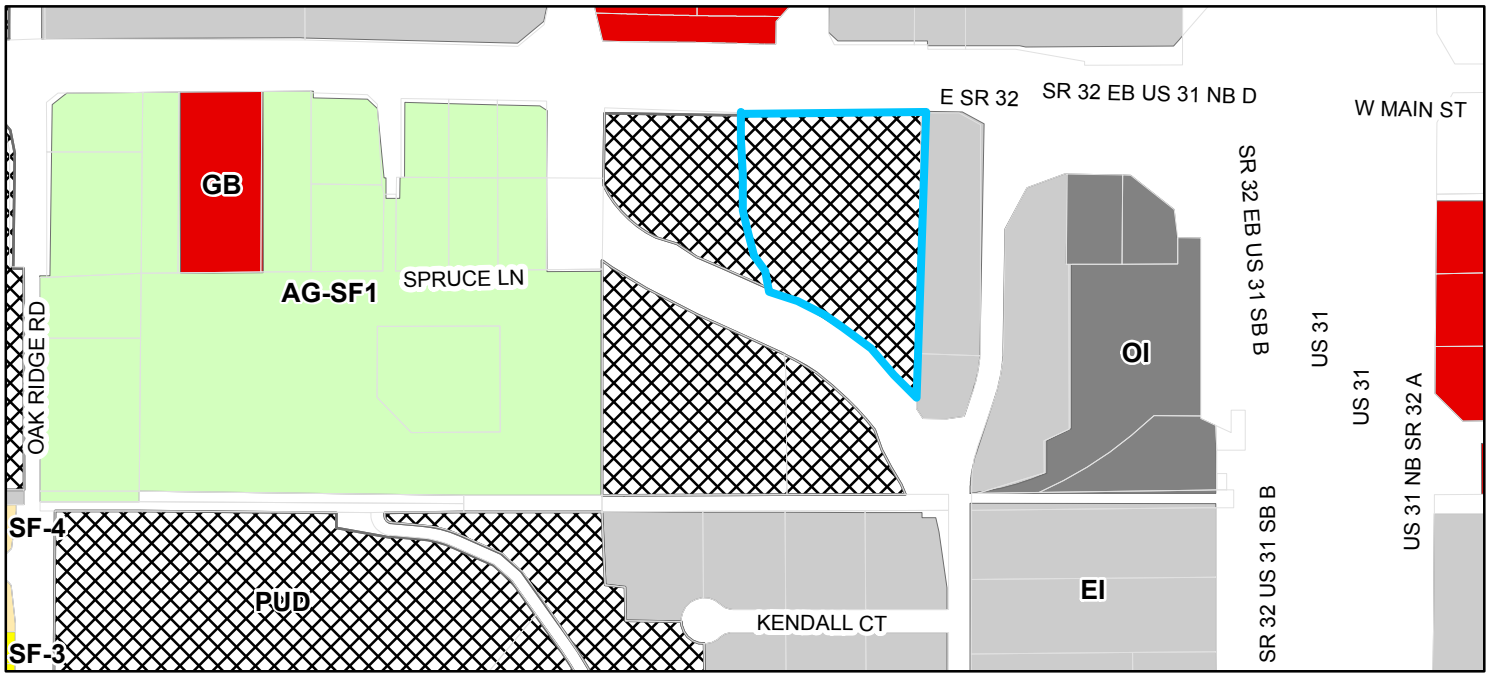
Property Location Map
Monon Marketplace
1503-DDP-02

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- OI (Open Industrial)
- PUD (Planned Unite Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)

2012041159 ORDINANCE $25.00
07/19/2012 01:56:23P 7 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

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WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
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Robert J. Smith	Robert J. Smith	Robert J. Smith
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Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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I hereby APPROVE ORDINANCE 12-25
this 12th day of July, 2012

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-25
this _____ day of _____, 2012

J. Andrew Cook, Mayor

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: Larry House and Rodger Hall

Prepared by: Larry House and Rodger Hall – Hall and House, LLC

6501 Bluff Road, P.O. Box 47710, Indianapolis, Indiana 46247

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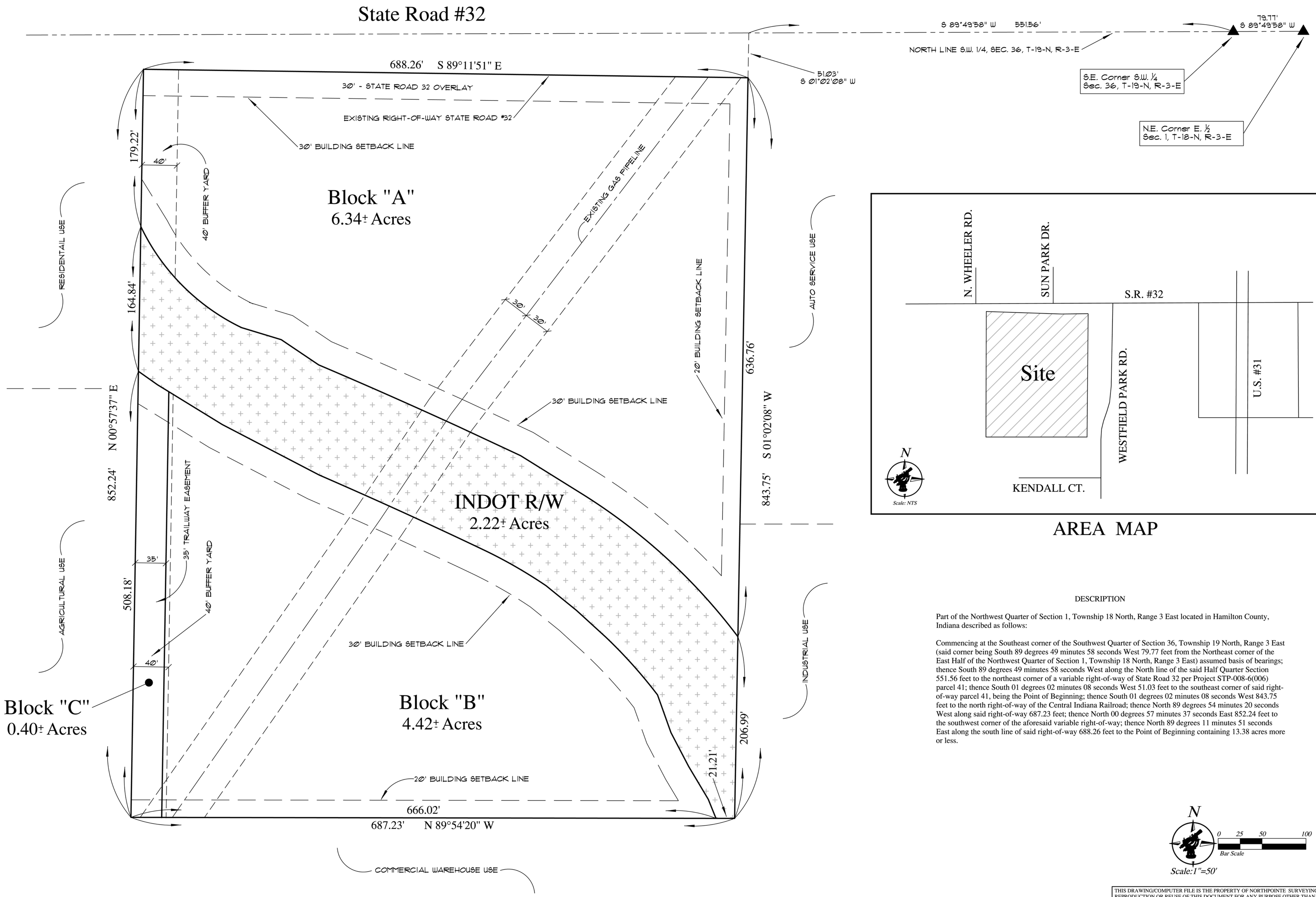

AREA MAP

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

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Seal

SCALE 1"=50'	
DRAWN BY	
CHECKED BY DJS	

PREPARED FOR

Hall & House LLC
6500 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

PROJECT NAME

Hall & House Commercial Subdivision
City of Westfield, Hamilton County, Indiana

SHEET TITLE

Conceptual Plan

NORTHPOINTE SURVEYING, Inc.
586 South State Road 135
Suite "B"
Greenwood, Indiana 46142
Office - 317-884-3020
Fax - 317-884-3025
www.npes.biz

Sheet 1 of 1

Date: 04-09-2012

Job # 12-0028

Petition Number:	1503-DDP-01
Subject Site Address:	Southeast corner of State Road 32 and Wheeler Road
Petitioner:	Weihe Engineers, Inc.
Request:	Petitioner requests **Detailed Development Plan** review of one (1) commercial Lot to accommodate a convenience store and fueling station on 1.58 acres +/-
Current Zoning:	Hull and House PUD District (Ordinance 12-25)
Current Land Use:	Undeveloped / Agricultural
Approximate Acreage:	1.58 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Landscape Plan 5. Building Elevations 6. PUD Ordinance
Property History:	Hull and House PUD District - (Ord. 12-25) Primary Plat - (1206-SPP-06)
Staff Reviewer:	Jeffrey M. Lauer, 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 associate with the site, and any commitments associated with the site.

PROJECT OVERVIEW

This 1.58 acre +/- site is located in the southeast quadrant of State Road 32 and Wheeler Road (see **Exhibit 2**). The petitioner requests Detailed Development Plan (see **Exhibit 3**) approval one (1) commercial lot to accommodate a convenience store with gasoline sales.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015 meeting. This petition received a public hearing per all APC Rules of Procedure at the Plan Commission's March 2, 2015 meeting. The petitioner is eligible for approval consideration at the March 16, 2015 APC meeting. The plans as presented are fully compliant.

The applicable zoning district is the Hull and House PUD District, pursuant to Ordinance 12-25 adopted by the City Council on July 9, 2012 (recorded as Instrument No. 2012041159, in the Office of the Recorder of

Hamilton County on July 17, 2012) (see **Exhibit 6**). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district.

Hull & House PUD District Standards (*Ordinance 12-25*)

Section 2. Permitted Uses

Comment(s): Compliant

Section 3. Development Standards

Comment(s): Compliant

Underlying Zoning District Standards (*Article 4.16*)

GB: General Business District

Comment(s): Compliant (Minimum front yard setback standard superseded by Hull and House PUD District Ordinance)

State Highway 32 Overlay District (*Article 5.3*)

1. Purpose and Intent
2. Applicability
3. Permitted Uses

   Comment(s): Compliant.

4. Access and Control

   Comment(s): Compliant.

5. Setback Requirements

   Comment(s): Compliant.

6. Accessory Buildings

   Comment(s): Compliant (no accessory buildings proposed).

7. Building Height Requirements

   Comment(s): Compliant.

8. Building Size Requirement

   Comment(s): Compliant.

9. Architectural Design Requirements:
   1. General Design Theme Standards

   2. Building Elevations:

      Comment(s): Compliant.

      i. Openings:

      Comment(s): Compliant.

ii. Gutters and Downspouts:
Comment(s): Compliant.

iii. Roofs:
1. Pitched Roofs:
Comment(s): Compliant.

2. Flat Roofs:
Comment(s): Compliant.

iv. Main Entrances:
Comment(s): Compliant.

v. Windows:
Comment(s): Compliant.

vi. Awnings:
Comment(s): No awnings proposed.

vii. Drive-thrus and Fueling Stations:
Comment(s): Compliant.

viii. Building Materials:
Comment(s): Compliant.

ix. Accessory Buildings:
Comment(s): No accessory buildings proposed.

10. Trail Corridor Requirement:
Comment(s): Compliant.

11. Miscellaneous Requirements:
1. Loading Berths:
Comment(s): N/A (no loading berths proposed).

2. Mechanical Equipment:
Comment(s): Compliant.

3. Walls and Fencing:
Comment(s): No fence or wall is proposed.

Development Plan Approval – Application Documentation and Supporting Information (*Article 10.7(G)*
Purpose: *The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.*

1. Development Plan Scope:
2. General Plan Requirements:
   Comment(s): Compliant.

3. Primary or Secondary Plat:
   Comment(s): Compliant.

4. Landscape Plan:
   Comment(s): (see Development Standards comments below).

5. Open Space and Development Amenity Plan:
   Comment(s): N/A.

6. Lighting Plan:
   Comment(s): Compliant.

   a. Multi-Family Residential, Business, and Industrial Standards:
      Comment(s): Compliant.

   b. Lighting Plan:
      Comment(s): Compliant.

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.
8.
9. Building Elevations:
   Comment(s): Compliant.

10. Integrated Developments:
    Comment(s): Petitioner will continue to coordinate with Westfield Department of Public Works ("WPWD").

11. Traffic Impact Study:
    Comment(s): Petitioner will continue to coordinate with WPWD.

12. Statement of Development Build-Out:
    Comment(s): Petitioner is currently working with the Department to provide a narrative statement of development build-out.

Development Standards (*Chapter 6*)

1. Architectural Standards (*Article 6.3*)
    Comment(s): Compliant.

2. Building Standards (*Article 6.4*)
    Comment(s): Compliant.

3. Height Standards (*Article 6.6*)
    Comment(s): Compliant.

4. Landscaping Standards (*Article 6.8*)
    a. Groundcover:
    b. Energy Conservation:
    c. Noise Reduction:
    d. Minimum Lot Landscaping Requirements:
        i. Business Uses:
            1. 10 Shade Trees / acre
            2. 10 Ornamental or Evergreen Trees / acre
            3. 25 shrubs / acre
        ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited

    Comment(s): Compliant.

    e. Foundation Plantings:
    Comment(s): Compliant.

    f. External Street Frontage Landscaping Requirements:
    Comment(s): Compliant.

    g. Buffer Yard Requirements:
    Comment(s): Buffer Yards not required.

    h. Parking Area Landscaping:

1. Interior Parking Area Islands:
Comment(s): Compliant.
2. Perimeter Parking Area Landscaping:
Comment(s): Compliant.

5. Lighting Standards (*Article 6.9*)
Comment(s): Compliant.

6. Lot Standards (*Article 6.10*)
Comment(s): Compliant.

7. Performance Standards (*Article 6.15*)
Comment(s): Compliant.

8. Setback Standards (*Article 6.16*)
Comment(s): Compliant.

9. Vision Clearance Standards (*Article 6.19*)
Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

10. Yard Standards (*Article 6.21*)
Comment(s): Compliant.

Design Standards (*Chapter 8*)

1. Block Standards (*Article 8.1*)
Comment(s): Compliant.

2. Easement Standards (*Article 8.3*)
Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance.

3. Monument and Marker Standards (*Article 8.5*)
Comment(s): Secondary plat has been recorded and public improvement (if any) have been dedicated.

4. Pedestrian Network Standards (*Article 8.7*)
Comment(s): Compliant.

5. Storm Water Standards (*Article 8.8*)
Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

6. Street and Right-of-Way Standards (*Article 8.9*)

Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

7. Surety Standards (*Article 8.12*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance.

8. Utility Standards (*Article 8.13*)
   Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance.

Staff Comments

1. Staff recommends approval subject to the following condition:
   - That final approval be delegated to the Department, upon the recordation of a Secondary Plat for the Property.
2. If you have any questions concerning the information or comments contained herein, please do not hesitate to contact Jeffrey M. Lauer in the Economic and Community Development Department at jlauer@westfield.in.gov or (317) 910-2927, prior to the March 2, 2015 meeting.

Docket Number:	1503-PUD-02 (Ordinance No. 15-05)
Petitioner:	Site Solutions Property Group, LLC
Request:	A text amendment to modify the number of dwelling units, open space, and amenities standards applicable to the Single-Family District of the Andover North Planned Unit Development (PUD) District.
Current Zoning:	Andover North PUD District (Ordinance 06-12)
Current Land Use:	Residential / Agricultural
Zoning History:	0506-PUD-02 Original PUD Ordinance (Ordinance 06-12) (05/08/06) 1401-DP-01 Development Plan (02/18/14) 1401-SPP-01 Primary Plat (02/18/14) 1406-SFP-19 Secondary Plat (Section 1) (01/20/15) 1503-SFP-08 Secondary Plat (Section 2) (pending)
Exhibits:	1. Staff Report 2. Zoning District Map 3. PUD Ordinance Excerpts 4. Amendment Ordinance
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the February 9, 2015, City Council meeting. The petition will receive a public hearing at the March 2, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing:

Amendments to a Planned Unit Development District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the March 2, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law. The onsite notice requirement was not met as outlined in the APC's Rules of Procedure. The signs were posted on the property four days late providing only six days of notice. The Petitioner is asking that the APC allow the hearing to remain open until March 16, 2015 when the petition will be considered for approval.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Andover North PUD (the "PUD Ordinance") for the west section of the Andover North PUD District, which is located at the northwest corner of 186th Street and Moontown Road (the "Property") (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to the number of dwelling units, landscaping, and amenities standards applicable to the Property, as further described below.

1. Number of Dwelling Units: The PUD Ordinance currently allows for a maximum of 240 total lots consisting of four product types each of which have separate unit number requirements. Product Types "K-1" and "K-2" have a minimum development requirement of 25 and 40 lots respectively. Product Types "L" and "M" have a maximum development requirement of 105 and 100 lots respectively. Product Type "M" consists of single family attached residences, while the others consist of single family detached residences of varying lot sizes. (See PUD Ordinance excerpts at **Exhibit 3**).

    a) Changes to Number of Units for Product Types "L" and "M": Since the adoption of the PUD Ordinance, other developments have attempted to develop single family attached residences within the City. The market has not absorbed these as anticipated showing a lack of demand in our area. Because of this, the amendment proposes allowing the number of Product Type "L" lots to be increased to 150 if Product Type "M" is not developed. The total number of lots would be decreased to 220 in this case.

    b) Changes to Number of Units for Product Types "K-1" and "K-2": The proposed amendment also allows for any "K-1" lots developed in excess of 25 to be applied to the minimum number of "K-2" lots, so long as a minimum of 65 "K-1" and "K-2" lots are developed.

2. Landscaping: The PUD Ordinance currently requires 30% of the Real Estate to be Open Space. The proposed amendment specifies that 30% of the residential Real Estate should be Open Space. The landscaping standards of the PUD Ordinance deferred anything not listed as an exception to the standards in Section 16.06 of the Zoning Ordinance as they were in force on the date of the PUD filing. Since the adoption of the PUD, the City has adopted the Unified Development Ordinance (UDO) which includes updated landscaping standards. The proposed amendment requires the area included in the amendment to adhere to the new standards in Chapter 6.8 of the UDO.

3. Amenities: The PUD Ordinance includes two types of amenities, some that are to be provided and some that may be substituted if approved by the Director. The required amenities include Dedicated Open Space of Park (minimum 5,000sf); Trail; Trail Staging Area, including benches and trail map; and Clubhouse. The substitutable amenities include Playground (minimum 4,000sf); Basketball court; Picnic area; Secondary Playground, or "Tot Lot" (minimum 1,500sf); Soccer field; Softball diamond; Vistas; and A total of six pocket parks (minimum 2,000sf).

a) Changes to the Dedicated Open Space Requirement: The proposed amendment allows the existing wooded area to be a part of the 5,000sf of dedicated Open Space.

b) Changes to the Clubhouse Requirement: Since the adoption of the PUD Ordinance other neighborhoods have developed with a clubhouse included as an amenity. In the instances where the clubhouse has not been a part of another amenity such as a pool, they have been underutilized and become a liability of the HOA. Because of this, the amendment proposes eliminating the Clubhouse requirement.

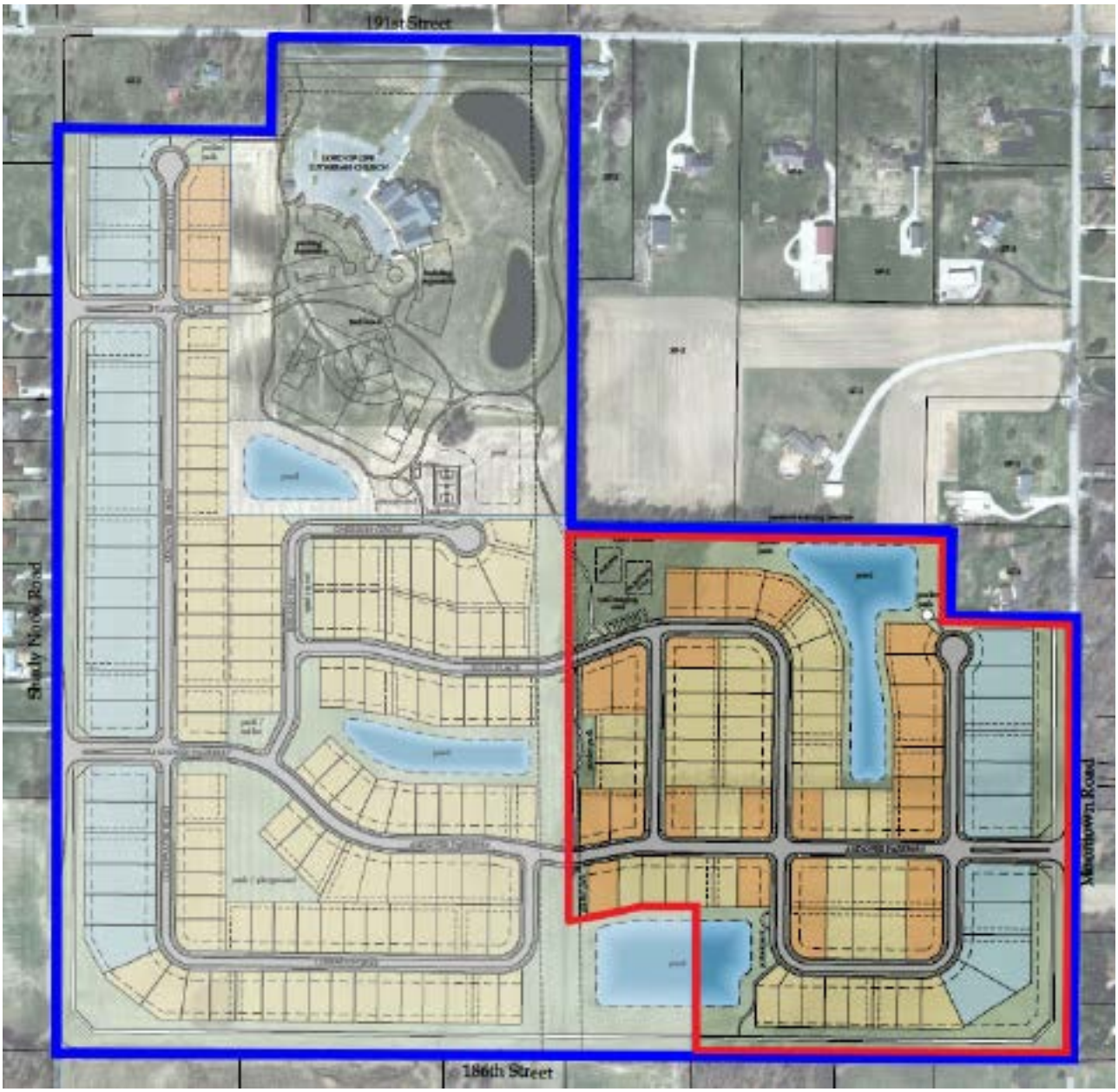
c) Changes to the Secondary Playground Requirement: The amendment proposes a Dog Park in lieu of the Secondary Playground or "Tot Lot" requirement.

d) Changes to the Pocket Park Requirement: The proposed amendment requires ten Pocket Parks to be developed, an increase from the six originally required, while leaving the minimum square footage the same (2,000sf).

STAFF COMMENTS

1. Open a public hearing at the March 2, 2015, APC meeting, close the hearing at the March 16, 2015 meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. All changes recommended by the department have been incorporated by the petitioner. If no additional changes are required following the closing of the public hearing on March 16, 2015, the APC may consider forwarding this petition to the City Council with a favorable recommendation.
4. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.

Andover North Zoning District Map



ANDOVER NORTH PUD

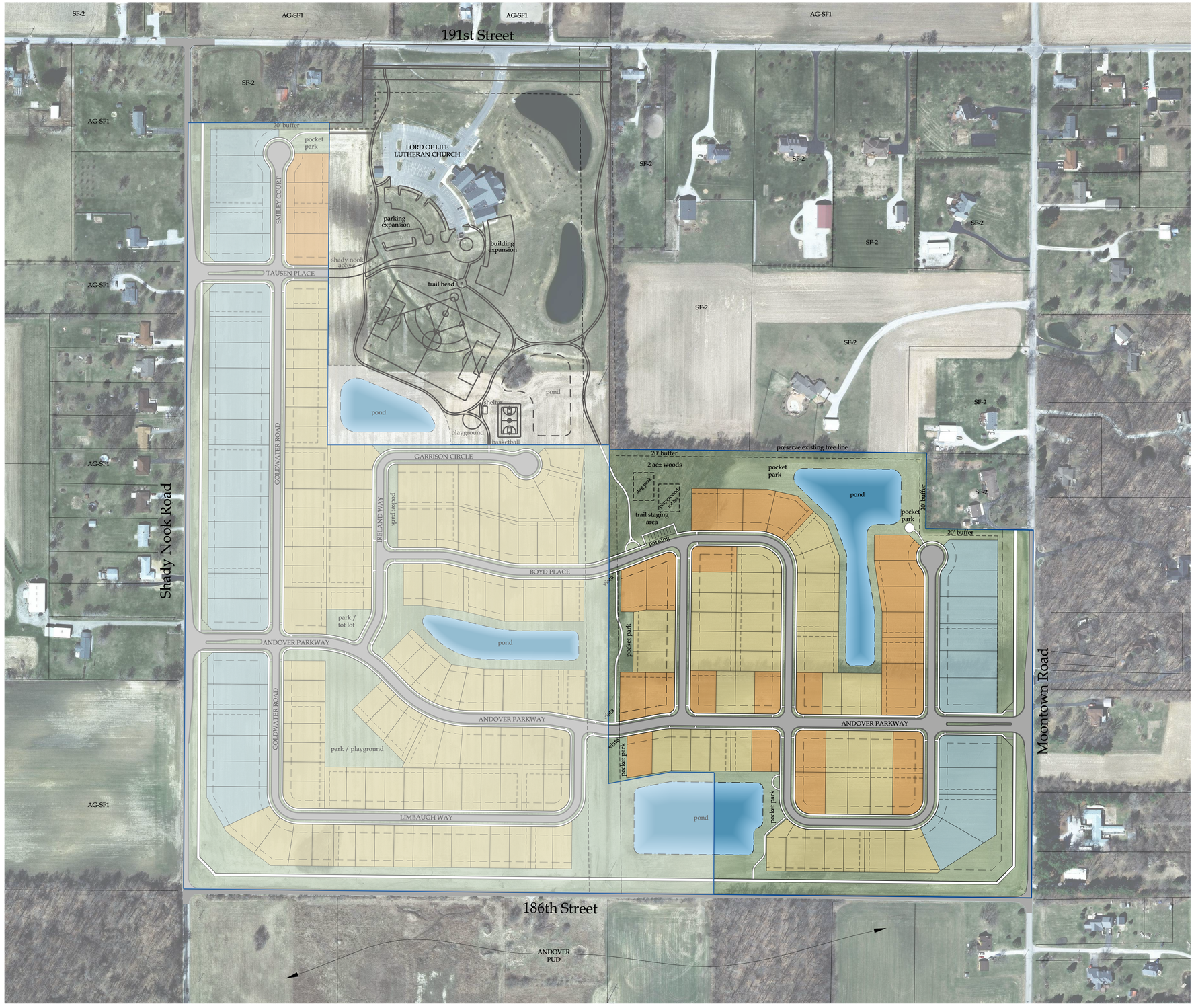
AREA SUBJECT TO TEXT AMENDMENT

N

concept plan

ANDOVER NORTH

Westfield, IN



80's (15,000sq.ft.)
80's (10,400sq.ft.)
50'- 60' (6,500sq.ft.)

ANDOVER NORTH SUMMARY

	CHURCH	PULTE/PLATINUM WEST HALF	PROPOSED SITE EAST HALF	TOTAL	REQ'D
AREA	24.4 ac±	53.7 ac±	36.7 ac±	115 ac±	
K-1 15,000 sq.ft.	0 ac±	24	10	34	25 min.
K-2 10,400 sq.ft.	0 ac±	6	25	31	40 min.
L detached	0 ac±	105	45	150	105 max.
M attached	0 ac±	0	0	0	100 max.
total lots		135	80	215	240 max.
open space	8 ac±	11.42 ac±	10.32 ac±	29.74 ac±	27 ac±
Amenities	basketball picnic area soccar trails softball	trails vistas 5 pocket parks	playground 4,000 sq.ft. dog park trails vistas 5 pocket parks 2 ac wooded preserve		open space park trail trail staging area clubhouse 6 pocket parks

*Total of K-1 + K-2 lots to be 65.
*Total of all lots to be 215 (25 under max)
*Total of L lots not to exceed 150 lots

STOEPPELWERTH
ofc: 317.849.5935
fax: 317.849.5942
7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppelwerth.com

February 10, 2015

ORDINANCE NUMBER 15-05

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

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

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

WHEREAS, the Council enacted Ordinance No. 06-12, the Andover North Planned Unit Development District (the "Andover North PUD Ordinance"), on May 8, 2006;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1503-PUD-02)**, requesting an amendment to the Andover North 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**. **1503-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a ____ _____recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Andover PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Andover North PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by the Andover North PUD Ordinance, as amended.

1.2 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All other provisions of the Andover North PUD Ordinance shall remain in effect with the adoption of this Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the Andover North PUD Ordinance, as amended.

Section 2. Number of Dwelling Units. The standards of *Section 6: Number of Dwelling Units* of the Andover North PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Andover North PUD Ordinance and below.

2.1 If Product Type M (Single Family Attached) is not developed in the Andover North PUD, then the Maximum Dwelling Units in Type L (Single Family Detached) may be increased from 105 to 150, provided the total number of all lots shall not exceed 220.

2.2 If the number of K-1 Lots exceeds twenty-five (25), then the number of Lots in excess of twenty-five (25) may apply toward the minimum number of K-2 Lots required, so long as the combined total of K-1 Lots and K-2 Lots developed is a minimum of sixty five (65).

Section 3. Landscaping. The standards of *Section 8: Landscaping* of the Andover North PUD Ordinance shall apply, except as otherwise modified by the Andover North PUD Ordinance and below.

3.1 The landscaping standards of the Andover North PUD Ordinance shall not apply; rather, Article 6.8 Landscaping Standards shall apply to the development of the Real Estate. .

3.2 Section 8, Paragraph F of the Andover North PUD Ordinance, shall be amended as follows: A minimum of thirty (30%) of the gross area of the residential Real Estate shall be Open Space, which shall superseded the Green Belt Space, Secondary Green Space, and all other Open Space Requirements set forth in the Zoning

Ordinance. Any of the area of the Real Estate that is dedicated to or reserved for the use of a neighborhood association or the public as well as any are in which title or an easement is granted to a municipality shall be included in the Open Space calculation.

Section 4. **Amenities.** The standards of *Section 10: Amenities* of the Andover North PUD Ordinance shall be replaced and superseded with the following, as applicable to the Real Estate:

The Following shall be provided:

A. Dedicated Open Space of Wooded Area and Park (minimum 5,000 square feet);
B. Trail; and
C. Trail Staging Area, including benches and trail map.

In addition, the following amenities or substitutions as approved by the Director Director's designee, shall be included:

D. Playground and/or "Tot Lot" (minimum 4,000 square feet);
E. Basketball court;
F. Picnic area:
G. Dog park (minimum of 1,500 square feet)
H. Soccer field;
I. Softball diamond;
J. Vistas; and
K. A total of ten (10) pocket parks (minimum 2,000 square feet).

All amenities shall be dedicated to the Association.

Section 5. **Development Standards Matrix.** The standards of *Exhibit 5: Development Standards Matrix* of the Andover North PUD Ordinance shall apply, except as otherwise modified by the Andover North PUD Ordinance and below.

5.1 Dwelling Units Maximum for Product Type L, shall be increased to 150

5.2 A new footnote 10 shall be added to Exhibit 5 which states "The Number of Product Type L may be increased from 105 to 150 only if no Product Type M Lots are developed in the Andover North PUD and the total number of all Lots does not exceed 220."

Section 6. **Development Phasing.** The standards of *Exhibit 9: Development Phasing* of the Andover North PUD Ordinance shall apply, except that the "Clubhouse" Amenity shall be removed from the Amenity Phasing Table.

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

Voting For **Voting Against** **Abstain**

Charles Lehman	Charles Lehman	Charles Lehman
Jim Ake	Jim Ake	Jim Ake
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-05** was delivered to the Mayor of Westfield

on the_____day of _____, 2015, at _____.m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-05**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-05**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Zoning District Map

EXHIBIT A

Legal Description

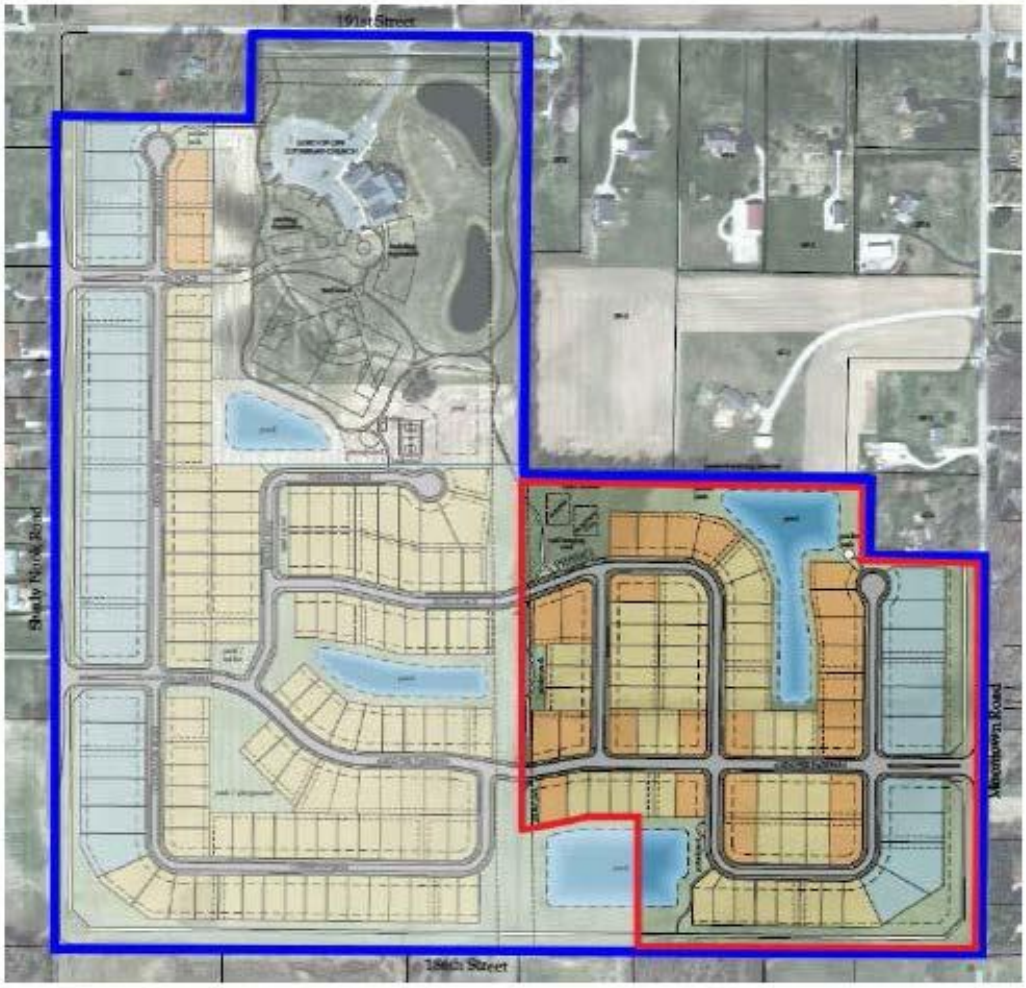
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID HALF-QUARTER SECTION; THENCE SOUTH 89 DEGREES 22 MINUTES 42 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 330.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS EAST 379.80 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 15 SECONDS WEST 137.44 FEET; THENCE SOUTH 79 DEGREES 21 MINUTES 20 SECONDS WEST 196.85 FEET TO A POINT ON THE WEST LINE OF SAID HALF-QUARTER SECTION; THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 1043.71 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 37 SECONDS EAST 988.85 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 09 SECONDS WEST 235.91 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 55 SECONDS EAST 334.80 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 15 MINUTES 53 SECONDS WEST ALONG SAID EAST LINE A DISTANCE OF 1147.58 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 89 DEGREES 22 MINUTES 42 SECONDS WEST ALONG THE AFORESAID SOUTH LINE OF SAID HALF-QUARTER SECTION A DISTANCE OF 991.16 FEET TO THE PLACE OF BEGINNING, CONTAINING 37.4 ACRES, MORE OR LESS.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS SUBJECT TO CHANGE UPON THE COMPLETION OF AN ACCURATE BOUNDARY SURVEY.

EXHIBIT B

Andover North Zoning District Map



ANDOVER NORTH PUD

AREA SUBJECT TO TEXT AMENDMENT

N

Petition Number:	1503-SPP-05 & 1503-ODP-05
Subject Site Address:	Northeast corner of State Highway 32 and Grassy Branch Road
Petitioner:	First Merchants Bank by Maurer Surveying, Inc.
Request:	**Primary Plat** and **Overall Development Plan** review for Grassy Branch Commercial Subdivision consisting of 2 commercial lots.
Current Zoning:	LB-PD: Local Business / Planned Development District, subject to the State Highway 32 Overlay District
Current Land Use:	Vacant
Approximate Acreage:	13.16 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan & Primary Plat
Property History:	0111-VS-79 Variance of Development Standards (Westfield Lighting Signs) (01/22/02) 00-AP-38 Development Plan Approval (Westfield Lighting Building Expansion) (09/25/00)
Staff Reviewer:	Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 13.16-acre site is located on the northeast corner of State Highway 32 and Grassy Branch Road (see **Exhibit 2**). The site currently includes the existing Westfield Lighting building. The request is for approval of a Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) (collectively, the "plans") for the Grassy Branch Commercial Subdivision to allow for the development of the proposed Lot 1, located between Westfield Lighting and Grassy Branch Road, abutting State Highway 32.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's March 2, 2015, meeting.

The applicable zoning district is the LB-PD: Local Business / Planned Development (the "LB-PD") District, and the property is subject to the State Highway 32 Overlay District (the "SR32 Overlay"). To the extent

provisions established elsewhere within the UDO conflict with the provisions of the SR32 Overlay, then the provisions of the SR32 Overlay shall supersede and apply[1].

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

The plans comply.

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

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[1] Article 5.3(B)(3) of the Unified Development Ordinance.

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

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

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

The plans comply.

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

21) Address and legal description of the property.

22) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

31) Location of all Floodplain areas within the boundaries of the property.

32) Names of legal ditches and streams on or adjacent to the site.

33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

34) Identify buildings proposed for demolition.

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

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

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

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

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

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

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

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

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.23 (LB-PD District).

41) General Requirement: Outlots shall not exceed 25% of the development's gross acreage

42) Minimum Tract Requirements: 5 acres

43) Minimum Road Frontage (required on Street of primary frontage): 330 feet

44) Minimum Building Setback Lines:

    a) Front Yard: 30 feet

    b) Side Yard: 15 feet

    c) Rear Yard: 20 feet

45) Minimum Lot Width: No minimum

46) Minimum Number of Structures: No minimum

47) Minimum Building Size: No minimum

SR32 OVERLAY DISTRICT STANDARDS

The plans comply with Article 5.3 (SR32 Overlay District)**, as applicable to a Primary Plat and Overall Development Plan.**

48) Access Control Requirements (Article 5.3(F)(3)): Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.

49) Setback Requirements (Article 5.3(G)(2)): The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

50) Trail Corridor Requirement (Article 5.3(L)(2)): A linear green space (the "Trail Corridor") along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided.

51) Trail Corridor Width (Article 5.3(L)(4)(a)): The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

52) Trail Corridor Design Standards (Article 5.3(L)(4) and (5)).

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

53) Landscaping Standards (Article 6.8)
    a) Minimum Lot Landscaping Requirements
    b) External Street Frontage Landscaping
    c) Buffer Yard Requirements
    d) Parking Area Landscaping

54) Lot Standards (Article 6.10)

55) Setback Standards (Article 6.16)

56) Vision Clearance Standards (Article 6.19)

57) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

58) Block Standards (Article 8.1)
59) Easement Standards (Article 8.3)
60) Monument and Marker Standards (Article 8.5)
61) Pedestrian Network Standards (Article 8.7)
62) Storm Water Standards (Article 8.8)
63) Street and Right-of-Way Standards (Article 8.9)
64) Street Light Standards (Article 8.10)
65) Street Sign Standards (Article 8.11)
66) Surety Standards (Article 8.12)
67) Utility Standards (Article 8.13)

STAFF COMMENTS

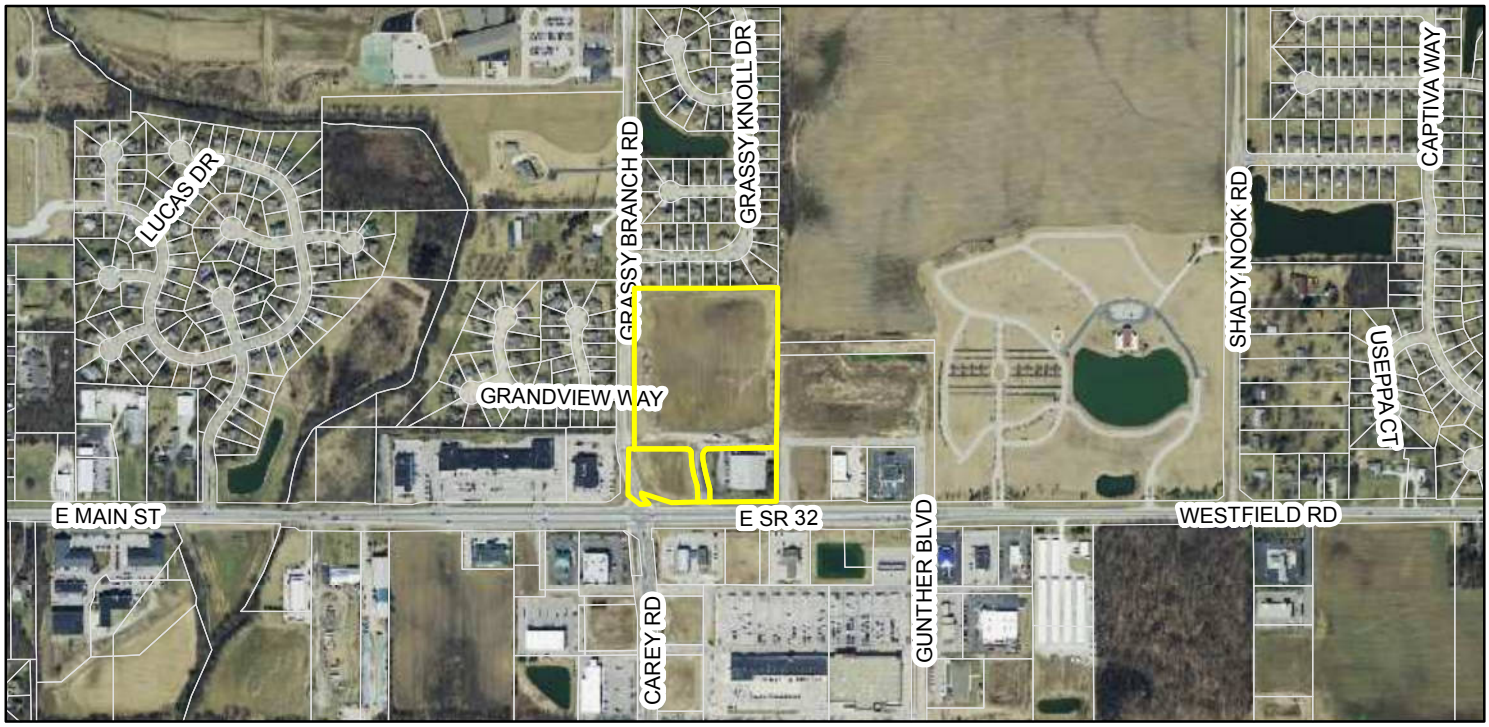
68) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.
69) Staff recommends approving the petition with the following condition:
    a) All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
70) 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.

Property Location Map
Grassy Branch Commercial Subdivision
1503-SPP-04 & 1503-ODP-04

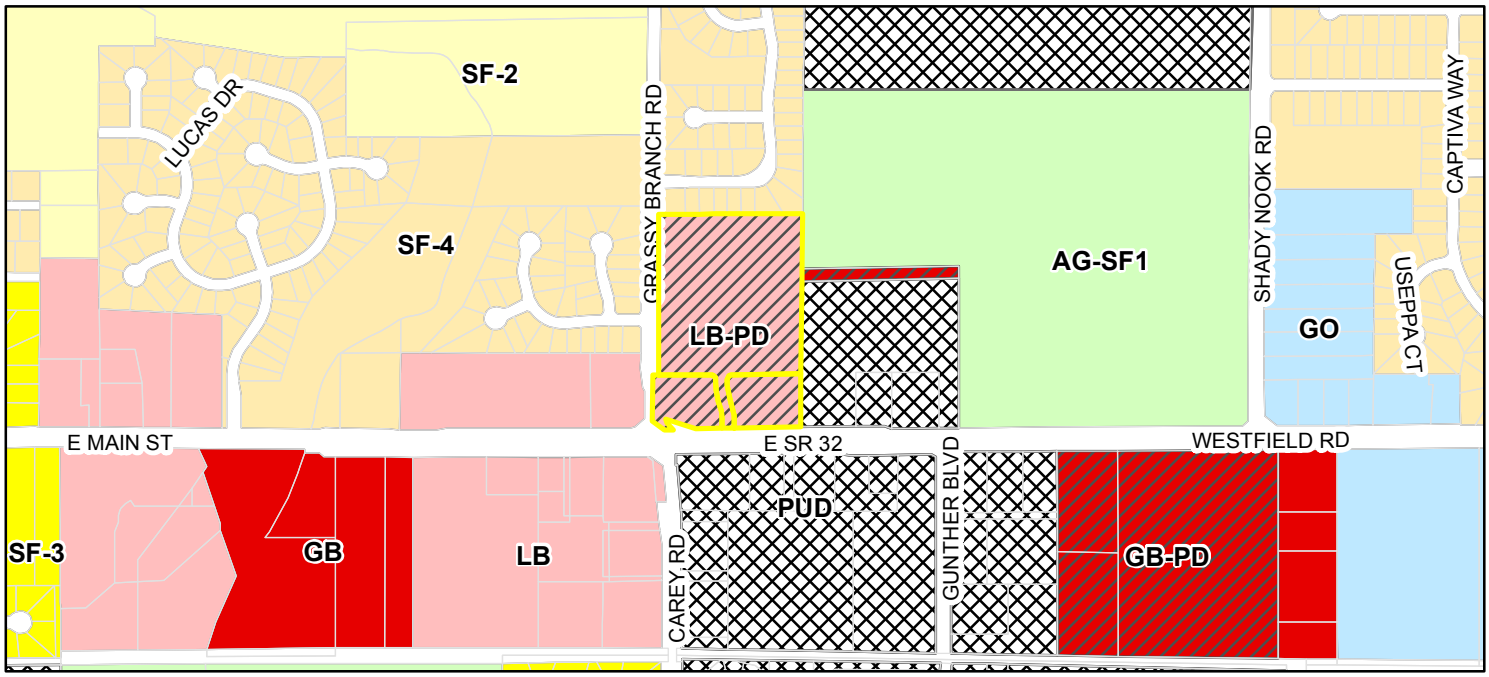
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

GRASSY BRANCH COMMERCIAL SUBDIVISON

S.R. 32 WESTFIELD, HAMILTON COUNTY, INDIANA

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

BM

ELEVATION : 865.01

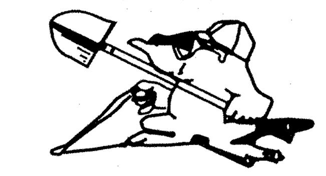
BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

TBM

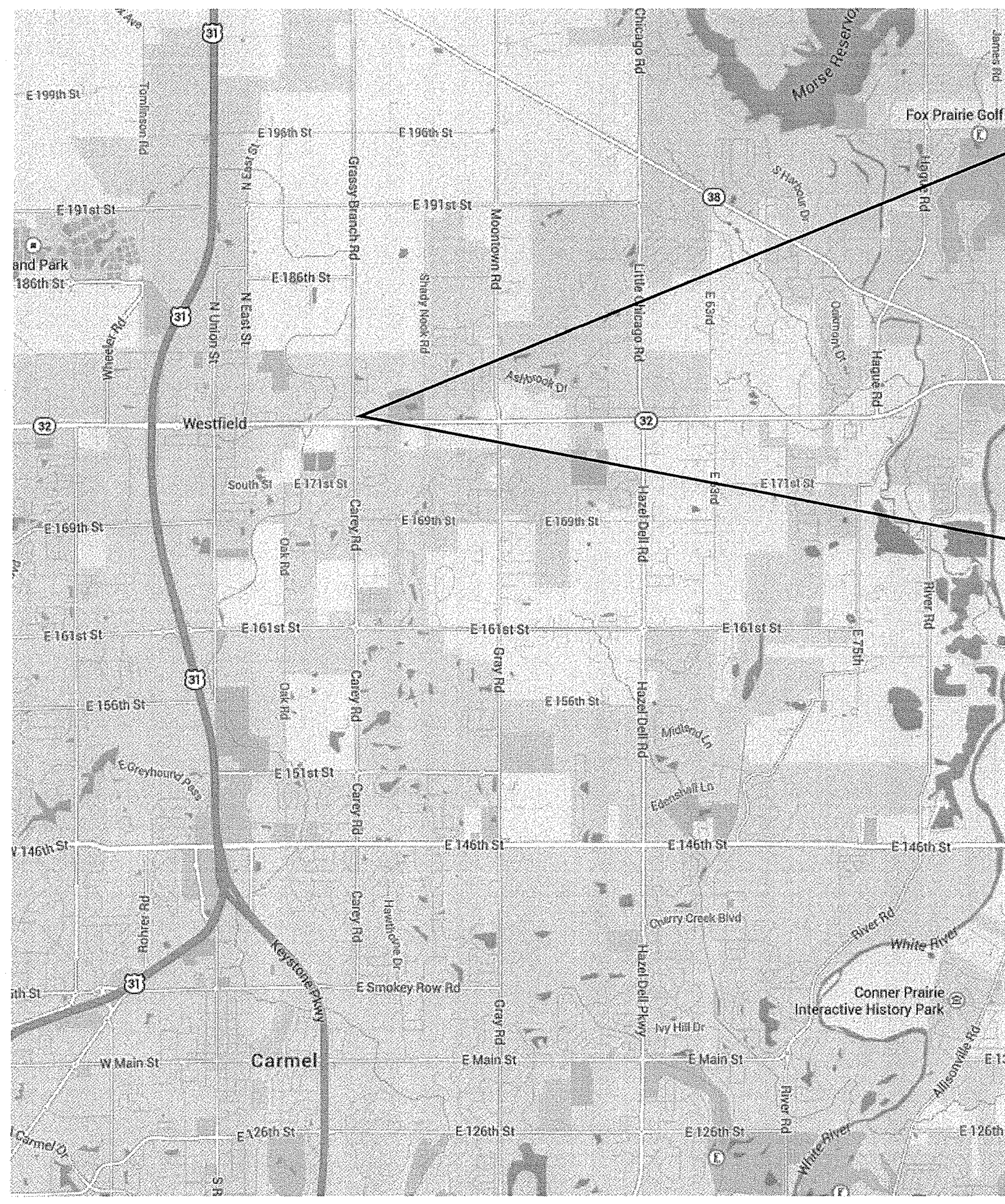
ELEVATION : 868.47

HOLEY MOLEY SAYS,
"DON'T
DIG
BLIND"

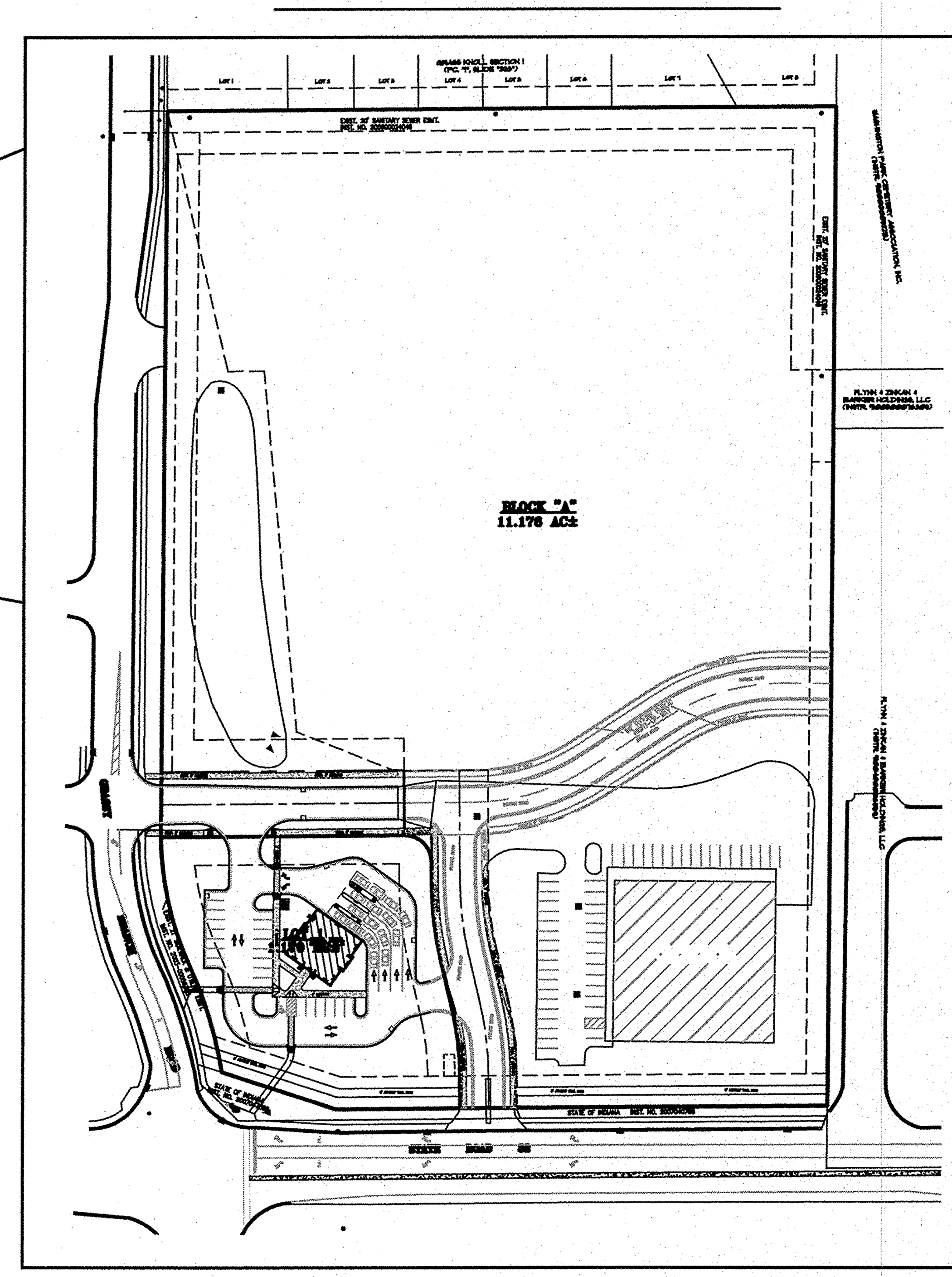


1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

PROPOSED SITE



NORTH



LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follow:

COMMENCING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 23 minutes 32 seconds East (Basis of Bearing are State Plane Coordinate System – IN East) along the West line of said Quarter Section 986.20 feet to the Northwest corner of a Right-of-Way Grant, as recorded in Instrument Number 200300056353, in the Office of the Hamilton County Recorder; thence North 89 degrees 39 minutes 41 seconds East along the North line of said Right-of-Way Grant 40.00 feet to the Northeast corner of said Right-of-Way Grant, said point also being on the South line of Grassy Knoll – Section 1, as recorded in Instrument Number 93-38022, in the Office of the Hamilton County Recorder, said point also being the POINT OF BEGINNING of the herein described parcel; thence continuing North 89 degrees 39 minutes 41 seconds East along said South line 622.44 feet to the Southeast corner of said Grassy Knoll; thence South 00 degrees 22 minutes 28 seconds West 928.64 feet to the Northeast corner of the land of the State of Indiana, as recorded in Instrument number 2007040768, in the Office of the Hamilton County Recorder; thence South 89 degrees 38 minutes 53 seconds West along the North line of said State of Indiana 457.65 feet to a Northern corner of the State of Indiana, as recorded in Instrument Number 2007047399, in the Office of the Hamilton County Recorder; thence North 72 degrees 02 minutes 07 seconds West along the North line of said State of Indiana 135.31 feet to the West line of an Existing Right-of-Way Deeded Back to Grantor, as recorded in Instrument Number 200300060947, in the Office of the Hamilton County Recorder, said point also being a Point of Non-curvature of a curve concave Westerly with a Radius Point that bears South 79 degrees 11 minutes 35 seconds West 359.00 feet; thence the next three (3) courses being along said West line; (1) Northerly along said curve through a Central Angle of 13 degrees 50 minutes 29 seconds a distance of 86.73 feet to a Point of Reverse Curvature of a curve concave Easterly with a Radius Point that bears North 65 degrees 21 minutes 06 seconds East 321.00 feet; (2) Northerly along said curve through a Central Angle of 25 degrees 02 minutes 27 seconds a distance of 140.29 feet to a Point of Non-tangency and the South line of a Right-of-Way Grant, as recorded in Instrument Number 200300056353, in the Office of the Hamilton County Recorder; (3) South 89 degrees 36 minutes 07 seconds East along said South line 21.00 feet to the Southeast corner of said Right-of-Way Grant; thence North 00 degrees 23 minutes 32 seconds East 667.70 feet to the Point of Beginning, containing 13.162 acres, more or less.

Subject to all Right-of-Way, easements, and restrictions.

OWNER

James D. and James Michael Hutson
P.O. Box 898
Westfield, IN 46074
(317) 896-3033 EXT. 38
Email: mike.hutson@westfieldlighting.com

DEVELOPER

FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290
(317) 844-2008
Email: kscharnowske@firstmerchants.com

VICINITY MAP

UTILITIES

TELEPHONE
SBC Ameritech
5858 North College Ave.
Indianapolis, IN 46220
(317) 265-6801
Steve Robinson

GAS
Vectron Energy Distribution
P.O. BOX 1700
Noblesville, IN 46061
(317) 776-5550
Resa Glover / Charlotte May

WATER
Citizens Westfield
2728 East 171st Street
Westfield, IN 46074
(317) 927-4338
Harry Nikides

ELECTRIC
Duke Energy
16475 Southpark Drive
Westfield, IN 46074
Shirley Hunter
(317) 896-6711

CABLE TV
Comcaast Cable
533 East 65th Street
Indianapolis, IN 46202
Matt Stringer
(317) 927-4744

SANITARY SEWER
Citizens Westfield
2728 E. 171st Street
Westfield, IN 46074
(317) 927-4338
Harry Nikides

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	PROPOSED PLAT CONDITIONS
3	EXISTING CONDITIONS
4	OVERALL DEVELOPMENT PLAN

REVISIONS

DATE	SHEET NUMBER
2/20/15	1-4
3/9/15	1-4
3/12/15	4

PREPARED BY:

MAURER SURVEYING, INC.
4800 W. Smith Valley Road, Ste. P, Greenwood, Indiana 46142
Office - 317-881-3898 Fax - 317-881-4099
www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

CERTIFIED BY:

PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR

3/12/15
Paul Maurer, P.L.S. #880006
paul@maurersurveying.com

UTILITY STATEMENT:

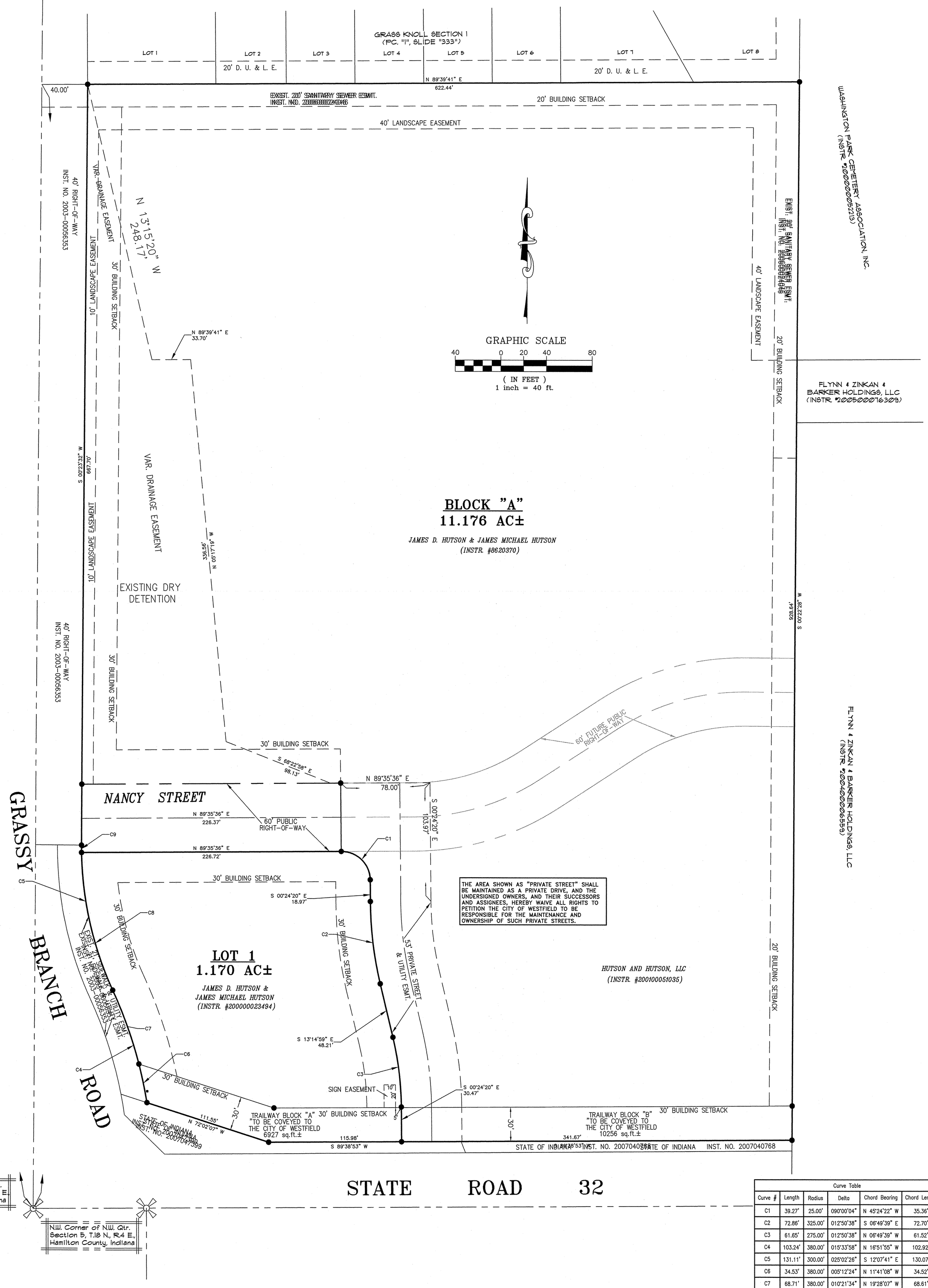
THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. (M) FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

ISSUED FOR REVIEW AND COMMENT	JANUARY 29, 2015
ISSUED FOR CONSTRUCTION	

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

FLOOD HAZARD STATEMENT:
The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The surveyed parcel lies within Zone "X" as said land plots by scale on Community Panel 18057C0136 G of the Flood Insurance Rate Maps for Johnson County, Indiana dated November 19, 2014.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	39.27'	25.00'	090°00'04"	N 45°24'22" W	35.36'
C2	72.86'	325.00'	012°50'38"	S 06°49'39" E	72.70'
C3	61.65'	275.00'	012°50'38"	N 06°49'39" W	61.52'
C4	103.24'	380.00'	015°33'58"	N 16°51'55" W	102.92'
C5	131.11'	300.00'	025°02'26"	S 12°07'41" E	130.07'
C6	34.53'	380.00'	005°12'24"	N 11°41'08" W	34.52'
C7	68.71'	380.00'	010°21'34"	N 19°28'07" W	68.61'
C8	124.61'	300.00'	023°47'57"	S 12°44'55" E	123.72'
C9	6.50'	300.00'	001°14'29"	S 00°13'42" E	6.50'

JOB NO. 1817-PP-01
DATE JANUARY 29, 2015
SHEET 2

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

PROJECT NAME:
GRASSY BRANCH COMMERCIAL SUBDIVISION
3302 E. STATE ROAD 32, WESTFIELD, IN

SHEET NAME:
PRIMARY PLAT
PROPOSED PLAT INFORMATION

DATE:	REVISION:
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS

SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR
3/9/15

SCALE: 1" = 40'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

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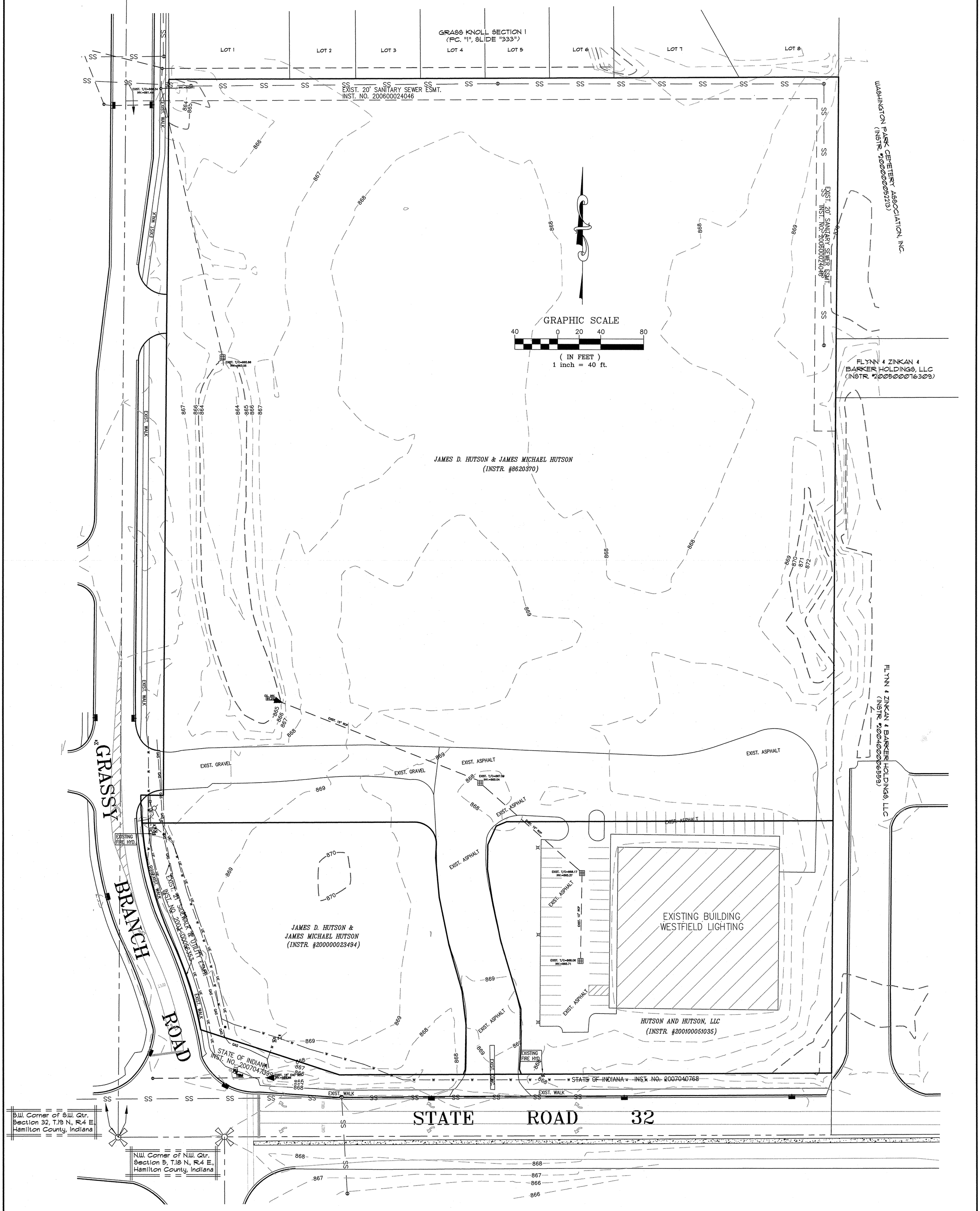

JOB NO. 1817-PP-02	DATE JANUARY 29, 2015	SHEET 3	MAURER SURVEYING, INC. 4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142 OFFICE – 317-881-3898 www.MaurerSurveying.com LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES	PROJECT NAME: GRASSY BRANCH COMMERCIAL SUBDIVISION 3302 E. STATE ROAD 32, WESTFIELD, IN	DATE: / REVISION: 2/20/15 PER COMMENTS; 3/9/15 PER PUBLIC WORKS COMMENTS	SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR 3/9/15	SCALE: 1" = 40'
			PREPARED FOR: FIRST MERCHANTS BANK 10333 N. MERIDIAN STREET INDIANAPOLIS, IN 46290	SHEET NAME: PRIMARY PLAT EXISTING CONDITIONS			DRAWN BY: AB; CHECKED BY: PM; CERTIFIED BY: PAUL MAURER

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

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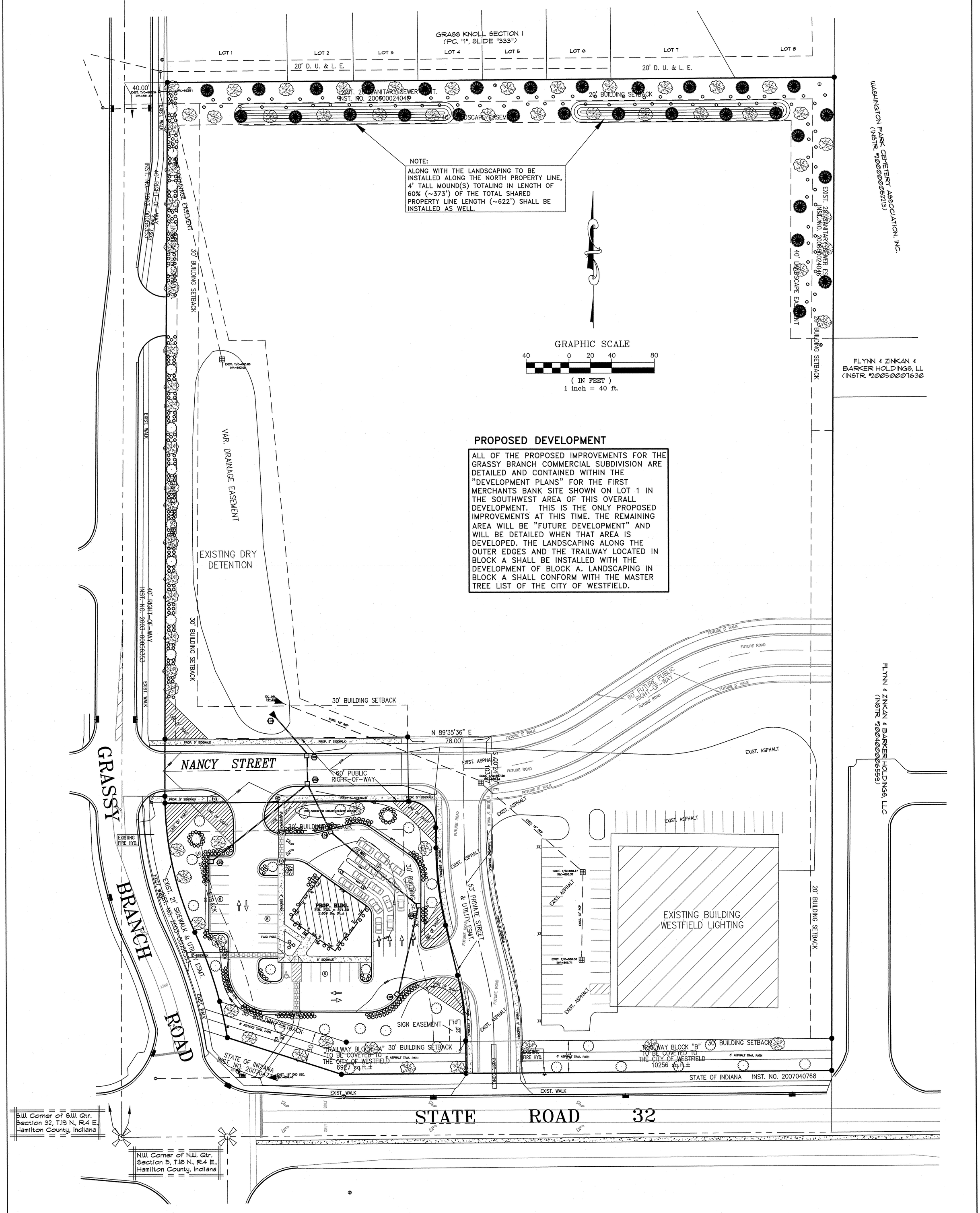

PROPOSED DEVELOPMENT

ALL OF THE PROPOSED IMPROVEMENTS FOR THE GRASSY BRANCH COMMERCIAL SUBDIVISION ARE DETAILED AND CONTAINED WITHIN THE "DEVELOPMENT PLANS" FOR THE FIRST MERCHANTS BANK SITE SHOWN ON LOT 1 IN THE SOUTHWEST AREA OF THIS OVERALL DEVELOPMENT. THIS IS THE ONLY PROPOSED IMPROVEMENTS AT THIS TIME. THE REMAINING AREA WILL BE "FUTURE DEVELOPMENT" AND WILL BE DETAILED WHEN THAT AREA IS DEVELOPED. THE LANDSCAPING ALONG THE OUTER EDGES AND THE TRAILWAY LOCATED IN BLOCK A SHALL BE INSTALLED WITH THE DEVELOPMENT OF BLOCK A. LANDSCAPING IN BLOCK A SHALL CONFORM WITH THE MASTER TREE LIST OF THE CITY OF WESTFIELD.

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

PROJECT NAME:
GRASSY BRANCH COMMERCIAL SUBDIVISION
3302 E. STATE ROAD 32, WESTFIELD, IN

SHEET NAME:
OVERALL DEVELOPMENT PLAN
PROPOSED CONDITIONS

DATE:	REVISION:
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS
3/12/15	ADDED MOUNDS AND MOUNDS NOTE

SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR
3/12/15

SCALE: 1" = 40'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SHEET 4
DATE JANUARY 29, 2015
JOB NO. 1817-ODP-01

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, March 2, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randy Graham, Steve Hoover, Robert Horkay**,** Ken Kingshill, Andre Maue, Bill Sanders, Robert Smith and Bob Spraetz.

City Staff Present: Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; Jeffrey Lauer, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: January 20, 2015, APC Meeting Minutes

Motion: To approve the February 2, 2015 minutes

Motion: Smith; Second: Maue; Vote: Approved 9-0

Pohlman reviewed the Policy and Procedures.

Case No. **1502-SPP-07 & 1502-ODP-01 [CONTINUED TO MARCH 16, 2015]**
Description: *Harmony, Section 3*
Northeast corner of Ditch Road and 151st Street
Estridge Development Management LLC by Innovative Engineering & Consulting, Inc. requests Primary Plat and Overall Development Plan and associated requested plat waiver approval for 97 single-family residential lots on an approximately 36.84 acres +/- in the Harmony PUD District.

Case No. **1503-PUD-03 & 1503-DDP-04 [PUBLIC HEARING]**
Description: *Grand Park Fieldhouse PUD*
North side of 186th Street, west of Grand Park Boulevard
Grand Park Fieldhouse, LLC by Faegre Baker Daniels LLP requests a change in zoning of approximately 8 acres from the AG-SF1 District to the Grand Park Fieldhouse PUD District and Detailed Development Plan review for a new 86,930 square-foot indoor athletic facility.

Murray presented a project overview, as summarized in the staff report.

Joseph Scimia, Faegre Baker Daniels, LLP on behalf of the petitioner, gave a presentation overview of the proposed Grand Park Fieldhouse including location, building size and design, landscaping, vehicular access, and pedestrian connectivity.

Sanders inquired about the internal circulation of the site with regards to the entrances onto 186th Street, and whether there was any specific parking planned for buses. Sanders complimented the building's architecture.

Scimia explained that buses typically drop off and then return back to the hotel or park off-site; however, the parking spaces are designed as pull through spaces so bus parking can be accommodated on an event by event basis if needed.

Hoover also complimented the architecture but expressed concerns regarding the west side and rear elevations.

Public Hearing opened at 7:28 p.m.

Marla Ailer, 1602 East 203rd Street, congratulated everyone working on the Grand Park Fieldhouse for helping to bring the development to fruition and for the economic impact it will bring to Westfield.

Ray Schneider, 4455 Whitney Road, suggested building a pedestrian bridge from the building across the pond to the parking lot to west would create a win/win for both the community and private investors.

Linda Naas, 1122 East 161st Street, indicated she read the comprehensive plan and thinks the development meets all the objectives set forth for Grand Park. She commented this was a great all around sports facility, supported by private investors.

Ron Thomas, 7 Cool Creek Circle, commented he likes the new development and specifically the use of private development rather than using tax dollars to construct the facility.

Public Hearing closed at 7:34 p.m.

No action is required at this time.

Case No. **1503-DDP-01 [PUBLIC HEARING]**
Description: *Ricker's*
Ricker's by Weihe Engineers, Inc. requests Detailed Development plan review for a new 5,000 square-foot gasoline service station on approximately 1.6 acres +/- in the Hall & House PUD District.

Lauer presented a project overview, as summarized in the staff report.

Brad Schoeff, Weihe Engineers on behalf of the petition, gave an overview presentation of the proposed development plan. Matt Yates, R & R Architects, presented architectural highlights of the proposed building.

Kingshill asked about the existing sidewalk within the state's right-of-way and the SR32 Overlay's required perimeter path and whether there will be landscaping between the two pedestrian ways.

Schoeff responded the landscaping for the entire site is being revised.

Public Hearing opened at 7:47 p.m.

Mic Mead, 15466 Oak Road, asked if this was in the SR32 Overlay and if it is, does it not require

four-sided architecture because the side and rear elevations are not very interesting.

Public Hearing closed at 7:48 p.m.

Hoover commented he agreed with Mr. Mead that the architecture is lacking and needs variation to the materials. He suggested consideration to incorporate faux windows to façades and that the canopy structure should be duplicated for the petitioner's facility at 146th Street and Carey Road.

No action is required at this time.

Case No. **1503-DDP-02 [PUBLIC HEARING]**
Description: *Monon Marketplace*
17407 Wheeler Road
Pritzke & Davis, LLP by Weihe Engineers, Inc. requests Detailed Development Plan review for a new 13,000 square-foot commercial building and a new 8,500 square-foot commercial building on approximately 4.4 acres +/- in the Hall & House PUD District.

Lauer presented a project overview and update, as summarized in the staff report.

Brad Schoeff, Weihe Engineers on behalf of the petition, gave an overview presentation of the proposed development plan. Chuck Cotterman presented architectural highlights of the proposed building.

Public Hearing opened at 8:01 p.m.

Linda Naas, 1122 East 161st Street, commented she saw a lot of red comments in the staff report. She believes the pipe line running through the property seems problematic.

Public Hearing closed at 8:03 p.m.

Hoover said that if there cannot be faux windows, then some variation to the materials is needed, that the front elevation looks good, but the other three are lacking to comply with the four sided architecture standard.

Kingshill likes the different materials and having it go around the whole building but it still needs some architectural design.

Maue wanted to know if there is a grade change between the Ricker's site and the Monon Marketplace.

Schoeff said that there are some elevation challenges but they are working on getting them corrected.

No action is required at this time.

Case No. 1503-PUD-02 [PUBLIC HEARING]
Description: *Andover North PUD Amendment*
Northwest corner of 186th Street and Moontown Road
Site Solutions Property Group, LLC requests amendments to the Andover North PUD.

Howard presented a project overview, as summarized in the staff report.

Russell Brown, Clark, Quinn Law on behalf of the petitioner, stated that public notice signs were posted on the property five days prior to the public hearing, not ten days as required. As a result, Brown requested the public hearing remain open until the next Plan Commission meeting. Brown gave a presentation highlighting that the requested amendment was with regard to the following general areas:

- Update landscaping to the new Unified Development Ordinance standards.
- Update the amenities list to clarify for the accounted open space, including striking a requirement for a club house, but then increasing alternative types of permitted amenities.
- Reduce the number of units permitted and remove the previously permitted townhomes.

Brown further described drainage scenarios for the pond and buffer standards.

Public Hearing opened at 8:19 p.m.

Mary Hession, 18945 Moontown Road, explained her house backs up to this project on the north and just shared concerns that there is a proper buffer between the two areas and that she has and will continue to work with the petitioner.

Larry Forrer, 18848 Moontown Road, noted that several questions have not been answered, including how many builders, what are the siding materials, are these ranches or two-story, and what are the home values?

Graham adjourned the public hearing and noted it will be continued until the March 16, 2015, Plan Commission meeting.

Brown responded that the builder has not been identified, but that the homes would comply with the PUD Ordinance's architectural standards and no changes in the architecture are being requested. He commented homes could be one or two-story. He noted the standards are stringent regarding buffering for Moontown Road.

Hoover asked about the church property because that was developed first and it shows required amenities in that area that have not yet been constructed. Will these ever happen, when and what assurances are there that this will happen.

Howard explained that the PUD Ordinance includes requirements for the construction of those amenities through various phase benchmarks of the development and that the Department will contact the church to further administer the PUD Ordinance and enforce the construction of the various amenities as may be necessary.

Case No. **1503-ODP-05 & 1503-SPP-05 [PUBLIC HEARING]**
Description: *Grassy Branch Commercial Subdivision*
Northeast corner of SR 32 and Grassy Branch Road
First Merchants Bank by Maurer Surveying, Inc. requests Overall Development Plan and Primary Plat review of approximately 13.16 acres +/- in the LB-PD District.

Case No. **1503-DDP-03 [PUBLIC HEARING]**
Description: *First Merchants Bank*
3300 E State Road 32
First Merchants Bank by Maurer Surveying, Inc. requests Detailed Development Plan and associated waiver review for a 2,659 square-foot building on approximately 1.47 acres +/- on Lot 1 in the Grassy Branch Commercial Subdivision in the LB-PD District.

Pohlman presented these two items together and provided project overviews, as summarized in the staff reports.

Boyd Zoccola, Hokanson Companies, Inc. on behalf of the petition, gave an overview of the proposed development.

Public Hearing opened at 8:36 p.m.

No public comments.

Public Hearing closed at 8:37 p.m.

Hoover and Kingshill both noted no objections to the proposed building size being less than five thousand square feet due to the lot constraints and drive-through canopy that increases the building's mass.

Hoover complimented the architecture of the building and the angle that the building is oriented towards the intersection.

Horkay and Kingshill noted a preference to see better screening the ground mounted mechanical equipment.

No action is required at this time.

Case No. **1506-ODP-06 & 1503-SPP-03 [PUBLIC HEARING]**
Description: *Sheffield Park*
West side of Shady Nook Road, North of SR 32
Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.

Howard presented a project overview, as summarized in the staff report.

Steve Hardin, Faegre Baker Daniels, LLP on behalf of the petition, provided a brief introduction and was available for questions.

Public Hearing opened at 8:45 p.m.

No public comment.

Public Hearing closed at 8:46 p.m.

No action is required at this time.

Case No. 1503-ODP-04 & 1503-SPP-04 [PUBLIC HEARING]
Description: *Mapleridge*
East side of Oak Road, North of 151st Street
Langston Development Co. Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD Distirct.

Pohlman presented a project overview, as summarized in the staff report.

Steve Hardin, Faegre Baker Daniels, LLP on behalf of the petition, provided a brief introduction and was available for questions.

Public Hearing opened at 8:48 p.m.

Terri Park, 15525 Oak Road, commented her property backs up to part of the proposed development. She noted she had sent a letter to all parties involved requesting a fence due to trespassing on her and neighbors' properties but that she had not heard any response to her request.

Rick Robertson, 15340 Oak Road, noted he owns the property across Oak Road and expressed the same concern he had during the last public hearing for the change of zoning about the entrance location in proximity to his driveway. He believes that there should be an additional entrance for this development and has concerns that Cool Creek cannot handle any more water.

Ben Baxter, 15443 Oak Road, noted he is part of the family selling the land for this development and explained that the petitioner was chosen by the family because they believed in preserving the features of the land. Baxter noted the referenced letter about the requested fence included his family's name but his family never received the letter nor agreed to the requested fence and that they were against the fence because it contradicts their desire of keeping the natural aesthetics of the property, including wild life paths and overall community along Oak Road. Langston's other properties show quality homes on a natural open setting and if someone feels they need a privacy fence, and he hopes they don't, then those owners can place a fence on their property.

Public Hearing closed at 8:57 p.m.

Hardin explained they have had neighborhood meetings during the change of zoning process and agreed to almost all of the requests from the neighbors with the exception of the privacy fence, which is a detriment to this type of subdivision. Hardin noted the entrance to the subdivision was

moved as far south as possible without being in the floodplain.

Spraetz encouraged the neighbors and petitioner communicate to ensure all parties have the most current plans and are communicated their concerns.

Hoover understands the concerns about trespassing but does not feel a fence is necessary. If a homeowner wants a fence, then it should be their responsibility.

No action is required at this time.

REPORTS/COMMENTS

APC MEMBERS
No report.

CITY COUNCIL LIAISON
Report provided by Hoover.

BZA LIAISON
No report.

ECD STAFF
No report.

ADJOURNMENT (9:05 pm)

Vote: 9-0 to adjuorn.

_____
President, Randy Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

Petition Number:	1503-DDP-03
Subject Site Address:	Northeast corner of Grassy Branch Road and State Highway 32
Petitioner:	First Merchants Bank by Maurer Surveying, Inc.
Request:	Detailed Development Plan approval for a new bank building on Lot 1 of the Grassy Branch Commercial Subdivision.
Current Zoning:	LB-PD: Local Business / Planned Development District, subject to the State Highway 32 Overlay District
Current Land Use:	Vacant
Approximate Acreage:	1.46 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan 6. Lighting Plan
Property History:	1503-SPP-05 Primary Plat (pending) 1503-ODP-05 Overall Development Plan (pending) 1503-SFP-10 Secondary Plat (pending) 0111-VS-79 Variance of Development Standards (Westfield Lighting Signs) (01/22/02) 00-AP-38 Development Plan Approval (Westfield Lighting Building Expansion) (09/25/00)

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 1.46-acre+/- site is located on the northeast corner of State Highway 32 and Grassy Branch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a 2,659-square foot bank building, located on Lot 1 of the Grassy Branch Commercial Subdivision.

The petition was reviewed by the Technical Advisory Committee at its February 17, 2015, meeting. This petition was properly noticed and received its public hearing at the Plan Commission's March 2, 2015, meeting.

The applicable zoning district is the LB-PD: Local Business / Planned Development (the "LB-PD") District, and the property is subject to the State Highway 32 Overlay District (the "SR32 Overlay"). To the extent provisions established elsewhere within the UDO conflict with the provisions of the SR32 Overlay, then the provisions of the SR32 Overlay shall supersede and apply[1].

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

The development plan complies.

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.

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[1] Article 5.3(B)(3) of the Unified Development Ordinance.

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

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

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

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

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

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

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

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

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

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

DISTRICT STANDARDS

The development plan complies with Article 4.23 (LB-PD District)**.**

22) General Requirement: Outlots shall not exceed 25% of the development's gross acreage

23) Minimum Tract Requirements: 5 acres

24) Permitted Uses: The proposed bank use is a "Low Intensity Retail" use, as defined in Chapter 12 of the UDO, which is a permitted use in the LB: Local and Neighborhood Business District.

25) Minimum Road Frontage (required on Street of primary frontage): 330 feet

26) Minimum Building Setback Lines:

    a) Front Yard: 30 feet

    b) Side Yard: 15 feet

    c) Rear Yard: 20 feet

27) Minimum Lot Width: No minimum

28) Minimum Number of Structures: No minimum

29) Minimum Building Size: No minimum

SR32 OVERLAY DISTRICT STANDARDS

The plans comply with Article 5.3 (SR32 Overlay District), **except for those items identified below:**

30) Access Control Requirements (Article 5.3(F)(3)): Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) ACCESS ROADS shall be provided for Lots along State Highway 32 unless the Council approves the development of a Lot without providing the normally required access road, and shall be dedicated as Right-of-way.

31) Trail Corridor Requirement (Article 5.3(L)(2)): A linear green space (the "Trail Corridor") along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided.

32) Trail Corridor Width (Article 5.3(L)(4)(a)): The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

33) Trail Corridor Design Standards (Article 5.3(L)(4) and (5)).

34) Setback Requirements (Article 5.3(G)):

    a) Maximum Setback: 120 feet from State Highway 32 right-of-way line.

    b) Minimum Setback: 30 feet from the State Highway 32 right-of-way line.

35) Building Height Requirements:

    a) Maximum Building Height: No maximum

    b) Minimum Building Height: Eighteen (18) feet

    c) Multiple Stories: Multiple stories are encouraged, but not required.

36) Minimum Building Size Requirements: 5,000 square feet

    Comment: The proposed building has an area of 2,659 square feet (excluding the canopy structure covering the drive-through). Article 5.3(J)) provides that:

    > **"[t]he Gross Floor Area requirements…are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement…is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required."**

    As a result, it is the discretion of the Plan Commission to determine whether to approve the smaller building and what, if any, site or architectural enhancements may be required to otherwise achieve the intent of the standard.

SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))

The development plan complies with and/or exceeds those requirements of Article 5.3(K) (SR32 Overlay District)**.**

37) 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.

38) 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).

39) 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.

40) 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.

41) Roofs:

    a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).

b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a non-reflective material.

c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

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.

42) 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.

43) 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).

44) 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.

45) Building Materials:

a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

b) Masonry Materials shall be used to create a wainscot or brickwrap 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.

46) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

47) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties.

48) Mechanical Equipment:

a) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.

b) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.

c) When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

49) Walls and Fencing:

a) The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron, or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.

b) The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: non-solid and/or unfinished wood, chain link (with or without slats), non-decorative corrugated metal, electrified fences and razor/concertina/barbed wire.

c) Walls and fencing shall not be located in an Established Front Yard.

d) If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building.

e) If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The development plan complies.

50) Accessory Use and Building Standards (Article 6.1)
    a) Screening of Receptacles and Loading Areas (Article 6.1(H))
51) Architectural Standards (Article 6.3)
52) Building Standards (Article 6.4)
53) Fence Standards (Article 6.5)
54) Height Standards (Article 6.6)
55) Landscaping Standards (Article 6.8)
    a) General Screening Standards (Article 6.8(H))
    b) Minimum Lot Landscaping Requirements (Article 6.8(K))
    c) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
    d) External Street Frontage Landscaping
    e) Buffer Yard Requirements
    f) Interior Parking Area Landscaping
    g) Perimeter Parking Area Landscaping
56) 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.
57) Lot Standards (Article 6.10)
58) Outside Storage and Display (Article 6.12)
59) Outdoor Café and Eating Areas (Article 6.13)
60) Parking and Loading Standards (Article 6.14)

a) Stacking Requirements for Drive-Through Facilities (Article 6.14(E))

b) Parking Spaces (Article 6.14(G))

c) Bicycle Parking (Article 6.14(H))

61) Setback Standards (Article 6.16)

62) Sign Standards (Article 6.17)

63) Vision Clearance Standards (Article 6.19)

64) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The development plan complies.

65) Easement Standards (Article 8.3)

66) Pedestrian Network Standards (Article 8.7)

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

68) Surety Standards (Article 8.12)

69) Utility Standards (Article 8.13)

PUBLIC HEARING COMMENTS

There were no comments from the public at the March 2, 2015, public hearing; however, the Plan Commission members inquired about the ground-mounted equipment proposed screening[2]. The Petitioner noted the only ground-mounted equipment is the air conditioning unit located on the northwest corner of the building, which was proposed to be screened with shrubs. The Plan Commission requested the Petitioner consider a different screening design that would be opaque and provide screening year-round.

In response to the Plan Commission's request, the Petitioner has revised their plans to include a wall that will be taller than the air conditioning unit consisting of materials that will match or complement the building's materials (as shown on the Landscape Plan at **Exhibit 5**). In addition, the proposed wall is accented with shrubs, as part of the required foundation plantings.

[2] For context, the SR32 Overlay (Article 5.3(M)(2) of the Unified Development Ordinance) requires that mechanical equipment be "completely and permanently screened from view of rights-of-way…" and "when attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the principal building to which it is appurtenant."

STAFF COMMENTS

70) The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.

71) Staff recommends approving the petition with the following condition:

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

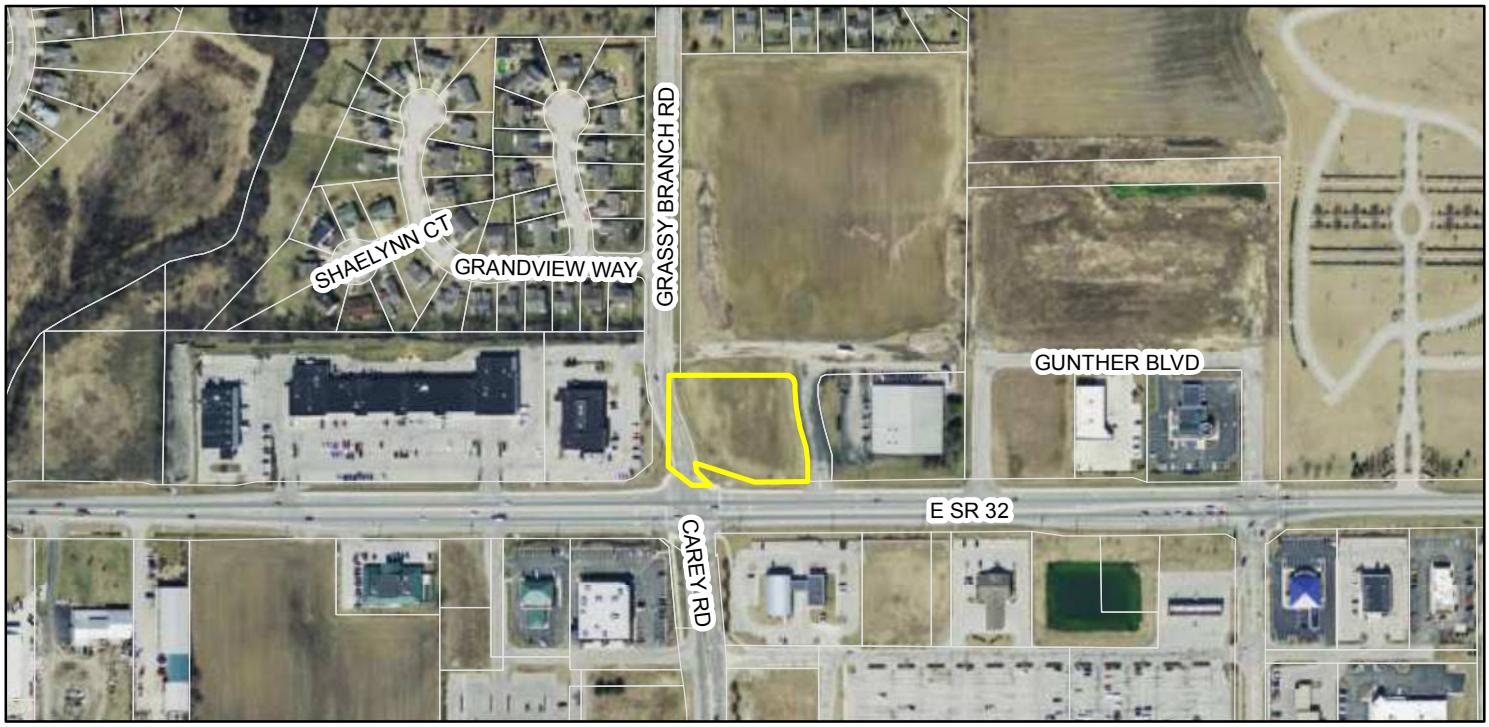
72) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Property Location Map
First Merchant's Bank
1503-DDP-03

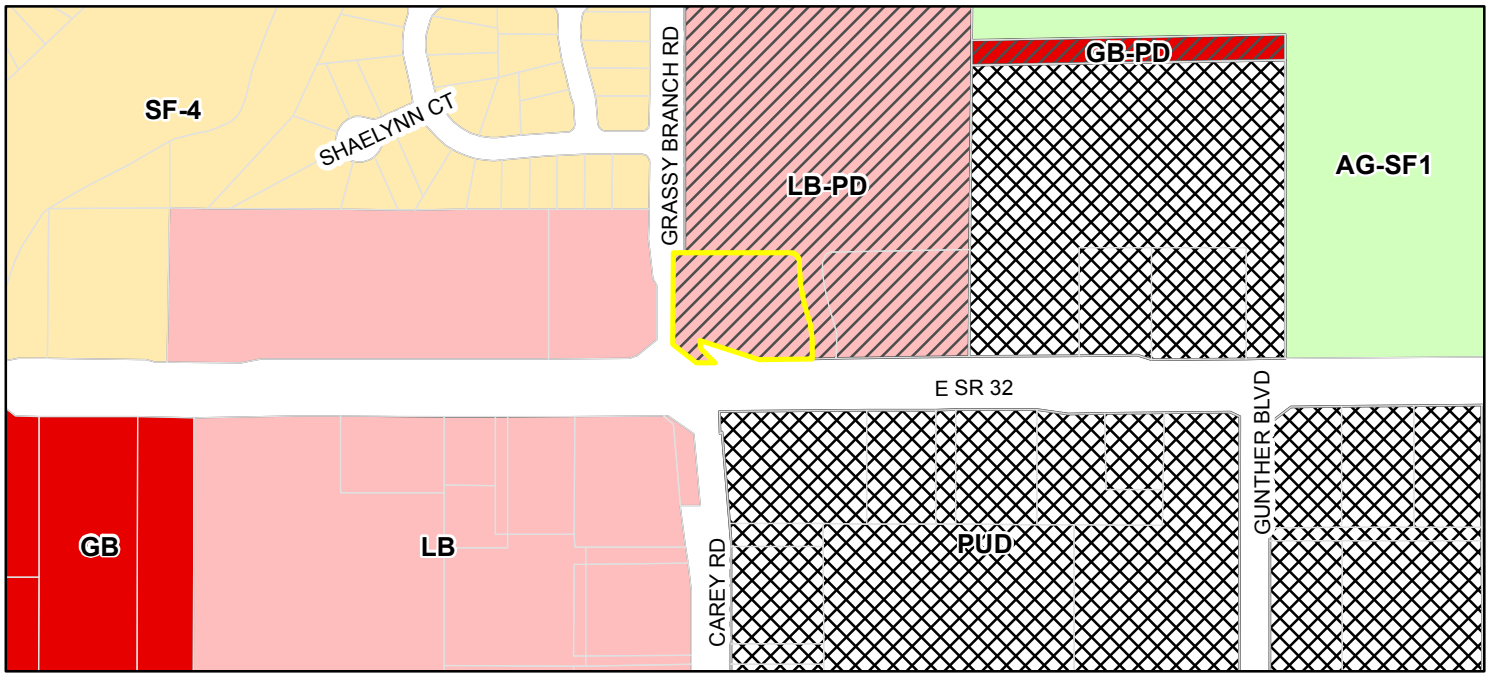
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

FIRST MERCHANTS BANK

S.R. 32 WESTFIELD, HAMILTON COUNTY, INDIANA

CONSTRUCTION PLANS

PROPOSED SITE

FIRST MERCHANTS BANK BUILDING SITE TOTAL ACREAGE: 1.49
SITE ZONING = LB-PD
ADJACENT ZONING
NORTH = LB-PD SOUTH = PUD
EAST = LB-PD WEST = LB

STATEMENT of USE

First Merchants Bank is a proposed bank construction project that will include construction of a proposed 2,659 square foot building that will entail new construction of new pavement, curbing and all site development work.

PROPOSED STARTING & COMPLETION of CONSTRUCTION

ESTIMATED START DATE: 06/2015
ESTIMATED COMPLETION DATE: 06/2016

BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

BM

ELEVATION : 865.01

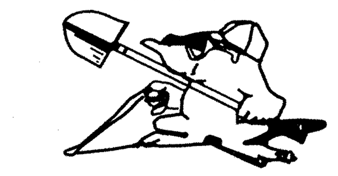
BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

TBM

ELEVATION : 868.47

HOLEY MOLEY SAYS,
"DON'T
DIG
BLIND"



1-800-382-5544
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1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

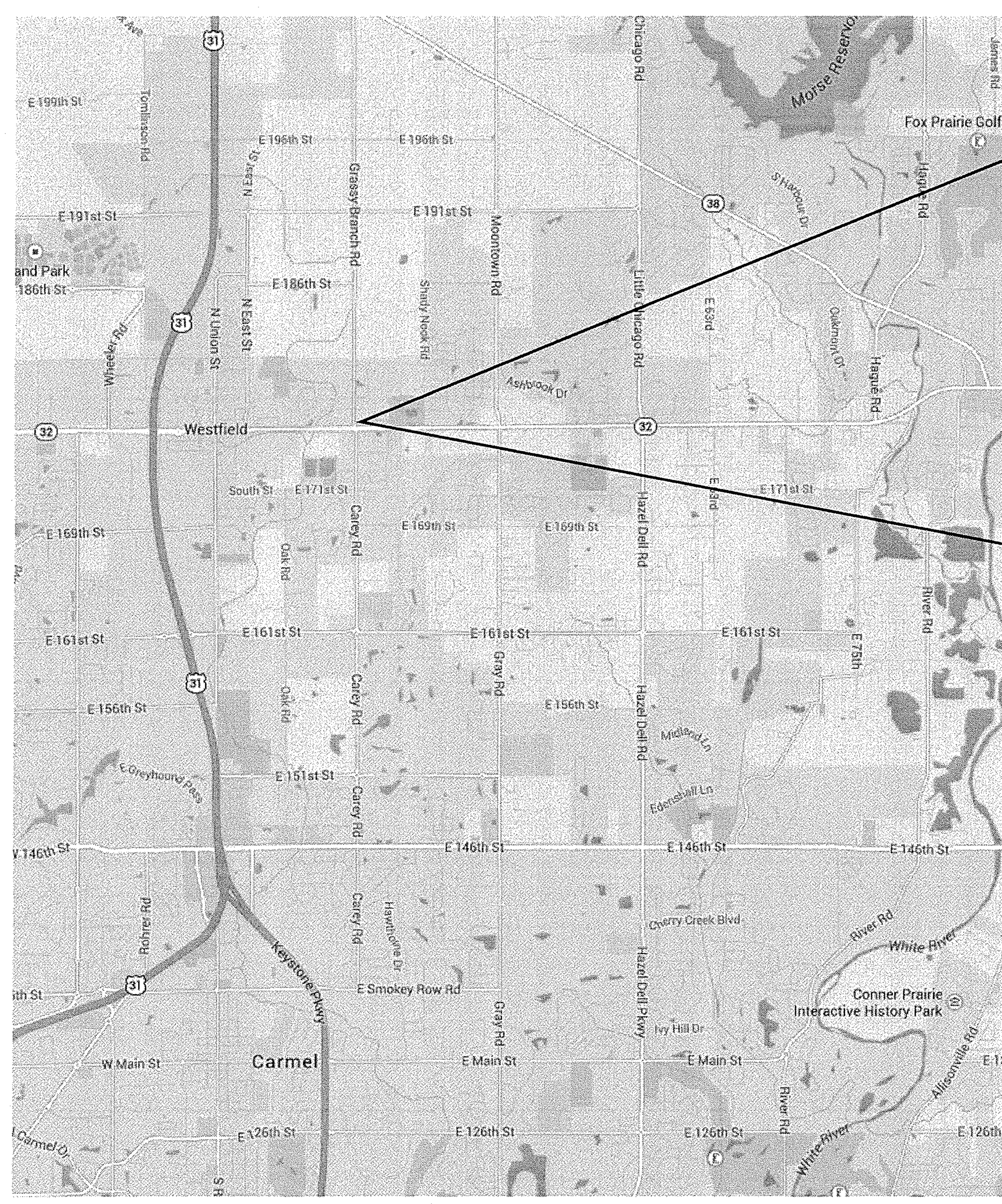
LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follow:

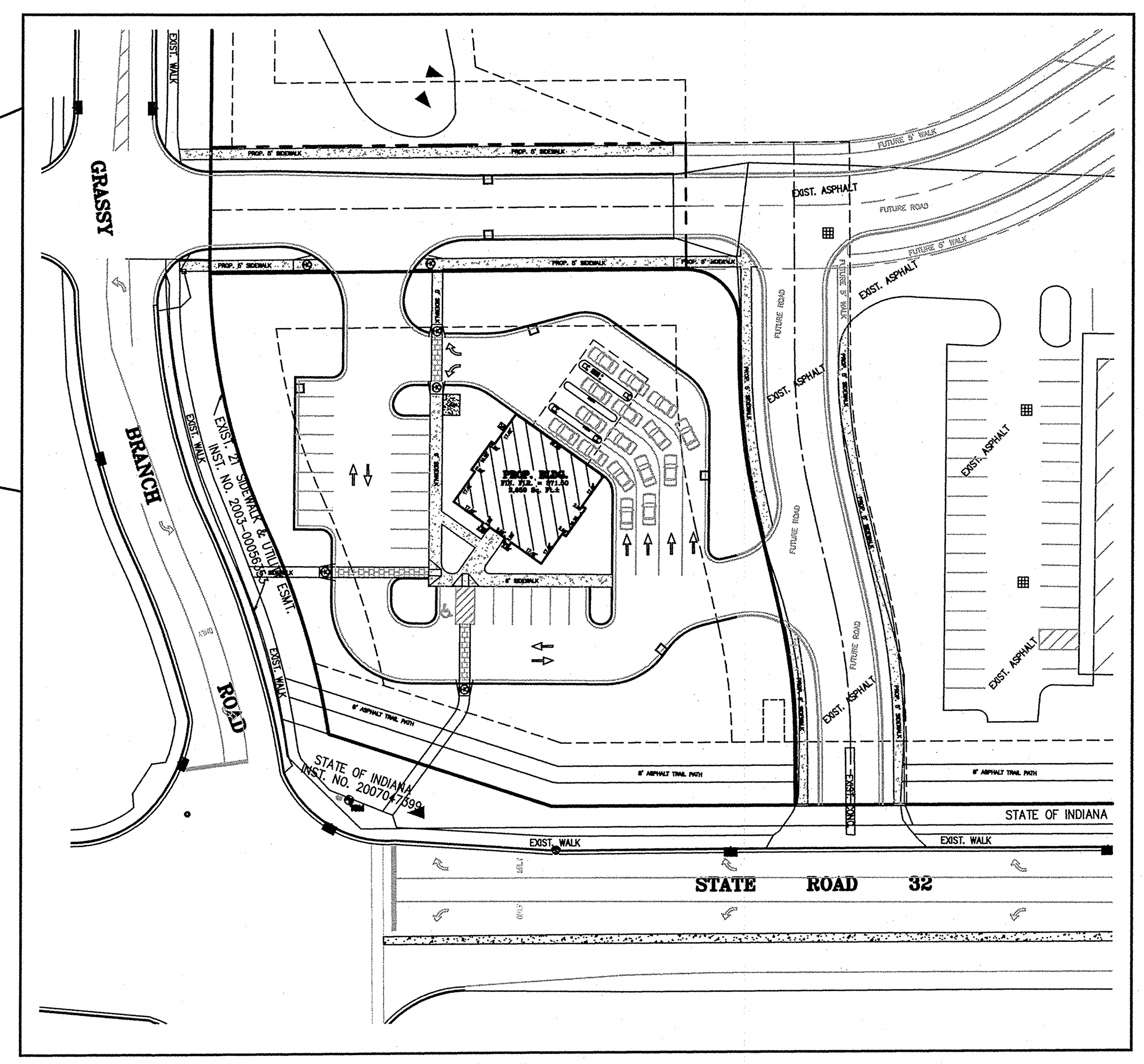
COMMENCING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 23 minutes 32 seconds East (Basis of Bearings are State Plane Coordinate System -IN East) along the West line of said Quarter Section 315.45 feet; thence North 89 degrees 35 minutes 36 seconds East 34.33 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing North 89 degrees 35 minutes 36 seconds East 232.42 feet to a Point of Curvature of a curve concave Southwesterly with a Radius Point that bears South 00 degrees 24 minutes 24 seconds East 25.00 feet; thence Southeasterly along said curve through a Central Angle of 90 degrees 00 minutes 04 seconds a distance of 39.27 feet; thence South 00 degrees 24 minutes 20 seconds East 22.47 feet to a Point of Curvature of a curve concave Easterly with a Radius Point that bears North 89 degrees 35 minutes 40 seconds East 325.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 50 minutes 38 seconds a distance of 72.86 feet; thence South 13 degrees 14 minutes 59 seconds East 48.21 feet to a Point of Curvature of curve concave Westerly with a Radius Point that bears South 76 degrees 45 minutes 01 seconds West 275.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 50 minutes 38 seconds a distance of 61.65 feet; thence South 00 degrees 24 minutes 20 seconds East 30.47 feet to the North line of the land of the State of Indiana, as recorded in Instrument Number 2007047399, in the Office of the Hamilton County Recorder; thence the next two (2) courses being along the North lines of said State of Indiana; (1) South 89 degrees 38 minutes 53 seconds West 115.98 feet; (2) North 72 degrees 02 minutes 07 seconds West 135.31 feet to the West line of an Existing Right-of-Way Deeded Back to Grantor, as recorded in Instrument Number 200300060947, in the Office of the Hamilton County Recorder, said point also being a Point of Non-curvature of a curve concave Westerly with a Radius Point that bears South 79 degrees 11 minutes 35 seconds West 359.00 feet; thence the next two (2) courses being along said West line; (1) Northerly along said curve through a Central Angle of 13 degrees 50 minutes 29 seconds a distance of 86.73 feet to a Point of Reverse Curvature of a curve concave Easterly with a Radius Point that bears North 65 degrees 21 minutes 06 seconds East 321.00 feet; (2) Northerly along said curve through a Central Angle of 21 degrees 39 minutes 13 seconds a distance of 121.31 feet to a Point of Curvature of a curve concave Southeasterly with a Radius Point that bears North 87 degrees 00 minute 19 seconds East 15.00 feet; thence Northeasterly along said curve through a Central Angle of 92 degrees 35 minutes 17 seconds a distance of 24.24 feet to the Point of Beginning, containing 1.458 acres, more or less.

Subject to all Right-of-Way, easements, and restrictions.

NORTH



PROPOSED SITE



VICINITY MAP

OWNER & DEVELOPER

FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290
(317) 844-2008
Email: kscharnowske@firstmerchants.com

UTILITIES

TELEPHONE
SBC Ameritech
5858 North College Ave.
Indianapolis, IN 46220
(317) 265-6801
Steve Robinson

GAS
Vectron Energy Distribution
P.O. BOX 1700
Noblesville, IN 46061
(317) 776-5550
Resa Glover / Charlotte May

WATER
Citizens Westfield
2728 East 171st Street
Westfield, IN 46074
(317) 927-4338
Harry Nikides

ELECTRIC
Duke Energy
16475 Southpark Drive
Westfield, IN 46074
Shirley Hunter
(317) 896-6711

CABLE TV
Comcaast Cable
533 East 65th Street
Indianapolis, IN 46202
Matt Stringer
(317) 927-4744

SANITARY SEWER
Citizens Westfield
2728 E. 171st Street
Westfield, IN 46074
(317) 927-4338
Harry Nikides

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C.1	TITLE SHEET
C.2	EXISTING CONDITIONS
C.3	GRADING PLAN
C.4	DIMENSIONAL PLAN
C.5	UTILITY PLAN
C.6	DETENTION & STREET PROFILE PLAN
C.7-C.8	EROSION CONTROL
C.9	LANDSCAPE PLAN
C.10	SPECIFICATIONS
C.11-13	GENERAL DETAILS

REVISIONS

DATE	SHEET NUMBER
2/20/15	C.1, C.3-C.8
3/9/15	ALL
3/12/15	C.9

UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. (M) FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

ISSUED FOR REVIEW AND COMMENT	JANUARY 29, 2015
ISSUED FOR CONSTRUCTION	

PREPARED BY:

MAURER SURVEYING, INC.
4800 W. Smith Valley Road, Ste. P, Greenwood, Indiana 46142
Office - 317-881-3898 Fax - 317-881-4099
www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

CERTIFIED BY:

PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR
APPROVAL PENDING

3/12/15

Paul Maurer, P.L.S. #880006
paul@maurersurveying.com

NOTICE, PERMITS, and NOTES

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4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

BM

ELEVATION : 865.01

BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

TBM

ELEVATION : 868.47

EXISTING LEGEND

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- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM (BEEHIVE) INLET
- –EXISTING STORM (CURB) INLET
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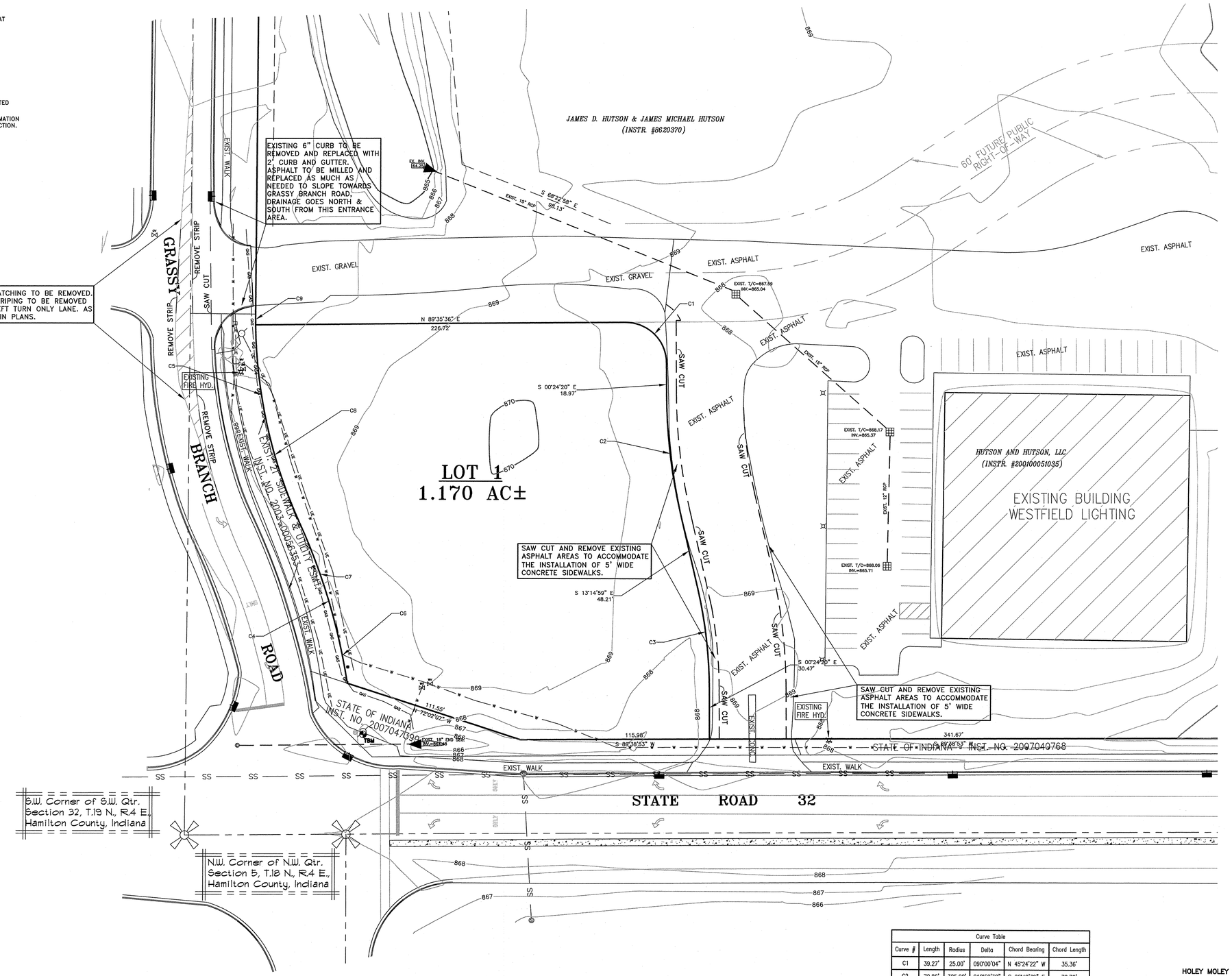
- –EXISTING ELECTRIC TRANSFORMER
- –EXISTING STREET SIGN
- –EXISTING LIGHT



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

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THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF MAURER SURVEYING, INC. (M). ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM (M), BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS (M) FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

FLOOD HAZARD STATEMENT:

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The surveyed parcel lies within Zone X"as said land plots by scale on Community Panel 18057C0136 G of the Flood Insurance Rate Maps for Hamilton County, Indiana dated November 19, 2014.

Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	39.27'	25.00'	090°00'04"	N 45°24'22" W	35.36'
C2	72.86'	325.00'	012°50'38"	S 06°49'39" E	72.70'
C3	61.65'	275.00'	012°50'38"	N 06°49'39" W	61.52'
C4	103.24'	380.00'	015°33'58"	N 16°51'55" W	102.92'
C5	131.11'	300.00'	025°02'26"	S 12°07'41" E	130.07'
C6	34.53'	380.00'	005°12'24"	N 11°41'08" W	34.52'
C7	68.71'	380.00'	010°21'34"	N 19°28'07" W	68.61'
C8	124.61'	300.00'	023°47'57"	S 12°44'55" E	123.72'
C9	6.50'	300.00'	001°14'29"	S 00°13'42" E	6.50'

HOLEY MOLEY SAYS, "DON'T DIG BLIND"

1-800-382-5544 CALL TOLL FREE

1-800-428-5200 FOR CALLS OUTSIDE OF INDIANA

SCALE: 1" = 30'

DRAWN BY: AB

CHECKED BY: FM

CERTIFIED BY: PAUL MAURER

SEAL: APPROVAL PENDING

DATE: 3/9/15 REVISION: FOR PUBLIC WORKS COMMENTS

PROJECT NAME: FIRST MERCHANTS BANK STATE ROAD 32, WESTFIELD

SHEET NAME: EXISTING CONDITIONS

MAURER SURVEYING, INC.
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR: FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET: C.2

DATE: JANUARY 29, 2015

JOB NO. 1817-C.2

NOTICE, PERMITS, and NOTES

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GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

EXISTING LEGEND

- –EXISTING SANITARY SEWER
- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM (BEEHIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- –EXISTING GAS VALVE
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- –EXISTING ELECTRIC TRANSFORMER
- –EXISTING STREET SIGN
- –EXISTING LITE

PROPOSED LEGEND

- –PROPOSED STORM (CURB) INLET
- –PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. –BUILDING SETBACK LINE
- –PROPOSED FIRE HYDRANT
- 00.00 –PROPOSED TOP OF CURB ELEV.
- 00.00 –PROPOSED BOTTOM OF CURB ELEV.
- 00.00 –PROPOSED GRADE
- –PROPOSED GRANULAR BACKFILL
- HC –PROPOSED HANDICAP ACCESSIBLE RAMP

BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

TBM

ELEVATION : 868.47

BENCHMARK

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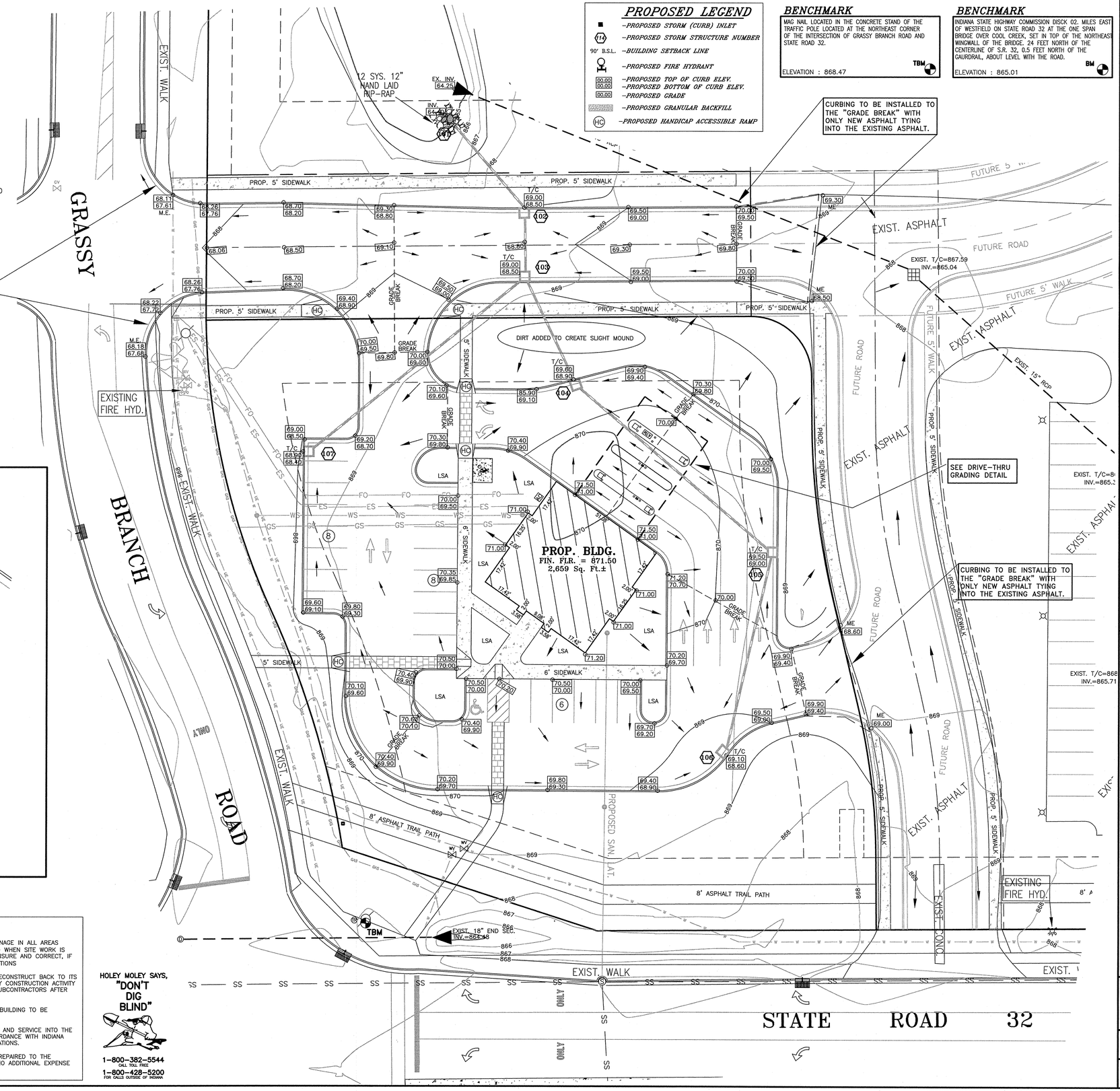
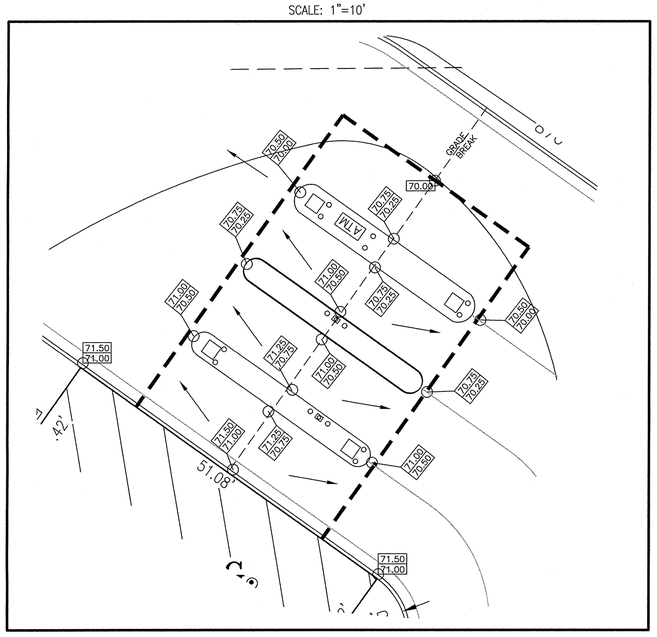


DRIVE THROUGH GRADING DETAIL

SCALE: 1"=10'



GENERAL DEVELOPMENT NOTES:

1) ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.

2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS SHOWN ON THIS PLAN PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPENCIES ARE FOUND IN THESE PLANS FROM FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYORS IMMEDIATELY.

3) CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (i.e. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.

4) ALL STORM SEWER AND SANITARY SEWER LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIALS WHEN WITHIN 5' OF PAVEMENT.

5) ALL UTILITY SERVICES INTO THE PROPOSED BUILDING SHALL BE COORDIANTED BETWEEN CONTRACTOR, DEVELOPER, ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.

6) CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GRASS/LANDSCAPE AND CONCRETE/PAVEMENT) WHEN SITE WORK IS COMPLETE. TESTS SHALL BE PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY PONDING, "BIRD BATH" CONDITIONS

7) CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT BACK TO ITS ORIGINAL CONDITION, ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY AS WELL AS TRAFFIC FROM SUPPLIERS AND SUBCONTRACTORS AFTER CONSTRUCTION WORK IS COMPLETE.

8) SANITARY SEWER SERVICE INTO PROPOSED BUILDING TO BE COORDINATED WITH ARCHITECT.

9) ALL WATERLINE CONSTRUCTION, RELOCATION AND SERVICE INTO THE PROPOSED BUILDING SHALL BE DONE IN ACCORDANCE WITH INDIANA AMERICAN COMPANY STANDARDS AND SPECIFICATIONS.

10) DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SPECIFICATIONS OF THE UTILITY COMPANY AT NO ADDITIONAL EXPENSE TO THE OWNER.

HOLEY MOLEY SAYS, "DON'T DIG BLIND"

1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

SCALE: AS SHOWN
DRAWN BY: AB
CHECKED BY: FM
CERTIFIED BY: PAUL MAURER

SEAL: APPROVAL PENDING

DATE:	REVISION:
2/20/15	FOR COMMENTS
3/9/15	FOR PUBLIC WORKS COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
GRADING PLAN

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
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PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET: C.3

DATE: JANUARY 29, 2015

JOB NO. 1817-C.3

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- –EXISTING STORM (BEEHIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- –EXISTING GAS VALVE
- GAS –EXISTING GAS LINE
- –EXISTING TELEPHONE PEDESTAL
- –EXISTING CABLE PEDESTAL
- EX12" –EXISTING WATERLINE
- –EXISTING WATER METER
- –EXISTING WATER VALVE
- 824 –EXISTING CONTOUR LINE
- UGE –EXISTING UNDERGROUND ELECTRIC
- –EXISTING ELECTRIC TRANSFORMER
- –EXISTING STREET SIGN
- –EXISTING LITE

PARKING NOTES

GENERAL DEVELOPMENT NOTES:

PARKING PROVIDED: 9' X 18' STALLS	22 SPACES
HANDICAP SPACES:	1 SPACES
TOTAL SPACES PROVIDED:	23 SPACES

KEYNOTE LEGEND (** = SEE DETAIL)

- A — MONOLITHIC CURB & WALK **
- B — HEAVY DUTY PAVEMENT **
- C — 2' COMBINED CURB & GUTTER
- D — HANDICAP & OTHER PAINT MARKINGS
- E — LAWN
- F — 4" PAINTED WHITE PARKING STRIPE
- G — HANDICAP RAMP ** HC
- H — RIGHT-OF-WAY PAVEMENT **

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

DIMENSION NOTES

– ALL INTERIOR DIMENSIONS ARE TO "FACE OF CURB"

– ALL RADII DIMENSIONS ARE TO "FACE OF CURB"

GENERAL DEVELOPMENT NOTES:

1) ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.

2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS SHOWN ON THIS PLAN PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPENCIES ARE FOUND IN THESE PLANS FROM FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYORS IMMEDIATELY.

3) CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (i.e. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.

4) ALL STORM SEWER AND SANITARY SEWER LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIALS WHEN WITHIN 5' OF PAVEMENT.

5) ALL UTILITY SERVICES INTO THE PROPOSED BUILDING SHALL BE COORDIANTED BETWEEN CONTRACTOR, DEVELOPER, ARCHITECT AND THE RESPECTIVE UTILITY COMPANY.

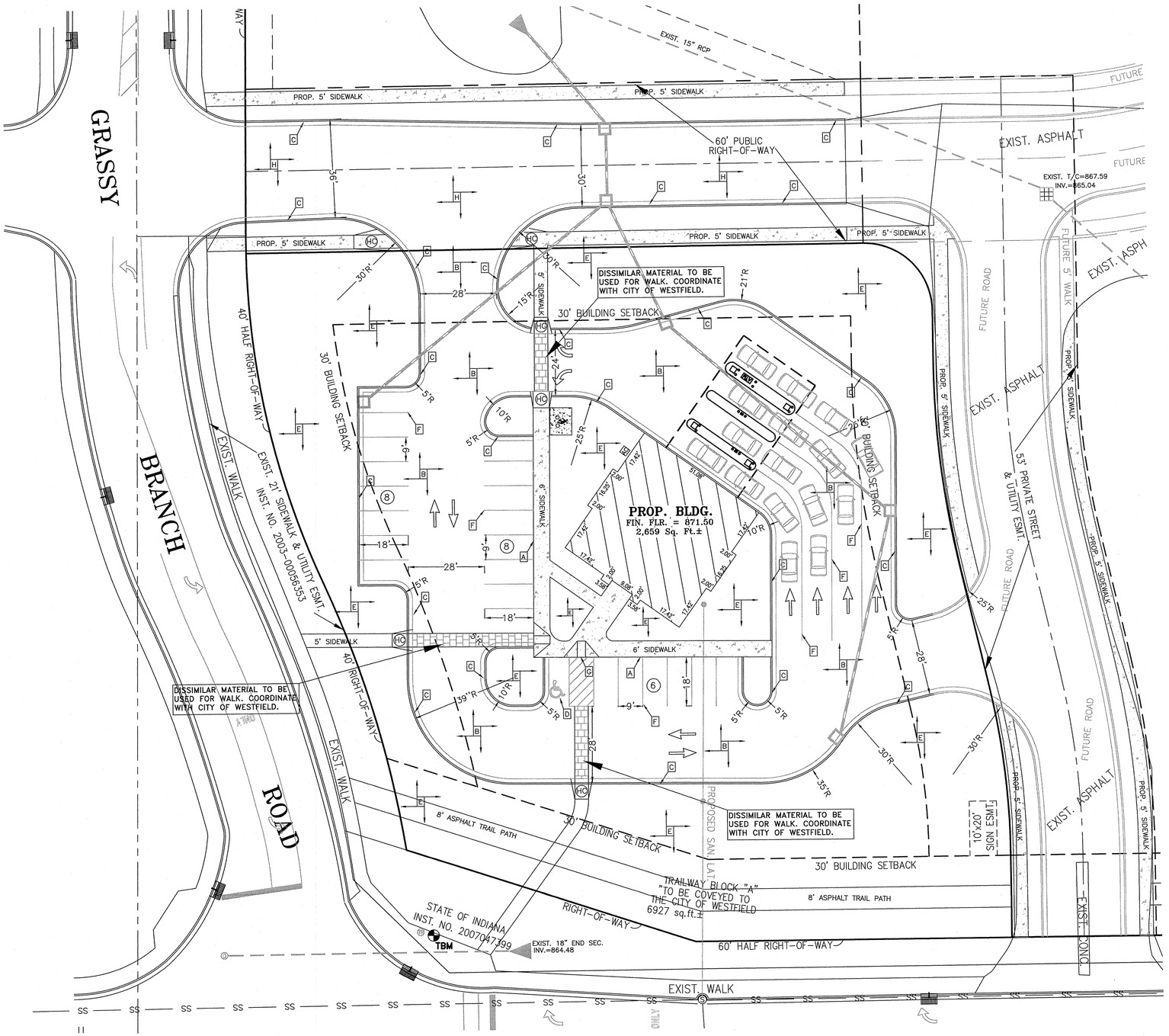
6) CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GRASS/LANDSCAPE AND CONCRETE/PAVEMENT) WHEN SITE WORK IS COMPLETE. TESTS SHALL BE PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY PONDING, "BIRD BATH" CONDITIONS

7) CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT BACK TO ITS ORIGINAL CONDITION, ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY AS WELL AS TRAFFIC FROM SUPPLIERS AND SUBCONTRACTORS AFTER CONSTRUCTION WORK IS COMPLETE.

8) SANITARY SEWER SERVICE INTO PROPOSED BUILDING TO BE COORDINATED WITH ARCHITECT.

9) ALL WATERLINE CONSTRUCTION, RELOCATION AND SERVICE INTO THE PROPOSED BUILDING SHALL BE DONE IN ACCORDANCE WITH INDIANA AMERICAN COMPANY STANDARDS AND SPECIFICATIONS.

10) DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SPECIFICATIONS OF THE UTILITY COMPANY AT NO ADDITIONAL EXPENSE TO THE OWNER.



UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOW HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

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SCALE: 1" = 20'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER, REGISTERED LAND SURVEYOR, STATE OF INDIANA, 80100006, STATE OF INDIANA — APPROVAL PENDING — 3/9/15

DATE:	REVISION:
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
DIMENSIONAL PLAN

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET: C.4

DATE: JANUARY 29, 2015

JOB NO.: 1817-C.4

NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
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4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
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HOLEY MOLEY SAYS, "DON'T DIG BLIND"
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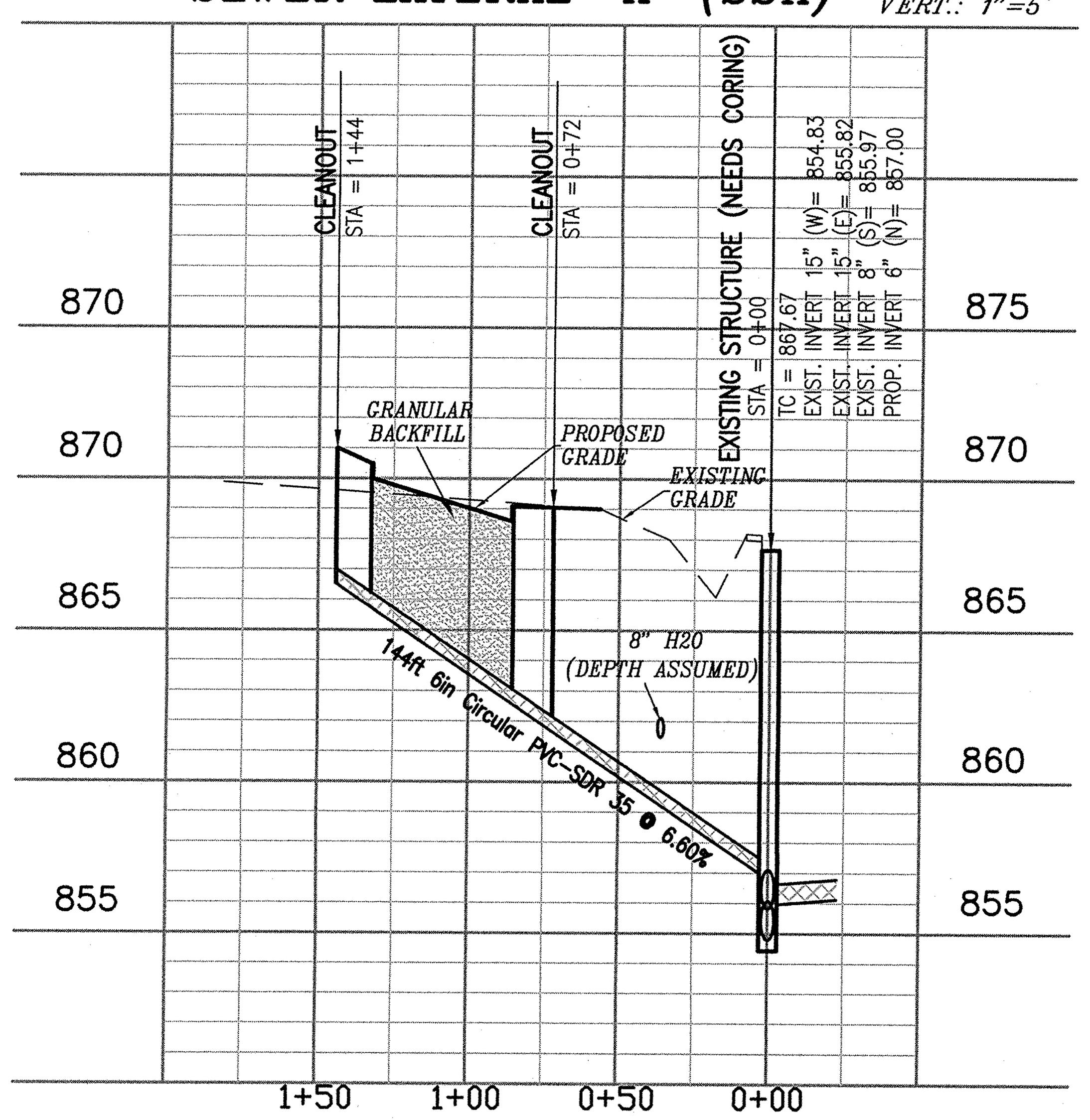
1-800-428-5200 FOR CALLS OUTSIDE OF INDIANA

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

PROFILE of SANITARY SEWER LATERAL "A" (SSA)

SCALES:
HORIZ.: 1"=50'
VERT.: 1"=5'



BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

BM

ELEVATION : 865.01

BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

TBM

ELEVATION : 868.47

EXISTING LEGEND

- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM (BEEHIVE) INLET
- EXISTING STORM (CURB) INLET
- EXISTING UTILITY POLE
- EXISTING GAS VALVE
- GAS — EXISTING GAS LINE
- EXISTING TELEPHONE PEDESTAL
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- EXISTING WATER METER
- EXISTING WATER VALVE
- 824 — EXISTING CONTOUR LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- EXISTING ELECTRIC TRANSFORMER
- EXISTING STREET SIGN
- EXISTING LITE

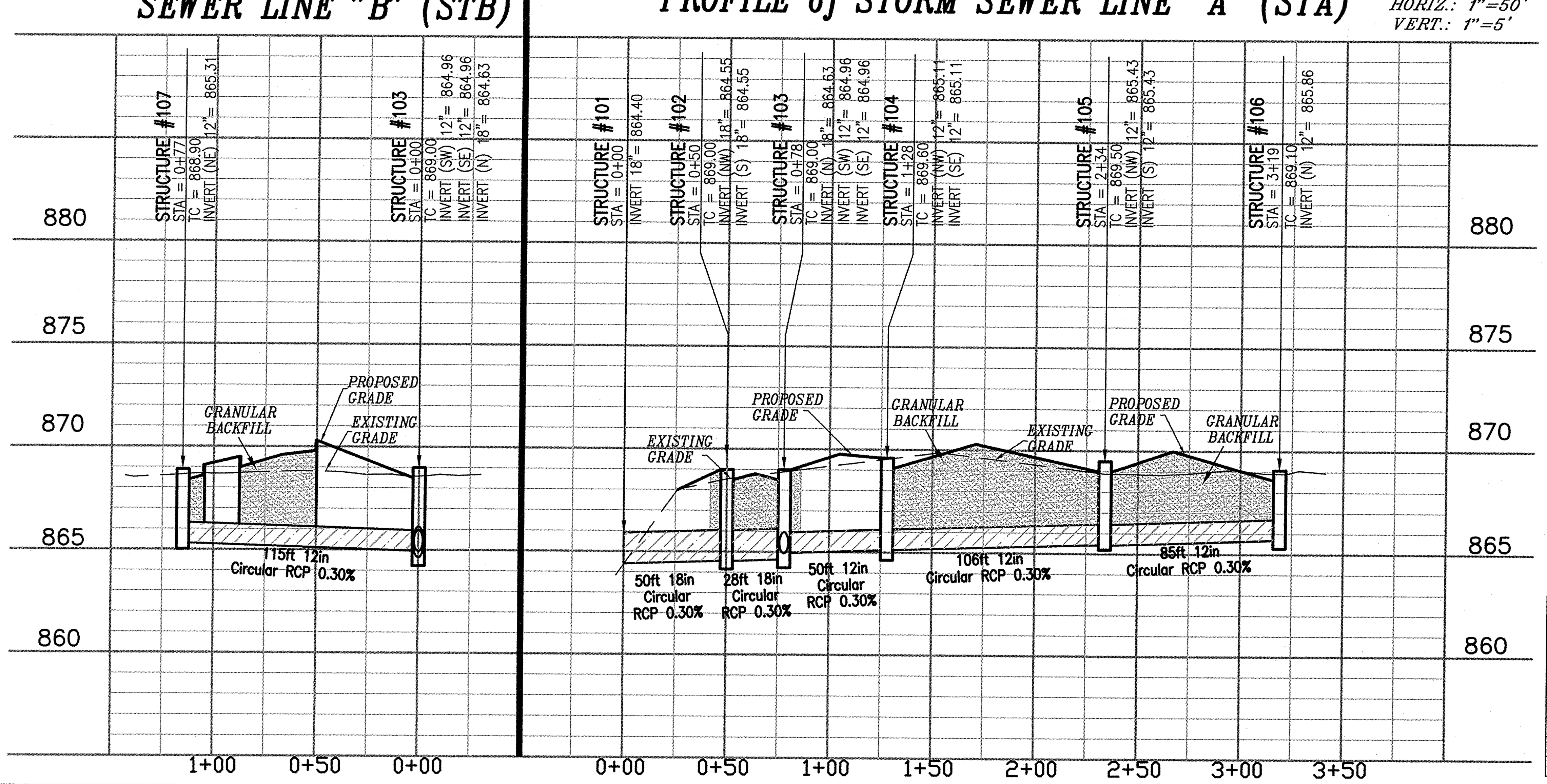
PROPOSED LEGEND

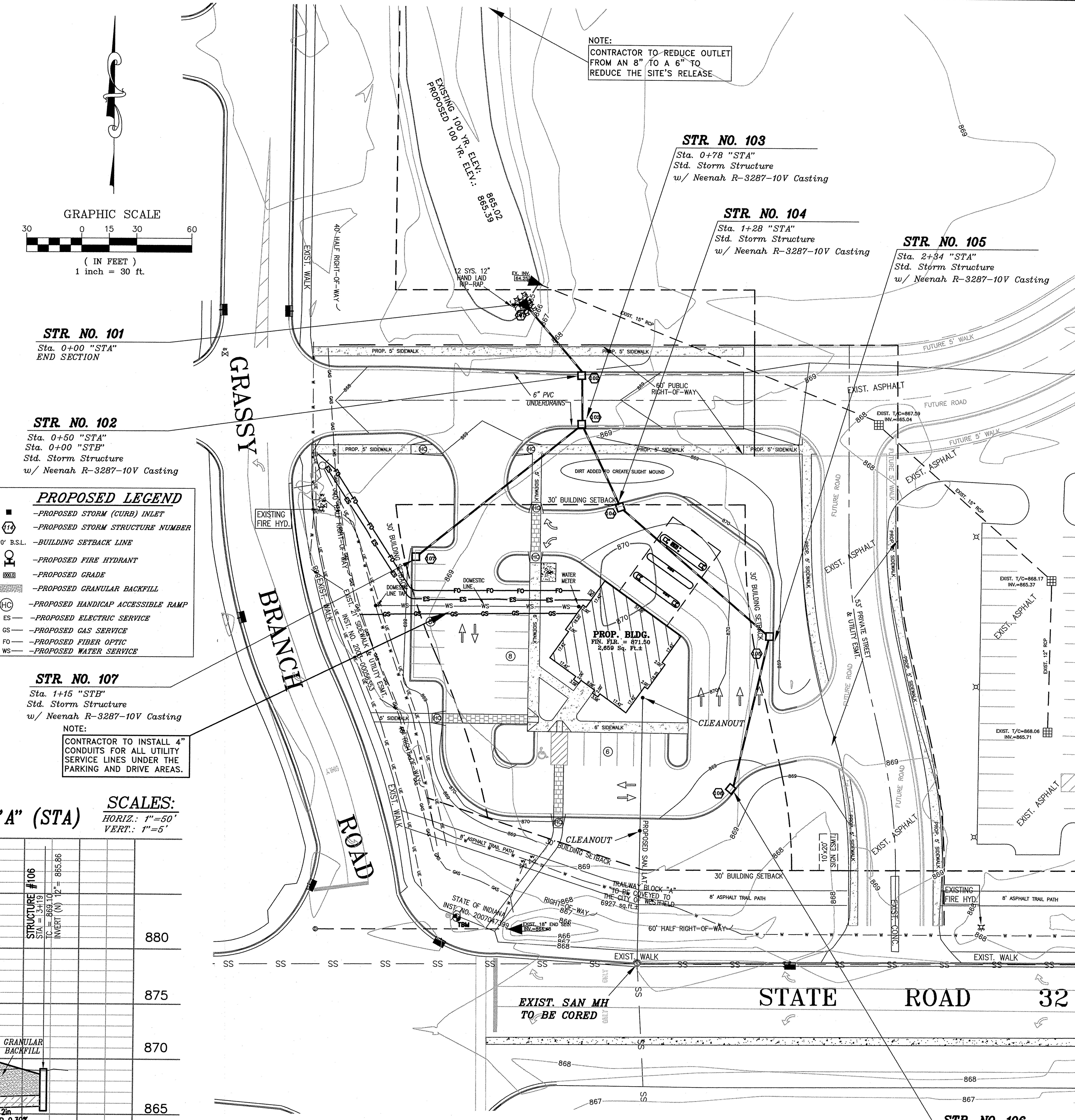
- PROPOSED STORM (CURB) INLET
- (114) PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. BUILDING SETBACK LINE
- PROPOSED FIRE HYDRANT
- (000.0) PROPOSED GRADE
- PROPOSED GRANULAR BACKFILL
- (HC) PROPOSED HANDICAP ACCESSIBLE RAMP
- — ES — PROPOSED ELECTRIC SERVICE
- — GS — PROPOSED GAS SERVICE
- — FO — PROPOSED FIBER OPTIC
- — WS — PROPOSED WATER SERVICE

PROFILE of STORM SEWER LINE "B" (STB)

PROFILE of STORM SEWER LINE "A" (STA)

SCALES:
HORIZ.: 1"=50'
VERT.: 1"=5'





STORM SEWER LINES DATA TABLE

STR. NO.	TC/RIM ELEV.	INV. (IN)	INV. (OUT)	DEPTH	STR. SIZE	STR. TYPE	CASTING TYPE	PIPE SIZE IN	DIRECTION OF PIPE IN/OUT	STORM BMP YES/NO IN/OUT
STR. 101	N/A	864.40	864.40	N/A	N/A	N/A	END SECTION	18"	S.E. / N.W.	NO
STR. 102	869.00	864.55	864.55	2.45'	52" X 40"	INLET	NEENAH R-3287-10V	18"	S. / N.W.	NO
STR. 103	869.00	864.96	864.63	2.87'	52" X 40"	INLET	NEENAH R-3287-10V	12"	S.E. / N.	NO
STR. 104	869.60	865.11	865.11	2.99'	52" X 40"	INLET	NEENAH R-3287-10V	12"	787.49	NO
STR. 105	869.50	865.43	865.43	2.57'	52" X 40"	INLET	NEENAH R-3287-10V	12"	787.49	NO
STR. 106	869.10	N/A	865.86	1.74'	52" X 40"	INLET	NEENAH R-3287-10V	12"	787.49	NO
STR. 107	868.90	N/A	865.31	2.09	52" X 40"	INLET	NEENAH R-3287-10V	12"	787.49	NO

SCALE: AS SHOWN
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER, REGISTERED No. 880006, STATE OF INDIANA, LAND SURVEYOR — APPROVAL PENDING — 3/9/15

DATE:	REVISION:
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
UTILITY PLAN

MAURER SURVEYING, INC.
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET
C.5

DATE
JANUARY 29, 2015

JOB NO.
1817-C.5

NOTICE, PERMITS, and NOTES

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HOLEY MOLEY SAYS,
"DON'T DIG BLIND"

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CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

FLOOD HAZARD STATEMENT:
The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced flood insurance rate map. The surveyed parcel lies within Zone X"as said land plots by scale on Community Panel 18057C0136 G of the Flood Insurance Rate Maps for Hamilton County, Indiana dated November 19, 2014.

BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

BM

ELEVATION : 865.01

BENCHMARK

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TBM

ELEVATION : 868.47

EXISTING LEGEND

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- EXISTING SANITARY MANHOLE
- EXISTING STORM SEWER
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- EXISTING STORM (CURB) INLET
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- 824 — EXISTING CONTOUR LINE
- UGE — EXISTING UNDERGROUND ELECTRIC
- EXISTING ELECTRIC TRANSFORMER
- EXISTING STREET SIGN
- EXISTING LITE

PROPOSED LEGEND

- PROPOSED STORM (CURB) INLET
- FX — PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. — BUILDING SETBACK LINE
- PROPOSED FIRE HYDRANT
- 000.0 — PROPOSED GRADE
- PROPOSED GRANULAR BACKFILL
- HC — PROPOSED HANDICAP ACCESSIBLE RAMP
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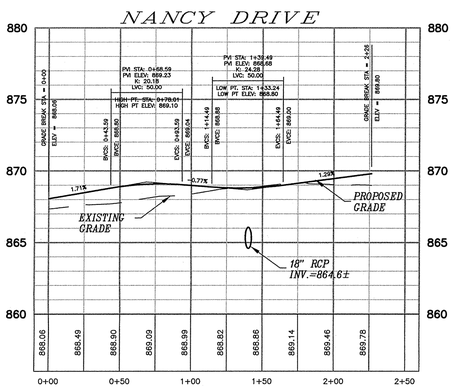
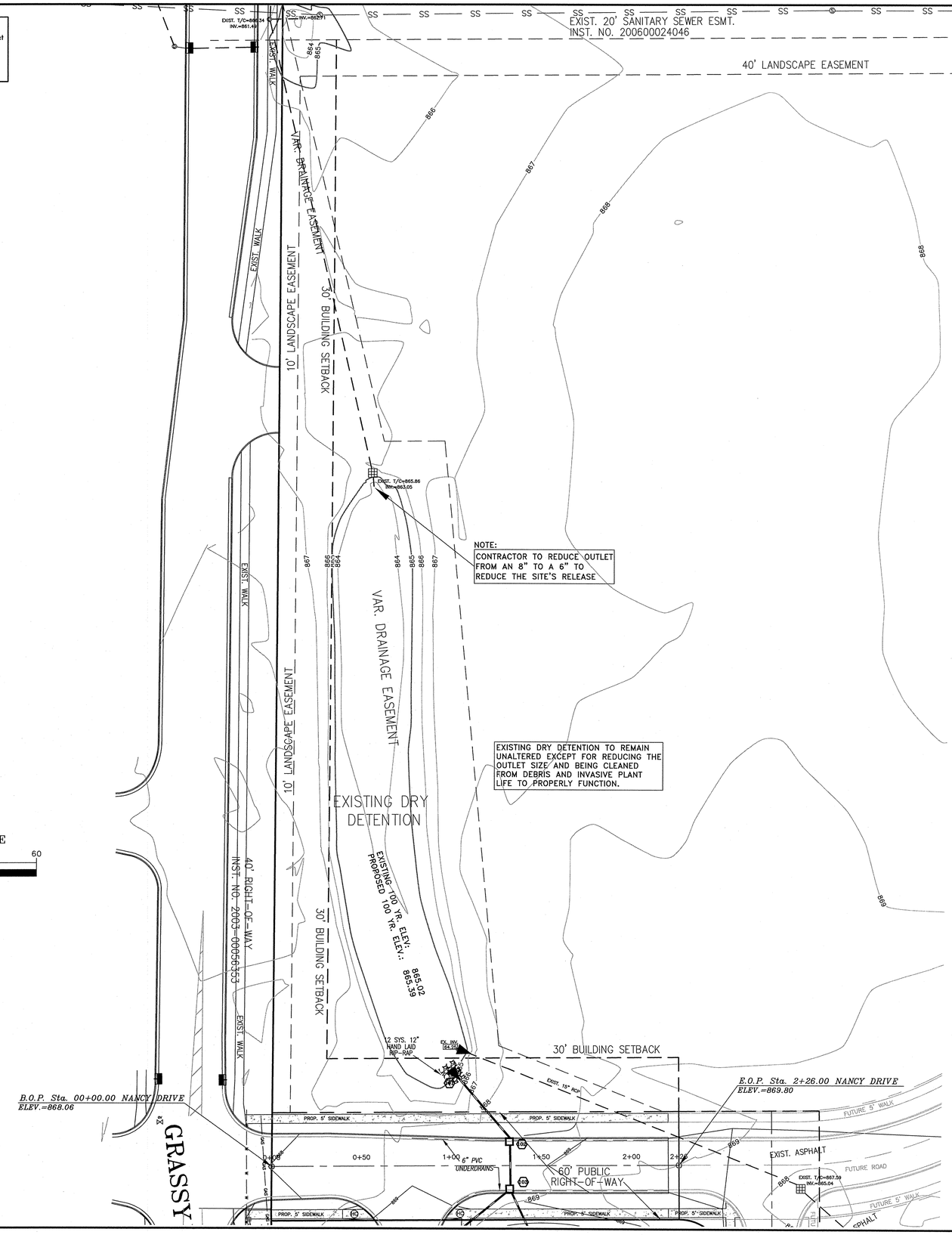


GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



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UTILITY STATEMENT:

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SCALE: AS SHOWN
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: MAURER

SEAL: APPROVAL PENDING

DATE:	REVISION:
3/9/15	PER PUBLIC WORKS COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
DETENTION & STREET PROFILE PLAN

MAURER SURVEYING, INC.
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET: C.6

DATE: JANUARY 29, 2015

JOB NO.: 1817-C.6

NOTICE, PERMITS, and NOTES

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NOTE:

TRENCHES SHALL BE SHEETED AND BRACED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.

THE CONTRACTOR SHALL FIELD LOCATE AND MEASURE ALL SEWER LATERALS ON EACH LOT AND PROVIDE THE ENGINEER WITH MEASUREMENTS AND LOCATIONS FOR AS-BUILT DRAWING.

WHEREVER ANY SANITARY SEWERS CONSTRUCTED IN THIS SECTION CONNECT TO ANY EXISTING SANITARY SEWER OR SANITARY MANHOLE, THE EXISTING MANHOLE HOLE OR SEWER SHALL BE PLUGGED TO PREVENT ANY, DEBRIS OR SURFACE WATER FROM ENTERING THE EXISTING SYSTEM.

ALL MANHOLES INDICATED ON THE CONSTRUCTION PLANS FOR THIS SECTION ARE TO BE COMPLETED IMMEDIATELY UPON COMMENCING CONSTRUCTION OF THE MANHOLE. ALL MATERIAL TO FINISH THE MANHOLE MUST BE ON SITE READY TO FINISH THE STRUCTURE ONCE THE BASE IS SET.

THE STORM WATER QUALITY UNIT SHOWN ON THESE PLANS SHALL BE THE UNIT INSTALLED DURING THE DEVELOPMENT OF THIS PROPERTY. NO SUBSTITUTIONS SHALL BE PREMITTED.

ALL CASTINGS SHALL HAVE STANDARD "ENVIRONMENTALLY FRIENDLY LOGOS" EMBOSSED INTO THE INLET.

INSPECTOR HAS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IN THE FIELD AS CONDITIONS WARRANT.

PROPOSED LEGEND

- –PROPOSED STORM (CURB) INLET
- –PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L.–BUILDING SETBACK LINE
- –PROPOSED FIRE HYDRANT
- –PROPOSED GRADE
- –PROPOSED GRANULAR BACKFILL
- –PROPOSED HANDICAP ACCESSIBLE RAMP

EXISTING LEGEND

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- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
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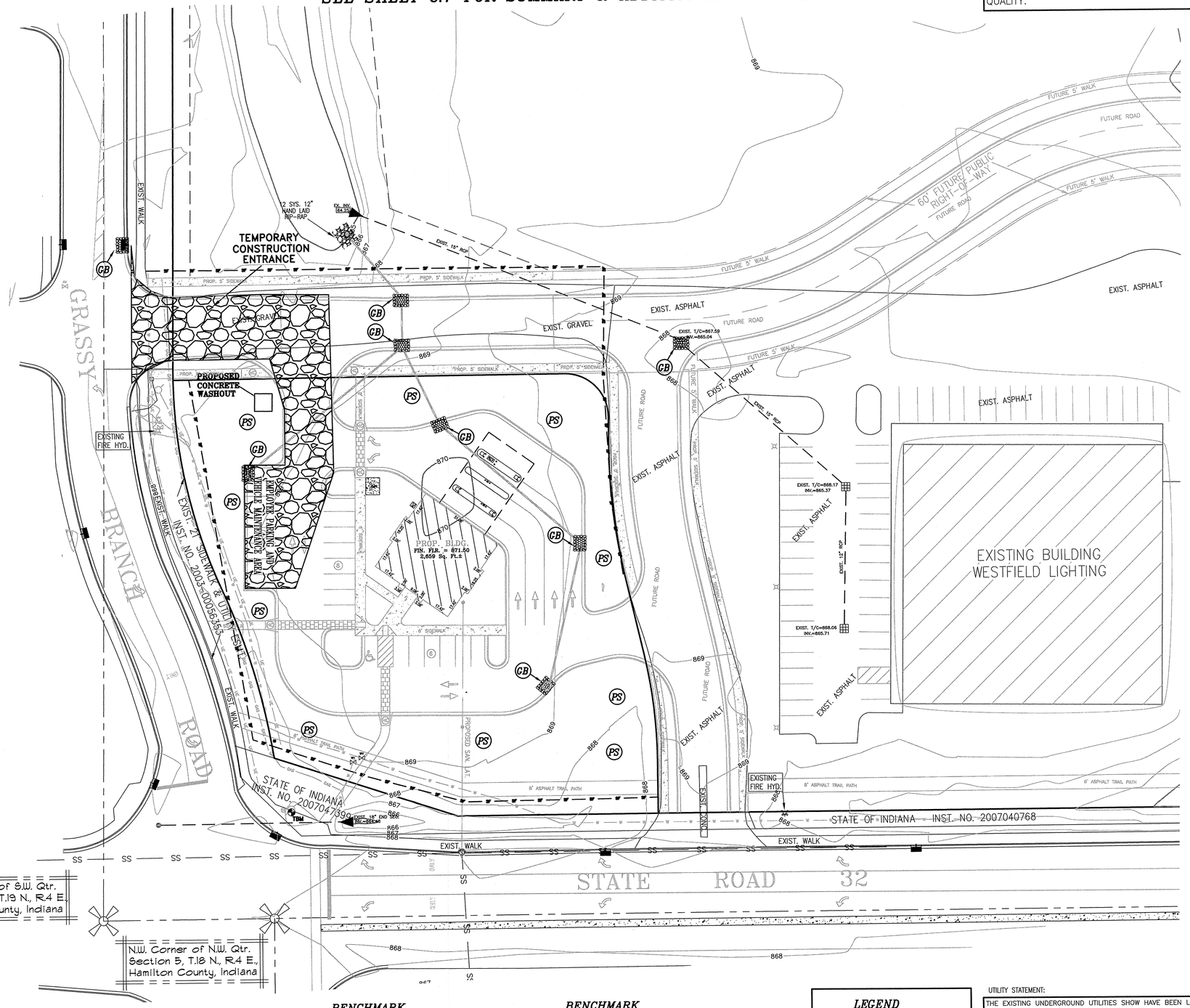
- –EXISTING STREET SIGN
- –EXISTING LITE

THIS SHEET FOR EROSION CONTROL PURPOSES ONLY

SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS

SEE SHEET C.7 FOR SUMMARY & ADDITIONAL INFORMATION*

ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL – PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST-CONSTRUCTION WATER QUALITY.



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

HOLEY MOLEY SAYS, "DON'T DIG BLIND"

1-800-382-5544 CALL TOLL FREE

1-800-428-5200 FOR CALLS OUTSIDE OF INDIANA

BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

ELEVATION : 868.47

BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

ELEVATION : 865.01

LEGEND

- (PS) – PERMANENT SEED
- (SF) – SILT FENCE
- (TS) – TEMPORARY SEED
- (GB) – CABION BASKETS

UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOW HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

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SCALE: 1" = 30'

DRAWN BY: AB

CHECKED BY: PM

CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA

DATE:	REVISION:
2/20/15	PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS

PROJECT NAME: FIRST MERCHANTS BANK STATE ROAD 32, WESTFIELD

SHEET NAME: EROSION CONTROL PLAN

MAURER SURVEYING, INC.
4600 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE – 317-881-3899 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR: FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET: C.7

DATE: JANUARY 29, 2015

JOB NO.: 1817-C.7

THIS SHEET FOR EROSION CONTROL PURPOSES ONLY
SEE DETAIL SHEET FOR EROSION CONTROL DETAILS

PROJECT INDEX

Assessment of Construction Plan Elements (Section A)

A1 – Index showing locations of required Plan Elements

A2 – 11 by 17 inch Site Plan

A3 – Narrative describing the nature and purpose of the project
– FIRST MERCHANTS BANK is a 1.49 Acre Commercial Use Parcel. This project will include a new 2,695 square foot building with associated parking and the reconstruction of a drive.

A4 – Vicinity map showing project location
– A Vicinity Map is shown on the Title Sheet for this set of plans.

A5 – Legal Description of the Project Site
– The legal description for this site is shown on the Existing Site Conditions (Sheet # C.2), and this sheet.

A6 – Location of all lots and proposed site improvements (roads, utilities, structures, etc.)
– The location of all proposed site improvements are as shown on the Dimensional Plan, Sheet C.4 of this set of plans.
LATITUDE: N40°02'36" LONGITUDE: W86°06'31"

A7 – Hydrologic unit code (14 digit)
– The Hydrologic unit code for this site is 05120201140010

A8 – Notation of any State or Federal water quality permits.
– NONE REQUIRED.

A9 – Specific points where stormwater discharge will leave the site
– The majority of the stormwater runoff from this proposed site will flow Northerly through a new storm system and outlet into an existing dry detention pond. The existing dry detention outlets Northerly into a storm system associated with the neighborhood to the North. The rest of the site will continuing flowing Southerly and Westerly in and along the swale along S.R. 32.

A10 – Location and name of all wetlands, lakes, and watercourses on and adjacent to the site
– This proposed development lies within the Cool Creek Watershed. No wetlands or Lakes are on site or adjacent to the site.

A11 – Identification of all receiving waters
– This site lies within the Cool Creek Watershed.

A12 – Identification of potential discharges to ground water (abandoned wells, sinkholes, etc.)
– No discharge to ground water will occur. Runoff from the site will be sheet drained to a existing detention area with its overflow running Northerly into an existing storm system which eventually outlets into Cool Creek.

A13 – 100–year floodplains, floodways, and floodway fringes
– The 100 yr floodway, floodplains, and flood fringe will lie within the banks of the proposed pond.

A14 – Pre–construction and post construction estimate of Peak Discharge (10–year storm event)
– The pre–development peak discharge for the 10–year storm event for the overall site = n/a cfs
– The post–development peak discharge for the 10–year storm event for the overall site = n/a cfs

A15 – Adjacent land use, including upstream watershed
– Major Highway to the West, Commercial to the East South and North.

A16 – Locations and approximate boundaries of all disturbed areas (Construction Limits)
– See detail this sheet, which depicts the total disturbed area for the site

A17 – Identification of existing vegetation cover
– The existing vegetation for this site is pavement and grass.

A18 – Soils map including soil descriptions and limitations Per Indiana Erosion Control Manual
– See Soils Map this sheet
– Br = Brookston Silty Clay Loam, 0 to 2 percent slopes.
– CrA = Crosby Silt Loam, 0 to 2 percent slopes.

A19 – Locations, size and dimensions of proposed stormwater systems (e.g pipes, swales and channels)
– The location of the proposed stormwater system is as shown on this plan. The size of all stormwater systems are as shown on sheet C.5 of these construction plans.

A20 – Plans for any off–site construction activities associated with this project (sewer/water tie–ins)
– None

A21 – Locations of proposed soil stockpiles and/or borrow/disposal areas
– No Temporary stockpile areas are anticipated for this project, The contractor shall be responsible for removing all excess from project site.

A22 – Existing site topography at an interval appropriate to indicate drainage patterns
– See the Existing Site Conditions sheet being sheet C.2 of these plans

A23 – Proposed final topography at an interval appropriate to indicate drainage patterns
– See the Grading Plan being sheet C.3 of these plans

Assessment of Stormwater Pollution Prevention Plan (Section B)

B1 – Description of Potential pollutant sources associated with construction activities
– The potential pollutant sources associated with construction activities for this site would be material used for construction of the site, fuel storage areas, fueling locations, leaking vehicles and equipment, which could be exposed to the soils within the development. The contractor is urged to protect the site and maintain a single storage and fueling area on site. Although fuel leakage will happen, the contractor is urged to maintain this area so that pollutants to the soil is kept to a minimum.

B2 – Sequence describing stormwater quality measure implementation relative to land disturbing activities:
– Install perimeter sediment control measures (e.g. silt fence)
Silt fence and appropriate erosion control measures shall be installed prior to any construction.
Silt fence to be "NUTEC 3 NWS–6" or approved equal.
– Install stone for construction entrance and employee parking and vehicle maintenance area.
– As areas are brought of rough grade, permanent seed fertilize & mulch
– Construct basin and stabilize side slopes with permanent seed and mulch or blanket
– Construct forebays and set sediment marker as shown in detail on sheet 5.
– Protect storm inlets immediately after installation
– All installed erosion and sediment control practices must be monitored at least weekly and again after each rain event. Any noted deficiencies must be corrected immediately.
– Any area of disturbed soil, which will remain inactive for 15 days or more must be seeded with the appropriate temporary vegetative covers. (see temp. seeding dates)
– The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis. At a minimum, practices need to be inspected weekly, after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where measures need to be repaired or replaced. Failing practices should be repaired or replaced immediately.
– Builders are to coordinate staging of erosion control as per detail labeled "Construction Sequence of Building Site Erosion Control Practices"
– Developers and Contractors must meet the design criteria, standards and specifications outlined in the Indiana Handbook for Erosion Control in Developing Areas.
– Developer to place permanent seed on all side and rear easement areas and temporary seed in all other areas, at appropriate time during construction
– Marion County and the State has the right to require additional erosion control measures in the field as conditions warrant.
– See Details sheets of these plans for installation, Application and methods for erosion control devices and practices.
– All slopes exposed during construction shall have SC–150 Erosion Control Blankets installed on them.

B3 – Stable construction entrance locations and specifications (at all points of ingress and egress)
– Construction entrance are proposed as shown on sheet C.6.

B4 – Sediment control measures for sheet flow areas
– The majority of this site is sheet flow.

B5 – Sediment control measures for concentrated flow areas
– All swale and street areas will maintain a concentrated flow. This plan shows the proposed seeding and sequence for these areas along with the proposed inlet protection.

B6 – Storm sewer inlet protection measures, locations and specifications
– Inlet protection is shown on this plan. See Details sheets for details and specifications.

B7 – Runoff control measures (e.g. diversions, rock check dams, slope drains, etc.)
– Sediment in run–off water shall be trapped by the use of such methods as debris basins and silt traps until the disturbed area is stabilized.

B8 – Storm water outlet protection specifications
– 20 square yards of 12" hand laid rip rap to be installed at the upstream side of the outlet structure and 15 square yards of 12" hand laid rip–rap to be installed on the downstream side of the outlet pipe.

B9 – Grade stabilization structures, locations and specifications
– These items are not proposed within this development

B10 – Location, dimensions, specifications, and construction details of each stormwater quality measure
– All proposed measures are as shown on sheet C.4, details of each measure are shown on sheet C.9.

B11 – Temporary surface stabilization methods appropriate for each season (including sequencing)
– No Temporary seeding is needed.

B12 – Permanent surface stabilization specifications (include sequencing)
– Permanent surface stabilization is as shown on sheet C.6.

B13 – Material handling and spill prevention plan
– The potential pollutant sources associated with construction activities for this site would be material used for construction of the site, fuel storage areas, fueling locations, leaking vehicles and equipment, which could be exposed to the soils within the development. The contractor is urged to protect the site and maintain a single storage and fueling area on site. Although fuel leakage will happen, the contractor is urged to maintain this area so that pollutants to the soil is kept to a minimum. All pollutants that could enter the stormwater during contruction would be routed through proposed water quality structures.
Contractor to clean any spills immediately to protect the soils from pollutants.

B14 – Monitoring and maintenancing guidelines for each proposed stormwater quality measure
– The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis. At a minimum, practices need to be inspected weekly, after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where measures need to be repaired or replaced. Failing practices should be repaired or replaced immediately. See this sheet C.5 and sheet C.9 for details.

B15 – Erosion & sediment control specifications for individual building lots
– Builders are to coordinate staging of erosion control as per detail labeled "Construction Sequence of Building Site Erosion Control Practices"
– Developers and Contractors must meet the design criteria, standards and specifications outlined in the Indiana Handbook for Erosion Control in Developing Areas.

Stormwater Pollution Prevention Plan – Post Construction Component (Section C)

C1 – Description of pollutants and their sources associated with the proposed land use
– The potential pollutants for this proposed land use are grease, oil, fertilizers, etc.

C2 – Sequence describing stormwater quality measure implementation
– Permanent stabilization (I.E. seeding, erosion control blanket) shall be implemented as construction disturbances have been eliminated. The existing wetlands located in the existing dry detention pond.

C3 – Description of proposed post construction stormwater quality measures
– The wetlands in the existing dry detention will act as the stormwater water quality.

C4 – Location, dimensions, specifications, and construction details of each stormwater quality measure.
– All proposed measures are as shown on Sheet C.2

C5 – Description of maintenance guidelines for post construction stormwater quality measures
– Proposed storm sewer inlets shall be monitored to ensure sediment accumulation does distract from proper flow/function. All grass areas to be monitored to ensure a vigorous vegetative growth. All BMP maintenance should be as stated in the BMP Operation and Maintance Manual.

NOTE:

A SELF–MONITORING PROGRAM THAT INCLUDES THE FOLLOWING MUST BE IMPLEMENTED:
A) A TRAINED INDIVIDUAL SHALL PERFORM A WRITTEN EVALUATION OF THE PROJECT SITE;
1. BY THE END OF THE NEXT BUSINESS DAY FOLLOWING EACH MEASURABLE STORM EVENT OF 1/2" OR MORE; AND
2. AT A MINIMUM OF ONE (1) TIME PER WEEK.
B) THE EVALUATION MUST ADDRESS:
1. THE MAINTENANCE OF EXISTING STORM WATER QUALITY MEASURES TO ENSURE THEY ARE FUNCTIONING PROPERLY; AND
2. IDENTIFY ADDITIONAL MEASURES NECESSARY TO REMAIN IN COMPLIANCE WITH ALL APPLICABLE STATUTES AND RULES.
C) WRITTEN EVALUATION REPORTS MUST INCLUDE:
1. THE NAME OF THE INDIVIDUAL PERFORMING THE ACTION;
2. THE DATE OF THE EVALUATION;
3. PROBLEMS IDENTIFIED AT THE PROJECT SITE; AND
4. DETAILS OF CORRECTIVE ACTIONS RECOMMENDED AND COMPLETED.

TEMPORARY SEEDING DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT or RYE												
OATS												
ANNUAL RYGRASS												

PERMANENT SEEDING DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
NON–IRRIGATED*												
IRRIGATED												
DORMANT SEEDING**												

IRRIGATION NEEDED DURING THIS PERIOD, TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.

* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED.

** INCREASE SEEDING RATE BY 50 PERCENT.

SEEDING LEGEND

TEMPORARY SEED: SEE NOTE BELOW FOR AREAS TO BE SEEDED

ALL BARE AREAS SCHEDULED TO BE LEFT IDLE FOR 15 DAYS OR MORE MUST BE STABILIZED WITH TEMPORARY SEEDING AND/OR MULCHING
ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
STRAW MULCH AT 2 TONS PER ACRE

PERMANENT SEED:
KENTUCKY BLUEGRASS AT 40 LBS. PER ACRE
CREEPING RED FESCUE AT 40 LBS. PER ACRE
STRAW MULCH AT 2 TONS PER ACRE

TEMPORARY SEED:
ANNUAL RYEGRASS AT 40 LB. PER ACRE
SPRING OATS AT100 LBS. PER ACRE

SEEDING NOTE:

ALL TEMPORARY SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.11 OF THE "INDIANA HANDBOOK for EROSION CONTROL in DEVELOPING AREAS".

ALL PERMANENT SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.12 OF THE "INDIANA HANDBOOK for EROSION CONTROL in DEVELOPING AREAS".

ADDITONAL NOTES:

–THE SILT FENCE AND APPROPRIATE EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.

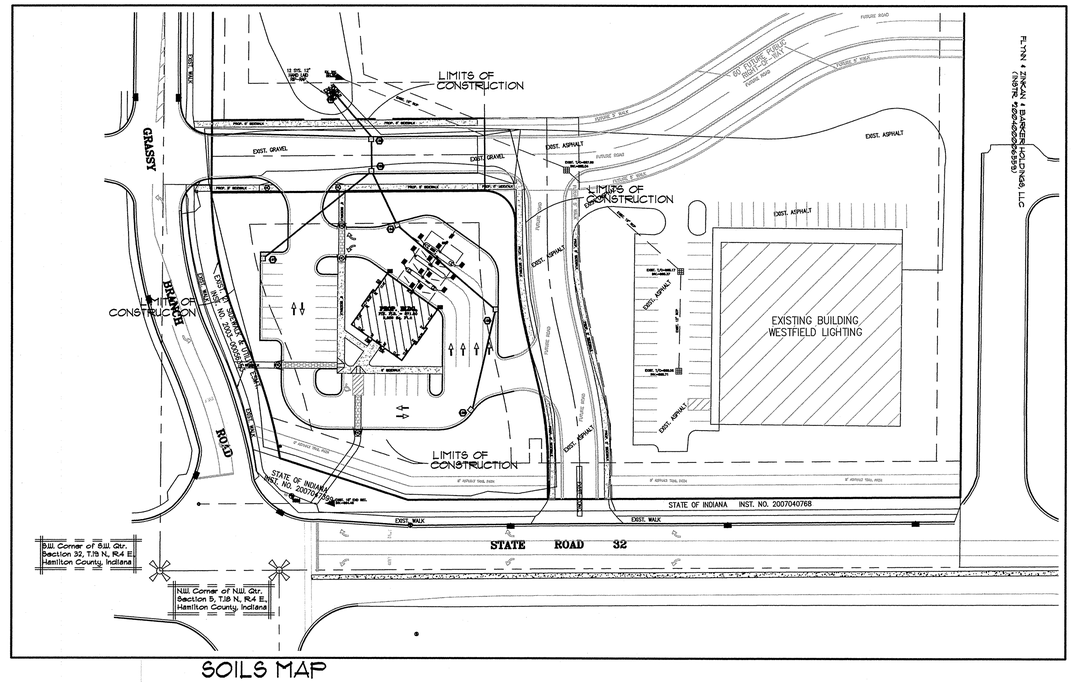
–ALL SLOPES EXPOSED DURING CONSTRUCTION SHALL HAVE SC–150 EROSION CONTROL BLANKETS INSTALLED ON THEM.

–ALL SILT FENCE MATERIAL SHALL BE "NUTEC 3 NWS–6 OR APPROVED EQUAL.

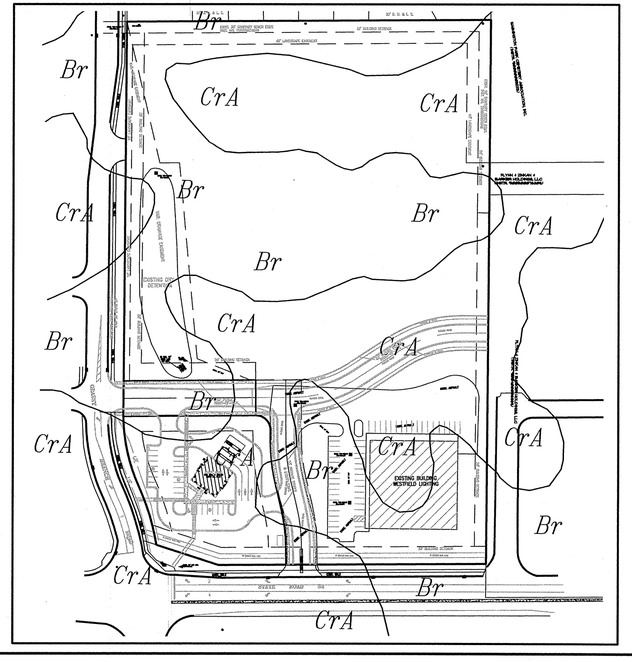
ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL – PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST–CONSTRUCTION WATER QUALITY.

NOTE:
INSPECTOR HAS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IN THE FIELD AS CONDITIONS WARRANT.

TOTAL DISTURBED AREA



SOILS MAP



LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follow:

COMMENCING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 23 minutes 32 seconds East (Basis of Bearings are State Plane Coordinate System – IN East) along the West line of said Quarter Section 315.45 feet; thence North 89 degrees 35 minutes 36 seconds East 34.33 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing North 89 degrees 35 minutes 36 seconds East 232.42 feet to a Point of Curvature of a curve concave Southwesterly with a Radius Point that bears South 00 degrees 24 minutes 24 seconds East 25.00 feet; thence Southeasterly along said curve through a Central Angle of 90 degrees 00 minutes 04 seconds a distance of 39.27 feet; thence South 00 degrees 24 minutes 20 seconds East 22.47 feet to a Point of Curvature of a curve concave Easterly with a Radius Point that bears North 89 degrees 35 minutes 40 seconds East 325.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 50 minutes 38 seconds a distance of 72.86 feet; thence South 13 degrees 14 minutes 59 seconds East 48.21 feet to a Point of Curvature of curve concave Westerly with a Radius Point that bears South 76 degrees 45 minutes 01 seconds West 275.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 59 minutes 38 seconds a distance of 61.65 feet; thence South 00 degrees 24 minutes 20 seconds East 30.47 feet to the North line of the land of the State of Indiana, as recorded in Instrument Number 2007047399, in the Office of the Hamilton County Recorder; thence the next two (2) courses being along the North lines of said State of Indiana; (1) South 89 degrees 38 minutes 53 seconds West 115.98 feet; (2) North 72 degrees 02 minutes 07 seconds West 135.31 feet to the West line of an Existing Right-of-Way Deeded Back to Grantor, as recorded in Instrument Number 200300060947, in the Office of the Hamilton County Recorder, said point also being a Point of Non-curvature of a curve concave Westerly with a Radius Point that bears South 79 degrees 11 minutes 35 seconds West 359.00 feet; thence the next two (2) courses being along said West line; (1) Northerly along said curve through a Central Angle of 13 degrees 50 minutes 29 seconds a distance of 86.73 feet to a Point of Reverse Curvature of a curve concave Easterly with a Radius Point that bears North 65 degrees 21 minutes 06 seconds East 321.00 feet; (2) Northerly along said curve through a Central Angle of 21 degrees 39 minutes 13 seconds a distance of 121.31 feet to a Point of Curvature of a curve concave Southeasterly with a Radius Point that bears North 87 degrees 00 minute 19 seconds East 15.00 feet; thence Northeasterly along said curve through a Central Angle of 92 degrees 35 minutes 17 seconds a distance of 24.24 feet to the Point of Beginning, containing 1.458 acres, more or less.

Subject to all Right-of-Way, easements, and restrictions.

UTILITY STATEMENT:
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BENCHMARK
INDIANA STATE HIGHWAY COMMISSION DISCK 02, MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE, 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.
BM
ELEVATION : 865.01

BENCHMARK
MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.
TBM
ELEVATION : 868.47

SCALE: N/A
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL STEVEN MAURER No. 880006 STATE OF INDIANA
3/9/15

DATE:	REVISION:
2/20/15	FEW COMMENTS
3/9/15	FEW PUBLIC WORKS COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
EROSION CONTROL PLAN

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
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HOLEY MOLEY SAYS, "DON'T DIG BLIND"
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1–800–428–5200 FOR CALLS OUTSIDE OF INDIANA

SHEET: C.8
DATE: JANUARY 29, 2015
JOB NO.: 1817–C.8

NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.

   ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

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BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

TBM

ELEVATION : 868.47

Plant Material List

Quantity	Botanical Name	Common Name	Plant Type	Key
21	Acer Griseum	Paperbark Maple	Ornemental Tree	Ot
14	Gymnocladus diocus	Kentucky Coffee Tree	Shade Tree	St
241	Ilex x meserveae	Meserveae Holly	Bushes	Bs

EXISTING LEGEND

- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM MANHOLE
- –EXISTING STORM (B-HIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- GAS –EXISTING GAS LINE
- –EXISTING TELEPHONE PEDESTAL
- WS –EXISTING WATERLINE
- –EXISTING WATER METER
- 624 –EXISTING CONTOUR LINE
- UGE –EXISTING UNDERGROUND ELECTRIC
- –EXISTING LITE
- TV –EXISTING UNDERGROUND CABLE
- –EXISTING FIRE HYDRANT

TREE AND BUSH NOTE

ALL TREES AND BUSHES SHALL CONFORM TO THE "CITY of WESTFIELD ZONING ORDINANCE".

THE TYPES SHOWN ARE FOR THE "TYPE" REFERENCE ONLY. DEVELOPER SHALL PROVIDE THE CITY OF WESTFIELD WITH INFORMATION ABOUT SPECIFIC PLANTINGS, TO ASSURE THAT THE SPECIES THEY USE ARE ON THE "ZONING ORDINANCES" LIST OF ACCEPTABLE TYPES.

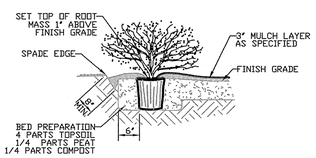
NOTE:
ALL LANDSCAPE AREAS SHALL BE GRASS UNLESS NOTED OTHERWISE.

NOTE:
SCREENING WALL SHALL BE TALLER THAN A/C UNIT AND MADE OF MATERIAL THAT MATCHES OR COMPLEMENTS THE BUILDING.

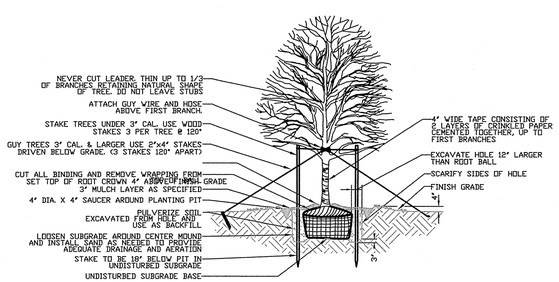
GRAPHIC SCALE

20 0 10 20 40

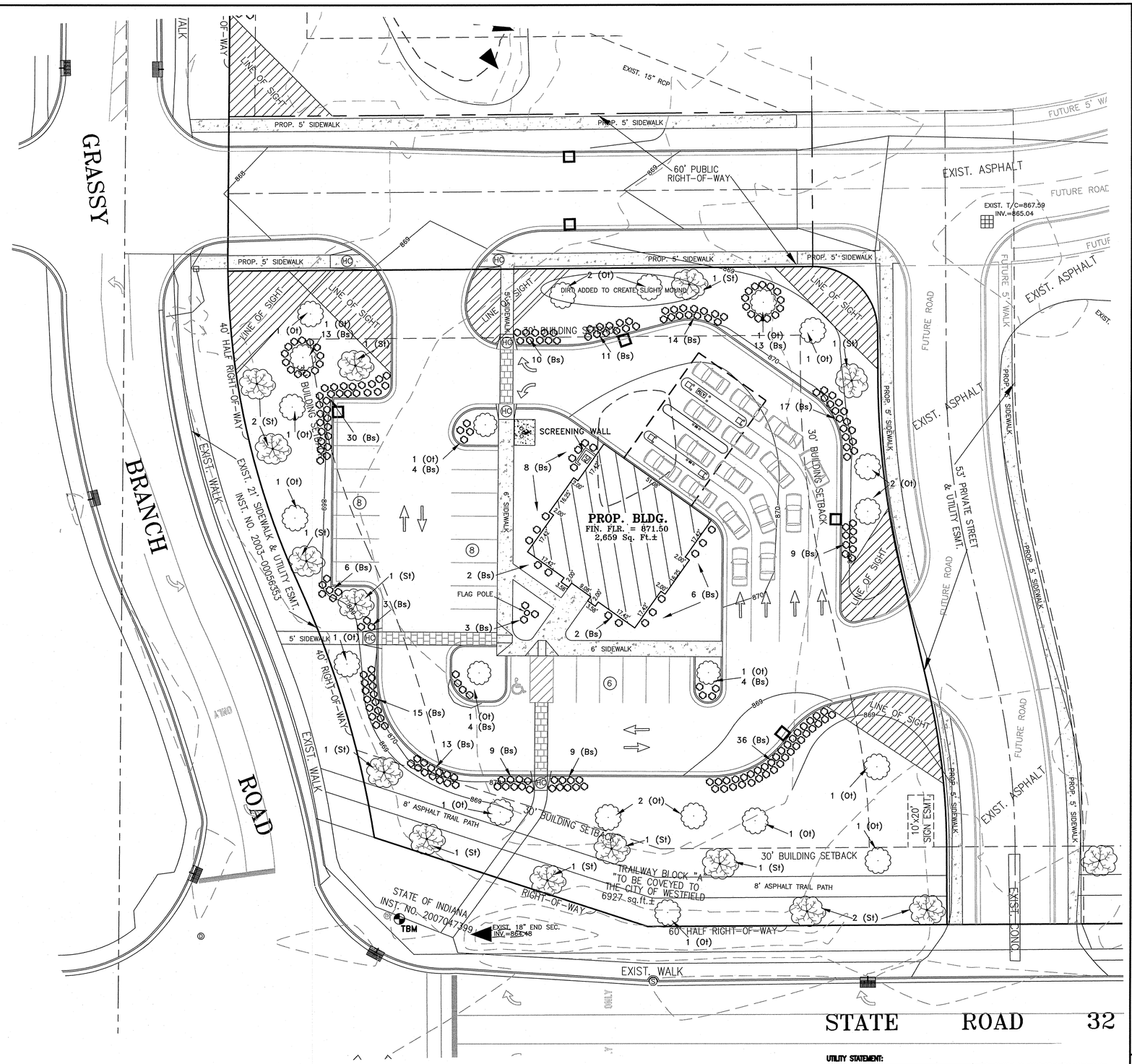
(IN FEET)
1 inch = 20 ft.



SHRUB AND SMALL TREE PLANTING DETAIL
NOT TO SCALE



SHADE TREE PLANTING DETAIL
NOT TO SCALE



INSTALLATION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT INDUSTRY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE LANDSCAPE CONTRACTOR SHALL PLACE A COMPACTED LAYER OF 4" TOPSOIL OVER ARES TO BE ESTABLISHED SHRUB BEDS. SUBSTITUTION MAY BE PERMITTED PROVIDED THE NURSERY CAN DEMONSTRATE THAT THE SUBSTITUTION IS SUPERIOR IN QUALITY AND LESS SUSCEPTIBLE TO INSECT DAMAGE.

UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOW HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

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SCALE: 1" = 20'
DRAWN BY: AB
CHECKED BY: FT
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED 88006 STATE OF INDIANA LAND SURVEYOR
APPROVAL PENDING
3/12/15

DATE:	REVISION:
2/20/15	LANDSCAPING ADDED PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS
3/12/15	ADDED SCREENING WALL AND NOTE

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 35, WESTFIELD

SHEET NAME:
LANDSCAPE PLAN

MAURER SURVEYING, INC.
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET
C.9

DATE
JANUARY 29, 2015

JOB NO.
1817-C.9

SITE WORK GENERAL NOTES AND SPECIFICATIONS

GENERAL: WHEREVER A CONFLICT OR DEFICIENCY OCCURS BETWEEN THE CONSTRUCTION STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF WESTFIELD, THE HIGHER OR MORE RESTRICTIVE STANDARD OR SPECIFICATION SHALL APPLY.

A. NOTICES AND PERMITS

1. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county and state agencies prior to starting construction.

2. It shall be the Contractor's responsibility to determine the exact location of all existing utilities in the vicinity of the construction area prior to starting construction.

3. It shall be the Contractor's responsibility for notification and coordination of all construction with the respective utility companies.

4. It shall be the responsibility of the Developer and Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Developer have a qualified inspector on the job site at all times during construction.

5. It is essential that the work to be done in conjunction with this project shall be installed according to these specifications. The Engineer will be required to certify to certain portions of this project upon completion. Therefore, it is necessary to obtain approval and acceptance by the City of Westfield that construction was done in compliance with these plans and specifications.

B. CLEARING AND GRUBBING

1. Clearing and grubbing shall consist of cutting, removal and satisfactory disposal of all trees, down timber, brush, projecting roots, stumps, rubbish, boulders, broken concrete, fencing (as designated) and other material on the project site and within the boundary as shown on the Construction Documents and/or as designated by "Construction Limits".

2. Special care shall be taken to insure that the trees to be left remaining in the project area shall not receive limb, bark or root injuries. When such injuries occur, all rough edges of scarred areas shall be removed in accordance with accepted horticultural practice and the scars coated thoroughly with an asphaltum base tree paint.

3. All "unsuitable material" from clearing operations stated in Item B-1 shall be removed to disposal area(s) off of the project site; unless a "Bury Pit" shall be utilized in an area where it shall not be beneath building areas and/or pavement areas and shall not be located in an area where storm drainage structures shall be located or where impoundment of surface drainage may occur.

4. Materials shall not be disposed of by burning unless approved by the local Fire Marshal.

C. TREE REMOVAL AND PROTECTION

1. Trees shall be removed from the project site only where the area is to be occupied by road and surface areas in accordance with specifications of City of Westfield.

2. Trees shall be removed from the project site as directed by the Developer and so designated.

3. Trees shall be removed from the project site where they interfere directly with the placement of storm or sanitary sewers and that such excavation is or will be fatal to such adjacent trees.

4. The Contractor shall endeavor to save and protect trees of value and worth which do not impair construction of improvements as designated. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measures to be taken, if any, to preserve such trees.

5. The Contractor shall be responsible for determining the method for protection of tops, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any adjacent work is started. Earth or material and equipment shall not be stockpiled or stored within the spread of branches. Branches which need to be removed or are broken shall be neatly trimmed and scars shall be covered with tree paint.

D. STRIPPING OF TOPSOIL

1. The Contractor shall verify that all topsoil has been removed in the areas to be occupied by road, walks and designated building areas. Topsoil shall be removed to a depth of six (6) inches or deeper, if necessary, to remove vegetable matter where required.

2. Topsoil shall be kept separated from suitable fill materials and shall not be used as fill under pavement and/or building areas.

3. Topsoil shall be stored at a location where is does not interfere with construction operations. Excess topsoil shall be used for finish grading on site of drainage swales, yards of new residences, buffer strips, etc.

4. Topsoil shall be reasonably free from subsoil debris and stones.

E. GRADING

1. The Contractor shall perform all grading operations to bring subgrades, after final compaction, to the required grades and sections for site improvement.

2. Subgrade shall be proofrolled with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material.

3. Subgrade shall be prepared in compliance with IN D.O.T. standard specifications and as per City of Westfield Subdivision Control and Land Development ordinance.

4. See ROAD CONSTRUCTION

5. All fill material shall be formed from soil free of deleterious material. Prior to placement of fill a sample of the proposed fill material should be submitted to the Soils Engineer for his approval.

6. All fill material in areas outside building and pavement areas shall be compacted lightly and protected from erosion by one or more of the methods of Item G. Areas where building and pavement construction is feasible shall not have unsuitable material placed in that location and fill shall be compacted to 95% Standard Proctor or better. These areas shall be determined by the Developer's representative.

7. All embankment construction shall be prepared in compliance with IN D.O.T. Standard Specifications, version 2004 or latest edition.

F. STANDARD SEWER CONSTRUCTION

1. Current City of Westfield, County and State specifications shall prevail as to materials and methods of construction.

2. The Contractor shall be responsible for obtaining or verifying all permits for all or portions of this project to starting construction.

3. Sanitary sewers shall be installed in accordance with the Indiana Department of Environmental Management.

4. All sanitary sewers deeper than 15 feet shall be classed as A.S.T.M.-2241 S.D.R. 26 heavy wall pipe. All sanitary sewers less than 15 feet deep and 15 inches or less in diameter shall be classed as A.S.T.M.-D3034 S.D.R. 35 poly-vinyl chloride pipe. All sanitary sewers 18 inches or greater in diameter shall conform to A.S.T.M. F-679 requirements. All sanitary fittings shall be classed as heavy wall S.D.R. 26. Contractor shall review plan and profiles and verify depth in order to accurately order the appropriate pipe type for each application. Sanitary sewers located under surface water bodies shall be constructed with DIP or constructed of PVC having a SDR ratio of 21 and in conformance with ASTM D2241.

5. Sanitary manholes shall be precast concrete in accordance with A.S.T.M. C-478.

6. Castings shall be of type and kind as shown on the detail sheet.

7. Plastic sanitary sewers shall be marked for easy identification.

8. Water and sewer line crossings and separations shall be in accordance with the Indiana Department of Environmental Management (IDEM) and IAC 327-3-Rule 6.

   a. Where water lines and sewer lines cross a minimum of 18" clearance is required, the sewer line shall be constructed of waterworks grade cast iron pipe with mechanical joints.

   b. Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10' horizontal separation shall be maintained.

9. All future sewer installation, either connected to or extended from this system, shall be constructed in accordance with these specifications.

10. No roof drains, footing drains, and/or surface water drains my be connected to the sanitary sewer system, including temporary connections during construction.

11. Buildings shall be serviced by a 6" minimum sanitary sewer lateral. The sewer laterals' terminations shall be indicated on the surface with a metal fence post set immediately above said termination point. The ends shall be plugged and sealed with a water tight clay or plastic disc. Wyes are to be tilted up to 45 degrees from the horizontal, with suitable fittings for all changes in direction.

12. The Contractor shall provide Maurer Surveying, Inc. with "as-built" locations and information for all sanitary sewers and laterals including elevations.

13. Manhole sections shall have "O" rings, mastic in bulk, or rubber type gaskets which shall meet A.S.T.M. C-433.

14. Manhole waterstops shall be installed at all connections to manholes, where flexible type manhole connections are not used.

15. All precast manholes shall be bedded on a granular foundation as shown in the details. All PVC pipe shall be bedded in #6, 7,, 8 or 9 granular backfill.

16. The Contractor shall remove by pumping or other suitable methods any water which may accumulate in trenches.

17. TESTING: The Contractor shall be responsible for all tests for leakage, infiltration and deflection as established by the City of Indianapolis and the Indiana Department of Environmental Management (IDEM) and IAC 327 - 3 Rule 6. Leakage and Deflection Test Limits are 200 GPD/in-mile and 5% maximum deflection. Any portions not passing said tests for acceptance shall be repaired or replaced at the Contractor's expense, including re-excavation and backfill. All testing shall be observed by a Professional Engineer for certification. Manholes shall be air tested in accordance with ASTM C1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.

18. Pipe shall be laid in open trenches, except when conditions require and the appropriate approving agencies given written permission for tunneling or jacking of pipe.

19. Trench shall be opened sufficiently ahead of pipe laying to reveal obstructions and shall be properly protected and/or barricaded when left unattended.

20. Trenches shall be sheeted and braced as necessary to protect workmen and adjacent structures. All trenching shall be done in accordance with O.S.H.A. standards to protect workmen.

21. Manhole invert flow channels shall be U-shaped with concrete and smoothly finished with the benchwalls extending to the crown of the incoming and outgoing pipes. Benchwalls shall be sloped at a minimum of 2% upward to the manhole walls. Changes in size and grade shall be made by smooth true curves for all connecting sewers at each manhole.

22. Granular backfill shall be required under all pavement areas and within 5' of the edge of pavement. (see Section J).

23. The Contractor is responsible for ensuring that safe working conditions exist and safety procedures are being followed at the Work site, and shall maintain a trench safety system in compliance with OSHA Part 1926 of the Code of Federal Regulations. The Utilities Department's, Engineer's or any other inspector is NOT responsible for policing the Contractor's safety program. If, in the course of routine inspection, an unsafe condition is noted, the inspector will notify the Contractor of this condition and report it to the Engineer. If the condition continues to exist, the inspector shall again notify the Engineer, document the unsafe condition in writing and through a photograph, and leave the jobsite. The Engineer will contact IOSHA land request that they dispatch an inspector immediately.

24. Wherever any Sanitary Sewers constructed in this section connect to any existing Sanitary Sewers, the existing manhole or sewer shall be plugged to prevent any debris, or surface water from entering the existing system. The plug shall remain in place during the entire construction period.

25. City of Westfield shall be notified in advance of all sanitary sewer testing.

G. EROSION PROTECTION DURING CONSTRUCTION

1. The Contractor shall provide adequate erosion protection measure during construction such as, but not limited to:

   a. Siltation basins

   b. Silt traps

   c. Straw bale dams

   d. Soil cement

   e. Mulch and seeding

   f. Soil stabilization fabric

   g. Jute netting

2. Details and placement specifications for the above items are available on request from the Engineer.

3. See "Erosion Control Plan" and Details for more erosion control measures.

H. STORM SEWER CONNECTION

1. Storm sewer structures shall comply with current specifications of the City, County and all agencies in respect to design and quality of construction.

2. All storm sewer construction inside public right-of-way, either existing or to be dedicated, shall be in accordance with IN D.O.T. Standard Specifications, 2004 Edition.

3. Where reinforced concrete pipe is shown on the construction plans, it shall be in accordance with A.S.T.M. C-76 Class III Wall "B" unless otherwise specified on the plans. All concrete pipes must have O-Ring joints.

4. Where corrugated metal pipe is shown on the construction plans, it shall be 14 gauge unless otherwise specified and shall have the connecting bands and seals as specified by the manufacturer. C.M.P. may be either aluminum pipe or zinc coated steel sheets in accordance with A.S.T.M. A-444.

5. Manholes, catchbasins and inlets will be poured in place or precast concrete. If the contractor elects to use precast structures, he shall submit shop drawings to the engineer prior to construction.

6. Precast concrete and steel for manholes and inlets shall be in accordance with A.S.T.M. C-478.

7. Castings shall be as shown on the detail sheet(s) for manufacturer, type and model number.

I. UTILITIES

1. Electric and Telephone:

   a. Conduit shall be required for all crossings under pavement areas.

   b. Granular backfill shall be required for all crossings under pavement areas.

   c. Concrete pads for electric and telephone transformers shall be set at the approximate ground grade as shown on the Site Development Grading Plans for the respective locations.

   d. The Contractor shall be responsible for coordinating with each utility their installation of any lines or conduits or any other equipment required in the project. The utilities shall be notified prior to the placement of pavement a minimum of 48 hours so that they might install any crossings.

J. GRANULAR BACKFILL

Shall be in accordance with IN D.O.T. Standard Specifications. The material shall be Compacted Aggregate No. 53 under or within 5 feet of all pavement per City of Westfield.

K. PAVEMENT CONSTRUCTION

1. All street construction shall be in accordance with the plans and specifications and conform to the minimum standards of IN D.O.T. Standard Specifications, 2004 or latest Edition.

   a. Concrete shall be 6 bag, Class "A" (minimum 4000 psi aftercuring. 5% to 7% air entrainment and curing compound required.

   b. See details for bituminous pavement section.

2. Subgrade shall be prepared in compliance with IN D.O.T. standard specifications. No traffic shall be permitted on the prepared subgrade prior to paving.

3. Backfilling of utility trenches with granular material under pavement areas is required and shall be compacted to 95% Standard Proctor. (See Section J).

L. CONCRETE CURB AND WALKS

1. See detail sheet for type and details.

2. Concrete shall be ready mixed Portland cement conforming to A.S.T.M. C-150 and water. Aggregate shall conform to A.S.T.M. C-33. Concrete shall be 6 bag Class "A" with compressive strength of concrete at 28 days being minimum 4000 p.s.i. Where required, reinforcement shall be welded steel wire fabric conforming to A.S.T.M. a-185. 5% to 7% air entrainment and curing compound required.

3. Application

   a. Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on muddy or frozen subgrade.

   b. Concrete shall be deposited so as to require as little rehandling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees F or less, IN D.O.T. Specifications, 2004 or latest Edition shall apply.

   c. Except as otherwise specified, cure all concrete by one of the methods described in IN D.O.T. Specifications, 2004 or latest Edition.

M. FINISH GRADING AND SEEDING

1. Over the approved rough grade (see Section E), spread 4" minimum of topsoil or approved fill to such depth as will finish to the required finish grades and contours after rolling and natural settlement. New grades shall slope uniformly between levels established on the plans and intersections of new grades with existing grades shall be uniform and smooth.

2. Fertilizer and agricultural limestone shall be spread uniformly over the area to be seeded. They shall be mixed into the top 2" of soil with a disk harrow, rotary tiller or other approved equipment. Fertilizer shall be spread at the rate of 800 pounds per acre and agricultural limestone at the rate of 1/2 ton per acre unless otherwise specified.

SCALE: N/A
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED 880006 STATE INDIANA LAND SURVEYOR
APPROVAL PENDING
3/9/15

DATE:	REVISION:
3/9/15	PER PUBLIC WORKS COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
GENERAL SPECIFICATIONS

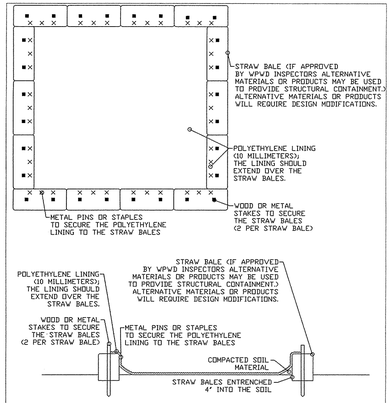
MAURER SURVEYING, INC.
4600 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
OFFICE - 317-881-3898 • www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET: C.10

DATE: JANUARY 29, 2015

JOB NO.: 1817-C.10

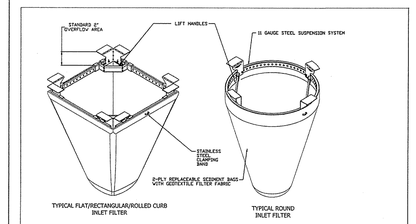


CONCRETE WASHOUT DETAIL

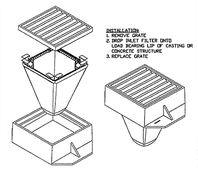
CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-5



IPP FlexKutsom Inlet Filter Specifications			
Material Property	Test Method	Value (min avg)	
> Inner Filter Bag Specs (8 ft² min roll)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	45 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 U.S.sieve (212 mm)	40 U.S.sieve (425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.3 /sec
Water Flow Rate	ASTM D 4491	140 gpm/sqft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.50 oz/sq-yd +/- 15%	
Thickness	ASTM D 1777	.060 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Gauge; Zinc Plated	ASTM A 576	Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi	

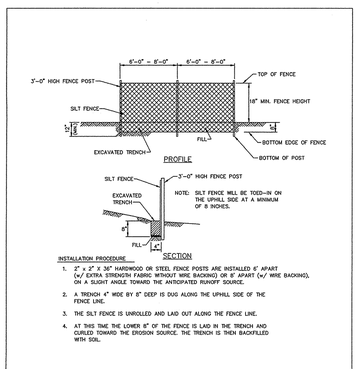


INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-6



INSTALLATION PROCEDURE

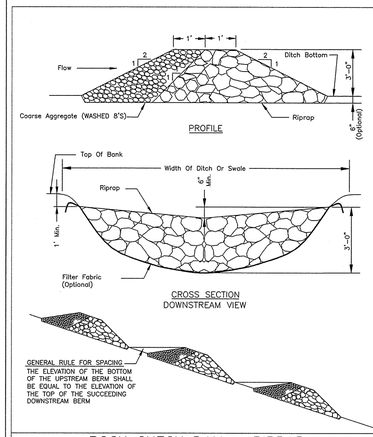
1. 2" x 2" X 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. AT THIS TIME THE LOWER 8" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-4

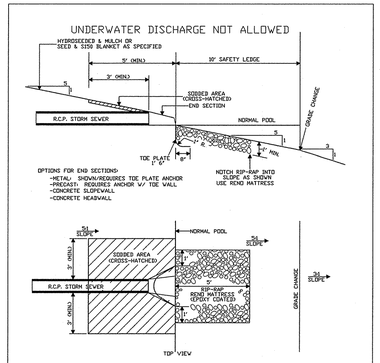


ROCK CHECK DAM – RIPRAP

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-7



LAKE OUTLET DETAIL
FOR LAKE CROSS-SECTION OPTION 3

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE ST-28

STEP 1. EVALUATE THE SITE.

Before construction, evaluate the entire site, marking for protection any important trees and associated rooting zones, unique areas to be preserved, on site septic system absorption fields, and vegetation suitable for filter strips, especially in perimeter areas.

Identify Vegetation To Be Saved.

–Select and identify the trees, shrubs, and other vegetation that you want to save (see "Vegetative Filter Strips" under Step 2 below).

Protect Trees and Sensitive Areas.

–To prevent root damage, do not grade, burn, place soil piles, or park vehicles near trees or in areas marked for preservation.
–Place plastic mesh or snow fence barriers around the tree's dripline to protect the area below their branches.
–Place a physical barrier, such as plastic fencing, around the area designated for a septic system absorption field (if applicable).

STEP 2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS.

Identify the areas where sediment-laden runoff could leave the construction site, and install perimeter controls to minimize the potential for off-site sedimentation. It's impor tant that perimeter controls are in place before any other earth-moving activities begin.

Protect Down-Slope Areas.

With Vegetation Filter Strips
–On slopes of less than 6 percent, preserve a 20 to 30 foot wide vegetative buffer strip around the perimeter of the property, and use it as a filter strip for tapping sediment.
–Do not now filter strip vegetation shorter than 4 inches.
With Silt Fence
–Use silt fencing along the perimeter of the lot's downslope side(s) to trap sediment(see Exhibit #3).

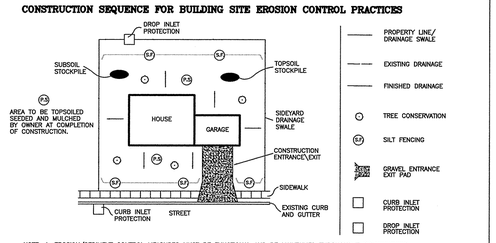
Install Gravel Drive.

–Restrict all lot access to this drive to prevent vehicles from tracking mud onto roadways (see Exhibit #4)

Protect Storm Sewer Inlets.

–Protect nearby storm sewer drop inlets with stone-filled or gravel-filled geottextile bags (see Exhibit #1) or equivalent measures before disturbing soil.
–Protect nearby storm sewer curb inlets with stone-filled or material (see Exhibit #2), straw bales, or equivalent measures before disturbing soil.

CONSTRUCTION SEQUENCE FOR BUILDING SITE EROSION CONTROL PRACTICES



NOTE: 1. EROSION/SEDIMENT CONTROL MEASURES MUST BE FUNCTIONAL AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE STRUCTURE(S).

SAMPLE EROSION/SEDIMENT CONTROL PRACTICE PLAN FOR A TYPICAL ONE-OR TWO-FAMILY DWELLING UNDER CONSTRUCTION

STEP #3. PREPARE THE SITE FOR CONSTRUCTION.

Prepare the site for construction and for installation of utilities. Make sure all contractors (especially the excavating contractor) are aware of areas to be protected.

Salvage and Stockpile the Topsoil/Subsoil.

–Remove topsoil (typically the upper 4 to 6 inches of soil material) and stockpile.
–Remove subsoil and stockpile separately from the topsoil.
–Locate the stockpile away from any downslope street, driveway, stream, lake, wetland, ditch, or drainageway.
–Immediately after stockpiling, temporary-seed the stockpiles with anual rye or winter wheat and/or place sediment barriers around the perimeter of the piles.

STEP 4. BUILD THE STRUCTURE(S) AND INSTALL THE UTILITIES.

Construct the home and install the utilities; also install the sewage disposal system and drill the water will (if applicable); then consider the following.

Install Downspout Extenders.

–Although not required, downspout extenders are highly recommended as a means of preventing lot erosion from roof runoff.
–Add the extenders as soon as the gutters and downspouts are installed (see Exhibit #5).
–Be sure the extenders have a stable outlet, such as the street, sidewalk, or a well vegetated area.

STEP 5. MAINTAIN THE CONTROL PRACTICES.

Maintain all erosion and sediment control practices until construction is completed and the lot is stabilized.
–Inspect the control practices a minimum of twice a week and after each storm event, making any needed repairs immediately.
–Toward the end of each work day, sweep or scrape up any soil tracked onto roadways. Do not flush areas with water.
–By the end of the next work day after a storm event, clean up any soil washed off-site.

STEP 6. REVEGATE THE BUILDING SITE.

Immediately after all outside construction activities are completed, stabilize the lot with sod, seed, and /or mulch.

Redistribute the Stockpiled Subsoil and Topsoil.

–Spread the stockpiled subsoil to rough grade.
–Spread the stockpiled topsoil to a depth of 4 to 6 inches over rough-graded areas.
–Fertilize and lime according to soil test results of recommendations of a seed supplier of a professional landscaping constractor.

Seed of Sod Bare Areas.

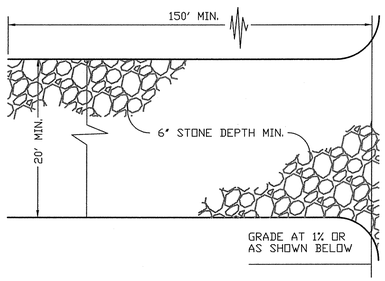
–Contact local seed suppliers of professional landscaping contractors for recommended seeding mixtures and rates.
–Follow recommendations of a professional landscaping constractor for installation of sod.
–Water newly seeded/sodded areas everyday or two to keep the soil moist. Less watering is needed once grass is 2 inches tall.

Mulch Newly Seeded Areas.

–Spread straw mulch on newly seeded areas, using 1 1/2 to 2 bales of straw per 1,000 square feet.
–On flat or gently sloping land, anchor the mulch by crimping it 2 to 4 inches into the soil. On step slopes, anchor the mulch with netting or tackifiers. An alternative to anchored mulch would be the use of erosion control blankets.

STEP 7. REMOVE REMAINING TEMPORARY CONTROL MEASURES.

Once the sod and/or vegetation is well established, remove any remaining temporary erosion and sediment control practices, such as:
–Downspout extenders. (Or shorten to outlet onto the vegetated areas, allowing for maximum infiltration).
–Storm sewer inlet portection measures.



PLAN VIEW

1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (2" TO 3" DIA.)
2. PERIODIC STONE TOP DRESSING & WASHING AS REQUIRED.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

SCALE: NA
DRAWN BY: PM
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: APPROVAL PENDING

DATE: 3/9/15
REVISION: PER PUBLIC WORKS COMMENTS

PROJECT NAME: FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME: GENERAL DETAILS

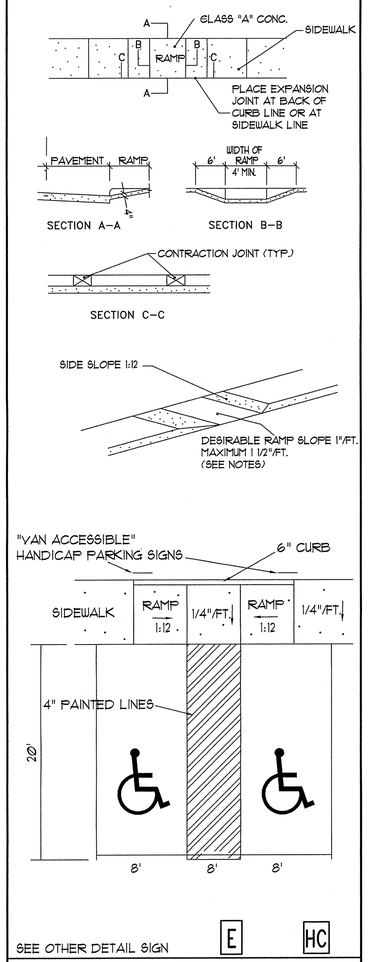
MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

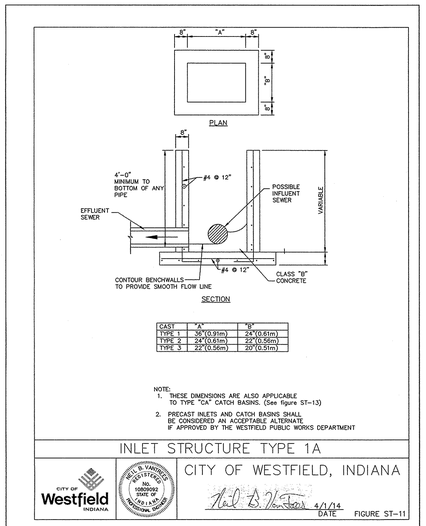
SHEET: C.11

DATE: JANUARY 29, 2015

JOB NO.: 1817-C.11

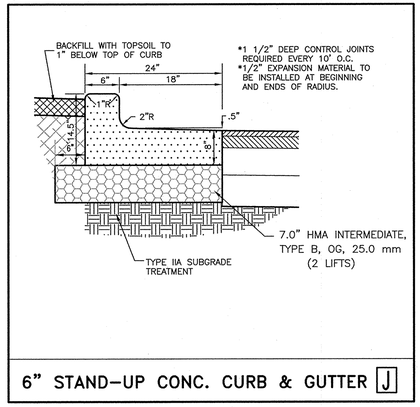


HANDICAP PARKING SPACE & RAMP

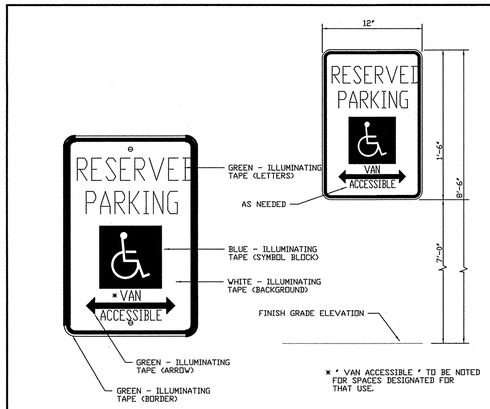


CASS	"A"	"B"
TYPE 1	36"(0.91m)	24"(0.61m)
TYPE 2	24"(0.61m)	22"(0.56m)
TYPE 3	22"(0.56m)	20"(0.51m)

INLET STRUCTURE TYPE 1A

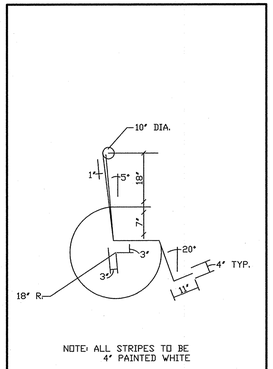


6" STAND–UP CONC. CURB & GUTTER J

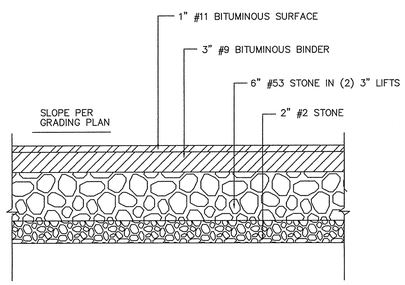


WALL MOUNT HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

ADA ACCESSIBLE PARKING SIGN DETAIL

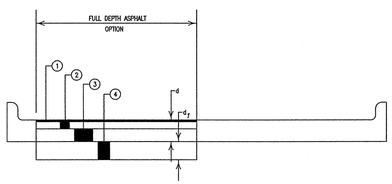


HANDICAP PARKING SYMBOL DETAIL



TYPICAL PAVEMENT SECTION B
NO SCALE

"HEAVY DUTY" BITUMINOUS PAVEMENT SECTION

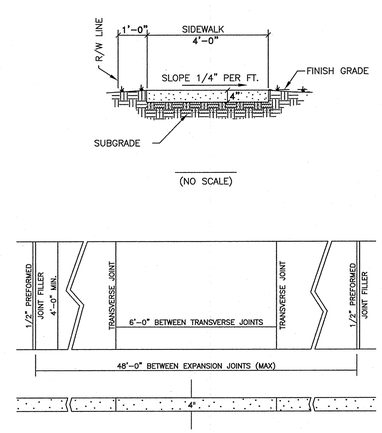


	ASPHALT 1 d=6.5" d1=12" d+d1=18.5"	ASPHALT 2 d=6.5" d1=14" d+d1=20.5"
1	1.5" SURFACE 9.5mm	1.5" SURFACE 9.5mm
2	2.5" BINDER 19mm	2.5" BINDER 19mm
3	2.5" BINDER 19mm	2.5" BINDER 19mm
4	12" COMP. AGGR. (SIZE No. 53)	14" LIME TREATED * SUBBASE

Note:
* LIME MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTS 215 AND 913

(PER CITY OF WESTFIELD DETAIL FOR COLLECTOR STREET)
NO SCALE

BITUMINOUS PAVEMENT SECTION WITHIN RIGHT-OF-WAY L



CONCRETE SIDEWALK DETAIL

SCALE: NA
DRAWN BY: PM
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED 880066 STATE OF INDIANA
APPROVAL PENDING
3/9/15

DATE:	REVISION:
3/9/15	PER PUBLIC WORKS COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
GENERAL DETAILS

MAURER SURVEYING, INC.
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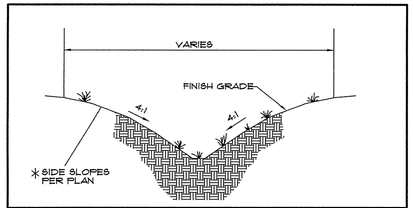
PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

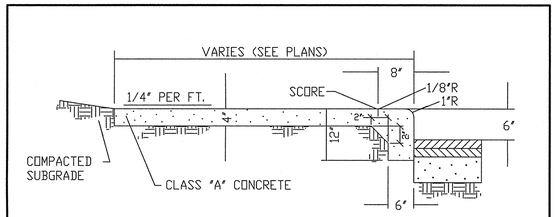
SHEET
C.12

DATE
JANUARY 29, 2015

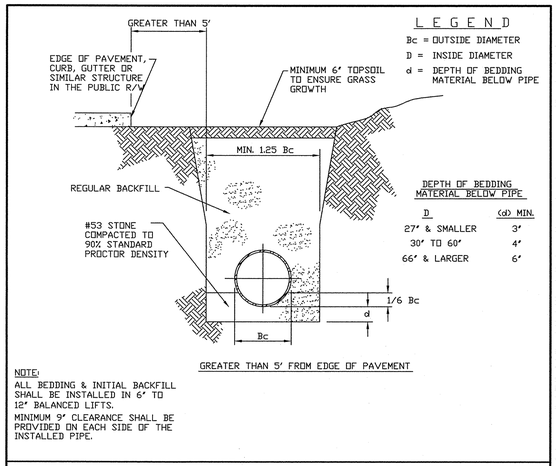
JOB NO.
1817–12



TYPICAL SWALE CROSS-SECTION



WALK & CURB DETAIL A



LEGEND

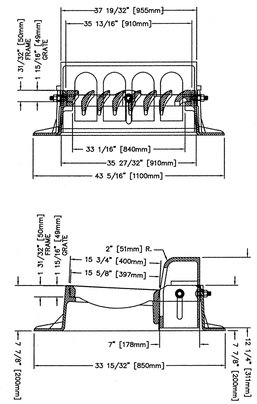
Bc = OUTSIDE DIAMETER
D = INSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE

DEPTH OF BEDDING MATERIAL BELOW PIPE

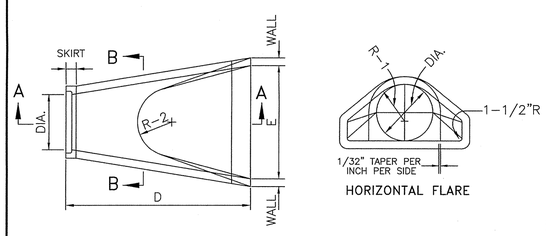
D	(d) MIN.
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

NOTE:
ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.
MINIMUM 9" CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

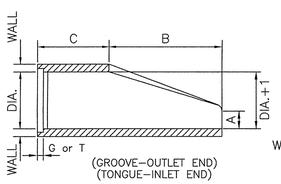
REINFORCED CONCRETE PIPE (RCP) TRENCH DETAIL GREATER THAN 5' OF EDGE OF PAVEMENT



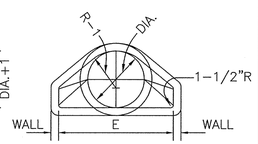
NEENAH 3287-10V CASTING



HORIZONTAL FLARE



SECTION A-A



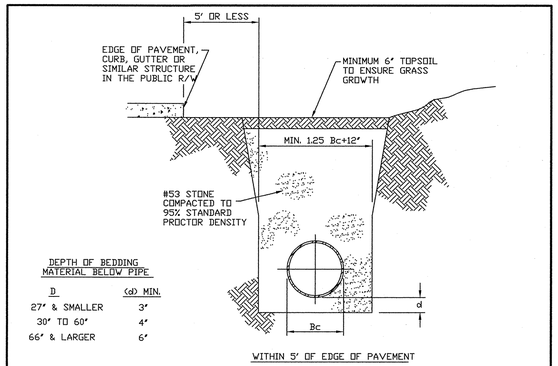
VERTICAL FLARE
SECTION B-B

DIA.	WALL	C or T	WT. SEC.	A	B	C	D	E	DIA.+1	R-1	R-2	SKIRT
12	2	1 1/2	530	4	24	48 7/8	72 7/8	24	13	10 1/16	9	3 1/2
15	2 1/4	2	740	6	27	46	73	30	16	12 1/2	11	3 1/2
18	2 1/2	2 1/2	990	9	27	46	73	36	19	15 1/2	12	4
21	2 3/4	2 1/4	1280	9	35	38	73	42	22	16 1/8	13	4
24	3	2 1/2	1520	9 1/2	43 1/2	30	73 1/2	48	25	16 11/16	14	4 1/2
27	3 1/4	2 1/2	1930	10 1/2	48	25 1/2	73 1/2	54	28	17 3/4	14 1/2	4 1/2
30	3 1/2	3	2190	12	54	19 3/4	73 3/4	60	31	18 5/16	15	5
33	3 3/4	3 3/8	3150	13 1/2	58 1/2	39 1/4	97 3/4	66	34	23 3/4	17 1/2	5 1/2
36	4	3 1/2	4100	15	63	34 3/4	97 3/4	72	37	24 1/16	20	5 1/2
42	4 1/2	3 3/4	5380	21	63	35	98	78	43	27 1/4	22	5 1/2
48	5	4 1/4	6550	24	72	26	98	84	49	18 1/8	22	5 3/4
54	5 1/2	4 3/4	8040	27	65	35	100	90	55	32 7/8	24	6 1/4
60	6	5	8750	30	60	39	99	96	61	36 3/4	24	6 3/4
66	6 1/2	5 1/2	10630	24	78	21	99	102	67	35 11/16	24	7 1/4
72	7	6	12520	34	78	21	99	108	73	38 5/8	24	7 3/4
78	7 1/2	6 1/2	14430	24	78	21	99	114	79	41 15/16	24	8 1/2
84	8	7	16350	24	78	21	99	120	85	44 13/16	24	9

NOTES:

1. MANUFACTURE OF END SECTION IS IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.

PRECAST CONCRETE FLARED HEADWALLS



DEPTH OF BEDDING MATERIAL BELOW PIPE

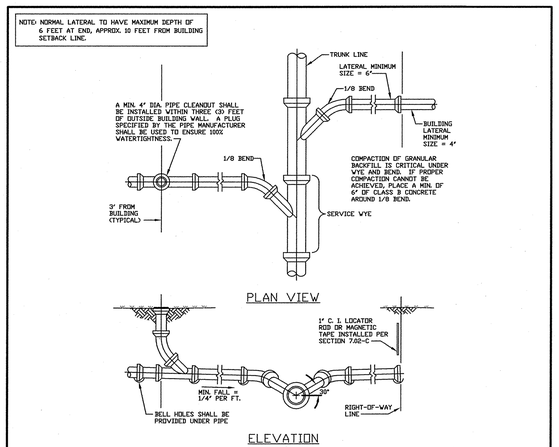
D	(d) MIN.
27" & SMALLER	3"
30" TO 60"	4"
66" & LARGER	6"

NOTE:
ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.
MINIMUM 9" CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

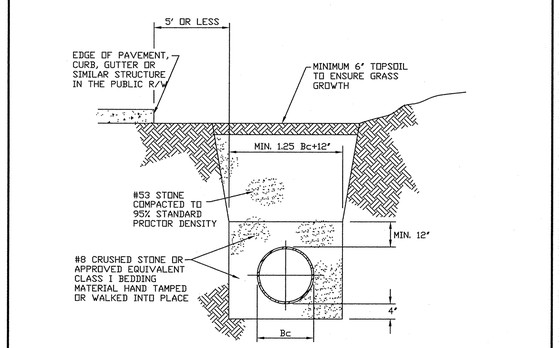
LEGEND

Bc = OUTSIDE DIAMETER
D = INSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE

REINFORCED CONCRETE PIPE (RCP) TRENCH DETAIL WITHIN 5' OF EDGE OF PAVEMENT



SERVICE CONNECTION FOR SHALLOW SEWERS (LESS THAN 15' DEEP)

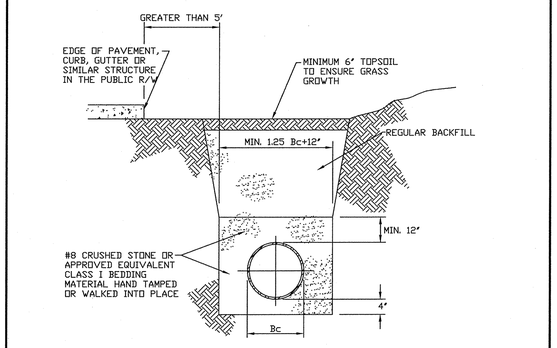


NOTE:
ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.
MINIMUM 9" CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

LEGEND

Bc = OUTSIDE DIAMETER
D = INSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE

PLASTIC PIPE (PVC & HDPE) TRENCH DETAIL WITHIN 5' OF EDGE OF PAVEMENT



NOTE:
ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS.
MINIMUM 9" CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE.

LEGEND

Bc = OUTSIDE DIAMETER
D = INSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE

PLASTIC PIPE (PVC & HDPE) TRENCH DETAIL GREATER THAN 5' OF EDGE OF PAVEMENT

SCALE: NA
DRAWN BY: FM
CHECKED BY: FM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED 88006 STATE OF INDIANA LAND SURVEYOR
APPROVAL PENDING
3/9/15

DATE	REVISION
3/9/15	PER PUBLIC WORKS COMMENTS

PROJECT NAME: FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME: GENERAL DETAILS

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET: C.13

DATE: JANUARY 29, 2015

JOB NO.: 1817-C.13

NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.

   ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

BENCHMARK

INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

BM

ELEVATION : 865.01

BENCHMARK

MAG NAIL LOCATED IN THE CONCRETE STAND OF THE TRAFFIC POLE LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRASSY BRANCH ROAD AND STATE ROAD 32.

TBM

ELEVATION : 868.47

Plant Material List

Quantity	Botanical Name	Common Name	Plant Type	Key
21	Acer Griseum	Paperbark Maple	Ornemental Tree	Ot
14	Gymnocladus diocus	Kentucky Coffee Tree	Shade Tree	St
241	Ilex x meserveae	Meserveae Holly	Bushes	Bs

EXISTING LEGEND

- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM MANHOLE
- –EXISTING STORM (B-HIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- GAS –EXISTING GAS LINE
- –EXISTING TELEPHONE PEDESTAL
- WS –EXISTING WATERLINE
- –EXISTING WATER METER
- 624 –EXISTING CONTOUR LINE
- UGE –EXISTING UNDERGROUND ELECTRIC
- –EXISTING LITE
- TV –EXISTING UNDERGROUND CABLE
- –EXISTING FIRE HYDRANT

TREE AND BUSH NOTE

ALL TREES AND BUSHES SHALL CONFORM TO THE "CITY of WESTFIELD ZONING ORDINANCE".

THE TYPES SHOWN ARE FOR THE "TYPE" REFERENCE ONLY. DEVELOPER SHALL PROVIDE THE CITY OF WESTFIELD WITH INFORMATION ABOUT SPECIFIC PLANTINGS, TO ASSURE THAT THE SPECIES THEY USE ARE ON THE "ZONING ORDINANCES" LIST OF ACCEPTABLE TYPES.

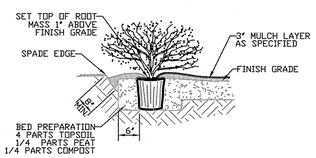
NOTE:
ALL LANDSCAPE AREAS SHALL BE GRASS UNLESS NOTED OTHERWISE.

NOTE:
SCREENING WALL SHALL BE TALLER THAN A/C UNIT AND MADE OF MATERIAL THAT MATCHES OR COMPLEMENTS THE BUILDING.

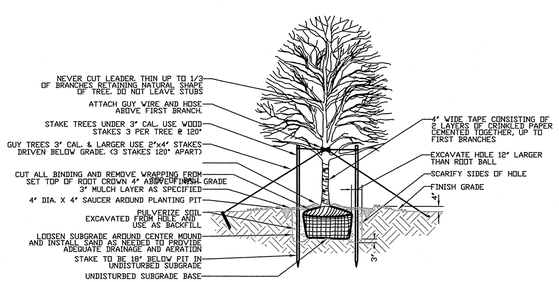
GRAPHIC SCALE

20 0 10 20 40

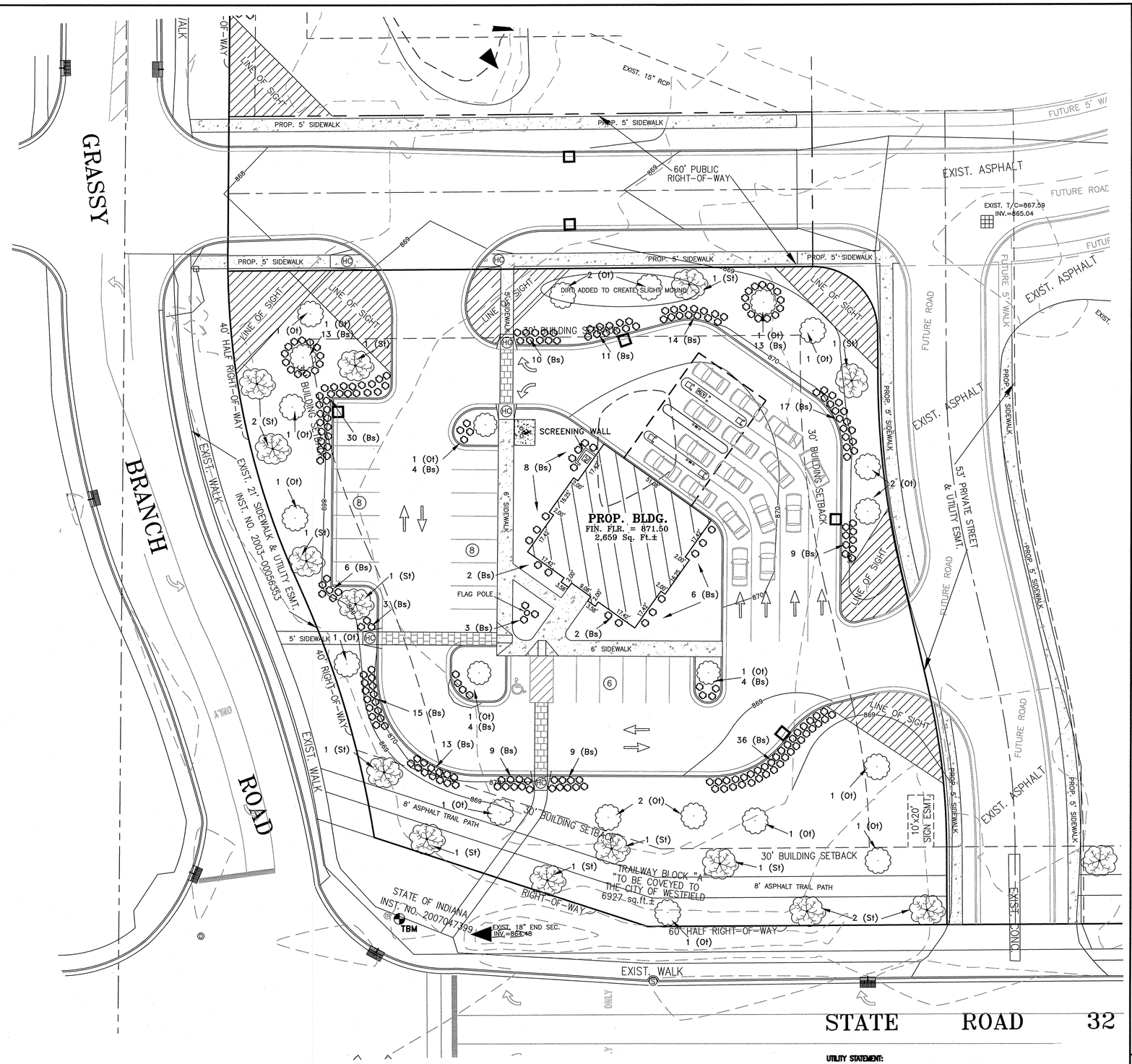
(IN FEET)
1 inch = 20 ft.



SHRUB AND SMALL TREE PLANTING DETAIL
NOT TO SCALE



SHADE TREE PLANTING DETAIL
NOT TO SCALE



INSTALLATION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT INDUSTRY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE LANDSCAPE CONTRACTOR SHALL PLACE A COMPACTED LAYER OF 4" TOPSOIL OVER ARES TO BE ESTABLISHED SHRUB BEDS. SUBSTITUTION MAY BE PERMITTED PROVIDED THE NURSERY CAN DEMONSTRATE THAT THE SUBSTITUTION IS SUPERIOR IN QUALITY AND LESS SUSCEPTIBLE TO INSECT DAMAGE.

UTILITY STATEMENT:

THE EXISTING UNDERGROUND UTILITIES SHOW HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. MAURER SURVEYING, INC. (M) MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. MAURER SURVEYING, INC. FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

THIS DRAWING/COMPUTER FILE IS THE PROPERTY OF MAURER SURVEYING, INC. (M). ANY REPRODUCTION OR REUSE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH IT WAS ORIGINALLY INTENDED, WITH OR WITHOUT PERMISSION FROM (M), BY ITS USE AGREES TO INDEMNIFY AND HOLD HARMLESS (M) FROM ANY LOSS, INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, OCCURRING FROM THEIR USE.

SCALE: 1" = 20'
DRAWN BY: AB
CHECKED BY: FT
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED 88006 STATE OF INDIANA LAND SURVEYOR
APPROVAL PENDING
3/12/15

DATE:	REVISION:
2/20/15	LANDSCAPING ADDED PER COMMENTS
3/9/15	PER PUBLIC WORKS COMMENTS
3/12/15	ADDED SCREENING WALL AND NOTE

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 35, WESTFIELD

SHEET NAME:
LANDSCAPE PLAN

MAURER SURVEYING, INC.
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
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FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET
C.9

DATE
JANUARY 29, 2015

JOB NO.
1817-C.9

Luminaire Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	6	Lithonia Lighting	DSX1 LED 60C 700 50K TFTM MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE TFTM OPTIC, 5000K, @ 700mA WITH HOUSE SIDE SHIELD Mounting Height: 25'-0"	LED	1	DSX1_LED_60C_700_50K_TFTM_MVOLT_HS.ies	9632.744	0.95	131
	C	4	Lithonia Lighting	CSXW LED 30C 700 50K TFTM MVOLT	CSXW LED WITH 1 LIGHT ENGINE (30 LEDs), 700mA DRIVER, 5000K LED, TYPE FORWARD THROW OPTICS	LED	1	CSXW_LED_30C_700_50K_TFTM_MVOLT.ies	7678.861	0.95	69
	D	18	Lithonia Lighting	DSXSC LED 20C 1000 50K T5W MVOLT	DSX SURFACE CANOPY FIXTURE WITH 2 LIGHT ENGINES, 1000mA DRIVER, 5000K LEDs, T5W OPTIC.	LED	1	DSXSC_LED_20C_1000_50K_T5W_MVOLT.ies	6209.56	0.95	74
	E	5	Lithonia Lighting	DSXB LED 16C 700 50K SYM MVOLT	DSXB WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 5000K COLOR TEMP, AND SYMMETRIC OPTIC	LED	1	DSXB_LED_16C_700_50K_SYM_MVOLT.ies	2215.076	0.95	39

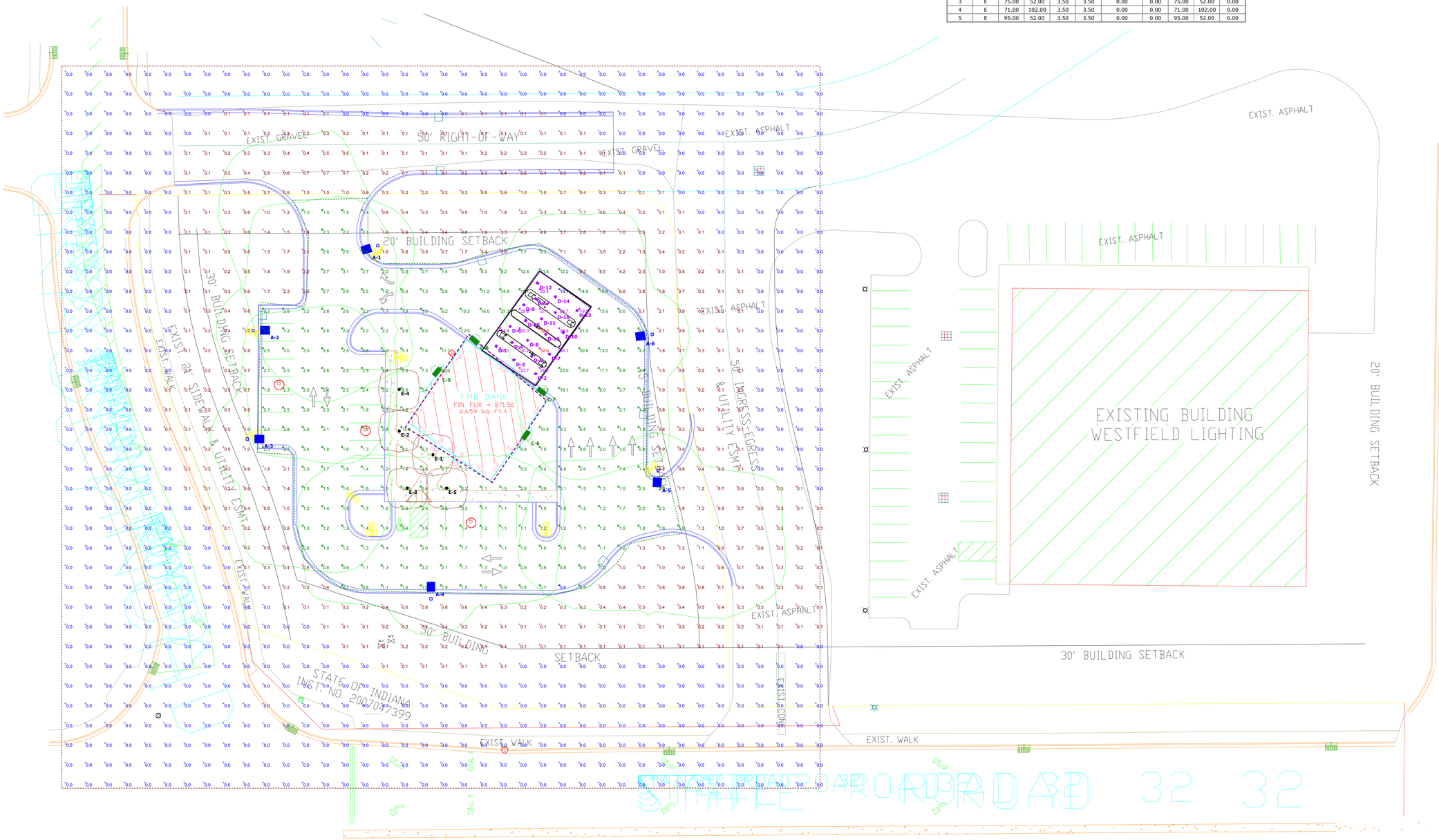
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
CANOPY		26.0 fc	32.0 fc	19.1 fc	1.7:1	1.4:1	0.8:1
PARKING LOT		5.2 fc	32.0 fc	0.6 fc	53.3:1	8.7:1	0.2:1
SITE CALCULATIONS		1.3 fc	32.0 fc	0.0 fc	N/A	N/A	0.0:1

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.

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	60.00	175.00	25.00	25.00	251.85	0.00	58.85	174.62	0.00
2	A	-3.00	132.00	25.00	25.00	90.00	0.00	-1.79	132.00	0.00
3	A	-6.00	77.00	25.00	25.00	90.00	0.00	-4.79	77.00	0.00
4	A	87.00	-4.00	25.00	25.00	0.00	0.00	87.00	-2.79	0.00
5	A	202.00	61.00	25.00	25.00	184.09	0.00	201.91	59.79	0.00
6	A	199.00	130.00	25.00	25.00	261.67	0.00	197.80	129.82	0.00
5	C	90.00	111.00	12.00	12.00	309.81	0.00	90.00	111.00	0.00
6	C	135.00	79.00	12.00	12.00	125.54	0.00	135.00	79.00	0.00
7	C	143.00	101.00	12.00	12.00	39.81	0.00	143.00	101.00	0.00
8	C	109.00	127.00	12.00	12.00	38.66	0.00	109.00	127.00	0.00
1	D	120.00	124.00	12.00	12.00	303.69	0.00	120.00	124.00	0.00
2	D	140.00	110.00	12.00	12.00	303.69	0.00	140.00	110.00	0.00
3	D	129.00	117.00	12.00	12.00	303.69	0.00	129.00	117.00	0.00
4	D	128.00	126.00	12.00	12.00	303.69	0.00	128.00	126.00	0.00
5	D	138.00	119.00	12.00	12.00	303.69	0.00	138.00	119.00	0.00
6	D	127.00	134.00	12.00	12.00	303.69	0.00	127.00	134.00	0.00
7	D	147.00	120.00	12.00	12.00	303.69	0.00	147.00	120.00	0.00
8	D	136.00	127.00	12.00	12.00	303.69	0.00	136.00	127.00	0.00
9	D	134.00	145.00	12.00	12.00	303.69	0.00	134.00	145.00	0.00
10	D	154.00	131.00	12.00	12.00	303.69	0.00	154.00	131.00	0.00
11	D	143.00	138.00	12.00	12.00	303.69	0.00	143.00	138.00	0.00
12	D	141.00	156.00	12.00	12.00	303.69	0.00	141.00	156.00	0.00
13	D	161.00	142.00	12.00	12.00	303.69	0.00	161.00	142.00	0.00
14	D	150.00	149.00	12.00	12.00	303.69	0.00	150.00	149.00	0.00
15	D	135.00	137.00	12.00	12.00	303.69	0.00	135.00	137.00	0.00
16	D	145.00	130.00	12.00	12.00	303.69	0.00	145.00	130.00	0.00
17	D	140.00	148.00	12.00	12.00	303.69	0.00	140.00	148.00	0.00
18	D	150.00	141.00	12.00	12.00	303.69	0.00	150.00	141.00	0.00
1	E	88.00	69.00	3.50	3.50	0.00	0.00	88.00	69.00	0.00
2	E	71.00	81.00	3.50	3.50	0.00	0.00	71.00	81.00	0.00
3	E	75.00	52.00	3.50	3.50	0.00	0.00	75.00	52.00	0.00
4	E	71.00	102.00	3.50	3.50	0.00	0.00	71.00	102.00	0.00
5	E	95.00	52.00	3.50	3.50	0.00	0.00	95.00	52.00	0.00



Plan View
Scale - 1" = 25'

FIRST MERCHANTS-WESTFIELD
PARLING LOT LIGHTING
POINT ILLUMINATION STUDY

Designer
R. A. MCILRATH
Date
1/29/2015
Scale
AS NOTED
Drawing No.
463-00915A1
Summary

CSXW LED
LED Wall Luminaire

CONTOUR SERIES

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

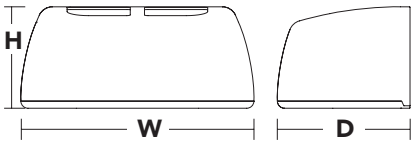
Specifications

Height: 7-1/8" *(29.2 cm)*

Width: 16-3/8" *(41.6cm)*

Depth: 9-5/16" *(23.6 cm)*

Weight (max): 30 lbs *(13.6 kg)*



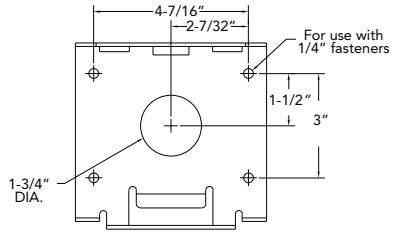
Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED

Series	LEDs	Drive current	Color temperature[1]	Distribution	Voltage	Mounting	Options	Finish *(required)*
CSXW LED	30C 30 LEDs	700 700 mA 1000 1000 mA	40K 4000K 50K 5000K	T2M Type II, medium T3M Type III, medium T4M Type IV, medium TFTM Type forward throw, medium	MVOLT [2] 120 [2] 208 [2] 240 [2] 277 [2] 347 [3] 480 [3]	**Shipped included** (blank) Surface mount **Shipped separately** BBW Surface-mounted back box (for conduit entry) [4]	**Shipped installed** PE Photoelectric cell, button type [5,6] DMG 0-10V dimming driver (no controls) SF Single fuse (120, 277, 347V) [7] DF Double fuse (208, 240, 480V) [7] **Shipped separately** [4] VG Vandal guard WG Wire guard	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Mounting Detail



Accessories

Ordered and shipped separately.

CSXWBBW DDBXD U	Back box accessory (specify finish)
CSXWWG U	Wire guard accessory
CSXWVG U	Vandal guard accessory

NOTES

1. Configured with 4000K (/40K) provides the shortest lead times. Consult factory for 5000K (/50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
3. Available with 700 mA options only (30C 700).
4. Also available as a separate accessory; see Accessories information at left.
5. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
6. Must be ordered with fixture; cannot be field installed.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700 --K	69W	T2M	6,695	2	0	2	97	7,183	2	0	2	104
				T3M	7,068	2	0	2	102	7,582	2	0	2	110
				T4M	7,017	2	0	2	102	7,528	2	0	2	109
				TFTM	7,158	2	0	2	104	7,679	2	0	2	111
	1000 mA	30C 1000 --K	104W	T2M	8,868	2	0	2	85	9,560	2	0	2	92
				T3M	9,361	2	0	2	90	10,091	2	0	2	97
				T4M	9,293	2	0	2	89	10,018	2	0	2	96
				TFTM	9,481	2	0	2	91	10,220	2	0	2	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **CSXW LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.91	0.85

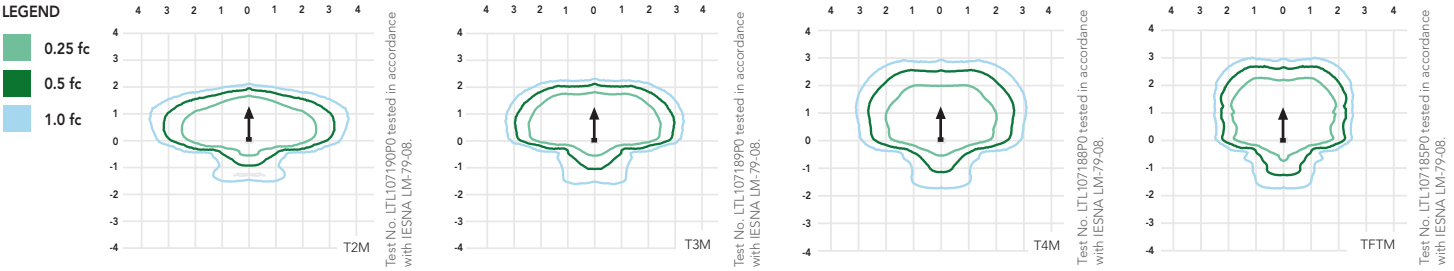
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30C	700	70W	0.695	0.412	0.367	0.331	0.247	0.186
	1000	104W	1.034	0.599	0.528	0.472	0.382	0.302

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSXW homepage.

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
The Contour Series Wall LED luminaire is ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.

CONSTRUCTION
Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS
CSA Certified to U.S. and Canadian standards. Light engine is IP66 rated. Luminaire is IP65 rated.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

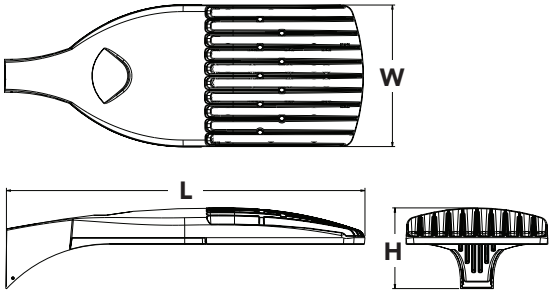
Type

Hit the Tab key or mouse over the page to see all interactive elements.

d^series

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height:	7-1/2″ (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

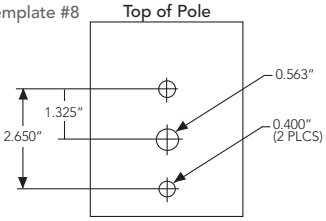
EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish *(required)*
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** [1] 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K(70 CRI) AMBPC Amber phosphor converted [2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [4] 480 [4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [5] RPUMBA Round pole universal mounting adaptor [5] **Shipped separately** [6] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) [7] DMG 0-10V dimming driver (no controls) [8] DCR Dimmable and controllable via ROAM® (no controls) [9] DS Dual switching [10,11] PIR Motion sensor, 8-15′ mounting height [12] PIRH Motion sensor, 15-30′ mounting height [12] BL30 Bi-level switched dimming, 30% [11,13] BL50 Bi-level switched dimming, 50% [11,13]	**Shipped installed** HS House-side shield [14] WTB Utility terminal block [15] SF Single fuse (120, 277, 347V) [16] DF Double fuse (208, 240, 480V) [16] L90 Left rotated optics [17] R90 Right rotated optics [17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #8 Top of Pole



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25″ O.D. minimum.

**For round pole mounting (RPA) only.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
SC U	Shorting cap [18]
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8″	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8″	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4″	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. Rotated optics only available with 60C.
2. AMBPC only available with 530mA or 700mA.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
4. Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
5. Available as a separate combination accessory: PUMBA (finish) U.
6. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8″ mast arm (not included).
7. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
8. DMG option for 347v or 480v requires 1000mA
9. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
10. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
11. Requires an additional switched circuit.
12. PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DS or DCR.
13. Dimming driver standard. MVOLT only. Not available with DCR.
14. Also available as a separate accessory; see Accessories information.
15. WTB not available with DS.
16. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
17. Available with 60 LEDs (60C option) only.
18. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 80 minimum CRI)					40K (4000 K, 70 minimum CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
			T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
			T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
			T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
			T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
			T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
			TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
			T5VS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
			T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
			T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
			T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109
	1000 mA	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
			T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
			T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
			T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
			T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
			T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
			TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
			T5VS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101
			T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100
			T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102
			T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99
40C (40 LEDs)	700 mA	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
			T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
			T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
			T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
			T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
			T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
			TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
			T5VS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
			T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
			T5M	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113
			T5W	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110
	1000 mA	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
			T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98
			T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
			T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
			T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
			T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
			TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
			T5VS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101
			T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99
			T5M	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101
			T5W	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98
60C (60 LEDs)	700 mA	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
			T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
			T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
			T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
			T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
			T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
			TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
			T5VS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
			T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
			T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
			T5W	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112
	1000 mA	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
			T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
			T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
			T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
			T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
			T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
			TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
			T5VS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98
			T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97
			T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98
			T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

			Current (A)					
Number of LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

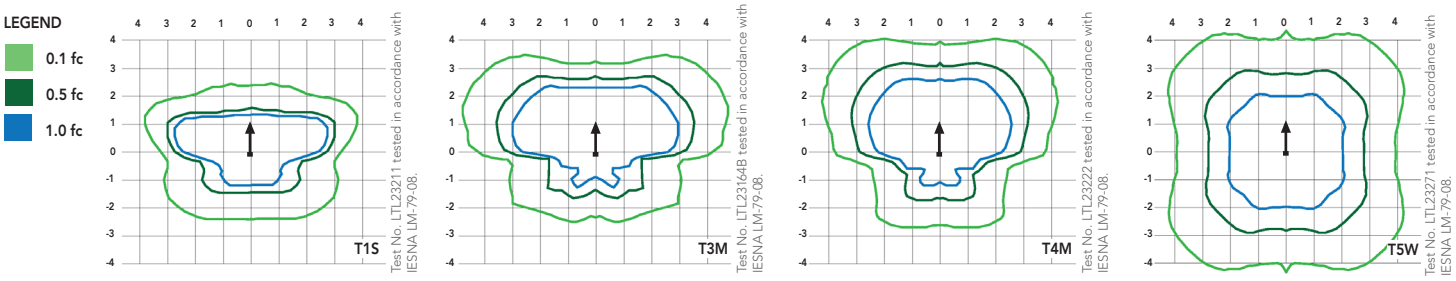
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft^2) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Full warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

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D-Series
LED Bollard

d:series

Catalog Number

Notes

Type

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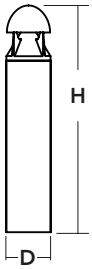
Specifications

Diameter: 8" Round *(20.3 cm)*

Height: 42" *(106.7 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	715	45	1	0	1	889	56	1	0	1	953	60	1	0	1					
	530	22	985	45	1	0	1	1,239	56	1	0	1	1,334	61	1	0	1					
	700	31	1,263	41	1	0	1	1,588	51	1	0	1	1,712	55	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric 4 Engines (16 LEDs)	350	20	923	46	1	0	1	1,161	58	1	0	1	1,251	63	1	0	1					
	530	28	1,274	46	1	0	1	1,603	57	1	0	1	1,726	62	1	0	1					
	700	39	1,634	42	1	0	1	2,055	53	1	0	1	2,215	57	1	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

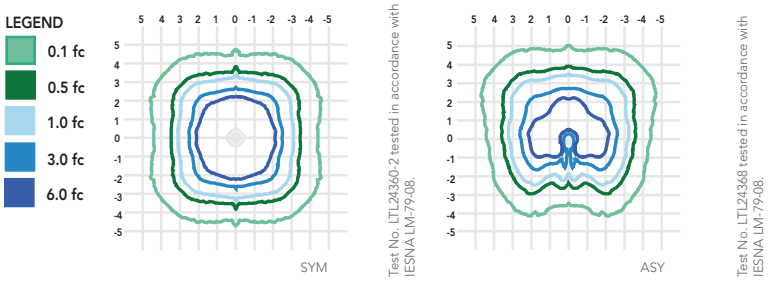
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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D-Series
LED Surface Canopy

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d^series

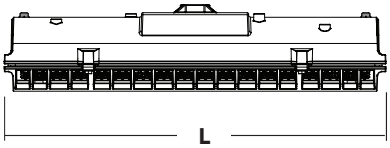
Specifications

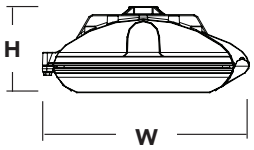
Length: 17-3/4" *(45.1 cm)*

Width: 8-1/2" *(21.6 cm)*

Height: 3-7/16" *(8.7 cm)*

Weight (max): 16 lbs *(7.3 kg)*





Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

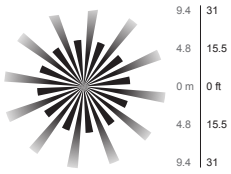
EXAMPLE: DSXSC LED 20C 700 40K T5M MVOLT SRM DWHXD

DSXSC LED															
Series	**LEDs**		**Drive current**		**Color temperature**		**Distribution**		**Voltage**	**Mounting**		**Options**		**Finish** *(required)*	
DSXSC LED	10C	10 LEDs (one engine) [1,2]	350	350 mA	30K	3000 K	T5E	Type V, entryway [4]	MVOLT [5]	**Shipped included**		**Shipped installed**		DWHXD	White
	20C	20 LEDs (two engines)	530	530 mA	40K	4000 K	T5M	Type V, medium	120 [5]	SRM	Surface mount	DMG	0-10V dimming driver (no controls)	DNAXD	Natural aluminum
	30C	30 LEDs (three engines)	700	700 mA	50K	5000 K	T5W	Type V, wide	208 [5]			HS	House-side shield (housing visor) [7]	DDBXD	Dark bronze
			1000	1000 mA (1 A)	AMBPC	Amber phosphor converted [3]	T5R	Type V, rectangular	240 [5]			SF	Single fuse (120, 277, 347V) [8,9]		
							ASY	Asymmetric	277 [5]			DF	Double fuse (208, 240, 480V) [8,9]		
									347 [6]			PIR360SS	Motion/ambient sensor, 8–15' mounting height [9,10]		
									480 [6]			PIRH360SS	Motion/ambient sensor, 15–30' mounting height [9,10]		
												SPD	Separate surge protection [11]		
												XAD	XPoint Wireless enabled [12]		
												CFMH	Cover finish matches housing [13]		
												Shipped separately			
												BDS	Bird shroud [7]		

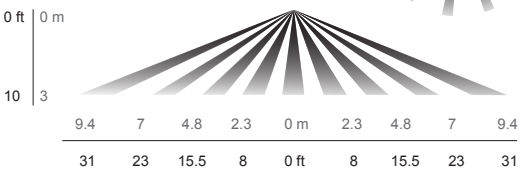
Motion Sensing

The motion/ambient sensor options (PIR360SS or PIRH360SS) have 360° of passive infrared sensing and adjustable bi-level dimming to save energy when there are no occupants.

TOP VIEW

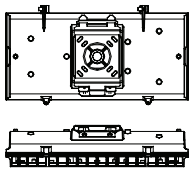


SIDE VIEW



Mounting Options

Surface Mounting



Accessories

Ordered and shipped separately.

DSXSCHS U	House-side shield (1 per light engine)
DSXSCBDSSJ DWHXD U	Bird shroud for SRM on surface J-box only, white (specify finish)

NOTES

1. Available with 700mA or 1000mA option only.
2. Not available with 347 or 480V.
3. AMBPC only available with 530mA or 700mA.
4. DesignLights Consortium qualified.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
6. N/A with one light engine (10C). Only available with 700mA or 1000mA.
7. Also available as a separate accessory; see Accessories information at left.
8. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9. Not available with XAD.
10. PIR360SS specifies the SensorSwitch SBOR-10-ODP control; PIRH360SS specifies the SensorSwitch SBOR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard.
11. See the electrical section on page 3 for more details.
12. Dimming driver standard. Available 120v or 277v only. Not available with fusing, PIR360SS or PIRH360SS.
13. Available with DNAXD or DDBXD only.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30K (3000 K, 80 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 65 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	700 mA	10C 700--K	26W	ASY	1,792	0	0	1	69	2,253	1	0	1	87	2,428	1	0	1	93
				T5E	1,882	1	0	0	72	2,366	1	0	0	91	2,550	1	0	0	98
				T5M	1,889	1	0	0	73	2,375	2	0	0	91	2,560	2	0	0	98
				T5R	1,860	2	0	2	72	2,339	2	0	2	90	2,521	2	0	2	97
				T5W	1,771	2	0	1	68	2,226	2	0	1	86	2,399	2	0	1	92
	1000 mA	10C1000 --K	37W	ASY	2,444	1	0	1	66	3,074	1	0	1	83	3,314	1	0	1	90
				T5E	2,566	1	0	0	69	3,227	2	0	0	87	3,479	2	0	0	94
				T5M	2,576	2	0	0	70	3,241	2	0	1	88	3,493	2	0	1	94
				T5R	2,537	2	0	2	69	3,191	2	0	2	86	3,440	3	0	3	93
				T5W	2,414	2	0	1	65	3,037	2	0	1	82	3,274	3	0	1	88
20C (20 LEDs)	350 mA	20C 350 --K	25W	ASY	1,995	1	0	1	80	2,511	1	0	1	100	2,705	1	0	1	108
				T5E	2,095	1	0	0	84	2,637	1	0	0	105	2,840	2	0	0	114
				T5M	2,103	2	0	0	84	2,647	2	0	0	106	2,851	2	0	1	114
				T5R	2,071	2	0	2	83	2,607	2	0	2	104	2,808	2	0	2	112
				T5W	1,971	2	0	1	79	2,481	2	0	1	99	2,672	2	0	1	107
	530 mA	20C 530 --K	37W	ASY	2,803	1	0	1	76	3,526	1	0	1	95	3,799	1	0	1	103
				T5E	2,943	2	0	0	80	3,702	2	0	0	100	3,989	2	0	0	108
				T5M	2,955	2	0	1	80	3,717	2	0	1	100	4,005	2	0	1	108
				T5R	2,910	2	0	2	79	3,660	3	0	3	99	3,944	3	0	3	107
				T5W	2,770	2	0	1	75	3,483	3	0	1	94	3,754	3	0	1	101
	700 mA	20C 700 --K	46W	ASY	3,449	1	0	1	75	4,337	1	0	1	94	4,675	1	0	1	102
				T5E	3,621	2	0	0	79	4,554	2	0	0	99	4,909	2	0	0	107
				T5M	3,636	2	0	1	79	4,572	3	0	1	99	4,928	3	0	1	107
				T5R	3,580	3	0	3	78	4,502	3	0	3	98	4,853	3	0	3	106
				T5W	3,407	3	0	1	74	4,285	3	0	1	93	4,619	3	0	1	100
	1000 mA	20C 1000 --K	74W	ASY	4,632	1	0	1	63	5,828	1	0	1	79	6,283	1	0	2	85
				T5E	4,864	2	0	0	66	6,119	2	0	0	83	6,597	2	0	1	89
				T5M	4,883	3	0	1	66	6,143	3	1	1	83	6,623	3	0	1	90
				T5R	4,808	3	0	3	65	6,050	3	0	3	82	6,522	3	0	3	88
				T5W	4,577	3	0	1	62	5,758	3	0	2	78	6,207	3	0	2	84
30C (30 LEDs)	350 mA	30C 350 --K	35W	ASY	3,022	1	0	1	86	3,799	1	0	1	109	4,097	1	0	1	117
				T5E	3,172	2	0	0	91	3,989	2	0	0	114	4,302	2	0	0	123
				T5M	3,185	2	0	1	91	4,005	2	0	1	114	4,319	3	0	1	123
				T5R	3,137	2	0	2	90	3,944	3	0	3	113	4,253	3	0	3	122
				T5W	2,985	2	0	1	85	3,754	3	0	1	107	4,048	3	0	1	116
	530 mA	30C 530 --K	53W	ASY	4,239	1	0	1	80	5,333	1	0	1	101	5,748	1	0	1	108
				T5E	4,451	2	0	0	84	5,599	2	0	0	106	6,035	2	0	0	114
				T5M	4,468	3	0	1	84	5,622	3	0	1	106	6,059	3	0	1	114
				T5R	4,400	3	0	3	83	5,536	3	0	3	104	5,967	3	0	3	113
				T5W	4,188	3	0	1	79	5,269	3	0	1	99	5,679	3	0	1	107
	700 mA	30C 700 --K	67W	ASY	5,170	1	0	1	77	6,504	1	0	2	97	7,011	1	0	2	105
				T5E	5,428	2	0	0	81	6,829	3	0	1	102	7,362	3	0	1	110
				T5M	5,450	3	0	1	81	6,856	3	0	1	102	7,391	3	0	2	110
				T5R	5,367	3	0	3	80	6,752	3	0	3	101	7,278	3	0	3	109
				T5W	5,108	3	0	1	76	6,426	3	0	2	96	6,927	3	0	2	103
	1000 mA	30C 1000 --K	107W	ASY	6,775	1	0	2	63	8,520	2	0	2	80	9,187	2	0	2	86
				T5E	7,113	3	0	1	66	8,946	3	0	1	84	9,646	3	0	1	90
				T5M	7,141	3	0	1	67	8,982	3	0	2	84	9,685	3	0	2	91
				T5R	7,032	3	0	3	66	8,845	4	0	4	83	9,537	4	0	4	89
				T5W	6,693	3	0	2	63	8,418	4	0	2	79	9,077	4	0	2	85

Note: Available with phosphor-converted amber LEDs (nomenclature AMBPC). These LEDs produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files (for 530mA and 700mA drive currents only).

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
10C	700	26W	0.25	0.15	0.13	0.11	–	–
	1000	37W	0.37	0.21	0.18	0.16	–	–
20C	350	25W	0.23	0.13	0.12	0.10	–	–
	530	37W	0.33	0.19	0.17	0.14	–	–
	700	46W	0.43	0.25	0.22	0.19	0.15	0.11
	1000	74W	0.68	0.39	0.34	0.29	–	–
30C	350	35W	0.33	0.19	0.16	0.14	–	–
	530	53W	0.50	0.29	0.25	0.22	–	–
	700	67W	0.66	0.38	0.33	0.29	0.23	0.17
	1000	107W	1.01	0.58	0.50	0.44	–	–

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXSC LED 10C 1000			
	1.0	0.97	0.94	0.90
	DSXSC LED 30C 1000			
	1.0	0.93	0.89	0.80
	DSXSC LED 30C 700			
	1.0	0.98	0.97	0.95

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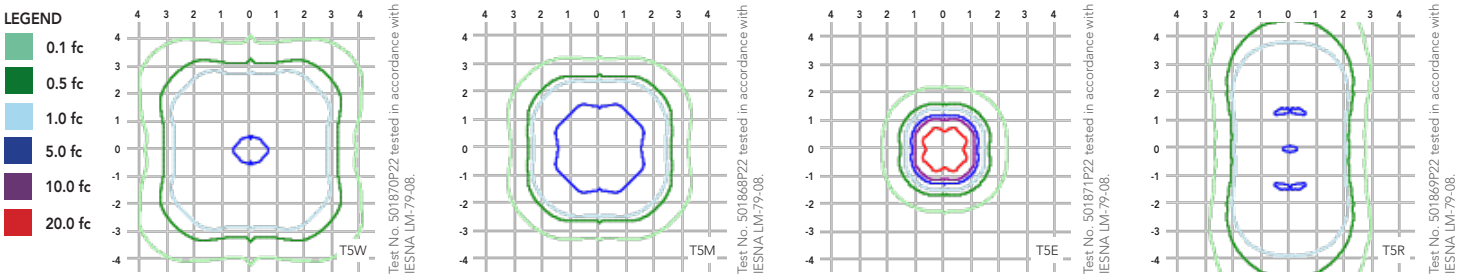
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Parking Garage homepage.

Isofootcandle plots for the DSXSC LED 30C 700 40K. Distances are in units of mounting height (8').



FEATURES & SPECIFICATIONS

INTENDED USE
The energy savings, long life, and easy-to-install design of the D-Series LED Surface Canopy luminaire make it the smart choice for canopy lighting in commercial, industrial and institutional applications with mounting heights of 8-15'.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded proprietary acrylic lenses provide five different photometric distributions suited to a variety of canopy and walkway applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (65 min. CRI) configurations.

ELECTRICAL
Light engines consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life. The electronic driver has a power factor of >90%, THD <20%, and a minimum 2.5 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Mounts to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with captive screws. Supply leads are 12" in length as standard. For longer supply leads, please consult factory.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product — Fuel Pump Canopy Luminaires category. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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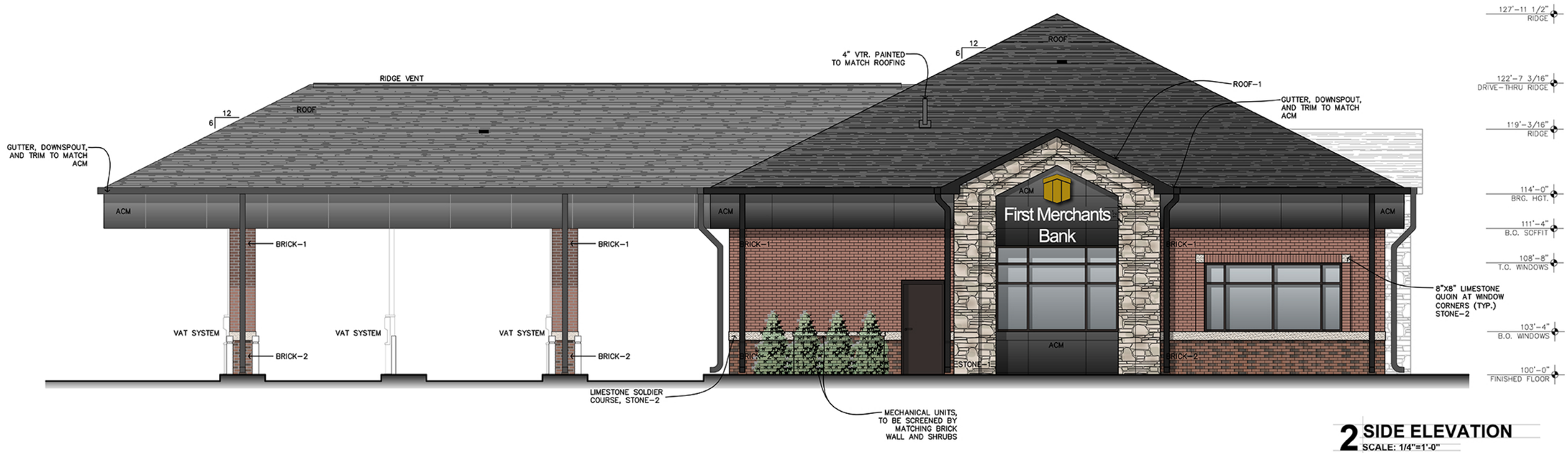
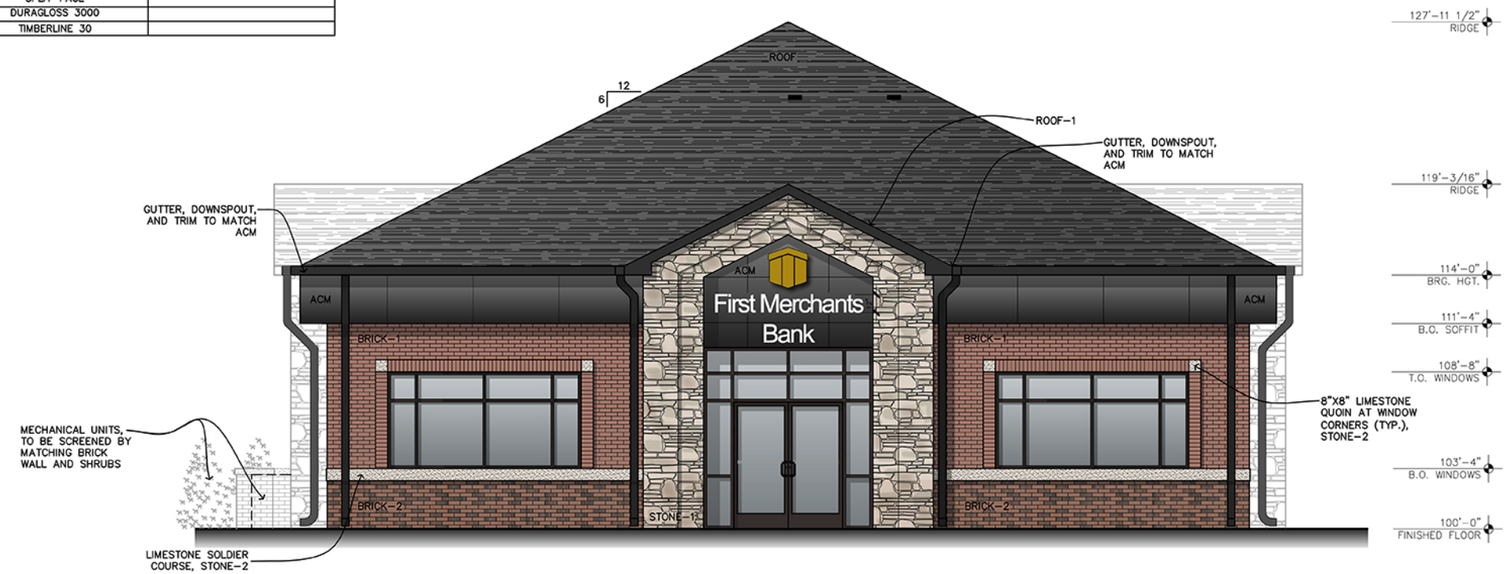


2 SIDE ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISHES

CALLOUT	MATERIAL	MANUFACTURER	COLOR	TEXTURE/PATTERN	NOTES
BRICK-1	EXTERIOR BRICK	BELDEN	RUBIGO RED	VELOUR, MODULAR	USE STANDARD MORTAR NO COLOR ADDITIVE
BRICK-2	EXTERIOR BRICK	BELDEN	LONDON BLEND	MODULAR	USE STANDARD MORTAR NO COLOR ADDITIVE
STONE-1	LANDMARK STONE VENEER	GLEN-GERY	SOUTHERN MALT	CUT COBBLESTONE	
STONE-2	LIMESTONE BANDING	INDIANA LIMESTONE COMPANY	MILL RUN BUFF	SPLIT-FACE	
ACM	ACM PANELING	ALCOA	PROGRAM BLACK	DURAGLOSS 3000	
ROOF	ASPHALT SHINGLES	GAF	CHARCOAL	TIMBERLINE 30	



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

A NEW FACILITY FOR:
FIRST MERCHANTS BANK

EXTERIOR ELEVATIONS

US Architects
9200 W. SMITH STREET
YORKTOWN, INDIANA 47396
TELEPHONE 765-405-1220
FAX 765-405-1219
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JERRY G. HOFFMAN, PARTNER
KEITH L. GARY, PARTNER

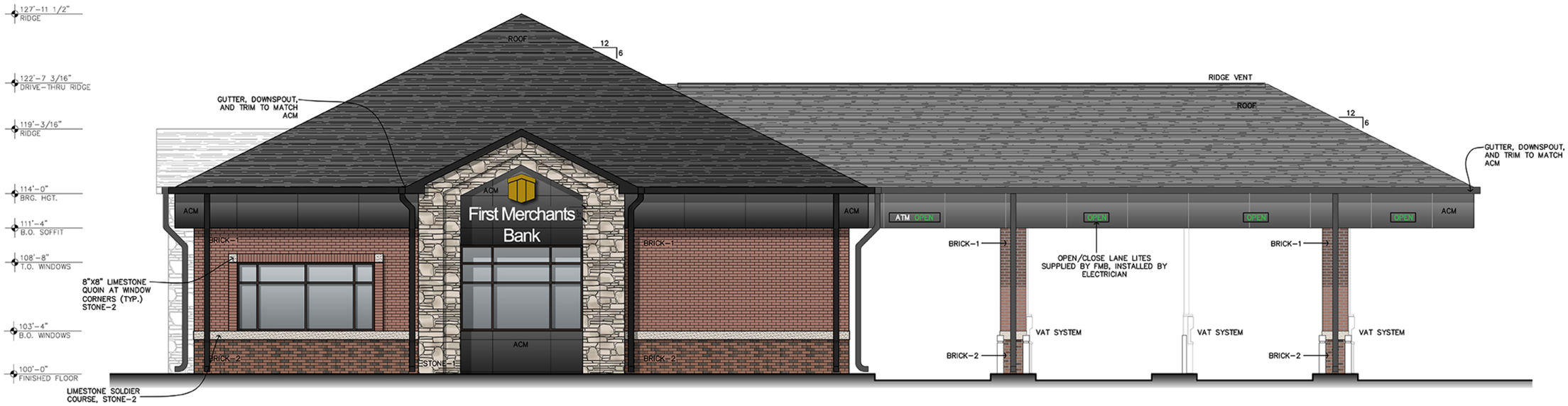
DRAWN: AM
CHECKED:
REVISIONS:

DATES
CD PHASE
START DATE: 00/00/00
FINISH DATE: 00/00/00

PLOT INFORMATION
FILE NAME: _A2_3-6-15.dwg
PLOT DATE: 3/13/2015 2:33
CAD OPER.: KAF

SEAL
JERRY G. HOFFMAN REGISTERED No. AR00034274 STATE OF INDIANA REGISTERED ARCHITECT

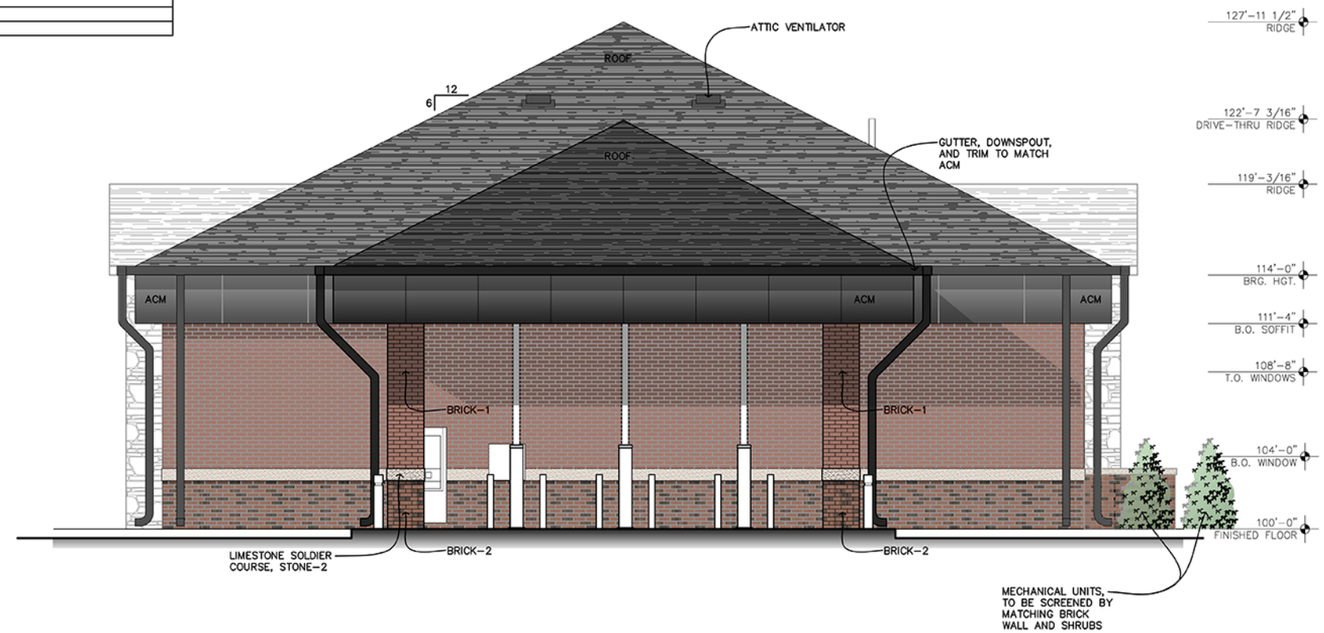
SHEET
A-2.0



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR FINISHES

CALLOUT	MATERIAL	MANUFACTURER	COLOR	TEXTURE/PATTERN	NOTES
BRICK-1	EXTERIOR BRICK	BELDEN	RUBIGO RED	VELOUR, MODULAR	USE STANDARD MORTAR NO COLOR ADDITIVE
BRICK-2	EXTERIOR BRICK	BELDEN	LONDON BLEND	MODULAR	USE STANDARD MORTAR NO COLOR ADDITIVE
STONE-1	LANDMARK STONE VENEER	GLEN-GERY	SOUTHERN MALT	CUT COBBLESTONE	
STONE-2	LIMESTONE BANDING	INDIANA LIMESTONE COMPANY	MILL RUN BUFF	SPLIT-FACE	
ACM	ACM PANELING	ALCOA	PROGRAM BLACK	DURAGLOSS 3000	
ROOF	ASPHALT SHINGLES	GAF	CHARCOAL	TIMBERLINE 30	



1 REAR ELEVATION
SCALE: 1/4"=1'-0"

A NEW FACILITY FOR:
FIRST MERCHANTS BANK

EXTERIOR ELEVATIONS

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JERRY G. HOFFMAN, PARTNER
KEITH L. GARY, PARTNER

DRAWN: AM
CHECKED:
REVISIONS:

DATES
CD PHASE
START DATE: 00/00/00
FINISH DATE: 00/00/00

PLOT INFORMATION
FILE NAME: _A2_3-6-15.dwg
PLOT DATE: 3/13/2015 2:33 P
CAD OPER.: KAF

SEAL
JERRY G. HOFFMAN REGISTERED No. AR00034274 STATE OF INDIANA REGISTERED ARCHITECT

SHEET
A-2.1

Petition Number:	1502-SPP-07 & 1502-ODP-01
Subject Site Address:	Northwest of 151st Street & Ditch Road
Petitioner:	Estridge Development Management LLC
Request:	Petitioner requests Development Plan and Primary Plat review for 9 single-family residential lots on approximately 36.84 acres+/- in the Harmony PUD District
Current Zoning:	Harmony PUD District, Underlying Zoning is SF-4
Current Land Use:	Agricultural
Approximate Acreage:	36.84 acres+/-
Property History:	Harmony PUD Ordinance 12-14 Harmony PUD Text Amendment Ordinance 14-55
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Detailed Development Plan 6. Landscape Plan 7. Waiver Request Response From Public Works 8. Text Amendment Parcel Map (Ord. 14-55)
Staff Reviewer:	Pam Howard, Associate Planner

Procedural

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

Project Overview

The proposal is for the primary platting and development plan approval of 94 single-family detached lots within the third section of the Harmony project. The proposed layout includes four (5) different lot types: mew lots (42'); two (2) different sizes of alley-loaded lots (42' and 50'); and 60' front-loaded lots.

The petitioner is requesting a subdivision waiver for four (4) of the City's subdivision control standards: 1) to reduce the centerline radius from 150' to 100'; 2) to reduce the driveway separation requirement from 75' to 30'; 3) to reduce the alley width requirement from 20' to 18'; and 4) to reduce the sight

triangle distances from 40' to 20'. See the Subdivision Waiver Request section of this report, along with Exhibit 7 for commentary on each waiver request.

The petition was reviewed by the Technical Advisory Committee at its January 20, 2015 meeting.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

- **Staff Comment - All current SF-4 standards have been modified by the Harmony PUD Ordinance.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:
    a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
        - **Staff Comment - COMPLIANT**

b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
    - **Staff Comment -See section 6.19 below**

c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
    - **Staff Comment - COMPLIANT**

d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
    - **Staff Comment –COMPLIANT**

e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
    - **Staff Comment – COMPLIANT**

f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

g. **Staff Comment - COMPLIANT**

h. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
    - **Staff Comment - COMPLIANT**

2. Detention and Retention Areas:
    a. Natural Appearance:
        - Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
        - Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
        - Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

- **Staff Comment - COMPLIANT**

b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
   - **Staff Comment - COMPLIANT**

c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
   - **Staff Comment - COMPLIANT**

3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
   a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
      - **Staff Comment - COMPLIANT**

   b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
      - **Staff Comment - COMPLIANT**

   c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
      - **Staff Comment - COMPLIANT**

4. Minimum Lot Landscaping Requirements
   a. Single Family Residential (per Lot under 8,000 SF)
      - Shade Trees – 2
      - Ornamental or Evergreen Trees – 1
      - Shrubs – 4
      - **Staff Comment - COMPLIANT**

   b. Single-Family Residential (per Lot over 8,000 SF)
      - Shade Trees – 4
      - Ornamental or Evergreen Trees – 2
      - Shrubs – 4
      - **Staff Comment - COMPLIANT**

c. Open Space/Common Area (per acre)
    - Shade Trees, Ornamental, or Evergreen Trees – 10
    - Shrubs – 0
    - **Staff Comment - COMPLIANT**

5. Foundation Plantings
    - **Not Applicable to DPR. To be reviewed at building permit stage.**
6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
    a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
        - **Staff Comment – Superseded by Harmony PUD**
    b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
        - **Staff Comment - Not Applicable.**
    c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
        - **Staff Comment - COMPLIANT**
7. Buffer Yard Requirements
    - **Staff Comment - Not Applicable. Superseded by Harmony PUD.**
8. Parking Area Landscaping
    - **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment – Not Applicable.**

1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
4. 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.
5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

<u>Lot Standards (Article 6.10)</u>

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
   - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
   - **Staff Comment - COMPLIANT**

<u>Outdoor Storage and Display (Article 6.21)</u>

1. Residential Districts (regarding Recreational Vehicles)
   - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
   - **Staff Comment - Not Applicable.**
3. Industrial Districts
   - **Staff Comment - Not Applicable.**

<u>Outdoor Café and Eating Areas (Article 6.13)</u>

- **Staff Comment - Not Applicable**

<u>Parking Standards (Article 6.14)</u>

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

<u>Setback Standards (Article 6.16)</u>

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

1. No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.
   - **Staff Comment – Petitioner has submitted waiver request to reduce the distance from 40' to 20'. Public works will support this request if the petitioner can provide documentation showing that adequate sight distances can be provided. See Exhibit 7 for further details.**

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - COMPLIANT**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.
   - **Staff Comment – COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the

location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.

- **Staff Comment - COMPLIANT**

2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
   - **Staff Comment - COMPLIANT.**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
   - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.
   - **Staff Comment – COMPLIANT**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
   - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
   - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
   - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

- **Staff Comment - COMPLIANT**

5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
   - **Staff Comment - Pathway amenities are COMPLIANT. Other amenities will be reviewed during a subsequent Detailed Development Plan Review(s).**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
   - **Staff Comment - Not applicable to this submittal. Other amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
   - **Staff Comment - Acknowledged.**
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
   - **Staff Comment - COMPLIANT**
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
   - **Staff Comment - COMPLIANT**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
    - **Staff Comment - Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

- **Staff Comment - COMPLIANT**

2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
   - **Staff Comment - COMPLIANT**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
   Staff Comment - COMPLIANT
4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
   Staff Comment - COMPLIANT
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
   Staff Comment - COMPLIANT
6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
   Staff Comment - Not applicable.
7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
   - **Staff Comment - COMPLIANT**
8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
   - **Staff Comment - COMPLIANT**

9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
    - **Staff Comment - COMPLIANT**
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
    - **Staff Comment - COMPLIANT**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
    - **Staff Comment - COMPLIANT**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: **– COMPLIANT**
2. Private Streets: **– COMPLIANT**
3. Design Principles: **-- COMPLIANT**
    - General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
        i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
        ii. In an orderly and logical manner.
        iii. With concern for connectivity to adjacent parcels.
        iv. With concern for pedestrian and vehicular safety.
        v. To provide reasonably direct access to the primary circulation system.
    - Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
    - Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the

Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.

4. Improvement Standards**– COMPLIANT**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. **– COMPLIANT**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. **– COMPLIANT**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. **– COMPLIANT**
    - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
    - If requested core borings are for the acceptance of concrete streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) **– COMPLIANT**

Street Sign Standards (Article 8.11) **– COMPLIANT**

Surety Standards (Article 8.12) **– COMPIANT**

Utility Standards (Article 8.13) **– COMPLIANT**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common

areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

- **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
    a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i)Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
        - **Staff Comment - COMPLIANT**
    b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
        - **Staff Comment - COMPLIANT**
    c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
        - Proposed name of the subdivision.
            - **Staff Comment - COMPLIANT**
        - Names and addresses of the owner, owners, land surveyor or land planner.
            - **Staff Comment - COMPLIANT**
        - Title, scale, north point and date.
            - **Staff Comment - COMPLIANT**
        - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
            - **Staff Comment - COMPLIANT**
        - Easements (locations, widths and purposes).
            - **Staff Comment - COMPLIANT**

- Statement concerning the location and approximate size or capacity of utilities to be installed.
    - **Staff Comment - COMPLIANT**
- Layout of Lots (showing dimensions, numbers and square footage);
    - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
    - **Staff Comment - COMPLIANT**
- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
    - **Staff Comment - COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
    - **Staff Comment - COMPLIANT**
- Building setback lines.
    - **Staff Comment - COMPLIANT**
- Legend and notes.
    - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
    - **Staff Comment - COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely.
    - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
    - **Staff Comment - COMPLIANT**
- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
    - **Staff Comment - COMPLIANT**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
    - **Staff Comment - Not applicable.**
- If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

- **Staff Comment - COMPLIANT**

- If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
  - **Staff Comment – Not applicable.**

d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

- **Staff Comment - COMPLIANT**

DEVELOPMENT PLAN REVIEW
Harmony PUD (Ordinance 12-14)

Section 1.3. Open/Green Space. A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

- **Staff Comment – COMPLIANT**

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

- **Staff Comment – COMPLIANT**

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

- **Staff Comment – COMPLIANT**

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

- **Staff Comment – COMPLIANT**

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

- **Staff Comment – COMPLIANT**

Mew Lots (Lots 177-187)

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 0' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

42' Alley-Load Lots (Lots 171-176, 188-192)

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF (reduced to 3654 SF due to ROW increase) – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 30' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' (reduced to 7' due to ROW increase)– **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

50' Alley-Load Lot (Lots 193-203)

1. Minimum Lot Width at Building Line – 50' – **COMPLIANT**

2. Minimum Lot Area – 5,500 SF (reduced to 5350 SF due to ROW increase) – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,700 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback (reduced to 7' due to ROW increase)– 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

60' Front-Load Lots (Remainder of lots in Section 3)

1. Minimum Lot Width at Building Line – 60' – **COMPLIANT**
2. Minimum Lot Area – 7,200 SF (reduced to 7020 SF due to ROW increase)– **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 2,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20' (reduced to 17' due to ROW increase)– **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

70' Front-Load Lots— **Not applicable to Section 3**

1. Minimum Lot Width at Building Line –
2. Minimum Lot Area – 8,400 SF –
3. Minimum Lot Frontage on a Public Way – 40' –
4. Minimum House Size (total square footage) – 2,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**

7. Minimum Front Yard Setback – 20' –Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
10. Minimum Rear Yard Setback – 20' –

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
   - **Staff Comment – COMPLIANT**
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
   - **Staff Comment – COMPLIANT**

The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

- **Staff Comment – Acknowledged**

B. Development Amenities.

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

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:
   1. The clubhouse within Area A of the Mixed Use District
   2. The recreation area within the Single Family Residential District, and
   3. Area B within the Mixed use district
      - **Staff Comment – Not applicable to Section 3.**

B. In addition to the bicycle parking facilities required under Section 4.3,A,3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.
   - **Staff Comment – Not applicable to Section 3.**

Section 5.2. Buffer Yard Requirements.

A. Buffer yards shall not be required internal to the Real Estate.
   - **Staff Comment – COMPLIANT**

B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.

- **Staff Comment – COMPLIANT**

C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.

- **Staff Comment – COMPLIANT**
- Ditch Road (1,560.9')

  - 20' – 40' Buffer Yard **-- COMPLIANT**

  - Evergreen Trees = **45 required, 91 provided (45 are replacing shrubs @ 3:1 ratio). COMPLIANT**

  - Shade Trees = **45 required, 62 provided. COMPLIANT**

  - Ornamental Trees = **45 required, 46 provided. COMPLIANT**

  - Evergreen Shrubs = **225 required, reduced to 90 by 3:1 evergreen tree replacement, 92 provided. COMPLIANT**

D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.

- **Staff Comment – Not applicable to Section 3**

Staff Comments

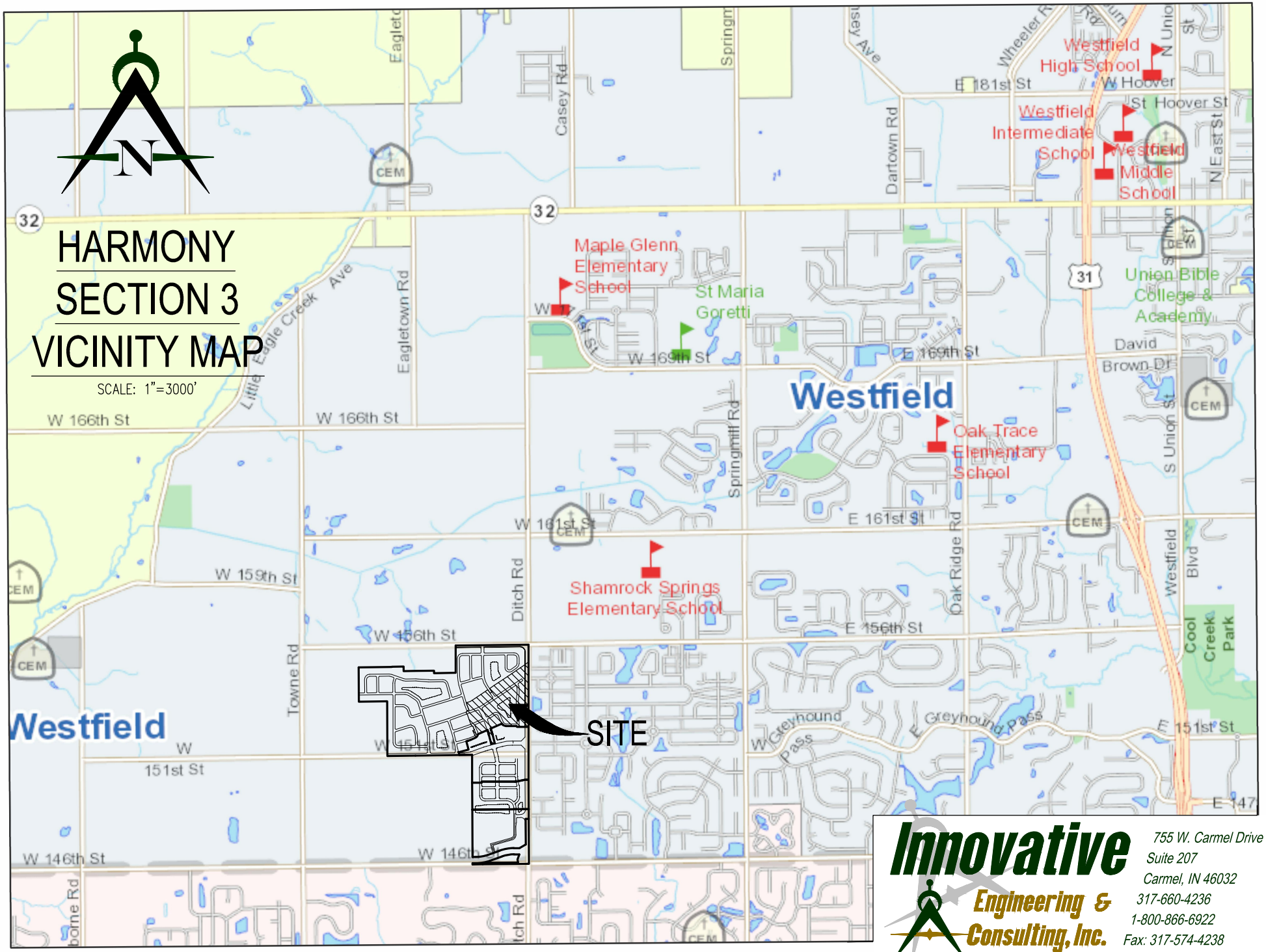
1. The submitted Primary Plat and Overall Development Plan comply with the applicable zoning ordinances, except as otherwise noted herein with regard to the Petitioner's requested waivers, as further noted below:
   a. Reduce the driveway separation requirement from 75 feet to 30 feet;
   b. Reduce the alley width requirement from 20 feet to 18 feet;
   c. Reduce the vision clearance triangle distance from 40 feet to 20 feet; and
   d. Reduce the centerline radius from 150 feet to 100 feet.
2. The Department recommends approval of the petition with the following conditions, in accordance with the recommendations of the Public Works Department outlined in Exhibit 7:
   a. Approve the waiver to reduce the driveway separation requirement from 75 feet to 30 feet with the condition that the measurement is from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline);
   b. Approve the waiver to reduce the alley width requirement from 20 feet to 18 feet with the condition that the reduction is only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the Indiana Fire Code, Section 503.2.1; and

c. Approve the reduction in the vision clearance triangle distance from 40 feet to 20 feet, subject to approval by the Public Works Department upon its receipt and review of evidence and supporting documentation from the developer that adequate sight distances will be maintained.
d. Approve the reduction of the centerline radius from 150 feet to 100 feet.
e. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.

3. If the waiver requests are not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next APC meeting to allow the petitioner an opportunity to revise the plans to bring them into compliance. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

HARMONY SECTION 3 VICINITY MAP

SCALE: 1"=3000'



Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive
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1-800-866-6922
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HARMONY SECTION THREE PRIMARY PLAT

SECTION 16, T18N, R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

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

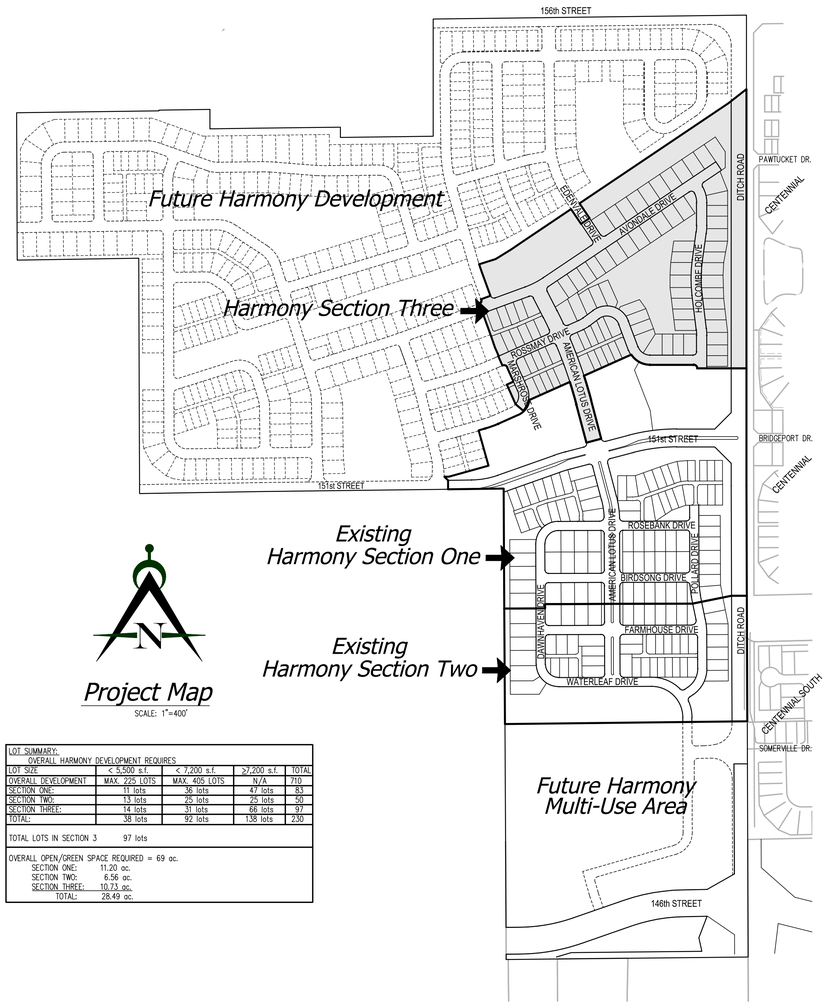
Sheet Index

Sheet No.	Description
P100	Title Sheet
P101–P103	Primary Plat
P201–P202	Overall Development Plan
P203–P204	Detailed Development Plan
L100–L109	Landscape Plan

Legal Description
Harmony Primary Plat – Section 3

A part of the Northeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter section, thence North 00 degrees 00 minutes 00 seconds West on and along the East line of said Quarter Section, also being on and along the East boundary line of Harmony Section One, a residential subdivision recorded as Instrument Number 2014047702 in the office of the Recorder of Hamilton County, Indiana, a distance of 655.29 feet to the Point of Beginning, also being the northeast corner of said Harmony Section One, the next twelve (12) courses being on and along the North Boundary of Said Harmony Section One; (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 276.00 feet to a point on a non-tangent curve concave to the southwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; (2) thence northwesterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 45 degrees 00 minutes 00 seconds West and a length of 28.28 feet); (3) thence North 90 degrees 00 minutes 00 seconds West a distance of 243.31 feet to a point on a tangent curve concave to the northeast having a central angle of 56 degrees 40 minutes 38 seconds and a radius of 125.50 feet; (4) thence northwesterly on and along said curve an arc distance of 124.15 feet (said arc being subtended by a chord having a bearing of North 61 degrees 39 minutes 41 seconds West and a length of 119.14 feet); (5) thence South 65 degrees 59 minutes 41 seconds West a distance of 289.43 feet to a point on a non-tangent curve concave to the southwest having a central angle of 03 degrees 15 minutes 59 seconds and a radius of 2543.00 feet; (6) thence southeasterly on and along said curve an arc distance of 144.98 feet (said arc being subtended by a chord having a bearing of South 16 degrees 22 minutes 45 seconds East and a length of 144.96 feet); (7) thence South 14 degrees 44 minutes 46 seconds East a distance of 220.68 feet; (8) thence South 75 degrees 15 minutes 14 seconds West a distance of 86.00 feet; (9) thence North 14 degrees 44 minutes 46 seconds West a distance of 220.68 feet to a point on a tangent curve concave to the southwest having a central angle of 03 degrees 03 minutes 21 seconds and a radius of 2457.00 feet; (10) thence northwesterly on and along said curve an arc distance of 131.04 feet; (said arc being subtended by a chord having a bearing of North 16 degrees 16 minutes 26 seconds West and a length of 131.03 feet); (11) thence South 65 degrees 59 minutes 41 seconds West a distance of 247.55 feet to a point on a non-tangent curve concave to the northwest having a central angle of 47 degrees 33 minutes 28 seconds and a radius of 105.50 feet; (12) thence southwesterly on and along said curve an arc distance of 87.57 feet (said arc being subtended by a chord having a bearing of South 30 degrees 52 minutes 38 seconds West and a length of 85.08 feet); thence North 35 degrees 20 minutes 38 seconds West a distance of 51.00 feet; thence North 24 degrees 00 minutes 19 seconds West a distance of 128.94 feet; thence North 65 degrees 59 minutes 41 seconds East 33.78 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; thence northeasterly on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of North 20 degrees 59 minutes 41 seconds East and a length of 14.14 feet); thence North 24 degrees 00 minutes 19 seconds West a distance of 80.00 feet to a point on a tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence westerly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 69 degrees 00 minutes 19 seconds West and a length of 28.28 feet); thence North 23 degrees 57 minutes 04 seconds West a distance of 51.00 feet; thence North 24 degrees 00 minutes 19 seconds West a distance of 55.17 feet; thence North 18 degrees 55 minutes 28 seconds West a distance of 66.31 feet; thence North 20 degrees 06 minutes 30 seconds West a distance of 130.00 feet to a point on a tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; thence on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of North 65 degrees 06 minutes 30 seconds West and a length of 14.14 feet); thence North 20 degrees 06 minutes 30 seconds West a distance of 51.00 feet; thence North 69 degrees 53 minutes 30 seconds East a distance of 10.32 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence northeasterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 24 degrees 53 minutes 30 seconds East and a length of 28.28 feet); thence North 69 degrees 53 minutes 30 seconds East a distance of 51.00 feet; thence North 20 degrees 06 minutes 30 seconds West a distance of 151.83 feet to a point on a tangent curve concave to the East having a central angle of 2 degrees 49 minutes 57 seconds and a radius of 774.50 feet; thence northerly on and along said curve an arc distance of 38.31 feet (said arc being subtended by a chord having a bearing of North 18 degrees 41 minutes 30 seconds West and a length of 38.30 feet); thence North 72 degrees 19 minutes 20 seconds East a distance of 102.85 feet; thence North 58 degrees 42 minutes 37 seconds East a distance of 81.38 feet; North 56 degrees 03 minutes 19 seconds East a distance of 324.79 feet; thence South 33 degrees 53 minutes 10 seconds East a distance of 99.61 feet; thence North 56 degrees 06 minutes 50 seconds East a distance of 51.00 feet; thence North 33 degrees 53 minutes 10 seconds East a distance of 99.67 feet; thence North 56 degrees 03 minutes 19 seconds East a distance of 1006.02 feet; thence North 52 degrees 05 minutes 15 seconds East a distance of 127.65 feet to a point on the East line of said quarter section; thence South 00 degrees 00 minutes 00 seconds East on and along said east line a distance of 1560.90 feet to the Point of Beginning. Containing 36.84 acres more, or less.



Project Map

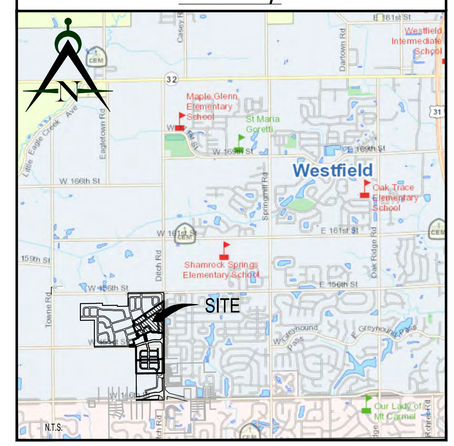
SCALE: 1"=400'

LOT SUMMARY:				
OVERALL HARMONY DEVELOPMENT REQUIRES				
LOT SIZE	< 5,500 s.f.	< 7,200 s.f.	≥7,200 s.f.	TOTAL
OVERALL DEVELOPMENT	MAX. 225 LOTS	MAX. 405 LOTS	N/A	710
SECTION ONE:	11 lots	36 lots	47 lots	83
SECTION TWO:	13 lots	25 lots	25 lots	50
SECTION THREE:	14 lots	31 lots	66 lots	97
TOTAL:	38 lots	92 lots	138 lots	230

TOTAL LOTS IN SECTION 3 97 lots

OVERALL OPEN/GREEN SPACE REQUIRED = 69 ac.
SECTION ONE: 11.20 ac.
SECTION TWO: 6.56 ac.
SECTION THREE: 10.73 ac.
TOTAL: 28.49 ac.

Area Map



Developer:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209
Contact: Bryan Stumpf
Email: BryanStumpf@estridge.net

Engineer:

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3880
Contact: Jerry Kittle
Email: jkittle@innovativeeci.com

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Fax: 317-769-3880

REVISIONS:
03-12-15 Inc. Revised S/W widths per agreement w/ Westfield

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Title Sheet

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P100

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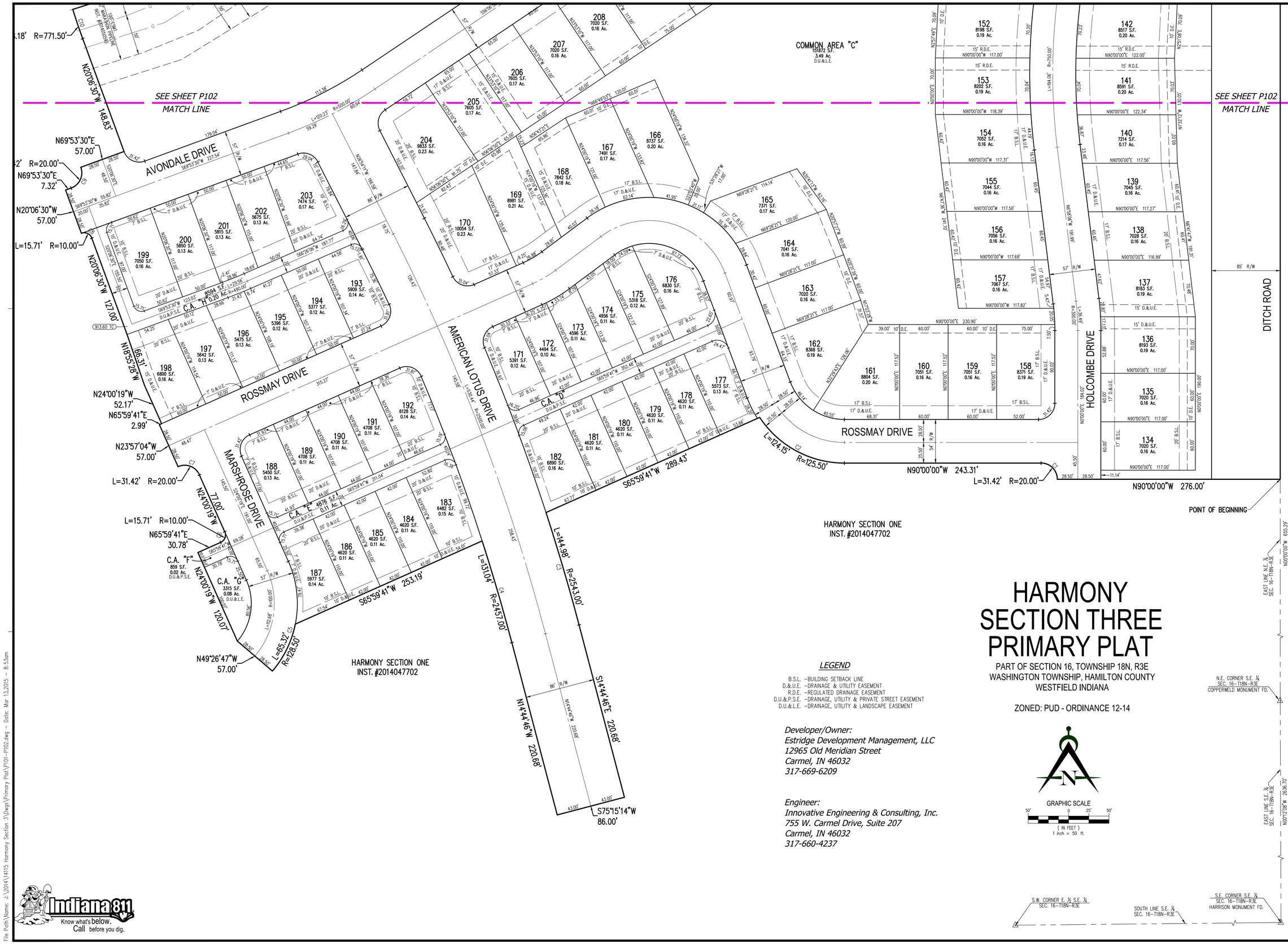

HARMONY SECTION ONE
INST. #2014047702

HARMONY SECTION THREE PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. –DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT

Developer/Owner:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive, Suite 207
Carmel, IN 46032
317-660-4237

S.W. CORNER E. ½ S.E. ¼ SEC. 16–T18N–R3E
SOUTH LINE S.E. ¼ SEC. 16–T18N–R3E
S.E. CORNER S.E. ¼ SEC. 16–T18N–R3E HARRISON MONUMENT FD.
N.E. CORNER S.E. ¼ SEC. 16–T18N–R3E COPPERWELD MONUMENT FD.
EAST LINE N.E. ¼ SEC. 16–T18N–R3E N0°00'00"W 655.23'
EAST LINE S.E. ¼ SEC. 16–T18N–R3E N00°12'08"W 2635.70'

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REVISIONS:
05-12-15 Iwk Revised S/W widths per agreement, w/Westfield

PREPARED FOR:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Primary Plat

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P101

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

HARMONY SECTION THREE PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

LEGEND

B.S.L. –BUILDING SETBACK LINE
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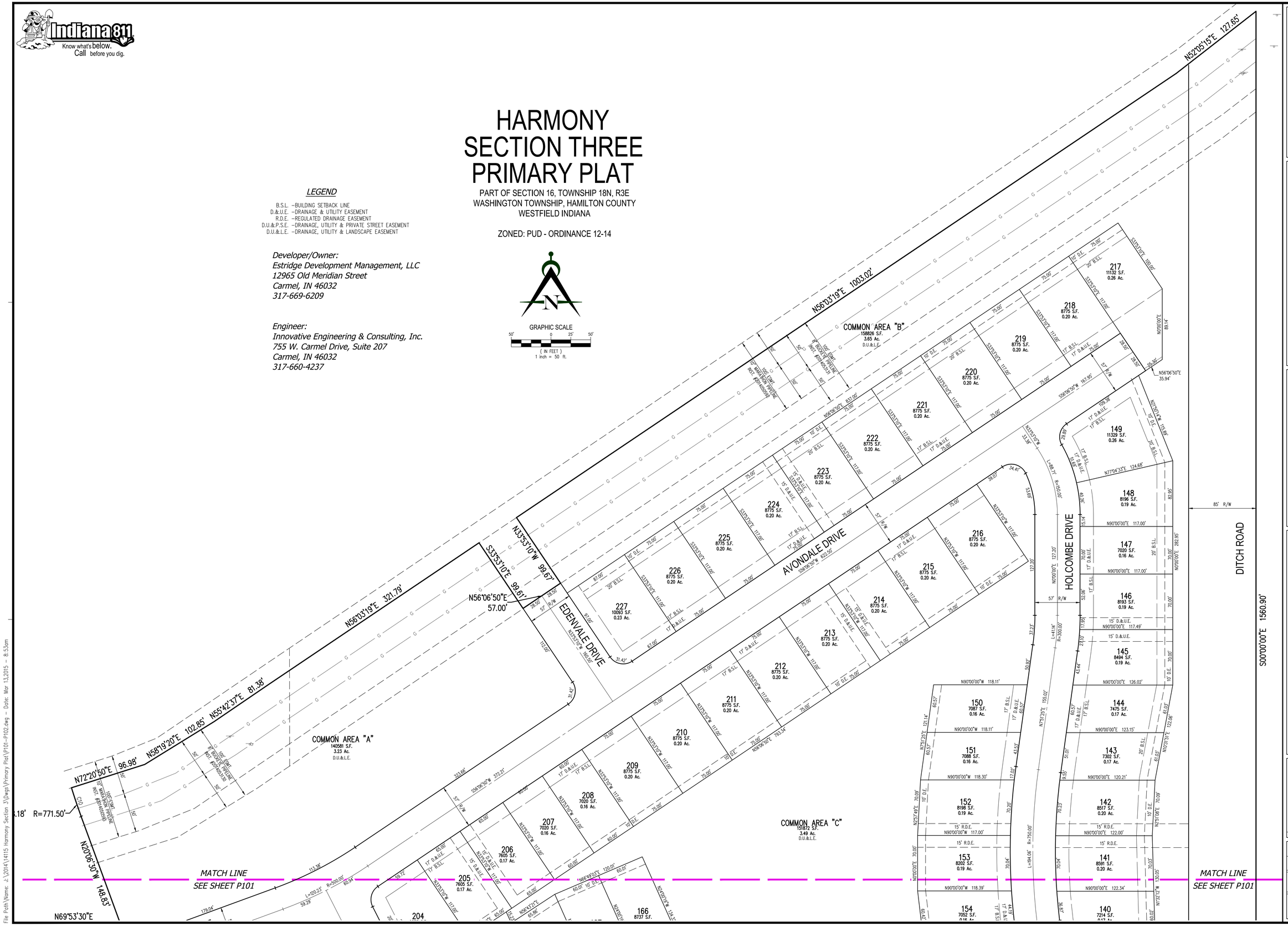
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive, Suite 207
Carmel, IN 46032
317-660-4237

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.



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REVISIONS:
01-12-15 Iwa: Revised S/W widths per agreement w/ Westfield

PREPARED FOR:
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Estridge Development Management, LLC
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Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P102

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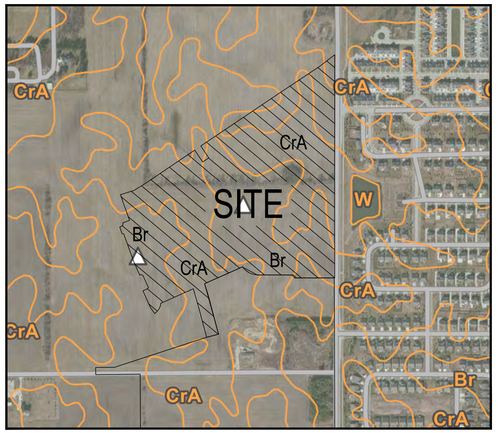


SOILS MAP

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW. WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.

SECTION THREE - CURVE DATA

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	31.42'	20.00'	90° 00' 00"	N45° 00' 00"W	28.28'	20.00'
C2	124.15'	125.50'	56° 40' 38"	N61° 39' 41"W	119.14'	67.68'
C3	144.98'	2543.00'	3° 15' 59"	S16° 22' 45"E	144.96'	72.51'
C4	131.04'	2457.00'	3° 03' 21"	N16° 16' 26"W	131.03'	65.54'
C5	65.32'	128.50'	29° 07' 29"	N25° 59' 28"E	64.62'	33.38'
C6	15.71'	10.00'	90° 00' 00"	N20° 59' 41"E	14.14'	10.00'
C7	31.42'	20.00'	90° 00' 00"	N69° 00' 19"W	28.28'	20.00'
C8	15.71'	10.00'	90° 00' 00"	N65° 06' 30"W	14.14'	10.00'
C9	31.42'	20.00'	90° 00' 00"	N24° 53' 30"E	28.28'	20.00'
C10	38.18'	771.50'	2° 50' 07"	S18° 41' 27"E	38.17'	19.09'

UTILITY STATEMENTS:

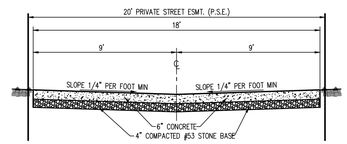
POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL IN AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A LIFT STATION IS PROPOSED NEAR THE INTERSECTION OF AVONDALE DRIVE AND EDENVALE DRIVE PUMPING THRU AN 8" FORCE MAIN TO THE EXISTING TOWNE ROAD LIFT STATION. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

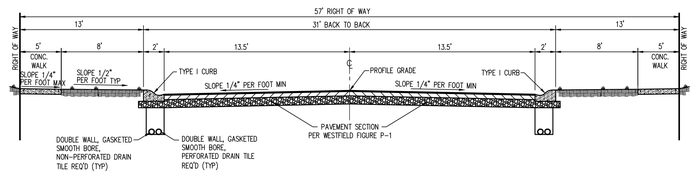
HAMILTON COUNTY REGULATED DRAINS
THE HINSHAW AND HENELY REGULATED DRAIN CROSS THE PROPOSED PROJECT AREA. COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCTED THIS DRAIN WILL BE REQUIRED TO BE APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

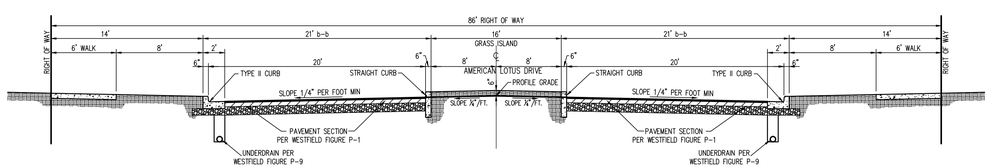


TYPICAL ALLEY SECTION
NTS



NOTES:
1. The curb and gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see figure P-8.
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.
4. Front setbacks and lot areas may be reduced when using this section.

TYPICAL STREET SECTION - LOCAL STREET
NTS



TYPICAL DIVIDED STREET SECTION - LOCAL STREET
NTS

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3860

REVISIONS:
01-12-15 Iwk Revised S/W widths per agreement w/ Westfield

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Primary Plat

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P103

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

File Path\Name: J:\2014\14115 Harmony Section 3\Dwgs\Primary Plat\P103.dwg - Date: Mar 13,2015 - 8:54am

Indiana 811
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GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1 inch = 100 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- Swale (E)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3860

REVISIONS:
(3)-12-15 Iwa: Revised S/W widths per agreement w/ Westfield

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Section Three Single Family Subdivision

Westfield, Indiana

Overall Development Plan

PRELIMINARY
PENDING
AGENCY
APPROVAL

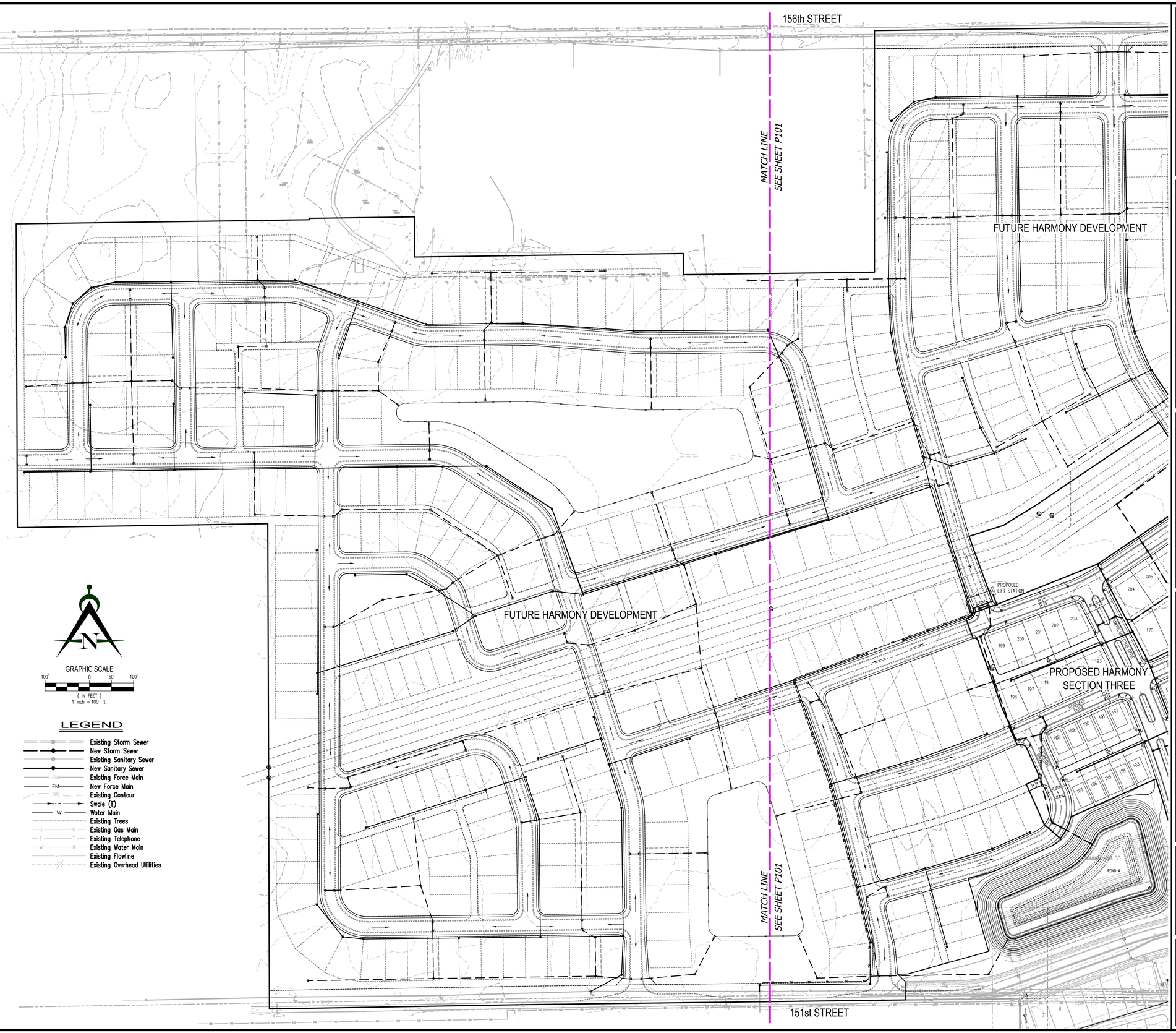
DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P201

File Path\Name: J:\2014\14115 Harmony Section 3\Dwgs\Primary Plat\P201-P202.dwg -- Date: Mar 13,2015 -- 8:55am



GRAPHIC SCALE

100' 0 50' 100'

(IN FEET)
1 inch = 100 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- Swale (IE)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

Indiana 811
Know what's below.
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File Path\Name: J:\2014\14115 Harmony Section 3\Dwgs\Primary Plat\P201-P202.dwg – Date: Mar 13,2015 – 8:55am

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Whiteslown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3860

REVISIONS:
03-11-15 Sw. Revised S/W widths per agreement w/ Westfield

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision

Westfield, Indiana

Overall Development Plan

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P202

SEE SHEET P204
MATCH LINE

POND 7
NORMAL POOL ELEV.=905.67
100 YR. ELEV.=911.38
10 YR. ELEV.=909.44
D.U.&L.E.

POND 3
NORMAL POOL ELEV.=904.70
100 YR. ELEV.=909.37
10 YR. ELEV.=906.57

POND 4
NORMAL POOL ELEV.=903.60
100 YR. ELEV.=909.37
10 YR. ELEV.=906.57

AMERICAN LOTUS DRIVE
ROSSMAY DRIVE
MARSHROSE DRIVE
HOLCOMBE DRIVE
DITCH ROAD
151st STREET

FUTURE HARMONY CLUB
HOUSE & RECREATION AREA

FUTURE HARMONY DEVELOPMENT

EXISTING HARMONY SECTION ONE

PROPOSED LIFT STATION

PROPOSED 6" FORCE MAIN TO EXISTING SANITARY MANHOLE ON 151st STREET (1765 L.F. ±)

ARM #5 OF THE OSBORN & COLLINS REGULATED DRAIN (APPROXIMATE LOCATION)

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Road Slope
- Swale (℄)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction

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

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3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3860

REVISIONS:
01-12-15 Iwk Revised S/W widths per agreement w/ Westfield

PREPARED FOR:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Detailed Development Plan

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P203

File Path\Name: J:\2014\14115 Harmony Section 3\Dwgs\Primary Plat\P203-P204.dwg - Date: Mar 13,2015 - 8:56am

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

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Road Slope
- Swale (IE)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction

FUTURE HARMONY DEVELOPMENT

FUTURE HARMONY DEVELOPMENT

HOLCOMBE DRIVE

EDENVALE DRIVE

AVONDALE DRIVE

DITCH ROAD

OSBORN & COLLINS REGULATED DRAIN (APPROXIMATE LOCATION)

POND 7
NORMAL POOL ELEV.=905.67
100 YR. ELEV.=911.38
10 YR. ELEV.=909.44
D.U.&L.E.

PROPOSED LIFT STATION

MATCH LINE
SEE SHEET P203

MATCH LINE
SEE SHEET P203

File Path\Name: J:\2014\14115 Harmony Section 3\Dwgs\Primary Plat\P203-P204.dwg – Date: Mar 13,2015 – 8:56am

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3861 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax. 317-769-3860

REVISIONS:
03-12-15 Rev. Revised, R/W, widths, per, agreement, w/ Westfield

PREPARED FOR:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Detailed Development Plan

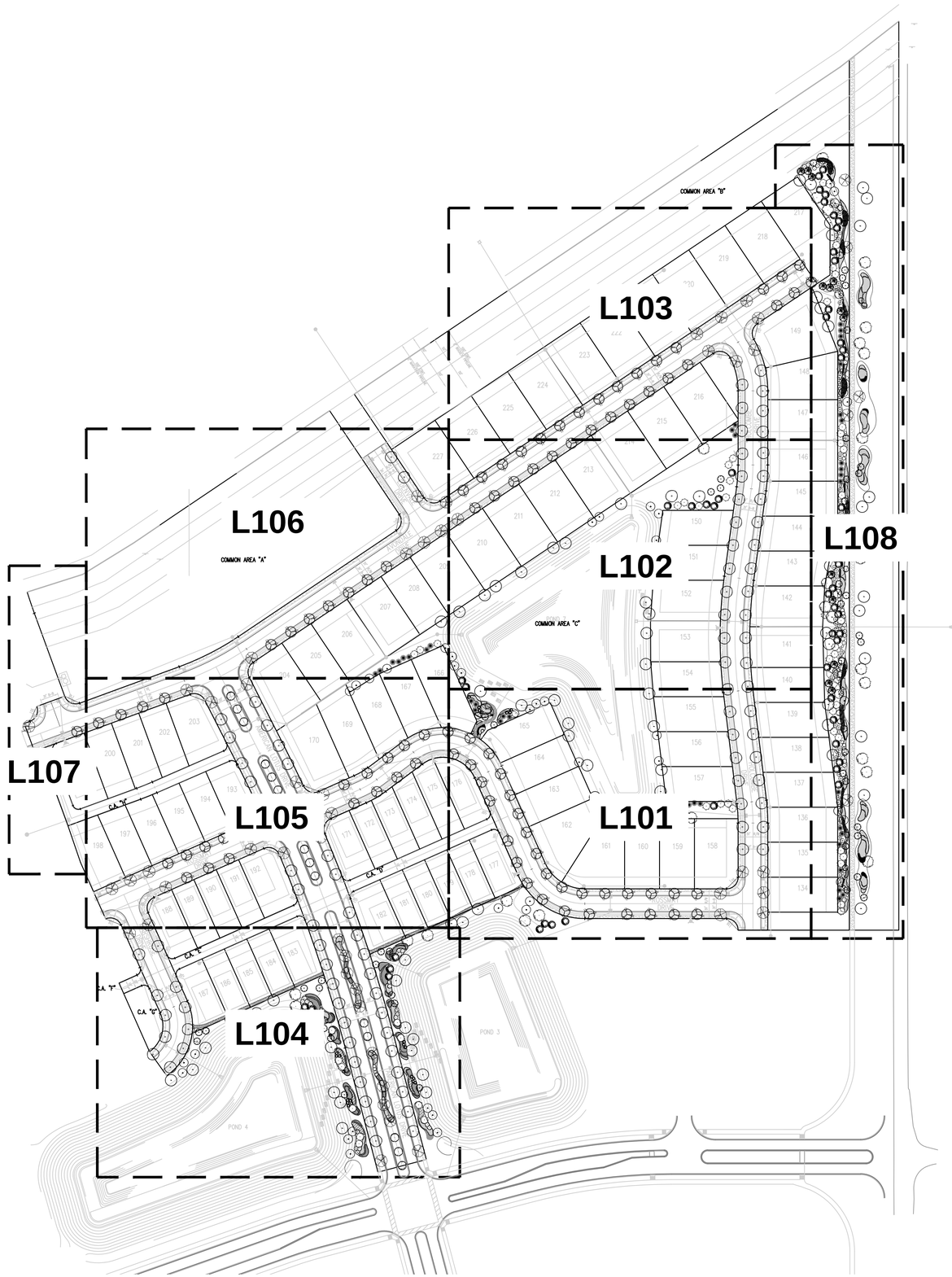
PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE: 02/23/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P204



GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED.
2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
4. REFER TO SHEET L107 FOR PLANT SCHEDULES AND SHEET L109 FOR PLANTING DETAILS.
5. REFER TO SEPARATE SPECIFICATIONS FOR LANDSCAPE SPECIFICATIONS.

0 50 100 200

FISCHER DESIGN, LLC
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317.910.8164 | fischerdesign@tds.net | www.fischerdesignllc.com

HARMONY SECTION 3
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

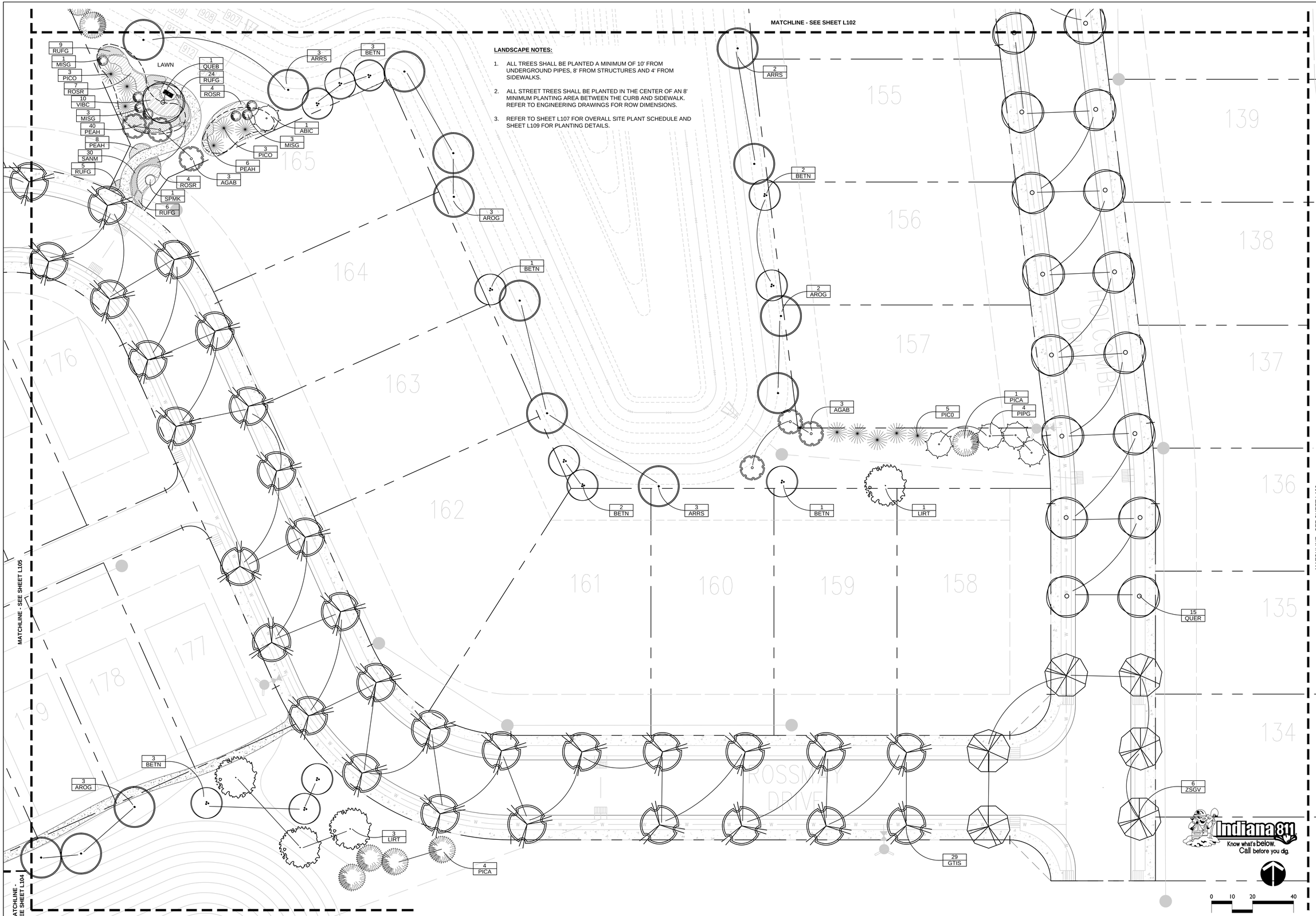
DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN KEY SHEET

SHEET #: L100



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HARMONY SECTION 3

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY: RAF

CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L101

MATCHLINE - SEE SHEET L103

10 GTIS

1 LIRT

4 PIPG

1 PICA

3 CVWK

3 PIPG

2 QUEB

1 PICA

1 PICA

3 PICA

1 AROG

2 BETN

1 ZSGV

2 ARRS

3 BETN

3 AROG

2 ARRS

3 AROG

1 ARRS

1 ARRS

POND 7

COMMON AREA "C"

3 BETN

2 PICA

21 QUER

214 213 212 211 210 146 145 144 143 142 141 150 151 152 153 154 907 908 909 910 911 912

BERM UP TO 5'

MATCHLINE - SEE SHEET L106

MATCHLINE - SEE SHEET L108

MATCHLINE - SEE SHEET L105

MATCHLINE - SEE SHEET L101

LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
3. REFER TO SHEET L107 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L109 FOR PLANTING DETAILS.

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WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

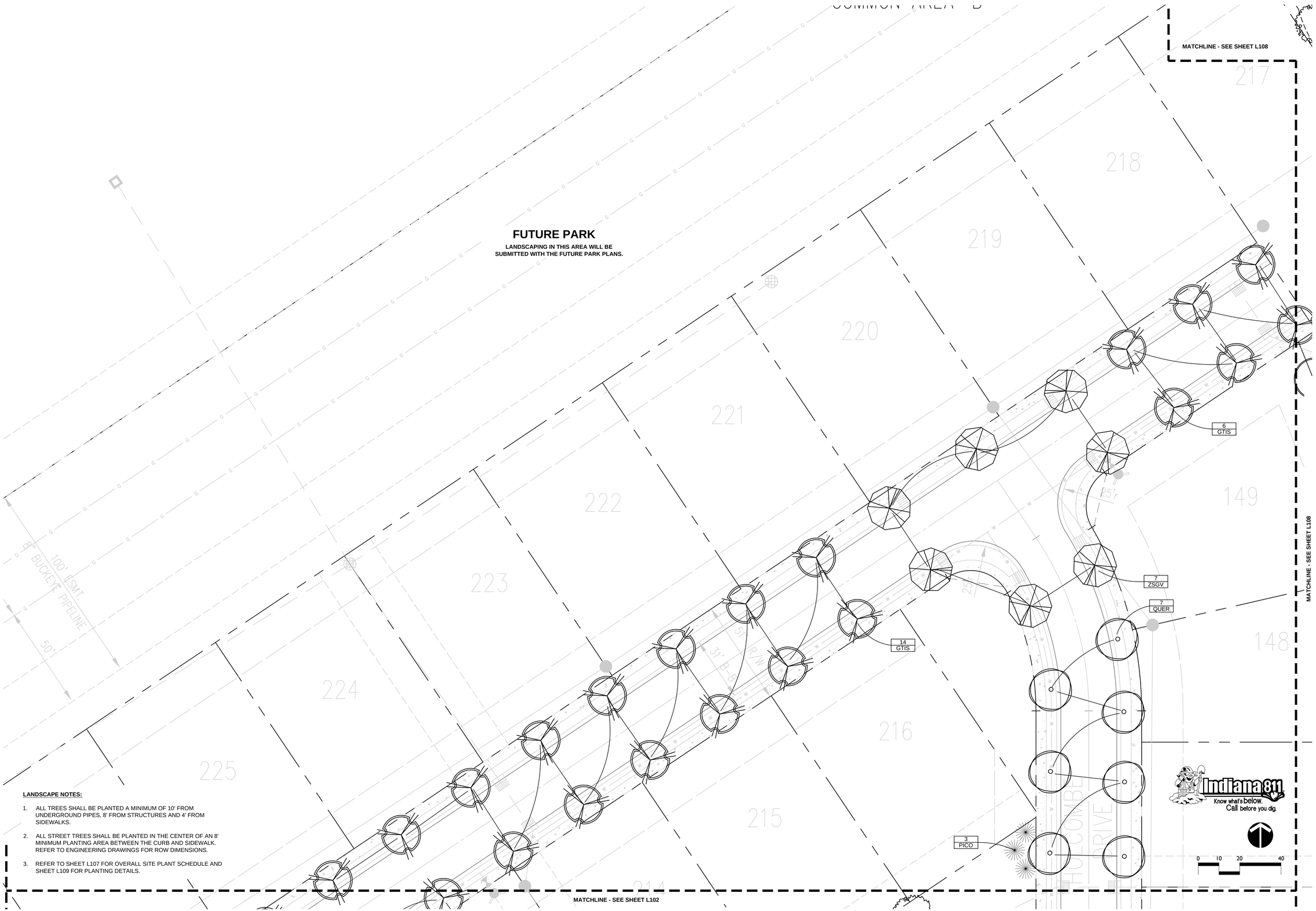
DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L102



LANDSCAPE NOTES:

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HARMONY SECTION 3
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY: RAF

CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L103

MATCHLINE - SEE SHEET L105

MATCHLINE - SEE SHEET L101

C.A. "E"

C.A. "F"

C.A. "G"

POND 4

LEGEND:

BERM LIMIT LINE - SEE DETAIL 5 SHEET L109

WOODEN RAIL FENCE TO MATCH EXISTING

NATURAL BOULDER WALL -SEE DETAIL 6 SHEET L109

LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
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3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET L107 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L109 FOR PLANTING DETAILS.

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HARMONY SECTION 3

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L104

MATCHLINE - SEE SHEET L106

FUTURE PARK

STREET TREES AND LANDSCAPING IN THIS AREA WILL BE SUBMITTED WITH THE FUTURE PARK PLANS.

LEGEND:

- BERM LIMIT LINE - SEE DETAIL 5 SHEET L109
- WOODEN RAIL FENCE TO MATCH EXISTING
- NATURAL BOULDER WALL -SEE DETAIL 6 SHEET L109

4 GTIS
3 ZSGV
8 TICG
3 PYCA
3 BETN
10 GTIS
8 ZSGV
4 TICG
2 TICG
7 GTIS
5 ZSGV

LAWN
BERM UP TO 2' HEIGHT

AMERICAN LOTUS DRIVE
MOSSMAN DRIVE
C.A. "H"
C.A. "D"

200 201 202 203 167 168 169 170 171 172 173 174 175 180 182 188 189 190 191 192 193 194 195 196 197 198

MATCHLINE - SEE SHEET L107

MATCHLINE - SEE SHEET L101

LANDSCAPE NOTES:

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0 10 20 40

MATCHLINE - SEE SHEET L104

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HARMONY SECTION 3

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

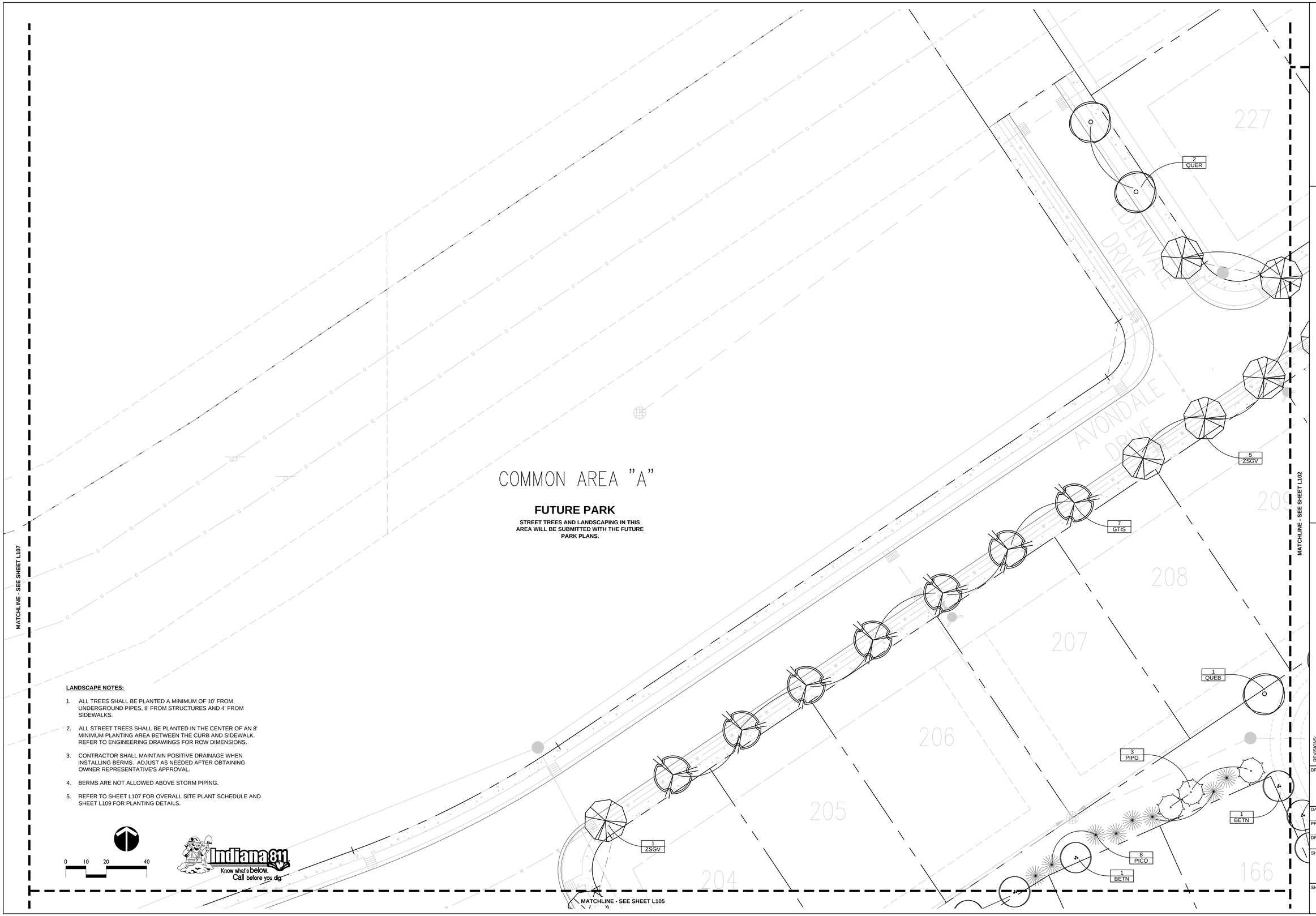
DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L105



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HARMONY SECTION 3

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

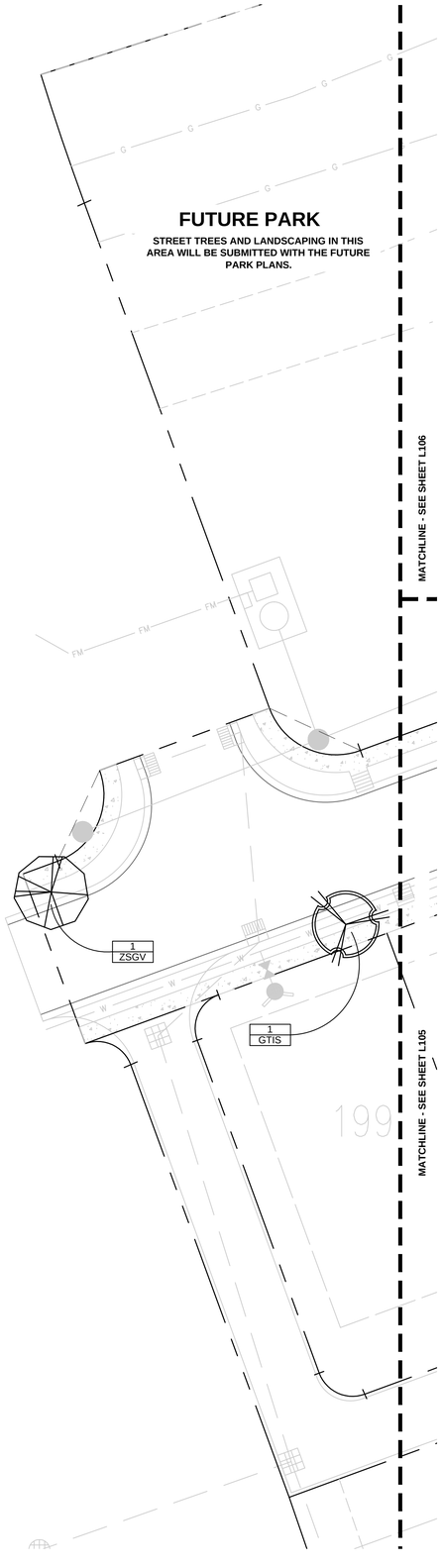
DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L106



DITCH ROAD BUFFER PLANT SCHEDULE:

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	O.C. SPACING	CONDITION	SIZE	NOTES
TREES							
AGAB	28	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	CLUMP AUTUMN BRILLIANCE SERVICEBERRY		B&B	6' HT.	DECIDUOUS
ARRS	25	ACER RUBRA 'RED SUNSET'	RED SUNSET MAPLE		B&B	3"-3-1/2" CAL.	DECIDUOUS
BETN	13	BETULA NIGRA	RIVER BIRCH		B&B	14'-16' HT.	DECIDUOUS
CERC	18	CERCIS CANADENSIS	REDBUD		B&B	2" CAL.	DECIDUOUS
LIRT	16	LIRIODENDRON TULIPIFERA	TULIP TREE		B&B	3"-3-1/2" CAL.	DECIDUOUS
PICA	33	PICEA ABIES	NORWAY SPRUCE		B&B	12'-14' HT.	EVERGREEN
PICO	18	PICEA OMORIKA	SERBIAN SPRUCE	10' O.C.	B&B	8'-10'	EVERGREEN
PIPG	27	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE		B&B	8'-10' HT.	EVERGREEN
PINS	13	PINUS STROBUS	WHITE PINE		B&B	12'-14' HT.	EVERGREEN
ZSGV	8	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA		B&B	4"-5" CAL.	DECIDUOUS
SHRUBS							
COSB	7	CORNUS SERICEA 'BAILEY'	RED OSIER DOGWOOD	6' O.C.	B&B	3'-4' HT.	DECIDUOUS
FORC	37	FORSYTHIA X 'COURTASOL'	GOLD TIDE FORSYTHIA	4' O.C.	CONT.	3 GAL.	DECIDUOUS
FILG	22	FORSYTHIA INTERMEDIA "LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	7' O.C.	B&B	4'-5' HT.	DECIDUOUS
ILGC	35	ILEX GLABRA 'DENSA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	5 GAL.	EVERGREEN
IMCB	6	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IMCG	51	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	8' O.C.	CONT.	7 GAL.	EVERGREEN
IVJD	3	ILEX VERTICILATTA 'JIM DANDY'	JIM DANDY WINTERBERRY	4' O.C.	CONT.	7 GAL.	DECIDUOUS
IVRS	25	ILEX VERTICILATTA 'RED SPRITE'	RED SPRITE WINTERBERRY	4' O.C.	CONT.	7 GAL.	DECIDUOUS
RDM1	122	ROSA X DRIFT 'MEIGALPIO'	RED DRIFT ROSE	3' O.C.	CONT.	3 GAL.	DECIDUOUS
ROSR	101	ROSA 'RADTKOPINK'	PINK DOUBLE KNOCK OUT ROSE	4' O.C.	CONT.	5 GAL.	DECIDUOUS
SPNS	129	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	3' O.C.	CONT.	5 GAL.	DECIDUOUS
SPJG	59	SPIRAEA JAPONICA 'GALEN'	DOUBLE PLAY ARTIST SPIREA	3' O.C.	CONT.	3 GAL.	DECIDUOUS
SJGM	68	SPIRAEA JAPONICA 'GOLD MOUND'	GOLD MOUND SPIREA	3' O.C.	CONT.	3 GAL.	DECIDUOUS
VIDC	9	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	5' O.C.	CONT.	5 GAL.	DECIDUOUS
WEFM	18	WEIGELA FLORIDA 'MINUET'	MINUET WEIGELA	4' O.C.	CONT.	3 GAL.	DECIDUOUS
PERENNIALS							
EPKK	104	ECHINACHEA PURPUREA 'KIM'S KNEE HIGH'	KIM'S KNEE HIGH PURPLE CONEFLOWER	18" O.C.	CONT.	1 GAL.	
HEME	142	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	24" O.C.	CONT.	1 GAL.	
PEAH	188	PENNESETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	24" O.C.	CONT.	1 GAL.	
PERA	70	PEROVSKIA ATRIPLIFOLIA	RUSSIAN SAGE	36" O.C.	CONT.	1 GAL.	
SANM	97	SALVIA NEMEROSA 'MAINACHT'	MAY NIGHT SALVIA	18" O.C.	CONT.	1 GAL.	

OVERALL SITE PLANT SCHEDULE:

SYMBOL	QUANTITY								BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	TOTAL					
TREES													
ABIC	1			10				**11**	ABIES CONCOLR	CONCOLOR FIR		B&B	10'-12' HT.
AMAG	6			16				**22**	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY		B&B	3"-3-1/2" CAL.
AROG	8	7		7				**22**	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		B&B	3"-3-1/2" CAL.
ARRS	7	6		10				**23**	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE		B&B	3"-3-1/2" CAL.
BETN	12	8		9	3	2		**34**	BETULA NIGRA	RIVER BIRCH		B&B	14'-16' HT.
CVWK		3						**3**	CRETAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN		B&B	3"-3-1/2" CAL.
GTIS	29	10	20		21	7	1	**88**	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST		B&B	3"-3-1/2" CAL.
LIRT	4	1		5				**10**	LIRIODENDRON TULIPIFERA	TULIP TREE		B&B	3"-3-1/2" CAL.
PICA	5	8		5				**18**	PICEA ABIES	NORWAY SPRUCE		B&B	12'-14' HT.
PICO	11		3			8		**22**	PICEA OMORIKA	SERBIAN SPRUCE		B&B	8'-10' HT.
PIPG	4	7				3		**14**	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE		B&B	8'-10' HT.
PYCA				6	9			**15**	PYRUS CALLERYANA 'ARISTOCRAT'	ARISTOCRAT FLOWERING PEAR		B&B	3"-3-1/2" CAL.
QUEB	1	2				1		**4**	QUERCUS BICOLOR	SWAMP WHITE OAK		B&B	3"-3-1/2" CAL.
QUER	15	21	7	11		2		**56**	QUERCUS RUBRA	RED OAK		B&B	3"-3-1/2" CAL.
TICG				22	14			**36**	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN		B&B	3"-3-1/2" CAL.
ZSGV	6	1	7	12	16	6	1	**49**	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA		B&B	4"-5" CAL.
				TOTAL TREES PROVIDED				**427**					
SHRUBS													
FILG				20				**20**	FORSYTHIA INTERMEDIA "LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	7' O.C.	B&B	4'-5' HT.
JUCS				16				**16**	JUNIPERUS CHINENSIS 'SARGETII'	SARGENTS JUNIPER	4' O.C.	CONT.	18"-24" SPRD.
POLD				67				**67**	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL NINEBARK	4' O.C.	CONT.	3 GAL.
RORZ				28				**28**	ROSA 'RADRAZZ'	KNOCK OUT ROSE	4' O.C.	CONT.	3 GAL.
ROSR	15			56				**71**	ROSA 'RADTKOPINK'	PINK DOUBLE KNOCK OUT ROSE	4' O.C.	CONT.	3 GAL.
SPMK	1							**1**	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	5' O.C.	CONT.	7 GAL.
VIBC	10							**10**	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	4' O.C.	CONT.	7 GAL.
PERENNIALS AND GROUNDCOVERS													
HEME				226				**226**	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	24" O.C.	CONT.	1 GAL.
MISG	7			17				**24**	MISCANTHUS SINENSIS 'GRACILLIMUS'	GRACILLIMUS MAIDEN GRASS	5' 0.C.	CONT.	5 GAL.
PEAH	54			217				**271**	PENNSETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	24" O.C.	CONT.	3 GAL.
PERA				72				**72**	PEROVSKIA ATRIPLIFOLIA	RUSSIAN SAGE	36" O.C.	CONT.	1 GAL.
RUFG	44								RUDBECKIA FULGIDA 'GOLDSTRUM'	GOLDSTRUM BLACK-EYED SUSAN	24" O.C.	CONT.	1 GAL.
SANM	30			132				**162**	SALVIA NEMEROSA 'MAINACHT'	MAY NIGHT SALVIA	18" O.C.	CONT.	1 GAL.

CALCULATIONS:

LOT LANDSCAPING REQUIREMENTS

PER LOT REQUIREMENTS:

LOT SIZE	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
42' LOTS	2	1	4
50' LOTS	2	1	4
60' LOTS	2	1	4
75' LOTS	4	2	4

OPEN SPACE/COMMON AREA MINIMUM LOT LANDSCAPING REQUIREMENTS

COMMON AREA	ACREAGE	TREES REQUIRED	
A	3.3	33	
B	3.78	38	
C	3.55	36	
D	0.13	**1**	
E	0.11	**1**	
F	0.02	**1**	
G	0.1	**1**	
TOTAL	10.99	**111**	**TOTAL TREES REQUIRED**

	427	OVERALL SITE TREES PROVIDED
	199	DITCH ROAD BUFFER TREES PROVIDED
	626	**TOTAL PROJECT TREES PROVIDED**
-	180	DITCH ROAD BUFFER TREES REQUIRED
-	220	STREET TREES REQUIRED
	226	**TOTAL OPEN SPACE/COMMON AREA TREES PROVIDED**

LANDSCAPE NOTES:

1. ALL TREES SHALL BE A MINIMUM 4' FROM ALL SIDEWALKS, 10' FROM PIPES AND 8' FROM STRUCTURES.
2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET THIS SHEET FOR OVERALL SITE PLANT SCHEDULE AND SHEET L109 FOR PLANTING DETAILS.

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

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5085 East State Road 32 | Lebanon | Indiana | 46052
317.910.8164 | fischerdesign@tds.net | www.fischerdesignllc.com

HARMONY SECTION 3
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

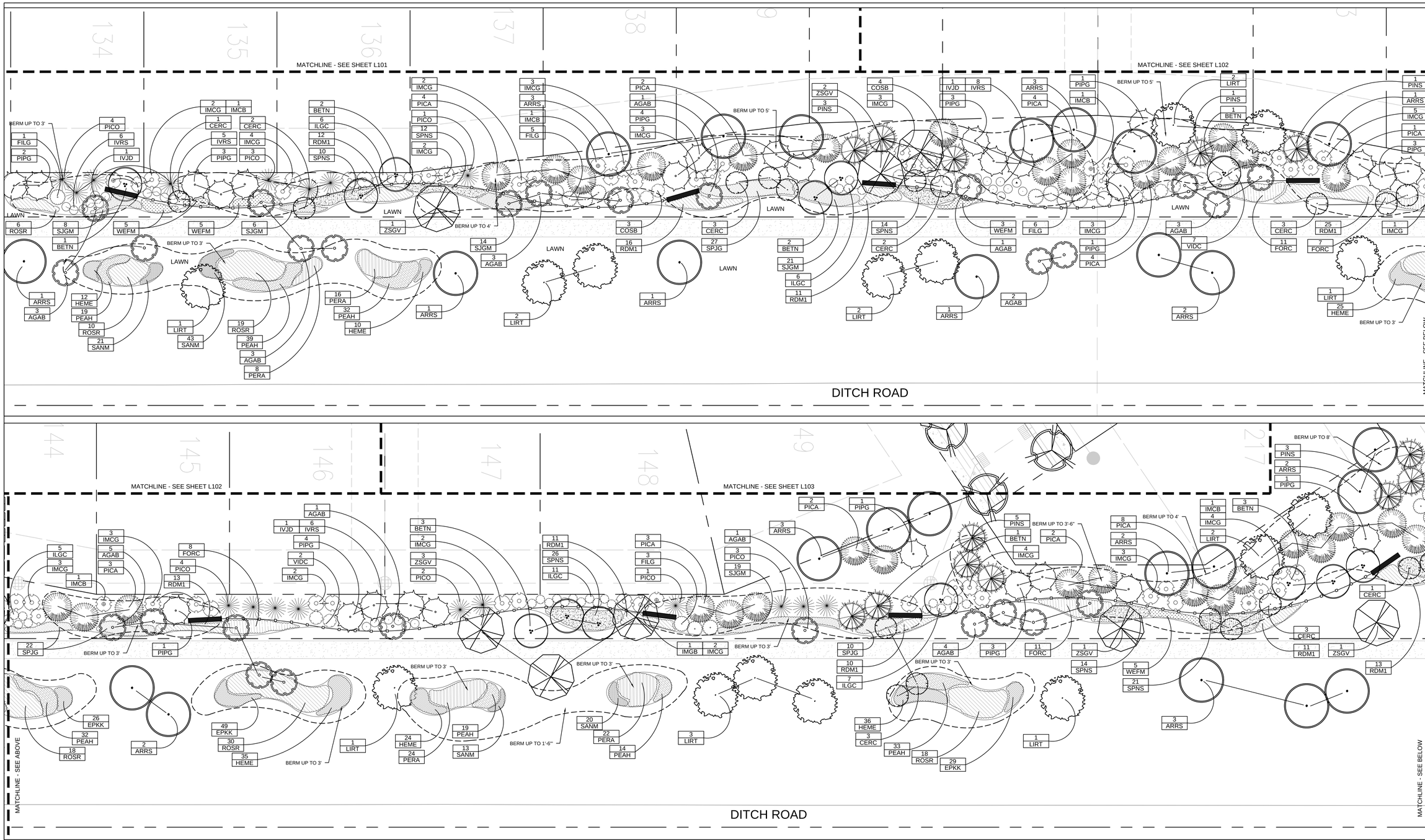
DATE: FEBRUARY 20, 2015

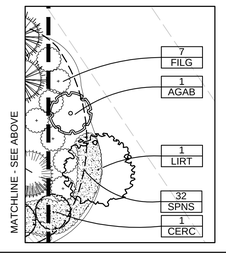
PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN & PLANT SCHEDULES

SHEET #: L107





LEGEND:

- BERM LIMIT LINE
- WOODEN RAIL FENCE TO MATCH EXISTING
- STONE WALL SECTION TO MATCH EXISTING 5' TALL X 15' LONG

LANDSCAPE NOTES:

1. ALL TREES SHALL BE A MINIMUM 4' FROM ALL SIDEWALKS, 10' FROM PIPES AND 8' FROM STRUCTURES.
2. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
3. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
4. REFER TO SHEET L107 FOR DITCH ROAD BUFFER PLANT SCHEDULE

DITCH ROAD BUFFER CALCULATIONS

TOTAL LINEAR FEET (LOT 134 TO EASEMENT) = 1,342 lf / 30' = 45

REQUIRED SHADE TREES	REQUIRED EVERGREEN TREES	REQUIRED ORNAMENTAL TREES	REQUIRED EVERGREEN SHRUBS	
1/30 LF	1/30 LF	1/30 LF	5/30 LF	
45	45	45	225	REQUIRED
62	91	46	92	PROVIDED

NOTES:
1. EVERGREEN TREE REPLACEMENT OF 40% OF EVERGREEN SHRUBS = 90 SHRUBS MIN. REQUIRED
2. SHRUB TO EVERGREEN TREE REPLACEMENT VALUE = 3:1 (45 ADDITIONAL EVERGREEN TREES)

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

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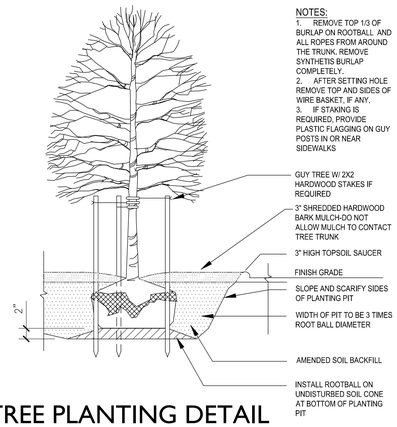
317.910.8164 | fischerdesign@tds.net | www.fischerdesignllc.com

HARMONY SECTION 3
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:

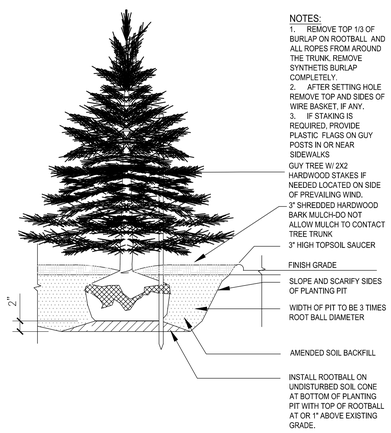
DRAWING FILES:

DATE: FEBRUARY 20, 2015
PROJECT NUMBER:
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: DITCH ROAD LANDSCAPE BUFFER PLAN
SHEET #: L108



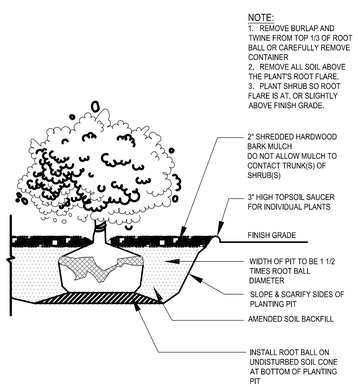
1 / L109 SHADE TREE PLANTING DETAIL

SECTION — NTS



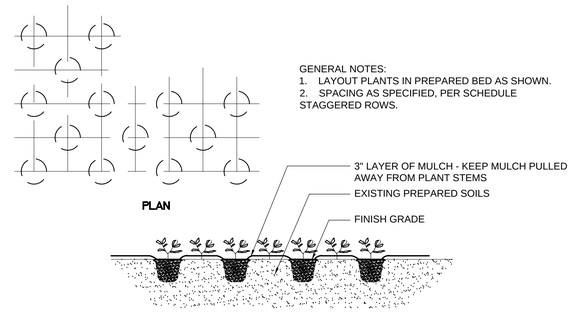
2 / L109 EVERGREEN TREE PLANTING DETAIL

SECTION — NTS



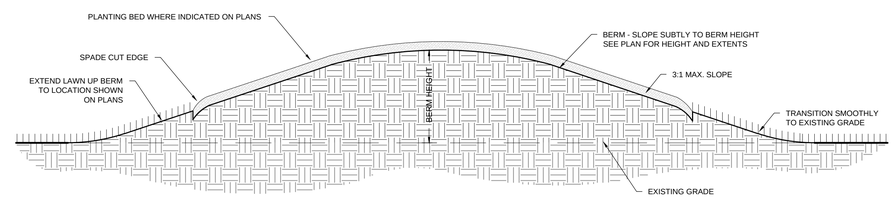
3 / L109 SHRUB PLANTING DETAIL

SECTION — NTS



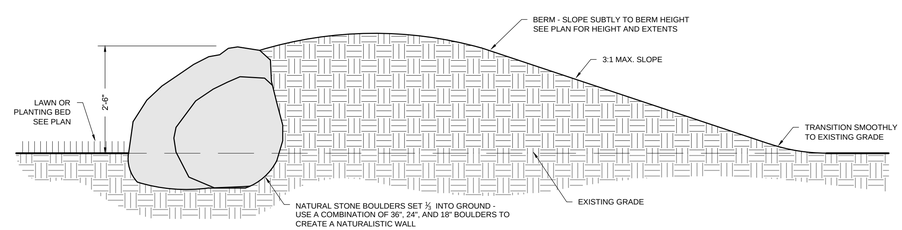
4 / L109 PERENNIAL & GROUNDCOVER PLANTING DETAIL

SECTION — NTS



5 / L109 LANDSCAPE BERM DETAIL

SECTION — 1/2" = 1'-0"



6 / L109 NATURAL BOULDER WALL AND BERM DETAIL

SECTION — 1/2" = 1'-0"

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HARMONY SECTION 3
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: FEBRUARY 20, 2015

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: PLANTING DETAILS

SHEET #: L109

CITY OF Westfield INDIANA

February 26, 2015

TO: Jerry W. Kittle
Director of Engineering – Innovative Engineering & Consulting, Inc.
755 West Carmel Drive, Suite 207
Carmel, IN 46032

RE: Harmony Subdivision Section 3
Primary Plat Application – Waiver Requests – IECI Job No. 14115

Thank you for your letter, dated February 23, 2015, regarding the requested waivers for the Harmony Subdivision, Section 3. Our responses are as follows: See new response on p. 3

1.) ~~Centerline radius waiver – Public Works does not support this request. The minimum radius requirements are designed and set forth in conjunction with Chapter 3 of the AASHTO publication *A Policy on Geometric Design of Highways and Streets* (Green Book) for the safety and comfort of motorists. The 80' radius proposed is well below the requirements and we believe that safety would be needlessly jeopardized.~~

2.) Driveway separation waiver – Public Works is aware of the ambiguity in our specifications regarding the minimum separation required for driveways and we will be working to clarify and improve these requirements. As such, Public Works is supportive of your waiver request. The 30' separation shall be measured from the intersection of the R/W, not the intersection of the centerline of the roadways.

3.) Alley waiver – see revised G-10 City of Westfield Standard Drawing that was approved by the Board of Public Works and Safety on 2/25/15. These alleys are not intended to be local streets. As such, Public Works is supportive of your waiver request.

4.) Sight distance triangle waiver – Public Works is willing to support the waiver given the developer provides exhibits per Chapter 46 of the Indiana Design Manual proving that adequate intersection sight distance will be provided within the 20' cuts. If adequate sight distance cannot be provided, Public Work will not support this waiver request.

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

Sincerely,

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

Mayor
Andy Cook

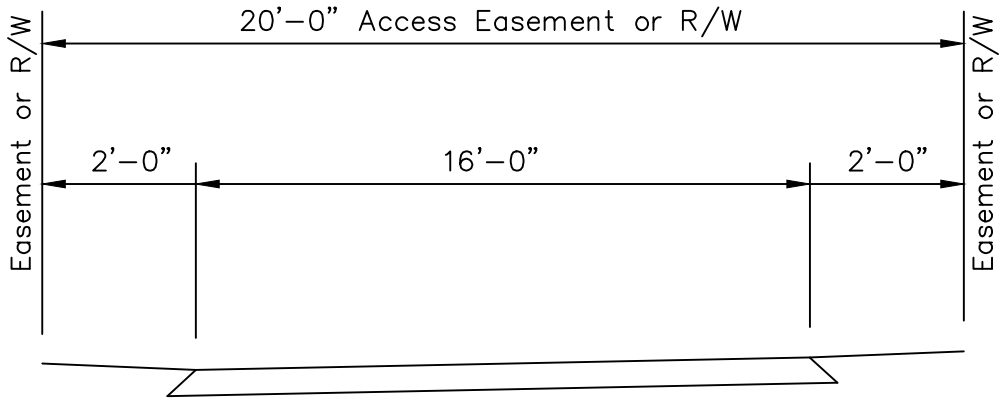
City Council
Jim Ake
Steven Hoover
Robert L. Horkay
Chuck Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

Public Works Department

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

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



TYPICAL SECTION – LOCAL ALLEY
Scale: NTS

NOTES:

1. If hydrants located in alley, pavement section shall be widened to 20'–0". Add'l R/W Req'd.
2. For residential applications, see figure P–1 for pavement section details.
   For mixed–use or commerical applications, see figure P–2 for pavement section details.
3. Pavement may be crowned or sloped to one side, no inverted crowns.
   Designer to handle drainage accordingly.
4. If two–way traffic is allowable, pavement shall be widened to 20'–0". Add'l R/W Req'd.
5. If utility, drainage or any other easements required, min. 10'–0" easements shall be added outside of the access easement/right–of–way.

TYPICAL CROSS SECTION: LOCAL ALLEY

CITY OF Westfield INDIANA

PHILLIP A. SUNDLING REGISTERED No. PE11300022 STATE OF INDIANA PROFESSIONAL ENGINEER

2/25/15
DATE

CITY OF WESTFIELD
INDIANA

FIGURE G–10

CITY OF Westfield INDIANA

March 13, 2015

TO: Jerry W. Kittle
Director of Engineering – Innovative Engineering & Consulting, Inc.
755 West Carmel Drive, Suite 207
Carmel, IN 46032

RE: Harmony Subdivision Section 3
Primary Plat Application – Waiver Requests – IECI Job No. 14115

In response to an email from Bryan Stumpf on Tuesday March 10, 2015 regarding the minimum radius for roadway centerlines, see below:

1.) Centerline radius waiver – Public Works supports Estridge's request to design roadway centerlines with a minimum radius of 100 feet based on the assumption that the posted speed limits will be 20 mph.

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

Sincerely,

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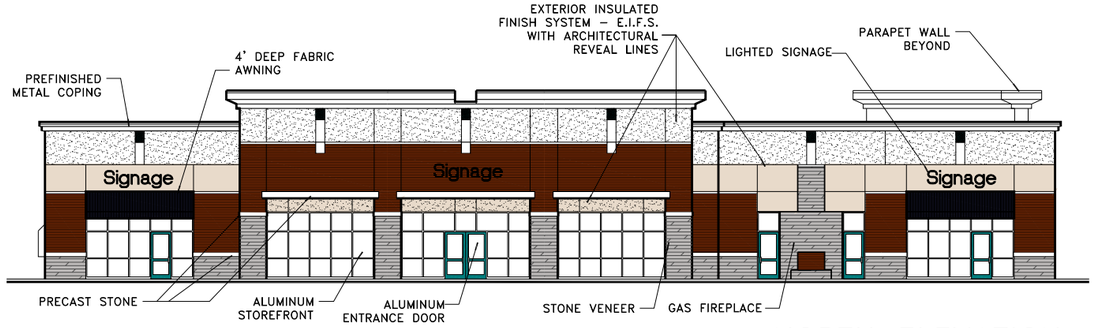
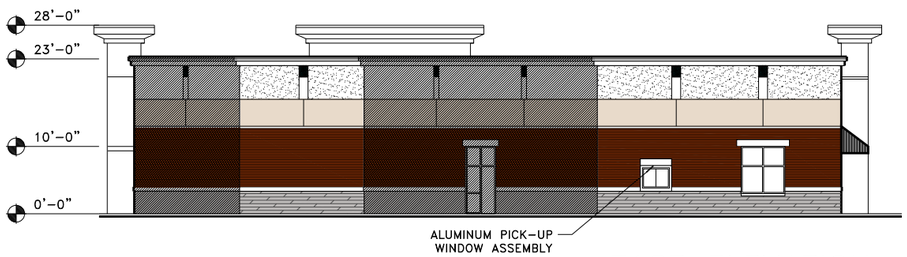
EXHIBIT B

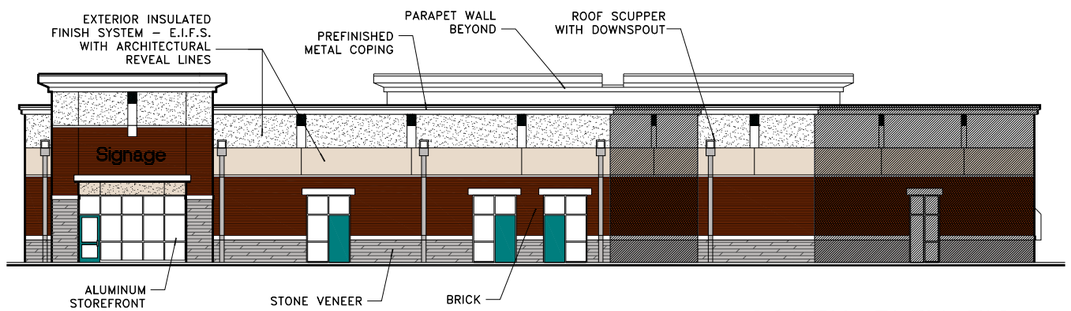
ENHANCED END LOT MAP



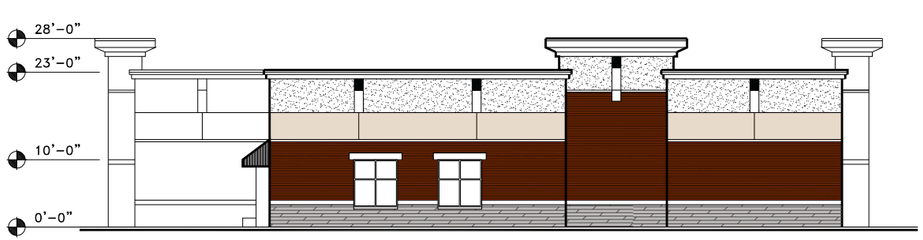
NORTH ELEVATION



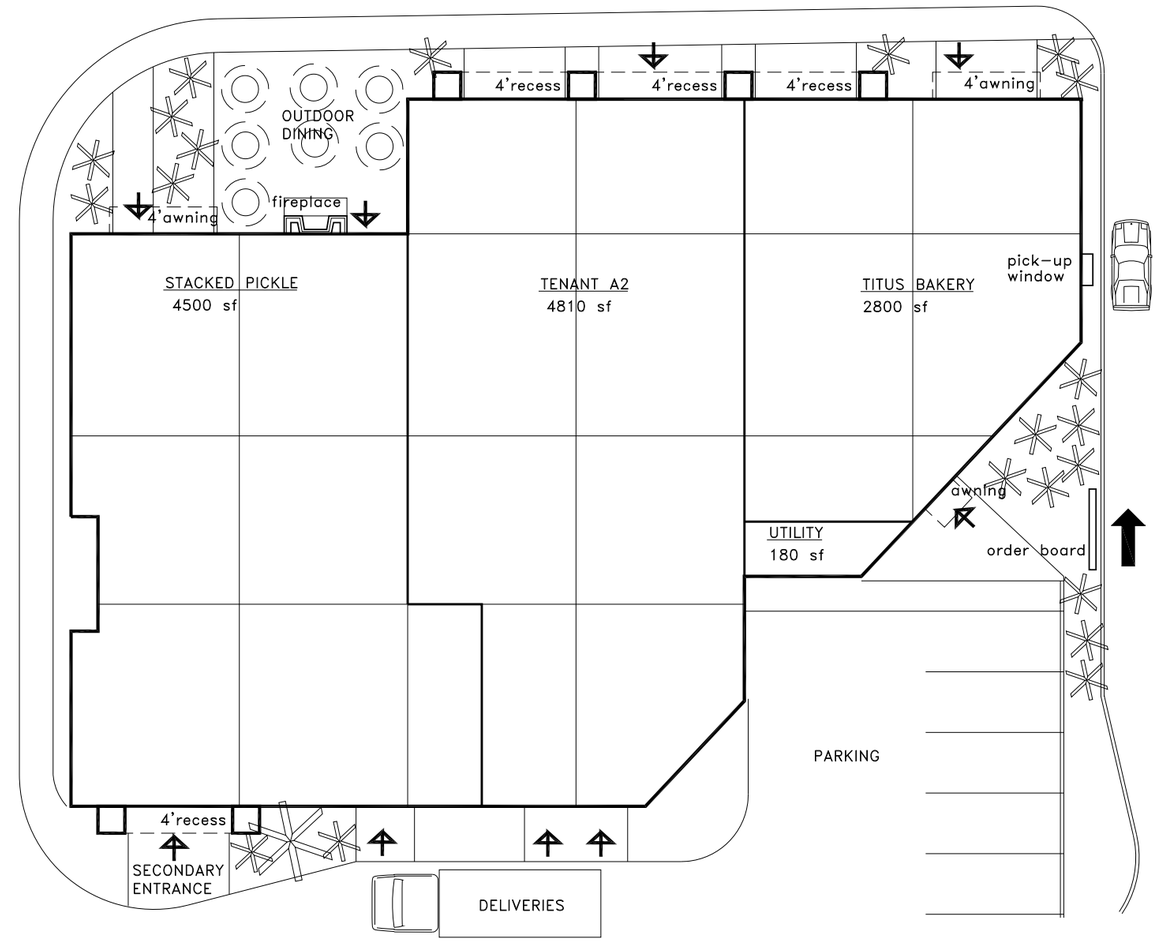
EAST ELEVATION

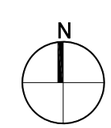


SOUTH ELEVATION



WEST ELEVATION





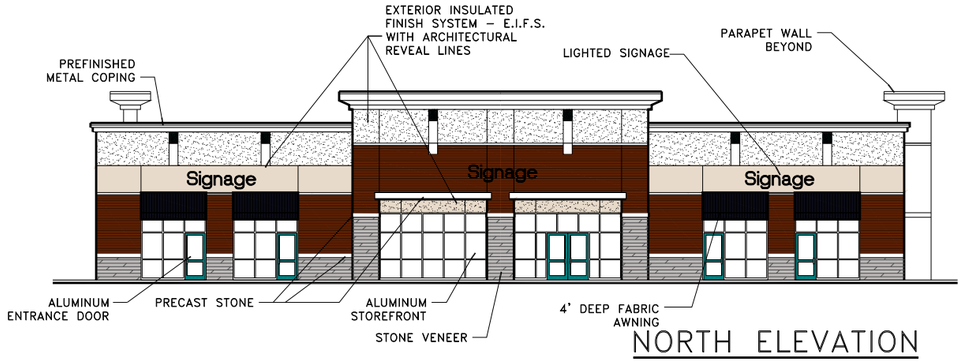
BUILDING A PLAN 12,290 SF TOTAL

MARCH 13, 2015

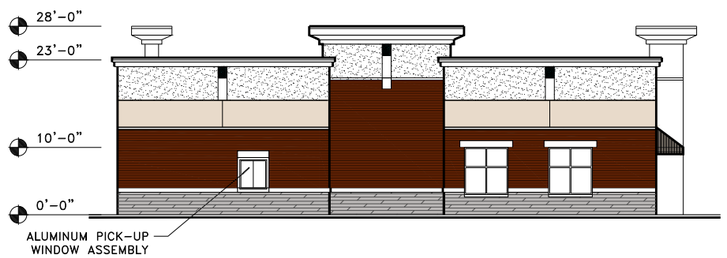
THE MONON MARKETPLACE RETAIL CENTER

Architura ARCHITECTURE PLANNING DESIGN CREATION

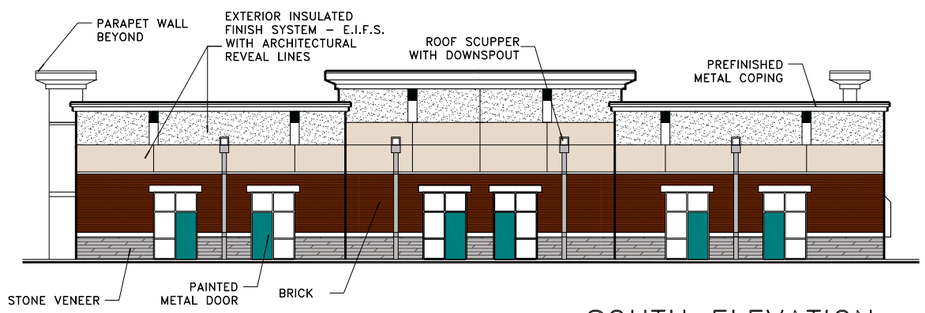
GREENWALT CORPORATION



NORTH ELEVATION

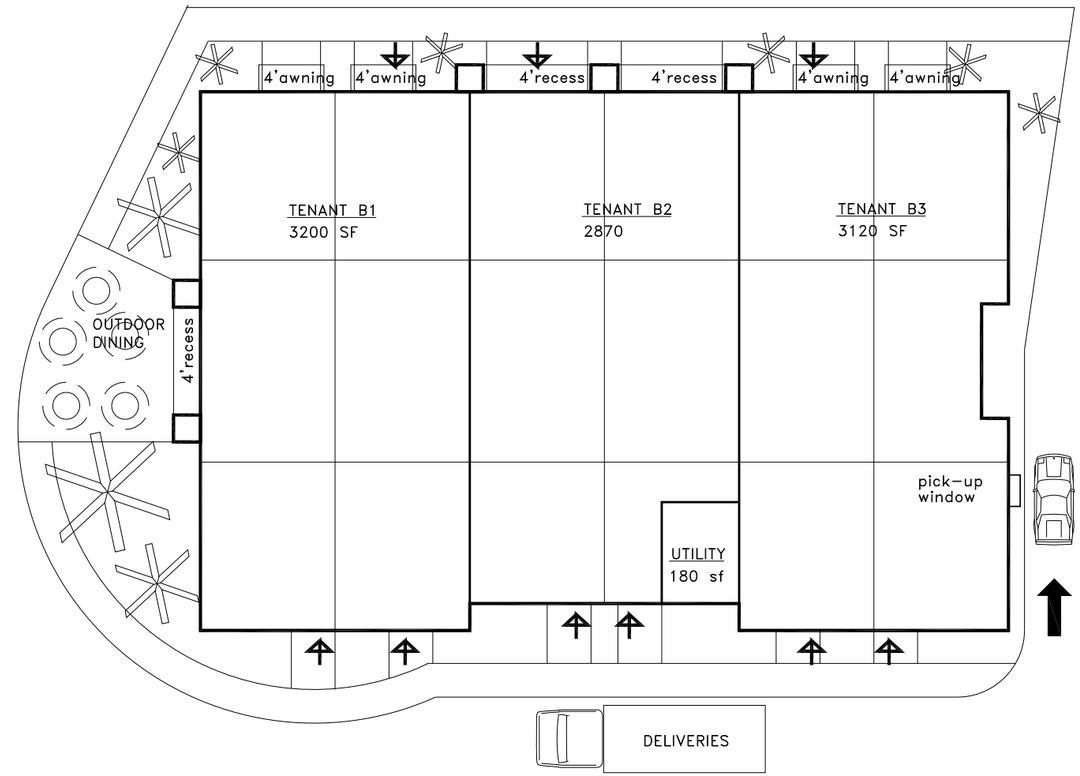


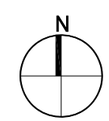
EAST ELEVATION



SOUTH ELEVATION

WEST ELEVATION





BUILDING B PLAN 9,370 SF TOTAL

MARCH 13, 2015

THE MONON MARKETPLACE RETAIL CENTER

Architura ARCHITECTURE PLANNING DESIGN CREATION

GREENWALT CORPORATION

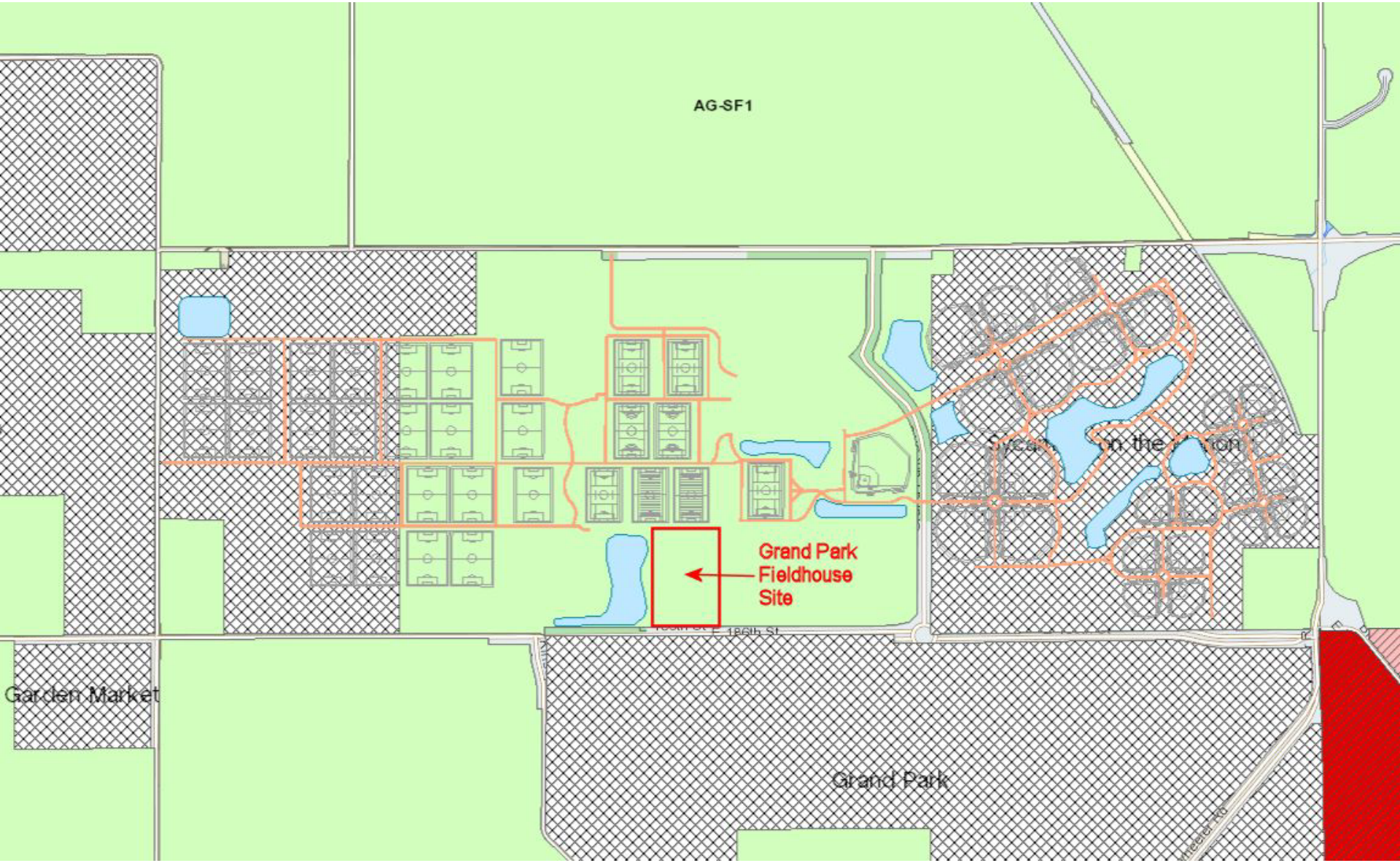
THE FIELDHOUSE AT GRAND PARK

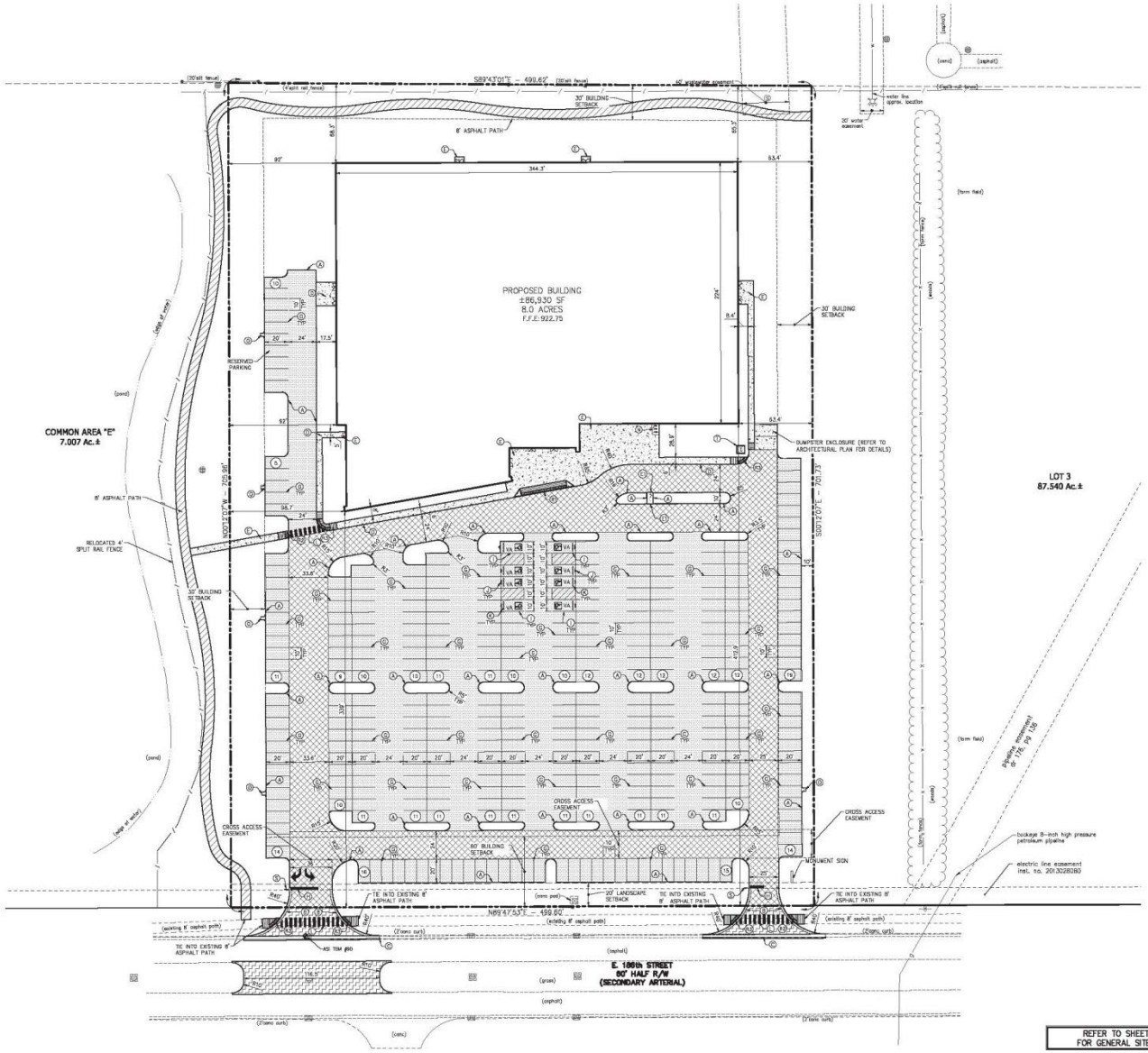
PUD Rezoning & Development Plan

FAEGRE BAKER DANIELS

Grand Park Fieldhouse, LLC

Current Zoning Map





SCALE: 1"=40'

EXISTING LEGEND

- BEEHIVE INLET
- CURB INLET
- FIRE HYDRANT
- GAS MARKER SIGN
- INLET
- POST
- SANITARY MANHOLE
- TEMPORARY BENCH MARK
- TRANSFORMER
- g BURIED GAS LINE
- tr TOP OF RIM ELEVATION
- inv INVERT ELEVATION
- pvc PLASTIC PIPE
- rcp REINFORCED CONCRETE PIPE
- hdpe PLASTIC PIPE

PROPOSED SITE LEGEND

- RIGHT OF WAY ASPHALT PAVEMENT
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE
- 8' ASPHALT PATH
- (A) 6" STRAIGHT CONCRETE CURB
- (B) 2' CONCRETE CURB AND GUTTER
- (C) LIP GUTTER WITH UNDERDRAIN
- (D) COMBINED WALK & CURB
- (E) CONCRETE SIDEWALK
- (F) CONCRETE SIDEWALK FLUSH WITH ASPHALT
- (G) 6" CONCRETE PIPE BOLLARD
- (H) 4" SOLID WHITE, PAINT LINE
- (I) 24" STOP BAR, WHITE, PAINT LINE
- (J) 4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
- (K) ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (L) CONCRETE PARKING BUMPER
- (M) PEDESTRIAN CROSSWALK
- (N) DUMPSTER PAD
- (O) BICYCLE RACKS
- (P) CURB TURNOUT
- (Q) A.D.A. RAMP (TYPE "A")
- (R) A.D.A. RAMP (TYPE "C")
- (S) A.D.A. RAMP (TYPE "B" OR "I")
- (T) STOP SIGN
- (U) TRANSFORMER PAD
- (V) HANDICAP ACCESSIBLE PARKING SPACE
- DIRECTIONAL ARROW, WHITE, THERMOPLASTIC

PARKING ANALYSIS

TOTAL S.F. =	86,930
REQUIRED RATIO = 4 SPACES / 1000 S.F.	
TOTAL SPACES REQUIRED =	348
STANDARD PARKING (10'x20')	347
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	8
RESERVED PARKING (10'x20')	10
TOTAL PROPOSED PARKING	365

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.

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

REFER TO SHEET C002 FOR GENERAL SITE NOTES

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY:

ISSUANCE INDEX
DATE: 01/30/2015
PROJECT PHASE: DEVELOPMENT PLANS

REVISION SCHEDULE		
NO	DESCRIPTION	DATE

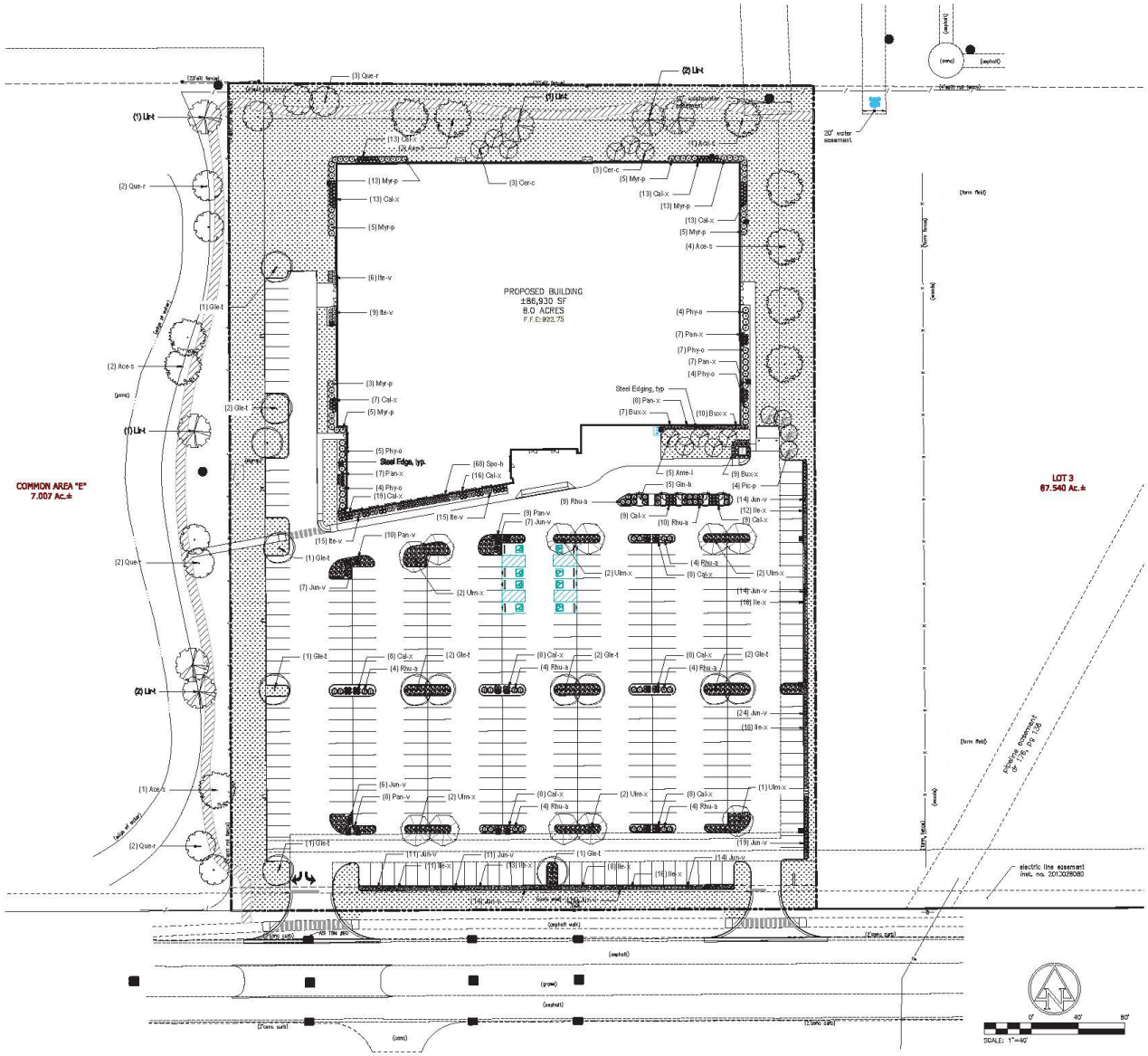
Project Number 2014.01793

SITE PLAN

C200

2014.01793.01_C200 SP.dwg

PRINT DATE: 3/11/15
PLOT SCALE: 1:2.3849 EDIT DATE: 3/11/2015 2:23:29 PM EDITED BY: ATAYLOR DRAWING FILE: P:\2014\01793\0. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.01_C200 SP.DWG



GENERAL LANDSCAPE AND 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 Standard 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.

NOTE: All HVAC and dumpster enclosures will be screened per the requirements of the Zoning Ordinance.

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

CONTEXT landscape architecture
13 S. Main Street, Suite 300
Fortville, Indiana 46040
tel: 317.485.4966
www.context-design.com

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

ALYSSA P. PRIDE REGISTERED LANDSCAPE ARCHITECT

CERTIFIED BY

ISSUANCE INDEX
DATE:
03/11/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING PLAN

L100

PRINT DATE: 3/11/15
PLOT SCALE: 1:2.5449
EDIT DATE: 3/26/2015 9:24:22 AM
EDITED BY: CHILL
DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS\DWG\2014.01793.CE.L100.LP.DWG

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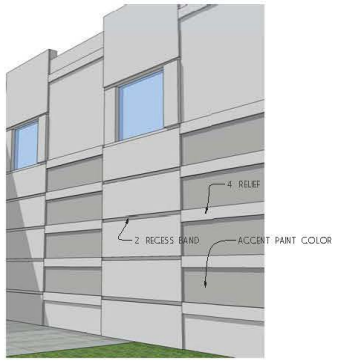

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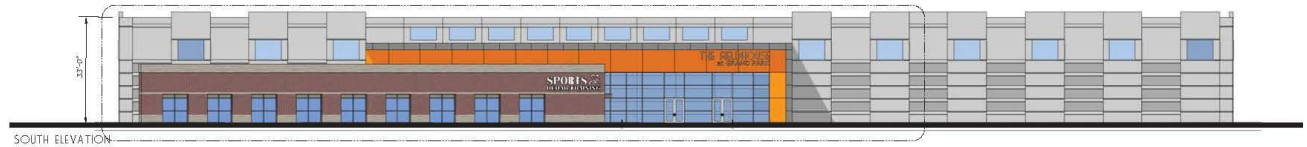
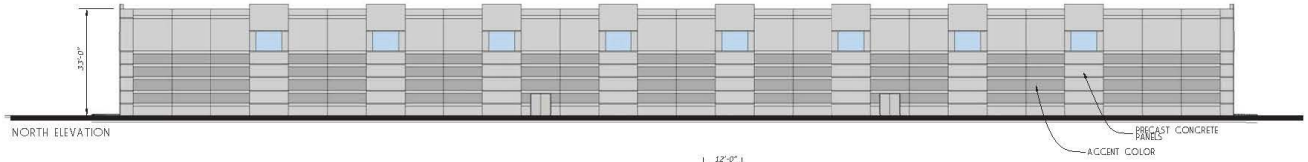
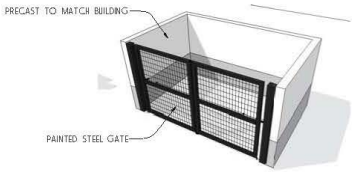


SOUTH ELEVATION



NORTH ELEVATION



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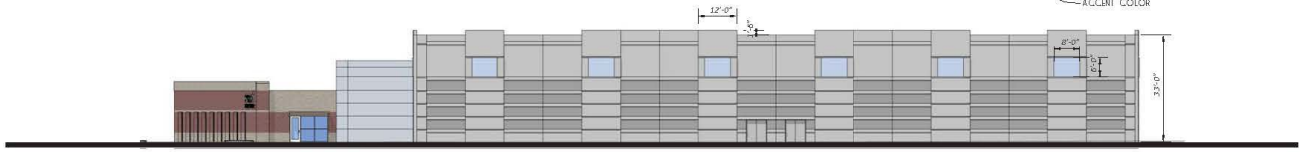
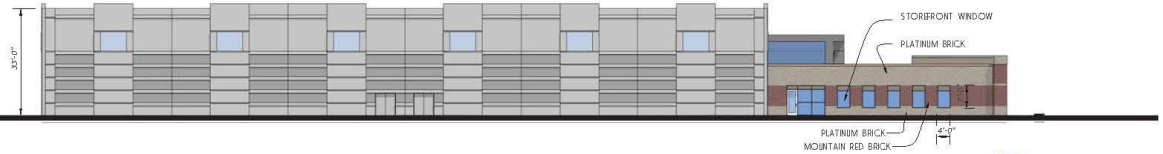


EAST ELEVATION

MONUMENT SIGN



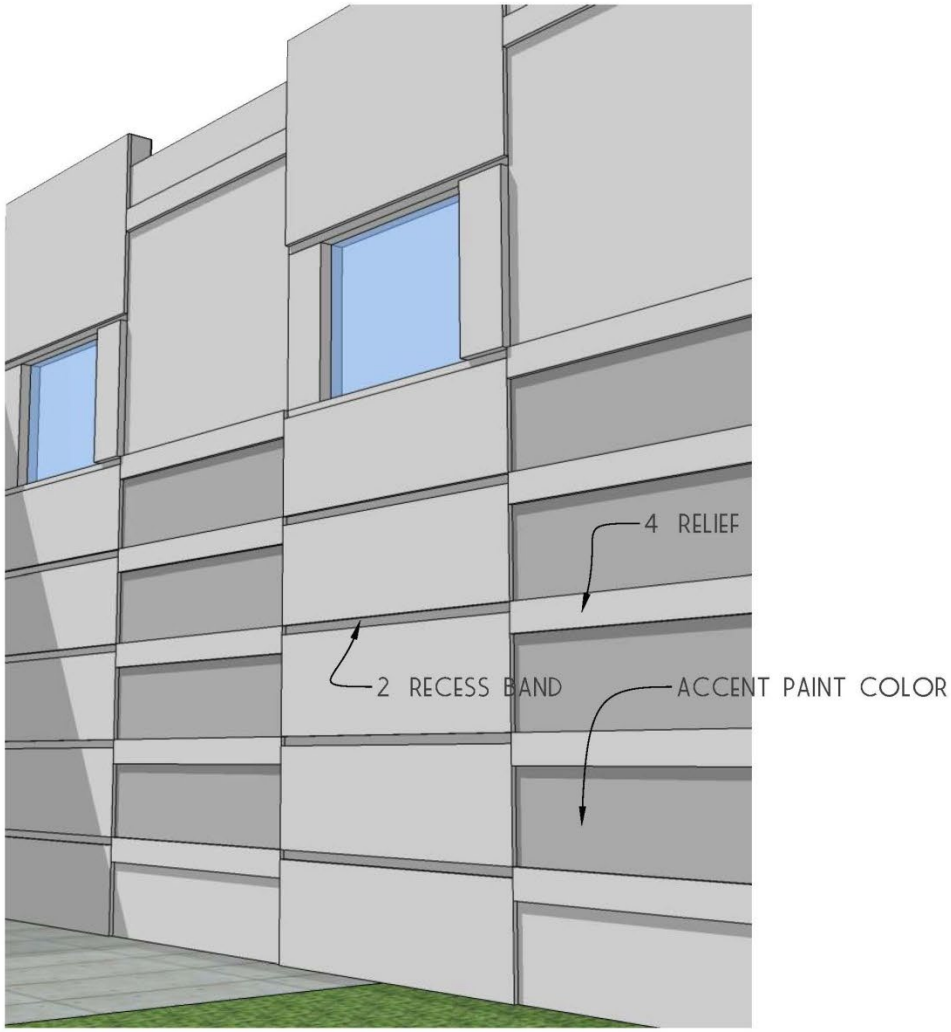
WEST ELEVATION

ELEVATIONS

GRAND PARK FIELDHOUSE

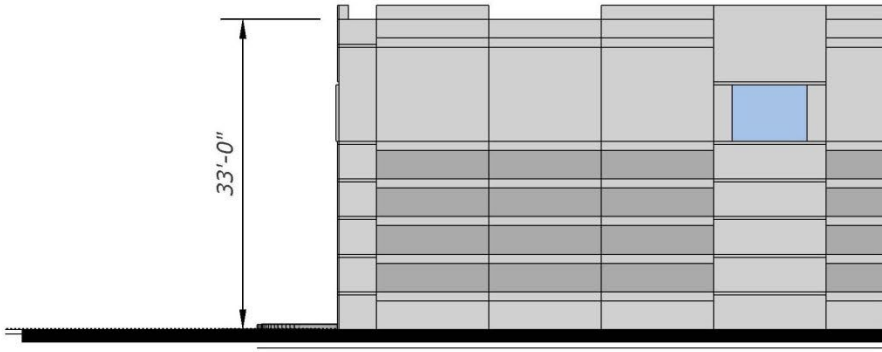
MARCH 2 2015

AMERICAN STRUCTUREPOINT INC.



PRECAST DETAIL

SOUTH ELEVATION



NORTH ELEVATION

GRAND PARK FIELDHOUSE CONCEPTUAL IMAGES

FEB 6 2015

AMERICAN STRUCTUREPOINT P.C.

GRAND PARK FIELDHOUSE CONCEPTUAL IMAGES

FEB 6 2015

AMERICAN STRUCTUREPOINT P.C.

1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

2.1 Commercial Recreational Facility and ancillary uses contained therein, including but not limited to the following: related offices, Sit Down Restaurant, Medium Intensity Retail, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the "ECD Director"); provided, that the following uses shall not be permitted: paintball, driving ranges, laser tag, motorized cart tracks or motorized model airplane flying facilities.

SECTION 3. DEVELOPMENT STANDARDS.

3.1 Minimum Off-Street Parking – three hundred forty-eight (348) spaces.

3.2 Building Orientation: The building orientation shall be in substantial compliance with the Concept Plan attached hereto as Exhibit "B" and incorporated herein.

3.3 Building Materials: Building Materials and elevations shall be in substantial compliance with the building elevations attached hereto as Exhibit "C" and incorporated herein.

3.4 Landscaping: Landscaping shall be installed on the Real Estate in substantial compliance with the landscaping plan attached hereto as Exhibit "D" and incorporated herein.

3.5 Lighting: The standards of the Unified Development Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.

3.6 Signage: The standards of the Unified Development Ordinance shall apply with the following exceptions:

A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).

B. Wall Signs shall be individual letters with reverse lighting.

C. Monument Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.).

D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Unified Development Ordinance.

SPORTS
REHAB/TRAINING
THE FIELDHOUSE
at GRAND PARK