



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_03_07_2016

Monday, March 07, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 07, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - February 16, 2016

Documents: [Meeting Minutes 2/16/16](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1602-DDP-03

Central Christian Church

SEC of 151st Street and Towne Road

Central Christian Church by Weihe Engineers requests Detailed Development Plan review for a new church building on approximately 19.99 acres +/-, located in the AG-SF1: Agriculture/Single-Family Rural District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Detailed Development Plan](#) | [Exhibit 5: Site Plan](#) | [Exhibit 6: Landscape Plan](#) | [Exhibit 7: Building Elevations](#)

1602-ODP-02 & 1602-SPP-03

Waterford at the Bridgewater, Parcel L3

SEC of 151st Street and Carey Road

Throgmartin Henke Development, LLP by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for twenty (20) single-family lots on approximately 10.23-acres +/-, located in the Bridgewater PUD District.

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

[and Overall Development Plan](#) | [Exhibit 4 - Ordinance 06-49](#) | [Exhibit 5 - Ordinance 11-01](#) | [Exhibit 6 - Ordinance 15-35](#)

1510-ODP-20 & 1510-SPP-20

Waters Edge West

MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Public Comments](#) | [Exhibit 7: Springmill Trails PUD](#)

1602-ODP-04 & 1602-SPP-04

West Rail

NEC of 156th Street and Ditch Road

Beazer Homes of Indiana, LLP by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 183 single family lots on approximately 108.2 acres +/-, located in the West Rail PUD District.

Documents: [Exhibit 1 - Staff Report](#) | [Exhibit 2 - Location Map](#) | [Exhibit 3 - Overall Development Plan](#) | [Exhibit 4 - Landscape Plan](#) | [Exhibit 5 - Primary Plat](#) | [Exhibit 6 - PUD Ordinance](#)

1603-SPP-05, 1603-ODP-05 & 1603-DDP-06 [PUBLIC HEARING]

Culver's

17651 Sun Park Drive

Custard Kings by Weihe Engineering requests Primary Plat, Overall Development Plan and Detailed Development Plan review for a 4,658 square foot +/- restaurant on approximately 0.99 acre +/- within the Culver's Sun Park Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Development Plan](#) | [Exhibit 5: Site Plan](#) | [Exhibit 6: Landscape Plan](#) | [Exhibit 7: Building Elevations](#)

1603-ODP-06 & 1603-SPP-06 [PUBLIC HEARING]

Harmony – Section 4

North of 151st Street, between Ditch Road and Towne Road

Estridge Development Management requests an amendment to the previously approved Overall Development Plan and Primary Plat for single-family residential lots on approximately 138.8 acres +/-, located in the Harmony PUD District.

Documents: [Exhibit 1 - Staff Report](#) | [Exhibit 2 - Location Map](#) | [Exhibit 3 - Overall Development Plan](#) | [Exhibit 4 - Primary Plat](#) | [Exhibit 5 - Landscape Plan](#)

1603-PUD-02 [PUBLIC HEARING]

Keeneland Park PUD

Southwest Corner of Spring Mill Road and 169th Street

Beazer Homes Indiana LLP requests an amendment to the Keeneland Park PUD to allow an additional architectural theme within the development.

Documents: [Exhibit 1 - Staff Report](#) | [Exhibit 2 - Location Map](#) | [Exhibit 3 - Concept Plan](#) | [Exhibit 4 - Keeneland PUD](#) | [Exhibit 5 - PUD Amendment](#) | [Reference - Farmhouse Rendering](#) | [Reference - Farmhouse Elevation Plans](#)

1603-PUD-03 [PUBLIC HEARING]

Spring Mill Station Northeast Quadrant PUD

16201 Spring Mill Road

Kroger Limited Partnership by EMH&T requests an amendment to the Spring Mill Station Northeast Quadrant PUD District to permit a Monument Sign on an Outlot.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Sign Location](#) | [Exhibit 4: Proposed Sign Elevations](#) | [Exhibit 5: Amendment Ordinance](#)

1506-ZC-02 [CONTINUED]

Bent Creek Commitment Modification

Northwest corner of 159th Street and Towne Road

Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Bent Creek

Northwest corner of 159th Street and Towne Road

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

1603-DDP-07 [CONTINUED]

Riverview Hospital

Northeast Corner of US31 and SR 32

Riverview Hospital by American Structurepoint, Inc. requests Detailed Development Plan review for a 100,000 square foot +/- building on approximately 8.53 acres +/- on Lot 1 in the Gateway Northeast Quadrant Subdivision in the Junction Planned Unit Development (PUD) District.

1602-CPA-01 [CONTINUED]

The Conservancy Addendum

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

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

The Trails

East of Oak Ridge Road, South of State Road 32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall

Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment – Bridgewater Marketplace

Northwest corner of 146th Street and Gray Road

KRG Bridgewater, LLC by Bose McKinney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2016
1603-SPP-06 & 1603-ODP-06

Petition Number: 1603-SPP-06 & 1603-ODP-06

Subject Site Address: West of Ditch Road, between 151st and 156th

Petitioner: Estridge Development Management LLC

Request: Petitioner requests an amendment to a previously approved Overall Development Plan and Primary Plat for single-family residential lots on approximately 138.8 acres+/- in the Harmony PUD District

Current Zoning: Harmony PUD District, Underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 138.8 acres+/-

Property History: Harmony PUD Ordinance 12-14
Harmony PUD Text Amendment Ordinance 14-55
Harmony PUD Text Amendment Ordinance 15-18

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan
4. Primary Plat
5. Landscape Plan

Staff Reviewer: Andrew Murray, Senior Planner

PROCEDURAL

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the March 7, 2016 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

Approval of an Overall Development Plan & Primary Plat 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 DESCRIPTION AND HISTORY

The 138 acre+/- site is located at the southwest corner of 156th Street and Ditch Road (the "Subject Property"). The Westfield-Washington Township Advisory Plan Commission (the "APC") approved an Overall Development Plan and Primary Plat (the "Approved Plans") for the Subject Property on January 4, 2016. Following approval of an Overall Development Plan and Primary Plat, property is eligible for Secondary Plat approval. The Petitioner submitted a Secondary Plat for a portion of the Subject Property to the Department for review and approval. In accordance with Article 10.12 of the Westfield-Washington Township Unified Development Ordinance (the "UDO"), the Department shall approve the Secondary Plat if it is substantially consistent with the Approved Plans. After a complete review, it was determined that the proposed Secondary Plat was not substantially consistent with the Approved Plans. The following items were identified during Secondary Plat review as inconsistent with the Approved Plans: lot types, lot configuration and additional easements (private street, access, drainage and utility) (the "Changes"). As a result, the Petitioner has requested to amend the Approved Plans to accommodate the Changes, which requires a public hearing and APC approval.

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

The following chapter, articles and standards of the UDO, as amended, apply and comply with the plans unless identified as outstanding below:

Zoning Districts (Chapter 4)

1. SF-4: Single Family High Density District (Article 4.7)

Overlay Districts (Chapter 5)

2. Floodplain Overlay District (Article 5.5)
3. Planned Unit Development District (Article 5.6)
4. Wellhead Protection District (Article 5.7)

Development Standards (Chapter 6)

5. Landscaping Standards
6. Lighting Standards (Article 6.9)
7. Lot Standards (Article 6.10)
8. Setback Standards (Article 6.16)
9. Sign Standards (Article 6.17)



10. Vision Clearance Standards (Article 6.19)

Subdivision Regulations (Chapter 7)

11. Principles and Standards of Design (Article 7.3)

Design Standards (Chapter 8)

- 12. Block Standards (Article 8.1)
- 13. Easement Standards (Article 8.3)
- 14. Monument and Marker Standards (Article 8.5)
- 15. Open Space and Amenity Standards (Article 8.6)
- 16. Pedestrian Network Standards (Article 8.7)
- 17. Storm Water Standards (Article 8.8)
- 18. Street and Right-of-Way Standards (Article 8.9)
- 19. Street Light Standards (Article 8.10)
- 20. Street Sign Standards (Article 8.11)
- 21. Surety Standards (Article 8.12)
- 22. Utility Standards (Article 8.13)

Processes and Permits (Chapter 10)

- 23. Development Plan Review (Article 10.7)
- 24. Primary Plat Review (Article 10.12, I)

HARMONY PUD DISTRICT (Ordinance 12-14)(Amendments: Ordinance 14-55, Ordinance 15-18)

The following standards of the Harmony PUD District, as amended, apply and comply with the plans unless identified as outstanding below:

Section 1.3. Open/Green Space. (As amended via Ordinance 14-55) A minimum of 63 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.

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.

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.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.



Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

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:

Mew Lots

- 25. Minimum Lot Width at Building Line – 42'
- 26. Minimum Lot Area – 3,780 SF
- 27. Minimum Lot Frontage on a Public Way – 0'
- 28. Minimum House Size (total square footage) – 1,400 SF
- 29. Minimum Ground Level Area (1-story) – 1,000 SF
- 30. Minimum Ground Level Area (2-story) – 750 SF
- 31. Minimum Front Yard Setback – 10'
- 32. Minimum Side Yard Setback – 5'
- 33. Minimum Rear Yard Setback – 20'

42' Alley-Load Lots

- 34. Minimum Lot Width at Building Line – 42'
- 35. Minimum Lot Area – 3,780 SF (reduced to 3,654 SF due to ROW increase)
- 36. Minimum Lot Frontage on a Public Way – 30'
- 37. Minimum House Size (total square footage) – 1,400 SF
- 38. Minimum Ground Level Area (1-story) – 1,000 SF
- 39. Minimum Ground Level Area (2-story) – 750 SF
- 40. Minimum Front Yard Setback – 10' (reduced to 7' due to ROW increase)
- 41. Minimum Side Yard Setback – 5'
- 42. Minimum Rear Yard Setback – 20'

50' Alley-Load Lot

- 43. Minimum Lot Width at Building Line – 50'
- 44. Minimum Lot Area – 5,500 SF (reduced to 5,350 SF due to ROW increase)
- 45. Minimum Lot Frontage on a Public Way – 40'
- 46. Minimum House Size (total square footage) – 1,700 SF
- 47. Minimum Ground Level Area (1-story) – 1,000 SF
- 48. Minimum Ground Level Area (2-story) – 750 SF
- 49. Minimum Front Yard Setback (reduced to 7' due to ROW increase)– 10'
- 50. Minimum Side Yard Setback – 5'
- 51. Minimum Rear Yard Setback – 20'



60' Front-Load Lots

- 52. Minimum Lot Width at Building Line – 60'
- 53. Minimum Lot Area – 7,200 SF (reduced to 7,020 SF due to ROW increase)
- 54. Minimum Lot Frontage on a Public Way – 40'
- 55. Minimum House Size (total square footage) – 2,000 SF
- 56. Minimum Ground Level Area (1-story) – 1,200 SF
- 57. Minimum Ground Level Area (2-story) – 800 SF
- 58. Minimum Front Yard Setback – 20' (reduced to 17' due to ROW increase)
- 59. Minimum Side Yard Setback – 5'
- 60. Minimum Rear Yard Setback – 20'

70' Front-Load Lots

- 61. Minimum Lot Width at Building Line
- 62. Minimum Lot Area – 8,400 SF (reduced to 8,190 SF due to ROW increase)
- 63. Minimum Lot Frontage on a Public Way – 40'
- 64. Minimum House Size (total square footage) – 2,200 SF
- 65. Minimum Ground Level Area (1-story) – 1,200 SF
- 66. Minimum Ground Level Area (2-story) – 800 SF
- 67. Minimum Front Yard Setback – 20' (Reduced to 17' due to ROW increase)
- 68. Minimum Side Yard Setback – 5'
- 69. Minimum Rear Yard Setback – 20'

Additional Restrictions:

- 70. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
- 71. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
- 72. The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

STAFF COMMENT: The Petitioner wishes to immediately subdivide the portion of the Subject Property that includes Lots 228-335). Further subdivision of the Subject Property where Blocks are identified will require the review of a Secondary Plat. As part of the review, compliance will be confirmed with this standard.

Development Amenities.

- 73. 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.

74. Within the Open/Green Space located along the pipeline easements (see Exhibit C-1) the following amenities shall be provided:
1. An eight (8) foot wide asphalt trail the entire length of the Open/Green Space,
 2. A dog park with fenced enclosures and a shade pavilion,
 3. A playground, and
 4. A multi-purpose field with moveable soccer goals.

STAFF COMMENT: The plans comply. The Overall Development Plan and Primary Plat identify common area within and along the pipeline to install these improvements. Per Article 8.6(F) of the UDO, open space and development amenity improvements shall require Detailed Development Plan approval, which shall be reviewed and approved by the Department as part of an Improvement Location Permit or Certificate of Compliance.

Section 4.3. Bicycle Parking Facilities.

Section 5.2. Buffer Yard Requirements.

75. Buffer yards shall not be required internal to the Real Estate.
76. 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.
77. 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.
78. 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 COMMENTS

1. The plans are compliant.
2. **Action:**
 - a. Hold a public hearing at the March 7, 2016 APC meeting.
 - b. If there is no public remonstrance, staff recommends approving 1603-ODP-06 (Overall Development Plan) and 1603-SPP-06 (Primary Plat).



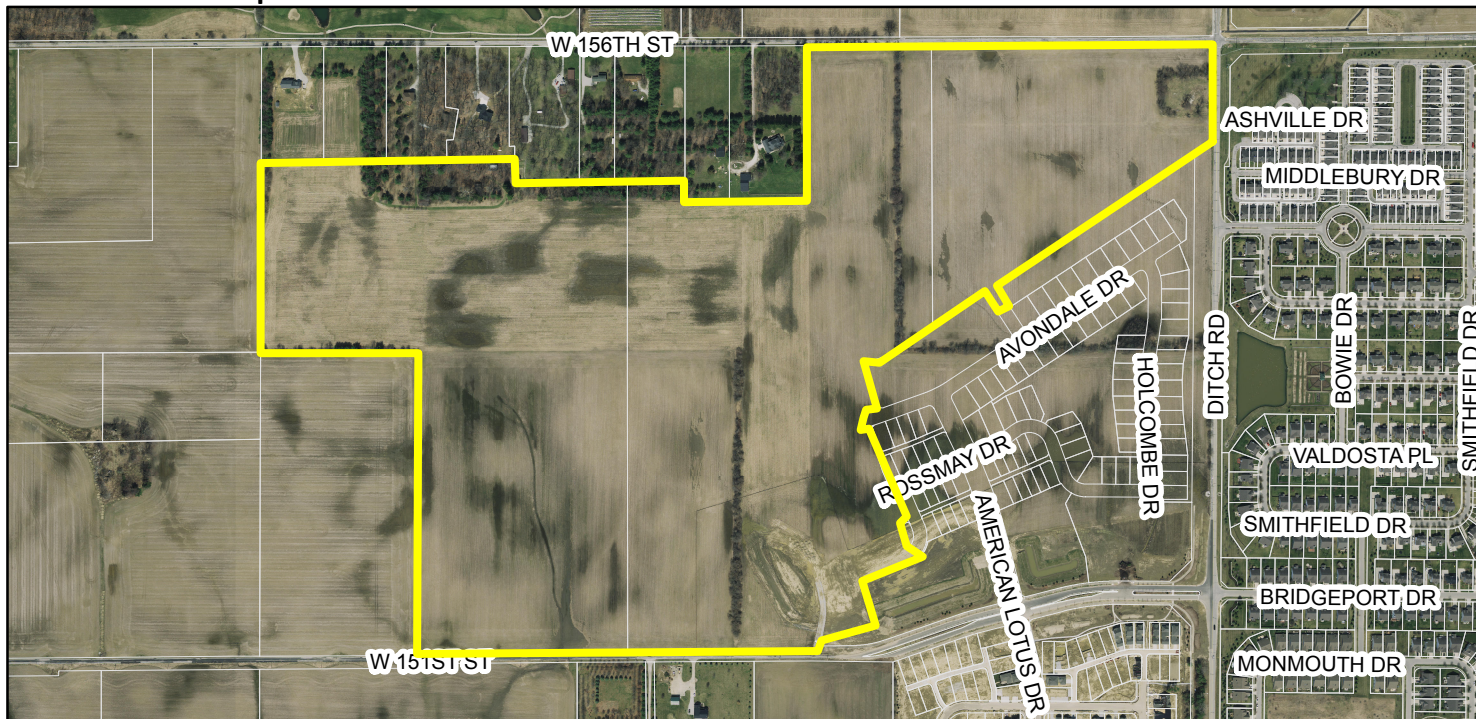
WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2016
1603-SPP-06 & 1603-ODP-06

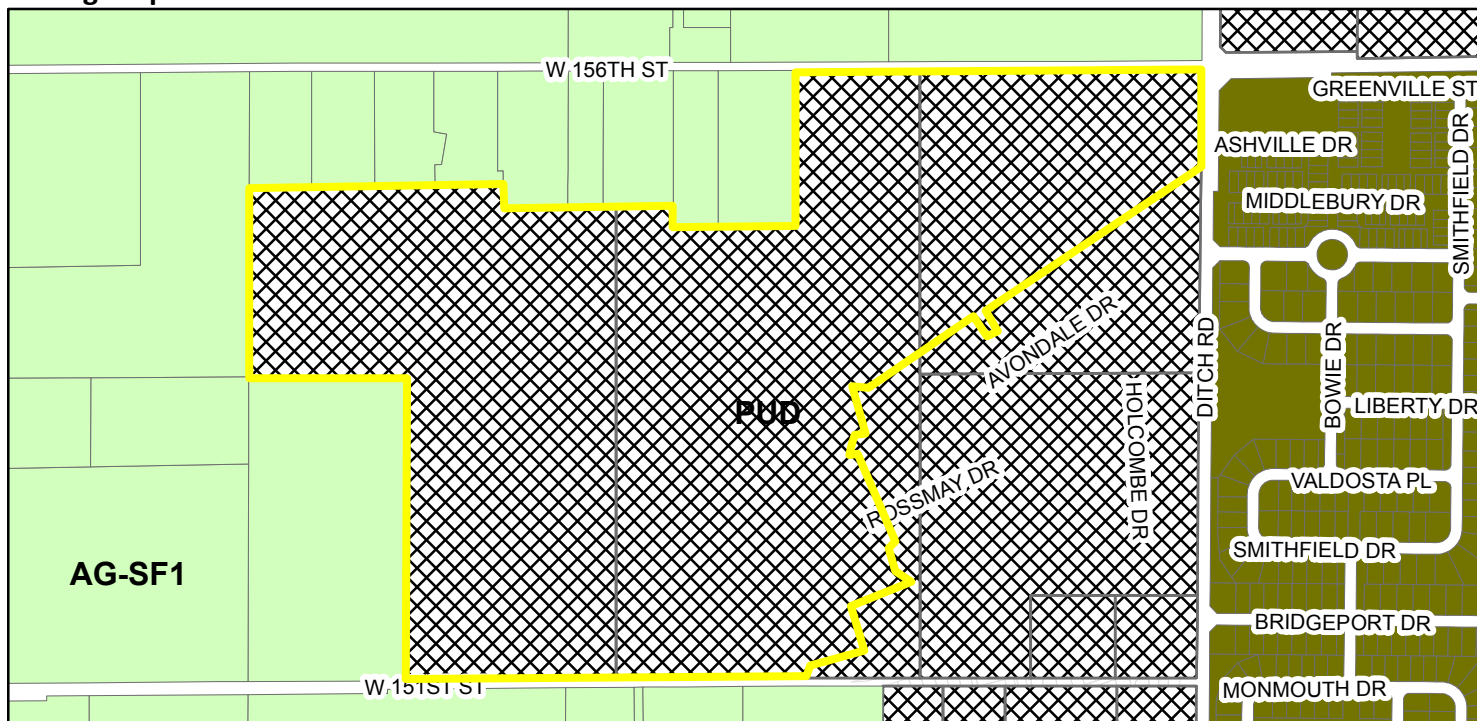
3. If any Plan Commission members have questions prior to the meeting, then please contact Andrew Murray at 317-379-9080 or amurray@westfield.in.gov.

Aerial Location Map

 Subject Parcel



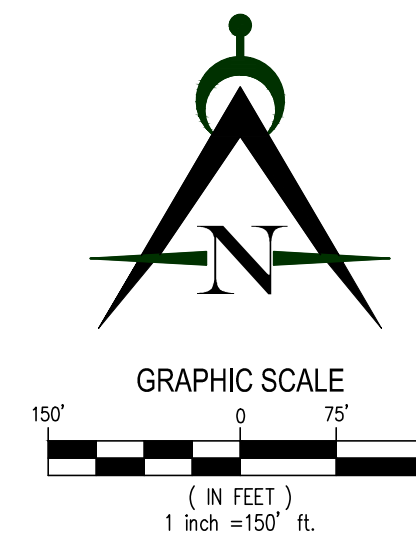
Zoning Map



Zoning

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

ZONED: PUD - ORDINANCE 12-14



	Lot Width
M	42' MEW Lots
+	42' Alley-Load Lots
M▲	50' MEW Lots
▲	50' Alley-Load Lots
■	60' Front-Load Lots
●	75' Front-Load Lots

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
D.S.&L.E. -DRAINAGE, SEWER & LANDSCAPE EASEMENT

*Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916*



ЧИСЛОВА

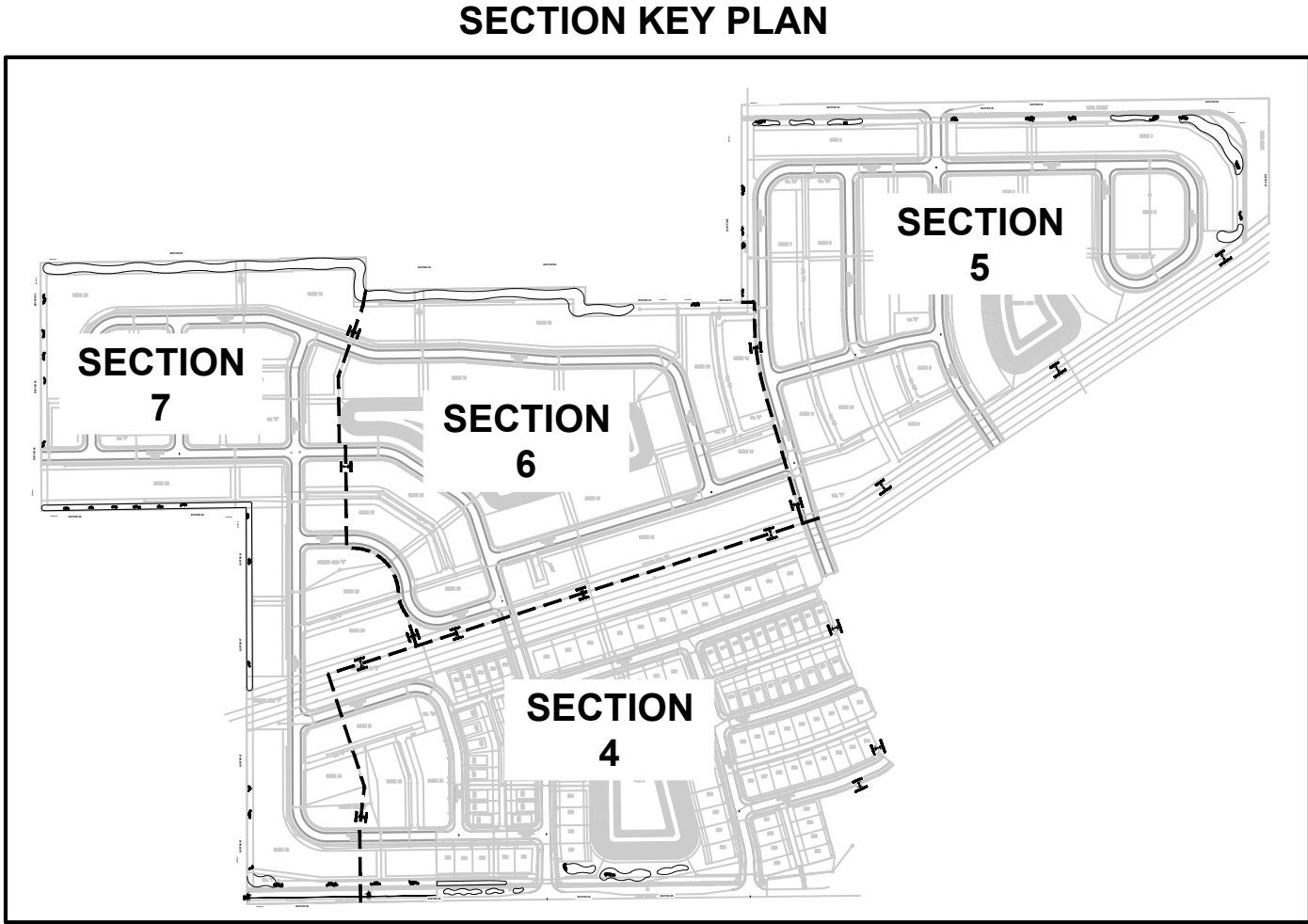
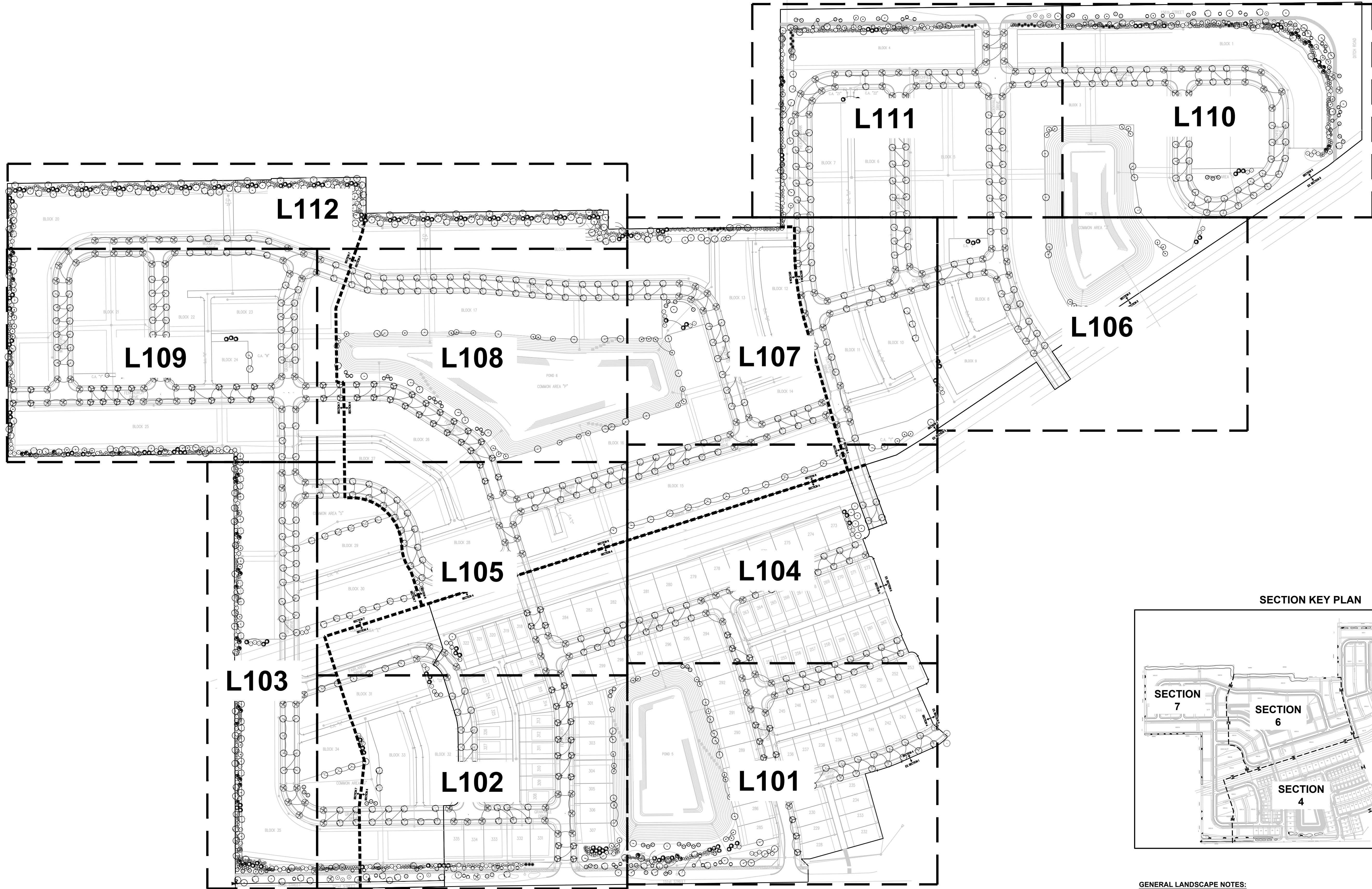


Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

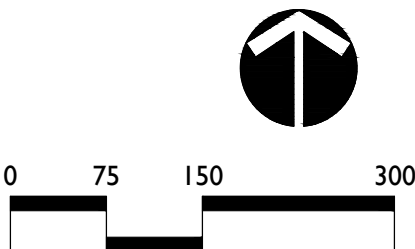
<i>Harmony Section 4</i>	<i>Westfield, Indiana</i>
<i>Amended Primary Plat</i>	<i>Overall Primary Plat</i>

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	
DATE:	DRAWN BY:
02/12/16	kww
ISSUED:	CHECKED BY:
JOB NUMBER:	
15115	
SHEET #	
P101	



- GENERAL LANDSCAPE NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED.
 - LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 - IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
 - REFER TO SHEET L113 FOR PLANT SCHEDULES AND SHEET L114 FOR PLANTING DETAILS.
 - REFER TO SEPARATE SPECIFICATIONS FOR LANDSCAPE SPECIFICATIONS.





5085 East State Road 32 | Lebanon, Indiana | 46052
317.910.8164 | fischerdesign@us.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

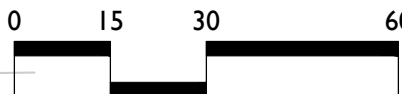
REVISIONS:
DRAWING FILES:
DATE:
FEBRUARY 25, 2016
PROJECT NUMBER:
DRAWN BY:
RAF
CHECKED BY:
RAF
SHEET TITLE:
LANDSCAPE PLAN
KEY SHEET
SHEET #:
L100



- 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. 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 L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.
 6. NO TREES SHALL BE LOCATED ON THE BANKS OF THE PONDS.

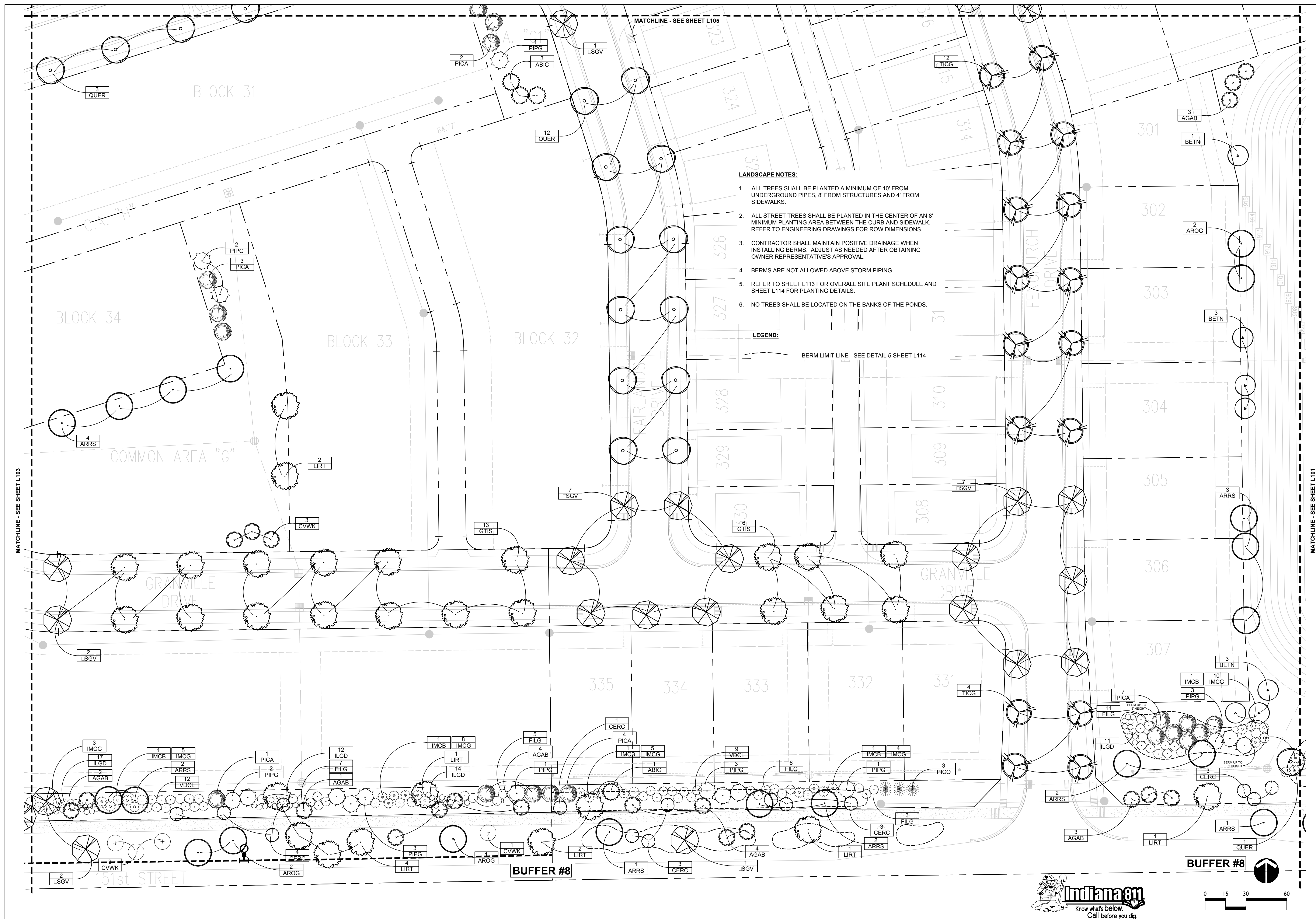
LEGEND:

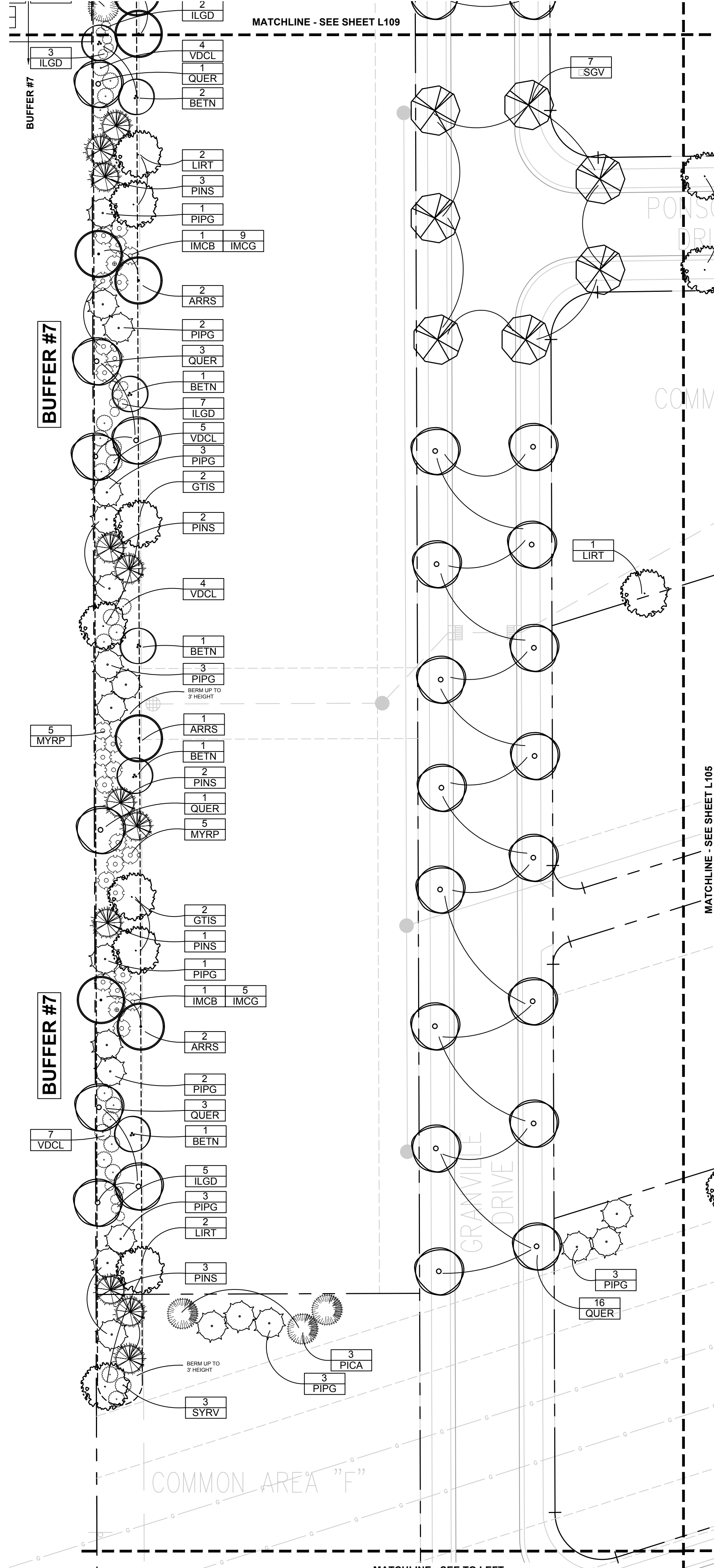
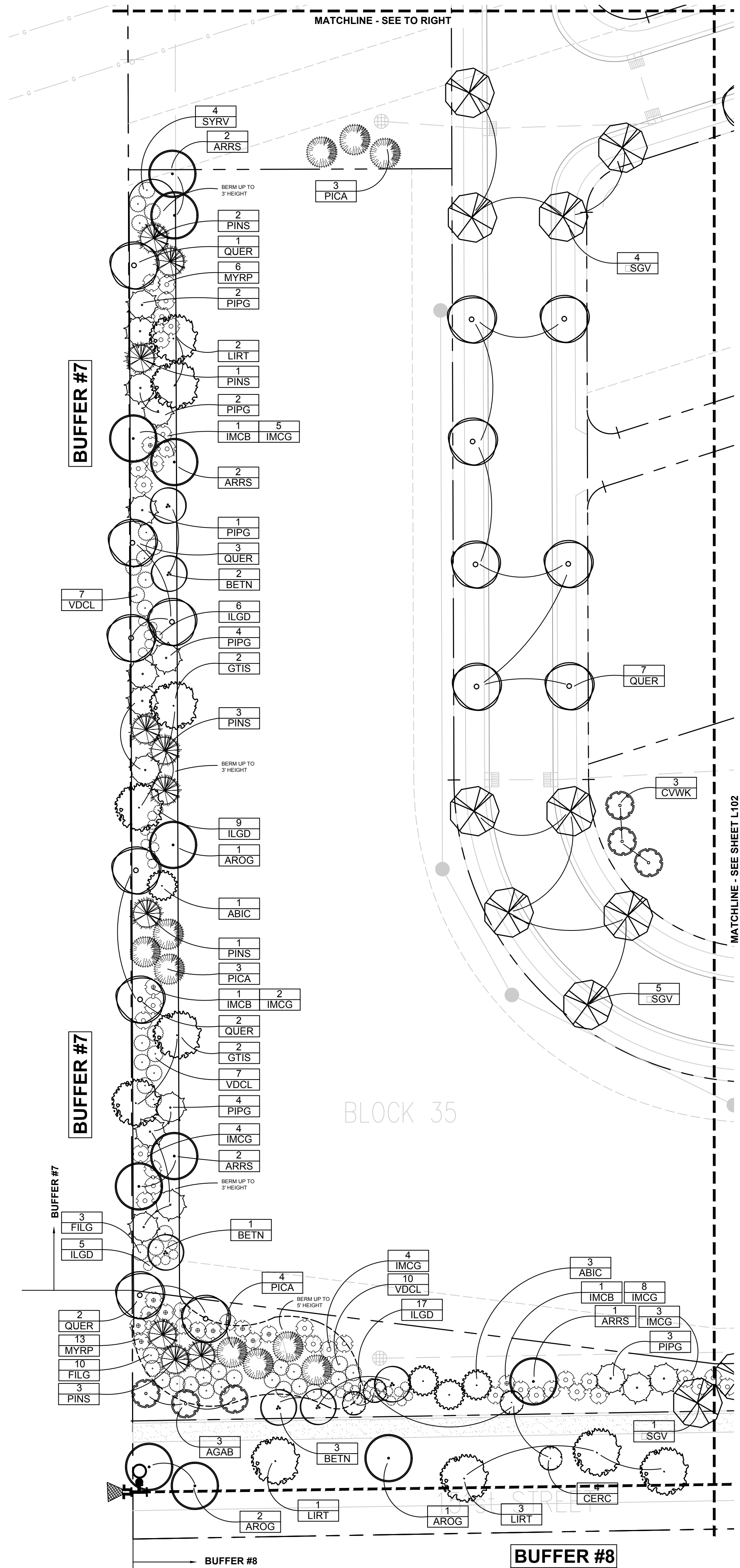
--- BERM LIMIT LINE - SEE DETAIL 5 SHEET L114



HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:	
DRAWING FILES:	
DATE:	FEBRUARY 25, 2016
PROJECT NUMBER:	
DRAWN BY:	CHECKED BY:
RAF	RAF
SHEET TITLE:	
LANDSCAPE PLAN	
SHEET #:	
L101	

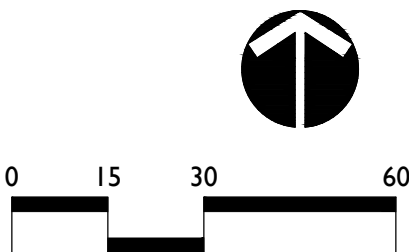


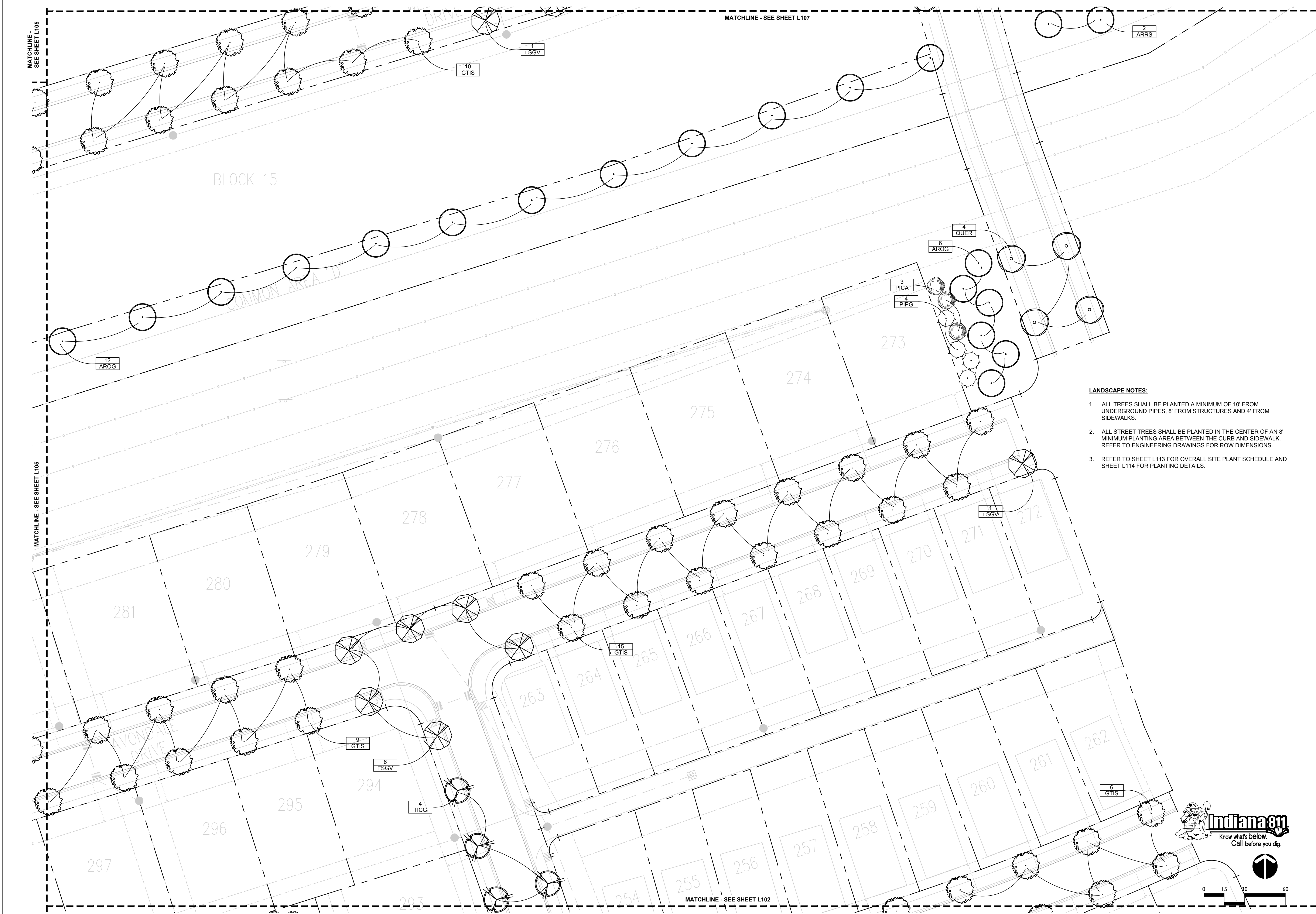


- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
 2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
 3. 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 L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.
 6. NO TREES SHALL BE LOCATED ON THE BANKS OF THE PONDS.

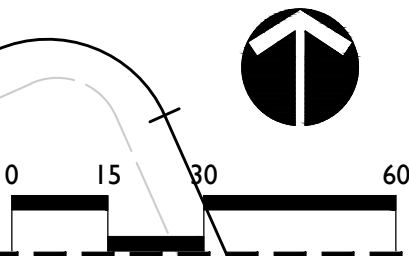
LEGEND:

--- BERM LIMIT LINE - SEE DETAIL 5 SHEET L114





- 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 L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.



REVISIONS:

DRAWING FILES:

DATE: FEBRUARY 25, 2016
PROJECT NUMBER:

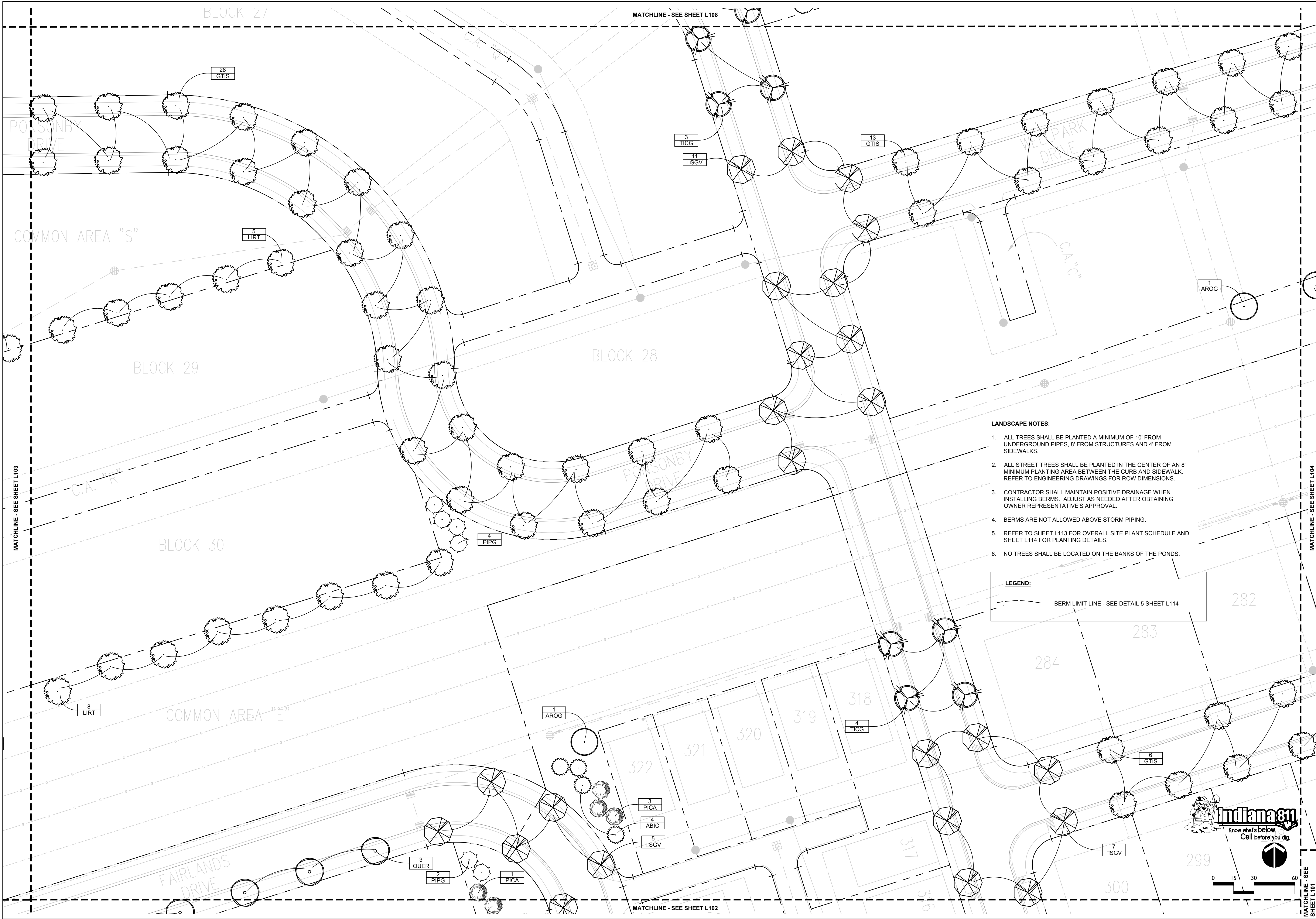
DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE:

LANDSCAPE PLAN

SHEET #:

L104





FISCHER
DESIGN, LLC

5985 East State Road 32 | Lebanon | Indiana | 46032
317.910.8164 | fischerdesign@ids.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

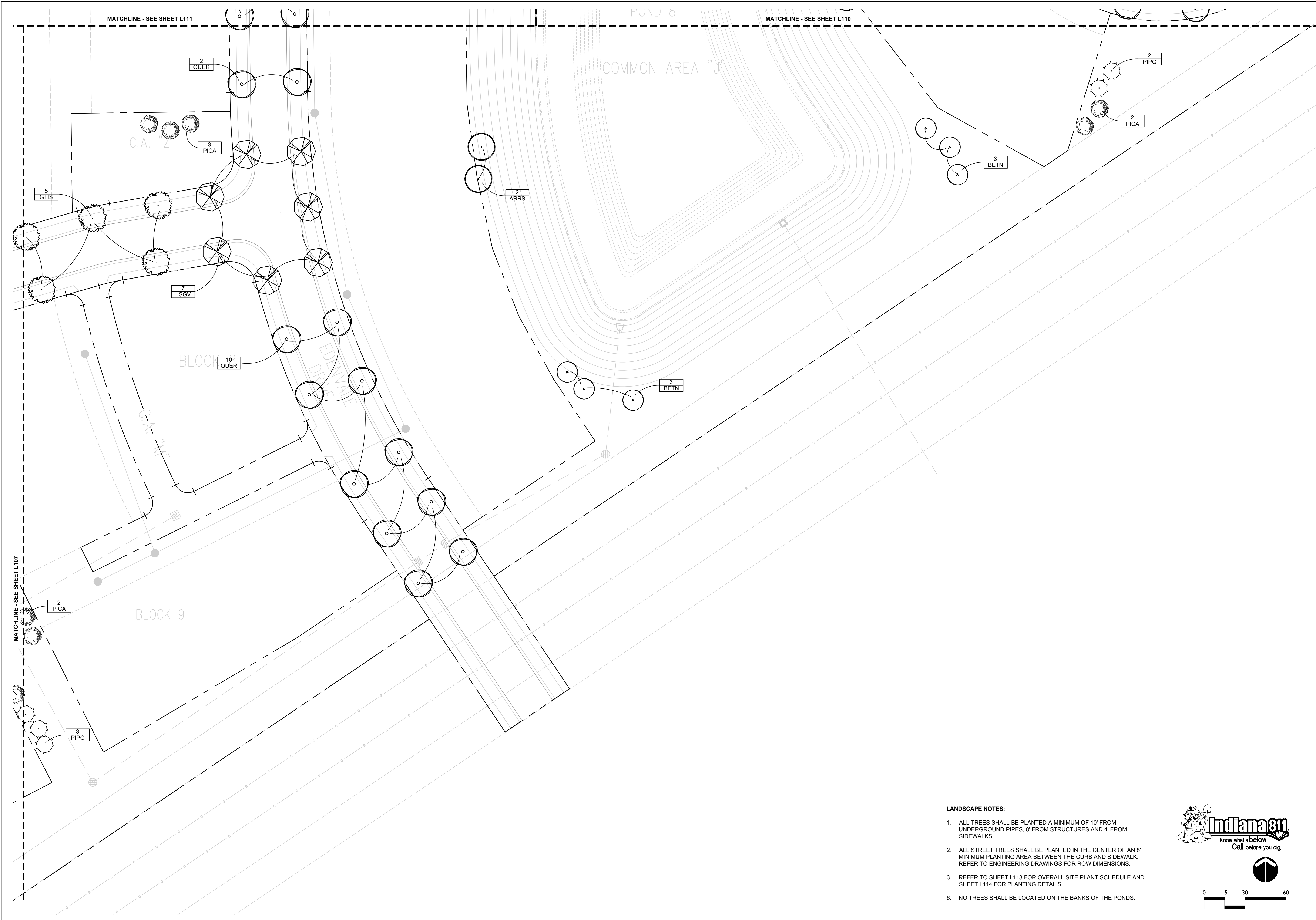
DATE:	PROJECT NUMBER:
FEBRUARY 25, 2016	

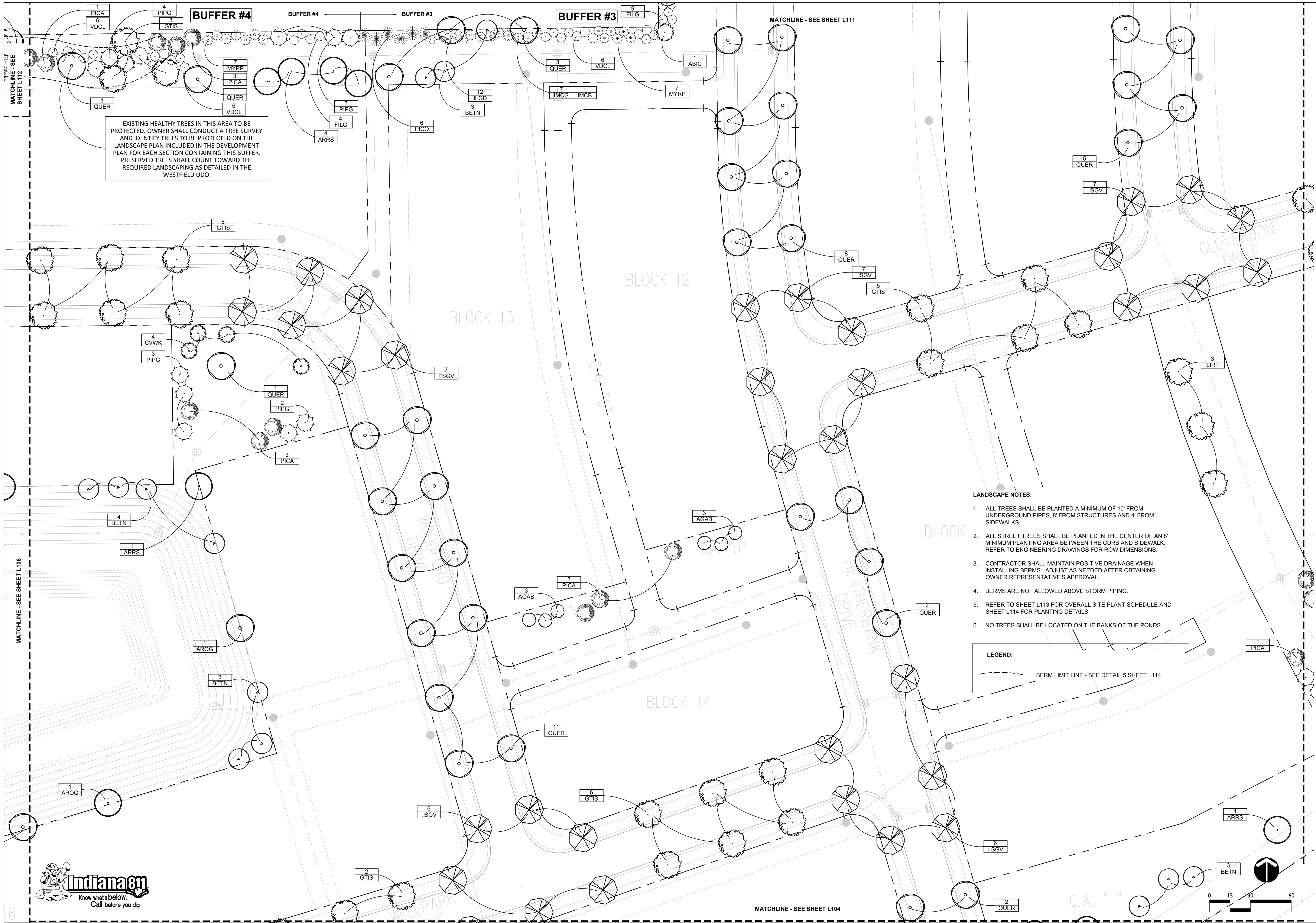
DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #:

L105





EXISTING HEALTHY TREES IN THIS AREA TO BE PROTECTED. OWNER SHALL CONDUCT A TREE SURVEY AND IDENTIFY TREES TO BE PROTECTED ON THE LANDSCAPE PLAN INCLUDED IN THE DEVELOPMENT PLAN FOR EACH SECTION CONTAINING THIS BUFFER. PRESERVED TREES SHALL COUNT TOWARD THE REQUIRED LANDSCAPING AS DETAILED IN THE WESTFIELD UDO.

- 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. 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 L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.
 6. NO TREES SHALL BE LOCATED ON THE BANKS OF THE PONDS.

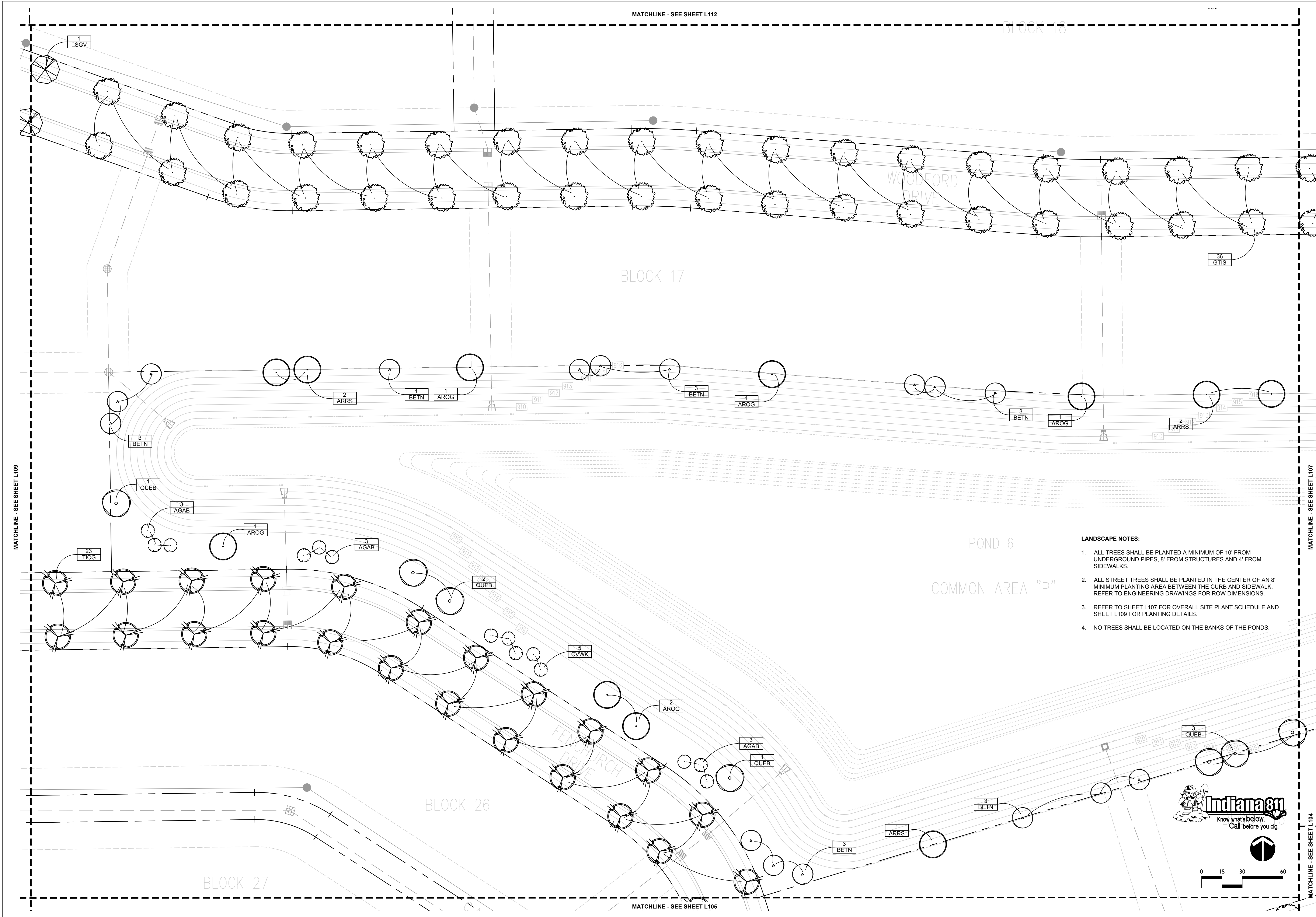
LEGEND:

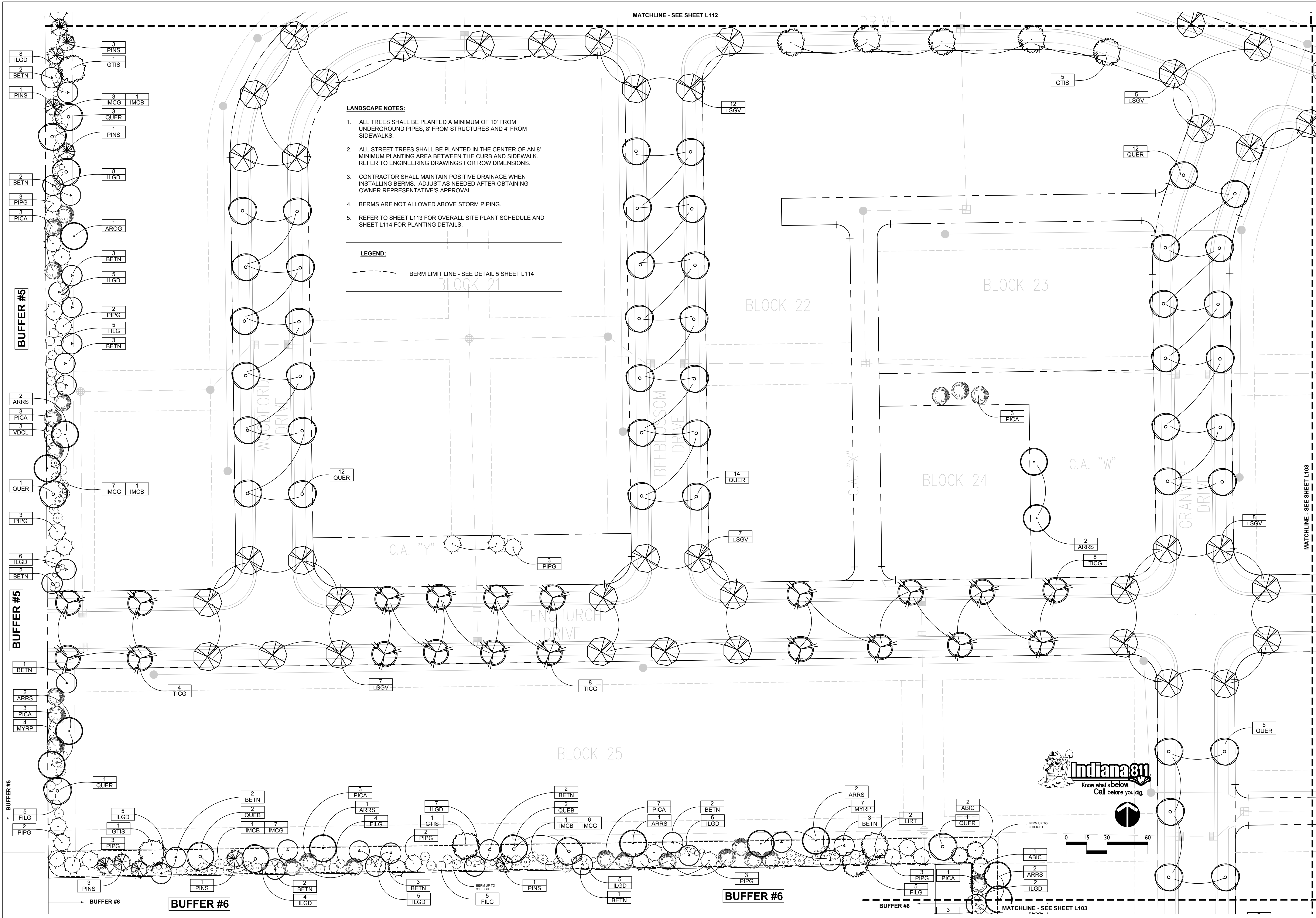
--- BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

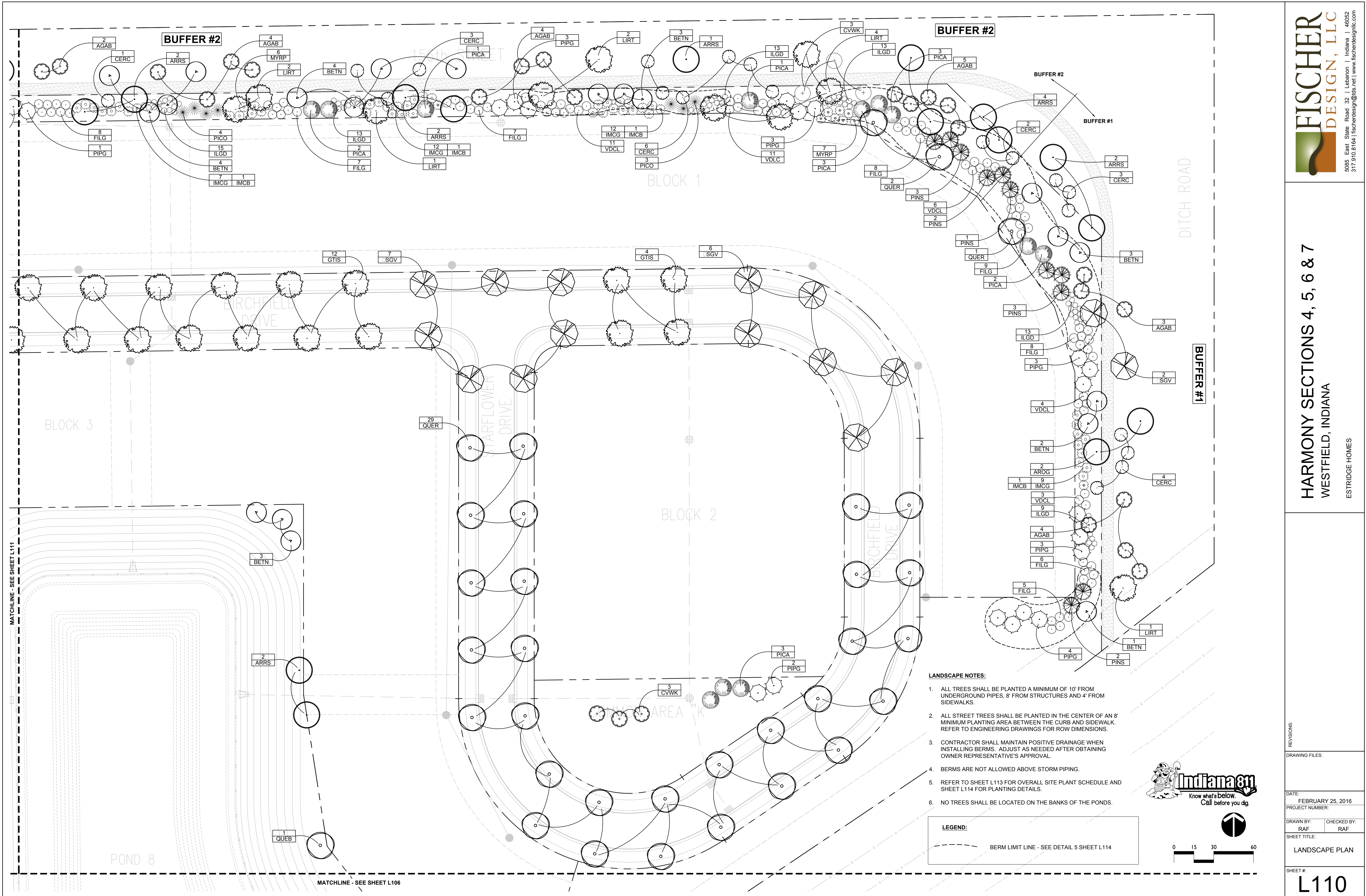
HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

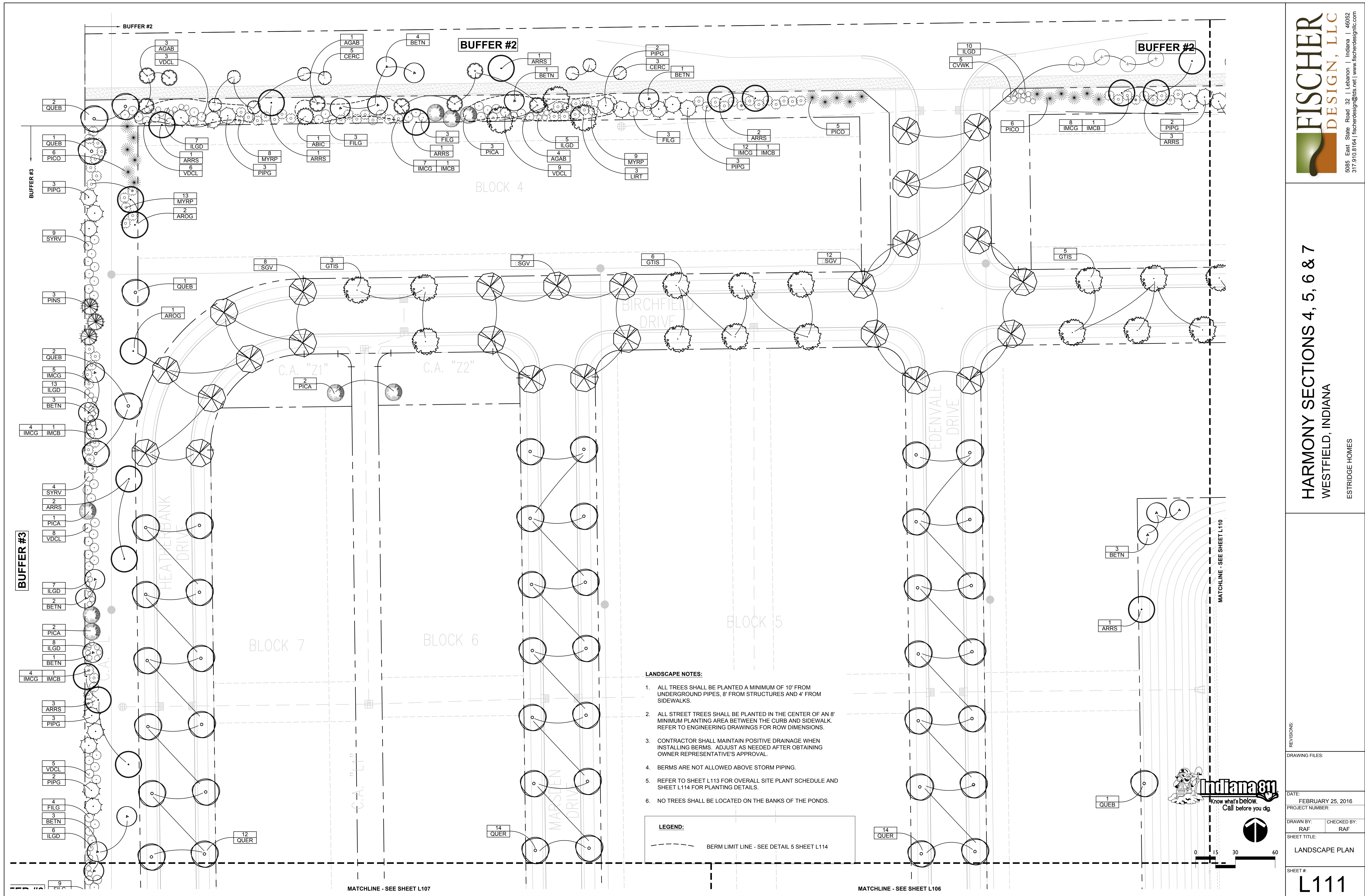
REVISIONS:	
DRAWING FILES:	
DATE:	FEBRUARY 25, 2016
PROJECT NUMBER:	
DRAWN BY:	RAF
CHECKED BY:	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L107











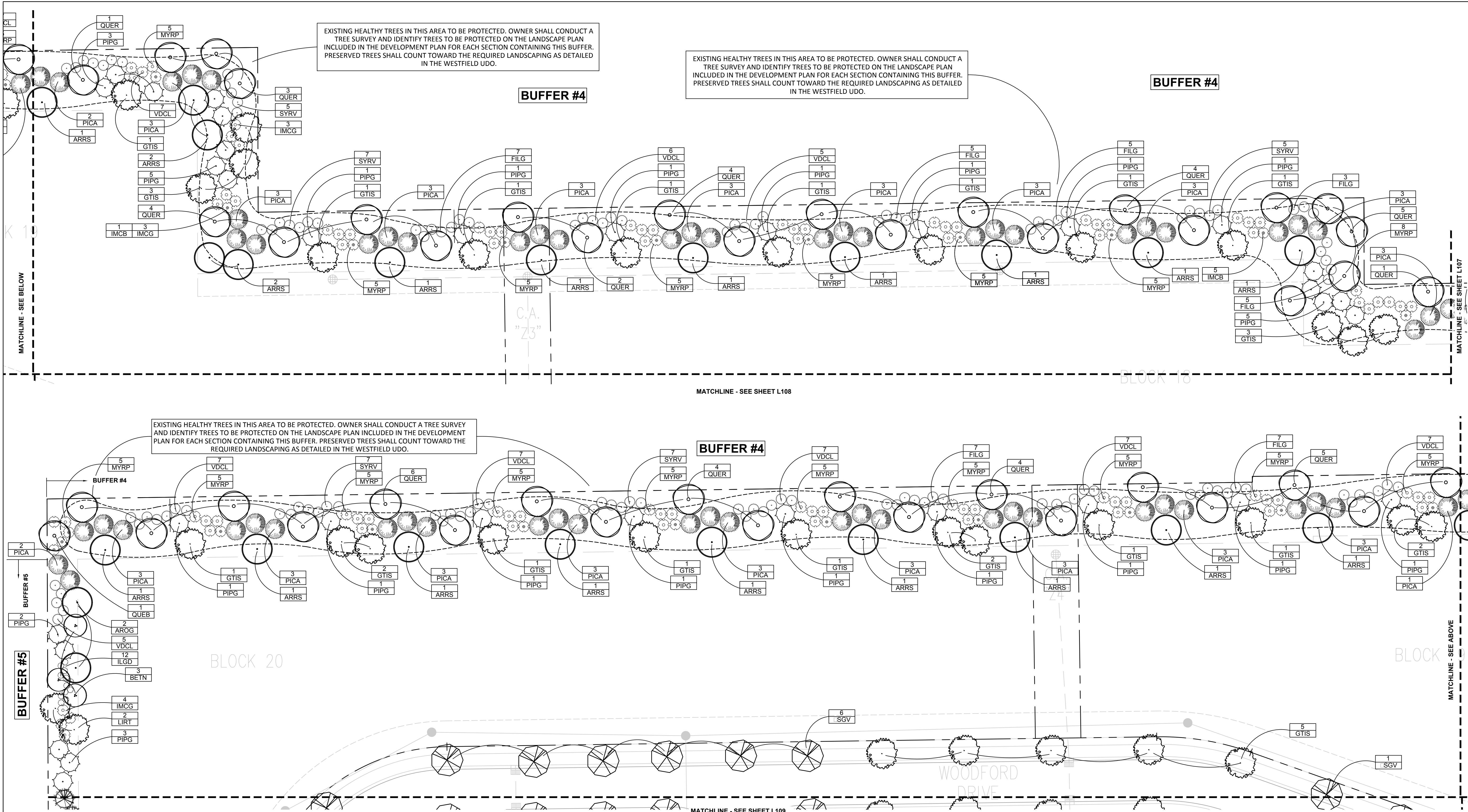
FISCHER
DESIGN, LLC

5085 East State Road 32 | Lebanon | Indiana | 46052
317.910.6164 | fischerdesign@dis.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:

DATE:	FEBRUARY 25, 2016
PROJECT NUMBER:	
DRAWN BY:	RAF
CHECKED BY:	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L111



EXISTING HEALTHY TREES IN THIS AREA TO BE PROTECTED. OWNER SHALL CONDUCT A TREE SURVEY AND IDENTIFY TREES TO BE PROTECTED ON THE LANDSCAPE PLAN INCLUDED IN THE DEVELOPMENT PLAN FOR EACH SECTION CONTAINING THIS BUFFER. PRESERVED TREES SHALL COUNT TOWARD THE REQUIRED LANDSCAPING AS DETAILED IN THE WESTFIELD UDO.

EXISTING HEALTHY TREES IN THIS AREA TO BE PROTECTED. OWNER SHALL CONDUCT A TREE SURVEY AND IDENTIFY TREES TO BE PROTECTED ON THE LANDSCAPE PLAN INCLUDED IN THE DEVELOPMENT PLAN FOR EACH SECTION CONTAINING THIS BUFFER. PRESERVED TREES SHALL COUNT TOWARD THE REQUIRED LANDSCAPING AS DETAILED IN THE WESTFIELD UDO.

EXISTING HEALTHY TREES IN THIS AREA TO BE PROTECTED. OWNER SHALL CONDUCT A TREE SURVEY AND IDENTIFY TREES TO BE PROTECTED ON THE LANDSCAPE PLAN INCLUDED IN THE DEVELOPMENT PLAN FOR EACH SECTION CONTAINING THIS BUFFER. PRESERVED TREES SHALL COUNT TOWARD THE REQUIRED LANDSCAPING AS DETAILED IN THE WESTFIELD UDO.

LANDSCAPE NOTES:

- ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
- 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.
- CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
- BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
- REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

LEGEND:

--- BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

0 15 30 60

↑

5095 East State Road 32 | Lebanon | Indiana | 46052
317.910.8164 | fischerdesign@ids.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: FEBRUARY 25, 2016
PROJECT NUMBER:

DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: **L112**

CALCULATIONS:

BUFFER CALCULATIONS:

BUFFER #1 DITCH ROAD = 400 lf
(313.06'+86.94' CURVE)

	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS
	1/30 LF	1/30 LF	1/30 LF	5/30 LF
REQUIRED	14	14	14	67
PROVIDED	14	14	14	67

BUFFER #2 156th STREET = 1,529 lf
(587.09'+846.78'+95.15' CURVE)

	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS
	1/30 LF	1/30 LF	1/30 LF	5/30 LF
REQUIRED	51	51	51	255
PROVIDED	51	51	51	255

BUFFER #3 AROUND MCCARTHY PROPERTY = 804' lf TYPE B BUFFER
(585.5'+218.47')

	SHADE TREES	EVERGREEN TREES	SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	27	27	134
PROVIDED	27	27	134

BUFFER #4 NORTH BEHIND LOTS = 2486 lf TYPE B BUFFER
(518.47'+450'+279.15'+285.30'+794.85'+140.7' JOG MINUS 40'+17.15' JOG MINUS 40')

	SHADE TREES	EVERGREEN TREES	SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	100	100	249
PROVIDED	100	100	249

BUFFER #5 FAR WEST ALONG BCE PROP. = 764 lf TYPE B BUFFER

	REQUIRED SHADE TREES	REQUIRED EVERGREEN TREES	REQUIRED SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	31	31	77
PROVIDED	31	31	77

BUFFER #6 SOUTH ALONG BCE PROP. = 679 lf TYPE B BUFFER

	SHADE TREES	EVERGREEN TREES	SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	28	28	68
PROVIDED	28	28	68

BUFFER #7 WEST ALONG BCE PROP. = 1,261 lf
(1,315.85'-55.33 BUFFER #8)

	SHADE TREES	EVERGREEN TREES	SHRUBS
	1/30 LF	1/30 LF	5/30 LF
REQUIRED	51	51	126
PROVIDED	51	51	126

BUFFER #8 151st STREET = 1,565 lf
604.41' EAST+960.11 WEST-MEASURED BACK OF EASEMENT

	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS
	1/30 LF	1/30 LF	1/30 LF	5/30 LF
REQUIRED	53	53	53	261
PROVIDED	53	53	54	261

TOTAL REQUIRED	355	355	118	1237
TOTAL PROVIDED	355	355	119	1237

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 LANDSCAPING REQUIREMENTS:

COMMON AREA		TREES REQUIRED	
AREA	ACREAGE	REQUIRED	
A	4.81	49	
B	3.57	36	
C			Alley
D			Alley
E	2.4	24	
F	0.55	6	
G	0.73	8	
G1	0.54	6	
H			Alley
J	5.6	56	
K	0.29	3	
L	1.19	12	
L1			Alley
M			Alley
N			Alley
O			Alley
P	6.22	63	
Q			Alley
R			Alley
S	0.59	6	
T	1.19	12	
U	0.11	2	
V	0.08	1	
W	0.38	4	
X			Alley
Y	0.19	2	
Z	0.17	2	
Z1	0.07	1	
Z2	0.09	1	

TOTAL 28.77 294 TREES REQUIRED

STREET TREES PLANT SCHEDULE:

SYMBOL	QUANTITY												BOTANICAL NAME	COMMON NAME	COND.	SIZE	
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112					TOTAL
GTIS	10	19	0	40	47	5	19	36	5	16	14	5	216	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	2" CAL./8' MIN. HT.
QUER	16	15	23	4	3	12	30	0	43	29	40	0	215	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' MIN. HT.
TIICG	8	16	0	4	7	0	0	23	20	0	0	0	78	TIILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDEN	B&B	2" CAL./8' MIN. HT.
ZSGV	13	17	16	8	23	7	33	1	39	13	27	7	204	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	B&B	2" CAL./8' MIN. HT.
													713	TOTAL STREET TREES PROVIDED			

COMMON AREA PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL					
TREES																		
ABIC	0	3	0	0	4	0	0	0	0	0	0	0	7	ABIES CONCOLOR	CONCOLOR FIR	B&B	6' HT.	EVERGREEN
AGAB	3	3	0	0	0	0	6	9	0	0	0	0	21	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	2" CAL.	DECIDUOUS
AROG	6	2	0	18	2	0	2	6	0	0	0	0	36	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	3	7	0	2	0	2	2	5	2	2	1	0	26	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	11	7	0	0	0	6	10	16	0	3	3	0	56	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
CVWK	8	3	3	0	0	0	4	5	0	3	0	0	26	CRETAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	2" CAL.	DECIDUOUS
LIRT	0	2	1	0	13	0	3	0	0	0	0	0	19	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2" CAL./8' HT.	DECIDUOUS
PICA	4	6	6	3	4	7	7	0	3	3	2	0	45	PICEA ABIES	NORWAY SPRUCE	B&B	6' HT.	EVERGREEN
PINS	0	0	0	0	0	0	0	0	0	0	0	0	0	PINUS STROBUS	WHITE PINE	B&B	6' HT.	EVERGREEN
PIPG	4	6	6	4	6	5	5	0	3	6	0	0	45	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B&B	6' HT.	EVERGREEN
QUEB	0	0	0	0	0	0	0	7	0	1	1	0	9	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUER	0	0	0	0	0	0	1	0	0	0	0	0	1	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' HT.	DECIDUOUS
													291	TOTAL TREES PROVIDED				

BUFFERS PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL						
SHADE TREES																			
AROG	1	3	4						1	2	3	2	16	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	6	8	12				4		10	11	14	21	86	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE		B&B	2" CAL./8' HT.	DECIDUOUS
BETN			12				3		28	17	15	3	78	BETULA NIGRA	RIVER BIRCH		B&B	2" CAL./8' HT.	DECIDUOUS
GTIS			8				3		3				26	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST		B&B	2" CAL./8' HT.	DECIDUOUS
LIRT	6	9	10						2	10	3	2	42	LIRIODENDRON TULIPIFERA	TULIP TREE		B&B	2" CAL./8' HT.	DECIDUOUS
QUEB									4		6	1	11	QUERCUS BICOLOR	SWAMP WHITE OAK		B&B	2" CAL./8' HT.	DECIDUOUS
QUER	2	1	16				5		6	3			43	QUERCUS RUBRA	RED OAK		B&B	2" CAL./8' HT.	DECIDUOUS
ZSGV		3	1								2		6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA		B&B	2" CAL./8' HT.	DECIDUOUS
													355	TOTAL PROVIDED					
EVERGREEN TREES																			
ABIC		1	4				1		2		1		9	ABIES CONCOLOR	CONCOLOR FIR		B&B	6' HT.	EVERGREEN
PICA	7	11	7				4		20	9	6	62	126	PICEA ABIES	NORWAY SPRUCE		B&B	6' HT.	EVERGREEN
PICO		3					6			7	16		32	PICEA OMORIKA	SERBIAN SPRUCE	10' O.C.	B&B	6' HT.	EVERGREEN
PINS	3		21						10	11	3		48	PINUS STROBUS	WHITE PINE		B&B	6' HT.	EVERGREEN
PIPG	5	10	32				7		21	13	18	34	140	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE		B&B	6' HT.	EVERGREEN
													355	TOTAL PROVIDED					
ORNAMENTAL TREES																			
AGAB	8	14	3							22	8		55	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY		B&B	2" CAL.	DECIDUOUS
CERC	7	14	4							19	8		52	CERCIS CANADENSIS	EASTERN REDBUD		B&B	2" CAL.	DECIDUOUS
CVWK		4								3	5		12	CRETAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN		B&B	2" CAL.	DECIDUOUS
													119	TOTAL PROVIDED					
SHRUBS																			
FILG	10	32	13				13		24	58	13	37	200	FORSYTHIA INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	5' O.C.	CONT.	18" HT.	DECIDUOUS
ILGD	13	54	53				12		61	76	56	12	337	ILEX GLABRA 'DENSEA'	DENSEA COMPACT INKBERRY	4' O.C.	CONT.	18" HT.	EVERGREEN
IMCB	2	5	5				1		4	4	5	6	32	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	5' O.C.	CONT.	18" HT.	EVERGREEN
IMCG	13	35	40				7		23	40	40	10	208	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	5' O.C.	CONT.	18" HT.	EVERGREEN
MYRP	4		29				14		11	13	30	93	194	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5' O.C.	CONT.	18" HT.	DECIDUOUS
SYRV			7								13	31	51	SYRINGA VULGARIS	COMMON LILAC	5' O.C.	CONT.	18" HT.	DECISUOUS
VDCL	6	21	44				18		3	35	31	57	215	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM	5' O.C.	CONT.	18" HT.	DECIDUOUS
													1237	TOTAL PROVIDED					

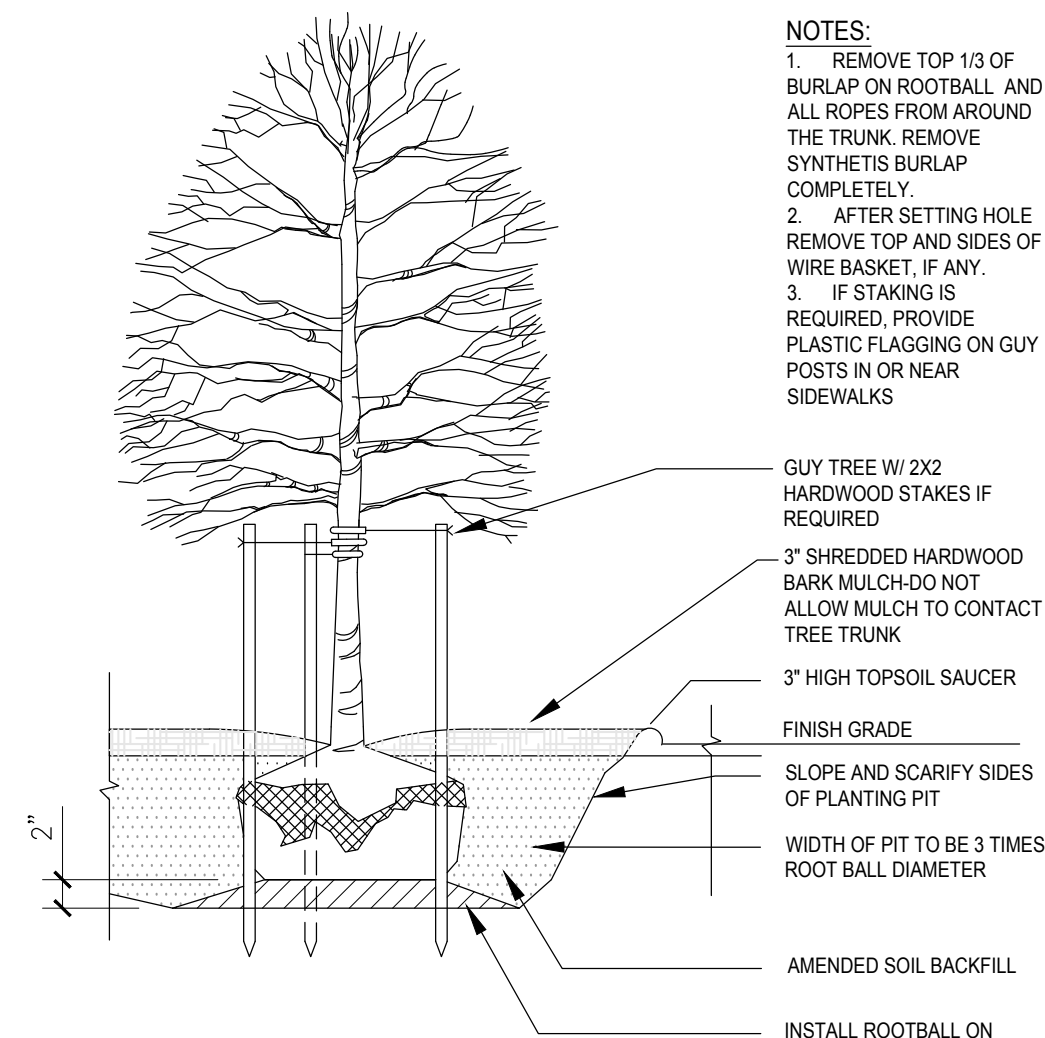
REVISIONS:

DRAWING FILES:

DATE: FEBRUARY 25, 2016
PROJECT NUMBER:

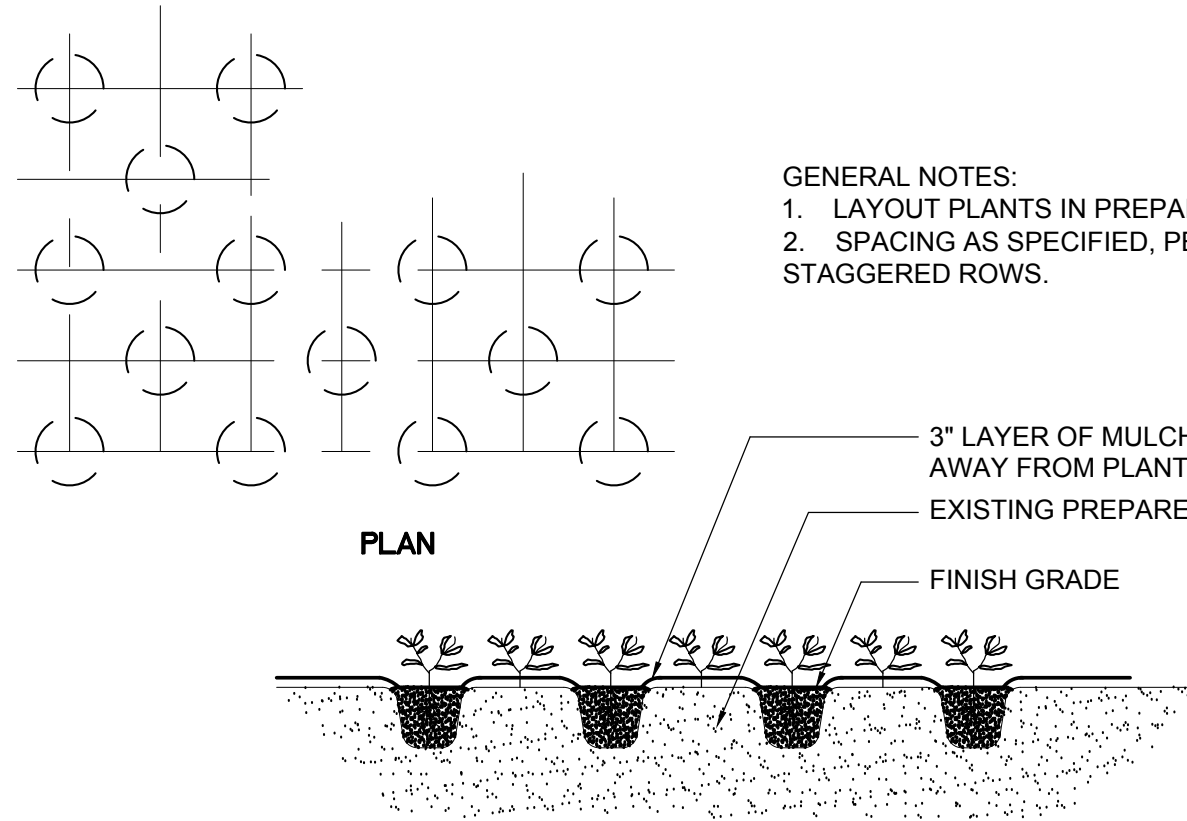
DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE:



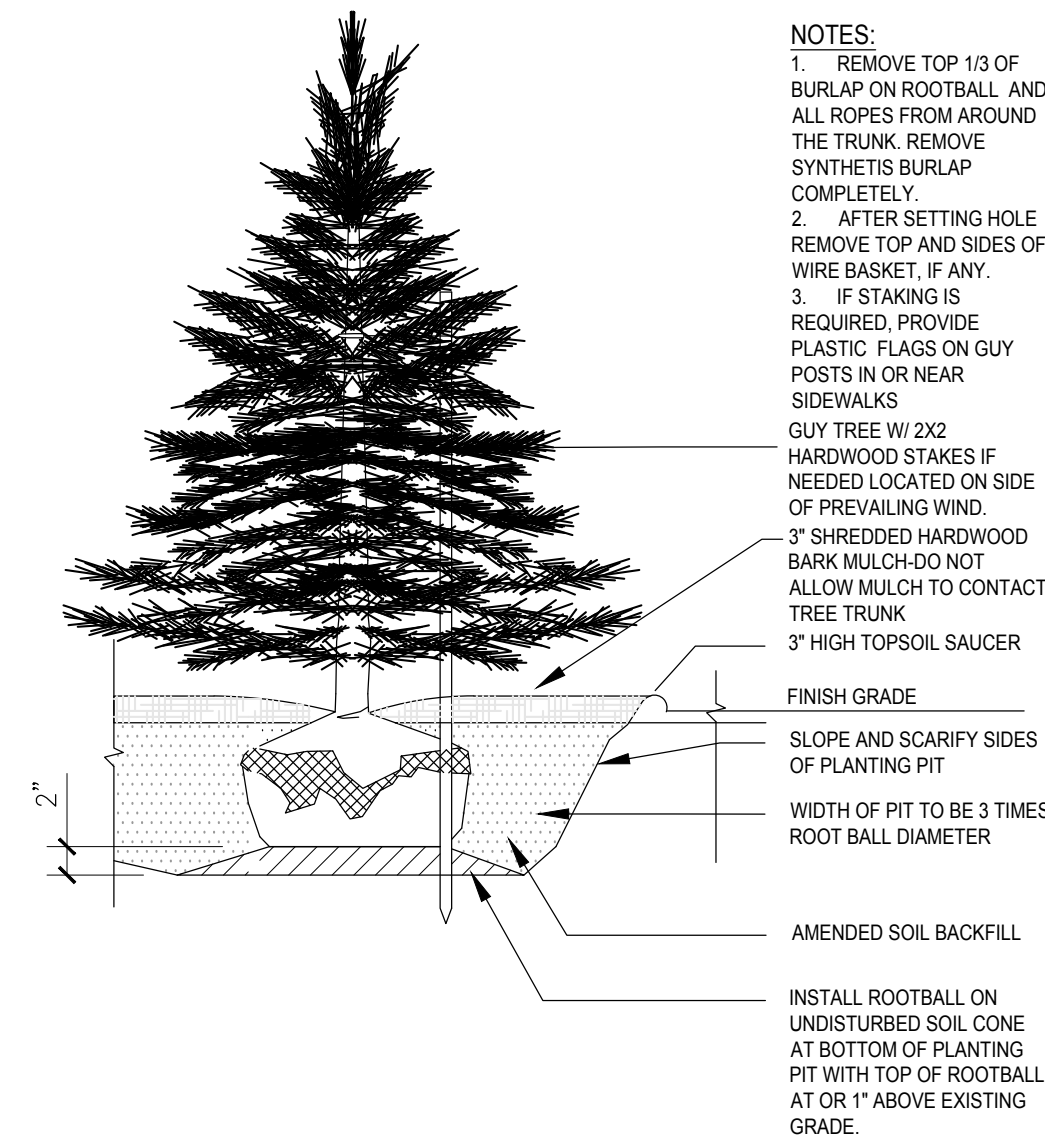
- NOTES:
1. REMOVE TOP 1/3 OF BURLAP ON ROOTBALL AND ALL ROPES FROM AROUND THE TRUNK. REMOVE SYNTHETIC BURLAP COMPLETELY.
 2. AFTER SETTING HOLE REMOVE TOP AND SIDES OF WIRE BASKET, IF ANY.
 3. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGGING ON GUY POSTS IN OR NEAR SIDEWALKS
- GUY TREE W/ 2X2 HARDWOOD STAKES IF REQUIRED
- 3" SHREDDED HARDWOOD BARK MULCH-DO NOT ALLOW MULCH TO CONTACT TREE TRUNK
- 3" HIGH TOPSOIL SAUCER
- FINISH GRADE
- SLOPE AND SCARIFY SIDES OF PLANTING PIT
- WIDTH OF PIT TO BE 3 TIMES ROOT BALL DIAMETER
- AMENDED SOIL BACKFILL
- INSTALL ROOTBALL ON UNDISTURBED SOIL CONE AT BOTTOM OF PLANTING PIT

1 SHADE TREE PLANTING DETAIL
L114 SECTION NTS



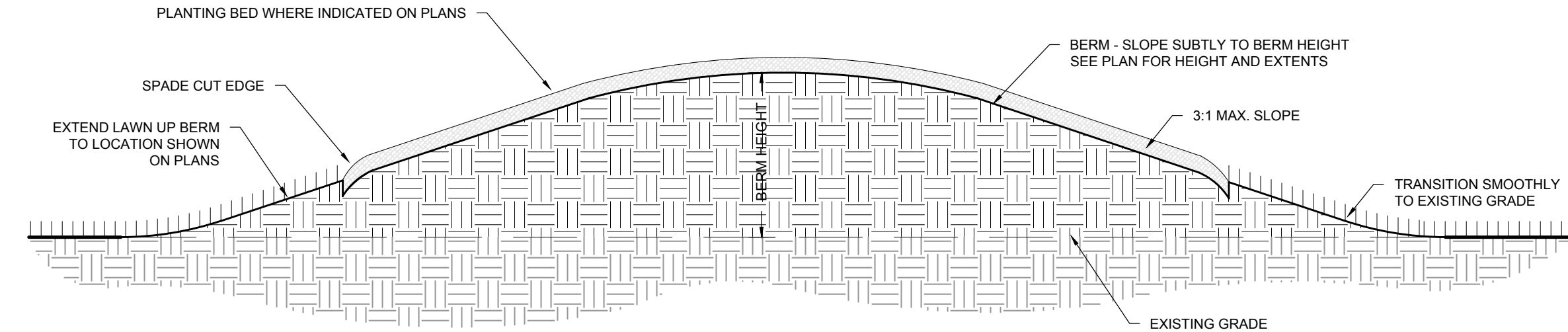
- GENERAL NOTES:
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
 2. SPACING AS SPECIFIED, PER SCHEDULE STAGGERED ROWS.

4 PERENNIAL & GROUNDCOVER PLANTING DETAIL
L114 SECTION NTS

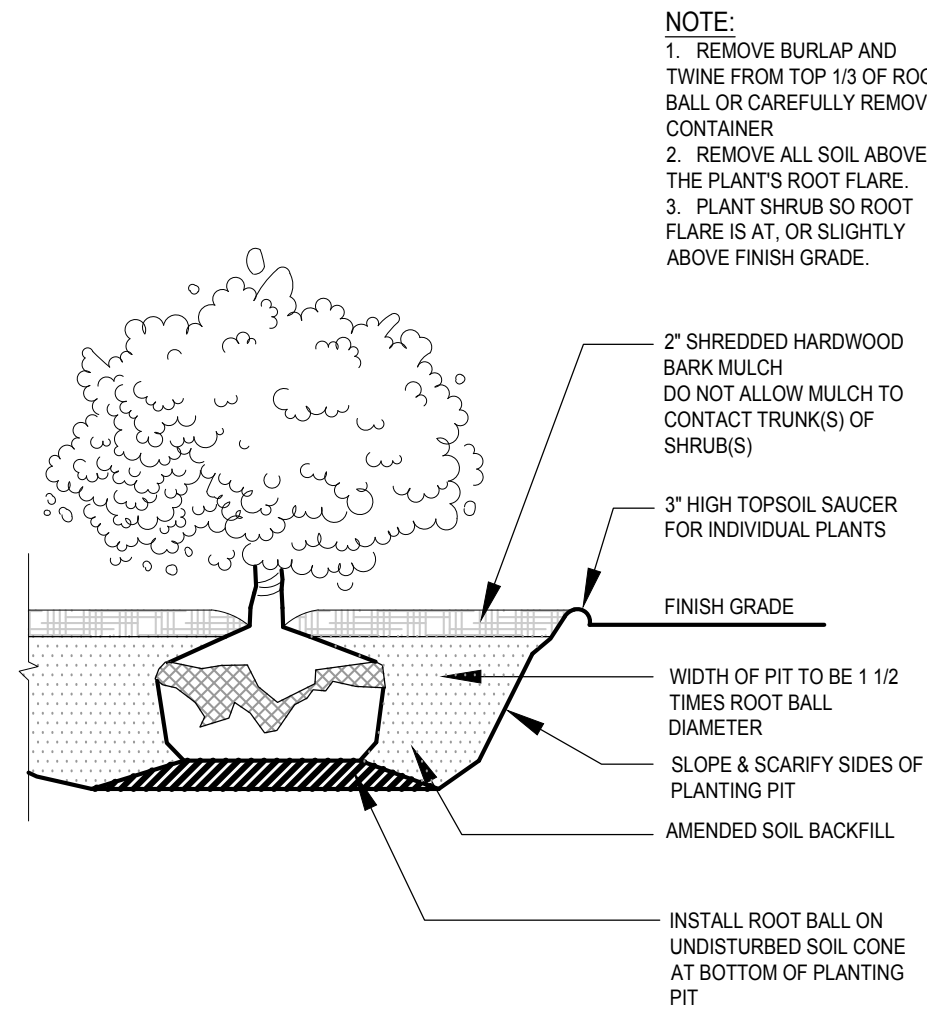


- NOTES:
1. REMOVE TOP 1/3 OF BURLAP ON ROOTBALL AND ALL ROPES FROM AROUND THE TRUNK. REMOVE SYNTHETIC BURLAP COMPLETELY.
 2. AFTER SETTING HOLE REMOVE TOP AND SIDES OF WIRE BASKET, IF ANY.
 3. IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGGING ON GUY POSTS IN OR NEAR SIDEWALKS
- GUY TREE W/ 2X2 HARDWOOD STAKES IF NEEDED LOCATED ON SIDE OF PREVAILING WIND.
- 3" SHREDDED HARDWOOD BARK MULCH-DO NOT ALLOW MULCH TO CONTACT TREE TRUNK
- 3" HIGH TOPSOIL SAUCER
- FINISH GRADE
- SLOPE AND SCARIFY SIDES OF PLANTING PIT
- WIDTH OF PIT TO BE 3 TIMES ROOT BALL DIAMETER
- AMENDED SOIL BACKFILL
- INSTALL ROOTBALL ON UNDISTURBED SOIL CONE AT BOTTOM OF PLANTING PIT WITH TOP OF ROOTBALL AT OR 1" ABOVE EXISTING GRADE.

2 EVERGREEN TREE PLANTING DETAIL
L114 SECTION NTS



5 LANDSCAPE BERM DETAIL
L114 SECTION 1/2" = 1'-0"



- NOTE:
1. REMOVE BURLAP AND TWINE FROM TOP 1/3 OF ROOT BALL OR CAREFULLY REMOVE CONTAINER.
 2. REMOVE ALL SOIL ABOVE THE PLANT'S ROOT FLARE.
 3. PLANT SHRUB SO ROOT FLARE IS AT, OR SLIGHTLY ABOVE FINISH GRADE.
- 2" SHREDDED HARDWOOD BARK MULCH DO NOT ALLOW MULCH TO CONTACT TRUNK(S) OF SHRUB(S)
- 3" HIGH TOPSOIL SAUCER FOR INDIVIDUAL PLANTS
- FINISH GRADE
- WIDTH OF PIT TO BE 1 1/2 TIMES ROOT BALL DIAMETER
- SLOPE & SCARIFY SIDES OF PLANTING PIT
- AMENDED SOIL BACKFILL
- INSTALL ROOT BALL ON UNDISTURBED SOIL CONE AT BOTTOM OF PLANTING PIT

3 SHRUB PLANTING DETAIL
L114 SECTION NTS



Petition Number: 1602-SPP-03 & 1602-ODP-02

Subject Site Address: Southeast corner of 151st Street and Carey Road

Petitioner: Throgmartin Henke Development LLP by Stoeppelwerth & Associates, Inc.

Request: The Petitioner requests primary plat and overall development plan review of a proposed twenty (20) lot addition to the Waterford subdivision located to the southeast.

Current Zoning: Bridgewater Club PUD District Ordinance (Ord. 06-49), as amended by Ord. 11-01 and Ord. 15-35

Current Land Use: Vacant

Approximate Acreage: 10.23-acres +/-

Property History: The Bridgewater Club PUD District Ordinance (Ord. 06-49) (10/09/2006)
Bridgewater PUD District Amendment (Ord. 11-01) (01/10/2011)
Bridgewater PUD District Amendment (Ord. 15-35) (11/23/2015)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat & Overall Development Plan
4. Ordinance 06-49
5. Ordinance 11-01
6. Ordinance 15-35

Staff Reviewer: Andrew Murray, Senior Planner

PROCEDURAL

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

This petition was reviewed by the Technical Advisory Committee ("TAC") at their January 19, 2016 meeting. This petition received a public hearing at the February 01, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the February 01, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.



PROJECT DESCRIPTION

The 10.23-acre +/- site is located at the southeast corner of 151st Street and Carey Road (the "Property"). The request is for review of a Primary Plat and Overall Development Plan to accommodate twenty (20) single-family lots. The Property is zoned in the Bridgewater Club Restated and Consolidated PUD District Ordinance (the "Bridgewater PUD") (Ord. 06-49), as amended by Ord. 11-01 and Ord. 15-35.

Zoning District Standards (Article 4.16)¹

The plans comply except for those items identified below:

1. Minimum Lot Area: 7,500 SF
2. Minimum Lot Frontage: 20 feet
3. Minimum Building Setback Lines:
 - a. Front Yard: 20 feet
 - b. Side Yard: 4 feet
 - c. Rear Yard: 10 feet
4. Minimum Lot Width: 60 feet
5. Minimum Building Separation: 10 feet
6. Maximum Building Height: 35 feet
7. Minimum Living Area (Ground Floor):
 - a. Single Story: 1,500 SF
 - b. Two Story: 1,000 SF
 - c. Tri-Level²: 1,000 SF
 - d. Story and one-half: 1,000 SF

PRIMARY PLAT DOCUMENTATION AND SUPPORTING INFORMATION (Article 10.12(J))

The plans comply except for those items identified below:

1. Location Map
2. Scale
3. Primary Plat
 - a. Proposed name of the subdivision.
 - b. Names and addresses of the owner, owners, land surveyor, or land planner.
 - c. Title, scale, north point and date.
 - d. Street 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

¹ Pursuant to Section 1(D) of Ord. 15-35, the Property shall comply with the "Parcel H" standards as set forth in Exhibit 12 of Ord. 06-49.

² "(basement & 1st level)..." Exhibit 12 from Ord. 06-49.

streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

- e. Easements (locations, widths and purposes).
 - f. Statement concerning the location and approximate size or capacity of utilities.
 - g. Layout of Lots (showing dimensions, numbers, and square footage).
 - h. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes.
 - i. 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%).
 - j. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - k. Building setback lines.
 - l. Legend and notes.
 - m. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
 - n. Other features or conditions which would affect the subdivision favorable or adversely.
 - o. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - p. 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.
 - q. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - r. 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.
 - s. 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.
4. Covenants and Restrictions

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))
The plans comply except for those items identified below:

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':

- a. Title, scale, north arrow and date.
 - b. Proposed name of the development.
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
 - d. Address and legal description of the property.
 - e. Boundary lines of the property including all dimensions.
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
 - h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper.
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements.
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - l. Location and dimensions of all existing structures and paved areas.
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - n. Location of all Floodplain areas within the boundaries of the property.
 - o. Names of legal ditches and streams on or adjacent to the site.
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable.
 - q. Identify buildings proposed for demolition.
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be

submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*).

4. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan.
5. 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.
6. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
7. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study.
8. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

The plans comply except for those items identified below:

- | | |
|---|----------------------------|
| 1. Accessory Use and Building Standards | (Article 6.1) |
| 2. Architectural Standards (Non-Residential Uses) | (Article 6.3) ³ |
| 3. Building Standards | (Article 6.4) |
| 4. Height Standards | (Article 6.6) |
| 5. Landscaping Standards | (Article 6.8) ⁴ |
| a. Minimum On-Site Landscaping | |
| b. Road Frontage Standards (Exhibit 18 from Ord. 06-49) | |
| c. Buffer Yard Standards (N/A) | |
| 6. Lighting Standards | (Article 6.9) |
| 7. Lot Standards | (Article 6.10) |
| 8. Parking and Loading Standards | (Article 6.14) |
| 9. Performance Standards | (Article 6.15) |
| 10. Setback Standards | (Article 6.16) |
| 11. Vision Clearance Standards | (Article 6.19) |
| 12. Yard Standards | (Article 6.21) |

³ Architectural standards superseded by Exhibit 13 from Ord. 06-49.

⁴ Landscape Standards superseded by Exhibit 18 from Ord. 06-49.

DESIGN STANDARDS (Chapter 8 of UDO):

The plans comply except for those items identified below:

- | | |
|--------------------------------------|-----------------------------|
| 1. Block Standards | (Article 8.1) |
| 2. Easement Standards | (Article 8.3) |
| 3. Monument and Marker Standards | (Article 8.5) |
| 4. Open Space and Amenity Standards | (Article 8.6) |
| 5. Pedestrian Network Standards | (Article 8.7) ⁵ |
| 6. Storm Water Standards | (Article 8.8) |
| 7. Street and Right-of-Way Standards | (Article 8.9) |
| 8. Street Light Standards | (Article 8.10) ⁶ |
| 9. Street Sign Standards | (Article 8.11) |
| 10. Surety Standards | (Article 8.12) |
| 11. Utility Standards | (Article 8.13) |

DEPARTMENT COMMENTS

1) The plans are compliant.

2) **Action:**

Approve the Primary Plat and Overall Development Plan (Docket: 1602-SPP-03 & 1602-ODP-02) with the following condition:

1. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of improvement location permit.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.

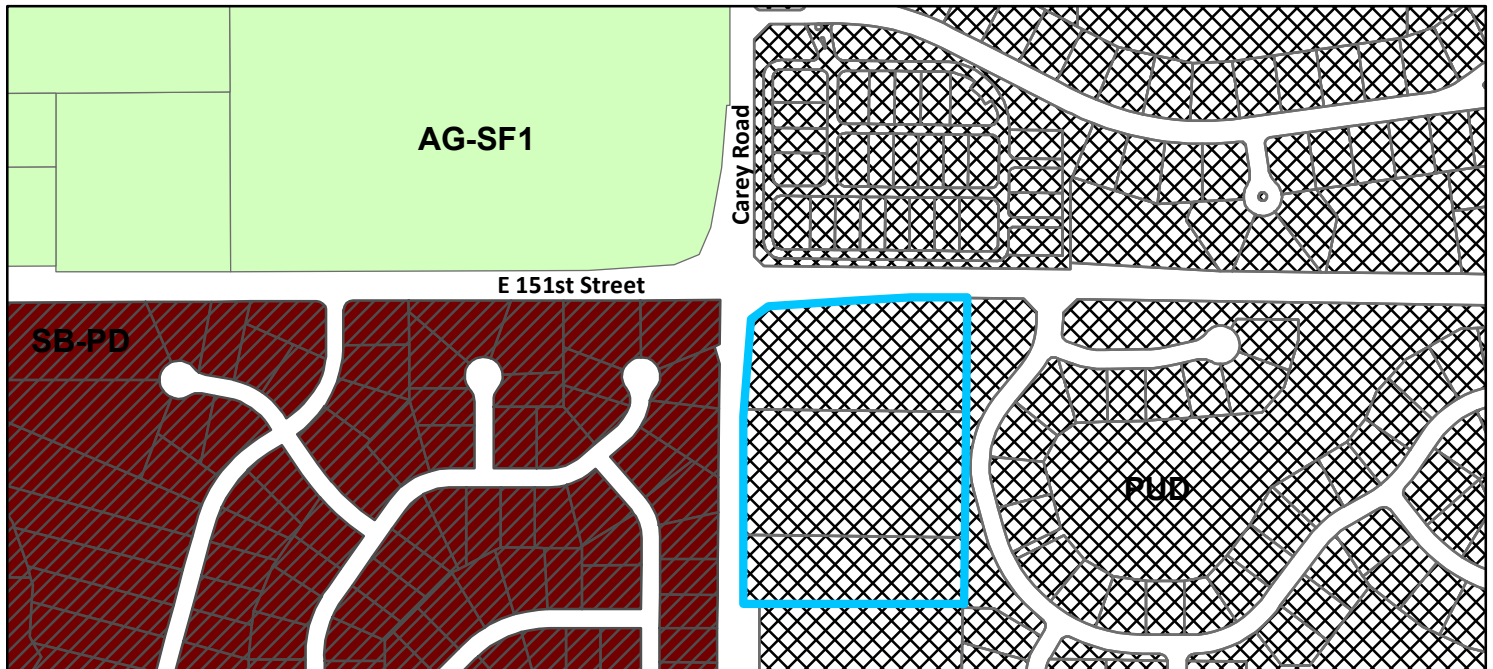
⁵ Pedestrian Network Standards superseded by Exhibit 16 from Ord. 06-49.

⁶ Street Light Standards superseded by Exhibit 13 from Ord. 06-49.

Aerial Location Map



Zoning Map



Zoning

	AG-SF1 (Agriculture - Single Family - 1)		PUD (Planned Unit Development)
	SB-PD (Special Business - Planned Development)		

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
THROGMARTIN-HENKE DEVELOPMENT, LLP
3535 EAST 161st STREET
CARMEL, INDIANA 46032
CONTACT: DAVID MENNEL
PHONE: (317) 399-2490

TOTAL LOTS=20

SITE = 31.38Ac±
TOTAL COMMON AREA= 2.36Ac±

OPEN SPACE PROVIDED:
2.36Ac± (23.1%)

ZONING PUD
FRONT YARD SETBACK - 20'
SIDE YARD SETBACK - 4' min.,
(10' separation between buildings)
REAR YARD SETBACK - 10' min.

NOTE:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING S&S
- PERIMETER TREES SHALL BE PRESERVED UNLESS UTILITY CONFLICTS EXIST

D4 - PREVIOUSLY APPROVED

D4 - 45.83 Ac±, 53 UNITS
FRONT YARD SETBACK - 25'
SIDE YARD SETBACK - 8' min.,
(20' separation between buildings)
REAR YARD SETBACK - 30' min.

K3 - PREVIOUSLY APPROVED

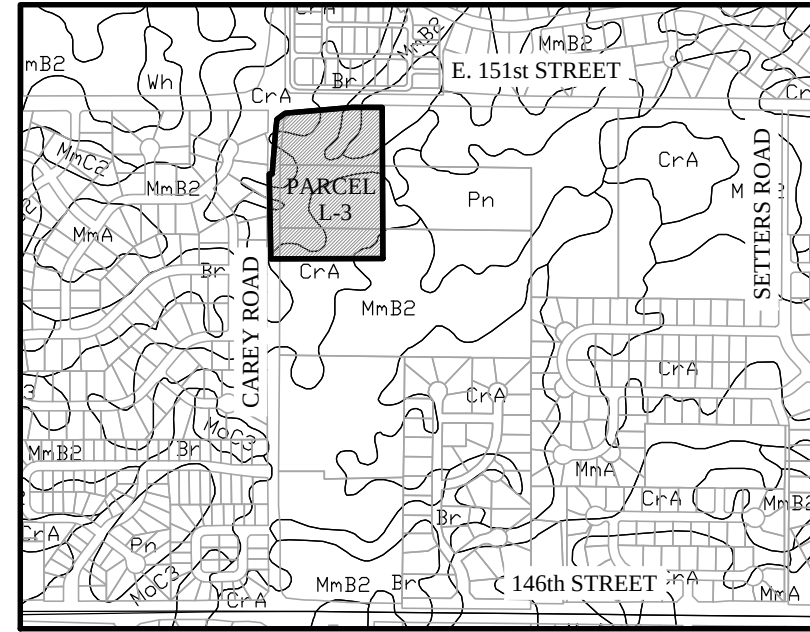
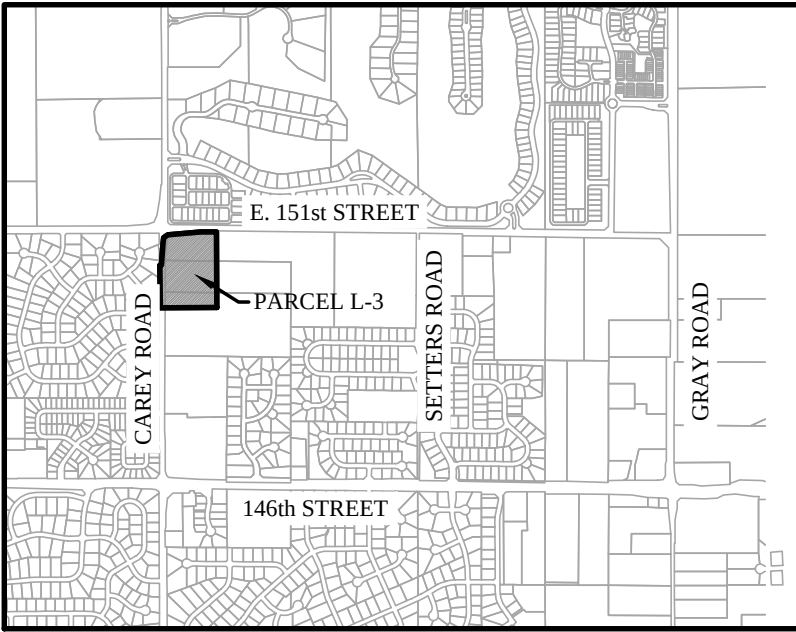
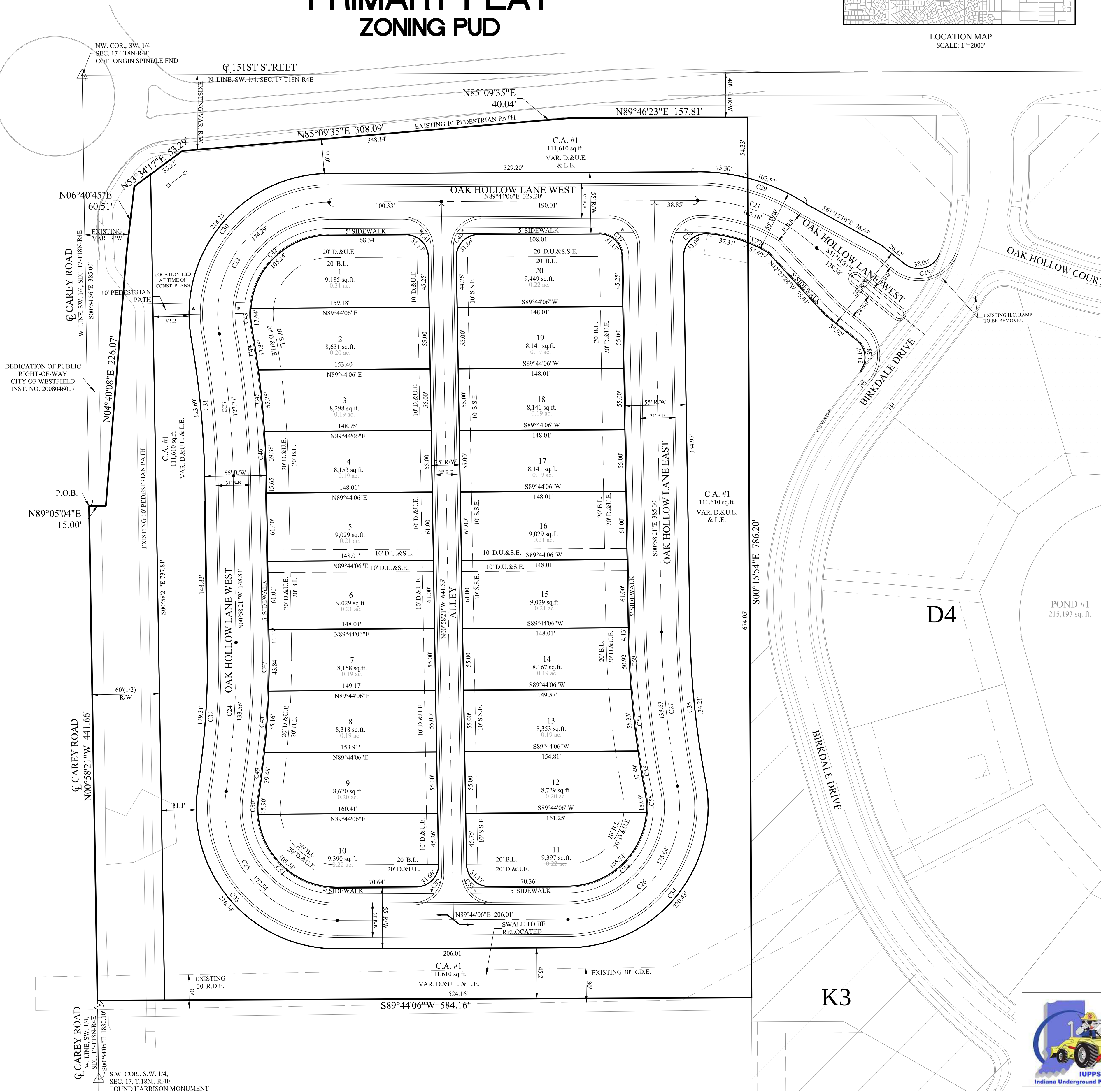
D4 - 7.18 Ac±, 17 UNITS
FRONT YARD SETBACK - 20'
SIDE YARD SETBACK - 4' min.,
(10' separation between buildings)
REAR YARD SETBACK - 10' min.

DESCRIPTION

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence South 00 degrees 54 minutes 56 seconds East 385.00 feet along the West line of said Quarter to the POINT OF BEGINNING of this description; thence along the bounds of the Dedication of Public Right-of-Way of Casey Road in the City of Westfield, recorded as Instrument #2008046007 in the Office of the Recorder of Hamilton County, Indiana by the next four (4) courses: 1) North 89 degrees 05 minutes 04 seconds East 15.00 feet; 2) North 04 degrees 40 minutes 08 seconds East 226.07 feet; 3) North 06 degrees 40 minutes 45 seconds East 60.51 feet; 4) North 53 degrees 34 minutes 17 seconds East 53.29 feet to the South Right-of-Way line of 151st Street; thence North 85 degrees 09 minutes 35 seconds East 308.09 feet along said South line to the West line of Waterford at the Bridgewater Club, the plat of which is recorded as Instrument #2013-66637, Plat Cabinet 5, Slide 150 in said recorder's office; thence along the bounds of said Waterford at the Bridgewater Club by the next three (3) courses: 1) continuing North 85 degrees 09 minutes 35 seconds East 40.04 feet along said line; 2) North 89 degrees 46 minutes 23 seconds East 157.81 feet; 3) South 00 degrees 15 minutes 54 seconds East 786.20 feet; thence South 89 degrees 44 minutes 06 seconds West 584.16 feet to the West line of aforesaid Southwest Quarter; thence North 00 degrees 58 minutes 21 seconds West 441.66 feet along said West line to the place of beginning, containing 10.23 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD
C21	102.16'	150.00'	53.15'	N70°45'12"W	100.20'
C22	174.29'	100.00'	118.88'	S39°48'21"W	153.05'
C23	127.77'	800.00'	64.02'	N5°32'52"W	127.63'
C24	133.56'	800.00'	66.94'	N3°48'37"E	133.41'
C25	172.54'	100.00'	116.79'	S40°50'09"E	151.92'
C26	175.64'	100.00'	120.53'	N39°25'01"E	153.92'
C27	138.63'	800.00'	69.49'	S5°56'12"E	138.45'
C28	38.00'	20.00'	27.97'	N74°19'15"E	32.54'
C29	102.53'	175.50'	52.77'	N73°3'142"W	101.08'
C30	218.73'	125.50'	149.19'	N39°48'21"E	192.08'
C31	123.69'	774.50'	61.98'	N5°32'52"W	123.56'
C32	129.31'	774.50'	64.80'	N3°48'37"E	129.16'
C33	216.54'	125.50'	146.57'	N40°50'09"W	190.66'
C34	220.43'	125.50'	151.26'	N39°25'01"W	193.17'
C35	134.21'	774.50'	67.27'	S5°56'12"E	134.04'
C36	33.09'	20.00'	21.75'	S46°25'27"W	29.44'
C37	57.60'	120.50'	29.36'	N72°29'06"W	57.05'
C38	31.14'	20.00'	19.73'	N6°38'10"W	28.09'
C39	31.17'	20.00'	19.75'	N45°3'707"W	28.11'
C40	31.66'	20.00'	20.25'	S44°22'53"W	28.46'
C41	31.17'	20.00'	19.75'	N45°3'707"W	28.11'
C42	105.24'	70.50'	65.20'	S46°58'20"W	95.73'
C43	17.64'	70.50'	8.86'	S2°57'25"E	17.59'
C44	37.85'	829.50'	18.93'	S8°48'57"E	37.85'
C45	55.25'	829.50'	27.63'	S5°36'01"E	55.24'
C46	39.38'	829.50'	19.69'	S2°19'57"E	39.37'
C47	43.84'	829.50'	21.93'	S0°32'30"W	43.84'
C48	55.16'	829.50'	27.59'	S3°57'39"W	55.15'
C49	39.48'	829.50'	19.75'	S7°13'46"W	39.48'
C50	15.90'	70.50'	7.99'	S2°07'50"W	15.87'
C51	105.74'	70.50'	65.67'	S47°17'54"E	96.10'
C52	31.66'	20.00'	20.25'	N44°22'53"E	28.46'
C53	31.17'	20.00'	19.75'	S45°3'707"E	28.11'
C54	105.74'	70.50'	65.67'	N46°46'07"E	96.10'
C55	18.09'	70.50'	9.10'	N3°32'58"W	18.04'
C56	37.49'	829.50'	18.75'	N9°36'23"W	37.48'
C57	55.33'	829.50'	27.67'	N6°24'03"W	55.32'
C58	50.92'	829.50'	25.47'	N2°43'52"W	50.92'



Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

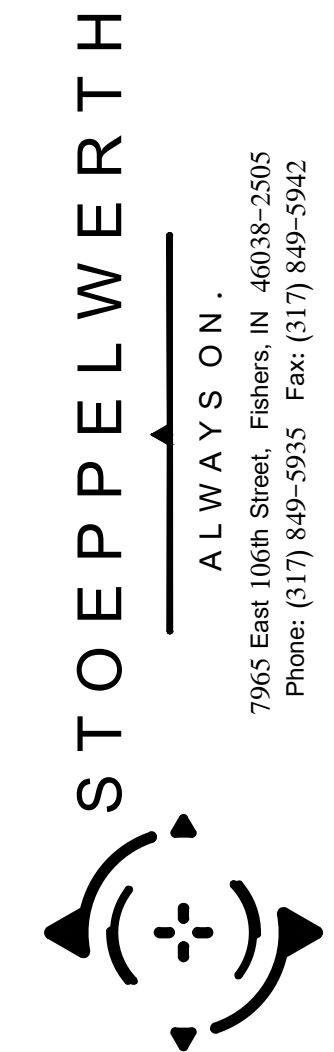
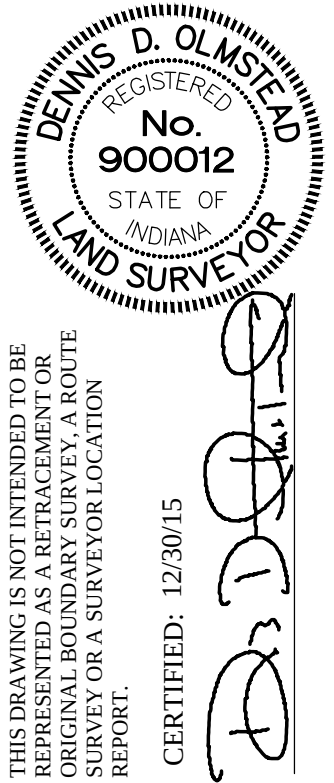
GRAPHIC SCALE

(IN FEET)

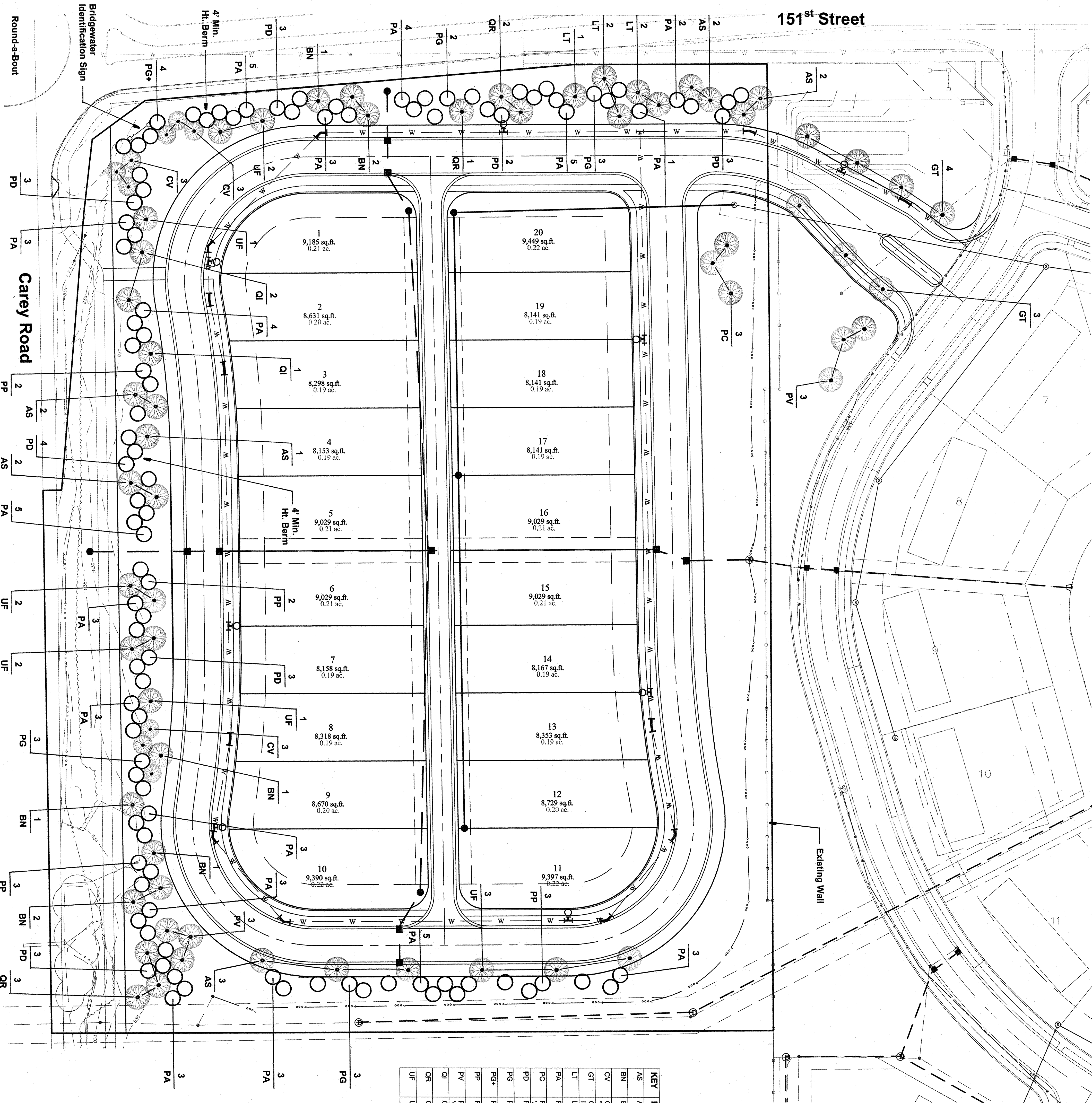
1 inch = 50 ft.

LEGEND

- 30 LOT NUMBER
- D.U.&S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
- D.U.&S.S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP



PREPARED FOR:		
THE BRIDGEWATER CLUB		
PARCEL L-3		
WASHINGTON TOWNSHIP		
HAMILTON CO., INDIANA		
SECTION: 17	TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: HAM	CHECKED BY: BAH	
SHEET NO. 1		
OF 2 SHEETS		
S & A JOB NO. 56030THR-L3		



KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	TYPE	REMARKS
AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	12	2-1/2" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	8	2-1/2" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.
CV	GRATEGUS VIRIDIS	WINTER KING HAWTHORN	9	2-1/2" B&B	ORNAMENTAL	MATCHING SPECIMENS, HEADED UP TO 8' HT. MIN.
GT	GLIEDISIA TRICANTHOS	SKYLINE HONEYLOCUST	7	2-1/2" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.
LI	LIRODENDRON TULIPIFERA	TULIPTREE	5	2-1/2" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.
PA	PICEA ABIES	NORWAY SPRUCE	58	8" B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING, HEADED UP TO 4.5' HT.
PC	PRINUS CALLERYANA	LAETOCORAT FLOWERING PRUN	3	2-1/2" B&B	SHADE	OPEN BRANCH STRUCTURE, MATCHING, HEADED UP TO 4.5' HT.
PD	PICEA GLAUCA var. DEMSATA	BLACK HILLS SPRUCE	21	8" B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING IN GROUPS
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	11	8" B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING BLUE COLOR
PG+	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	4	10" B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING BLUE COLOR
PP	PICEA PUNGENS	SPRUCE	10	8" B&B	EVERGREEN	FULL, SINGLE LEADER, MATCHING GREEN COLOR
PV	PRINUS VIRGINIANA	CANADA RED CHOKECHERRY	6	2-1/2" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.
QI	QUERCUS IMBRICARIA	SINGLE OAK	3	2-1/2" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.
QR	QUERCUS RUBRA	NORTHERN RED OAK	6	2-1/2" B&B	SHADE	CENTRAL LEADER, MATCHING, HEADED UP TO 4.5' HT.
UF	ULMUS FRONTALIS	FRONTIER ELM	11	2-1/2" B&B	SHADE	GOOD BRANCH STRUCTURE, MATCHING, HEADED UP TO 4.5' HT.

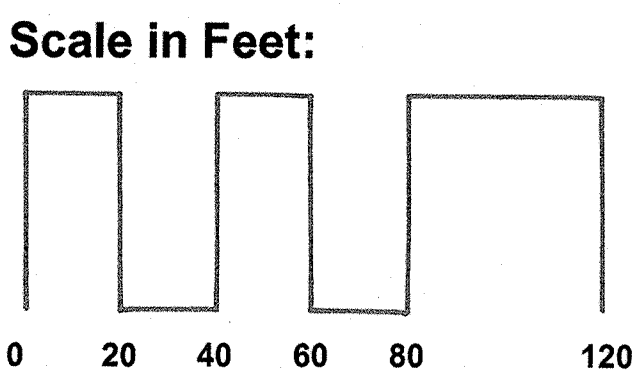
***Additional Per Lot Landscaping:**
1. A minimum of 2 shade trees and 5 shrubs shall be planted on each lot (40 shade trees and 100 shrubs total).

Plant Material Schedule

- Landscaping Notes:**
- In the event of any discrepancies between the scheduled plant quantities and the plan, the plan shall dictate plant quantities.
 - Any changes to the plant material due to availability shall be approved by the Owner prior to planting.
 - See Engineer's plans for proposed utility locations. Contractor shall be responsible for field locating all underground utilities prior to construction. Any damage to utilities shall be the sole responsibility of the contractor.
 - Plant all trees plumb and true, with root flares set to finish grade. Stake trees only as necessary to ensure continual upright condition.
 - Mulch all trees with 3-4" of shredded hardwood bark mulch, taking care not to bury the root flare zone.
 - Mulch all landscape beds with 3-4" of shredded hardwood bark mulch. Spade edges true and clean, 24" from crown centers. Linear beds should be spaded straight and parallel to adjoining pavement or fencing.



Parcel L-3
Landscape Plan



February 17, 2016

313.00
152
2.00
2006

BEST POSSIBLE IMAGE
ALL PAGES

200600065837
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-01-2006 At 01:59 pm.
ORDINANCE 313.00

ORDINANCE NO. 06-49

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-08) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Advisory Plan Commission did take action to forward the request to the Westfield Town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on September 25, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL
THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS
FOLLOWS:**

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 3304 East 146th street from SF-2 and SF-3 to Bridgewater PUD. See attached Maps in tab 9 in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".

SECTION 2.

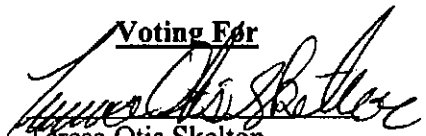
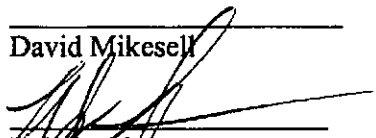
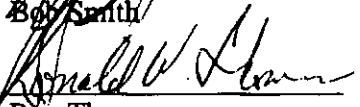
The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater PUD" since that time.

SECTION 3. This ordinance shall be in full force and effect from and after its passage

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF
Oct, 2006.

WESTFIELD TOWN COUNCIL

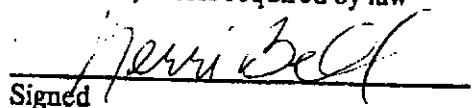
<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Teresa Otis Skelton	_____ Teresa Otis Skelton	_____ Teresa Otis Skelton
_____ Jack Hart	_____ Jack Hart	_____ Jack Hart
 David Mikesell	_____ David Mikesell	_____ David Mikesell
 Bob Smith	_____ Bob Smith	_____ Bob Smith
 Ron Thomas	_____ Ron Thomas	_____ Ron Thomas

ATTEST:


Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

"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"


Signed

10/5/2006

Ordinance 06-49
Rezone Bridgewater 3304 E. 146th street

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, September 25, 2006, to consider proposed change in zoning of approximately 100 acres, from the SF-2 District and SF-3 District to the Bridgewater PUD District, 0607-PUD-08. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0607-PUD-08 (5-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on September 25, 2006.



Kevin G. Buchheit, AICP, Secretary

September 26, 2006

Date

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

Mr. Steve Henke, Throgmartin-Henke Development, presented details of the project, confirmed their meeting with the Comprehensive Plan Subcommittee, and requested a positive recommendation to the Town Council.

Stevenson asked Henke to discuss the possibility of a gas station and what the intent is.

Henke stated a gas station has already been approved, but discussed certain specifications such as the pumps being internally located, heavily landscaped, and made to look more like an office building from the street. He further stated the signage will not be significant and the hours will be limited.

Del Greco asked if there would be restrictions on the sale of other items i.e. bagged mulch.

Henke responded no outside sale of materials.

Del Greco asked if there will be a restroom.

Henke responded a restroom can be added.

Sanders asked if there will be service bays or only a convenience store.

Henke responded only one or two service bays and no more storage than two or three vehicles overnight.

Sanders asked if there was a limit on the size of the structure.

Henke stated no limit, but won't be a large structure; probably around 3,500 square feet.

Sanders asked if a ceiling could be put on the size of the structure.

Henke responded yes; could live with a limit of 5,000 square feet.

Stevenson asked if there was any more discussion on the entrances.

Henke responded yes; did agree to eliminate one of the entrances.

Clark moved to send 0607-PUD-08 to the Westfield Town Council with a positive recommendation, with the conditions proposed by the petitioner and additional commitments stated tonight which include the following:

1. Building, not including gas pumps, not to exceed 5,000 square feet.
2. Access on west side eliminated pursuant to request by Westfield Public Works Department.
3. Restroom in the active park have public access.

Del Greco seconded, and the motion passed unanimously.

WESTFIELD PUBLIC WORKS



July 5, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TREASURER
CINDY J. GOSSARD

RE: Bridgewater PUD Amendment Review

Dear Town Council Members:

The Westfield Public Works Department (WPWD) has reviewed the request to amend the Planned Unit Development (PUD) for the Bridgewater Development and offers the following comments. The inclusion of design and construction standard information in a PUD ordinance circumvents the requirement of approval from the Town of Westfield Public Works Department. All improvements to existing Town maintained roadways, Setter's Road, 15th Street, and Carey Road, must meet all WPWD requirements and must follow the Town's thoroughfare plan for minimum right of way requirements. Roadways internal to the subdivision must meet all requirements of the PUD. The PUD does not relieve the developer of adhering to the most current thoroughfare plan.

General

1. Please recognize that all infrastructures, including water, sanitary sewer, storm sewer and streets, should be installed in accordance within the Town of Westfield's Utility and Infrastructure Construction Standards and Specifications, which can be found on our website at www.westfield.in.gov under Development/Construction. Construction plans must meet the **most current WPWD standards** and be approved by WPWD. Work will not be allowed to continue on sites that do not have construction plans bearing the WPWD "Approval" stamp with signature by a WPWD Development/Construction or Engineering staff member.
2. The Developer should dedicate, free of charge, all required utility easements.
3. Removal of trees in the existing and future proposed R/W of all arterial and collector streets. Existing trees within the rights of ways of these roads should not be counted toward any buffering requirements. Currently trees are not permitted between curb and sidewalk on local roads dedicated to the Town of Westfield. WPWD is evaluating this requirement. Discussions would need to occur with WPWD to determine what if any variances would be allowed.
4. Roundabouts and the approaches should be designed for 40 mph for arterials and 30 mph for local roads and collectors. Roundabouts on collectors and arterials shall be designed to accommodate a WB-67 design vehicle.

5. Improvements to Carey Road, 151st Street and Setter's Road are to be included and dedicated to the Town of Westfield. A roundabout should be at 151st and Carey with a minimum of 130' half right of way. A roundabout should also be considered at Setters Road and 151st with a minimum of 80' half right of way. The right of way footages discussed are estimates and would have to be verified depending on the roundabout design. Attached are mock up drawings for the intersections referenced and also the intersection of 161st Street and Carey Road showing intersection alignment with roundabouts.
6. Total right of way along Carey Road (2nd arterial road) is 120' and 150' at intersections. Total right of way along 151st and Setters Road (both collector roads) is 100' and 130' at intersections.
7. Multiuse paths are to be installed at the back of the proposed or new right of ways.
8. Collector roadways shall have a design speed of 30 mph and arterials shall have a design speed of 40 mph in accordance to the Town Construction Standards and Specifications. All roadways should be able to accommodate on-street parking.
9. All streets to be dedicated to the Town shall be constructed and inspected in accordance to the Town Construction Standards and Specifications. Under drains are required for all roadways and must meet the Town of Westfield Standards and Specifications. WPWD should be the approving body. As built drawings must be submitted to the GIS Division of WPWD in the appropriate format for approval. The Digital As Built submittal requirements can be found on the Town's website.
10. Street lighting in developments is the developers cost to maintain in the future or Home Owner's Association (HOA) responsibility.
11. Clear zone and site distance issues relating to new developments need to be resolved.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the Town is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Bruce A. Hauk, Director
Department of Public Works
Town of Westfield

dl/rlg/BAH

CC: Mr. Jerry Rosenberger, Town Manager
Mrs. Renee Goff, P.E., Engineer, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development

**THROGMARTIN-HENKE
DEVELOPMENT, LLP**

October 2, 2006

Mr. Bruce Hawk
Director of Public Works
Westfield Public Works
2706 E. 171st Street
Westfield, IN 46074

Re: Bridgewater PUD Amendment Review

Dear Bruce:

We have reviewed your letter of July 5, 2006 to the Westfield Town Council Members in regards to our request to amend the Bridgewater PUD with the addition of 100 acres. The PUD ordinance is an important document in maintaining the standards and environment of the intended development as expressed by the petitioner to the public and the Council. WPWD input is very important in the process. That is why we have met with you and your staff several times on this amendment.

Through this process we have agreed to move the eastern most entrance off of 151st Street one lot or approximately 100'- 110' to the west. We have also agreed to eliminate one entrance off of Carey Road. That would be the third entrance north of 146th Street. The remaining three entrances on Carey Road will align with existing entrances across Carey Road.

At the intersection of Carey Road and Setters Road we have agreed to allow WPWD to improve site lines by removing trees, fence and brush as required.

Multiuse paths will be installed within the R/W on our side of both Carey Road and 151st Street. These paths will be consistent with all paths installed to date.

Any special street lighting in the development will continue to be the developers cost to maintain in the future or its Home Owner's Association responsibility.

WPWD has requested a roundabout at the intersection of 151st and Carey Road. We feel this intersection is best suited by a stop light. We will be happy to pay a proportionate share of said signalization and dedicate 45' R/W for Carey. This is consistent with what we have dedicated from 161st Street to 151st Street to date. Other developments on the west side of Carey have dedicated 40' to 50'. It is very important to our development that we maintain the beauty of Carey Road in this corridor. The concept of 120' corridor with all the trees removed within this R/W as stated would be a detriment to our development.

We have submitted construction drawings, which have been approved for the improvement of 151st Street. These improvements including a boulevard with landscape median and trails on both sides, were achieved in 80' of R/W. It would be our intent to continue to work with WPWD on the second phase of this and continue the same improvements to 151st to Carey Road. We will continue to dedicate 40' half R/W along 151st Street as we have in other approved sections.

Your continued willingness to meet and discuss items of potential concern has been appreciated on this and other projects. If you have any questions please feel free to contact us at 867-5553.

Sincerely,



Don Currise
Director of Development
Throgmartin- Henke Development, LLP

Cc: Jerry Rosenberger, Town Manager
Renee Goff, P.E., Engineer, Westfield Public Works Department
Kevin Buchheit, Director of Community Development
Al Salzman- Westfield Community Development

WESTFIELD PUBLIC WORKS



October 4, 2006

Mr. Don Currise
Director of Development
Throgmartin-Henke Development, LLP
3535 East 161st Street
Carmel, IN 46033

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TREASURER
CINDY J. GOSSARD

Re: Bridgewater PUD Amendment Review

Dear Mr. Currise,

WPWD has reviewed your letter dated October 2, 2006, and offer the following comments.

The Town sincerely appreciates the effort you and your associates have made. The Bridgewater Development is a fantastic addition to the Town, and hope that construction will progress smoothly once this amendment is approved.

However, WPWD does have some concerns about the right of way proposed along Carey Road. As the Town is still in the process of developing our own thoroughfare plan, we adhere to the guidelines set forth by Hamilton County. The Thoroughfare Plan dictates the minimum amount of right of way for a road of a given classification. Please note that 151st Street is classified as a collector, and as such, only requires 80' of right of way for the through lanes without multi-use paths. While your design for 151st Street does not meet the current Hamilton County Thoroughfare Plan, we believe you have done an excellent job in providing safe passage for both motorists and pedestrians.

For your use, a sketch is attached of outlining the right of way requirements and corner cut chamfers for a secondary arterial and a collection roadway, as is the case with Carey Road and 151st Street. Carey Road has the classification of secondary arterial, and as such requires the dedication of 120' (60 foot halves) of right of way if multi-use paths of through lanes and 150 feet (75 foot halves) at intersections. The right of way would house two lanes in each direction, necessary left turn lanes, grass median, multi-use paths, and locations for new tree plantings. The Town is currently studying the corridor along Carey Road and does not foresee a section as described in your letter.

The Town feels that a roundabout is the best solution to traffic issues that are likely to arise with the proposed improvements at this intersection. The Town would require a minimum right of way radius of 120 feet for the roundabout, with the through lanes of Carey Road having a half right of way of 60 feet.

As you know, our office is always available if you would like to discuss these comments in further detail. And we appreciate your organizations partnership in helping us develop our fine community.

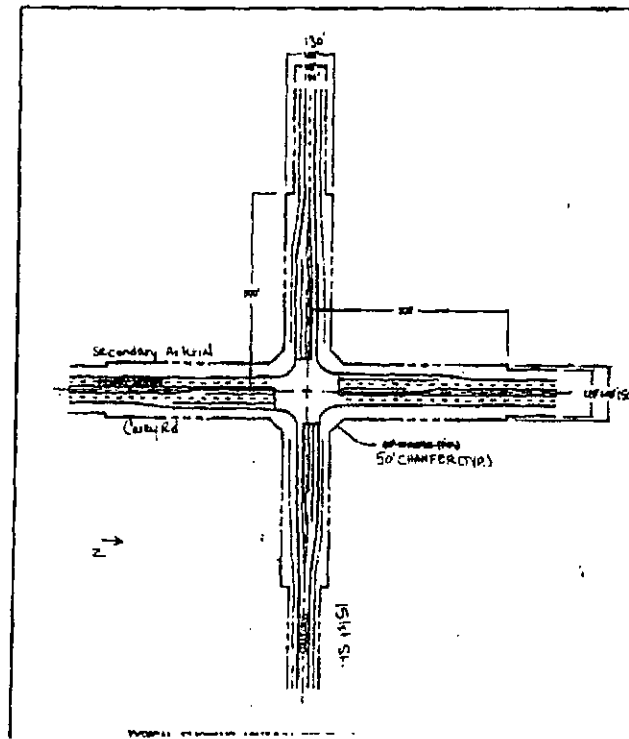
Sincerely,



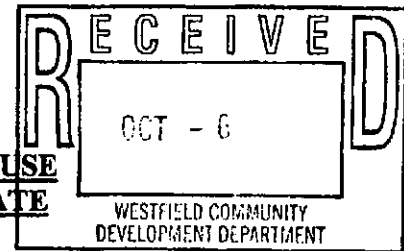
Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

mc/RLG

CC: Town Council Members
Mr. Jerry Rosenberger, Town Manager
Mr. Bruce A. Hauk, Director, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development



**COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**



Throgmartin-Henke Development, LLP (the "Developer"), the owner and/or contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "1" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Westfield, Indiana (the "Plan Commission") and the Town Council of the Town of Westfield, Indiana (the "Council").

Section 1. Cross Reference. These Commitments are made in connection with approvals obtained under Docket Number 0607-PUD-08, and The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance No. 06-49 (the "PUD").

Section 2. Exhibits. The following exhibits are attached hereto and incorporated herein by reference:

Exhibit 1. Attached hereto and incorporated herein by reference as Exhibit 1 is the legal description of the real estate (the "Real Estate"); and

Exhibit 2. Attached hereto and incorporated herein by reference as Exhibit 2 is the district map (the "Concept Plan") which apportions the Real Estate into different parcels;

Exhibit 3. Attached hereto and incorporated herein by reference as Exhibit 3 is a rendering of automobile service station (the "Drawing").

Section 3. Other Definitions. Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

- A. Association. The term "Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration. There may be more than one Association with respect to all or part of the Real Estate, as determined by the Developer in the Developer's sole discretion.
- B. Declaration. The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all or some Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana. There may be more than one (1) Declaration, as determined by the Developer in the Developer's sole discretion.
- C. Town. The term "Town" shall mean and refer to the Town of Westfield, Indiana.

Section 4. Commitments. The following are applicable to the Real Estate as follows:

- A. Within the area identified on the Concept Plan as Parcel M-4 ("Parcel M-4"), deliveries and trash pick-up shall not occur before 8:00 A.M. or after 8:00 P.M.
- B. Within Parcel M-4, outdoor music shall be prohibited after 11:00 P.M.
- C. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the forty (40) foot wide buffer along the eastern boundary of Parcel M-4.
- D. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the twenty (20) foot wide buffer along the eastern boundary of Parcel K-3.
- E. As stated in Section 8 (B) the PUD, one (1) automobile service station, including car wash, the sale of gasoline, other automotive petroleum products, and retail consumer goods, is permitted anywhere within Area Y, as defined by the PUD. If said automobile service station is located within Parcel M-4, then it must be located within the area identified on the Concept Plan as Lot 1, Lot 2, Lot 3, and/or Lot 4 in Parcel M-4 and, further, it must satisfy the following requirements:
 - 1. Said automobile service station shall be residential in appearance, with a sloped roof and brick exteriors, as illustrated by the Drawing;
 - 2. The canopy or roof above the gas pumps shall be of the same materials as the shingled roof above the primary service station building, as illustrated by the Drawing;
 - 3. All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing;
 - 4. The perimeter boundaries of parcel containing said automobile service station shall be heavily buffered and landscaped in the manner illustrated on the Drawing; and
 - 5. Said automobile service station shall be open and operating only between the hours of 6:00 A.M. and twelve midnight.
- F. On the date of these Commitments, a fence and tree row existed on the boundary line between Parcel M-4 and Parcel K-3 (the "Tree Row"). Prior to the commencement of any construction within Parcel K-3 or Parcel M-4, the fence will be removed from the Tree Row, healthy trees within the Tree Row shall be preserved, but underbrush and scrub shall be removed from the Tree Row.
- G. Within the residential subdivision located to the east of Parcel M-4, commonly known as Brentwood Village, there are eleven (11) residences which back up and are parallel to the eastern boundary of Parcel M-4 (the "Eleven Residences"). The Developer shall provide each owner of each of the Eleven Residences with a list of at least six (6) species of trees, comprising a combination of spruce trees and deciduous trees, from which to select. Within fifteen (15) days after receipt of such list, each such owner shall both select a total of five (5) trees from the species of trees specified on the list and shall communicate such selection in writing to the Developer. Before any building permits are issued with respect to any building in Parcel M-4, the Developer shall deliver to each of the Eleven Residences the five (5)

trees selected by the owners of each of the Eleven Residences. The deciduous trees delivered by Developer shall have a minimum caliper of three (3) inches at planting, and the spruce trees delivered by Developer shall be a minimum of six (6) feet in height at planting. In the event that any such owner fails to timely deliver to Developer written notice of such owner's selection of five (5) trees, the Developer may fulfill and discharge the commitment specified in this Section 4 (G) by selecting and delivering five (5) trees to such owner's residence.

- H. Prior to the issuance of any building permits for any building within Parcel D-4, G-7, K3, or M-4, the Developer shall contribute the sum of ten thousand dollars (\$10,000.00) to the Brentwood Village Property Owners Association, Inc.

Section 5. Binding on Successors. These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 8 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 6. Effective Date. The Commitments contained herein shall be effective upon the occurrence of all of the following events:

- A. The adoption of an the PUD by the Town Council; and
- B. The commencement of the development of the Real Estate in accordance with the adopted PUD.

Section 7. Recording. The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 8. Enforcement. These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, THROGMARTIN-HENKE DEVELOPMENT, LLP, has caused these Commitments to be executed as of the date first written above.

THROGMARTIN-HENKE
DEVELOPMENT, LLP

By:

Steven H. Henke, Partner

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Henke, Partner of Throgmartin-Henke Development, LLP, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2006.

My Commission Expires:

Notary Public

Residing in _____ County

Printed Name

Prepared By: Charles D. Frankenger, Nelson & Frankenger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08

seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West

boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 2

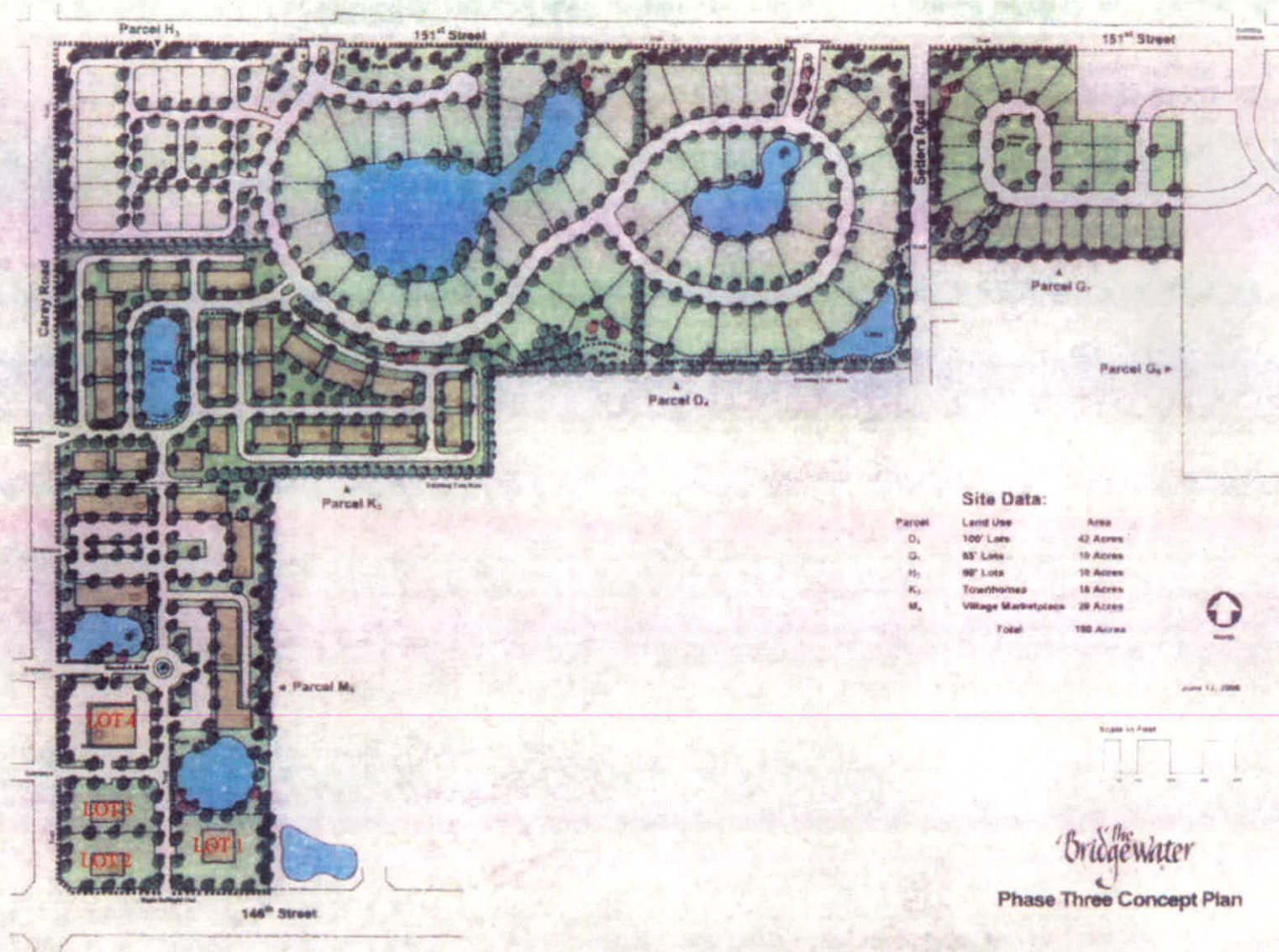
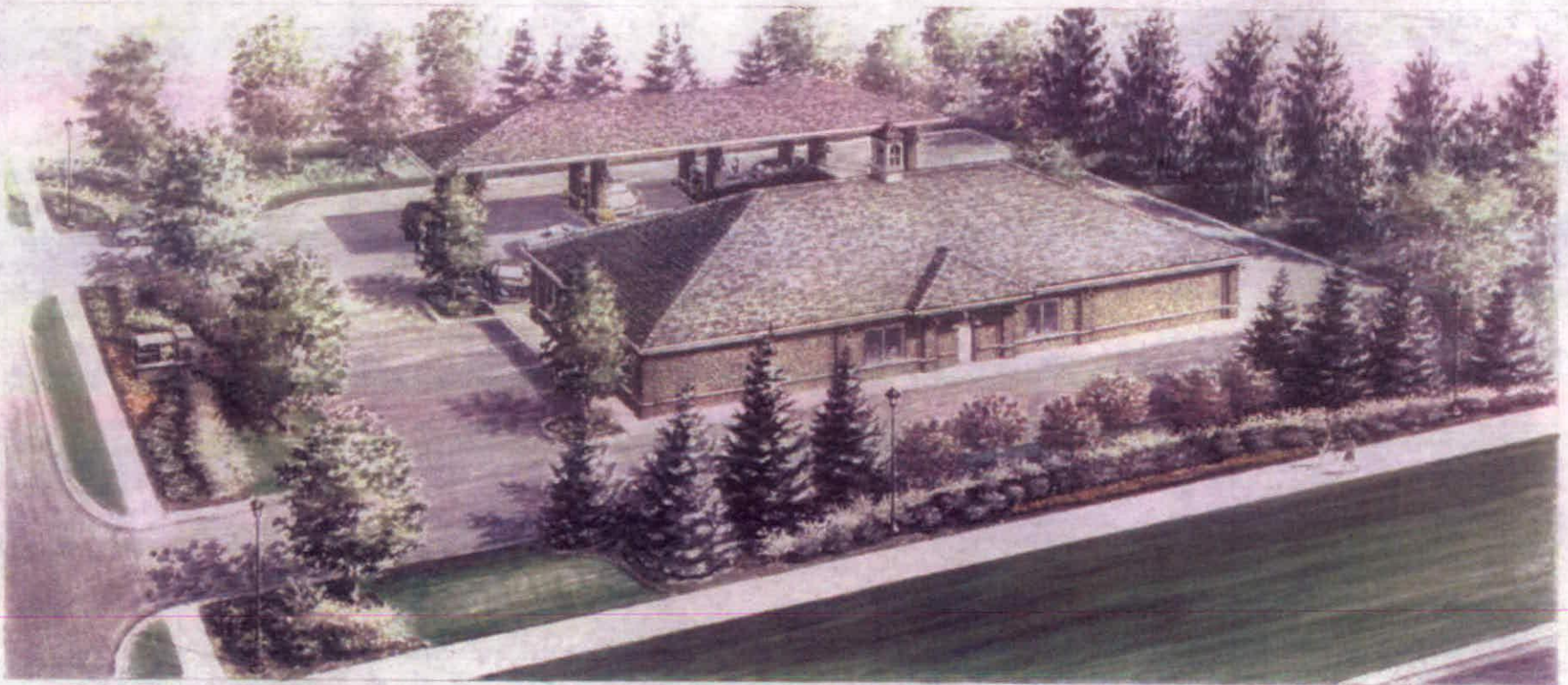


Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

**THE BRIDGEWATER CLUB
RESTATED AND CONSOLIDATED
PLANNED UNIT DEVELOPMENT
DISTRICT**

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

Page

TABLE OF CONTENTS

<u>Section 1. Legislative Intent</u>	<u>5</u>
<u>Section 2. Effect.....</u>	<u>6</u>
<u>Section 3. Definitions.....</u>	<u>6</u>
<u>Section 4. Residential/Golf Course Area</u>	<u>6</u>
<u>Section 5. The Village Marketplace.....</u>	<u>7</u>
<u>Section 6. Permitted Adjustments.....</u>	<u>7</u>
<u>Section 7. Office/Flex Areas.....</u>	<u>7</u>
<u>Section 8. Uses.....</u>	<u>8</u>
<u>Section 9. Gross Residential Density.....</u>	<u>15</u>
<u>Section 10. Development and Architectural Standards</u>	<u>15</u>
<u>Section 11. Landscaping</u>	<u>24</u>
<u>Section 12. Golf Carts.....</u>	<u>30</u>
<u>Section 13. Memberships and Amenities.....</u>	<u>30</u>
<u>Section 14. Signage.....</u>	<u>31</u>
<u>Section 15. Phasing Sequence.....</u>	<u>43</u>

SCHEDULE OF EXHIBITS

- 1A. Additional Real Estate - legal description
- 1B. Real Estate - legal description
- 2. Definitions
- 3. Area X legal description

4. Underlying Residential Standards
5. Area Y legal
6. Underlying Business Standards
7. Area Z legal
8. Underlying Industrial Standards
9. Concept Plan
10. Area Y Permitted Uses
11. Area Z Permitted Uses
12. Development Standards - Detached Single Family Residences
13. Streetscape Standards and Guidelines - Detached Single Family Residences
14. Development Standards - Attached Single Family Residences
15. Architectural Guidelines and Streetscape Standards - Attached Single Family Residences
16. Development Standards for Streets, Gates, Road Cuts, Etc.
17. General Architectural Guidelines - Area Y
18. Landscape Standards
19. Phasing Sequence

ORDINANCE NO. _____

AN ORDINANCE (i) AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND (ii)
AMENDING AND RESTATING
THE BRIDGEWATER PUD ORDINANCE AS AMENDED

This Amended and Restated PUD Ordinance (the "Restated Bridgewater PUD") (i) amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Additional Real Estate (defined below), and (ii) amends and restates the Bridgewater Club PUD Ordinance, as amended.

WITNESSETH:

WHEREAS, the Town Council of the Town of Westfield, Indiana (the "Town Council") (i) enacted the Bridgewater Club Planned Unit Development District Ordinance Number 02-17 (the "Original Bridgewater PUD"), and (ii) subsequently enacted Ordinance Number 04-10, Ordinance Number 04-33, Ordinance Number 06-08, and Ordinance Number 06-20 (collectively, the "Prior Amendments"), by which the text of the Original Bridgewater PUD was amended and additional land, not part of the Original Bridgewater PUD, was rezoned;

WHEREAS, this Restated Bridgewater PUD (i) restates the text of the Original Bridgewater PUD to incorporate prior text amendments, (ii) further amends the Original Bridgewater PUD, as already amended by the Prior Amendments, and (iii) changes the zoning of the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit 1A (the "Additional Real Estate") to the applicable terms and conditions of this

Restated Bridgewater Club PUD;

WHEREAS, with respect hereto, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to (i) the application for a change of zoning filed by Throgmartin-Henke Development, LLP for the Added Real Estate and (ii) the application to amend the Original Bridgewater PUD to incorporate the Prior Amendments and to further amend the Original Bridgewater PUD per the terms of this Restated Bridgewater PUD;

WHEREAS, the Real Estate subject to and governed by this Restated Bridgewater PUD is legally described in what is attached hereto and incorporated herein by reference as Exhibit 1B (the "Real Estate"), which Real Estate includes the Additional Real Estate; and

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the 25th day of September, 2006; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

1. Encourage flexibility in the development of land in order to promote its most appropriate use;

2. Improve the design, character and quality of new development;
3. Encourage a harmonious and appropriate mixture of uses;
4. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
5. Preserve the natural environmental and scenic features of the Real Estate;
6. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
7. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Restated Bridgewater PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 3. DEFINITIONS. Unless otherwise specified in (i) this Restated Bridgewater PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 2, the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Bridgewater PUD.

SECTION 4. RESIDENTIAL/GOLF COURSE AREA. Area X of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit 3 ("Area X"), is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the SF-2 development standards which were in force at the time of the enactment of the Original Bridgewater PUD and

which apply to Area X, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 4. What is identified on the Concept Plan as Parcel N is the only portion of the Golf Course for which development plan approval is required under Section 16.04.165 of the Zoning Ordinance and, therefore, such development plan approval shall not be required as a condition to the commencement and completion of the other parts of the Golf Course such as the tees, fairways, roughs, and greens.

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, is described in what is attached hereto and made a part hereof as Exhibit 5 ("Area Y"), and is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Y, except as modified by this Restated Bridgewater PUD, and attached hereto and made a part hereof as Exhibit 6. Area Y is an integrated development which will comprise multiple buildings and outlots, each of which may contain more than one (1) business.

SECTION 6. PERMITTED ADJUSTMENTS. The Developer, in the Developer's sole discretion, and without any notice, hearing, or approval, shall have the flexibility to change the configuration of Parcel K and Parcel M by (i) reducing Parcel M1 by up to four (4) acres and increasing Parcel K1 by a like amount and (ii) by increasing Parcel M2 by the number of acres by which Parcel M1 was reduced and reducing Parcel K2 by a like amount.

SECTION 7. OFFICE/FLEX AREAS. Area Z of the Real Estate, also identified on the

Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit 7 ("Area Z"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Z, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 8.

SECTION 8. USES. The Real Estate shall be developed for non-residential, residential, golf course and country club uses, as more particularly shown on the Concept Plan. In addition to the adjustments permitted in Section 6 above, the size, dimensions, and acreage of the parcels within Area X may be increased or decreased by up to fifteen percent (15%), so long as the maximum number of single family residential units does not exceed one thousand two hundred seventy-five (1,275) single family residences. Permitted uses are as follows:

A. Permitted Uses for Area X shall include the following:

- (1) Attached and detached single family dwellings and single structures and buildings and uses accessory thereto as permitted by the Zoning Ordinance, together with model homes and temporary trailers from which sales activities may be conducted;
- (2) Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ball fields, ball courts, practice facilities,

- playgrounds and other recreational spaces, and recreational buildings;
- (3) Privately owned golf courses and country clubs, together with uses, improvements, structures, accessory thereto catering to patrons of the privately owned golf course rather than the general public, including without limitation, any club house or club houses, practice areas, tennis courts, swimming pools, practice soccer fields, fitness centers, cart paths, pro shops, snack bars and concession stands on the course, pump house, maintenance facilities, food and beverage services and associated business uses ancillary thereto; and
 - (4) Subject to the quantity limitations specified in Section 8(B) below, Bed and Breakfasts and inns shall also be permitted in what is identified on the Concept Plan as Parcel N.
 - (5) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.
 - (6) Apartments are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that the maximum number of Apartments permitted in what is identified on the Concept Plan as Parcel K2 is two hundred forty (240). Within the Developer's discretion, Apartments may completely occupy all floors of all

buildings in Parcel K2. For Apartments located within Parcel K-2, the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement.

- (7) Assisted Living Facilities are a permitted use in what is identified on the Concept Plan as Parcel K-2 and/or K-3; provided, however, that living units within Assisted Living Facilities shall not (i) be considered to be a detached single family residence, an attached single family residence, an Apartment, a Bed and Breakfast Room, or a room or suite in an Inn and (ii) be counted in determining density for any Parcel, Area, or the entirety of the Real Estate.

B. Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Restated Bridgewater PUD, as indicated by an "X" in the "Local Business" column specified on what is attached hereto and made a part hereof as Exhibit 10, other than those uses specified in Exhibit 10 through which a line has been drawn. Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit 10, or (ii) not shown on Exhibit 10 as a permitted use:

- (1) All uses permitted in Area X including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15;

- (2) Amphitheaters without permanent public address systems;
- (3) Apartments housing located above the ground floor of any building, the main floor of which is used for retail or commercial purposes;
- (4) Assisted living facilities;
- (5) Bed and Breakfasts or inns, having not more than a total of seventy-two (72) bedrooms or suites, each of which is not less than two hundred (200) square feet, together with conference and food facilities as an incidental or accessory use;
- (6) Coffee shops and coffee roasting as an accessory use;
- (7) Commissary, food catering service, shall be permitted as a use which is accessory or incidental to the primary use;
- (8) While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafés, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.
- (9) Data processing;
- (10) Drug stores with or without drive-thru services. All drive-through facilities shall be located on the side of a building or in the rear of the building. Drive-through facilities located on the side of a building shall have one (1) lane only, and drive-through facilities located in the rear of a

building may have up to two (2) lanes;

- (11) Financial institutions, including drive-through banking facilities and exterior ATMs (provided such are not located between the primary building and the nearest External Streets). All drive-through facilities shall be located on the side of a building or the rear of the building. Drive-through facilities for financial institutions may be up to four (4) lanes;

- (12) General stores;

- (13) Golf cart sales, rentals, and repair;

- (14) Insurance companies;

- (15) Liquor stores and sales;

- (16) Medical, dental and emergency clinics and labs;

- (17) One (1) automobile service station, including car wash, the sale of gasoline and other automotive petroleum products and retail consumer goods. Outside storage of merchandise shall be prohibited. The outside storage of more than three (3) motor vehicles, for repair, shall be prohibited. No gas pumps shall be located between the gas station and External Streets. Body work and major mechanical services are prohibited; however, routine maintenance shall be permitted. All service bays shall face interior parking;

- (18) Pet cemeteries;

- (19) Picture framing;

- (20) Private and public schools without dorms;

- (21) Public, semi-public and private recreational uses except shooting gallery, but including bowling alley and billiard parlor. There shall be no more than one (1) bowling alley in Area Y which shall be limited to eight (8) lanes and shall be incidental to the primary use of the building in which it exists. Only those video game areas which are incidental to the primary use shall be permitted;
- (22) Taverns, bars, restaurants, and cafeterias having more than 50% of gross sales derived from food sales, excluding drive-in, with or without carryout food and beverage. Outdoor seating and live music shall be permitted as a use accessory or incidental to such restaurants and cafeterias. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;
- (23) Retail packaging and mailing service;
- (24) Spas, masseurs, tanning salons, and exercise centers;
- (25) Taverns, bars and restaurants which have less than fifty percent (50%) of their proposed gross sales derived from food sales. Carry-out food and beverage, outdoor seating and live music shall be permitted as uses accessory or incidental to such taverns, bars, or restaurants. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;
- (26) Temporary fruit stands; and

- (27) Veterinary clinics and hospitals without overnight animal boarding.

The total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed ninety (90). The total number of Bed and Breakfast rooms or suites and rooms or suites in an Inn in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed seventy-two (72); provided, however, that the total number of Apartments, the total number of Bed and Breakfast rooms or suites, and the total number of rooms or suites in an Inn within Area Y and what is identified on the Concept Plan as Parcel N, combined, shall not exceed one hundred thirty-five (135).

- (28) No dry cleaners within Parcel M-4 shall have a dry cleaning plant on the premises but, instead, shall be drop-off only.

- (29) As stated in Section 8(B) above, drug stores are permitted anywhere in Area Y; provided, however, that any drug store in Parcel M-4 (i) shall be located only in the areas identified on the Concept Plan as Lots 1, Lot 2, Lot 3, and Lot 4 within Parcel M-4, (ii) and shall have no more than two (2) drive-through lanes.

- C. Permitted uses for Area Z shall include all uses permitted in the EI-Enclosed Industry District of the Zoning Ordinance on the date of the enactment of the Original Bridgewater PUD, as indicated by an "X" or an "XP" in the "Enclosed Industrial" column specified on what is attached hereto and made a part hereof as Exhibit 11, other than those uses identified on Exhibit 11 through which a line has been drawn. All uses permitted in Area X shall also be permitted in Area Z

including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15. Even if stricken from Exhibit 11 or not shown on Exhibit 11 as a permitted use, permitted uses within Area Z shall also include (i) medical and dental labs, (ii) golf cart sales, rental and repair, and (iii) wholesale garden and lawn materials and supply stores.

SECTION 9. GROSS RESIDENTIAL DENSITY. The gross residential density for the entire Real Estate shall not exceed a total of one thousand two hundred seventy-five (1275) attached and detached single family residences; provided, however, that:

- A. For all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, Bed and Breakfast rooms or suites, or rooms or suites in an Inn shall not exceed one thousand two hundred seventy-five (1275), and
- B. For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, Bed and Breakfast rooms or suites and rooms and suites in an Inn shall not exceed eight hundred seventy-two (872).

SECTION 10. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development standards which follow shall apply; provided, however, that through the DPR Process, the Commission may approve (i) a ten percent (10%) reduction, in any minimum development standard specified in Exhibit 12 or Exhibit 14 or (ii) a ten percent (10%) increase in any maximum development standard specified in Exhibit 12 or Exhibit 14:

- A. The development standards for detached single family dwellings shall be as set

forth in what is attached hereto and incorporated herein by reference as Exhibit 12 and, to the extent they conflict with those set forth in Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance. Attached single family residential may be developed under the Indiana Horizontal Property Regime Law, I.C. 32-1-61 *et. seq.*

- B. Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in Exhibit 12 of the Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.
- C. Streetscape Standards and Architectural Guidelines for detached single family dwellings are set forth in what is attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in

Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance.

- D. The development standards for attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth in provisions of the Zoning Ordinance, they shall replace and supersede those set forth in provisions of the Zoning Ordinance.
- E. The Streetscape Standards and Architectural Guidelines for attached single family residences are set forth in what is attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with other provisions of the Zoning Ordinance, they shall replace and supersede those such other provisions of the Zoning Ordinance.
- F. Development standards pertaining to streets, gates, road cuts, etc. are set forth in what is attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in the Zoning Ordinance or Subdivision Control Ordinance, they shall replace and supersede those set forth in the Zoning Ordinance, and Subdivision Control Ordinance. Exhibit 16 provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.
- G. The general architectural standards for Area Y and the development standards for Area Y shall be those set forth in what is attached hereto and incorporated herein as Exhibit 17; provided, however, that the following development standards shall

also apply to Area Y and, to the extent they conflict with those set forth in Exhibit 6 or other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 6 and other provisions of the Zoning Ordinance:

- (1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.
- (2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y.
- (3) Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.
- (4) Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and

guidelines are applicable:

- (a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
 - (b) Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the café.
 - (c) Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
 - (d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
 - (e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
 - (f) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.
- (5) Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:
- (a) Sidewalk displays are permitted directly in front of an

establishment, provided that a minimum of five (5) feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display, and the display area does not exceed seventy-five percent (75%) of the length of the storefront.

- (b) Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays.
- (c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

(6) All Non-residential Uses and Mixed-Use Buildings:

- (a) Minimum lot area: two thousand (2,000) square feet
- (b) Minimum lot width at building line: twenty-five (25) feet
- (c) Minimum lot depth: seventy (70) feet

(d) Yard dimensions

(i) Set back from Internal Streets:

- No minimum

(ii) Set back from External Streets:

- This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity slope requirement (one (1) foot of building

height for every two (2) feet of building set back). In

no case shall the set back be less than thirty (30) feet.

The set back area shall be landscaped according to standards set forth in Section 10, Landscaping.

(iii) Side yard (each side): no minimum

(iv) Rear yard: a minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.

(e) Maximum building height: fifty (50) feet

(f) Maximum building footprint coverage: one hundred percent (100%)

(g) All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.

(7) The following restrictions shall apply to all owner or tenant occupied space in Area Y:

(a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet;

(b) One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4.

(c) One single tenant office space may be up to forty thousand

(40,000) square feet;

- (d) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;
- (e) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and
- (f) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

(8) Area Y Parking Requirements. Parking shall be provided in Area Y both off- street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated uses shall be provided as follows:

- (a) Office. Three (3) parking spaces for each one-thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.
- (b) Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than

five (5) parking spaces.

- (c) Inn or Bed and Breakfast. One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.
- (d) Apartment. One (1) parking space for each Apartment.
- (e) Northwest Corner. Parking on the Northwest Corner shall be permitted to exist in front of buildings located partially or wholly within the Northwest Corner, so long as the landscape standards specified in Section 11(C)(2)(a) of this Restated Bridgewater PUD are satisfied; provided, however, that the evergreen shrub row, shade trees, and ornamental trees shall not be required in any area where prohibited by easements for underground gas and/or petroleum distribution.
- (f) M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.
- (g) Section M-4, Lot 2 and Lot 3. Within the Developer's discretion, what is identified on the Concept Plan as Lot 2 and Lot 3 in Parcel M-4 may be developed as one single lot.
- (h) The standards of development for Area Z shall be those set forth in

what is attached hereto and incorporated herein as Exhibit 8; provided, however, that (i) there shall be no minimum tract or lot area or requirement, (ii) there shall be no minimum front yard, (iii) there shall be no minimum side yard, (iv) there shall be no minimum rear yard, and (v) maximum building height shall be forty (40) feet. Notwithstanding the foregoing, (i) Area Z must comply with the perimeter yard and buffer requirements specified in Section 11, and (ii) the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement only for any buildings or structures built in Area Z after the enactment of this Restated Bridgewater PUD. In no case shall the set back be less than thirty (30) feet.

SECTION 11. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 18 are landscaping standards, set forth in Section 16.06 of the Zoning Code (the "Landscaping Standards"). Those Landscaping Standards, as they existed and were in force on the date of the enactment of the Original Bridgewater PUD, shall apply to the Real Estate, with the following exceptions:

- A. Prior to development plan approval or the issuance of a building permit, the Developer shall not be required to inventory any trees; instead, the Developer shall be required to inventory only those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit 16; provided, however, that tree stands will be generally outlined on any Development Plan.

B. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way.

C. Perimeter yards along External Streets shall be landscaped as follows:

(1) Perimeter yards along External Streets contiguous with what are identified on the Concept Plan as Parcel I, Parcel J, and Parcel K shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing. The treatment shall be consistent along the entire perimeter of such Parcel I, Parcel J, and Parcel K. Berming shall be at least four (4) feet in height. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, provided at least sixty percent (60%) of the trees used are evergreen trees. Brick or stone masonry columns and ornamental metal picket fencing may also be used provided they not exceed eight (8) feet in height.

(2) Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. Where

parking or loading areas occur adjacent to External Streets, the following standards shall apply:

- (a) Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across one hundred percent (100%) of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty-six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.
- (b) Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or

two (2) ornamental trees per forty (40) linear feet shall also be planted.

- (3) Area Z Perimeter Yards along External Streets shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four (4) feet in height. At least eight (8) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy percent (70%) of the trees used are evergreen trees.

D. The following buffer yards shall be required with respect to the Parcel H1:

- (1) A twenty (20) foot wide buffer yard shall be required along the southern and western boundaries of the Parcel H1 and, within said twenty (20) foot wide buffer, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said twenty (20) foot wide buffer yard, and (ii) canopy trees, which may interfere with the aboveground power line, shall not be permitted within the twenty (20) foot wide buffer along the southern boundary of Parcel H1.
- (2) Along the northern and eastern boundary of the Parcel H1, no buffer yard

shall be required.

E. The following buffer yards shall be required with respect to Parcel H2:

- (1) A twenty (20) foot wide buffer yard shall be required along the eastern and western boundaries of Parcel H2, and a forty (40) foot wide buffer shall be required along the northern boundary of Parcel H2. Within said buffer yards, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said buffer yards.
- (2) Along the southern boundary of the Parcel H2, no buffer yard shall be required.

F. Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z. This provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction:

- (1) A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.
- (2) If a self-storage facility is constructed in Area Z, then a masonry wall shall

be constructed along the west and south perimeters of Area Z. If a self-storage facility is not constructed within Area Z, then, in the Developer's discretion, a masonry wall may be constructed along the west and south perimeters of Area Z. There shall be no set back requirements for the masonry wall; provided, however, there is a ten (10) foot landscape and maintenance easement established along that portion of the perimeter of Area X, which is contiguous with and abuts the masonry wall. The masonry wall shall be at least sixty percent (60%) brick masonry and shall not exceed fourteen (14) feet in height. Any portion of the perimeter of Area Z where the masonry wall is not constructed shall have a twenty (20) foot landscape buffer. The buffer will be landscaped with berms and evergreen trees. The berms shall be at least four (4) feet in height. Evergreen trees shall be planted no greater than eight (8) feet on center along 100% of the buffer..

- G. There shall be a landscape buffer along the southern edge of Parcel K-3, which shall be twenty (20) feet in width, and which shall include (i) a berm which is a minimum of three (3) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern. The multi-path trail to be installed along the southern boundary line in Parcel K-3 shall not be located within this twenty (20) foot wide buffer.

- H There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and which shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern.

SECTION 12. GOLF CARTS. Residential and business owners within the Real Estate who own or lease golf carts shall be permitted to operate such golf carts on private streets, public streets, cart paths, lanes, greenway trails, accessory lanes, and multi-use paths in such areas specified by the Developer or its successor or assigns under rules, regulations, and standards promulgated and enforced by the Developer and its successor or assigns. Such Golf Carts may only be operated by persons at least sixteen (16) years of age who hold valid license for the operation of motor vehicles within the State of Indiana.

SECTION 13. MEMBERSHIPS AND AMENITIES.

- A. **Amenities.** Included in Parcel I, Parcel J, and Parcel K shall be at least two (2) of the following:

- (1) Clubhouse;
- (2) Swimming pool;
- (3) Playground;
- (4) Croquet field;
- (5) Shuffle board or Bocce court;
- (6) Park (minimum five thousand (5,000) square feet);
- (7) Trail;
- (8) Formal garden (minimum two thousand five hundred (2,500) square feet).

B. Membership.

- (1) Detached Single Family Residences. The Declaration applicable to the detached single family residences in Area X shall provide that all owners of detached single family residences will be Social Members, subject to terms, conditions, rules and regulations which are determined by the Developer in the Developer's sole discretion, and which may from time to time be changed by the Developer in the Developer's sole discretion;
- (2) Attached Single Family Residences. Unless a social membership is made mandatory by the Declaration for any particular Parcel in which attached single family residences are constructed, the owner of an attached single family residence may acquire a social membership on the same provisions, terms, conditions, rules and regulations available to the general public, which terms, conditions, rules and regulations shall be determined by Developer in Developer's sole discretion and may from time to time be changed by the Developer in its sole discretion.

SECTION 14. SIGNAGE. Sign permits shall be required. The following provisions shall govern signage located upon and within the Real Estate and, to the extent they conflict with the provisions of the Sign Ordinance, the following provisions and standards shall control:

- A. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Sign Ordinance.
- B. Prohibited signs:
 - (1) Signs on roofs, dormers, and balconies.
 - (2) Billboards.

- (3) Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.
- (4) Pole signs.
- (5) No sign shall move in any manner, have a major moving part, or give the appearance of movement.
- (6) Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. Permitted business signs: Permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs numbered 1, 3, 5 and 6 immediately below, in any combination, in addition to other signs permitted below:

- (1) Wall-mounted or painted signs, provided the following standards are met:
 - (a) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.
 - (b) For External Streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of building frontage, not to exceed a maximum of one hundred (100) square feet. For Internal Streets and parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of frontage shall be

permitted up to twenty-five (25) square feet of signboard area.

- (c) The height of the lettering, numbers, or graphics shall not exceed sixteen inches.
 - (d) Limited to two (2) signs per business establishment and no more than one (1) sign per facade.
 - (e) Such wall signs may only be lighted during the operating hours of the business.
 - (f) Wall-mounted signs along the External Streets and adjacent residential areas shall not be internally lit.
 - (g) Applied letters may substitute for wall-mounted signs, if constructed of wood, metal or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed sixteen inches.
- (2) Building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
- (a) The sign shall be mounted on the wall next to the entrance.
 - (b) The sign shall project outward from the wall to which it is attached no more than six inches.
 - (c) The sign shall not extend above the parapet, eave, or building facade.
 - (d) The area of the signboard shall not exceed 12 square feet.

- (e) The height of the lettering, numbers, or graphics shall not exceed four inches.
- (3) Projecting signs, including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:
 - (a) The signboard shall not exceed an area of eight (8) square feet unless a corner sign which shall not exceed an area of nine (9) square feet.
 - (b) The distance from the ground to the lower edge of the signboard shall be eight (8) feet or greater.
 - (c) The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign or (iii) fifty percent (50%) of the distance between the building cornice or roof line and the sill or bottom of any second story window if a corner sign located on a multi-story building.
 - (d) The distance from the building wall to the signboard shall not exceed six (6) inches.
 - (e) The width of the signboard shall not exceed four (4) feet.
 - (f) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
 - (g) Limited to one sign for each ground floor business establishment.

Projecting signs are not permitted in conjunction with freestanding signs.

(4) Window or door signs applied directly to the glass, provided that the following standards are met:

(a) The sign shall not exceed thirty percent (30%) of the window or door area.

(b) The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.

(c) Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) Internal Street and/or External Street, such business establishment may have three (3) signs.

(d) Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, an applied letter sign, a projecting sign, or a valance awning sign.

(5) Awning signs, for ground floor uses only, provided that the following standards are met:

(a) If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

(b) If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four

(4) inches.

- (c) Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.

(6) Free-standing sign, provided that the following standards are met:

- (a) Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 of the Sign Ordinance.
- (b) The area of the signboard shall not exceed thirty (30) square feet.
- (c) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
- (d) The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.
- (e) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
- (f) The signboard may be illuminated, but not after 11:00 p.m., unless the business establishment is open later than 11:00 p.m., at which time it shall not be illuminated after closing.
- (g) Along External Streets, there shall be no more than six (6) free-standing signs internally illuminated.
- (h) Limited to two (2) signs per building, and no more than one (1) sign per facade.
- (i) The base and frame of any internally lit free-standing sign shall be

constructed of brick or stone masonry.

- (7) Businesses with service entrances may identify these with one unlit sign not exceeding four (4) square feet.
- (8) One unlit directional sign, facing a rear parking lot, is permitted. This sign may be either wall-mounted or free standing on the rear facade, but shall be limited to four (4) square feet in area.
- (9) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business establishment:
 - (a) A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.
 - (b) A sandwich board sign, as follows:
 - (i) The area of the signboard, single-sided, shall not exceed five (5) square feet.
 - (ii) The signboard shall be constructed of wood, chalkboard, and/or finished metal.
 - (iii) Letters can be painted or handwritten.
 - (iv) The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.

(v) The information displayed shall be limited to daily specials and hours of operation.

(vi) The sign shall be removed at the end of the business day.

- (10) If historically appropriate to the type of business conducted, a retail business may display one illuminated sign in a window in addition to other permitted signs provided the sign area does not exceed six square feet.

D. Permitted Other Signs:

- (1) Signs permitted under Section 16.08.080 of the Sign Ordinance.
- (2) One (1) identification sign at (i) Area Z and the Golf Course, and (ii) two (2) identification signs at Area Y, and (iii) the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) identification sign on the southwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey Road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

- (a) The design of the sign shall be consistent with the Design Vocabulary.
 - (b) The maximum sign area per sign shall not exceed seventy-five (75) square feet.
 - (c) The area surrounding the sign shall be appropriately landscaped.
 - (d) The sign may be illuminated; provided, however, that such signs identified in Section (2)(iii) above shall not be internally lit.
 - (e) The sign shall not exceed fifteen (15) feet in height.
 - (f) Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.
- (3) Traffic directional signs.
- (4) One (1) development sign at each entrance to Area Y, Area Z, what is identified as Parcel N on the Concept Plan, the Golf Course and each residential area identified on the Concept Plan, the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) development sign on the southwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and

Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

- (a) The maximum sign area shall be sixty-four (64) square feet.
- (b) The maximum height of each sign shall be eight (8) feet.
- (c) The sign shall not be illuminated.
- (d) The sign shall be removed when ninety-five percent (95%) of the lots in the area to which the sign relates have been sold.

(5) One construction sign for each street frontage of a lot upon which construction of any structure (other than construction of a detached dwelling) is in progress, provided the following standards are met:

- (a) The maximum sign area shall be thirty-two (32) square feet.
- (b) The maximum height of each sign shall be eight (8) feet.
- (c) The sign shall not be illuminated.
- (d) The sign shall be removed within seven (7) days after the beginning of the intended use of the building.
- (e) Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

(6) Signs depicting the site plan of an Area or Parcel assuming completion of

development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

- (a) The maximum sign area per Parcel shall be thirty-two (32) square feet.
 - (b) The maximum height shall be eight (8) feet.
 - (c) Site plan signage within Area Y and Area Z and club and in open and recreational space may be illuminated; elsewhere in the Real Estate, illumination is not permitted.
 - (d) Site plan signage shall be removed from a Parcel when ninety-five percent (95%) of the lots in that parcel have been sold.
- (7) Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:
- (a) The maximum sign area per lot shall be thirty-two (32) square feet.
 - (b) The maximum height of each sign shall be eight (8) feet.
 - (c) The sign may be illuminated.
 - (d) One sign will be permitted for each street frontage of the lot or portion of the Real Estate upon which construction of the depicted building is contemplated.
 - (e) The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences,

the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(8) Real estate sales and leasing signs, provided the following standards are met:

- (a) The maximum sign area shall be twenty (20) square feet.
- (b) The maximum height of the sign shall be eight (8) feet.
- (c) Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.
- (d) The sign shall not be illuminated.
- (f) Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is leased, sold, or occupied.

(9) With respect to attached dwellings, when eighty percent (80%) of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of six (6) square feet or less.

(10) Time and/or temperature signs, permitted at banks and financial institutions only.

(11) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

- (1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.
- (2) Sign colors should be compatible with the colors of the building facade.

F. Premises Identification:

- (1) The assigned premises identification of a building shall be displayed in such a manner so that the numerals can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building.
- (2) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.
- (3) When numerals representing premises identification are removed or become illegible, such numerals shall be renewed or replaced by the owner or occupant of the building.

G. Sign maintenance: All signs and sign structures shall be kept and maintained in good repair and in a safe condition.

H. Proximity of signs to Residential Zoning Districts: No sign shall be permitted to be placed on any wall, fence, or standard facing the side of any adjoining lot in a residential district unless separated from the lot by an External Street or an Internal Street.

SECTION 15. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit 19 (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supersede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

Upon motion duly made and seconded, this Bridgewater PUD was fully passed by the members of the Town Council this _____ day of _____, 2006.

TOWN COUNCIL, TOWN OF WESTFIELD

BY:

AYE

NAY

_____	Robert Smith	_____
_____	John Hart	_____
_____	David Mikesell	_____
_____	Teresa Otis Skelton	_____
_____	Ronald Thomas	_____

ATTEST:

Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3105 East 98th Street, Suite 170
Indianapolis, IN 46280

H:\BRAD\ZONING & REAL ESTATE MATTERS\BRIDGEWATER\BRIDGEWATER TEXT AMENDMENT 5\PUD-BODY-REVISION

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office;

Exhibit 1A

Page 2 of 2

thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Job No. 980516-30200
Revised June 5, 2006

THE BRIDGEWATER CLUB DESCRIPTION

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426; recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land);

Exhibit 1B

Page 2 of 3

1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of

Exhibit 1B

Page 3 of 3

the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

EXHIBIT 2

DEFINITIONS

The following words and terms, not defined elsewhere in the Bridgewater PUD or its nineteen (19) Exhibits, shall have the following meanings:

1. Apartment. A dwelling intended primarily for rental.
2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.
3. Area. Area X, Area Y and/or Area Z as identified in this Restated Bridgewater PUD.
4. Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but not requiring 24 hour skilled medical care.
5. Bed and Breakfast. The renting of dwelling rooms or suites on a daily basis to tourists, vacationers, and business travelers where the only meal served is breakfast to guests.
6. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.
7. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.
8. Concept Plan. The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 9, allocating the Real Estate into Parcels.
9. Cornice. The top part of an entablature, usually molded and projecting.
10. Cupola. A small roof tower, usually rising from the roof ridge.

11. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb of the end of the cul-de-sac to the nearest intersecting street.
12. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
13. Department. The Department of Community Development of the Town of Westfield, Indiana.
14. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.
15. Developer. The Developer shall be Throgmartin-Henke Development, LLP or its successors or assigns.
16. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.
17. Elevation. An exterior façade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.
18. External Streets. Gray Road, Carey Road, 151st Street, and 161st Street.
19. Facade Signage Area. The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascias, and areas between the top of the storefront and the sills of second story windows.
20. Fascia. A projecting flat horizontal member or molding, also part of a classical entablature.
21. Frontage Line. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.
22. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.

23. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
24. General Store. An establishment for the retail sale of (i) primarily food, groceries and beverages for off-premises consumption, and (ii) tools, appliances, and other hard goods, newspapers, magazines and other publications and other consumer goods generally associated with a grocery store.
25. Inn. A building or a portion thereof in which lodging is offered to the public for compensation.
26. Golf Course. The eighteen (18) hole golf course and practice facility and the tennis courts, swimming pool, soccer practice field, and other sports facilities located in Area X.
27. Internal Street. Any Public Street, Private Street, or shared Drive other than Gray Road, Carey Road, 146th Street, 151st Street, or 161st Street.
28. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
29. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.
30. The Northwest Corner. A square area which is three hundred (300) yards north of the centerline of 146th Street on Gray Road, thence three hundred (300) yards west, thence three hundred (300) yards east on 146th Street, to the point of beginning.
31. Open Space. Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.
32. Parcel. Any of Parcels A-N shown on the Concept Plan. Any reference to Parcel D shall include subparcels D1, D2, D3, and D4, any reference to Parcel G shall include subparcels G1, G2, G3, G4, G5, G6, and G7; any reference to Parcel H shall include subparcels H1, H2, and H3; any reference to Parcel I shall include subparcels I1 and I2; any reference to Parcel K shall include subparcels K1, K2, and K3, and any reference to Parcel M shall include subparcels M1, M2, M3, and M4; provided, however, that any reference to a subparcel of a Parcel shall be to that sub

parcel only.

33. Parcels. A combination of two or more parcels shown on the Concept Plan.
34. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.
35. Sign, Corner. A projecting sign located on the corner of a commercial building, the signboard of which is equally visible from each right-of-way which creates the corner.
36. Sign, Icon. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.
37. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.
38. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.
39. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the enactment of the Original Bridgewater PUD.
40. Social Membership. The membership, to be made available on terms, conditions, rules and regulations which may be determined and changed by the Developer in the Developer's sole discretion, entitling a person or family to utilize one or more of the clubhouse, pool, fitness center, practice facility and other recreational facilities to be constructed within Parcel N, and/or the golf practice range and the nine (9) hole short course.
41. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Bridgewater PUD.

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA X

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South

00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56

seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

EXCEPT:

Part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.042 acres, more or less.

ALSO EXCEPT:

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47

seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO EXCEPT:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116. (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

16.04.030 Residential Districts

General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.
2. Accessory buildings and uses:
 - a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
 - b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
 - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
 - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- ~~Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.~~
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet
5. Minimum Lot Frontage on Road - Not less than 100 feet
6. Minimum Setback Lines -
 - Front yard - 50 feet
 - Side yard - 12 feet; 50 feet if corner lot
 - Rear yard - 30 feet
 - Minimum lot width at building line - 85 feet
7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower
8. Minimum ground level square footage, exclusive of porches, terraces and garages -
 - Single story - 1350 square feet
 - Two-story - 800 square feet
 - Tri-level - 800 square feet (basement and first level)
 - Story and one-half - 800 square feet
9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SR 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residential districts as outlined in the sign

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

- **Front yard -**
 - Three acre lots** - not less than 100 feet on expressways, primary arterials, and secondary arterials
 - not less than 80 feet on all other streets.
 - Subdivisions** - not less than 30 feet
- **Side yard -**
 - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.**
 - Three acre lots - 30 feet**
- **Rear yard -**
 - Subdivision - 30 feet**
 - Three acre lots - 30 feet**
- **Minimum lot width at building line -**
 - Subdivisions - 100 feet**
 - Three acre lots - N/A**

7. Maximum building height - Not to exceed two and one-half stories or 35 feet, whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single family -

- Single story - 1200 square feet
- Two story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

Job No. 980516-30200
Revised June 6, 2006

**THE BRIDGEWATER CLUB
ZONING DESCRIPTION - AREA Y**

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17,
Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly
described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17;
thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the
East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land
described in Instrument No. 200000012365, recorded in the Office of the Recorder of
Hamilton County, Indiana (the following 5 courses are along the North and Western
boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds
West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with
the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14
minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18
seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5)
thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly
extension of the Western boundary of land described in Instrument No. 200000012364,
recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds
West along said Western boundary, said Northeasterly extension, and the Western
boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following
four courses are along the Western boundary of said Instrument No. 200000012364); 1)
thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said
Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds
West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet;
4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of
said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast
Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds
West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47
seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence
North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the
Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds
West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89
degrees 52 minutes 47 seconds East parallel with the South line of said Northeast
Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees
00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF
BEGINNING, containing 51.368 acres, more or less.

ALSO:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- D. **LB - Local and Neighborhood Business District** - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. **Special Requirements**

Development Plan - Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. **Permitted Uses** - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. **Special Exception Uses** - None.

4. **Minimum Lot Area** - Five (5) acres.

5. **Minimum Lot Frontage** - 50 Feet.

6. **Minimum Setback Requirements:**

- a. **Front Yard Adjacent to All Districts** - Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.
- b. **Side Yards Adjacent to Residential Districts** - Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

- c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.
- d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.
- e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

- a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.
- d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

9. Square Footage Requirements

- a. Minimum Business Size – 800 square feet.
- b. Maximum Business Size – 30,000 square feet.
- c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

- a. See WC 16.04.120, Off-Street Loading and Parking; and,
- b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq., and Subsection 15, e., below.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

- a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.
- b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.
- c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the “Town of Westfield Construction Standards”, administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking area(s), including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign.

e. Signs:

(1) Freestanding Signs:

- (a) Number of Signs – One (1) freestanding sign shall be permitted.
- (b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.
- (c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.
- (d) Maximum height of sign – twenty (20) feet above grade.
- (e) Setback – Minimum: twenty (20) feet from right-of-way.
- (f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

- (a) Maximum Facades with Wall Signs – two (2) facades of a building.
- (b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.
- (c) Maximum Sign Surface Area – one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.

(d) Maximum Aggregate Sign Surface Area for all Wall Signs on a Building one hundred (100) square feet.

f. Outside Storage or Display:

- (1) No outside storage or display of materials or merchandise shall be permitted.
- (2) No outside vending machines shall be permitted.
- (3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.
- (4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

B. LB-H - Local Business - Historical District - The purpose for establishing this district is to provide for the needs of local business in the central business district of the Town of Westfield and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

1. Permitted Uses - See Figure 2 for list of permitted local businesses. Other business not listed which can be classified as local business will also be eligible with the approval of the Plan Commission

2. Special Exceptions -

- Auto Rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and taverns
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Multi-family housing
- Single family dwelling
- Recycling collector system

Job No. 980516-20100

March 11, 2002

Page 1 of 1

**ZONING DESCRIPTION
AREA Z, THE BRIDGEWATER CLUB**

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

***C 16.04.060 - Industrial Districts**

- A. Performance Standards** - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PET, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. **II** - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.
2. **OI** - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.

3. Standards for Enclosed and Open Industrial Uses:

a) Smoke.-

- For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.
- b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of .06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not .02 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.
- c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.
- d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following: The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.
- e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.
- f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

g) Noise -

- 1) **Enclosed Industrial Use** - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Enclosed Industrial Use

Octave Band Frequency (Cycles Per Second)	Maximum Permitted Sound Level (in decibels) 125 Feet from District Adjoining Residential District Boundaries	Maximum Sound Level (in decibels) 125 Feet from District Adjoining Business District Boundaries
0 to 75	75	80
76 to 150	70	75
151 to 300	65	70
301 to 600	59	64
601 to 1200	53	58
1201 to 2400	48	53
2401 to 4800	48	49
Above 4800	41	46

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

- 2) **Open Industrial Use** - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Open Industrial Use

Octave Band Center Frequency (Hz)	Maximum Permitted Sound Level in the Shell of a Sphere 125 Feet in Diameter Surrounding the Sound Source	Maximum Permitted Sound Level in the Shell of a Sphere 125 Feet in Diameter Surrounding the Sound Source
0 to 75	75	81
76 to 150	70	76
151 to 300	66	72
301 to 600	62	68
601 to 1200	57	63
1201 to 2400	53	59
2401 to 4800	49	55
Above 4800	45	51

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

h) Fire Hazards - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal
- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.
- One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.
- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.
- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

B. II - Enclosed Industry District -

1. Permitted Uses -

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.
- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

2. Special Exceptions -

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal stations
- Coal yards
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Kennels

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 3 Acres

4. Lot Frontage on Road - Not less than 70 feet

5. Minimum Setback Lines -

- Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.
- Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width
- Rear Yard - Not less than 20 feet in depth
- Minimum Lot Width at Building Line - None

6. Maximum Building Height - Shall not exceed 60 feet

7. Minimum Gross Ground Level Space - None

8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.

C. OI - Open Industrial District -

1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.



Legend:

- Existing Easement
- Proposed Vehicular Access
- Proposed Driveway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Acres	Details	Units
A	Resale Lots	46 Ac		
B	120' Lots	15 Ac		
C	120' Lots	15 Ac		
D _{1,2,3}	180' Lots	30 Ac		
E	90' Lots	20 Ac		
F	90' Lots	20 Ac		
G _{1,2,3,4}	120' Lots	30 Ac		
H	90' Lots	15 Ac		
I _{1,2}	Club Villas	35 Ac		
J	Club Condominiums	15 Ac		
K	Village Townhomes	15 Ac		
L	Office/Plaza Space	10 Ac		
M	Village Marketplace	25 Ac		
N	Clubhouse Area	10 Ac		
	Golf Course	100 Ac		
	Open Space R.O.W.	20 Ac		
	Total Area	350 Ac		
	Non-Commercial Area	300 Ac	1.75 Units/Ac	525 Units

Revised Site Data:

Parcel	Land Use	Acres
A	Estate Lots	40 Ac
B	180' Lots	15 Ac
C	120' Lots	15 Ac
D _{1,2}	180' Lots	27 Ac
E	90' Lots	20 Ac
F	90' Lots	20 Ac
G _{1,2}	120' Lots	25 Ac
H	90' Lots	15 Ac
I	Club Villas	30 Ac
J	Club Condominiums	20 Ac
K _{1,2}	Village Townhomes	27 Ac
L	Office/Plaza Space	10 Ac
M _{1,2}	Village Marketplace	25 Ac
N	Clubhouse Area	10 Ac
	Golf Course	100 Ac
	Open Space R.O.W.	20 Ac
	Total Area	700 Ac



Revised July 10, 2001
 Revised April 8, 2003
 Revised March 26, 2003
 Revised March 14, 2002
 February 12, 2001

Prepared For:
 Throgmorton-Bank
 Development, L.L.C.

Prepared By:
 Hargis Design
 Peter Rys, Inc.

The Bridgewater
 C U B

Concept Plan- Phase Three



Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
Amphitheaters	X	X		
Antiques	X	X	XP	
Apartment-Hotels, Motels, Hotels		X	X	
Art School	X	X	XP	
Artisan School	X	X	XP	
Assembly Halls	X	X	X	
Auction Rooms		X	X	
Auditoriums	X	X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages		X	X	
Auto Rustproofing	SP EX	SP EX	X	X
Auto Storage		X	X	
Auto Sales, New or Used, Service and Repair	SP EX	X	X	
Bakeries	X	X	XP	
Banks and Savings & Loan Assn.	X	X	XP	
Barber and Beauty Schools	X	X	XP	
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X	XP	
Billiard Parlor		X	X	
Blueprinting, Photocopying Job Printing	X	X	X	
Boat and Trailer Sales & Service		X	X	
Book Stores	X	X	XP	
Bowling Alley		X	X	
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X	XP	
Car Wash (Indoor)		X	X	
Carry-Out Food and Beverages	SP EX	X	XP	
Caskets and Casket Supplies (Mortuary)	X	X	X	
Cemetery Monument Sales		X	X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclaved Industrial	Open Industrial
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
Charitable Donation Pick-Up Station	X	X	X	
Charitable Institutions		X	X	X
China and Glassware Shops	X	X	XP	
Churches	X	X		
Civic Centers	X	X		
Civic Clubs	X	X	XP	
Coal Yards		SP EX	SP EX	OI-X PD- SP EX
Coin Shops	X	X	XP	
Commercial Parking Lots and Structures, Public	X	X	X	
Commissary, Food Catering Serv.		X	XP	X
Concrete Contractors - Heavy Commercial			SP EX	
Consumer Service Offices	X	X	XP	
Crating and Packaging Service			X	
Credit Union Offices	X	X	XP	
Custard Stands	SP EX	X	XP	
Dancing Schools	X	X	XP	
Delicatessen	X	X	XP	
Dentists	X	X	XP	
Department Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Over 10,000 Sq. Ft.		X	XP	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
Drive-In Food and Beverage	SP EX	X	XP	
Drug Stores	X	X	XP	
Dry Cleaning & Laundry Pickup	X	X	XP	
Dry Goods	X	X	XP	
Educational Institutions Public and Private	X	X	X	
Electrical Contractors, Heavy Commercial			SP EX	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Feed Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
Frozen Food Stores & Lockers	X	X	X	
Fruit Stands, Permanent	X	X	X	
Fruit Stands, Temporary	SP-EX	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
Gasoline Service Station	SP-EX	SP-EX	X	
General Construction Company		SP-EX	SP-EX	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
Greenhouses, Retail	X	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP-EX	OI-X PD- SP-EX
Industrial Laundry and Dry Cleaning Plants		X	X	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Business Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
Jewelry Stores	X	X	XP	
Language Schools	X	X	XP	
Laundromats and Self-Service Dry Cleaning	X	X	XP	
Lawyers	X	X	XP	
Libraries	X	X		
Liquor Stores	SP.EX.	SP.EX.	SP.EX.	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
Luggage Stores	X	X	XP	
Lumber Yards - Including Millwork		SP.EX.	SP.EX.	X
Lunch Counters	X	X	XP	
Mail Order Store	X	X	XP	
Major Appliance Store	X	X	XP	
Millinery	X	X	XP	
Miniature Golf, Archery, Driving Range, Trampoline Centers		X	X	
Mobile Home Sales		SP.EX.	X	
Model Display Homes & Garages		X	X	
Mortuaries	X	X	XP	
Motorcycle Sales, Service, Repair and Outdoor Display		X	X	
Museums	X	X		
Music, Records, Instruments	X	X	XP	
Music Schools	X	X	XP	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales		SP.EX.	SP.EX.	
Nursery - Plants, Retail	X	X	XP	
Optometrists	X	X	XP	
Outdoor Food & Beverage Sales	SP.EX.	X	XP	
Paint and Wallpaper Stores	X	X	XP	
Painting and Decorating Contractors-Heavy Commercial			SP.EX.	X
Pet Grooming	X	X	XP	

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
Pet Shops	X	X	XP	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
Photography Supplies	X	X	XP	
Physicians	X	X	XP	
Picture Framing		X	XP	
Plumbing Contractors - Heavy Commercial			SP EX	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
Printing and Photocopying	X	X	XP	
Professional & Technical Schools	X	X	X	
Radio and TV Service	X	X	XP	
Real Estate Offices	X	X	XP	
Recycling Collection Systems	SP EX	X	X	X
Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	X	X	XP	
Restaurants With Live Entertainment		X	XP	
Roller & Ice Skating Rinks		X	X	
Roofing Contractors - Heavy Commercial			SP EX	X
Root Beer Stands	SP EX	X	XP	
Salt Storage - Outside		SP EX	SP EX	SOI - X PD- SP EX
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP EX
Self-Service Car Wash		X	X	
Self-Service Food and Beverage Places	SP EX	X	XP	
Semi-Automatic Car Wash		X	X	
Septic System Contractors			SP EX	X
Sewing Machine Sales & Service	X	X	XP	
Sheet Metal Contractors - Heavy Commercial			SP EX	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Shoe Repair	X	X	XP	
Shoe Stores	X	X	XP	
Sporting Goods	X	X	XP	
Stationery Stores	X	X	XP	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
Taverns	SP-EX	SPEX	SPEX	
Taxidermist		X	X	
Telegraph offices	X	X	XP	
Tennis Facilities	X	X	X	
Testing Laboratories		X	X	
Theaters - Indoor		X	X	
Tire and Auto Service Center		X	X	
Tire Recapping		X	X	
Tobacco Shops	X	X	XP	
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X	XP	
Trailer Rentals		X	X	
Travel Bureaus	X	X	XP	
Travel Trailer Sales & Rentals		X	X	
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	OL-X PD- SPEX
Typewriter Sales, Rental and Service	X	X	XP	
Upholsters	X	X	XP	
Variety Stores	X	X	XP	
Veterinarians - Small Animals	X	X	X	
Warehouses - Inside Storage		X	X	X
Wearing Apparel & Accessory Shops	X	X	XP	
Wholesalers - Inside Storage		X	X	X
YWCA and YMCA	X	X	X	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP EX
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Coke Manufacturing				SP EX
Concrete Mixing - Permanent				OI - X PD SP EX
Creosote Manufacturing and Treatment				SP EX
Data Processing		X	X	X
Electroplating			X	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP EX
Foundries				SP EX
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		SP EX	X	X
Leather Curing & Tanning				SP EX
Leather Products Manufacturing From Finished Leather				SP EX
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP EX
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy Industrial	Open Industrial
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement, Lime, Gypsum				SP EX
Mfg. of Chemicals and Gases				SP EX
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Colors, Dye, Paint			X	X
Mfg. of Detergents & Soaps				SP EX
Mfg. of Explosives, Matches, and Fireworks				SP EX
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Glue				SP EX
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Oleomargarine			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI-X PD SP EX
Mfg. of Paper Boxes and Paper Products From Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				OI-X PD SP EX
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (MRFs)		SP EX	SP EX	SP EX
Mattress Mfg. & Upholstering			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Industrial	Open Industrial
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				OI - X PC-SP-EX.
Oil Processing, Refining, Mfg.				SP-EX.
Open Hearths & Blast Furnaces				SP-EX.
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Biological, Medicine & Cosmetic Mfg.			X	X
Pipe Yards				X
Processing Forest Products -- Veneer Mills, Plating Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP-EX.
Radio, Facsimile, TV, and Microwave Towers				SP-EX. SF 1 SP-EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP-EX.
Reduction Plants				SP-EX.
Rock Crushing, Grinding or Milling				SP-EX. SF 1 SP-EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP-EX. SF 1 SP-EX.
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP-EX. SP-EX.- SF 1
Slaughtering & Allied Food Processing				SP-EX.
Stamping & Fabricating Metal Shops			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy Industrial	Open Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP EX. SF 1 SP EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP EX.
Thermal, Electric, Steam and Atomic Power Plants				SP EX. SF 1 SP EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilities			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Mult. Entries
Airports & Landing Fields					SP.EX. SF 1	
Amusement Parks		SP.EX.	SP.EX.	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
Ballrooms		X	X		SP.EX. SF 1	
Boarding & Lodging Houses	X	X				MF 1-2
Book Stores, Adult		SP.EX.				
Cemeteries	X	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
Christmas Tree Sales	X	X	X		SP.EX. ALL SF	SP.EX. ALL MF
Convents, Monasteries, Theological Schools, Reisteries, Parishes	SP.EX.	SP.EX.	SP.EX.		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
Fraternities, Lodges	X	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				MF 1-2
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
Heliports		X	X	X	SP.EX. SF 1	
Hospitals	X	X	X		SF 1	MF 1-2
Kennels - Including Outdoor Runs			SP.EX.	SP.EX.	SF 1 SP.EX.	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi- Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
Large Animal Hospital		SP.EX.	X		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
Mobile Home Parks	SP.EX.	SP.EX.	SP.EX.			SP.EX.
Multi-Family Housing		SP.EX.				
Nursing Homes	X	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
Private and Public Schools with Dorms	X	X			SP.EX. SF 1	SP.EX. MF 1-2
Private Clubs, Lodges	X	X	X		SP.EX. SF 1	
Public & Private Camps					SF 1	
Raising Small Animals for Biological Purposes		X	X		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
Riding Academies	X	X			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
Sanitariums	X	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	SP	Multi-Family
Utilities - Not Regulated by Indiana Utility Regulatory Commission -	SP EX - All Areas					
Wireless Communication Service Facilities		SP EX in GB-PD & GO-PD	X	X	SP EX	

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
Amphitheaters	X	X		
Antiques	X	X	XP	
Apartment-Hotels, Motels, Hotels		X	X	
Art School	X	X	XP	
Artisan School	X	X	XP	
Assembly Halls	X	X	X	
Auction Rooms		X	X	
Auditoriums	X	X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages		X	X	
Auto Rustproofing	SP EX	SP EX	X	X
Auto Storage		X	X	
Auto Sales, New or Used, Service and Repair	SP EX	X	X	
Bakeries	X	X	XP	
Banks and Savings & Loan Assn	X	X	XP	
Barber and Beauty Schools	X	X	XP	
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X	XP	
Billiard Parlor		X	X	
Blueprinting, Photocopying Job-Printing	X	X	X	
Boat and Trailer Sales & Service		X	X	
Book Stores	X	X	XP	
Bowling Alley		X	X	
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X	XP	
Car Wash (Indoor)		X	X	
Carry-Out Food and Beverages	SP EX	X	XP	
Caskets and Casket Supplies (Mortuary)	X	X	X	
Cemetery Monument Sales		X	X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
Charitable Donation Pick-Up Station	X	X	X	
Charitable Institutions		X	X	X
China and Glassware Shops	X	X	XP	
Churches	X	X		
Civic Centers	X	X		
Civic Clubs	X	X	XP	
Coal Yards		SP EX	SP EX	OI - X PD SP EX
Coin Shops	X	X	XP	
Commercial Parking Lots and Structures, Public	X	X	X	
Commissary, Food Catering Serv.		X	XP	X
Concrete Contractors - Heavy Commercial			SP EX	
Consumer Service Offices	X	X	XP	
Crating and Packaging Service			X	
Credit Union Offices	X	X	XP	
Custard Stands	SP EX	X	XP	
Dancing Schools	X	X	XP	
Delicatessen	X	X	XP	
Dentists	X	X	XP	
Department Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Over 10,000 Sq. Ft.		X	XP	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
Drive-In Food and Beverage	SP EX	X	XP	
Drug Stores	X	X	XP	
Dry Cleaning & Laundry Pickup	X	X	XP	
Dry Goods	X	X	XP	
Educational Institutions Public and Private	X	X	X	
Electrical Contractors, Heavy Commercial			SP EX	X

Type of Business	Local Business	General Business	Business Indication	Open Period
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Food Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
Frozen Food Stores & Lockers	X	X	X	
Fruit Stands, Permanent	X	X	X	
Fruit Stands, Temporary	SP, EX	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
Gasoline Service Station	SP, EX	SP, EX	X	
General Construction Company		SP, EX	SP, EX	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
Greenhouses, Retail	X	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP, EX	OI - X FD - SP, EX
Industrial Laundry and Dry Cleaning Plants		X	X	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Backlot Industrial	Office Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
Jewelry Stores	X	X	XP	
Language Schools	X	X	XP	
Laundromats and Self-Service Dry Cleaning	X	X	XP	
Lawyers	X	X	XP	
Libraries	X	X		
Liquor Stores	SP EX.	SP EX.	SP EX.	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
Luggage Stores	X	X	XP	
Lumber Yards - Including Millwork		SP EX.	SP EX.	X
Lunch Counters	X	X	XP	
Mail Order Store	X	X	XP	
Major Appliance Store	X	X	XP	
Millinery	X	X	XP	
Miniature Golf, Archery, Driving Range, Trampoline Centers		X	X	
Mobile Home Sales		SP EX.	X	
Model Display Homes & Garages		X	X	
Mortuaries	X	X	XP	
Motorcycle Sales, Service, Repair and Outdoor Display		X	X	
Museums	X	X		
Music Records, Instruments	X	X	XP	
Music Schools	X	X	XP	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales		SP EX.	SP EX.	
Nursery - Plants, Retail	X	X	XP	
Optometrists	X	X	XP	
Outdoor Food & Beverage Sales	SP EX.	X	XP	
Paint and Wallpaper Stores	X	X	XP	
Painting and Decorating Contractors - Heavy Commercial			SP EX.	X
Pet Grooming	X	X	XP	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
Pet Shops	X	X	XP	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
Photography Supplies	X	X	XP	
Physicians	X	X	XP	
Picture Framing		X	XP	
Plumbing Contractors - Heavy Commercial			SP EX	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
Printing and Photocopying	X	X	XP	
Professional & Technical Schools	X	X	X	
Radio and TV Service	X	X	XP	
Real Estate Offices	X	X	XP	
Recycling Collection Systems	SP EX	X	X	X
Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales - Excluding Drive-Ins	X	X	XP	
Restaurants With Live Entertainment		X	XP	
Roller & Ice Skating Rinks		X	X	
Roofing Contractors - Heavy Commercial			SP EX	X
Root Beer Stands	SP EX	X	XP	
Salt Storage - Outside		SP EX	SP EX	OI - X PD - SP EX
Scrap Metal, Junk or Salvage Storage, Auto Wrecking - Shredding				SP EX
Self-Service Car Wash		X	X	
Self-Service Food and Beverage Places	SP EX	X	XP	
Semi-Automatic Car Wash		X	X	
Septic System Contractors			SP EX	X
Sewing Machine Sales & Service	X	X	XP	
Sheet Metal Contractors - Heavy Commercial			SP EX	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Types of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Shoe Repair	X	X	XP	
Shoe Stores	X	X	XP	
Sporting Goods	X	X	XP	
Stationery Stores	X	X	XP	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
Taverns	SP EX	SP EX	SP EX	
Taxidermist		X	X	
Telegraph offices	X	X	XP	
Tennis Facilities	X	X	X	
Testing Laboratories		X	X	
Theaters - Indoor		X	X	
Tire and Auto Service Center		X	X	
Tire Recapping		X	X	
Tobacco Shops	X	X	XP	
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X	XP	
Trailer Rentals		X	X	
Travel Bureaus	X	X	XP	
Travel Trailer Sales & Rentals		X	X	
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	OL-X PD- SP EX
Typewriter Sales, Rental and Service	X	X	XP	
Upholsters	X	X	XP	
Variety Stores	X	X	XP	
Veterinarians - Small Animals	X	X		
Warehouses - Inside Storage		X	X	X
Wearing Apparel & Accessory Shops	X	X	XP	
Wholesalers - Inside Storage		X	X	X
YWCA and YMCA	X	X	X	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industries	Open Industrial
Abattoir				SP, EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Coke Manufacturing				SP, EX.
Concrete Mixing - Permanent				OI - X PD SP, EX.
Creosote Manufacturing and Treatment				SP, EX.
Data Processing		X	X	X
Electroplating			X	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP, EX.
Foundries				SP, EX.
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		SP, EX.	X	X
Leather Curing & Tanning				SP, EX.
Leather Products Manufacturing From Finished Leather				SP, EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP, EX.
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Discrete Industrial	Other Industrial
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement, Lino, Gypsum				SP EX
Mfg. of Chemicals and Gases				SP EX
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Colors, Dye, Paint			X	X
Mfg. of Detergents & Soaps				SP EX
Mfg. of Explosives, Matches, and Fireworks				SP EX
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Glue				SP EX
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Oleomargarine			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OF-X PD SP EX
Mfg. of Paper Boxes and Paper Products from Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				OF-X PD SP EX
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (WTRs)		SP EX	SP EX	SP EX
Mattress Mfg. & Upholstering			X	X

Type of Business	Special Business	General Business	Industrial	Open Industrial
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				OI-X PC-SP-EX
Oil Processing, Refining, Mfg.				SP-EX
Open Hearths & Blast Furnaces				SP-EX
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Biological, Medicine & Cosmetic Mfg.			X	X
Pipe Yards				X
Processing Forest Products - Veneer Mills, Planing Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP-EX
Radio, Facsimile, TV, and Microwave Towers				SP-EX SF I SP-EX
Railroad and Other Mass Transit Right-of-Way & Track				SP-EX
Reduction Plants				SP-EX
Rock Crushing, Grinding or Milling				SP-EX SF I SP-EX
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP-EX SF I SP-EX
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP-EX SP-EX- SF I
Slaughtering & Allied Food Processing				SP-EX
Stamping & Fabricating Metal Shops			X	X

Type of Business	Local Business	General Business	Professional and Service	Special and Other
Stockyards - Shipping, Holding & Sale of Animals				SP EX SF I SP EX
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP EX
Thermal, Electric, Steam and Atomic Power Plants				SP EX SF I SP EX
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilities			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP EX
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Industrial	Open Industrial	AG-SF	Multi-Family
Airports & Landing Fields					SP EX SF 1	
Amusement Parks		SP EX	SP EX	SP EX	SP EX SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP EX	SP EX SF 1	
Ballrooms		X	X		SP EX SEE	
Boarding & Lodging Houses	X	X				MF 1-2
Book Stores, Adult		SP EX				
Cemeteries	X	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP EX SF 1-2	
Christmas Tree Sales	X	X	X		SP EX ALL SF	SP EX ALL MF
Convents, Monasteries, Theological Schools, Rectories, Parishes	SP EX	SP EX	SP EX		SP EX SF 1	SP EX ALL MF
Correctional Insts.					SP EX SF 1	
Fraternities, Lodges	X	X			SP EX SF 1	
Feed Lots, Confined Commercial					SP EX SF 1	
Day Care Centers	X	X				MF 1-2
Garbage Feeding and Disposal					SP EX SF 1	
Golf Courses - Country Clubs					SP EX SF 1-2	
Heliports		X	X	X	SP EX SF 1	
Hospitals	X	X	X		SF 1	MF 1-2
Kennels, Including Outdoor Runs			SP EX	SP EX	SF 1 SP EX	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi- Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
Large Animal Hospital		SP.EX.	X		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
Mobile Home Parks	SP.EX.	SP.EX.	SP.EX.			SP.EX.
Multi-Family Housing		SP.EX.				
Nursing Homes	X	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
Private and Public Schools with Dorms	X	X			SP.EX. SF 1	SP.EX. MF 1-2
Private Clubs, Lodges	X	X	X		SP.EX. SF 1	
Public & Private Camps					SF 1	
Raising Small Animals for Biological Purposes		X	X		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
Riding Academies..	X	X			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
Sanitariums	X	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	Office Space	Multi- Family
Utilities - Not Regulated by Indiana Utility Regulatory Commission	SP EX - All Areas					
Wireless Communication Service Facilities		SP EX. in GB-PD & GO-PD	X	X	SP EX.	

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

EXHIBIT 12
Development Standards for Detached Single Family Residential

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Lot Width at Building Line at which the building is actually built	200' for all lots	150' for all lots	120' for all lots	100' for all lots	90' for all lots	85' for all lots	65' for all lots	60' for all lots
Minimum Lot Frontage on Street ¹	40'	40'	30'	30'	30'	25'	20'	20'
Minimum Lot Area	30,000 SF	20,000 SF	15,000 SF	12,500 SF	10,000 SF	10,000 SF	7,750 SF	7,500 SF
Minimum Front Yard Setback ²	30'	30'	25'	25'	25'	25'	20'	20'
Minimum Separation Between Buildings	30'	30'	20'	20'	20'	15'	10'	10'
Minimum Side Yard Setback ³	10'	10'	8'	8'	8'	7'	4'	4'
Minimum Rear Yard Setback ⁴	35'	35'	30'	30'	25'	25'	10'	10'

Maximum Building Height for Residences	50'	45'	45'	45'	40'	40'	35'	35'
	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Gross Floor Areas for Ground Levels:	1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1 st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1 st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1 st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF
Gross Area Size	40 Acres	15 Acres	15 Acres	___ Acres	25 Acres	30 Acres	___ Acres	___ Acres
Maximum Number of Units	15 Units	25 Units	25 Units	60 Units	55 Units	65 Units	240 Units	180 Units

"SF" = square feet

¹Except lots on cul-de-sacs or roundabouts, which may be less.

²The Front Yard Set Back shall be measured from the Front Lot Line, as the Front Lot Line is defined by the Zoning Ordinance.

³The Side Yard Set Back shall be measured from the Side Lot Line, as the Side Lot Line is defined by the Zoning Ordinance.

⁴The Rear Yard Set Back shall be measured from the Rear Lot Line, as the Rear Lot Line is defined by the Zoning Ordinance.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

Note: Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in this Exhibit 12 of this Restated Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

EXHIBIT 13

Street Scape Standards and Architectural Guidelines for Detached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Mailboxes. All mailboxes within any particular Parcel, shall be uniform in design, coloring, lettering, and numbering.
3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist. All street lights shall comply with WC 16.07 *et seq.*
4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

EXHIBIT 13 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar).
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Detached single-family dwellings shall have windows on at least three (3) sides; provided, however, that in the event a side of a detached single-family dwelling within Parcel G or Parcel H does not have a window, it shall have at least two (2) architectural breaks such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Garages in Parcel G3. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel G3 shall face or be parallel to the abutting Internal Street, and all such garage doors shall be recessed from the attached residence. At least seventy-five percent (75%) of the garages within Parcel G3 shall be side or rear-loaded.

EXHIBIT 14

Development Standards and Architectural Guidelines - Attached Single Family Residential (Not Applicable to Apartments)

	50 AC Parcel I	15 AC Parcel J	15 AC Parcel K
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	20'	20'	20'
Permitted density	6 units per acre	10 units per acre	12 units per acre
Parcel size range*	40-60 acres	10-20 acres	10-20 acres
Maximum dwelling units	360**	260**	330**

- Maximum building height:
 - Primary: fifty (50) feet
 - Accessory, including clubhouse: fifty-five (55) feet
- While multiple buildings containing two or more single-family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.
- Minimum set back from External Street: This provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10 of this Bridgewater PUD entitled "Landscaping".
- Dwelling units (i) in Parcel I shall be a minimum of 1,500 SF, (ii) in Parcel J shall be a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K and K shall be a minimum of one thousand two hundred (1,200) SF; provided, however, that at least fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of one thousand seven hundred (1,700) SF, (ii) in Parcel J shall be

a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K shall be a minimum of one thousand three hundred fifty (1,350) SF. Square footage shall be calculated excluding porches, terraces, carports, and garages.

- * Parcels I, J, and K may vary in size, as indicated.
- ** Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K1, combined, shall not exceed 630, less any Apartments, Bed and Breakfast rooms or suites, and rooms within inns located within Area Y or within what is identified on the Concept Plan as Parcel N.

EXHIBIT 15

Street Scape Standards and Architectural Guidelines - Attached Single Family Residential

I. Street Scape Standards

1. **Dusk to Dawn Lights.** The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. **Mailboxes.** All mailboxes within any particular Parcel shall be uniform in design, coloring, lettering, and numbering.
3. **Street Lights.** Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
4. **Street Number.** The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. **Street Signage.** In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. **Gas Lights.** Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar). Fifty percent (50%) cultured stone, brick, or stone for all buildings/structures in developments, excluding roofs and windows.
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum eight (8) inch overhang.
6. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or other corner break. Individual units within buildings shall have at least one (1) architectural break on each side of the unit having windows. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Detached Garages. Detached garage structures, not to exceed eight (8) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 15.
8. The following to Parcel K-3:
 - A. Town homes within Parcel K-3 shall not exceed two (2) stories in height;
 - B. Each town home in Parcel K-3 shall have an attached garage;
 - C. Vinyl fencing is prohibited in Parcel K-3;
 - D. The lighting on the exterior of all buildings in Parcel K-3 shall be dusk to dawn, and the lighting fixtures shall be of a residential style.
 - E. Town homes within Parcel K-3 shall contain a community pool.

EXHIBIT 16

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

1. Street Standards. Streets may be either private or public.
2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.
3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.
4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.
5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.
6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and two (2) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.
7. Faux Gates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and its successors or assigns.
8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.
9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and its successors or assigns.
10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:
- (a) Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
 - (b) The minimum width of a Lane shall be 24 feet;
 - (c) The minimum set back of garages on Lanes shall be 20 feet;
 - (d) No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
 - (e) Curbing is not required; and
 - (f) Water and sewer utilities shall not be located in Lanes.
12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the east side of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.
13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.
14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.
15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as determined by the Developer in the Developer's discretion.
16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT 17

GENERAL ARCHITECTURAL STANDARDS - AREA Y

Village Marketplace General Architectural Guideline (The "Guideline")

Purpose-

The intent of the Village Marketplace at the Bridgewater Club is to create a traditionally styled neighborhood convenience center for residents of the Bridgewater Club and surrounding communities. The purpose of the Guideline is to promote a cohesive architectural appearance to the buildings.

Architectural Style-

To truly create a village atmosphere for the Village Marketplace, traditional architectural styles found in Indiana have been chosen for the Guideline. More specifically, those styles of architecture prevalent in central Indiana around the turn of the century have been selected to form the basis for architectural control.

Neo-traditional architectural styles were most commonly found throughout Indiana in the period following the Victorian era. Many, if not most, of the small town villages around central Indiana blossomed during this time and identified themselves with a mixture of these period styles. Storefronts around town squares today still reflect the charming character evident in the eclectic movement.

These neo-traditional styles include Colonial Revival (including Georgian and Federal), Neoclassical, Tudor, Beaux Arts, and French Eclectic. Whereas a corner bank may have aspired towards a Beaux Arts character, the adjoining offices and shops would likely been more Neoclassical or Colonial Revival in their style.

Application-

Without trying to predict the specific theme of the Village Marketplace, this neo-traditional envelope will control the architectural style of all its buildings. Indeed, the requirements set forth for building construction in the Bridgewater PUD lend themselves to these neo-traditional architectural styles. Once an appropriate theme for the Village Marketplace has been established by the Developer, the buildings will follow one or more of the prescribed architectural styles. The mixing of neo-traditional American based styles with neo-traditional European based styles will not be allowed.

Building Facades-

Each building along an External Street will have at least two (2) front facades, one (1) of which will be a faux front. Access to each building will be provided along the internal parking areas. The elevation of the building facing the External Street will therefore be designed as a faux front facade, with external architectural treatments similar to those found on the access side of the building. Examples of architectural treatments anticipated for the External Street side of each building include windows, doors, pilasters, pediments, rails, balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentils. For all buildings in Area Y, design elements and detailing shall be contained completely around the structure.

Open Space-

A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

Pedestrian Circulation-

The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

Parcel M4 -

The following applies to all buildings having rear elevations which are parallel and adjacent to the eastern boundary of Parcel M4:

- A. The maximum building height of such building shall be one (1) story;
- B. The maximum vertical distance from grade to the eave of the rear elevation of such building shall not exceed 25 feet;
- C. All roof-mounted HVAC equipment must be screened from view;
- D. Drive-throughs and parking within the rear yard of such buildings shall be prohibited; and
- E. All trash dumpsters shall have a brick exterior and a roof, and shall be either connected to the primary building or located between buildings.

LANDSCAPING STANDARDS

Chapter 6. Landscaping Standards

WC 16.06.010 - General Landscaping Provisions

- A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
 - f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
 - 1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
 - 2. The condition of vegetation with respect to continued vitality;
 - 3. The possibility of preserving vegetation through pruning rather than removal.
 - 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
 - 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
 - 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees - Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions -- If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - General Landscape Design Standards

- A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).
- F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.
- H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

- 1. Yards, setback areas, and green space areas within development shall be landscaped with live vegetation.
- 2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

Land Use	Plant Materials		
	Shade Trees	Evergreen or Ornamental Trees	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - o Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - o Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within residential land use must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses	Adjoining									
	AG	SF AG-SF1 AG-SF1-I	SF SF2	SF SF3	SF SF4 SF5	MF	Institutional Churches Schools Gov't Offices	Commercial	Industrial EI	Industrial OI
Proposed	AG	-	40	40	40	40	15	15	15	15
	SF AG-SF1 AG-SF1-I	40	-	20	20	20	40	40	40	40
	SF SF2	40	20	-	20	20	40	40	40	40
	SF SF3	40	20	20	-	20	40	40	40	40
	SF SF4 SF5	40	20	20	20	-	40	40	40	40
	MF	40	20	20	20	-	40	40	40	40
	Institutional Churches Schools Gov't Offices	15	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	15	-	15	15
	Industrial EI	15	40	40	40	40	40	15	-	15
	Industrial OI	15	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.

No drives or parking areas shall be permitted in the reduced buffer yard area.

- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

- 1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

- a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

- a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - 1.) the parking lot is located within a required yard; or
 - 2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- 2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
 - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each species of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

EXHIBIT 19

Development Phasing The Bridgewater Club

First: Golf Course construction will begin 2002, before development plans are submitted for residential and non-residential parcels.

Second:	<u>Interval during which Development Plan may be submitted*</u>	<u>Parcel for which Development Plan may be submitted</u>
	During the calendar year 2002-2009	A, B, C, D, E, G, I, L, N** A and E will be in the first submittal along with none or any one or more of the remaining parcels listed above.
	During the calendar years 2003-2010	F, J, K Any one or more of these may be submitted only after A and E and any two (2) of the group B, C, D, G
	During the calendar years 2004-2011	H and M H and M may be submitted after A, E and any 4 of B, C, D, F, G, I, J, K

* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

** The Development Plan for the fitness center, pool and tennis courts will be submitted upon the occupancy by residents of 325 residential units. The Development Plan for the clubhouse expansion or addition will be submitted upon the occupancy by residents of 650 residential units.

NOTE 1: All references to "Parcels" are to the Parcels identified on the Concept Plan.

NOTE 2: Notwithstanding anything set forth above, the development of Parcel J and/or Parcel K shall not commence prior to the completion of the seeding of the entire Golf Course.

NOTE 3: No residence will be sold to and occupied by a permanent occupant until completion of that portion of the Greenway Trail by which such occupant can access Parcel N.

2011004210 ORDINANCE \$35.00
01/13/2011 08:53:56A 13 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 11-01

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO
TEXT OF PLANNED UNIT DEVELOPMENT, BRIDGEWATER CLUB BEING THAT
OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01,
ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19 AND TITLE 16 – LAND
USE CONTROLS**

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1007-PUD-09), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008; (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; and (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010;

WHEREAS, on December 20, 2010, the Commission took action to forward Docket 1007-PUD-09 to the Westfield City Council with a unanimous favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on December 21, the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL
THAT ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01,
ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19 AND TITLE 16 OF
THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

SECTION 1. The document as referenced by Ordinance 06-49 described as “The Bridgewater Club Restated and Consolidated Planned Unit Development District”, as amended by Ordinance 08-05, Ordinance 09-17, Ordinance 10-01, Ordinance 10-05,

Ordinance 10-08 and Ordinance 10-19 (collectively, the "Bridgewater PUD Ordinance") is hereby amended as follows:

- (i) The uses and standards established in what is attached hereto and incorporated herein by reference as Exhibit "A" are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "B".
- (ii) The amendment to allow six (6) road cuts on Carey Road, as established by what is attached hereto and incorporated herein by reference as Exhibit "C", applies to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "D".

In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

SECTION 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this ordinance shall prevail.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 10 DAY OF Jan, 2011.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

John Dippel
John Dippel

Steven Hoover
Steven Hoover

Robert L. Horkay
Robert L. Horkay

Kenneth Kingshill
Kenneth Kingshill

Robert J. Smith
Robert J. Smith

Thomas Smith
Thomas Smith

Robert W. Stokes
Robert W. Stokes

Voting Against

John Dippel
John Dippel

Steven Hoover
Steven Hoover

Robert L. Horkay
Robert L. Horkay

Kenneth Kingshill
Kenneth Kingshill

Robert J. Smith
Robert J. Smith

Thomas Smith
Thomas Smith

Robert W. Stokes
Robert W. Stokes

Abstain

John Dippel
John Dippel

Steven Hoover
Steven Hoover

Robert L. Horkay
Robert L. Horkay

Kenneth Kingshill
Kenneth Kingshill

Robert J. Smith
Robert J. Smith

Thomas Smith
Thomas Smith

Robert W. Stokes
Robert W. Stokes

ATTEST:

Cindy J. Gossard
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: Kevin M. Todd

Prepared by: Kevin M. Todd, AICP, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170.

"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"

C. Gossard
Signed

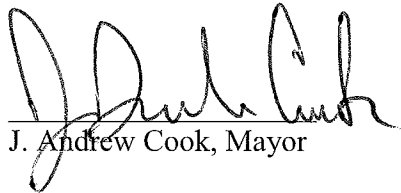
I hereby certify ORDINANCE 11-01 was delivered to the Mayor of Westfield on the

11 day of Jan, 2011, at 9:00 m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-01

this 11th day of Jan., 2011.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-01

this _____ day of _____, 2011.

J. Andrew Cook, Mayor

EXHIBIT A

Section 1. **Description of Real Estate:** See Exhibit “B” of Ordinance 11-01

Section 2. **Office /Flex Area – Area Z:**

The Real Estate shall be classified as Area Z as defined in Section 7 of The Bridgewater Club Restated and Consolidated Planned Unit Development District, as amended (the “Bridgewater PUD”).

The Real Estate shall be known as Parcel L2, as identified on the revised Concept Plan, attached hereto and incorporated herein as Exhibit “1”.

The original Area Z, Parcel L shall be known as Parcel L1, as identified on the revised Concept Plan.

Section 3. **Permitted Uses:**

The following uses shall be permitted on Parcel L2:

1. Assisted Living Facilities
2. Independent Living Facilities
3. Medical Offices
4. Office Buildings – General Purpose
5. Limited Retail Uses, ancillary to Medical Offices or Office Buildings – General Purpose

All other uses permitted in Area Z are prohibited on Parcel L2.

Section 4. **Definitions:**

Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living.

Section 5. **Development Standards:**

1. All development standards in the Bridgewater PUD which apply to Area Z (Section 10) shall apply to Parcel L2, unless otherwise stated herein.
2. The maximum building height shall not exceed two-stories.
3. The maximum square footage for an Assisted Living Facility, an Independent Living Facility, or combination thereof shall not exceed 95,000 square feet.

4. The maximum first floor square footage for a Medical Office building or Office Buildings – General Purpose shall not exceed 20,000 square feet per building.
5. The total aggregate square footage of all buildings for Medical Office and Office Building – General Purpose shall not exceed 150,000 square feet.

Section 6. **Parking Standards:**

All parking standards in the Bridgewater PUD which apply to Area Y (Section 10, G8) shall apply to Parcel L2.

Section 7. **Architectural Standards:**

1. All architectural standards in the Bridgewater PUD which apply to Area Z shall apply to Parcel L2, unless otherwise stated herein.
2. All buildings shall have masonry on at least fifty (50) percent of the exterior, excluding doors, windows and other openings.
3. The use of vinyl shall be prohibited, excluding trim, soffits, windows and other architectural ornamentation.
4. The use of sheet metal shall be prohibited, excluding trim, soffits, windows, other architectural ornamentation and roofs.

Section 8. **Landscaping Standards:**

1. All Perimeter Yard landscaping requirements in the Bridgewater PUD which apply to Area Y (Section 11, C2) shall apply to Parcel L2.
2. All Perimeter Yard landscaping requirements in the Bridgewater PUD which apply to Area Z (Section 11, C3) shall not apply to Parcel L2.
3. All Buffer Yard landscaping requirements in the Bridgewater PUD which apply to Area Z (Section 11, F) shall only apply to eastern perimeter of Parcel L2.
4. All other landscaping requirements in the Bridgewater PUD (Exhibit 18) which apply to Area Z shall apply to Parcel L2.

Section 9. **Sign Standards:**

All sign standards in the Bridgewater PUD which apply to Area Z shall apply to Parcel L2.

Exhibit 1
Concept Plan

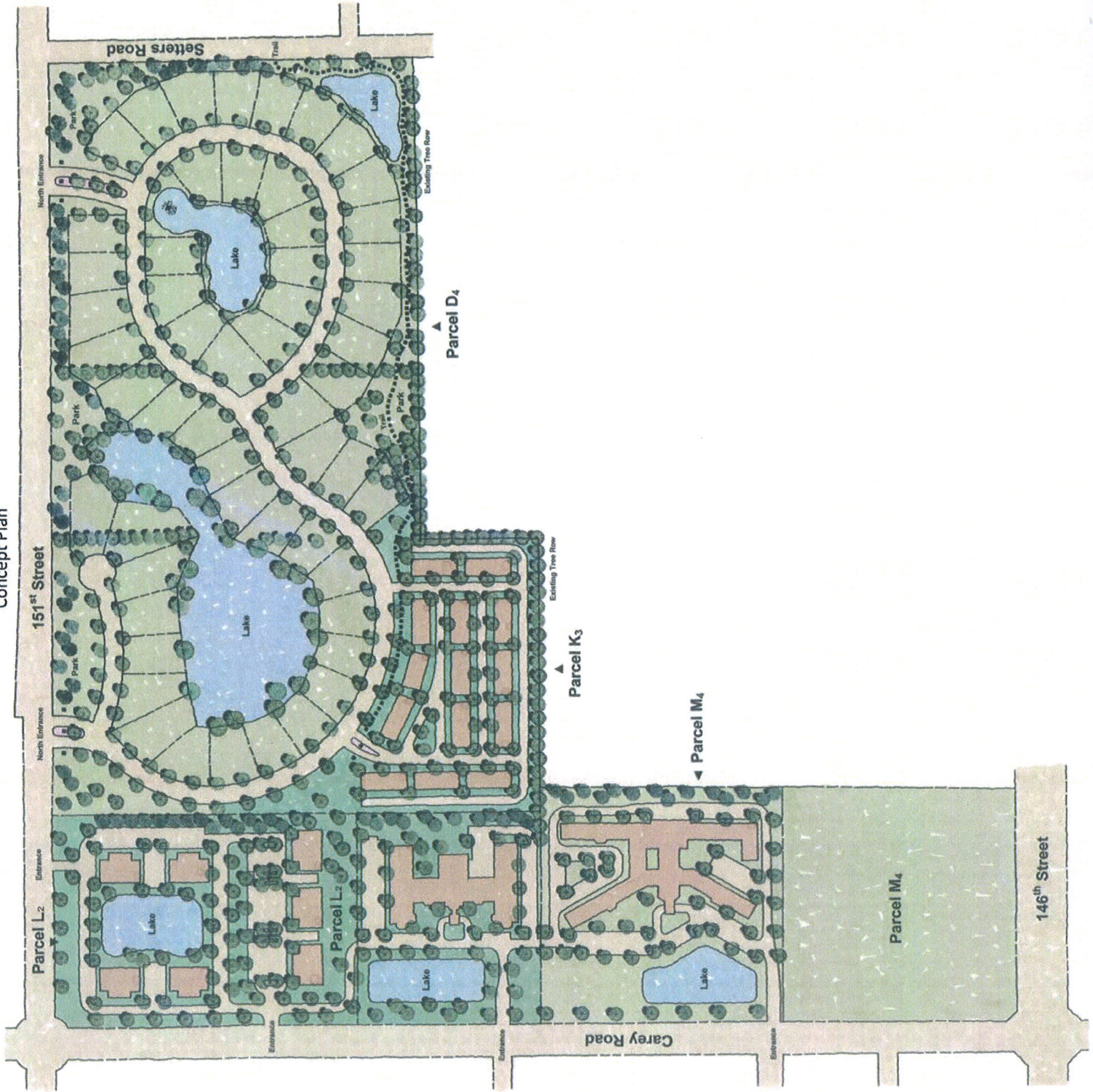


EXHIBIT B
Legal Description

Part of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Commencing at the Southwest Corner of said Quarter Quarter; thence along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 486.69 feet to the point of beginning; thence continue along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 841.68 feet to the Northwest Corner of the Southwest Quarter of said Section; thence along the north line of said Quarter Section, North 89 degrees 46 minutes 22 seconds East 602.30 feet; thence South 00 degrees 39 minutes 48 seconds East 837.09 feet; thence South 89 degrees 20 minutes 12 seconds West 598.63 feet to the point of beginning and containing a gross area of 11.570 acres.

Subject to all easements, rights-of-ways, restrictions and covenants of record.

AND

Part of the Northwest Quarter of the Southwest Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Four (4) East in Hamilton County, Indiana and being more particularly described as follows:

Beginning at the Southwest Corner of said Quarter Quarter; thence along the West line of said Quarter Quarter Section, North 00 degrees 54 minutes 43 seconds West 486.69 feet; thence North 89 degrees 20 minutes 12 seconds East 598.63 feet; thence South 00 degrees 39 minutes 48 seconds East 490.83 feet to a point on the south line of said Quarter Quarter Section; thence along the south line of said Quarter Quarter Section, South 89 degrees 44 minutes 05 seconds West 596.53 feet to the point of beginning and containing a gross area of 6.705 acres.

Subject to all easements, rights-of-ways, restrictions and covenants of record.

EXHIBIT 16**DEVELOPMENT STANDARDS
PERTAINING TO SHARED DRIVES, PRIVATE
STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES**

1. Street Standards. Streets may be either private or public.
2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.
3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.
4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.
5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.
6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and six (6) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.
7. FauxGates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and its successors or assigns.
8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.
9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and its successors or assigns.
10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:
 - a. Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
 - b. The minimum width of a Lane shall be 24 feet;
 - c. The minimum setback of garages on Lanes shall be 20 feet;
 - d. No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
 - e. Curbing is not required; and
 - f. Water and sewer utilities shall not be located in Lanes.
12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the eastside of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.
13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.
14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.
15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as delivered by the Developer in the Developer's discretion.
16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT D
LEGAL DESCRIPTION

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land);

1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of

the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

ORDINANCE 15-35

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44, ORDINANCE 15-29, ORDINANCE 15-34 AND TITLE 16 - LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1511-PUD-21**), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014; (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014; (xv) Ordinance 15-29, enacted by the City Council on October 12, 2015; and (xvi) Ordinance 15-34, enacted by the City Council on _____, 2015 (collectively, the "Bridgewater PUD Ordinance");

WHEREAS, the Commission forwarded **Petition No. 1511-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a favorable recommendation (5-0) in accordance with Ind. Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505, on November 16, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on November 17, 2015; and,

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

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Bridgewater PUD Ordinance is hereby amended so that the standards set forth below are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A" (the "Real Estate"). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

- A. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Bridgewater PUD Ordinance.
- B. The Real Estate shall be classified as Area X.
- C. The Real Estate shall be known as Parcel L3 as identified on the revised Concept Plan attached hereto and incorporated herein by reference as Exhibit "B" (the "Revised Concept Plan"). Exhibit "B" Page 2 of 2 illustrates a more detailed Revised Concept Plan for the Real Estate.
- D. Development standards applicable to detached single family residences in Parcel L3 shall be the development standards corresponding to Parcel H in Exhibit 12 of the Bridgewater PUD Ordinance, as amended.
- E. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed on the Real Estate. Although the images do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed on the Real Estate. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage diversity in the architecture of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

SECTION 2. Upon motion duly made and seconded, this Ordinance 15-35 was fully passed by members of the Council. Further, this Ordinance 15-35 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 15-35 are hereby amended. To the extent that this Ordinance 15-35 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-35 shall prevail.

[Remainder of page intentionally left blank, signature page follows.]

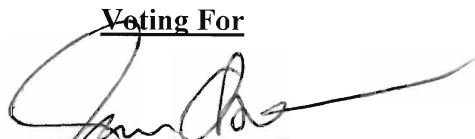
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 24 DAY OF Nov, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

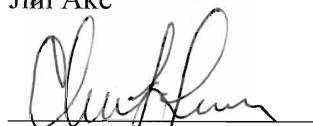
Abstain



Jim Ake

Jim Ake

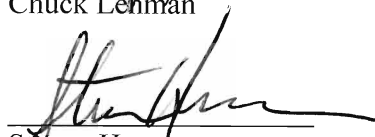
Jim Ake



Chuck Lehman

Chuck Lehman

Chuck Lehman



Steven Hoover

Steven Hoover

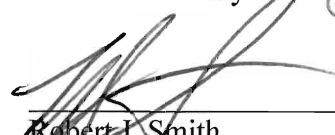
Steven Hoover



Robert L. Horkay

Robert L. Horkay

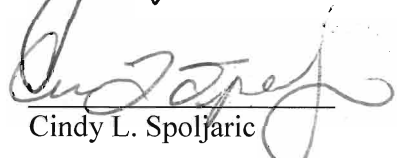
Robert L. Horkay



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



I hereby certify that ORDINANCE No. 15-35 was delivered to the Mayor of Westfield

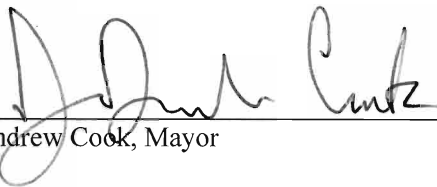
on the 24 day of Nov, 2015, at 9:00 A m.



Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-35

This 25 day of November, 2015.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-35

this ____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:



Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46280, (317) 844-0106

EXHIBIT "A"

Page 1 of 2

(Legal Description)

A part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 54 minutes 56 seconds East along the West line of said Quarter Section 385.00 feet to a point on the Right-of-Way Dedication to City of Westfield, recorded as Instrument Number 2008046007 in the Office of the Recorder of Hamilton County, Indiana, said point also being the POINT OF BEGINNING of this description; the following five (5) courses are along the Southern boundary of said Right-of-Way; (1) North 89 degrees 05 minutes 04 seconds East 15.00 feet; (2) North 04 degrees 40 minutes 08 seconds East 226.07 feet; (3) North 06 degrees 40 minutes 45 seconds East 60.51 feet; (4) North 53 degrees 34 minutes 17 seconds East 53.29 feet; (5) North 85 degrees 09 minutes 36 seconds East 308.10 feet to a point on the West boundary of Waterford at the Bridgewater Club, recorded as Instrument Number 2013066637, Plat Cabinet #5, Slide #150 in the Office of the Recorder of Hamilton County, Indiana; the following three (3) courses are along said West boundary; (1) continuing North 85 degrees 09 minutes 36 seconds East 40.04 feet; (2) North 89 degrees 46 minutes 23 seconds East 157.81 feet; (3) South 00 degrees 15 minutes 54 seconds East 786.20 feet; thence South 89 degrees 44 minutes 06 seconds West 584.60 feet to a point the aforesaid West line; thence North 00 degrees 54 minutes 56 seconds West 441.65 feet along said West line to the place of beginning, containing 10.227 acres, more or less.

EXHIBIT "A"

Page 2 of 2

(Legal Description)



EXHIBIT "B"
Page 1 of 2

(Revised Concept Plan)

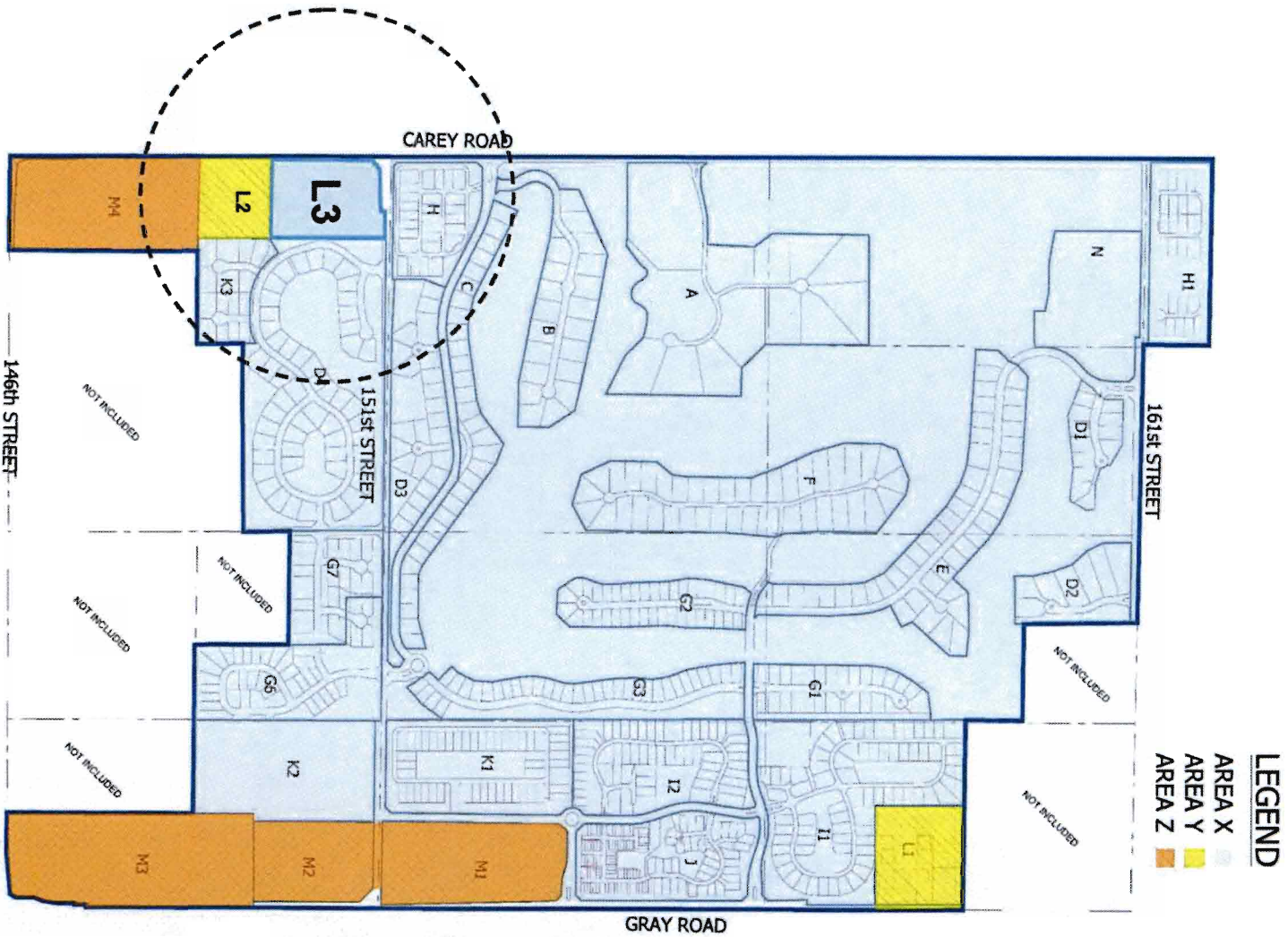


EXHIBIT "B"

Page 1 of 2

(Revised Concept Plan)



The
Bridgewater
C L U B

Parcel L-2
Sketch Plan E

Scale in Feet:



October 26, 2015
October 22, 2015
August 10, 2015



EXHIBIT "C"

Page 1 of 2

(Character Exhibit)



EXHIBIT "C"

Page 2 of 2

(Character Exhibit)





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2016
1602-ODP-04 & 1602-SPP-04

Petition Number: 1602-ODP-04 & 1602-SPP-04

Subject Site Address: Northeast corner of 156th Street and Ditch Road

Petitioner: Beazer Homes of Indiana, LLP by Nelson & Frankenberger, P.C.
(the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 183 single-family lots on approximately 108.2 acres +/- located in the West Rail PUD District.

Current Zoning: West Rail PUD District

Current Land Use: Agricultural/Single-family

Approximate Acreage: 108.2 acres +/-

Property History: 1511-PUD-22 PUD District (Ordinance 15-37)

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan
4. Landscape Plan
5. Primary Plat
6. PUD Ordinance

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The applicable zoning district is the West Rail PUD District, pursuant to Ordinance 15-37 adopted by the Council on December 14, 2015 (recorded as Instrument No. 2016000822, in the Hamilton County Recorder's Office on January 8, 2016). The PUD ordinance establishes the SF4 for Area A and SF3 for Area B as the underlying zoning district.



The 108.2 acre +/- site is generally located just north of 156th Street and east of Ditch Road. The request is for Overall Development Plan and Primary Plat approval for 183 single-family lots located in the West Rail PUD District.

The petition was reviewed by the Technical Advisory Committee at its January 19, 2016, meeting. The public hearing for this petition was held at the Advisory Plan Commission's February 1, 2016, meeting.

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

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

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



- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) 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.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) 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 (Article 10.7(E) of the UDO)

The plans comply.

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 44) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: Petition is coordinating with the Public Works Department.



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

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

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) (Area A), Article 4.6 (SF3 District) (Area B) and the West Rail PUD Ordinance No.15-37.

46) General Regulations (Section 6)

<u>Standard</u>	<u>Area A</u>	<u>Area B</u>
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard	6'	7'
Rear Yard	20'	20'
Minimum Lot Width	65'	75'

47) Open Space and Amenity Standards (Section 9.1)

- A. Minimum Open Space: Shall be enhanced to require a minimum a thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.
- B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- C. Amenities: The following amenities shall be provided:
 - i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separations of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.
 - ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a



- pool, bath house, playground, court games, and an open play field. These amenities are generally illustrated on the Amenity Center Concept Plan.
- iii. Trails: Trails, including an eight-foot (8') wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineer. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

48) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements

Comment: Lot landscaping standards for individual lots will be further reviewed at the time of the building permit.

- c) External Street Frontage Landscaping
- d) Buffer Yard Requirements

49) Lot Standards (Article 6.10)

50) Setback Standards (Article 6.16)

51) Vision Clearance Standards (Article 6.19)

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

53) Block Standards (Article 8.1)

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6, as modified by Ord. 15-37)



57) Pedestrian Network Standards (Article 8.7, as modified by Ord. 15-37)

- a) Internal Pedestrian Network Standards
- b) Perimeter/External Pedestrian Network Standards

58) Storm Water Standards (Article 8.8)

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

60) Street Light Standards (Article 8.10)

61) Street Sign Standards (Article 8.11)

62) Surety Standards (Article 8.12)

63) Utility Standards (Article 8.13)

STAFF COMMENTS

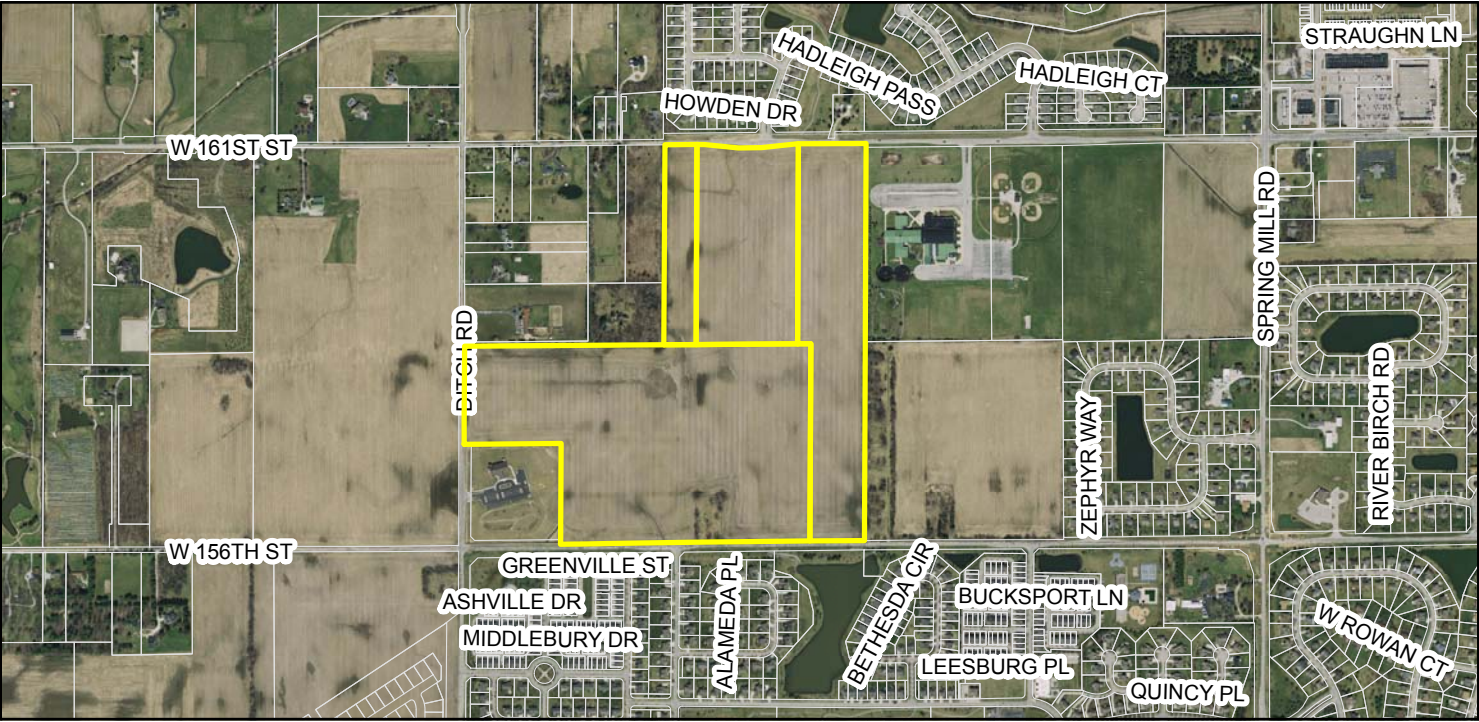
1. The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition with the following conditions:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
 - b. **The final approval of the landscape plan be delegated to the Department**
3. If any APC member has questions prior to the meeting, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432.6663.



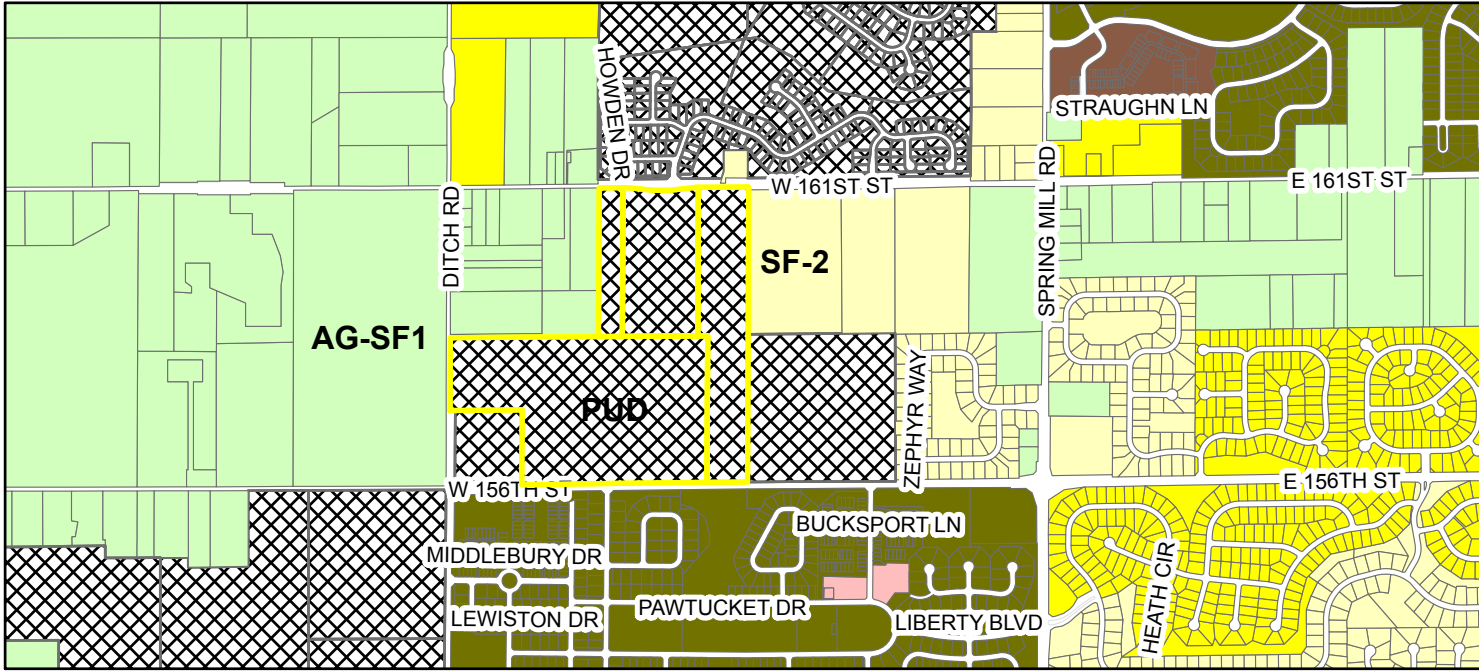
Property Location Map
1602-ODP-04 & 1602-SPP-04
West Rail
Overall Development Plan & Primary Plat



Aerial Location Map



Zoning Map



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

ORDINANCE NUMBER 15-37

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance (to be known as the "WEST RAIL PUD DISTRICT") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, on December 12, 2011, the Common Council of the City of Westfield, Hamilton County, Indiana, adopted Ordinance 11-33 (the "Amended Centennial North PUD District Ordinance"), recorded as Instrument No. 2011065112 in the Office of the Recorder of Hamilton County, Indiana, to repeal Ordinance No. 05-10, as amended under Ordinance 06-09 and Ordinance 09-03.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1511-PUD-22), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. 1511-PUD-22 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (5-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on November 17, 2015;

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

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

COPY

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**West Rail PUD District**" (the "District").
- 1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 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.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Area: A discrete geographic area within the District. The District contains two (2) Areas, "Area A" and "Area B", which are conceptually represented on the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding,

vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.6 Gas Line Easements: The easements recorded as (i) Instrument No. 7056 in Deed Record 175, page 311 and (ii) Instrument No. 7058, in Deed Record 175, page 315 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.
- 2.7 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.8 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, English Revival, Farmhouse, Four Square, French Country, Shingle Style, Traditional and Victorian.
- 2.9 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be as set forth below.

- 4.1 Area A: SF4: Single Family High Density District.
- 4.2 Area B: SF3: Single Family Medium Density District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred and eighty-three (183) Single-family Dwellings; however, a maximum of one hundred and nine (109) Lots may be developed pursuant to the standards applicable to Area A.

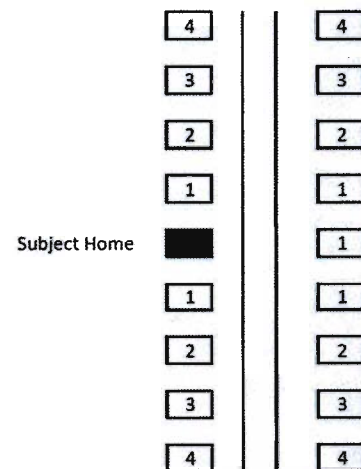
Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance and subject to Section 5.2 of this Ordinance.

Standard	Area A	Area B
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard	6'	7'
Rear Yard	20'	20'
Minimum Lot Width	65'	75'
Maximum Building Height	2 ½ stories	
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF	2,000 SF
Two Story Dwellings	2,000 SF	2,200 SF

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 **Article 6.3 Architectural Standards:** Shall apply, except as modified below:

A. **Streetscape Diversity:** Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed in the District. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage a diversity in architectural styles of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

B. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:
 - a) Side load or angled garage.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches.
 - d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
 - f) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
 - h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Façade, exclusive of windows and doors.
 - i) Separate overhead garage door per garage bay.

- j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
 - l) Bay window (a minimum of six (6) feet wide).
 - m) Transom or palladium window.
 - n) Garage doors containing decorative windows.
 - o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
 - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - g) Bay window (a minimum of six (6) feet wide).
 - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

- i. Lots in Area A shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
- ii. Lots in Area B shall be subject to the Single-family Residential (per Lot over 8,000 sq. ft.) Plant Materials provisions.
- iii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. Gas Line Easements: Landscaping within the Gas Line Easements is restricted by the Grantee of the Gas Line Easements. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Gas Line Easement within the Gas Line Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

7.3 Article 6.17 Sign Standards: Shall apply; however, the words "at the Station" may be substituted for the words "of Westfield" following the subdivision name, as otherwise required by Article 6.17(F)(7).

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.

B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.

C. Amenities: The following amenities shall be provided:

i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separation of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.

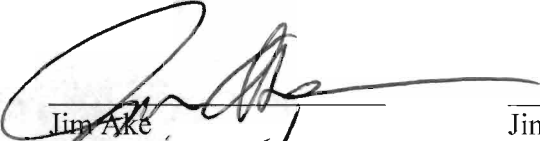
ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool; bath house; playground; court games; and an open play field. These amenities are generally illustrated on the Amenity Area Concept Plan, attached hereto as **Exhibit E**.

iii. Trails: Trails, including an eight-foot (8') wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 14 DAY OF Dec, 2015.

WESTFIELD CITY COUNCIL

Voting ForVoting AgainstAbstain
Jim Ake

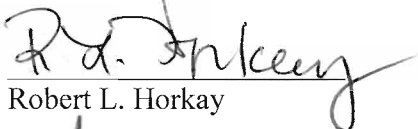
Jim Ake

Jim Ake


Steven Hoover

Steven Hoover

Steven Hoover


Robert L. Horkay

Robert L. Horkay

Robert L. Horkay


Charles Lehman

Charles Lehman

Charles Lehman


Robert J. Smith

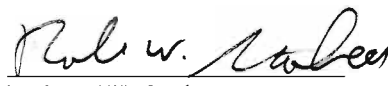
Robert J. Smith

Robert J. Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

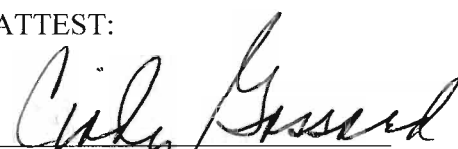
Cindy L. Spoljaric


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

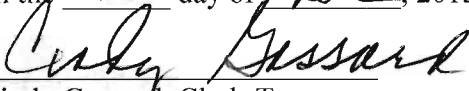
ATTEST:


Cindy Gossard, Clerk Treasurer

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

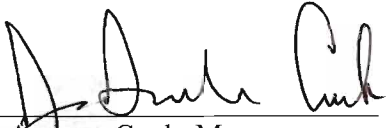
I hereby certify that **ORDINANCE 15-37** was delivered to the Mayor of Westfield

on the 15 day of Dec, 2015, at 9:30A m.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-37**

this 16 day of December, 2015.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-37**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

West Rail - PUD District Ordinance 7 111615

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Amenity Area Concept Plan

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the west line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section, thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet to the south line of said Southwest Quarter; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.

EXHIBIT B CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1511-PUD-22.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 16)

ARTS AND CRAFTS (AC)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 16)

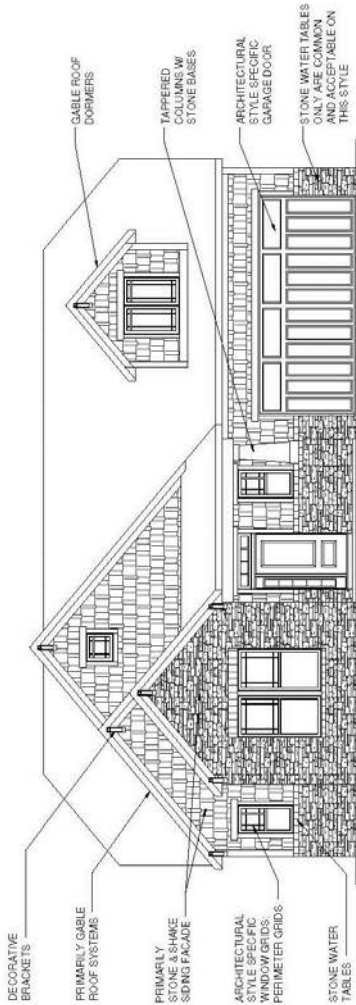
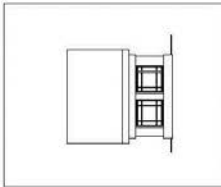
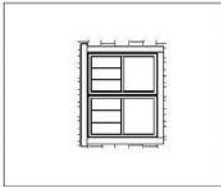
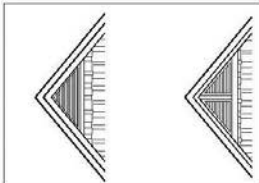
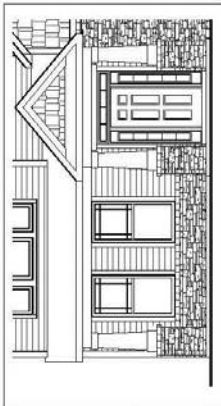
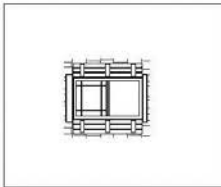
 Labels in drawing: - DECORATIVE BRACKETS - PRIMARILY GABLE ROOF SYSTEMS - PRIMARILY STONE & SHAKE SIDING FACADE - ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS - PERIMETER GRIDS - STONE WATER TABLES - GABLE ROOF DORMERS - TAPERED COLUMNS W/ STONE BASES - ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR - STONE WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE		ADDITIONAL STYLE ELEMENTS  SHED DORMERS  3 OVER 1 GRIDS	
STYLE ELEMENTS  GABLE ELEMENTS  FRONT ENTRY  TRIANGLE OR SPLIT TRIANGLE VENTS	WIDE COVERED PORCHES OFTEN INCLUDE MULTIPLE COLUMNS  WINDOW TREATMENT TYPICAL WINDOW STYLE WITH BOARD & BATTEN SHUTTERS	This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.	
ARTS & CRAFTS STYLE			

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 16)

ENGLISH REVIVAL (ER)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 16)

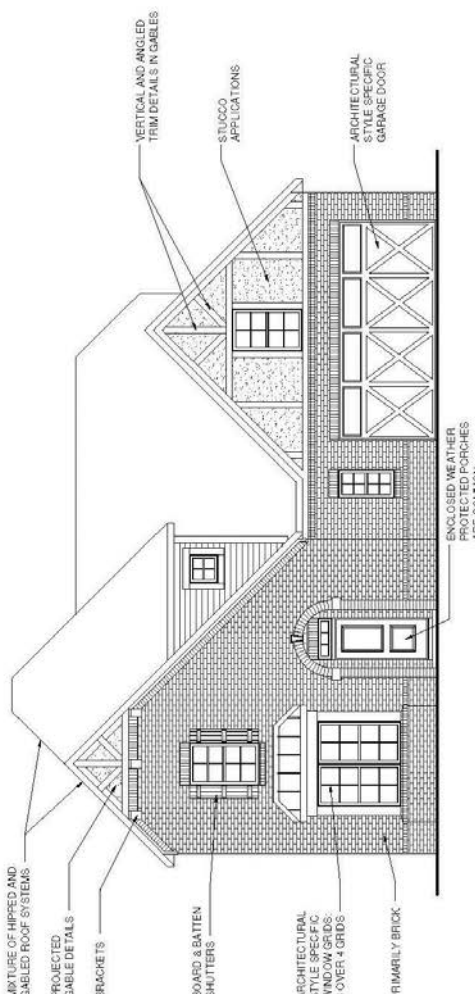
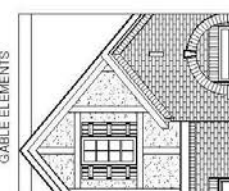
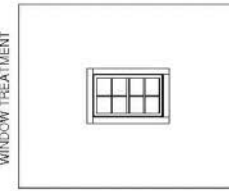
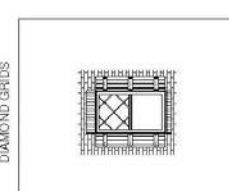
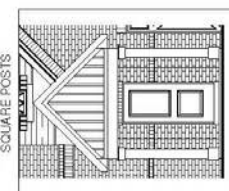
 MIXTURE OF UPSED AND GABLED ROOF SYSTEMS PROJECTED GABLE DETAILS BRACKETS BOARD & BATTEN SHUTTERS ARCHITECTURAL STUCCO APPLICATIONS WINDOW GRIDS 4 OVER 4 GRIDS VERTICAL AND ANGLED TRIM DETAILS IN GABLES STUCCO APPLICATIONS ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR ENCLOSED WEATHER PROTECTED PORCHES ARE COMMON PRIMARILY BRICK	STYLE ELEMENTS  GABLE ELEMENTS STUCCO WITH TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON  WINDOW TREATMENT SIMPLE TRIM DETAILS AROUND WINDOWS AND VENTS IS TYPICAL	ADDITIONAL STYLE ELEMENTS  DIAMOND GRIDS  COVERED PORCH W/ SQUARE POSTS	ENGLISH REVIVAL STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.
---	---	--	---

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 16)

FARMHOUSE (FH)



EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 16)

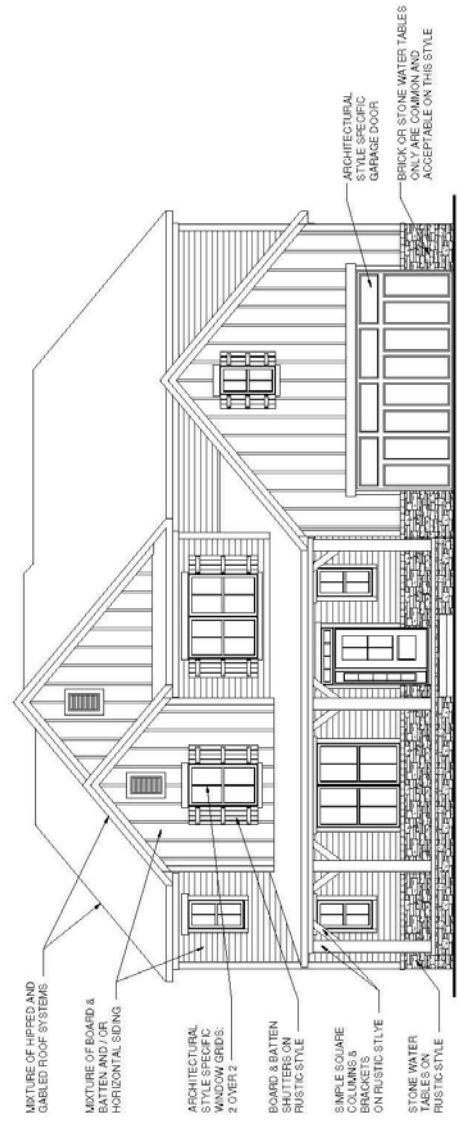
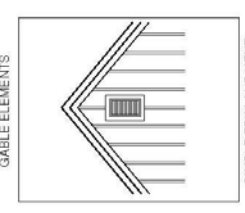
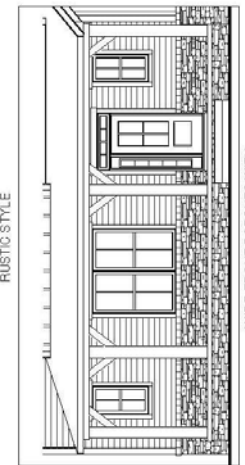
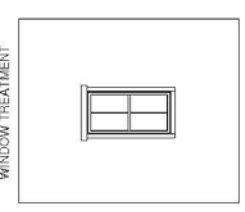
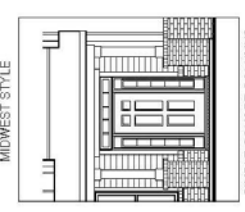
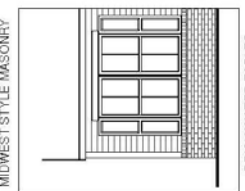
 MIXTURE OF HIPED AND GABLED ROOF SYSTEMS MIXTURE OF BOARD & BATTEN AND/OR HORIZONTAL SIDING ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS, 2 OVER 2 BOARD & BATTEN SHUTTERS ON RUSTIC STYLE SIMPLE SQUARE COLUMNS & BRACKETS ON RUSTIC STYLE STONE WATER TABLES ON RUSTIC STYLE ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR BRICK OR STONE WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE	
STYLE ELEMENTS	ADDITIONAL STYLE ELEMENTS
GABLE ELEMENTS  SIMPLE TRIM AND VENT DETAILS ARE TYPICAL	FRONT ENTRY RUSTIC STYLE  WIDE FRONT PORCHES WITH MULTIPLE SIMPLE POSTS. PORCHES CAN WRAP AROUND CORNERS WHEN SPACE ALLOWS.
WINDOW TREATMENT 	FRONT ENTRY MIDWEST STYLE  SIMPLE SQUARE COLUMNS OVER BRICK BASES MIDWEST STYLE MASONRY  BRICK WATER TABLES REPLACE STONE ON THE MIDWEST STYLE
RUSTIC / MIDWEST FARM HOUSE STYLE	
This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.	

EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 16)

FOUR SQUARE (FS)



EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 16)

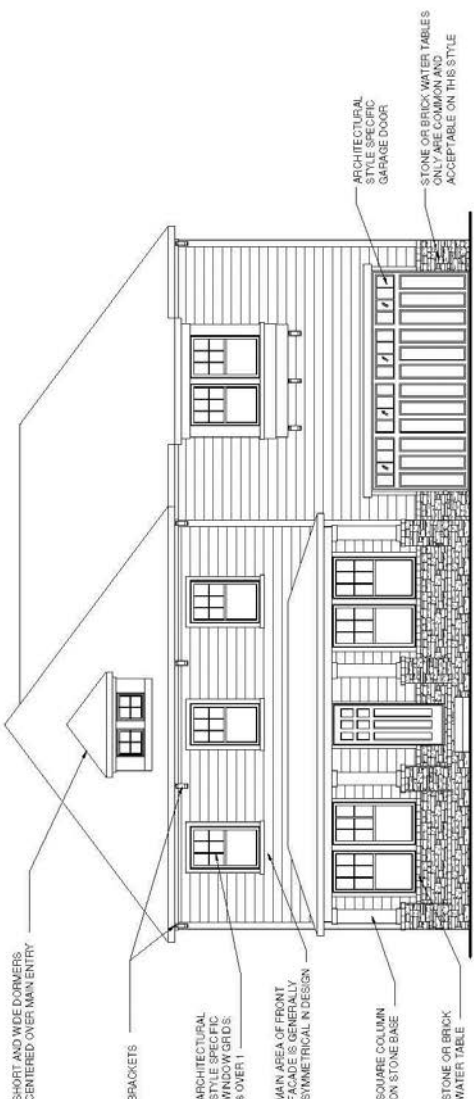
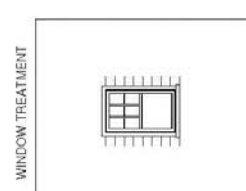
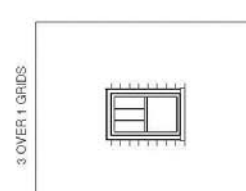
	
STYLE ELEMENTS	ADDITIONAL STYLE ELEMENTS
 FRONT PORCH IS GENERALLY SYMMETRICAL IN DESIGN AND CENTERED ON MAIN FRONT FACADE	 TYPICAL SIMPLE TRIM DETAIL AROUND 4:6 OVER 1 WINDOW PATTERN 
FOUR SQUARE STYLE	
This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.	

EXHIBIT C
CHARACTER EXHIBITS
(Page 9 of 16)

FRENCH COUNTRY (FC)



EXHIBIT C
CHARACTER EXHIBITS
(Page 10 of 16)

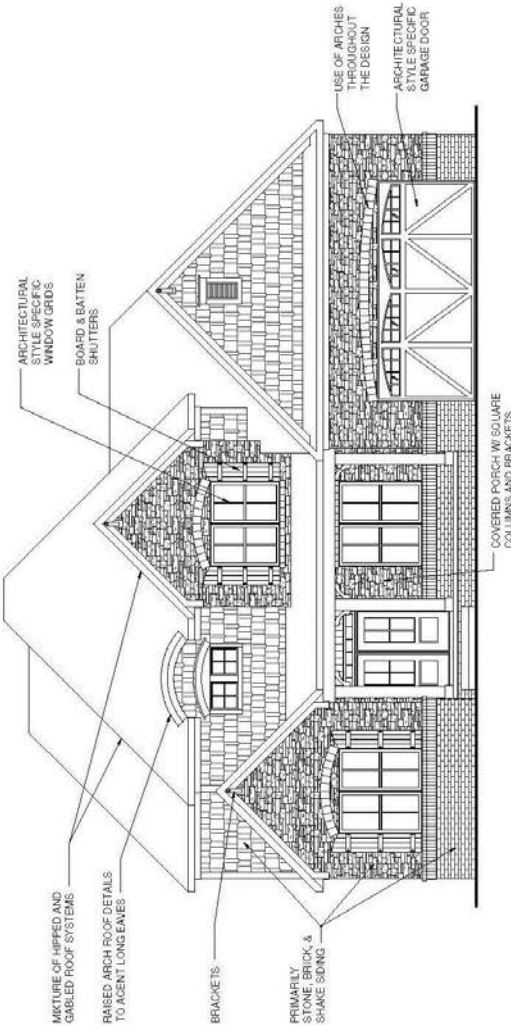
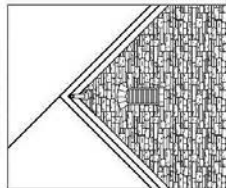
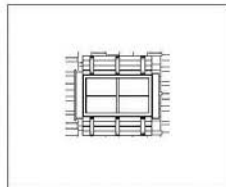
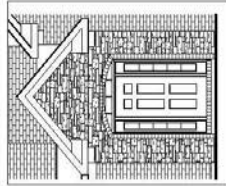
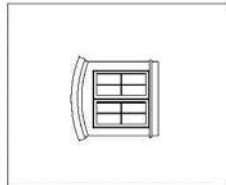
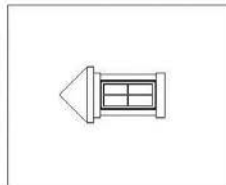
 ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS BOARD & BATTEN SHUTTERS MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS RAISED ARCH ROOF DETAILS TO AGENT LONGEAMES BRACKETS PRIMARILY STONE BRICK & SPAKE SILING USE OF ARCHES THROUGHOUT THE DESIGN ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR COVERED PORCH W/ SQUARE COLUMNS AND BRACKETS		ADDITIONAL STYLE ELEMENTS				
STYLE ELEMENTS		 GABLE ELEMENTS RECTANGULAR OR ARCH TOP VENT ARE TYPICAL	 WINDOW TREATMENT BOARD & BATTEN SHUTTERS ARE USED TO ACCENT THE RUSTIC LOOK	 STONE ARCHED ENTRYWAYS	 ARCHED ROOF DORMERS	 HIP ROOF DORMERS
FRENCH COUNTRY STYLE		This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.				

EXHIBIT C
CHARACTER EXHIBITS
(Page 11 of 16)

SHINGLE STYLE (SH)



EXHIBIT C
CHARACTER EXHIBITS
(Page 12 of 16)

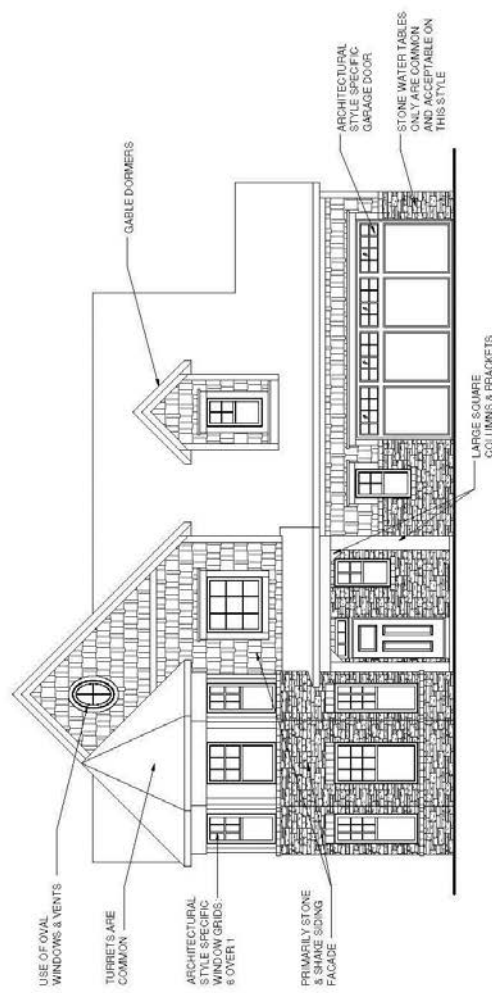
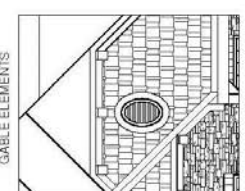
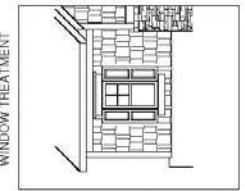
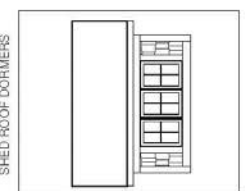
 USE OF OVAL WINDOWS & VENTS TURRETS ARE COMMON ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS 6 OVER 1 PRIMARILY STONE & SHINGLE SIDING FACADE GABLE DORMERS ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR STONE WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE LARGE SQUARE COLUMNS & BRACKETS	
STYLE ELEMENTS	ADDITIONAL STYLE ELEMENTS
 GABLE ELEMENTS CLIPPED GABLES W/ CORBELS ARE COMMONLY SEEN ALONG WITH OVAL WINDOWS OR VENTS  WINDOW TREATMENT TRIM WITH PANELED SHUTTERS TYPICAL TO THIS STYLE	 SHED ROOF DORMERS
SHINGLE STYLE	
This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.	

EXHIBIT C
CHARACTER EXHIBITS
(Page 13 of 16)

TRADITIONAL (TR)



EXHIBIT C
CHARACTER EXHIBITS
(Page 14 of 16)

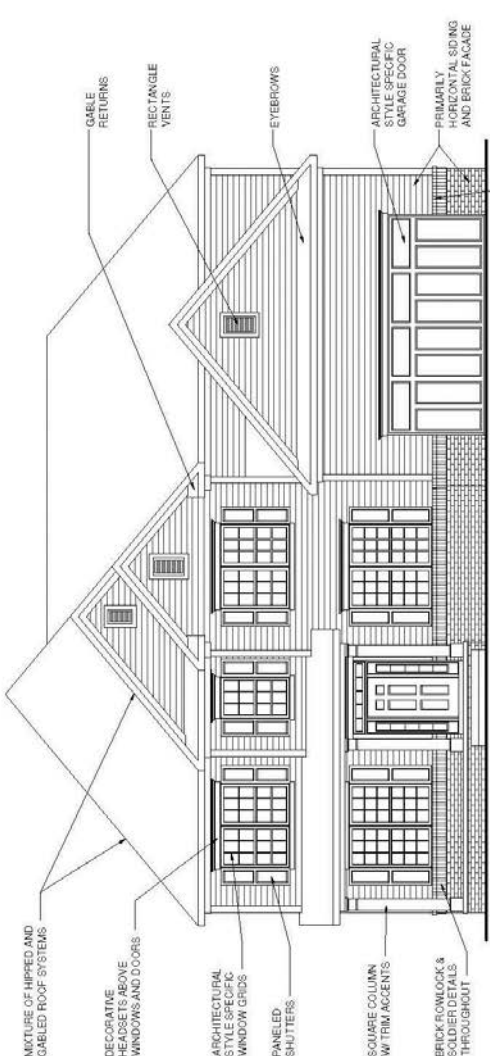
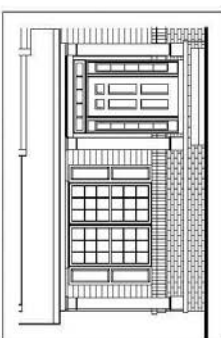
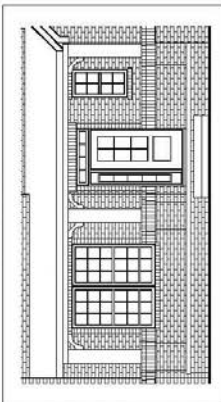
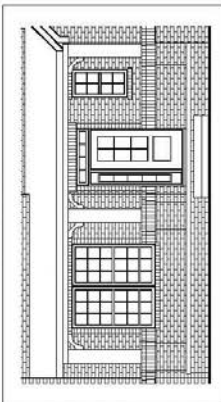
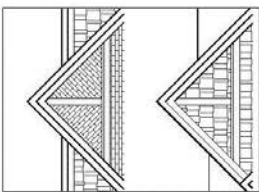
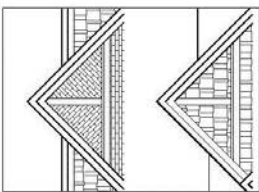
 MIXTURE OF MIXED AND GABLED ROOF SYSTEMS DECORATIVE HERRING BONE WINDOWS AND DOORS ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS PANELED SHUTTERS SQUARE COLUMN W/ TRIM ACCENTS BRICK ROWLOCK & SOLDIER DETAILS THROUGHOUT GABLE RETURNS RECTANGLE VENTS EYEBROWS ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE	STYLE ELEMENTS  GABLE ELEMENTS TRADITIONAL STYLE  FRONT ENTRY TRADITIONAL STYLE  FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING  BIRD BOXES  RECTANGLE OR ROUND VENTS ADDITIONAL STYLE ELEMENTS  FRONT ENTRY MANOR STYLE  LARGE COLUMNS OVER BRICK BASES  GABLE ELEMENTS MANOR STYLE  BRICK HERRING BONE OR SHAKE SIDING USED TO ACCENT THE GABLES	TRADITIONAL / MANOR STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.
--	--	--

EXHIBIT C
CHARACTER EXHIBITS
(Page 15 of 16)

VICTORIAN (VI)



EXHIBIT C
CHARACTER EXHIBITS
(Page 16 of 16)

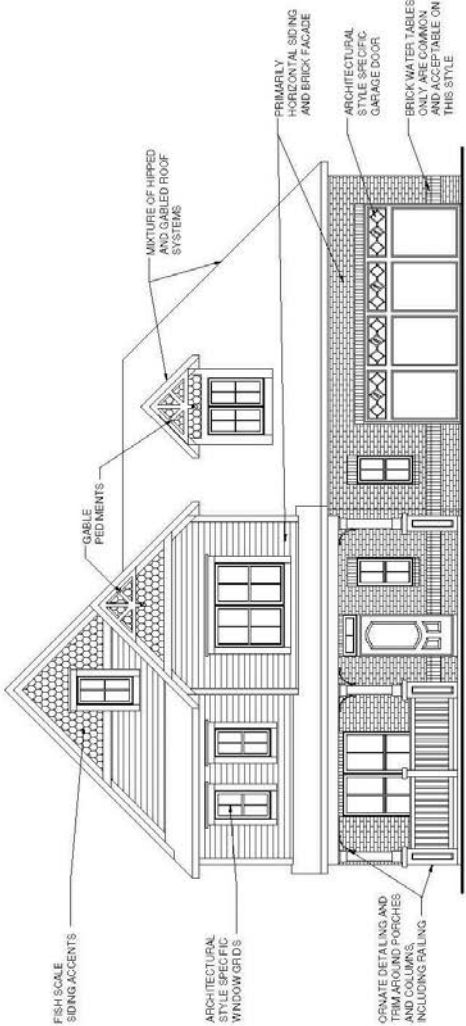
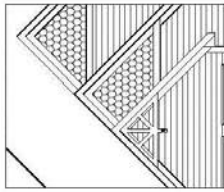
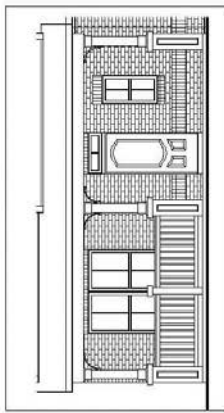
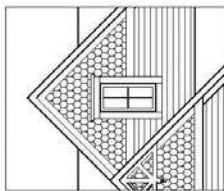
 FISH SCALE SIDING ACCENTS GABLE PEDIMENTS MIXTURE OF HIPPED AND GABLE ROOF SYSTEMS ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS ORNATE DETAILING AND TRIM AROUND PORCHES AND COLUMNS, INCLUDING RAILING PRIMARILY HISTORICAL SIDING AND BRICK FACADE ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR BRICK WATER TABLES ONLY ARE COMMON AND NOT NECESSARY ON THIS STYLE	STYLE ELEMENTS  GABLE ELEMENTS GABLE PEDIMENTS AND FISH SCALE ACCENTS ADD TO THE DECORATIVE NATURE OF THE STYLE  FRONT ENTRY FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING  WINDOW TREATMENT DOUBLE LAYER TRIM DETAILS AROUND WINDOWS AND VENTS	VICTORIAN STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.
--	---	--

EXHIBIT D
AMENITY AREA CONCEPT PLAN
(Page 1 of 2)



EXHIBIT D
AMENITY AREA CONCEPT PLAN
(Page 2 of 2)





Petition Number: 1603-PUD-02

Petitioner: Beazer Homes Indiana LLP

Request: A text amendment to modify the architectural theme standards for the Keeneland Park Planned Unit Development (PUD).

Current Zoning: Keeneland Park PUD District

Current Land Use: Residential

Zoning History: Ordinance 12-45

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Keeneland Park PUD Concept Plan
4. Keeneland Park Ordinance (Ord. 12-45)
5. Proposed Keeneland Park PUD Amendment, 01/28/16 (Ord. 16-04)

Staff Reviewer: Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the February 8, 2016, City Council Meeting. The petition will receive a public hearing at the March 7, 2016, Advisory Plan Commission (the “APC”) meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Keeneland Park Planned Unit Development (PUD) District Ordinance No. 12-45 (the “PUD Ordinance”) for the 28+/- acres located on the southwest corner of 169th Street and Spring Mill Road (see **Exhibit 2**).

Project Description: The proposal is to modify the architectural standards by adding “Farmhouse” as a seventh option to the Distinct Architectural Themes, within Sections 5, 6 and 7 of the Keeneland Park PUD (the “Proposal”). A full summary of the proposal can be found in Section 2 of the proposed PUD amendment (see **Exhibit 5**).



Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the March 7, 2016, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

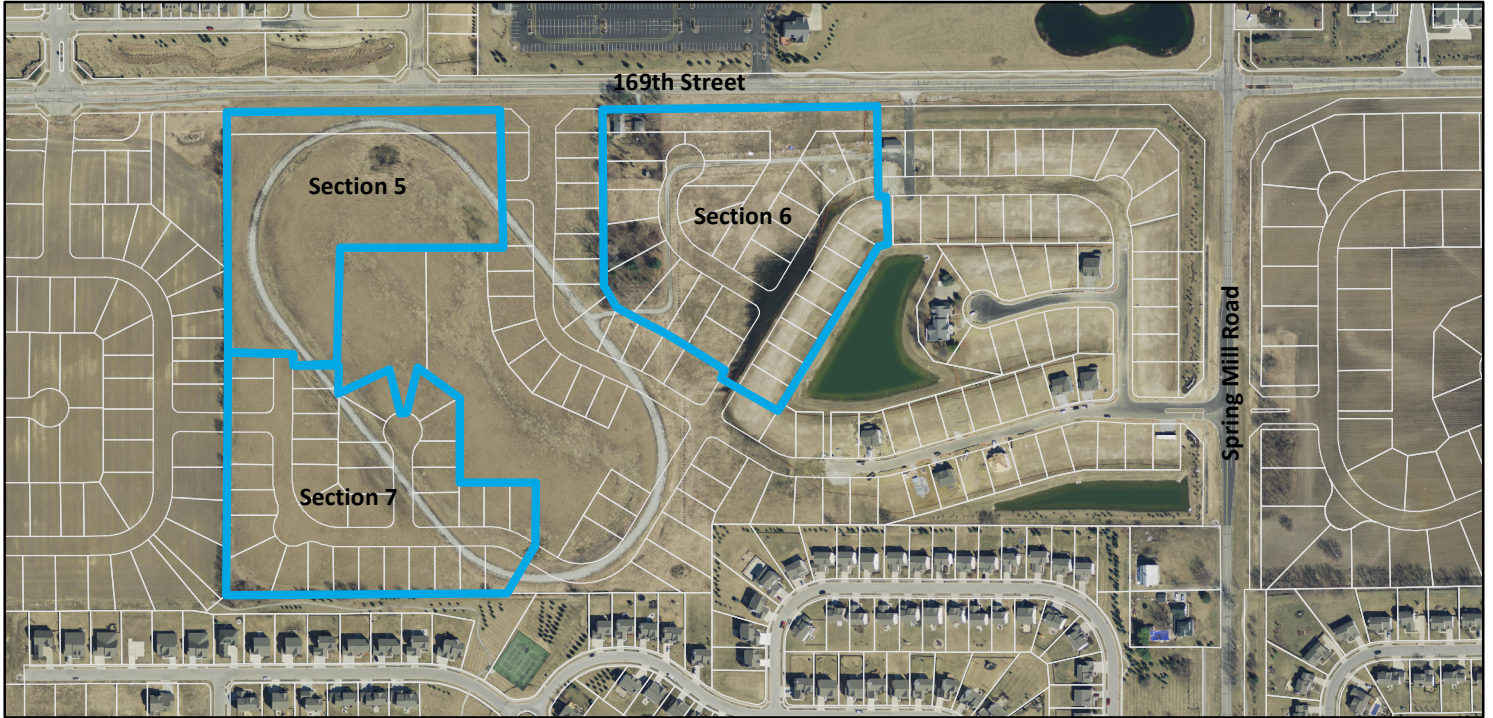
Statutory Considerations: The Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

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

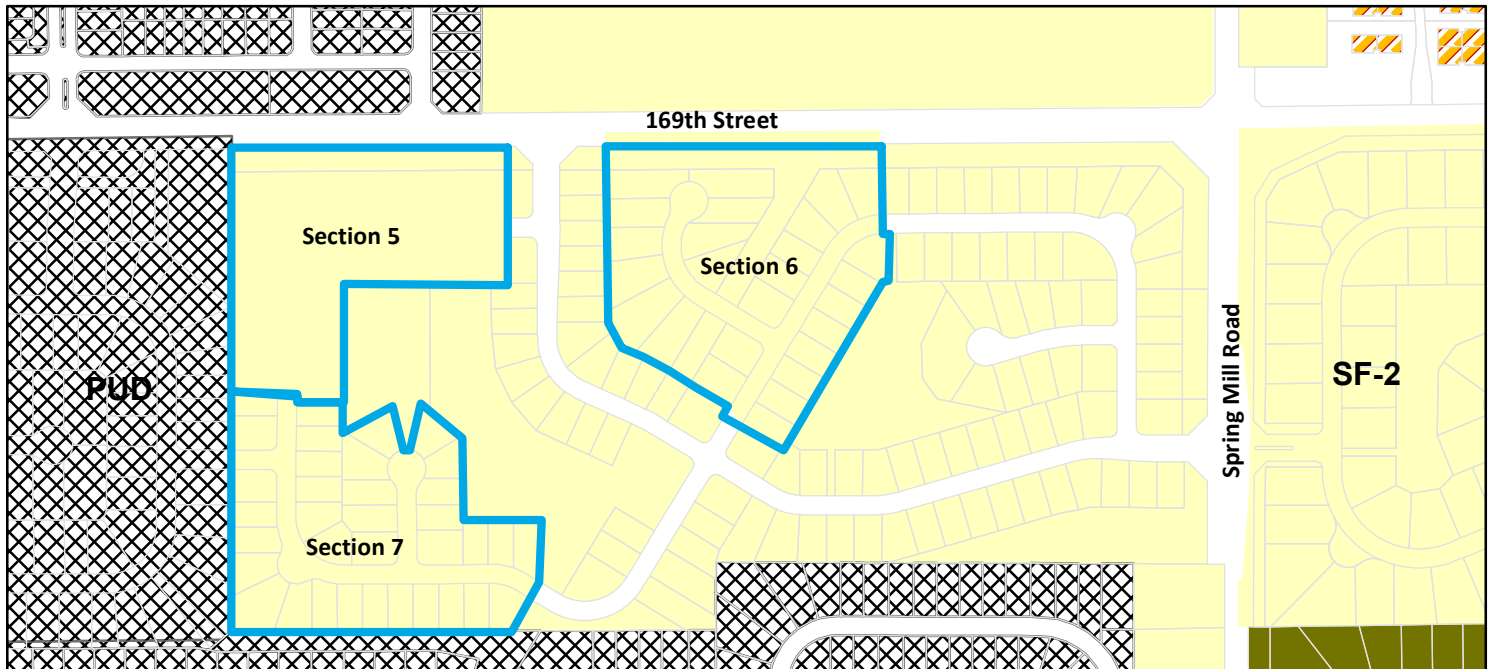
Staff Comments

- 1) **Action:**
Hold a public hearing at the March 7, 2015, APC meeting.
- 2) **Recommendation:**
Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Aerial Location Map



Zoning Map



Parcel **Zoning**



PUD (Planned Unit Development)



SF-2 (Single Family - 2)

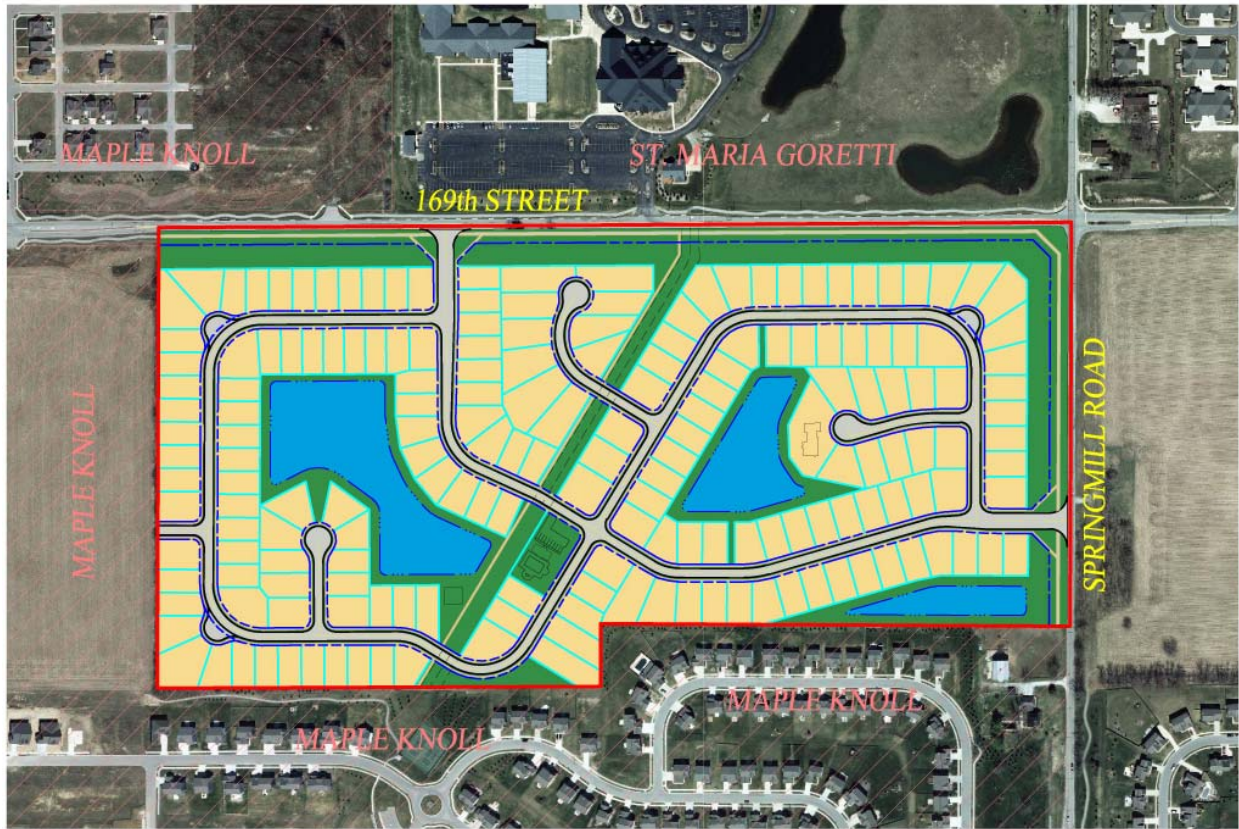


SF-A (Single Family - Attached)



SF-3 Cluster

**Exhibit C
(Concept Plan)**



ORDINANCE No. 12-45

**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 "Keeneland Park 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 Section 36-7-4 *et seq.*, as amended.

WHEREAS, the City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket No. 1209-PUD-10), filed with the Commission, requesting an amendment to the Zoning Ordinance; and,

WHEREAS, the Commission did take action to forward the said Docket No. 1209-PUD-10 to the Westfield City Council (the "Council") with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on December 4, 2012; and,

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

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. APPLICABILITY OF ORDINANCE.

- 1.1 This Keeneland Park PUD Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Real Estate").
- 1.2 The underlying zoning district shall be the SF4 – Residential District (the "SF4 District").

- 1.3 Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. 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.
- 1.4 The Real Estate shall be divided into two areas as depicted on Exhibit "B" (Area Map). The size and configuration of Area A and Area B may increase or decrease by up to 3 acres.
- 1.5 The Real Estate shall be developed as generally depicted on Exhibit "C" (Concept Plan). Final site development shall be governed by the terms of this Ordinance and the Development Plan Review, Subdivision Primary Plat and Secondary Plat requirements of the Zoning Ordinance.
- 1.6 The development of the Real Estate shall be constructed in phases as generally depicted on Exhibit "D" (Phasing Schedule). Final site phasing shall be governed by the terms of this Ordinance and the Development Plan Review, Subdivision Primary Plat and Secondary Plat requirements and review procedure of the Zoning Ordinance.

SECTION 2. PERMITTED USES.

- 2.1 The uses for the Real Estate shall be limited to the following: Single Family Dwellings.
- 2.2 The maximum number of Dwellings permitted on the Real Estate shall be 182.

SECTION 3. DEVELOPMENT STANDARDS.

- 3.1 Lot Standards: See Exhibit "E".
- 3.2 Architectural Standards: See Exhibit "F".
- 3.3 Individual Lot Landscaping:
 - A. Area A: A minimum of three (3) trees, and four (4) shrubs shall be planted on each lot.
 - B. Area B: A minimum of three (3) trees, and six (6) shrubs shall be planted on each lot.
 - C. Lots abutting Maple Knoll PUD: In addition to the landscaping required in Section 3.3.A and Section 3.3.B above a minimum of two (2) evergreen trees, and ten (10) evergreen shrubs shall be planted in the rear yard of each lot abutting the real estate zoned

per the Maple Knoll PUD. A conceptual depiction of these plantings is illustrated on Exhibit "K".

3.4 Accessory Buildings, Pools and Fences:

- A. Accessory Buildings shall not be permitted.
- B. Only in-ground pools shall be permitted.
- C. Chain link fence material shall not be permitted.

3.5 On Site Landscaping and Open Space:

- A. Buffer Yard plantings abutting real estate zoned per the Maple Knoll PUD shall be replaced by landscaping in the rear yards of lots per Section 3.3 of this Ordinance.
- B. Street Trees shall be planted along all streets at a rate of one (1) tree every thirty (30) feet on average.
- C. Common area, individual lot landscaping, and street trees shall be credited toward the On Site planting requirements of the Zoning Ordinance.
- D. The minimum open space (Green Belt Space) shall be fifteen (15) percent.
- E. Buffer Yard plantings along 169th Street and Springmill road shall include a berm and landscaping plantings as illustrated in Exhibit "J" which ornamental and shade trees plantings shall be installed in addition to the applicable Zoning Ordinance planting requirements.

3.6 Development Amenities:

- A. Development Amenities shall be constructed on the Real Estate in substantial compliance with the Concept Plan (Exhibit "C").
- B. The following Development Amenities shall be constructed:
 - i. A small park (minimum of 10,000 square feet in area)
 - ii. A swimming pool (minimum area of 1,500 square feet) and bath house.
 - iii. A sport court with a minimum area of a ½ basketball court.
 - iv. An 8' wide asphalt trail connection between the trail within the Maple Knoll subdivision common area and 169th Street, along the pipeline easement, as generally depicted on the Concept Plan. Construction of the trail on Maple Knoll property shall be subject to approval by the owner.
- C. All Development Amenities will be completed prior to the request for more than seventy-two (72) building permits for the construction of dwellings on the Real Estate.

3.7 Street Standards: The Maximum Block Length shall be 1,300 feet which shall rescind and replace the Block Length standard found in WC 16.04.230 (3) Blocks.

SECTION 4. APPROVAL.

- 4.1 Upon motion duly made and seconded, this Ordinance was fully passed by members of the Council this 10 day of Dec, 2012. Further, this Ordinance shall be in full force and effect, in accordance with Indiana law, upon passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

[Rest of page is intentionally left blank]

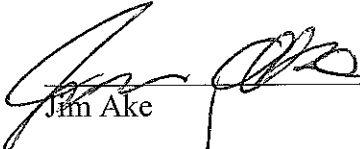
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 10 DAY OF Dec, 2012.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

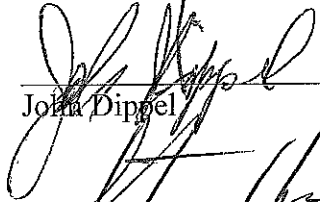
Voting Against

Abstain


Jim Ake

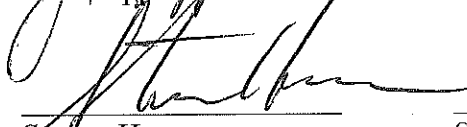
Jim Ake

Jim Ake


John Dippel

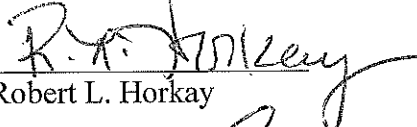
John Dippel

John Dippel


Steven Hoover

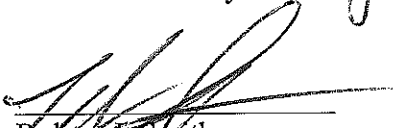
Steven Hoover

Steven Hoover


Robert L. Horkay

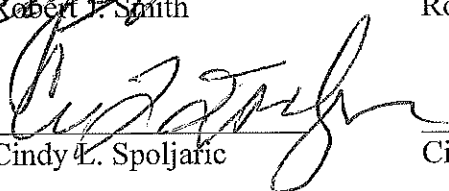
Robert L. Horkay

Robert L. Horkay


Robert J. Smith

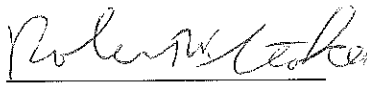
Robert J. Smith

Robert J. Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

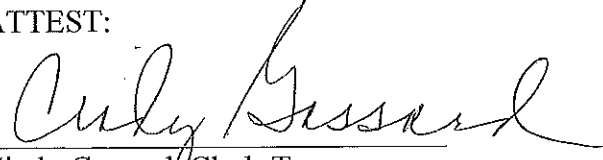
Cindy L. Spoljaric


Robert W. Stokes

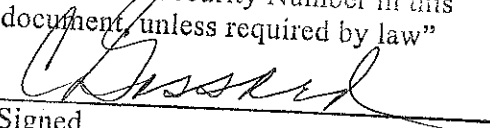
Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy Gossard, Clerk-Treasurer

"I 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 that ORDINANCE No. 12-45 was delivered to the Mayor of Westfield

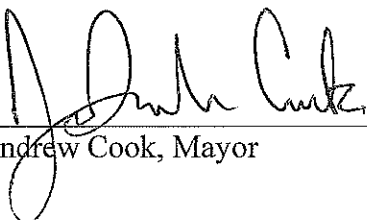
on the 17 day of Dec, 2012, at 9:45 m.



Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 12-45

This 17 day of Dec, 2012.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 12-45

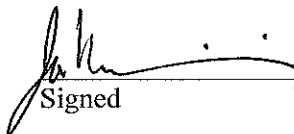
this _____ day of _____, 2012.

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: Jon C. Dobosiewicz


Signed

Prepared by: Jon C. Dobosiewicz and James E. Shinaver, Nelson & Frankenberger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106.

Exhibit A
(Legal Description)

PARCEL I:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East 620.00 feet North 00 degrees 12 minutes 02 seconds East (assumed bearing) of the Southeast corner of said Southeast Quarter, thence South 89 degrees 18 minutes 12 seconds West, 363.85 feet; thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right having a radius of 288.00 feet; thence Northwesterly, curving to the right on said curve, and arc distance of 78.52 feet to a point on a curve having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West from the radius point of the last described curve; thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve; thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left having a radius of 194.45 feet; thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve; thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right having radius of 39.15 feet; thence Southwesterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve; thence North 89 degrees 58 minutes 32 seconds West tangent with said curve 287.55 feet; thence North 01 degree 39 minutes 33 seconds West 425.40 feet; thence South 89 degrees 03 minutes 09 seconds East 322.28 feet; thence South 55 degrees 16 minutes 39 seconds East 152.44 feet to the point of curvature of a curve to the left having a radius of 616.70 feet; thence Southeasterly curving to the left on said curve, an arc distance of 147.29 feet to the point on a curve to the left having a radius of 155.90 feet, the radius point of which lies 460.80 feet South 21 degrees 02 minutes 16 seconds West from the radius point of the last described curve; thence Southeasterly, curving to the left on said curve, an arc distance of 59.82 feet to the point of tangency of said curve; thence North 89 degrees 03 minutes 05 seconds East tangent with said curve 391.39 feet to the East line of said Southeast Quarter; thence South 00 degrees 12 minutes 02 seconds West on said East line 80.25 feet to the place of beginning, containing 5.00 acres, more or less.

PARCEL II:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East at a point that is 700.25 feet North 01 degree 12 minutes 02 seconds East (assumed bearing) measured on said East line from the Southeast corner of said Southeast Quarter, said point being also the Northeasterly corner of real estate described in a Warranty Deed recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 9409781; (The

following five courses are on the Northerly line of said real estate: 1.) Thence South 89 degrees 03 minutes 05 seconds West 391.40 feet to the point of curvature of a curve to the right, the radius point of which lies 155.90 feet North 00 degrees 56 minutes 55 seconds West from said point of curvature; 2.) Thence Northwesterly, curving to the right on said curve, an arc distance of 59.82 feet to a point on a curve having a radius of 616.70 feet, the radius point of which lies 460.80 feet North 21 degrees 02 minutes 16 seconds East from the radius point of the last described curve; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 147.29 feet to the point of tangency of said curve at a point that is 616.70 feet South 34 degrees 43 minutes 21 seconds West of the radius point of said curve; 4.) Thence North 55 degrees 16 minutes 39 seconds West tangent with said curve 152.44 feet; 5.) Thence North 89 degrees 03 minutes 09 seconds West 322.28 feet to the Northwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Northerly prolongation of the Westerly line of said real estate 443.88 feet to the North line of the South Half of said Southeast Quarter; thence North 89 degrees 39 minutes 14 seconds East on the North line of said South Half 1042.33 feet to the Northeast corner of said South Half; thence South 01 degree 12 minutes 02 seconds West on the East line of said Southeast Quarter 614.77 feet to the place of beginning, containing 12.902 acres, more or less.

PARCEL III:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East at a point that is 165.50 feet North 01 degree 12 minutes 02 seconds East (assumed bearing) measured on said East line from the Southeast corner of said Southeast Quarter, said point being also the Northeasterly corner of real estate described in a Warranty Deed recorded on Page 555 of Deed Record 273 in the Office of the Recorder of Hamilton County, Indiana as Instrument Number 3643; thence North 01 degrees 12 minutes 02 seconds East on said East line 454.50 feet to the Southeasterly corner of real estate described in Warranty Deed recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 9409781; (The following ten courses are on the Southerly line of said real estate) 1. Thence South 89 degrees 18 minutes 12 seconds West 363.85 feet, 2.) Thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right, the radius point of which lies 288.00 feet North 04 degrees 28 minutes 03 seconds East from said point of curvature; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 78.52 feet to a point on a curve to the left having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West of the radius point of the last described curve; 4.) Thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve at a point that is 32.40 feet North 29 degrees 07 minutes 21 seconds West of the radius point of said curve; 5.) Thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; 6.) Thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left, the radius point of which lies 194.45 feet South 36 degrees 46 minutes 07 seconds East from said point of curvature 7.) Thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve at a point that is 194.45 feet North 65 degrees 28 minutes 12 seconds

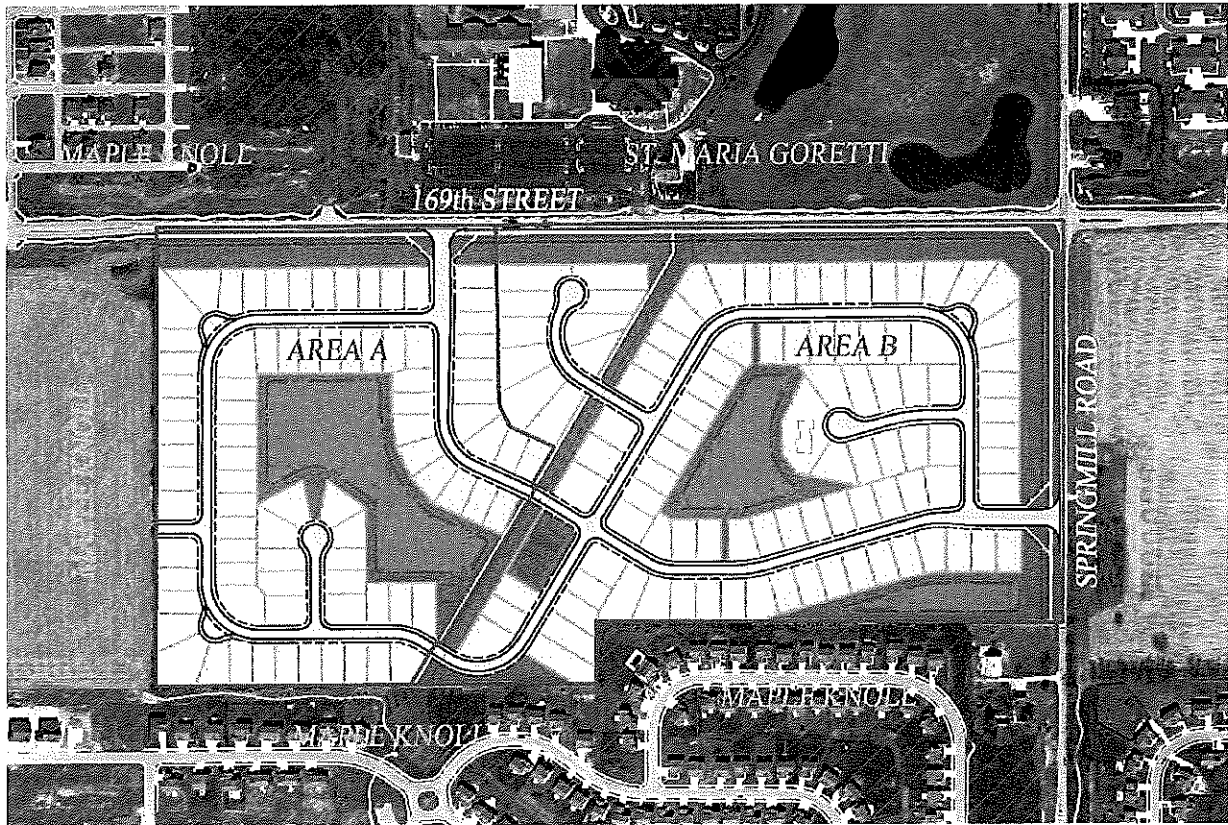
West of the radius point of said curve; 8.) Thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right, the radius point of which lies 39.15 feet North 65 degrees 28 minutes 12 seconds West from said point of curvature: 9.) Thence Southeasterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve at a point that is 39.15 feet South 00 degrees 01 minutes 28 seconds West of the radius point of said curve: 10) Thence North 89 degrees 58 minutes 32 seconds West tangent with said curve 287.55 feet to the Southwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Westerly line of said real estate and the Northerly prolongation thereof, a total distance of 869.28 feet to the North line of the South Half of said Southeast Quarter; thence South 89 degrees 39 minutes 14 seconds West on the North line of said South Half 434.39 feet to a point that is 1476.72 feet South 89 degrees 39 minutes 14 seconds West, measured on said North line from this Northeast corner of the South Half of said Southeast Quarter; thence South 00 degrees 50 minutes 46 seconds East 563.88 feet; thence South 89 degrees 39 minutes 14 seconds West parallel with the North line of said South Half 154.50 feet; thence North 00 degrees 50 minutes 46 seconds West 563.88 feet to the North line of said South Half; thence South 89 degrees 39 minutes 14 seconds West on said North line 972.33 feet to the Northwest corner of the South Half of said Southeast Quarter, thence South 00 degrees 10 minutes 16 seconds West on the West line of said Southeast Quarter 1309.80 feet to the Southwest corner of said Southeast Quarter, thence North 89 degrees 46 minutes 07 seconds East on the South line of said Southeast Quarter 1264.10 feet to a point on the Westerly line of the real estate described in the aforesaid warranty deed recorded on page 555 of deed record 273 in said recorder's office, said point being 1338.73 feet South 89 degrees 46 minutes 07 seconds West measured on the South line of said Southeast Quarter from the Southeast corner of said Southeast Quarter; thence North 00 degrees 09 minutes 49 seconds East on the Westerly line of said real estate 177.92 feet to a Northwesterly corner of said real estate; thence South 89 degrees 42 minutes 00 seconds East on the Northerly line of said real estate 1338.81 feet to the place of beginning, containing 53.249 acres, more or less.

PARCEL IV:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning 1476.72 feet South 89 degrees 39 minutes 14 seconds West (assumed bearing) from the northeast corner of the south half of the southeast quarter of Section 3, Township 18 north, Range 3 East and on the north line thereof; thence South 00 degrees 50 minutes 46 seconds East 563.88 feet; thence South 89 degrees 39 minutes 14 seconds West parallel with said north line 154.50 feet; thence North 00 degrees 50 minutes 46 seconds West 563.88 feet to the north line of said south half; thence North 89 degrees 39 minutes 14 seconds East on and along said north line 154.50 feet to the place of beginning, containing 2.00 acres, more or less.

Exhibit B
(Area Map)



**Exhibit C
(Concept Plan)**

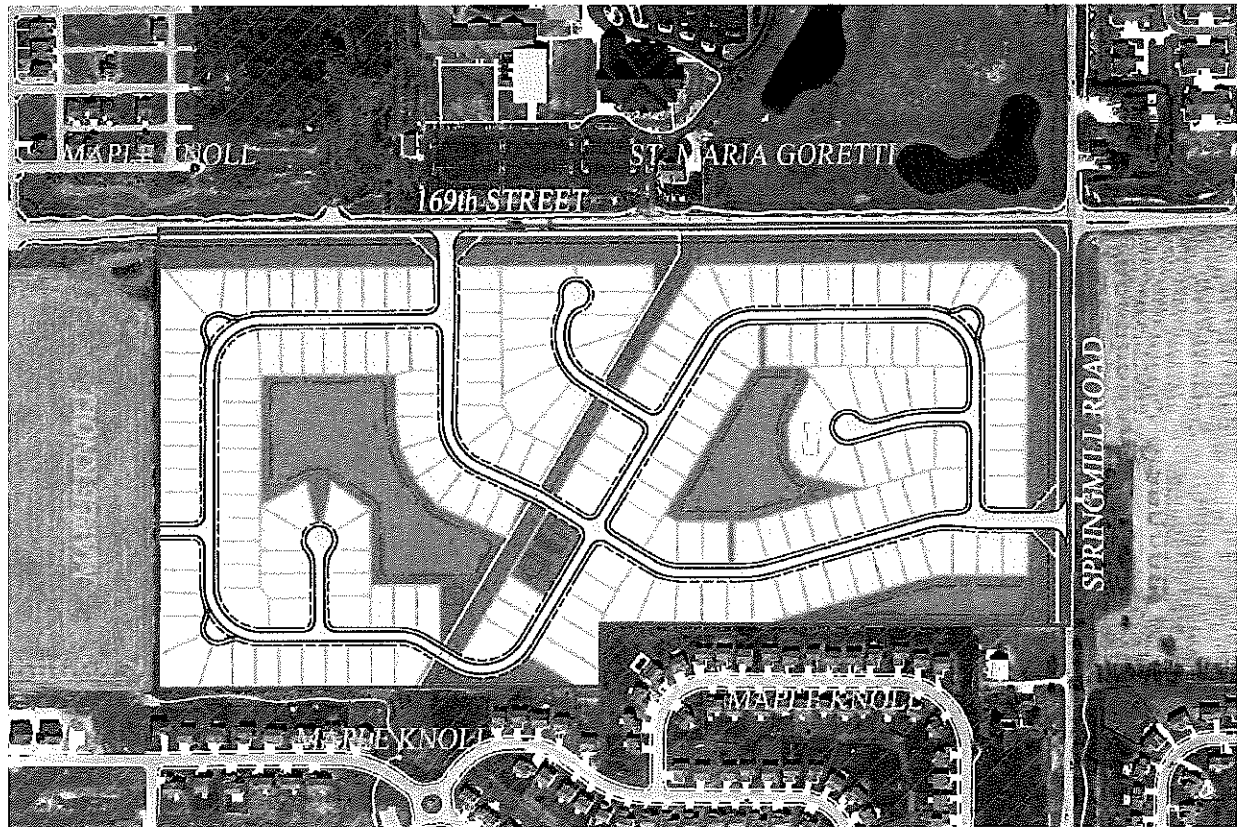


Exhibit D
(Phasing Schedule)

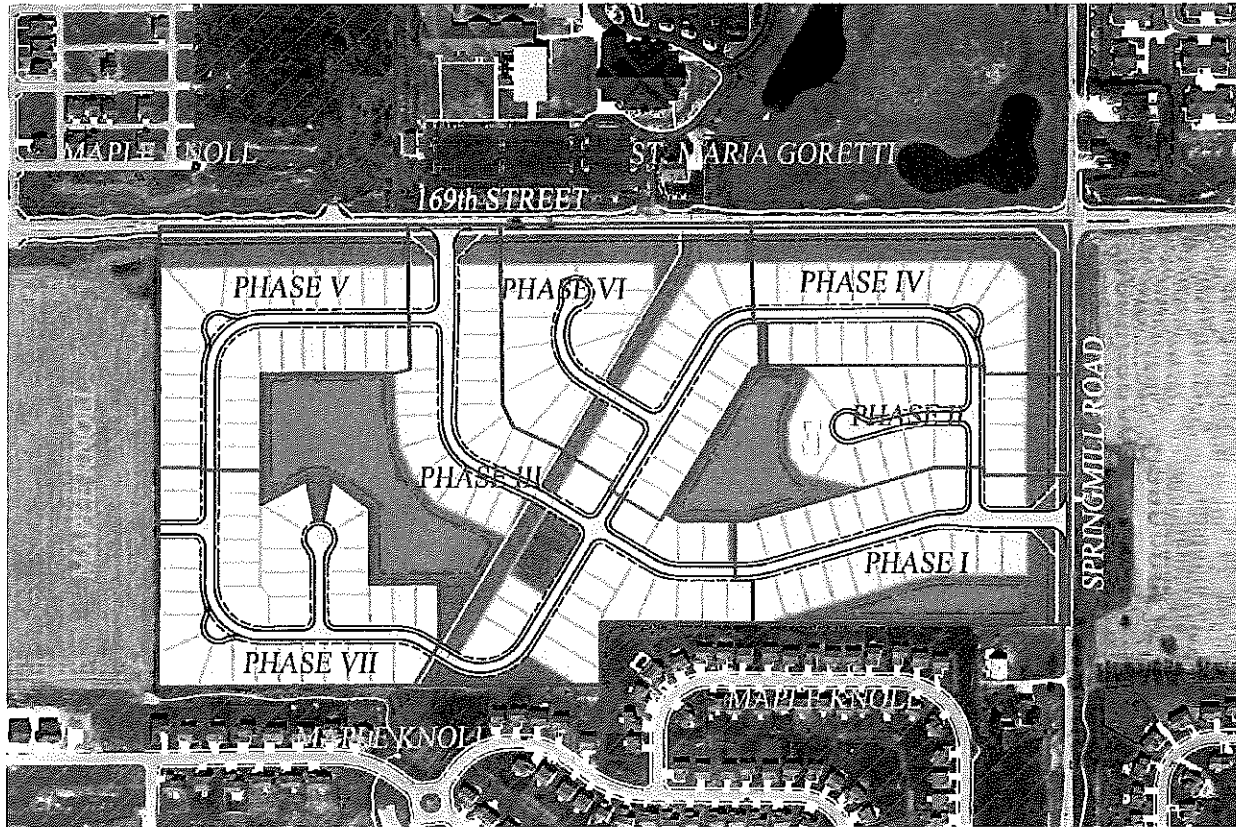


Exhibit E
(Lot Standards)

Area A - Lot Standards:

- A. Minimum Lot Area: 7,800 square feet
- B. Minimum Lot Frontage on Road: 40 feet
- C. Minimum Lot Width at Building Line: 65 feet
- D. Minimum Setback Lines:
 - i. Front Yard: 25 feet
 - ii. Side Yard: 8 feet (20' for side yard along street side of corner lots)
 - iii. Rear Yard: 25 feet
- E. Maximum building height: 25 feet
- F. Minimum ground level square footage: 900 square feet
- G. Minimum total square footage: 1,400 square feet (exclusive of porches, terraces, garages and basements)

Area B - Lot Standards:

- A. Minimum Lot Area: 8,400 square feet
- B. Minimum Lot Frontage on Road: 40 feet
- C. Minimum Lot Width at Building Line: 70 feet
- D. Minimum Setback Lines:
 - i. Front Yard: 25 feet
 - ii. Side Yard: 8 feet (20' for side yard along street side of corner lots)
 - iii. Rear Yard: 25 feet
- E. Maximum building height: 25 feet
- F. Minimum ground level square footage: 900 square feet
- G. Minimum total square footage: 2,000 square feet (exclusive of porches, terraces, garages and basements)

Exhibit F
(Architectural Standards)

A. Distinct Architectural Themes:

1. The design of each dwelling constructed within Keeneland Park will adhere to one of the six following distinctly valuable architectural themes in order to reduce elevation monotony and improve the streetscape of the neighborhood.
 - a. Craftsman
 - b. English Revival
 - c. French Country
 - d. Italianate
 - e. Shingle
 - f. Victorian
2. The architectural elements and a sample color elevation of each architectural theme are illustrated in Exhibit "G" (Architectural Themes) of this Ordinance.
3. The standards of this Exhibit "F" replace and superseded the standards of WC 16.04.165(e) and (f).

B. Dwelling Plan Elevations:

1. Dwellings constructed on the Real Estate shall be constructed in substantial compliance with the dwelling plan elevations in Exhibit "H" (Dwelling Plan Elevations).
 - a. Each dwelling complies with one of the architectural themes as described above and must comply with all other applicable provisions of this Exhibit "F".
 - b. The Director of Economic and Community Development or his designee shall have the authority and may approve modifications to the dwelling plans in Exhibit H so long as they conform to all other applicable Architectural Standards of this Ordinance.
2. Rear and side elevations of all dwellings oriented toward 169th Street or Springmill Road shall comply with the Enhanced Rear Elevation standards in Exhibit "I" of this ordinance. This standard shall apply to lots within one-hundred (100) feet of the right of way of 169th Street or Springmill Road.

C. Elevation Exterior Materials:

1. A minimum of fifty percent (50%) of the Front Elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall consist of masonry (brick or stone, etc.) as the exterior building material.
2. The surface area of all remaining elevations shall have masonry or materials consisting of fiber cement (vinyl siding is not permitted).

D. Windows:

1. A dwelling shall have a minimum of two (2) windows on the Front Elevation.
2. A dwelling shall have a minimum of one (1) window on each side elevation.
3. A dwelling shall have a minimum of three (3) windows on the rear elevation.
4. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
5. The number of windows per elevation is illustrated in Exhibit H (Dwelling Plan Elevations) for each dwelling plan. Where the number of windows is greater than the standards noted in this Section the minimum number of windows required shall be as illustrated on the Dwelling Plan Elevations shown in Exhibit H.

E. Porches: A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

F. Garage Doors:

1. Garage Doors on each dwelling shall be per the architectural theme of the subject dwelling plan as illustrated on Exhibit G and Exhibit H.
2. All dwelling plans shall have a minimum two-stall garage and provide options for either a side-load garage entry or third stall.

G. Roofs:

1. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
2. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

H. Additional Requirements: Each home on the same street and abutting the existing home as outlined of the Concept Plan shall have a minimum square footage of 2,900 square feet.

I. Definitions:

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

“Front Elevation” shall mean and refer to the elevation of the dwelling identified as Front Elevation on the elevations plans illustrated in Exhibit “H” of this Ordinance.

J. Single Family Dwelling Variety Requirement:

	3	3
	2	3
	1	2
Subject dwelling		2
	1	2
	2	3
	3	3

- 1

Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package.
- 2

Dwelling cannot be of the same plan and elevation as the Subject dwelling.
- 3

Dwelling may be identical to the subject dwelling.

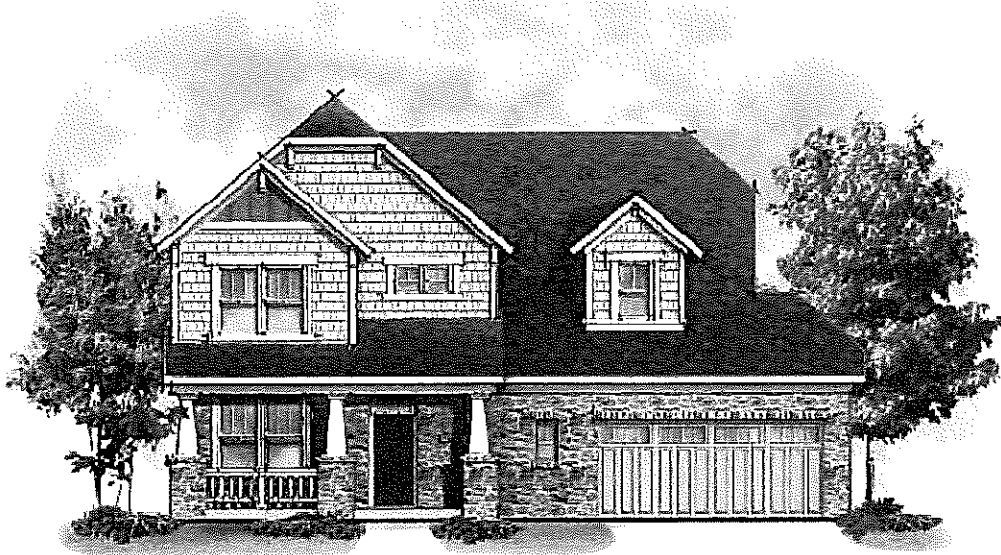
K. Architectural Theme Variety Requirement: A maximum of sixty-three (63) of the dwellings constructed on the Real Estate can be of any one Architectural theme as identified in Exhibit “G”.

L. Additional Dwelling Limitations:

1. A maximum of 4 ranch homes shall be permitted on lots within one-hundred (100) feet of the right of way of 169th Street.
2. No ranch homes shall be permitted on lots within one-hundred (100) feet of the right of way of Springmill Road.

Exhibit G
(Architectural Themes)

Craftsman



Craftsman

- Stone veneer
- Shake siding
- Board & Batten siding accents
- Primarily gable roof systems
- Stone base porch columns
- Eave and/or ridge brackets
- Architecturally specific window trims
- 12-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Exhibit G
(Architectural Themes)

English Revival



English Revival

- Brick veneer
- Synthetic “stucco-finished” panels with trim
- Horizontal siding
- Light use of Board & Batten siding accents where appropriate
- Mixture of hip and gable roof systems
- Projected gable elements w/ brackets below (some elevations)
- Brick arches at brick porch entryways
- Brackets at cantilevered areas
- Board & Batten shutters where appropriate
- Architecturally specific window trims & style specific window grids
- 4-Panel architectural garage door
- Style specific decorative front door

Exhibit G
(Architectural Themes)

French Country



French Country

- Brick and/or stone veneer
- Shake siding (2-story elevs)
- Board & Batten siding (2-story elevs)
- Mixture of hip and gable roof systems
- Stone arches at porch entryways
- Eave and/or ridge brackets
- Brackets at cantilevered areas
- Board & Batten shutters where appropriate
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Exhibit G
(Architectural Themes)

Italianate



Italianate

- Brick veneer
- Horizontal siding
- Primarily hip roof systems
- Brick arches at brick porch entryways
- Brick rowlock and soldier banding
- Brackets at eaves and/or corners of forward bumping elements
- Architecturally specific window trims
- 8-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Exhibit G
(Architectural Themes)

Shingle



Shingle

- Stone veneer
- Shake siding
- Mixture of hip and gable roof systems
- Projected gable elements w/ brackets below
- Use of oval windows at gables
- Large square porch columns
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Exhibit G
(Architectural Themes)

Victorian



Victorian

- Brick veneer
- Horizontal siding
- Fishscale siding accents where appropriate
- Mixture of hip and gable roof systems
- Brick rowlock and soldier detail at top of masonry areas
- Decorative gable pediments where appropriate
- Decorative porch column bases
- Porch railing
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Exhibit H
(Dwelling Plan Elevations)

The dwelling plan elevations for all dwellings are included under a separate Dwelling Plan Elevation Compendium on file with the Community and Economic Development Department of the City of Westfield under petition Number 1209-PUD-10.

Exhibit I
(Enhanced Rear Elevations)

Keeneland Park Enhanced Rear Elevations

(A score of 6 or greater must be achieved for the rear or side elevation of all houses that face Springmill Rd or 169th Street)

Score Feature

Structural

- 3 8' Minimum Sun Room/Morning Room/Screened Patio Extension
- 2 Covered Patio (minimum of 12 x 12)
- 2 Wood Deck (minimum of 10 x12)
- 1 2' Minimum Corner Break
- 1 Full Exterior Fireplace Chase

Roofing

- 2 Hip or Clipped Roof
- 2 2 or More Ridge Lines
- 1 8" Minimum Rear Overhang (eve or rake)
- 1 Dimensional Roof Shingles

Siding

- 1 Architectural Siding (shake, scallop or board and batten) per theme
- 1 Two tones of Paint (main house and trim)
- 2 Masonry (brick wainscot up to sill of windows)

Doors/Windows

- 1 Sliding or Atrium Door
- 2 Bay Window
- 1 Double Window (1 per max of 2 points)
- 1 4" Minimum Window Trim (all windows)
- 1 Window Shutters per theme where they fit
- 1 Window Grids per theme (all windows)
- 1 Transom Windows the width of door
- 1 Windows/ doors in excess of 4 total

Landscaping

- 1 (1) 2" Caliper Shade or Ornamental Tree
- 1 (2) 6' Evergreen Trees
- 1 (6) 18" Shrubs
- 1 (6)Ornamental grasses

Exhibit J
(169th Street and Springmill Road Landscaping)

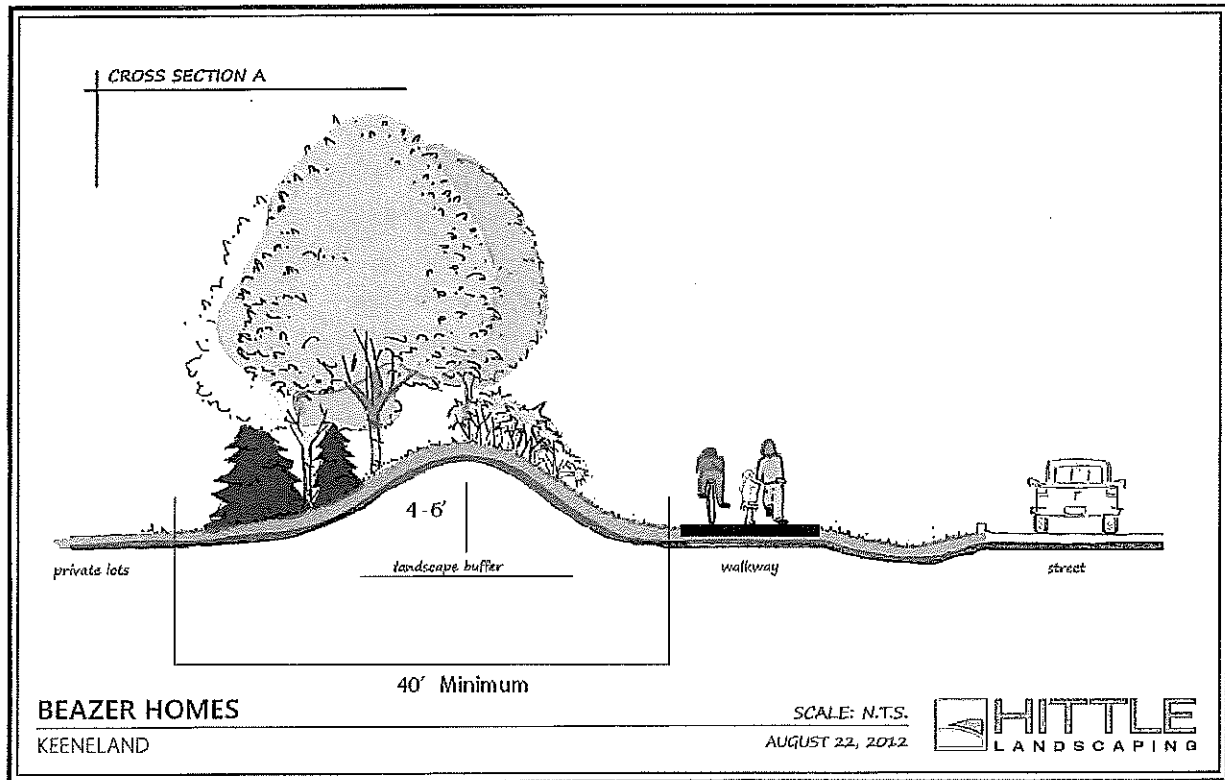


Exhibit J
(169th Street and Springmill Road Landscaping)

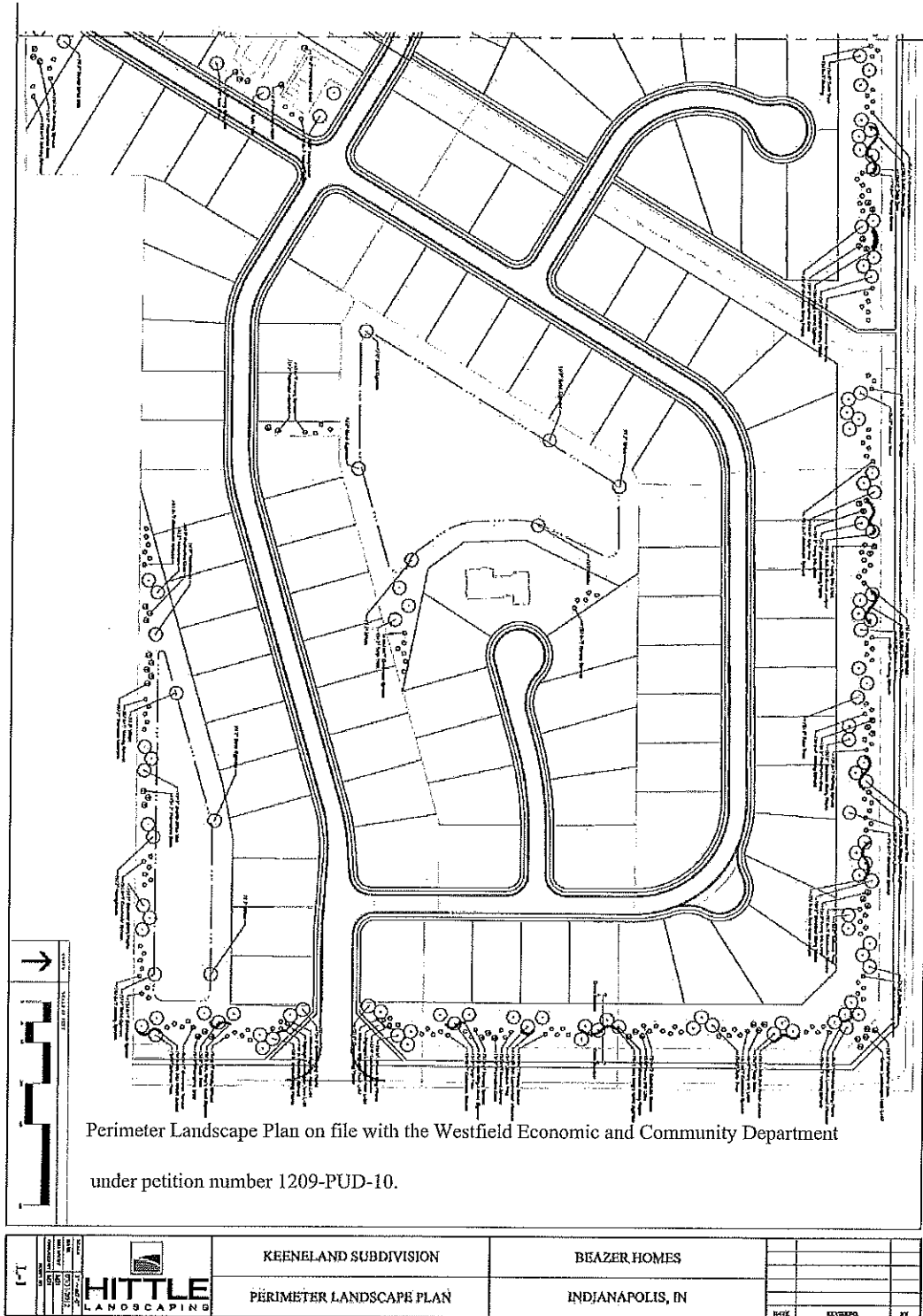
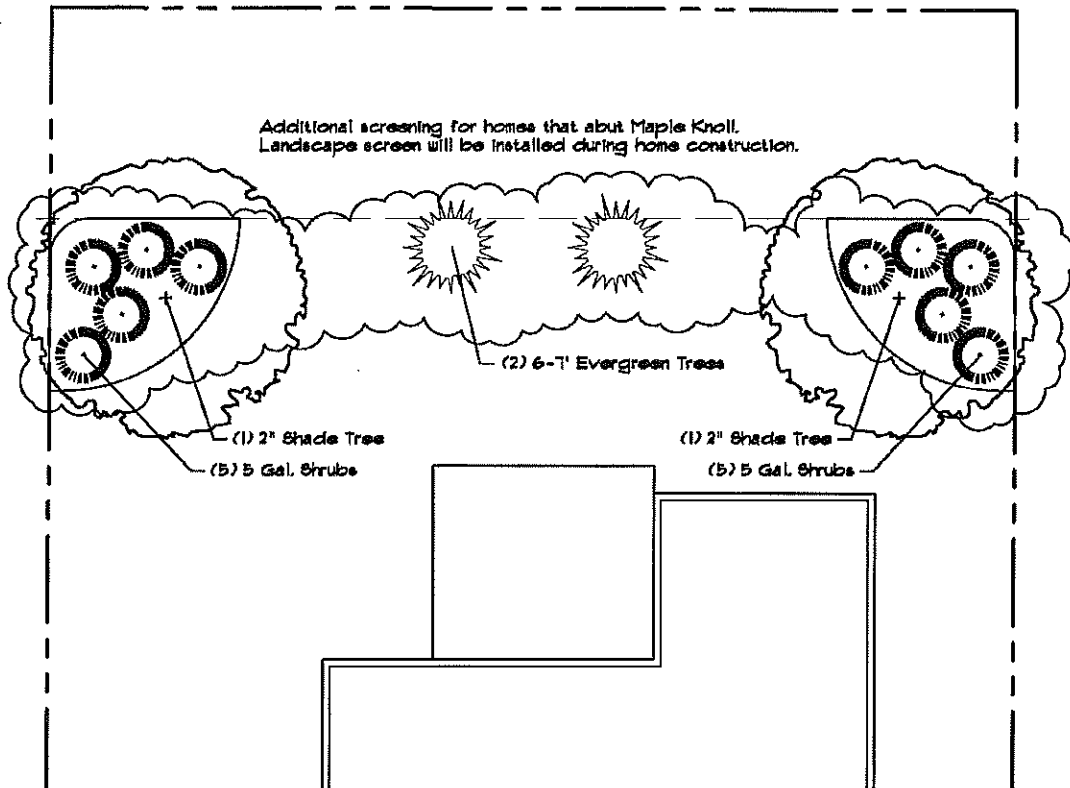


Exhibit K

(Rear Yard Plantings – Lots Abutting Maple Knoll)



ORDINANCE NUMBER 16-04

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

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

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

WHEREAS, the Council enacted Ordinance No. 12-45, the Keeneland Park Planned Unit Development District (the "Keeneland Park PUD Ordinance"), on December 10, 2012;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1603-PUD-02**), requesting an amendment to the Keeneland Park 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. 1603-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 _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Keeneland Park PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the Keeneland PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of the Keeneland PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 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 Keeneland PUD Ordinance, as amended.

Section 2. Architectural Standards.

- 2.1 Section A(1) of Exhibit F: Architectural Standards of the Keeneland Park PUD Ordinance is hereby supplemented to add “Farmhouse” as a permitted Distinct Architectural Theme.
- 2.2 Exhibit G: Architectural Themes of the Keeneland Park PUD Ordinance is hereby supplemented with the attached **Exhibit B: Farmhouse Architectural Theme** to illustrate the architectural elements and sample color elevation of the Farmhouse architectural theme.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-04** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-04**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-04**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

- | | |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Farmhouse Architectural Theme |

EXHIBIT A
REAL ESTATE

LOTS 122-147 IN KEENELAND PARK SUBDIVISION, SECTION 6, AS RECORDED AS INSTRUMENT NO. 2015033682, ON JULY 7, 2015, IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA.

AND:

LOTS 148-182 IN KEENELAND PARK SUBDIVISION, SECTION 7, AS RECORDED AS INSTRUMENT NO. 2015066143, ON DECEMBER 28, 2015, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

AND:

Section 5

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST 629.35 FEET TO A 5/8" REBAR WITH PLASTIC YELLOW STAMPED "WEIHE ENGR 012" (REBAR) ON THE PERIMETER OF KEENELAND PARK, SECTION V PER the PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE PERIMETER OF SAID KEENELAND PARK SECTION V THE FOLLOWING SEVEN (7) CALLS: 1) SOUTH NORTH 89 DEGREES 49 MINUTES 28 SECONDS EAST 170.36 FEET TO A REBAR; 2) SOUTH 00 DEGREES 10 MINUTES 32 SECONDS WEST 25.36 FEET TO A REBAR; 3) SOUTH 89 DEGREES 49 MINUTES 28 SECONDS EAST 120.00 FEET TO A REBAR; 4) NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST 264.00 FEET TO A REBAR; 5) NORTH 08 DEGREES 36 MINUTES 20 SECONDS EAST 34.42 FEET TO A REBAR; 6) NORTH 77 DEGREES 58 MINUTES 13 SECONDS WEST 24.86 FEET TO A REBAR; 7) NORTH 89 DEGREES 39 MINUTES 42 SECONDS EAST 198.00 FEET TO A REBAR ON THE PERIMETER OF KEENELAND PARK, SECTION III PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2014028465 IN SAID RECORDER'S OFFICE; THENCE ON THE PERIMETER OF SAID KEENELAND PARK, SECTION III THE FOLLOWING FIVE (5) CALLS: 1) NORTH 89 DEGREES 39 MINUTES 42 SECONDS EAST 199.07 FEET TO A REBAR; 2) NORTH 00 DEGREES 20 MINUTES 18 SECONDS WEST 170.00 FEET TO A REBAR; 3) SOUTH 89 DEGREES 39 MINUTES 42 SECONDS WEST 3.55 FEET TO A REBAR; 4) NORTH 00 DEGREES 20 MINUTES 18 SECONDS WEST 124.81 FEET TO A REBAR; 5) SOUTH NORTH 89 DEGREES 39 MINUTES 42 SECONDS WEST 710.59 FEET TO A REBAR ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 32 SECONDS WEST 569.63 FEET TO THE POINT OF BEGINNING; CONTAINING 6.74 ACRES, MORE OR LESS.

Exhibit B

(Architectural Theme)

Farmhouse



Farmhouse

- **Brick Veneer**
- **Mixture of board and batten and/or horizontal siding**
- **Gable roof systems**
- **Paneled shutters**
- **Simple square columns & brackets**
- **8-panel architectural garage door**
- **Style specific decorative front door**
- **Style specific window grids**

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 16, 2016 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

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

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

Election of Officers:

Motion: Schmitz; Second: Woodard; Elect Randell Graham for President: Vote: 7-0.

Motion: Woodard; Second: Day: Elect Andre Maue for Vice-President: Vote: 7-0.

Approval of Minutes: February 1, 2016, APC Meeting Minutes

Motion: To approve the February 1, 2016 minutes.

Motion: Schmitz; Second: Horkay; Vote: Approved 7-0.

Todd reviewed the meeting rules and procedures.

Case No. 1602-DDP-03 [CONTINUED TO MARCH 7, 2016]

Description: Central Christian Church
SEC of 151st Street and Towne Road
Central Christian Church by Weihe Engineers requests Detailed Development Plan review for a new church building on approximately 19.99 acres +/-, located in the AG-SF1: Agriculture/Single-Family Rural District.

Case No. 1601-PUD-01

Description: Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A Wilson, Inc. by Nelson and Frankenberger requests a change in zoning from the Centennial North PUD District to the Wilshire PUD District.

AND

Case No. 1601-ODP-03 & 1601-SPP-02

Description: Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A Wilson, Inc. by Nelson and Frankenberger requests Overall Development Plan and Primary Plat approval of 86 residential lots on approximately 38.951 acres +/- located in the pending Wilshire PUD District.

Howard presented both the PUD Ordinance amendment and the Overall Development Plan and Primary Plat, as outlined in the staff reports.

Jon Dobosiewicz, Nelson and Frankenberger, gave a brief presentation and update on the projects. He requested the following be incorporated into the ordinance: “Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors. A maximum of forty percent (40%) of the garage doors in the district may be of the same style. Garage doors with different window designs shall qualify as a different style.”

Motion: To forward ordinance 1601-PUD-01 to the City Council with a favorable recommendation with the condition on the garage doors.

Motion: Schmitz; Second: Woodard; Vote: 7-0.

Motion: To approve 1601-ODP-03 and 1601-SPP-02 with the following condition:

- a. Approval shall be contingent upon the approval of 1601-PUD-01 by City Council.
- b. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor’s Office prior to the issuance of an improvement Location Permit.

Motion: Graham; Second: Schmitz; Vote: 7-0.

Case No. 1506-ZC-02 [PUBLIC HEARING]

Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

AND

Case No. 1506-ODP-16 & 1506-SPP-15 [PUBLIC HEARING]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

Todd presented both, the proposed modification to the existing zoning commitments, and the Overall Development Plan and Primary Plat, as outlined in their respective staff reports.

Jon Dobosiewicz, Nelson and Frankenberger, gave a brief presentation and update on the project.

Public Hearing opened at 7:32 pm.

Patrick Heitz, 2605 W 159th Street; Concerned with public safety on 159th Street. He stated that two passenger vehicles cannot pass as it exists. He stated that there is not enough room to expand the road. Finally, he expressed concern with the current dangerous conditions when making a left-hand turn from 159th Street onto Towne Road.

Public Hearing closed at 7:34 pm.

Dobosiewicz said that the Public Works department is preparing plans to improve the intersection of 159th and Towne Road. He added that they are working on plans that would accommodate expanding the road at the entrance of Bent Creek. Dobosiewicz stated that he will submit the timeline from Public Works of when the Towne Road project will be started/completed.

No action is required at this time.

Case No. 1510-ODP-20 & 1510-SPP-20 [CONTINUED]

Description: Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Case No. 1602-ODP-02 & 1602-SPP-03 [CONTINUED]

Description: Waterford at the Bridgewater, Parcel L3
SEC of 151st Street and Carey Road
Throgmartin Henke Development, LLP by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for twenty (20) single-family lots on approximately 10.23-acres +/-, located in the Bridgewater PUD District.

Case No. 1602-ODP-04 & 1602-SPP-04 [CONTINUED]

Description: West Rail
NEC of 156th Street and Ditch Road
Beazer Homes of Indiana, LLP by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 183 single family lots on approximately 108.2 acres +/-, located in the West Rail PUD District.

Case No. 1602-CPA-01 [CONTINUED]

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

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

Description: The Trails
East of Oak Ridge Road, South of State Road 32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

Case No. 1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

Hoover gave a report.

BZA LIAISON

Schmitz gave a report.

ECD STAFF

No report.

ADJOURNMENT (7:47 pm)

Motion: Schmitz: Second: Horkay: Vote: 7-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton



Petition Number: 1602-DDP-03

Subject Site Address: SEC of 151st Street and Towne Road (the "Property")

Petitioner: Central Christian Church

Request: Detailed Development Plan review for a new church building

Current Zoning: AG-SF1: Agriculture / Single-Family-1

Current Land Use: Unoccupied/Agricultural

Approximate Acreage: 19.99 acres+/-

Property History: 1601-SFP-02; Minor Secondary Plat (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Detailed Development Plan
5. Site Plan
6. Landscaping Plan
7. Building Elevations

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

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

This petition received a public hearing at the February 1, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the February 1, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION

The applicable zoning district is the AG-SF1: Agriculture / Single-Family-1 District. The project is for the construction of a new 25,000 square-foot church building and associated parking. The proposal anticipates future additions on the plans.

The waiver requests that were part of the February 1, 2016 presentation have been withdrawn. They are no longer necessary.



ZONING DISTRICT STANDARDS (Article 4.2)

AG-SF1: Agriculture / Single-Family-1

- | | |
|---|-------------------|
| 1. <u>Minimum Lot Area:</u> | Three (3) acres |
| 2. <u>Minimum Lot Frontage:</u> | 250 feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 100 feet |
| b. Side Yard: | 30 feet |
| c. Rear Yard: | 30 feet |
| 4. <u>Minimum Lot Width:</u> | 100 feet |
| 5. <u>Maximum Building Height:</u> | 2.5 stories |
| 6. <u>Minimum Living Area (Ground Floor):</u> | |
| a. Single Story: | 1,350 square feet |
| b. All Others: | 800 square feet |

Comment(s): Compliant with all AG-SF1 standards above.

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

Comment(s): Acknowledged.

2. General Plan Requirements: An Detailed Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':

- a. Title, scale, north arrow and date

Comment(s): Compliant.

- b. Proposed name of the development

Comment(s): Compliant.

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

Comment(s): Compliant.

- d. Address and legal description of the property

Comment(s): Compliant.



e. Boundary lines of the property including all dimensions

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

l. Location and dimensions of all existing structures and paved areas

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

n. Location of all Floodplain areas within the boundaries of the property

Comment(s): *No floodplains located on the Property.*

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

Comment(s): *Compliant.*



- p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
Comment(s): *Compliant.*
- q. Identify buildings proposed for demolition
Comment(s): *N/A.*
- r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
Comment(s): *N/A.*
- s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
Comment(s): *Compliant.*
- t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
Comment(s): *Compliant.*
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
Comment(s): *Compliant.*
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements
Comment(s): *See Development Standards section below for comments.*
5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
Comment(s): *N/A.*



6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
Comment(s): See Development Standards section below for comments.
7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
Comment(s): Any signs shown on the Detailed Development Plan will not be reviewed for compliance. Approval of the Detailed Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.
8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
Comment(s): See Development Standards section below for comments.
9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof
Comment(s): N/A.
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study
Comment(s): Compliant.
11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development
Comment(s): Compliant.



DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Accessory Buildings/Dumpster Enclosures (Article 6.1, H)
 - a) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
Comment(s): Compliant.
 - b) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
Comment(s): Compliant.
 - c) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
Comment(s): Compliant.
 - d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
Comment(s): Compliant.
 - e) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
Comment(s): Compliant.
 - f) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
Comment(s): Compliant.
 - g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
Comment(s): Acknowledged
 - h) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.
Comment(s): Compliant
2. Architectural Standards (SF Districts, Non-Residential Uses) (Article 6.3, D)
 - a) No loading spaces or loading docks shall be permitted to face a Street.
Comment(s): Compliant



- b) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

Comment(s): N/A

- c) Building Materials: In order to ensure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

Comment(s): Compliant. The Department has determined that there is no surrounding residential character to emulate, nor are there nearby subdivision standards to be compatible with. The surrounding area is completely farm land.

3. Building Standards (Article 6.4)

Comment(s): Compliant.

4. Height Standards (Article 6.6)

Comment(s): Compliant.

5. Landscaping Standards (Article 6.8)

- a) Heating/Cooling Facilities Screening.

Comment(s): Compliant. Roof mounted, screened by parapet walls.

- b) Detention and Retention Areas.

Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment(s): Compliant.

- c) Minimum Lot Landscaping:

Inst. Use/20 acres	Required	Provided	Difference
Shade Trees	40	99	+59
Ornamental or Evergreen Trees	60	83	+23
Shrubs	200	661	+461

- d) Foundation Plantings

West Façade (270')	Required	Provided	Difference
Shrubs or Ornamental Trees	23	23	0

North Façade (130')	Required	Provided	Difference
Shrubs or Ornamental Trees	11	11	0



e) External Street Frontage Requirements

Towne Road (1200')	Required	Provided	Difference
Shade or Evergreen Trees	36	37	+1
Ornamental Trees	24	25	+1
Shrubs	300	303	+3

151st Street (540')	Required	Provided	Difference
Shade or Evergreen Trees	17	17	0
Ornamental Trees	11	11	0
Shrubs	135	135	0

f) Buffer Yard Requirements

East (1200') Buffer Type A	Required	Provided	Difference
Shade Trees	36	37	+1
Evergreen Trees	36	39	+3
Shrubs	120	137	+17
Buffer Yard Width	30'	0	Compliant

g) Interior Parking Area Landscaping

89,000 SF Parking Area	Required	Provided	Difference
Island Area	8,900 SF	10,300 SF	+1,400 SF
Trees + Shrubs	1 tree + 4 shrubs/island	1 tree + 4 shrubs/island	Compliant

h) Perimeter Parking Area Landscaping

West (430')	Required	Provided	Difference
Trees	15	15	0
Shrubs	144	155	+11

6. Lighting Standards (Article 6.9)

Comment(s): Compliant.

7. Lot Standards (Article 6.10)

Comment(s): Compliant.



8. Parking and Loading Standards (Article 6.14)
a) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

If the proposed on-site storm water quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

Comment(s): *Compliant.*

- b) Bicycle Parking (Article 6.14, H)
Comment(s): *Compliant.*

9. Performance Standards (Article 6.15)
Comment(s): *To be monitored for compliance.*

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

11. Vision Clearance Standards (Article 6.19)
Comment(s): *Compliant.*

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

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)
Comment(s): *N/A*

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

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

4. Open Space and Amenity Standards (Article 8.6)
Comment(s): *N/A.*

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

6. Storm Water Standards (Article 8.8)
Comment(s): *Compliant.*



- | | |
|---|----------------|
| 7. Street and Right-of-Way Standards
<i>Comment(s): Compliant.</i> | (Article 8.9) |
| 8. Street Light Standards
<i>Comment(s): N/A</i> | (Article 8.10) |
| 9. Street Sign Standards
<i>Comment(s): Compliant.</i> | (Article 8.11) |
| 10. Surety Standards
<i>Comment(s): Compliant.</i> | (Article 8.12) |
| 11. Utility Standards
<i>Comment(s): Compliant.</i> | (Article 8.13) |

DEPARTMENT COMMENTS

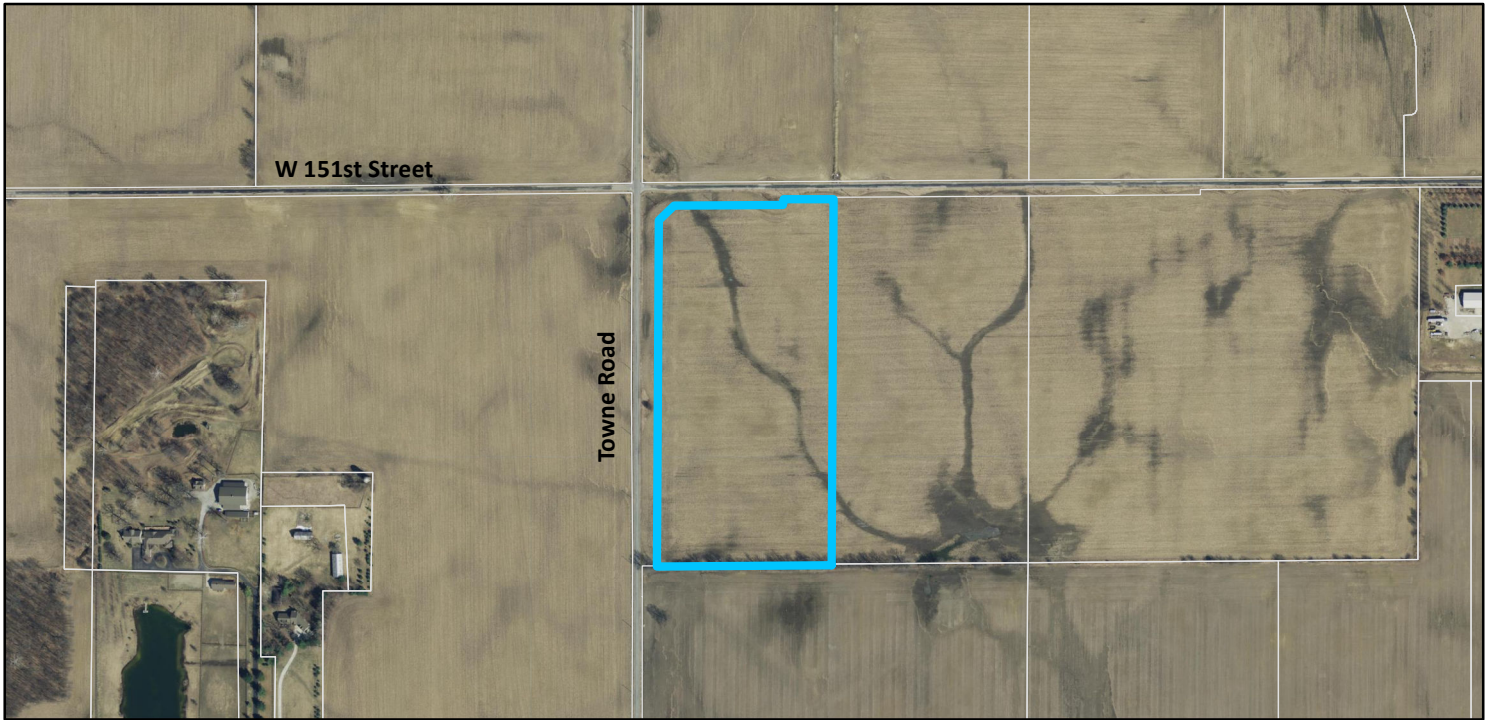
1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition with the following condition:**
 - **All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
3. If any APC member has questions prior to the public hearing, please contact Kevin Todd at ktodd@westfield.in.gov or 317.379.6467.



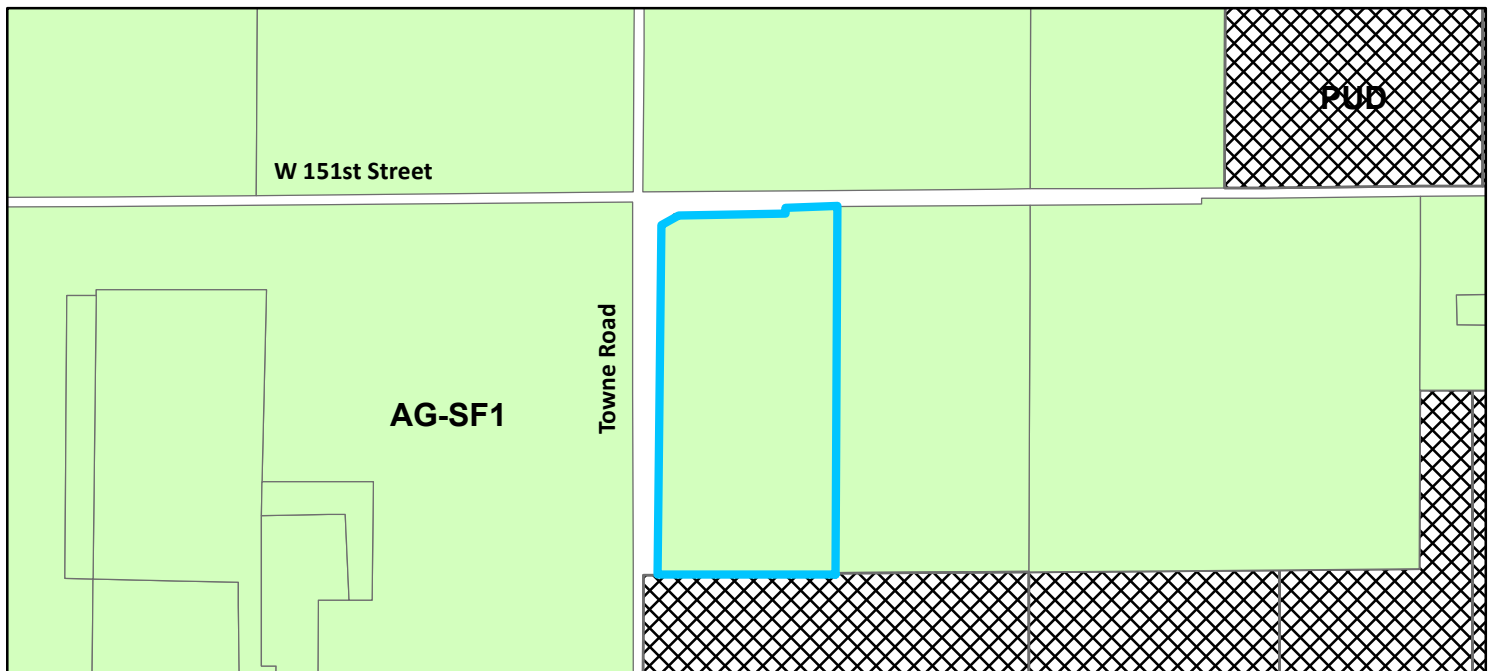
Property Location Map
Central Christian Church
1602-DDP-03



Aerial Location Map



Zoning Map



Zoning  AG-SF1 (Agriculture - Single Family - 1)  PUD (Planned Unit Development)

Central Christian Church Development Plan

NARRATIVE STATEMENT

Central Christian Church of Carmel Indiana owns approximately 81.89 acres (per deed) at the southeast corner of 151st Street and Towne Road. The church is looking to relocate from their current location in Carmel. They are submitting to the City of Westfield for consideration of a Development Plan for Central Christian Church. The church will be on the western approximately 19.99 acres. The church site will drain to a detention pond to be located near the south property line and will discharge into the legal drain which is located along the south property line and drains south. An easement will be in place over the property to the east of the church for this drainage outlet. The proposed right-of-way for Towne Road is 75' and 50' for 151st Street. There is a 150' right-of-way at the intersection for a future round-a-bout.

The utilities to serve this site are as follows:

- The sanitary sewer service is provided by Citizen's Westfield. There is an existing 24" main along the north side of 151st Street.
- The water service is provided by Citizen's Westfield. There is an existing 12" main approximately 1000' east of the subject site at the end of the Harmony residential project. This main will need to be extended to Towne Road. The Overall Development Plan shows the main being extended along the north side of 151st Street.
- The electric service is provided by Duke Energy. There are power poles along the south side of 151st Street and the west side of Towne Road.
- The gas service is provided by Vectren Gas. According to communications with Vectren, they will extend a main along 151st from the east to the site.

Originally two (2) waivers were requested. Both requests have been withdrawn.

CONSTRUCTION PLANS FOR CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD WESTFIELD, IN 46074

PLANS PREPARED FOR:

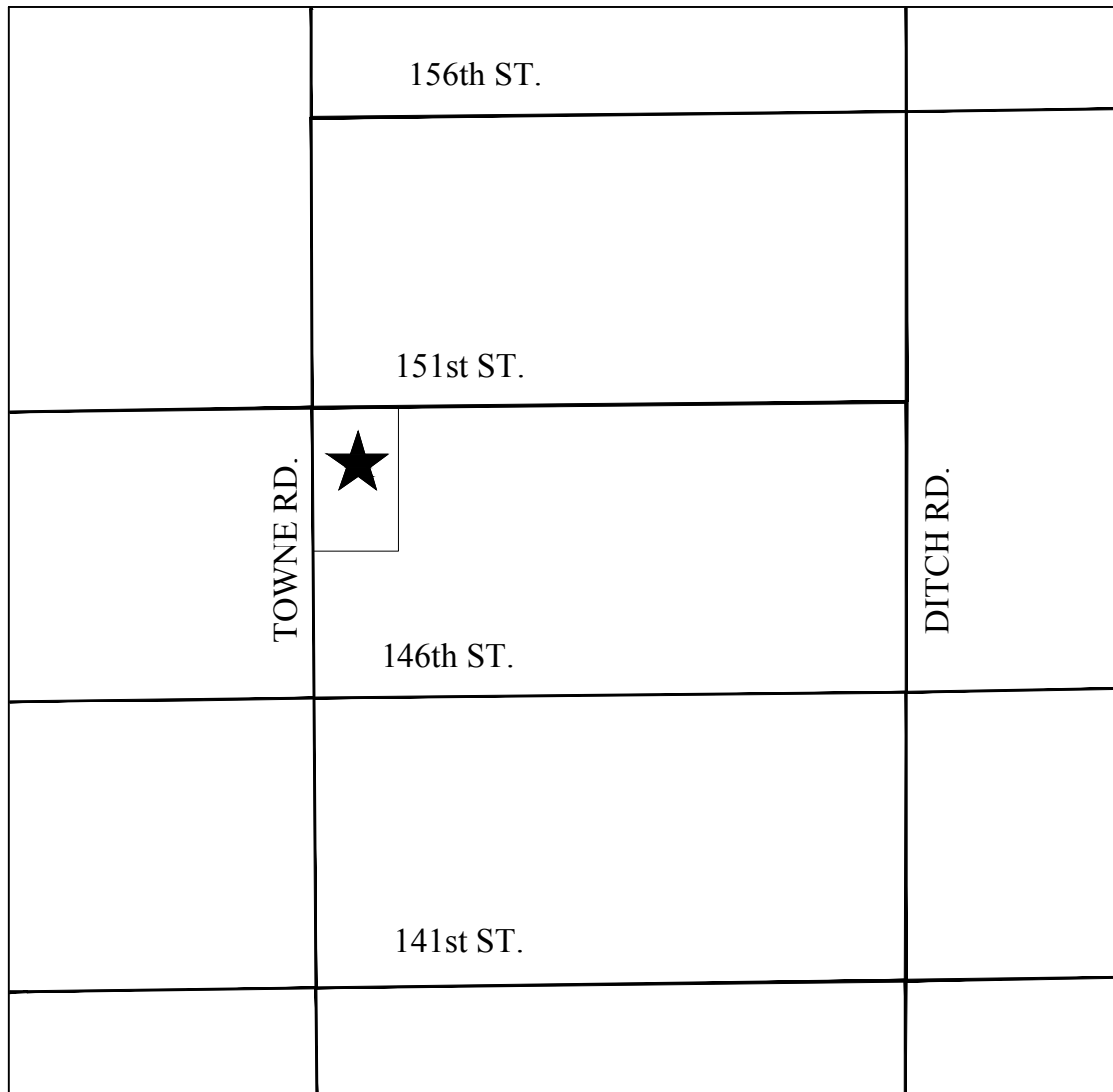
ASPEN GROUP
90 EXECUTIVE DRIVE, SUITE A
CARMEL, IN 46032
TELEPHONE: 317.852.5100
CONTACT PERSON: ADAM CHESTER, AIA
EMAIL: ACHESTER@ASPENGROUP.COM

PLANS PREPARED BY:

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: 317.846.6611
FAX: 317.843.0546
CONTACT PERSON: MARK THORPE, RLA
EMAIL: THORPEM@WEIHE.NET



★ PROJECT LOCATION
LOCATION MAP



★ PROJECT LOCATION
VICINITY MAP

LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST (BASIS OF BEARING) 662.07 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREE 02 MINUTES 59 SECONDS EAST 1315.46 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 35 SECONDS WEST 662.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREE 02 MINUTES 59 SECONDS WEST 1315.59 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.99 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)
LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 MILE WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)
TBM-1:
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP.
ELEV = 922.68 (NAVD 88)

WESTFIELD GENERAL NOTES

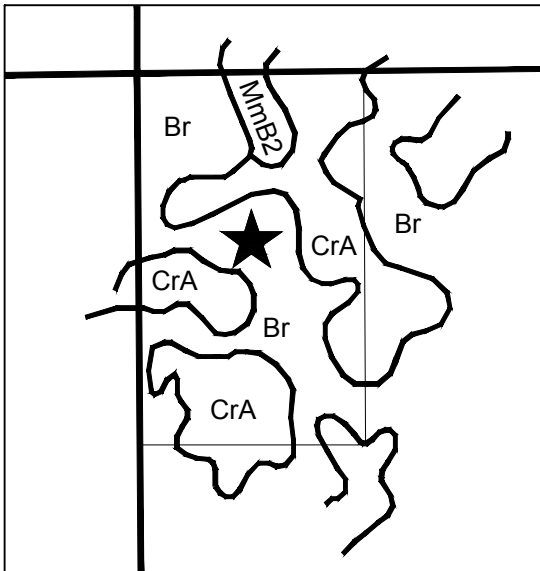
- ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
http://www.westfield.in.gov/egov/documents/1398688782_87299.pdf
- THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

OPERATING AUTHORITIES

VECTREN (GAS)
ATTENTION: BRIAN HARGER
P.O. BOX 1700
NOBLESVILLE, IN 46061
317.776.5560
AMERITECH (TELEPHONE)
ATTENTION: STEVE KREBS
5888 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317.252.4275
DUKE ENERGY (ELECTRIC)
ATTENTION: VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
317.776.5336
CITIZENS WESTFIELD
(WATER AND WASTEWATER)
MITCH HOUSE
MHOUSE@HNTB.COM
317.917.5294
CITIZENS WESTFIELD
(GAS)
RYAN BASCORE
RBASORE@CITIZENSENERGYGROUP.COM
317.927.6415
MARATHON PIPELINE, LLC
(GAS)
ATTENTION: AUSTIN GEYER
10722 E. COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
AGUYER@MARATHONPETROLEUM.COM
317.291.9460 x1233
WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3100
CITY OF WESTFIELD - COMM. DEVEL.
ATTENTION: MATT SKELTON
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3172
WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
317.896.2704
HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317.776.9626
INDOT
ATTENTION: SHELLEY HANEY
32 SOUTH BROADWAY
GREENFIELD, IN 46140
317.487.3492
HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317.773.7770

SOILS TYPE LEGEND

Br BROOKSTON SILTY CLAY LOAM
THIS SOIL ARE A SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, AND MODERATE PERMEABILITY. THIS SOIL HAS SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED AND PROTECTED FROM FLOODING. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM FROST ACTION AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS BECAUSE OF SEASONAL HIGH WATER TABLE AND HIGH POTENTIAL FROST ACTION. INSTALLATION OF DRAINAGE DITCHES ALONG ROADS HELPS TO LOWER THE WATER TABLE AND PREVENT DAMAGE FROM FROST ACTION. THE BASE MATERIAL FOR ROADS AND STREETS SHOULD BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL.
CrA CROSBY SILT LOAM
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DRAINED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.
MmB2 MIAMI SILT LOAM
2 TO 6 PERCENT SLOPES, ERODED. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.



★ PROJECT LOCATION
SOILS MAP



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
ALTA	ALTA SURVEY
C100	SWPPP PHASE 1
C101	SWPPP PHASE 1
C102	SWPPP PHASE 2
C103	SWPPP SPECIFICATIONS
C104	SWPPP DETAILS
C105	SWPPP DETAILS
C106	SWPPP DETAILS
C200	SITE PLAN
C201	SITE PLAN
C202	SITE DETAILS
C203	SITE DETAILS
C300	GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C500	SANITARY SEWER PLAN & PROFILE
C600	STORM SEWER PLAN & PROFILE
C601	STORM SEWER PLAN & PROFILE
C602	STORM SEWER PLAN & PROFILE
C603	DRAINAGE DETAILS
C604	DRAINAGE DETAILS
C700	WATER PLAN
C701	WATER PLAN
C702	WATER SPECIFICATIONS
C703	WATER SPECIFICATIONS
C800	UTILITY PLAN
C801	UTILITY DETAILS
C802	UTILITY DETAILS
C803	UTILITY DETAILS
C900	SANITARY SEWER SPECIFICATIONS
C901	SANITARY SEWER SPECIFICATIONS
C902	SANITARY SEWER SPECIFICATIONS
C903	SANITARY SEWER SPECIFICATIONS
C904	SANITARY SEWER SPECIFICATIONS
C905	SANITARY SEWER SPECIFICATIONS
C906	SANITARY SEWER SPECIFICATIONS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN DETAILS
L200	LANDSCAPE DETAILS

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
DWG NAME: W150043-CD01 Title.dwg
DESIGNED BY: RLA
DRAWN BY: RLA
CHECKED BY: JKS
DATE: 02-09-2016

REVISIONS AND ISSUES
SUBMITTED FOR INITIAL REVIEW
SUBMITTED FOR REVIEW COMMENTS

STEVEN SCOTT RUCKER, P.E.
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 1390279

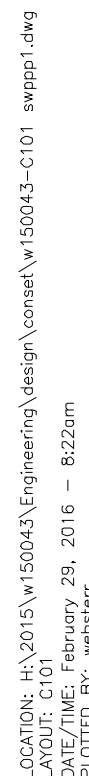
STEVEN SCOTT RUCKER, P.E. (1390279)

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SHEET NO.
C001
PROJECT NO.
W15.0043

TITLE SHEET
Part of SWM, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

LOCATION: h:\2016\W150043\Engineering\Design\Layout\W150043-CD01 Title.dwg
DATE/TIME: February 29, 2016 - 8:23 am
PLOTTER: HP DesignJet T1100e



- 1 INSTALL PERMIT POSTING AREA. 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- 2 INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C104
- 3 INSTALL CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C105
- 4 INSTALL SILT FENCE. REFER TO DETAIL ON SHEET C105
- 5 CUT PROPOSED SWALE TO DIVERT OFFSET WATER
- 6 LIMITS OF PROPOSED BUILDING
- 7 REMOVE EXISTING TREE(S) AND VEGETATION
- 8 STAGING AREA. PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED.
- 9 ROCK CHECK DAM
- 10 CUT PROPOSED POND TO SERVE AS A SEDIMENT BASIN
- 11 DIVERSION SWALE
- 12 DIVERSION BERM
- 13 INSTALL PROPOSED OUTLET TO SERVE AS OUTLET FOR SEDIMENT BASIN. USE RIPRAP PAD AT OUTLET POINT FOR ADDITIONAL SEDIMENT FILTRATION.
- 14 STOCKPILE AREA (IF NEEDED)
- 15 OPEN CUT FOR UTILITY INSTALLATION
- 16 INSTALL PROPOSED STORM PIPES WITHIN SWALE ALONG WITH SWALE CONSTRUCTION ACTIVITIES.

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED. THE COMPLETENESS OF THE CONTRACTOR TO REMOVE ANY UTILITIES THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

[illegible]

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- BOARD FENCE
- WROUGHT IRON FENCE
- FARM FENCE
- GUARD RAIL
- HAND RAIL
- SILT FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- ICE CONTOUR
- INTERMEDIATE CONTOUR

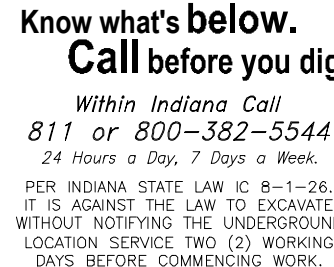
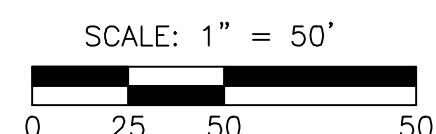
- - INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY DROP INLET PROTECTION.
- - CONSTRUCTION ENTRANCE
- - STAGING AREA
- - POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- - INSTALL SILT DIKES (PAVEMENT AREA) AS SHOWN. CONTRACTOR TO ADD ADDITIONAL MEASURES AS CONSTRUCTION PHASING AND SITE CONDITIONS DICTATE
- - CONCRETE WASHOUT
- - STOCKPILE AREA (TEMPORARY SEEDING REQUIRED)
- - SILT FENCE
- - TREE PROTECTION
- - ROCK CHECK DAM
- - LIMITS OF DISTURBANCE

TOTAL SITE	=	19.99	AC.
DISTURBED	=	21.0	AC.
PERVIOUS	=	21.0	AC.
IMPERVIOUS	=	00.0	AC.

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.
4. ALL EXISTING FIELD TIES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TIES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

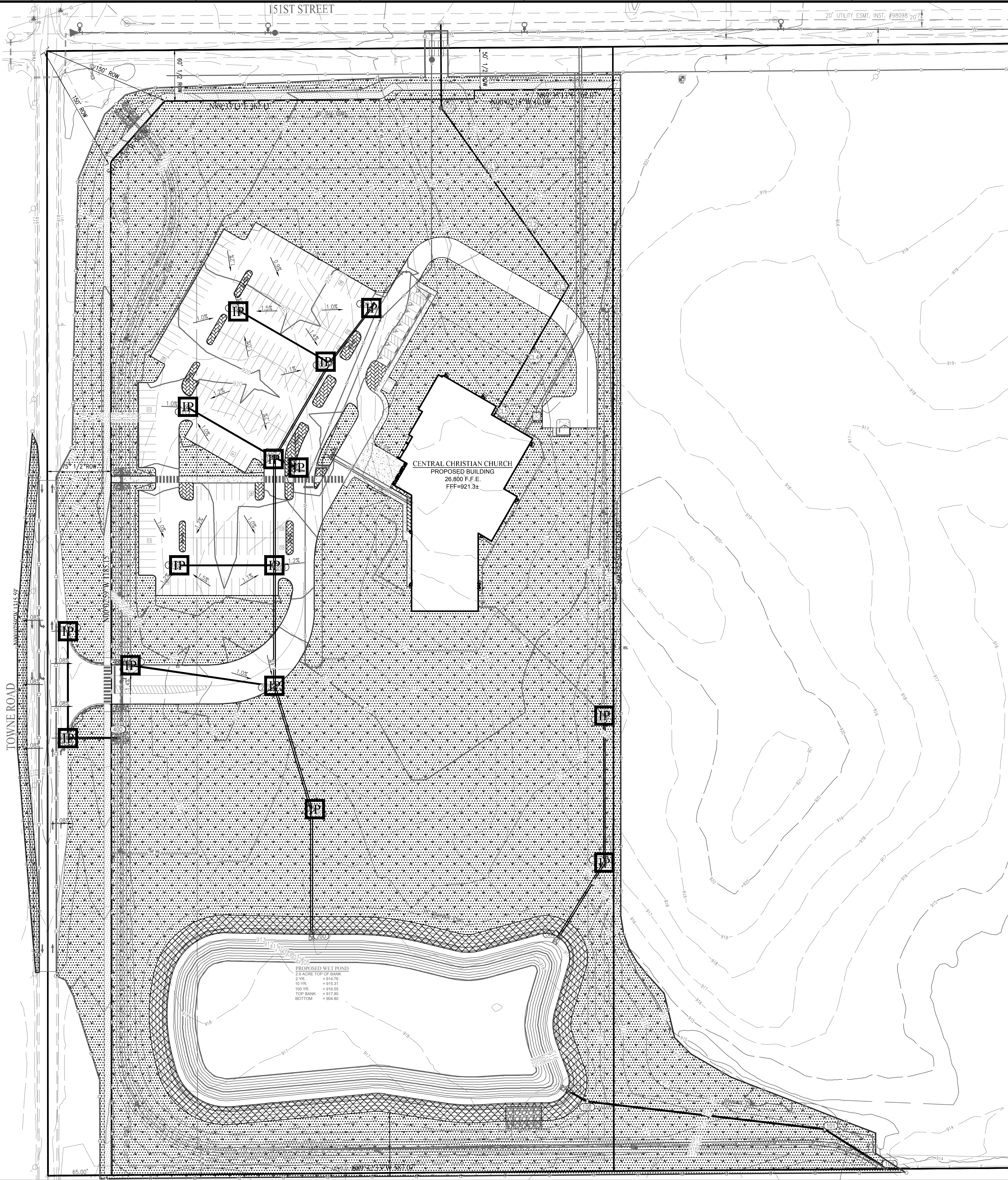
1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE UPON COMPLETION OF THE CONSTRUCTION. SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 14 DAYS.
3. PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
4. PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
5. ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA. THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
7. DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR AUTHORITY. WATER GRASS AND EXECUTE NORMAL WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STRAINS/DITCHES IN SUCH A MANNER AS TO VIOLATE ANY STATE OR FEDERAL CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL(S). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN APPROVALS REQUIRED FROM THE STATE AUTHORITY AND TO SUBMIT A COMPLETED NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
11. PORTABLE TOILETS SHALL BE ANCHORED.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WESTFIELD PUBLIC WORKS INSPECTOR.

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC



SHEET NO.
C101
PROJECT NO.
W15.0043

LOCATION: h:\2018\150043\Engineering\Design\Central Christian Church\150043-C102 swppp2.dwg
DATE/TIME: February 28, 2018 - 8:22am
PLOTED BY: wester



LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST (BASIS OF BEARING) 662.07 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREE 02 MINUTES 59 SECONDS EAST 1315.46 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 33 SECONDS WEST 662.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREE 02 MINUTES 59 SECONDS WEST 1315.59 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.99 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET. ELEV = 923.74 (NAVD 88)

LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD. ELEV = 915.37 (NAVD 88)

TBM-1
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP. ELEV = 922.68 (NAVD 88)

LINE TYPES

G	G	G	UNDERGROUND GAS
W	W	W	UNDERGROUND WATER
E(A)	E(A)	E(A)	AERIAL ELECTRIC
E	E	E	UNDERGROUND ELECTRIC
C	C	C	UNDERGROUND COMMUNICATIONS
C(A)	C(A)	C(A)	AERIAL COMMUNICATIONS
FO	FO	FO	UNDERGROUND FIBER OPTIC
FO(A)	FO(A)	FO(A)	AERIAL FIBER OPTIC CABLE
OHU	OHU	OHU	OVERHEAD UTILITY
FM	FM	FM	FORCE MAIN
SS	SS	SS	SANITARY SEWER
SS	SS	SS	STORM SEWER
RL	RL	RL	RIGHT OF WAY LINE
CL	CL	CL	CHAIN LINK FENCE
BF	BF	BF	BOARD FENCE
WIF	WIF	WIF	WROUGHT IRON FENCE
X	X	X	FARM FENCE
T	T	T	GUARD RAIL
SR	SR	SR	HAND RAIL
SL	SL	SL	SILT FENCE
BSL	BSL	BSL	BUILDING SETBACK LINE
BL	BL	BL	BOUNDARY LINE
FL	FL	FL	FLOW LINE
SL	SL	SL	SECTION LINE
IC	IC	IC	INDEX CONTOUR
IC	IC	IC	INTERMEDIATE CONTOUR

SWPPP PHASE 2 LEGEND

IP	- INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY DROP INLET PROTECTION ONLY
PT	- PERMANENT/TEMPORARY SEEDING USE PLANTING CHART
EB	- EROSION CONTROL BLANKET - USE S150BN BIO-NET AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
D	- LIMITS OF DISTURBANCE (CONSTRUCTION LIMITS)
R	- RIPRAP, REFER TO GRADING PLAN SHEET C300 FOR SIZING
M	- MULCH AREA, SEE LANDSCAPE PLAN FOR ACTUAL LOCATION
*	- SITE DISCHARGE POINT

EROSION CONTROL NOTES

- ALL DISTURBED AREAS SHALL BE SODED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
- INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
- THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.
- THIS PLAN TO BE USED FOR EROSION CONTROL PURPOSES ONLY. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
- THIS PLAN INDICATES EROSION CONTROL MEASURES REQUIRED AFTER SOIL STRIPPING AND PAD BUILDING HAS TAKEN PLACE. COORDINATE WITH DEVELOPER FOR MEASURES REQUIRED UNTIL PROPERTY TURNED OVER FOR DEVELOPMENT. COORDINATE WITH SOIL CONSERVATION DISTRICT REPRESENTATIVE FOR ANY OTHER MEASURES REQUIRED DUE TO SITE CONDITIONS.
- ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

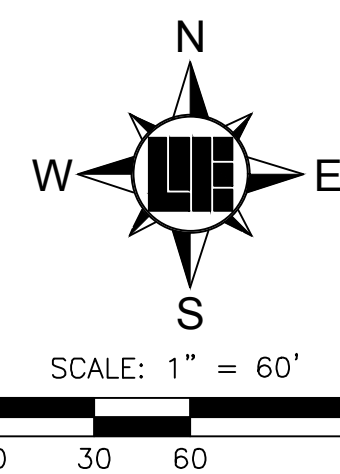
EROSION CONTROL SPECIFICATIONS

- THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
- TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 14 DAYS.
- PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
- PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
- ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
- IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
- DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
- THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
- IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 9" (327 IAC 15-5, CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
- PORTABLE TOILETS MUST BE ANCHORED.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WESTFIELD PUBLIC WORKS INSPECTOR.
- COORDINATE MULCH AREAS WITH LANDSCAPE PLAN, SHEET L100.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

DISTURBED ACREAGE
= 21.0± AC.



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0043
DWG NAME	W150043-C102 swppp2
DRAWN BY	RLW
CHECKED BY	JAS
DATE	02.09.2018

REVISIONS AND ISSUES

DATE	BY	REVISION
10.30.2015	MLT	SUBMITTED FOR INITIAL REVIEW
02.09.2018	MLT	REVISED FOR REVIEW COMMENTS

STEVEN SCOTT RUCKER P.E. 11300279

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PEAL 17-00279

PREPARED FOR

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SWPPP PHASE 2

Part of SWM, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.

C102

PROJECT NO.
W15.0043

LOCATION: N:\2010\W150043\Engineering\Design\Consent\W150043-C103 swppp spec.dwg
DATE/TIME: February 25, 2016 - 8:22am
PLOT/DIT BY: wester

SECTION A - CONSTRUCTION PLAN ELEMENTS

- A1 PLAN INDEX - SEE BELOW
A2 11x17' PLAT - REDUCTION OF STORMWATER POLLUTION PREVENTION PLAN TO BE SUBMITTED WITH FULL SIZE PLAN
A3 PROJECT NARRATIVE - THIS IS A PROPOSED INSTITUTIONAL DEVELOPMENT ON APPROXIMATELY 17 ACRES. THE CONSTRUCTION SHALL CONSIST OF 1 BUILDING, ASPHALT PARKING, AND 1 ENTRY DRIVE.
A4 VICINITY MAP - SEE TITLE SHEET WITH SOIL MAP
A5 LEGAL DESCRIPTION - SEE SHEET C102, LAT. 40°09'20"N, LONG. 86°12'07"W
A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS - SEE STORMWATER POLLUTION PREVENTION PLAN AT HYDROLOGIC UNIT CODE (14 DIGIT) - 05120201120060
A8 NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS - NOT APPLICABLE
A9 SPECIFIC POINTS WHERE STORMWATER DISCHARGE LEAVES SITE - LEGAL DRAIN OFFSITE TO THE SOUTHEAST
A10 LOCATION AND NAME OF WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO SITE - NOT APPLICABLE
A11 IDENTIFICATION OF ALL RECEIVING WATERS - WILLIAMS CREEK
A12 IDENTIFICATION OF DISCHARGE TO GROUND WATER - NOT APPLICABLE
A13 100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES - NOT APPLICABLE
A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE (10 YEAR) -
 $Q_{10yr} = 28.79 \text{ cfs}$
 $Q_{10yr} = 1.12 \text{ cfs}$
A15 ADJACENT LANDUSE INCLUDING UPSTREAM WATERSHED - SEE STORMWATER POLLUTION PREVENTION PLAN
A16 CONSTRUCTION LIMITS - SEE STORMWATER POLLUTION PREVENTION PLAN
A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER - OLD ROW CROPS
A18 SOILS MAP WITH SOIL DESCRIPTIONS AND LIMITATIONS - SEE BOTTOM LEFT OF THIS SHEET
A19 LOCATIONS, SIZE & DIMENSIONS OF PROPOSED STORMWATER SYSTEMS - SEE STORMWATER POLLUTION PREVENTION PLAN
A20 PLANS FOR OFF-SITE CONSTRUCTION ACTIVITIES - NOT APPLICABLE
A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROWDISPOSAL AREAS - SEE SHEET C100
A22 EXISTING SITE TOPOGRAPHY - SEE STORMWATER POLLUTION PREVENTION PLAN
A23 PROPOSED FINAL TOPOGRAPHY - SEE STORMWATER POLLUTION PREVENTION PLAN

SECTION B - SWPPP - CONSTRUCTION PHASE

- B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES - POTENTIAL POLLUTANTS FROM CONSTRUCTION ACTIVITY SUCH AS ASPHALT FROM PAVING, CONCRETE SIDEWALKS, OIL, GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT, SOIL EROSION, FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES -
1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WESTFIELD IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK. ADDITIONALLY, IDEM IS REQUIRED TO BE CONTACTED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. CONSTRUCTION ENTRANCE - REMOVE EXISTING ASPHALT AND STRIP TOPSOIL AND PLACE STONE AT ACCESS POINT ALONG TOWNE ROAD.
3. INSTALL SILT FENCING AND ALL OTHER EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING.
4. EARTHWORK - STRIP TOPSOIL, BEGIN ROUGH GRADING AND PREPARE BUILDING PAD AND ROUGH GRADE.
5. SANITARY SEWER - INSTALL SANITARY SEWER SYSTEM
6. STORM SEWER - INSTALL STORM SEWER SYSTEM AND CORRESPONDING INLET PROTECTION
7. UTILITIES - COORDINATE INSTALLATION OF ALL UTILITIES
8. FINISH GRADING AND PERMANENT EROSION CONTROL - FINISH GRADE AND PERMANENTLY SEED ALL PROPERTY PERIMETER AREAS.
9. PAVEMENT - INSTALL STONE, BASE COURSES AND FINISHED GRADINGS FOR ENTRY DRIVE.
10. CLEANUP - CONTRACTOR SHALL SPOIL ALL EXCESS MATERIALS, REGRADE AND STABILIZE ALL AREAS DISTURBED BY UTILITY INSTALLATIONS AND RESEED.
11. FINAL LANDSCAPING - INSTALL FINAL LANDSCAPING.
B3 CONSTRUCTION ENTRANCE - SEE STORMWATER POLLUTION PREVENTION PLAN AND SEE DETAIL IN LOWER LEFT CORNER OF PLAN
B4 SEDIMENT CONTROL PLAN FOR SHEET FLOW AREAS - SEE STORMWATER POLLUTION PREVENTION PLAN
B5 SEDIMENT CONTROL PLAN FOR CONCENTRATED FLOW AREAS - N/A
B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN BY RUNOFF CONTROL MEASURES - NOT APPLICABLE
B8 STORM WATER OUTLET PROTECTION SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B9 GRADE STABILIZATION STRUCTURES AND SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B10 STORMWATER QUALITY CONSTRUCTION DETAILS - SEE STORMWATER POLLUTION PREVENTION PLAN
B11 TEMPORARY SURFACE STABILIZATION METHOD FOR EACH SEASON - SEE SEASONAL SOIL PROTECTION CHART
B12 PERMANENT SURFACE STABILIZATIONS - SEE SEASONAL SOIL PROTECTION CHART
B13 MATERIAL HANDLING AND SPILL POTENTIAL POLLUTANTS FROM CONSTRUCTION ACTIVITY SUCH AS ASPHALT FROM PAVING, CONCRETE FROM CURBING, SIDEWALKS. A CONCRETE WASHOUT AREA HAS BEEN DESIGNATED OIL, GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT. IF THERE IS A SPILL FROM ONE OF THESE, IMMEDIATE CLEANUP SHOULD BE REQUIRED. FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
SHALL MEET THE REQUIREMENTS OF IAC 2-6-1. FOLLOW MATERIAL SAFETY DATA SHEET (MSDS) GUIDELINES FOR CONTAMINANTS PRESENT ON SITE.
B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH STORMWATER QUALITY MEASURE - INSPECT ALL EROSION CONTROL AND STORMWATER QUALITY MEASURES WEEKLY AND AFTER EACH STORM EVENT OR HEAVY USE. REPAIR/REPLACE ANY COMPROMISED OR FAILED MEASURE AS REQUIRED. MORE SPECIFIC GUIDELINES ARE INCLUDED ON INDIVIDUAL DETAILS.
B15 EROSION & SEDIMENT CONTROL SPECS - N/A
B17 SEDIMENT CONTROL ASSOCIATED WITH DEWATERING AND DIRECTIONAL BORING OPERATIONS - IN THE EVENT THAT DEWATERING IS REQUIRED ON SITE, PROVIDE SEDIMENT AND OIL CONTAMINANT WITH THE USE OF THE ULTRA DEWATERING BAG, PART #9724-O/S AS PROVIDED BY ULTRATECH INTERNATIONAL, INC. AND SUPPLIED BY D2 LAND & WATER RESOURCES. REFER TO MANUFACTURER SPECIFICATIONS FOR ALTERNATE SIZES OF BAGS IF NEEDED. ALTERNATE EQUIPMENT MEASURES OF CONTAMINANT MAY BE APPROVED BY THE ENGINEER OR EROSION CONTROL PERSON IF ANOTHER PRODUCT OR METHOD OF CONTAMINANT IS DESIRED.

SECTION C - SWPPP - POST-CONSTRUCTION PHASE

- C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE - POTENTIAL POLLUTANTS FROM POST-CONSTRUCTION ACTIVITY SUCH AS SANDS AND SALTS FROM SNOW REMOVAL, OIL, GREASE, ANTIFREEZE, ETC. FROM VEHICLES INCLUDING HEAVY METAL FROM BRAKE PAD WEAR SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM. EXCESS FERTILIZERS AND HERBICIDES SHOULD BE AVOIDED. CLEAN UP IMMEDIATELY IF ANY IS SPILLED.
C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #W01. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #W01 DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C4 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORM WATER QUALITY MEASURE - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #W01 DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES - MAINTENANCE GUIDELINES FOR THE AQUA SWIRL AS-6, STRUCTURE #W01, UNIT ARE INDICATED IN THE O&M MANUAL PROVIDED.

SECTION 1 EMERGENCY RESPONSE NUMBERS

EMERGENCY FOR ANY LIFE THREATENING PROBLEM	911
WESTFIELD FIRE DEPARTMENT	317.896.2704
WESTFIELD POLICE DEPARTMENT	317.776.6336
INDIANA DEPT. OF NATURAL RESOURCES	317.232.4200
HAMILTON DEPT. OF ENVIRONMENTAL MANAGEMENT	317.233.7745
INDIANA COUNTY COUNTY SOIL AND WATER	317.773.2181
CITY OF WESTFIELD PUBLIC WORKS	317.804.3100

SECTION 2 MATERIAL HANDLING AND SPILL PREVENTION PLAN

IN ORDER TO MINIMIZE THE RELEASE OF POTENTIAL POLLUTANTS DURING CONSTRUCTION THE CONTRACTORS SHALL IMPLEMENT THIS MATERIAL HANDLING AND SPILL PREVENTION PLAN. THE CONTRACTOR SHALL REVIEW THIS PLAN WITH ALL SUBCONTRACTORS AND REQUIRE THAT THEY IMPLEMENT THE PLAN AS WELL.

- CONSTRUCTION EQUIPMENT
A. FUELING, LUBRICATION AND FLUIDS: ALL OPERATIONS INVOLVING THE ADDITION OF FLUIDS TO EQUIPMENT SHOULD BE DONE IN ONE LOCATION, AS DESIGNATED BY THE CONSTRUCTION MANAGER, SO THAT SPILLS ARE LIMITED TO ONE LOCATION ON THE SITE, WHICH WILL FACILITATE THE CLEANUP OF SPILLS. IF AN ON-SITE FUELING TANK IS PLANNED TO BE ON SITE, IT SHALL BE DOUBLE WALLED AND STORED IN THIS DESIGNATED AREA. THIS LOCATION IS AN AREA THAT WILL NOT ALLOW SPILLED FLUIDS TO MIGRATE INTO SUBSURFACE SOILS. IN THE EVENT OF A SPILL, THE FLUID SHALL IMMEDIATELY BE CLEANED UP BY REMOVING THE CONTAMINATED SOIL OR STONE, WHICH SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER. SPILLS ON HARD SURFACES SHALL BE SOAKED UP BY AN ACCEPTABLE MATERIAL, SUCH AS OIL DRY AND THE ABSORBENT MATERIAL DISPOSED OF IN A PROPER MANNER. THE SPILL SHALL ALSO BE REPORTED IMMEDIATELY TO THE CONSTRUCTION MANAGER'S SUPERINTENDENT.
B. EQUIPMENT REPAIR, ESPECIALLY WHEN FLUIDS MUST BE REMOVED FROM THE EQUIPMENT OR THE POSSIBILITY OF FLUID SPILLS IS HIGH, SHOULD ALWAYS BE DONE OFFSITE AT A FACILITY THAT IS MORE SUITABLE THAN A CONSTRUCTION SITE TO HANDLE SPILLS. WHEN EQUIPMENT MUST BE REPAIRED ONSITE IT SHOULD BE MOVED TO THE MAINTENANCE AND FUELING AREA IF POSSIBLE. OTHERWISE, SUITABLE ON SITE CONTAINERS SHOULD BE PLACED UNDER THE EQUIPMENT DURING REPAIR TO CATCH ANY SPILLED FLUIDS AND THESE FLUIDS SHOULD BE DISPOSED OF IN A PROPER MANNER.
C. ALL REUSABLE FLUID CONTAINERS, SUCH AS GASOLINE CANS, SHALL BE INSPECTED FOR LEAKS EACH TIME THEY ARE USED. IF LEAKS ARE FOUND, THE FLUID SHALL BE REMOVED FROM THE CONTAINER IN A PROPER MANNER AND THE CONTAINER DISPOSED OF IN AN ACCEPTABLE MANNER. EMPTY DISPOSABLE CONTAINERS, SUCH AS GREASE TUBES AND LUBRICATING OIL AND BRAKE FLUID CONTAINERS, AND THEIR PACKAGING, SHALL BE DISPOSED OF IN A PROPER MANNER AND SHALL NOT BE LEFT ON THE GROUND OR IN THE OPEN ON THE CONSTRUCTION SITE.
- CONSTRUCTION MATERIALS AND THEIR PACKAGING
A. EROSION CONTROL MEASURE SHOWN ON THE SUBJECT PROJECT SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION IN THE PROPER SEQUENCING TO MINIMIZE SOIL EROSION. EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED AS DESCRIBED ELSEWHERE ON THE PLANS. EXCESSIVE DUSTING OF SOIL ON THE SITE SHALL BE MINIMIZED BY REDUCING CONSTRUCTION TRAFFIC ACROSS BARE SOIL DURING DRY AND/OR WINDY WEATHER, AND BY APPLYING WATER OR OTHER ACCEPTABLE DUST CONTROL MEASURES TO THE SOIL. UPON COMPLETION OF CONSTRUCTION AND SUITABLE ESTABLISHMENT OF PERMANENT VEGETATION, TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE, CHECK DAMS AND INLET PROTECTION DEVICES SHALL BE REMOVED IN A MANNER TO MINIMIZE ADDITIONAL LAND DISTURBANCE. ANY AREAS DISTURBED BY THESE OPERATIONS SHALL BE PROPERLY REVEGETATED.
B. LARGE WASTE MATERIALS CREATED BY CUTTING, SAWING, DRILLING, OR OTHER OPERATIONS SHALL BE PROPERLY DISPOSED OF IN SUITABLE WASTE CONTAINERS. THE SITE SHALL BE CHECKED AT THE END OF THE DAY, AS A MINIMUM, AND ALL WASTE MATERIALS, INCLUDING THOSE BLOWN ACROSS OR OFF THE SITE BY WIND SHALL BE PICKED UP AND DISPOSED OF IN SUITABLE CONTAINERS, WHERE POSSIBLE.
C. OPERATIONS SUCH AS SAWING THAT CREATE SMALL PARTICLES SHOULD BE PERFORMED IN ONE SPOT IN AN AREA PROTECTED FROM WIND, AND WASTE PARTICLES COLLECTED AND DISPOSED OF FREQUENTLY TO MINIMIZE WIND DISPERSAL. PACKAGING USED TO TRANSPORT MATERIALS TO THE SITE FOR CONSTRUCTION OF THE FACILITY SHALL BE DISPOSED OR PROPERLY, WHETHER THE MATERIAL IS TAKEN OUT OF ITS PACKAGE AND INCORPORATED INTO THE PROJECT IMMEDIATELY OR STORED ONSITE FOR FUTURE USE. PACKAGED MATERIALS STORED ONSITE SHALL BE INSPECTED REGULARLY AND ANY LOOSE PACKAGING SHALL BE REPAIRED OR DISPOSED OF PROPERLY.
C. ALL DEWATERING OF ACTIVITIES SHALL BE DONE IN ACCORDANCE TO GOOD EROSION CONTROL PRACTICES. THESE PRACTICES SHOULD INCLUDE THE USE OF DIRT BAGS SUCH AS SILT FENCE INLET PROTECTION. THE USE OF THESE TYPES OF DEWATERING DEVICES WILL REMOVE LARGE QUANTITIES OF SILT, SEDIMENT, AND DIRT AND PREVENT THESE MATERIALS TO ENTER THE STORM SEWER SYSTEM.
D. IF THE USE OF LIME IS USED TO STABILIZE THE SOIL OF THE SITE THEN ALL CONSTRUCTION EQUIPMENT USED SHALL BE CLEANED OF ALL EXCESS MATERIAL WITH WATER IN THE MAINTENANCE AND REFUELING AREA AS SHOWN WITHIN THESE PLANS.
E. NUTRIENTS AND FERTILIZERS SHALL ONLY BE USED TO ESTABLISH RAPID VEGETATION. WHEN THESE PRODUCTS ARE UTILIZED, THE USER SHOULD PAY STRICT ATTENTION TO THE PRODUCTS RECOMMENDED USAGE.
F. CONCRETE WASTE WATER
A. ALL CONCRETE WASTEWATER SHALL BE DISPOSED OF IN THE DESIGNED AREA AS DIRECTED BY THE CONSTRUCTION MANAGER. THIS AREA IS TO BE A 3' DEEP, 10' SQUARE PIT AS DETAILED ON THE EROSION CONTROL PLAN. THIS AREA SHALL BE INSPECTED ON A DAILY BASIS AT A MINIMUM. WHEN THIS AREA BECOMES FULL, THE POLLUTANTS SHALL BE EXCAVATED, PLACED IN AN ACCEPTABLE CONTAINER AND DISPOSED OF IN PROPER MANNER, BY THE EXCAVATION CONTRACTOR.
G. PAINT PRODUCTS
A. ALL EXCESS PAINT AND THEIR RELATED PRODUCTS SHALL BE DISPOSED OF IN THE MANNER AT WHICH THE MANUFACTURER SUGGESTS. UNDER NO CIRCUMSTANCES WILL PAINT OR THEIR RELATED PRODUCTS BE CLEANED OR DISPOSED OF IN SOIL, SANITARY SEWERS, STORM SEWERS OR DETENTION BASINS. ANY VIOLATION OF THIS SHALL BE REPORTED TO THE JOB SUPERINTENDENT.
IN THE EVENT OF ACCIDENTALLY CONTAMINATION ALL EFFORTS SHOULD BE WESTFIELD FIRE DEPARTMENT SHOULD BE CONTACTED IMMEDIATELY TO DETERMINE IF FURTHER MEASURES ARE NEEDED.

RULE 6. SPILLS OF OIL AND OTHER OBJECTIONABLE SUBSTANCES; REPORTING, CONTAINMENT AND CLEANUP

(REPEALED BY WATER POLLUTION CONTROL BOARD; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1734)

RULE 6.1. SPILLS; REPORTING, CONTAINMENT, AND RESPONSE

327 IAC 2-6-1-1 APPLICABILITY

AUTHORITY: IC 13-14-8-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 1. THIS RULE APPLIES TO THE REPORTING AND CONTAINMENT OF, AND THE RESPONSE TO THOSE SPILLS OF HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND OBJECTIONABLE SUBSTANCES THAT ARE OF A QUANTITY, TYPE, DURATION AND IN A LOCATION AS TO DAMAGE THE WATERS OF THE STATE. NOTHING IN THIS RULE IS INTENDED TO AFFECT REPORTING OR CLEAN-UP REQUIREMENTS SET FORTH BY EITHER FEDERAL, STATE, OR LOCAL LAWS. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-1; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; READOPTED FILED JAN 10, 2001, 3:23 P.M.; 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-2 SPECIAL AREAS

AUTHORITY: IC 13-14-8-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 2. CERTAIN AREAS OF THE STATE ARE RECOGNIZED AS HAVING UNIQUE GEOLOGY. A LARGE SECTION OF THE MID-SOUTHERN PART OF THE STATE IS A KARST REGION. PORTIONS OF SAINT JOSEPH, ELKHART, KOSCIUSKO, AND LAGRANGE COUNTIES CONTAIN A SOLE SOURCE AQUIFER AS REFERENCED IN 42 U.S.C. 300f-3(e). THE WATERS OF THE STATE ARE PARTICULARLY VULNERABLE TO DAMAGE FROM SPILLS IN THESE AREAS, AND CARE SHOULD BE EXERCISED WHEN EVALUATING DAMAGE FROM SPILLS. INFORMATION ABOUT THESE AREAS CAN BE OBTAINED BY CALLING THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF LAND QUALITY, EMERGENCY RESPONSE SECTION. AREA CODE 1-888-233-7745 FOR IN-STATE CALLS (TOLL FREE), (317) 233-7745 FOR OUT-OF-STATE CALLS. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-2; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; READOPTED FILED JAN 10, 2001, 3:23 P.M.; 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.; 20071219-IR-327070553BFA; ERRATA FILED MAY 27, 2008, 2:06 P.M.; 20080625-IR-327080419ACA)

327 IAC 2-6-1-3 EXCLUSIONS

AUTHORITY: IC 13-14-8-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 3. NOTWITHSTANDING ANY OTHER SECTION OF THIS RULE, THE REPORTING REQUIREMENT OF THIS RULE DOES NOT APPLY TO THE FOLLOWING OCCURRENCES:

- (1) DISCHARGES OR EXCEEDANCES THAT ARE UNDER THE JURISDICTION OF AN APPLICABLE PERMIT WHEN THE SUBSTANCE IN QUESTION IS A PETROLEUM, OR PARTS THEREOF, THAT ARE WHOLLY OR PARTIALLY WITHIN, FLOW THROUGH, OR BORDER UPON THIS STATE. THE TERM DOES NOT INCLUDE ANY PRIVATE POND OR ANY OFF-STREAM POND, RESERVOIR, OR FACILITY BUILT FOR REDUCTION OR CONTROL OF POLLUTION OR COOLING OF WATER PRIOR TO DISCHARGE UNLESS THE DISCHARGE FROM THE POND, RESERVOIR, OR FACILITY CAUSES OR THREATENS TO CAUSE WATER POLLUTION. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-3; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; ERRATA FILED MAY 7, 1997, 2:25 P.M.; 20071219-IR-327070553BFA)
- (2) LAWFUL APPLICATION OF MATERIALS, INCLUDING, BUT NOT LIMITED TO:
(A) COMMERCIAL OR NATURAL FERTILIZERS AND PESTICIDES ON OR TO LAND OR WATER; OR
(B) DUST SUPPRESSION MATERIALS.
(3) THE APPLICATION OF PETROLEUM NECESSARY FOR CONSTRUCTION THAT DOES NOT DAMAGE WATERS OF THE STATE.
(4) SPILLS OF LESS THAN ONE (1) POUND OR ONE (1) PINT.
(5) SPILLS OF INTEGRAL COMPONENTS OF VEHICLES, IN THE USE OF MOTOR VEHICLES OR OTHER EQUIPMENT, THE TOTAL VOLUME OF WHICH IS LESS THAN OR EQUAL TO FIFTY-FIVE (55) GALLONS AND WHICH DO NOT DAMAGE WATERS OF THE STATE.
(6) OIL SHEENS PRODUCED AS A RESULT OF THE NORMAL OPERATION OF PROPERLY FUNCTIONING WATERCRAFT.
(7) A RELEASE OF A SUBSTANCE INTEGRAL TO A SPILL RESPONSE ACTIVITY THAT HAS BEEN APPROVED AND AUTHORIZED BY A STATE OR FEDERAL ONSCENE COORDINATOR. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-3; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; ERRATA FILED MAY 7, 1997, 2:25 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-4 DEFINITIONS

AUTHORITY: IC 13-14-8-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17; IC 14-8-2-7; IC 14-25-7-13; IC 14-25-7-15

- SEC. 4. IN ADDITION TO THE DEFINITIONS CONTAINED IN IC 13-11-2-17(D), IC 13-11-2-35(A), IC 13-11-2-51, IC 13-11-2-158(A), IC 13-11-2-160, IC 13-11-2-260, IC 13-11-2-265, AND IN 327 IAC 1, THE FOLLOWING DEFINITIONS APPLY THROUGHOUT THIS RULE:
- (1) "ANIMAL" MEANS ALL MAMMALS, BIRDS, REPTILES, AMPHIBIANS, FISH, CRUSTACEANS, AND MOLLUSKS.
 - (2) "AQUATIC LIFE" MEANS THOSE PLANTS AND MACROINVERTEBRATES THAT ARE DEPENDENT UPON AN AQUATIC ENVIRONMENT.
 - (3) "CONTAIN" MEANS TO TAKE SUCH IMMEDIATE ACTION AS NECESSARY TO DAM, BLOCK, RESTRAIN, OR OTHERWISE ACT TO MOST EFFECTIVELY PREVENT A SPILL FROM ENTERING WATERS OF THE STATE OR MINIMIZE DAMAGE TO THE WATERS OF THE STATE FROM A SPILL.
 - (4) "DAMAGE" MEANS THE ACTUAL OR IMMINENT ALTERATION OF THE WATERS OF THE STATE SO AS TO RENDER THE WATERS HARMFUL, DETRIMENTAL, OR INJURIOUS TO:
(A) PUBLIC HEALTH, SAFETY, OR WELFARE;
(B) DOMESTIC, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, OR RECREATIONAL USES; OR
(C) ANIMALS OR AQUATIC LIFE.
 - (5) "DOWNSTREAM WATER USER" MEANS:
(A) A COMMUNITY PUBLIC WATER SUPPLY, AS IDENTIFIED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-25-7-10(D);
(B) A SIGNIFICANT WATER WITHDRAWAL FACILITY AS REGISTERED WITH THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-25-7-15;
(C) USERS OF RECREATIONAL WATERS; OR
(D) ANY OTHER USER MADE KNOWN TO THE PERSON WHO HAS A SPILL.
 - (6) "EXTREMELY HAZARDOUS SUBSTANCE" MEANS A SUBSTANCE IDENTIFIED PURSUANT TO 42 U.S.C. 11002 and 11004, (40 CFR 355 APPENDIX A).
 - (7) "FACILITY" MEANS LAND, BUILDINGS, EQUIPMENT, STRUCTURES, AND OTHER STATIONARY ITEMS THAT ARE LOCATED ON A SINGLE SITE OR ON CONTIGUOUS SITES AND THAT ARE OWNED OR OPERATED BY THE SAME PERSON OR BY ANY PERSON WHO CONTROLS, IS CONTROLLED BY, OR IS UNDER COMMON CONTROL OR DETENTION WITH, SUCH PERSON.
 - (8) "FACILITY BOUNDARY" MEANS THE BOUNDARY OF A FACILITY OR AN EASEMENT OR RIGHT-OF-WAY.
 - (9) "HAZARDOUS SUBSTANCE" HAS THE MEANING SET FORTH IN 42 U.S.C. 9601(14).
 - (10) "MODE OF TRANSPORTATION" INCLUDES, BUT IS NOT LIMITED TO, CARRIAGE BY:
(A) RAIL AND MOTOR VEHICLES;
(B) AIRCRAFT;
(C) WATERCRAFT;
(D) PIPELINES; OR
(E) OTHER MEANS OF TRANSPORTATION.

SOILS TYPE LEGEND

Br	BROOKSTON SILTY CLAY LOAM THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, AND MODERATE PERMEABILITY. THIS SOIL HAS SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM FROST ACTION AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS BECAUSE OF SEASONAL HIGH WATER TABLE AND FROST ACTION. INSTALLATION OF DRAINAGE DITCHES ALONG ROADS HELPS TO LOWER THE WATER TABLE AND PREVENT DAMAGE FROM FROST ACTION. THE BASE MATERIAL FOR ROADS AND STREETS SHOULD BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL.
CrA	CROSBY SILT LOAM 0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.
MmB2	MIAMI SILT LOAM 2 TO 6 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.

★ PROJECT LOCATION
SOILS MAP

IN COMMERCE. THIS DEFINITION EXCLUDES CARRIAGE WITHIN A FACILITY BY TRANSPORTATION EQUIPMENT OWNED, OPERATED, OR CONTROLLED BY THAT FACILITY.
(11) "OBJECTIONABLE SUBSTANCES" MEANS SUBSTANCES THAT ARE:
(A) OF A QUANTITY AND A TYPE, AND
(B) PRESENT FOR A DURATION AND IN A LOCATION, SO AS TO DAMAGE WATERS OF THE STATE. THIS DEFINITION EXCLUDES HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND MIXTURES THEREOF.
(12) "ON-SCENE COORDINATOR" MEANS A STATE OR FEDERAL OFFICIAL DESIGNATED BY THE DEPARTMENT, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, OR THE UNITED STATES COAST GUARD TO DIRECT AND COORDINATE SPECIAL SPILL RESPONSE ACTIVITIES.
(13) "RECREATIONAL WATERS" MEANS ANY WATER USED FOR:
(A) BOATING, SWIMMING, FISHING, HUNTING, TRAPPING, OR WILDLIFE VIEWING; OR
(B) PUBLIC ACCESS AREAS THAT ARE OWNED BY THE DEPARTMENT OF NATURAL RESOURCES OR THE FEDERAL GOVERNMENT, AS LISTED BY THE DEPARTMENT.
(14) "REPORTABLE QUANTITY" MEANS THE AMOUNT OF A HAZARDOUS SUBSTANCE OR EXTREMELY HAZARDOUS SUBSTANCE THAT IS REQUIRED TO BE REPORTED UNDER FEDERAL LAW UNDER 42 U.S.C. 9602(A) AND (B) AND 42 U.S.C. 9603(A). (40 CFR 302.4 OR 40 CFR 355 APPENDIX A.) (15) "SPILL" MEANS ANY UNEXPECTED, UNINTENDED, ABNORMAL, OR UNAPPROVED DUMPING, LEAKAGE, DRAINAGE, SEEPAGE, DISCHARGE OR OTHER LOSS OF PETROLEUM, HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, OR OBJECTIONABLE SUBSTANCES. THE TERM DOES NOT INCLUDE RELEASES TO IMPERMEABLE SURFACES WHEN THE SUBSTANCE DOES NOT MIGRATE OFF THE SURFACE OR PENETRATE THE SURFACE AND ENTER THE SOIL.
(16) "SPILL RESPONSE" FOR PURPOSES OF THIS RULE, MEANS THE FOLLOWING:
(A) THE SPILL IS CONTAINED; AND
(B) FREE MATERIAL IS REMOVED OR NEUTRALIZED.
(17) "SPILL REPORT" MEANS AN ORAL REPORT THAT INCLUDES THE FOLLOWING INFORMATION ABOUT A SPILL, TO THE EXTENT THAT THE INFORMATION IS KNOWN AT THE TIME OF THE REPORT:
(A) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON MAKING THE SPILL REPORT.
(B) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF A CONTACT PERSON IF DIFFERENT FROM (A).
(C) THE LOCATION OF THE SPILL.
(D) THE TIME OF THE SPILL.
(E) THE IDENTIFICATION OF THE SUBSTANCE SPILLED.
(F) THE APPROXIMATE QUANTITY OF THE SUBSTANCE THAT HAS BEEN OR MAY FURTHER BE SPILLED.
(G) THE DURATION OF THE SPILL.
(H) THE SOURCE OF THE SPILL.
(I) NAME AND LOCATION OF THE WATERS DAMAGED.
(J) THE IDENTITY OF ANY RESPONSE ORGANIZATION RESPONDING TO THE SPILL.
(K) WHAT MEASURES HAVE BEEN OR WILL BE UNDERTAKEN TO PERFORM A SPILL RESPONSE.
(L) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE ACTION.
(18) "WATERS," AS DEFINED IN IC 13-11-2-265, MEANS THE ACCUMULATIONS OF WATER, SURFACES OF UNDERGROUND, NATURAL AND ARTIFICIAL, PUBLIC AND PRIVATE, OR PARTS THEREOF, THAT ARE WHOLLY OR PARTIALLY WITHIN, FLOW THROUGH, OR BORDER UPON THIS STATE. THE TERM DOES NOT INCLUDE ANY PRIVATE POND OR ANY OFF-STREAM POND, RESERVOIR, OR FACILITY BUILT FOR REDUCTION OR CONTROL OF POLLUTION OR COOLING OF WATER PRIOR TO DISCHARGE UNLESS THE DISCHARGE FROM THE POND, RESERVOIR, OR FACILITY CAUSES OR THREATENS TO CAUSE WATER POLLUTION. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-4; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; ERRATA FILED MAY 7, 1997, 2:25 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-5 REPORTABLE SPILLS; FACILITY

AUTHORITY: IC 13-14-8-7

AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17

SEC. 5. THE FOLLOWING SPILLS FROM A FACILITY MUST BE REPORTED:
(1) SPILLS THAT DAMAGE THE WATERS OF THE STATE SO AS TO CAUSE DEATH OR ACUTE INJURY OR ILLNESS TO HUMANS OR ANIMALS.
(2) SPILLS FROM A FACILITY THAT HAS BEEN NOTIFIED IN WRITING BY A WATER UTILITY THAT IT IS IN LAND EROSION OR IS CAPABLE OF SUPPORTING A SALMONID FISHERY.
(3) WEATHER PROTECTION AREA AS APPROVED BY THE DEPARTMENT UNDER 327 IAC 8-4.1 THAT ARE:
(A) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS ONE HUNDRED (100) POUNDS OR THE REPORTABLE QUANTITY, WHICHEVER IS LESS;
(B) SPILLS OF PETROLEUM WHEN THE AMOUNT SPILLED EXCEEDS FIFTY-FIVE (55) GALLONS; OR
(C) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.
(3) SPILLS THAT DAMAGE WATERS OF THE STATE AND THAT:
(A) ARE LOCATED WITHIN A FACILITY BOUNDARY, OR
(B) ARE LOCATED WITHIN ONE HUNDRED (100) YARDS OF:
(I) ANY HIGH QUALITY WATER DESIGNATED AS AN OUTSTANDING STATE RESOURCE PURSUANT TO 327 IAC 2-1-2(3), EXCLUDING LAKE MICHIGAN;
(II) ANY WATER DESIGNATED AS EXCEPTIONAL USE PURSUANT TO 327 IAC 2-13A(6)(J), (K), (L), (M), (N), (O), (P), (Q), (R), (S), (T), (U), (V), (W), (X), (Y), (Z), (AA), (AB), (AC), (AD), (AE), (AF), (AG), (AH), (AI), (AJ), (AK), (AL), (AM), (AN), (AO), (AP), (AQ), (AR), (AS), (AT), (AU), (AV), (AW), (AX), (AY), (AZ), (BA), (BB), (BC), (BD), (BE), (BF), (BG), (BH), (BI), (BJ), (BK), (BL), (BM), (BN), (BO), (BP), (BQ), (BR), (BS), (BT), (BU), (BV), (BW), (BX), (BY), (BZ), (CA), (CB), (CC), (CD), (CE), (CF), (CG), (CH), (CI), (CJ), (CK), (CL), (CM), (CN), (CO), (CP), (CQ), (CR), (CS), (CT), (CU), (CV), (CW), (CX), (CY), (CZ), (DA), (DB), (DC), (DD), (DE), (DF), (DG), (DH), (DI), (DJ), (DK), (DL), (DM), (DN), (DO), (DP), (DQ), (DR), (DS), (DT), (DU), (DV), (DW), (DX), (DY), (DZ), (EA), (EB), (EC), (ED), (EE), (EF), (EG), (EH), (EI), (EJ), (EK), (EL), (EM), (EN), (EO), (EP), (EQ), (ER), (ES), (ET), (EU), (EV), (EW), (EX), (EY), (EZ), (FA), (FB), (FC), (FD), (FE), (FF), (FG), (FH), (FI), (FJ), (FK), (FL), (FM), (FN), (FO), (FP), (FQ), (FR), (FS), (FT), (FU), (FV), (FW), (FX), (FY), (FZ), (GA), (GB), (GC), (GD), (GE), (GF), (GG), (GH), (GI), (GJ), (GK), (GL), (GM), (GN), (GO), (GP), (GQ), (GR), (GS), (GT), (GU), (GV), (GW), (GX), (GY), (GZ), (HA), (HB), (HC), (HD), (HE), (HF), (HG), (HH), (HI), (HJ), (HK), (HL), (HM), (HN), (HO), (HP), (HQ), (HR), (HS), (HT), (HU), (HV), (HW), (HX), (HY), (HZ), (IA), (IB), (IC), (ID), (IE), (IF), (IG), (IH), (II), (IJ), (IK), (IL), (IM), (IN), (IO), (IP), (IQ), (IR), (IS), (IT), (IU), (IV), (IW), (IX), (IY), (IZ), (JA), (JB), (JC), (JD), (JE), (JF), (JG), (JH), (JI), (JJ), (JK), (JL), (JM), (JN), (JO), (JP), (JQ), (JR), (JS), (JT), (JU), (JV), (JW), (JX), (JY), (JZ), (KA), (KB), (KC), (KD), (KE), (KF), (KG), (KH), (KI), (KJ), (KK), (KL), (KM), (KN), (KO), (KP), (KQ), (KR), (KS), (KT), (KU), (KV), (KW), (KX), (KY), (KZ), (LA), (LB), (LC), (LD), (LE), (LF), (LG), (LH), (LI), (LJ), (LK), (LL), (LM), (LN), (LO), (LP), (LQ), (LR), (LS), (LT), (LU), (LV), (LW), (LX), (LY), (LZ), (MA), (MB), (MC), (MD), (ME), (MF), (MG), (MH), (MI), (MJ), (MK), (ML), (MN), (MO), (MP), (MQ), (MR), (MS), (MT), (MU), (MV), (MW), (MX), (MY), (MZ), (NA), (NB), (NC), (ND), (NE), (NF), (NG), (NH), (NI), (NJ), (NK), (NL), (NM), (NO), (NP), (NQ), (NR), (NS), (NT), (NU), (NV), (NW), (NX), (NY), (NZ), (OA), (OB), (OC), (OD), (OE), (OF), (OG), (OH), (OI), (OJ), (OK), (OL), (OM), (ON), (OO), (OP), (OQ), (OR), (OS), (OT), (OU), (OV), (OW), (OX), (OY), (OZ), (PA), (PB), (PC), (PD), (PE), (PF), (PG), (PH), (PI), (PJ), (PK), (PL), (PM), (PN), (PO), (PP), (PQ), (PR), (PS), (PT), (PU), (PV), (PW), (PX), (PY), (PZ), (QA), (QB), (QC), (QD), (QE), (QF), (QG), (QH), (QI), (QJ), (QK), (QL), (QM), (QN), (QO), (QP), (QQ), (QR), (QS), (QT), (QU), (QV), (QW), (QX), (QY), (QZ), (RA), (RB), (RC), (RD), (RE), (RF), (RG), (RH), (RI), (RJ), (RK), (RL), (RM), (RN), (RO), (RP), (RQ), (RR), (RS), (RT), (RU), (RV), (RW), (RX), (RY), (RZ), (SA), (SB), (SC), (SD), (SE), (SF), (SG), (SH), (SI), (SJ), (SK), (SL), (SM), (SN), (SO), (SP), (SQ), (SR), (SS), (ST), (SU), (SV), (SW), (SX), (SY), (SZ), (TA), (TB), (TC), (TD), (TE), (TF), (TG), (TH), (TI), (TJ), (TK), (TL), (TM), (TN), (TO), (TP), (TQ), (TR), (TS), (TT), (TU), (TV), (TW), (TX), (TY), (TZ), (UA), (UB), (UC), (UD), (UE), (UF), (UG), (UH), (UI), (UJ), (UK), (UL), (UM), (UN), (UO

LOCATION: H:\2016\W150043\Engineering\Design\Content\W150043-C104.mxd
LAYOUT: C104.dwg
DATE: 02/09/2016
DRAWN BY: westman
PLOTED BY: westman

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS			
SEED SPECIES:	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES:
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 – OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 – APRIL 15
ANNUAL RYEGRASS	40 LBS.	¾ INCH	MARCH 1 – MAY 1 AUG. 1 – SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 – JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 – JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 – AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 15

- PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
- SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES:

- MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
- A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
- APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

SEEDING

- SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
- APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES:

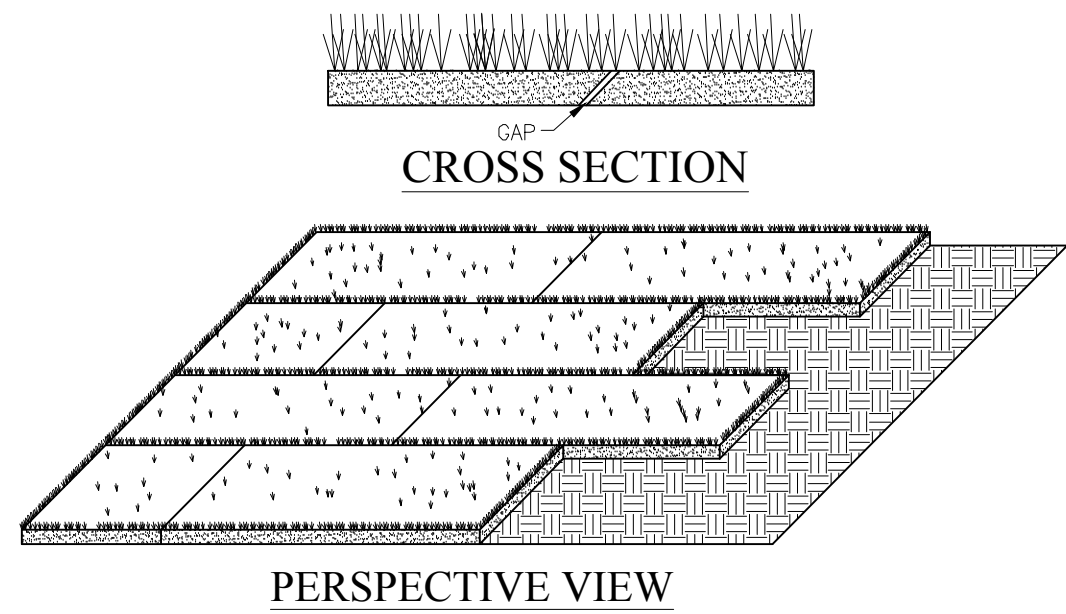
- IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMLY THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
- DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
- IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
- APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL.

TEMPORARY SEED (only as needed)



SPECIFICATIONS

SITE PREPARATION

- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
- PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED.
- TO ENSURE ROOTING OF SOD.

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.
- SOD - SELECT A HIGH QUALITY, HEA, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

INSTALLATION

- SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION

- APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
- WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE SEEDING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
 - IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
 - APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
 - WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
 - RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.
- LAYING THE SOD**
- INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
 - STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
 - IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
 - LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
 - BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
 - ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
 - IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

SLOPE APPLICATION

- INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
- WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION

- (SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)
- EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
 - LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
 - STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
 - STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
- KEEP SOD MOIST UNTIL FULLY ROOTED.
- AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
- TIME MOWING TO AVOID RUTS IN TURF.
- 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 ONE-THIRD IN MID-SUMMER.

REFERENCE IN CHAPTER 7 PAGES 47-50 IN THE INDIANA STORM WATER QUALITY MANUAL.

SOD APPLICATION DETAIL

(NO SCALE)

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	30 LBS. 20 LBS.	5.6 TO 7.0
5. CROWN VETCH - 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. 50 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 - 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

NOTES:

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

INSTALLATION

- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
- ADD TOPSOIL OR COMPOST MULCH TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION. (COMPOST MATERIAL MAY BE ADDED TO IMPROVE SOIL MOISTURE HOLDING CAPACITY, SOIL FIABILITY, AND NUTRIENT AVAILABILITY.)

SEEDBED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
- 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.
- TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE.
- 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.
- 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.
- 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 FIRMLY 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.)
- 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.

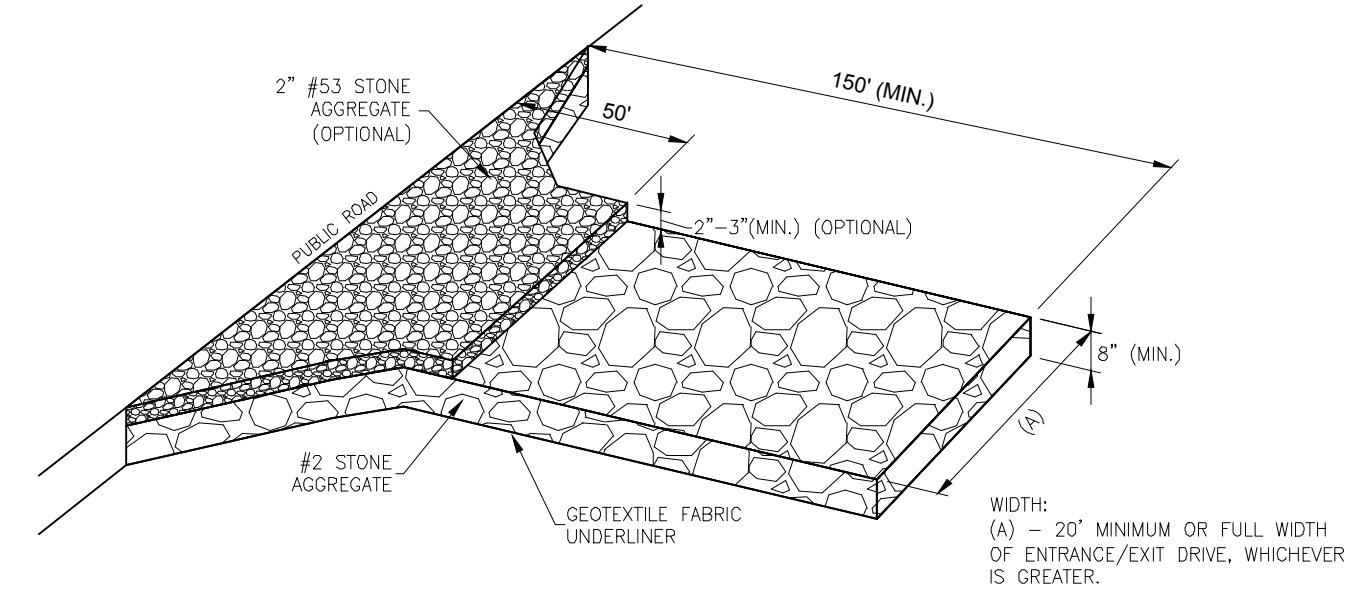
MAINTENANCE

- 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 BLuishGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
- CHECK FOR EROSION OR MOVEMENT OF MULCH.
- REPAIR DAMAGED, BARE, GULLED, 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 AFFY OVERSEEDING OR REPAIRING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDDED 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 COMMERCIALY. 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.

REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL.

PERMANENT SEED



INSTALLATION:

- REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
- GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO PERCENT, CONSTRUCT AN EIGHT 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.
- INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
- IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
- PLACE AGGREGATE (NDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
- TOP-DRESS THE FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (NDOT CA NO. 53) (OPTIONAL, USED PRIMARILY WHERE THE PURPOSE OF THE PAD IS TO KEEP SOIL FROM ADHERING TO VEHICLE TIRES).
- WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE 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 CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

REFERENCED IN CHAPTER 7 PAGE 17-20 IN INIANA STORM WATER QUALITY MANUAL.

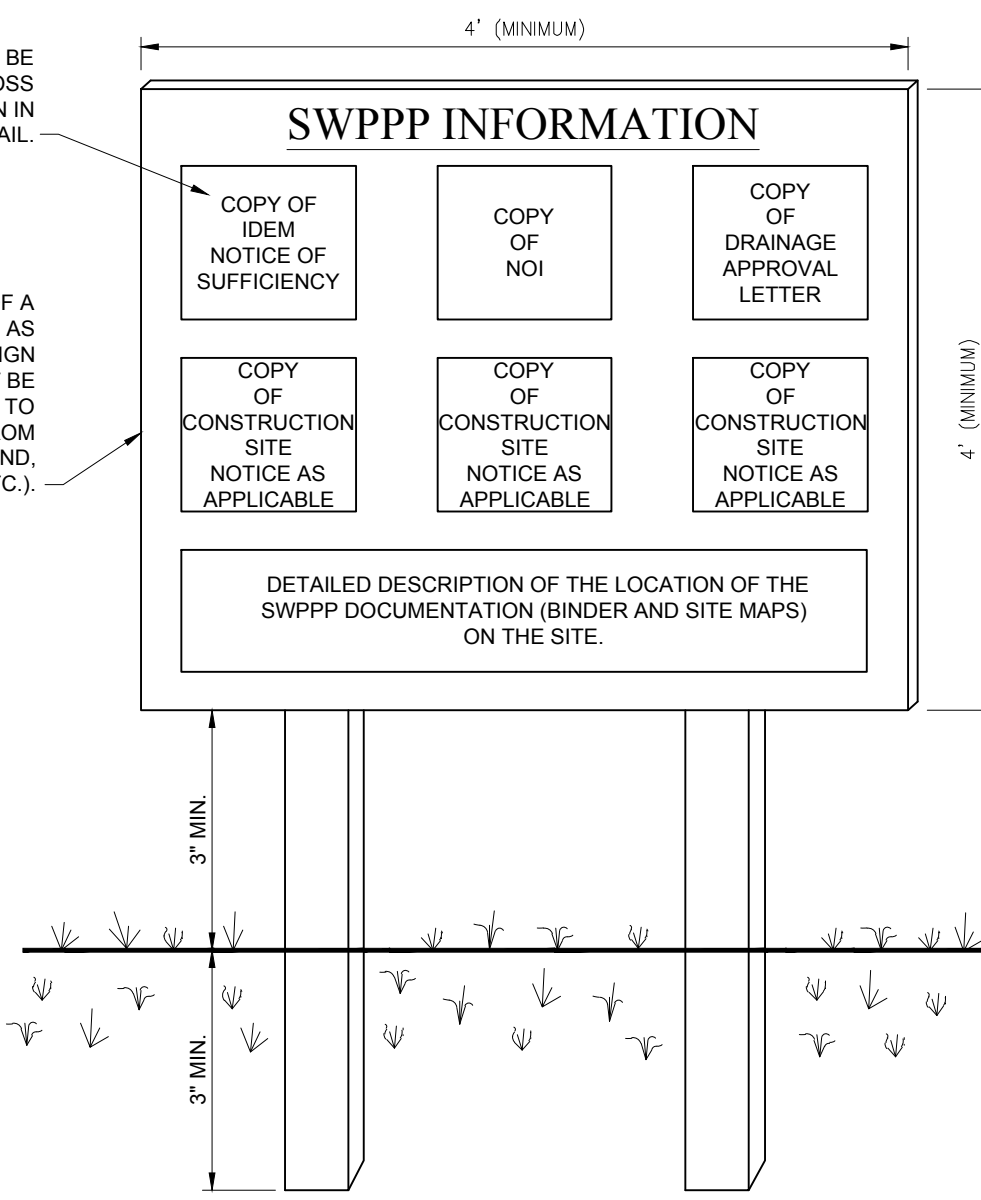
TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD

LARGE SITES - TWO ACRES OR LARGER

(NO SCALE)

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).



NOTES:

- THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

(NO SCALE)

811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-29,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP DETAILS

Part of SWMA, Section 16, Township 16 N, Range 03 East, Washington Township, Hamilton County, Indiana

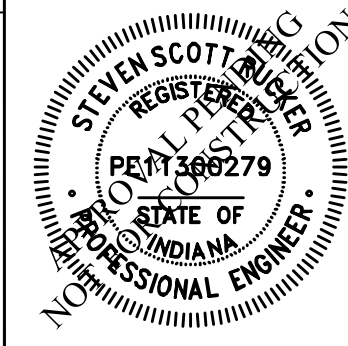
SHEET NO.

C104

PROJECT NO.

W15.0043

DATE	BY	PROJECT NO.	DATE
02/09/2016	MLT	W15.0043	02/09/2016
SUBMITTED FOR INITIAL REVIEW		DWG. NAME:	W15.0043
REVIEWED FOR REVIEW COMMENTS		DESIGNED BY:	W15.0043
		DRAWN BY:	W15.0043
		CHECKED BY:	W15.0043
		DATE:	02/09/2016



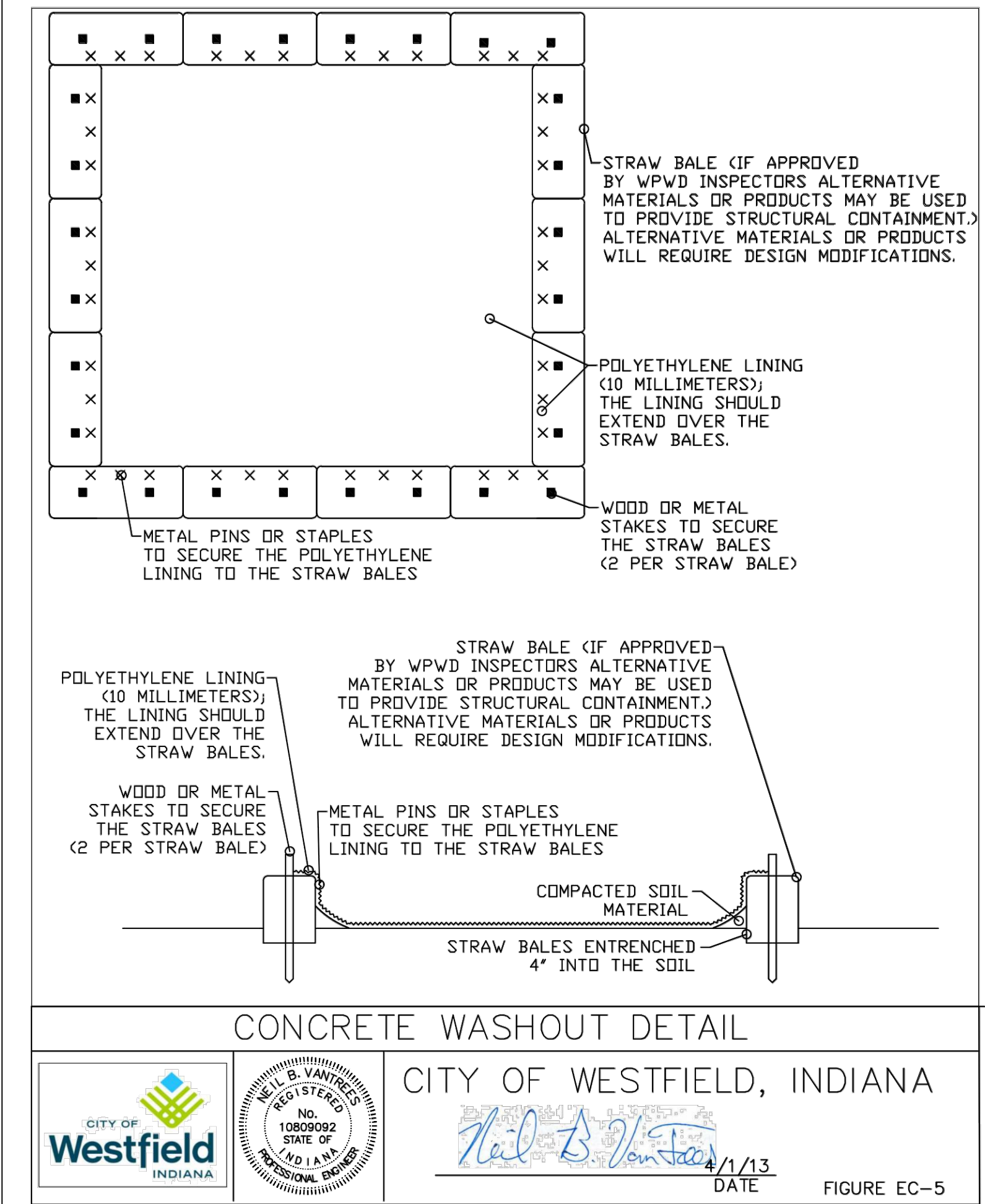
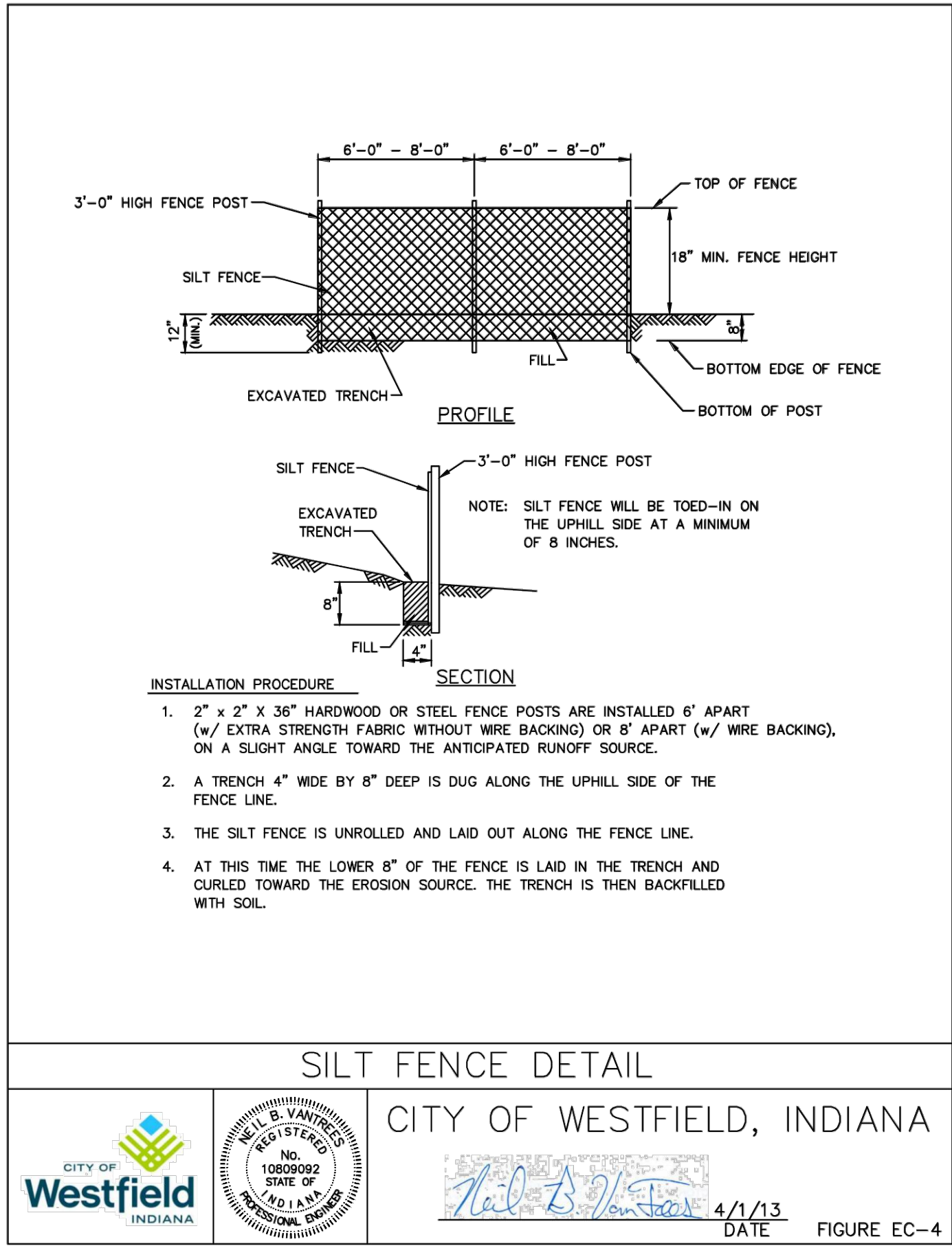
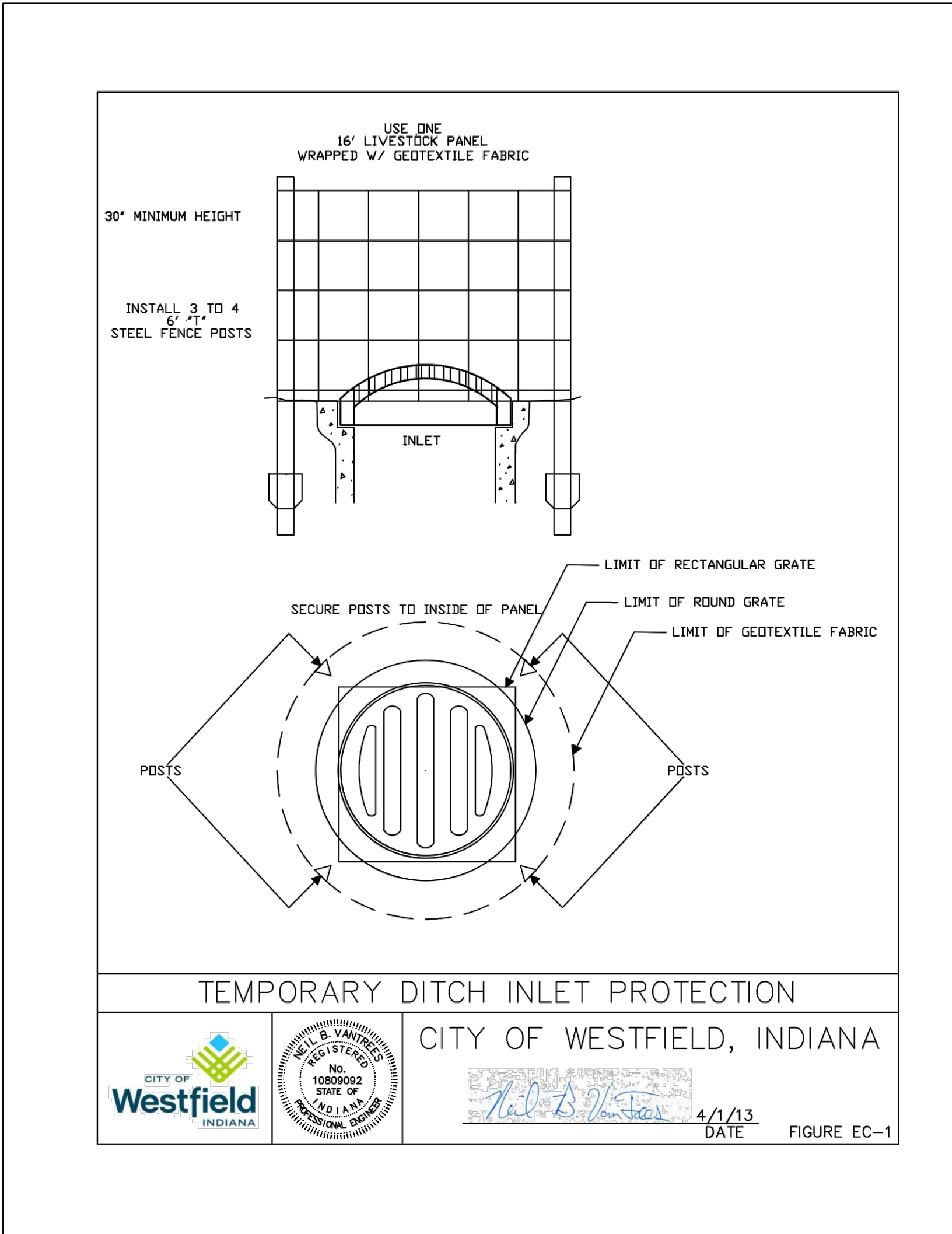
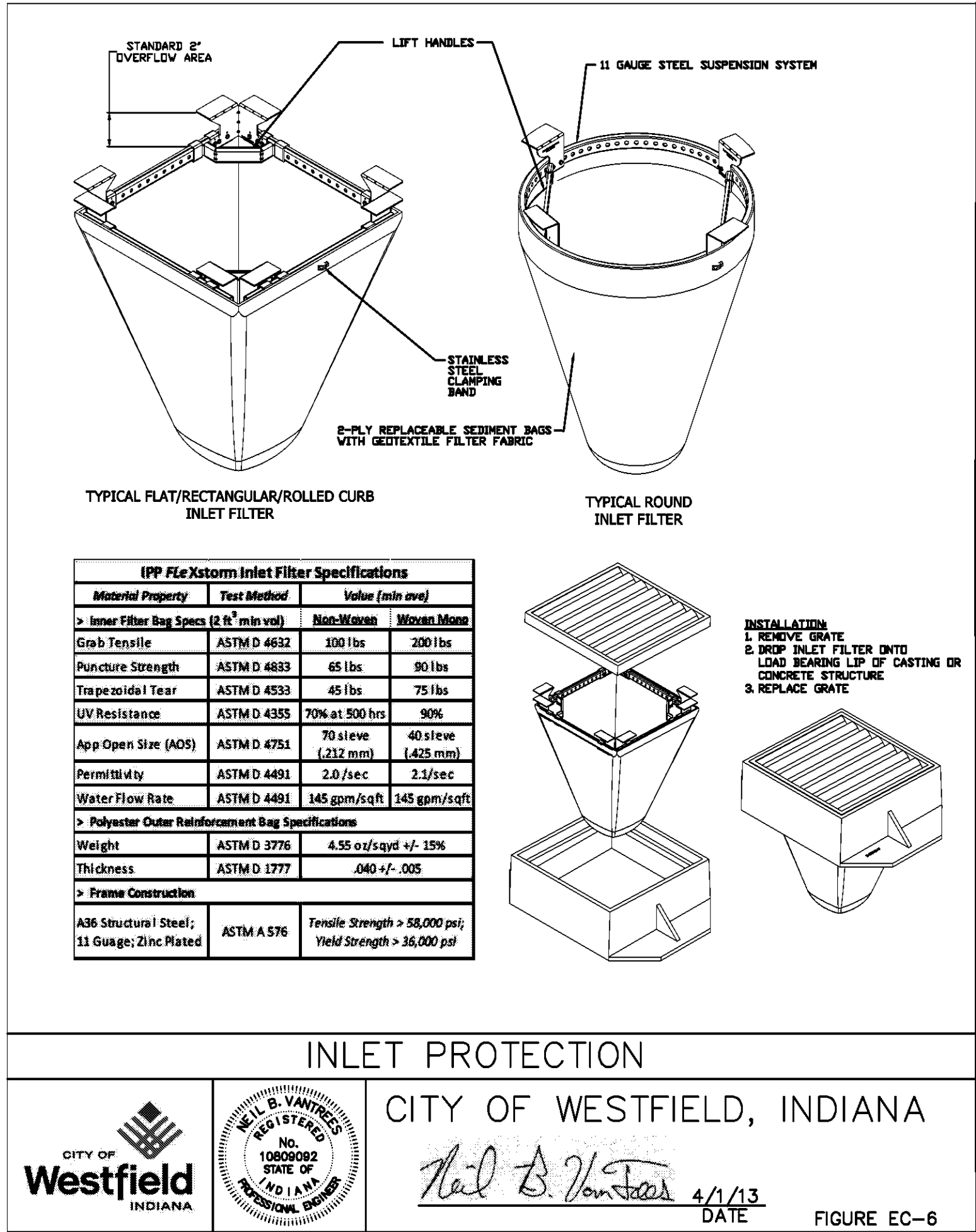
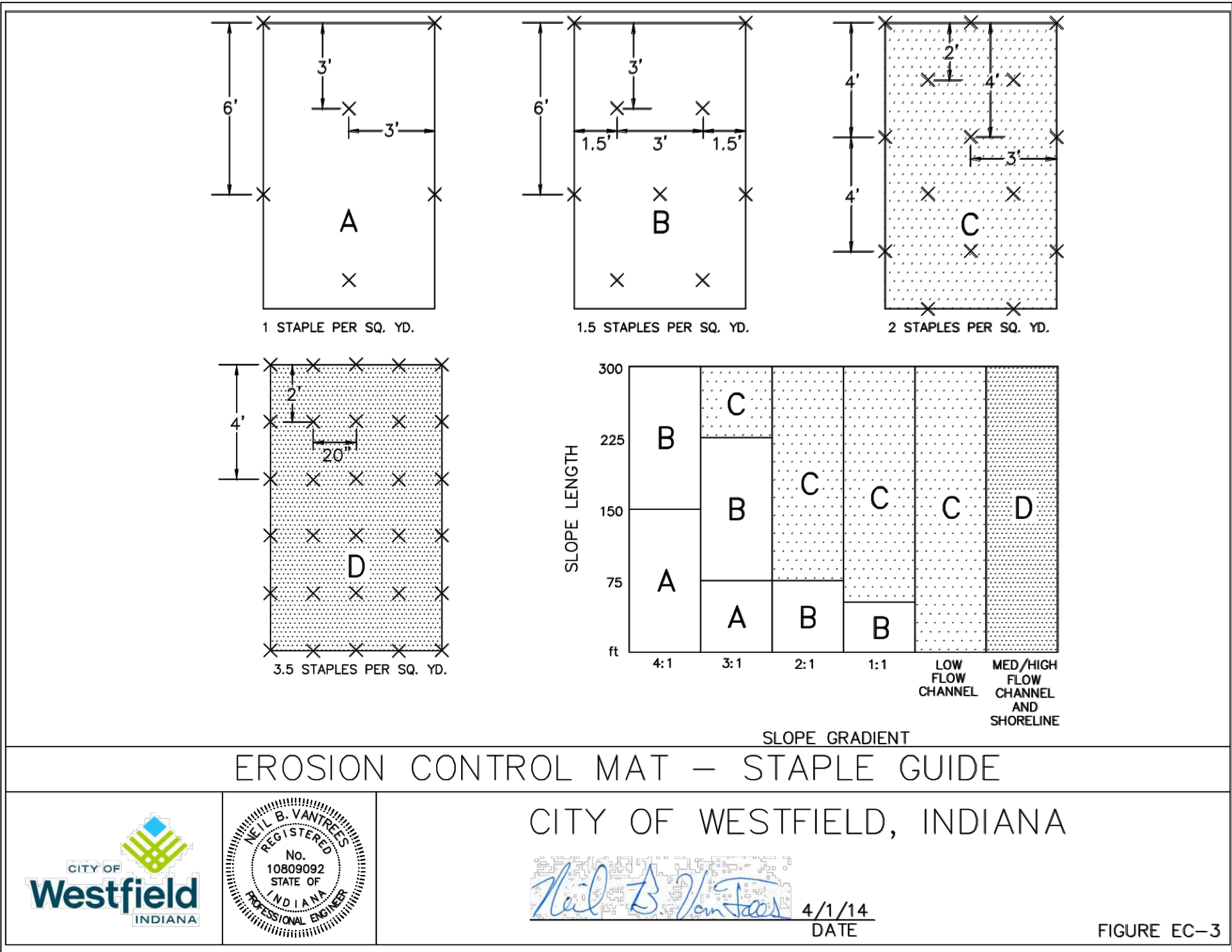
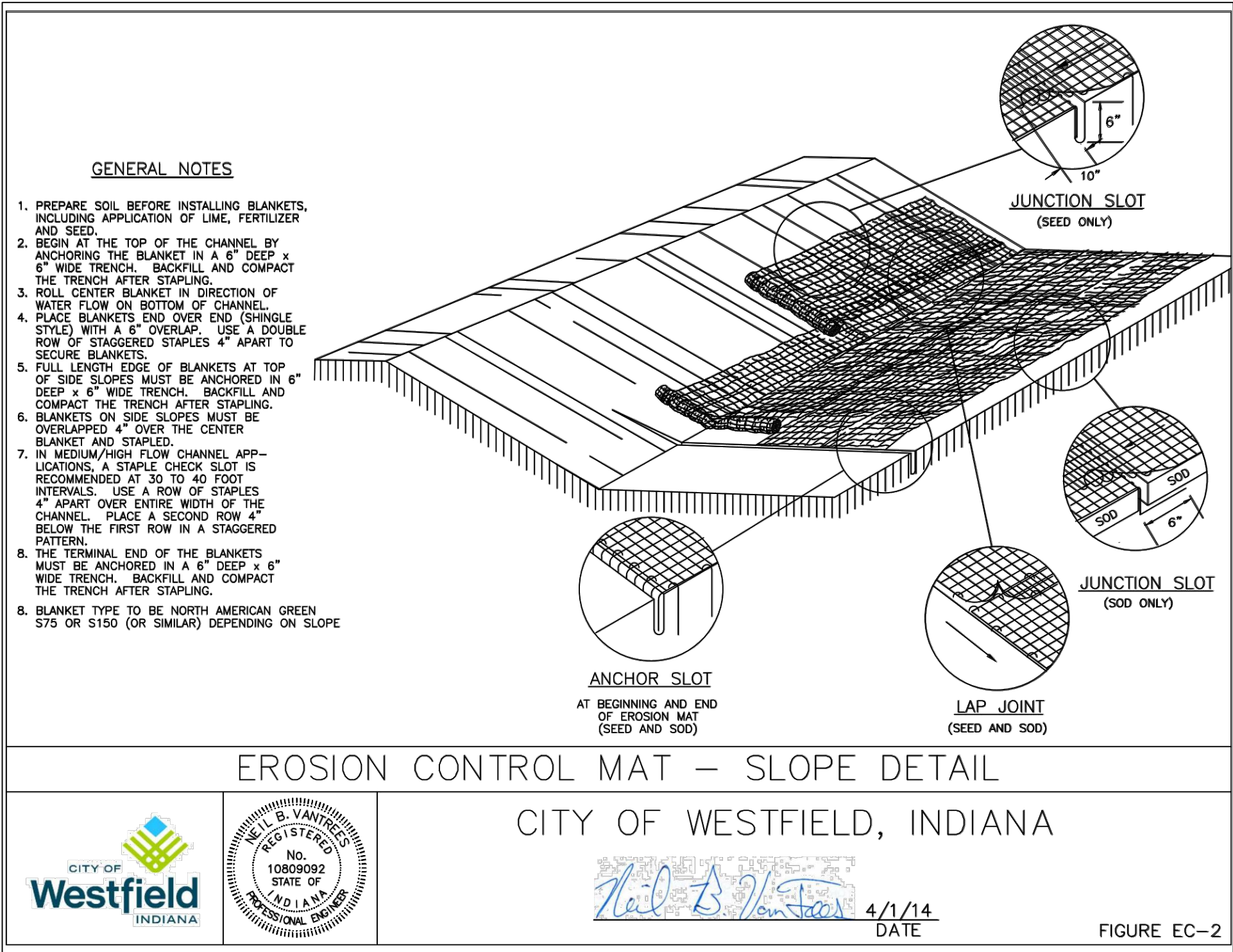
STEVEN SCOTT RUCKER P.E. 11300279

STEVEN SCOTT RUCKER
P.E.
NO. 11300279
STATE OF INDIANA
PROFESSIONAL ENGINEER

W15.0043

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

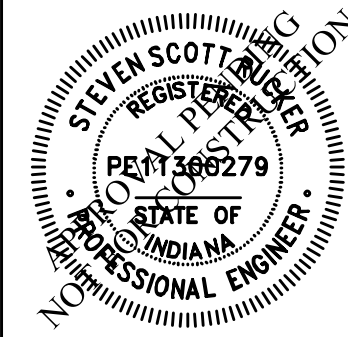
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



10505 N. College Avenue
Indianapolis, Indiana 46280
weibe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

DATE	BY	PROJECT NO.	W15.0043
10.30.2015	MLT	DWG NAME:	W150043-C104 swppp det.dwg
02.09.2016	MLT	DESIGNED BY:	W150043-C104 swppp det.dwg
		DRAWN BY:	RAW
		CHECKED BY:	JMS
		DATE:	02.09.2016



STEVEN SCOTT RUCKER P.E. 11300279

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SWPPP DETAILS

PREPARED FOR:
SHEET NO.
C105
PROJECT NO.
W15.0043

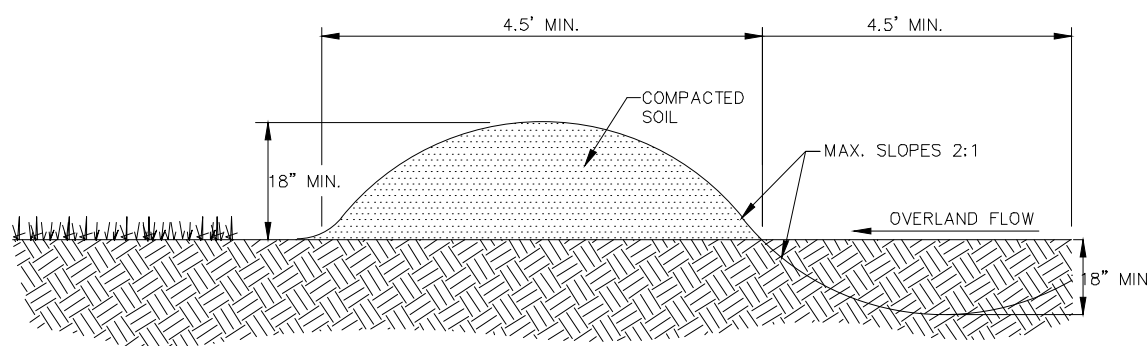
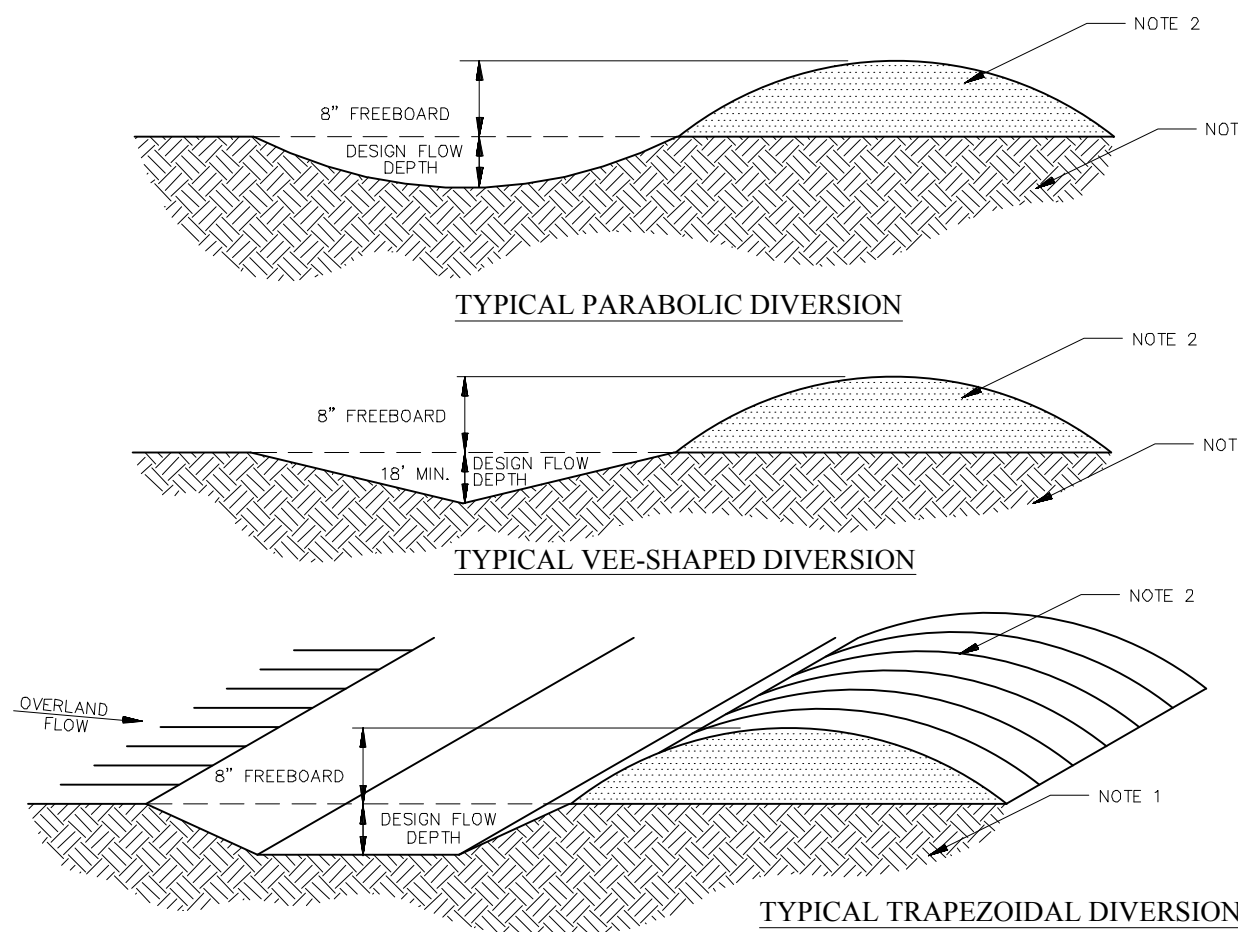
811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

LOCATION: H:\2016\150043\Engineering\design\counet\150043-C104 swppp det.dwg
DATE/PLT: February 29, 2016 - 8:23am
PLOTED BY: webster

- NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
 2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED 6-8 INCH LIFTS.
 3. REFER TO EAS PHASE 1 & 8 FOR TEMPORARY AND/OR FINAL STABILIZATION MEASURES.
 4. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

DIVERSIONS

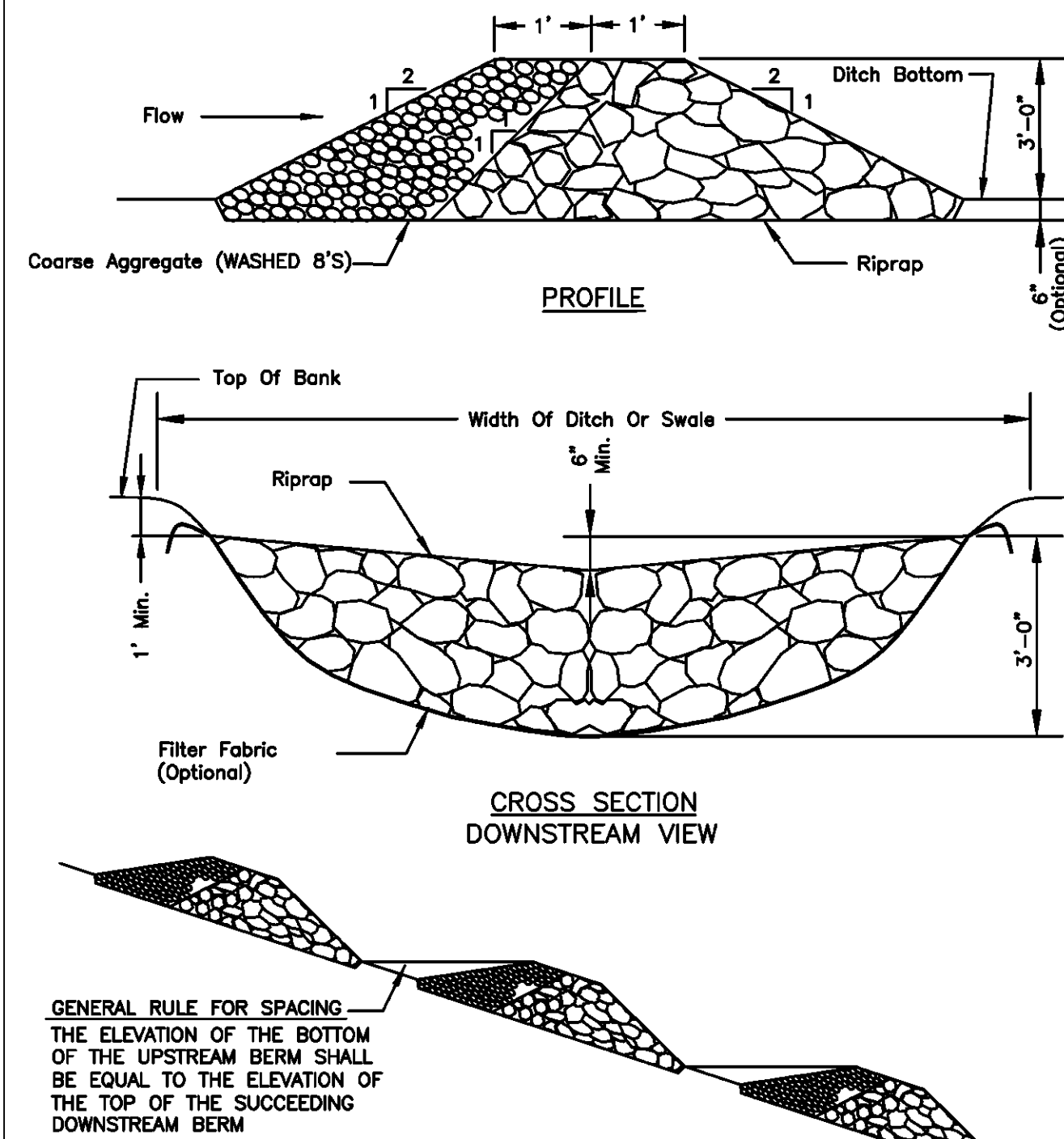
(NO SCALE)



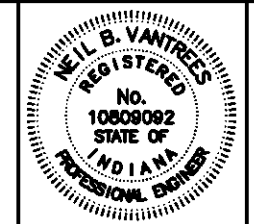
- NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
 2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
 3. REFER TO SWPPP FOR TEMPORARY AND/OR FINAL STABILIZATION MEASURES.
 4. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.
 5. REFERENCED IN CHAPTER 7 PAGE 76 IN THE INDIANA STORM WATER QUALITY MANUAL.

TEMPORARY DIVERSION DIKE

(NO SCALE)



ROCK CHECK DAM - RIPRAP



CITY OF WESTFIELD, INDIANA

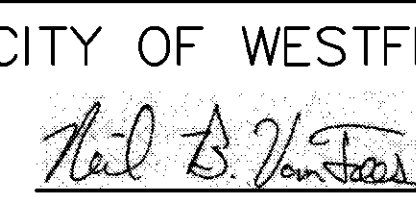
4/1/13
DATE

FIGURE EC-7

ENERGY DISSIPATER (OUTLET PROTECTION)

1. DIVERT SURFACE WATER RUNOFF AROUND THE STRUCTURE DURING CONSTRUCTION SO THAT THE SITE CAN BE PROPERLY DEWATERED FOR FOUNDATION PREPARATION.
2. EXCAVATE FOUNDATION AND APRON AREA SUBGRADES BELOW DESIGN ELEVATION TO ALLOW FOR THICKNESS OF THE FILTER MEDIUM AND RIPRAP.
3. COMPACT ANY FILL USED IN SUBGRADE PREPARATION TO THE DENSITY OF SURROUNDING UNDISTURBED SOIL MATERIAL.
4. SMOOTH SUBGRADE ENOUGH TO PROTECT GEOTEXTILE FABRIC FROM TEARING.
5. PLACE GEOTEXTILE FABRIC OR AGGREGATE BEDDING MATERIAL (FOR STABILIZATION AND FILTRATION) ON THE COMPACTED AND SMOOTHED FOUNDATION.
6. INSTALL RIPRAP TO THE LINES AND ELEVATIONS SHOWN IN THE CONSTRUCTION PLANS. BLEND RIPRAP SMOOTHLY TO SURROUNDING GRADE. IF THE CHANNEL IS WELL DEFINED, EXTEND THE APRON ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF SIX INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
7. IF GEOTEXTILE FABRIC TEARS WHEN PLACING RIPRAP, REPAIR IMMEDIATELY BY LAYING AND STAPLING A PIECE OF FABRIC OVER DAMAGED AREA, OVERLAPPING THE UNDAMAGED AREAS BY AT LEAST 12 INCHES.
8. CONSTRUCT A SMALL PLUNGE POOL WITHIN THE OUTLET APRON. (RIPRAP APRONS MUST BE LEVEL WITH OR SLIGHTLY LOWER THAN THE RECEIVING CHANNEL, AND SHOULD NOT PRODUCE AN OVERFALL OR RESTRICT FLOW OF THE WATER CONVEYANCE STRUCTURE.)

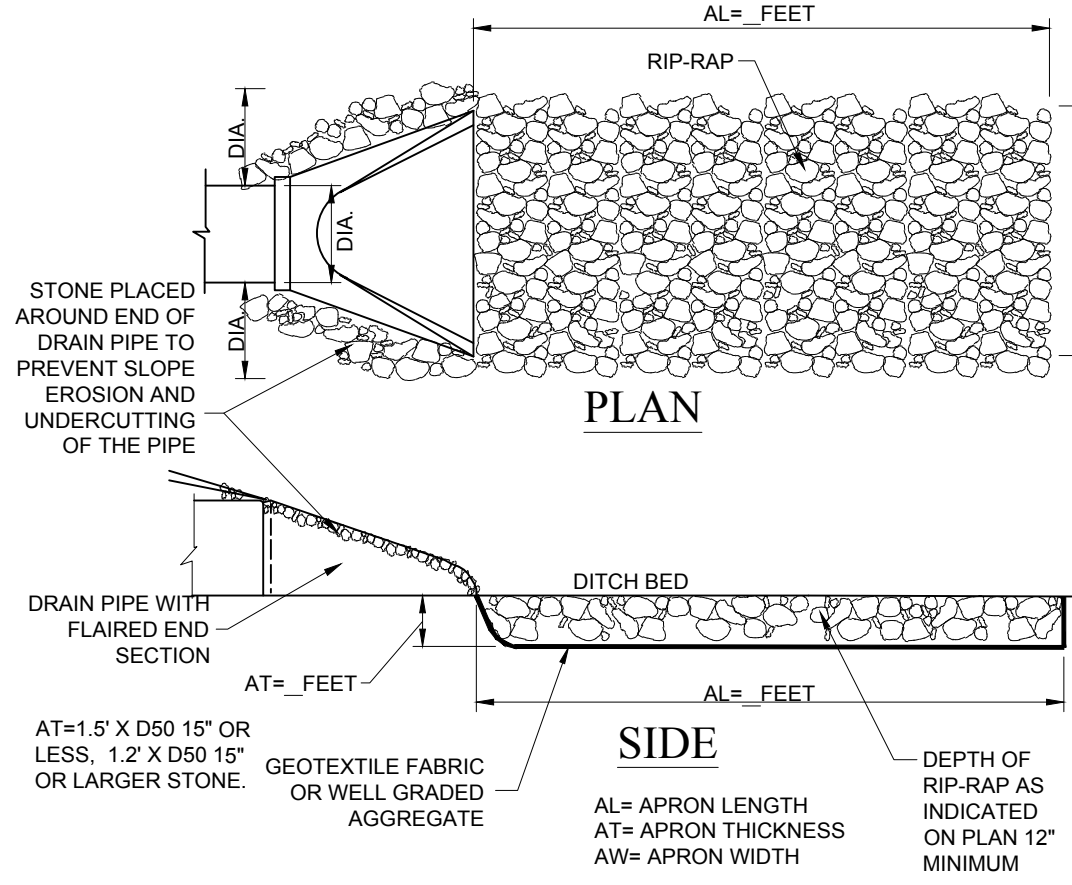
- MAINTENANCE
- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
 - INSPECT FOR STONE DISPLACEMENT; REPLACE STONES ENSURING PLACEMENT AT FINISHED GRADE.
 - CHECK FOR EROSION OR SCOURING AROUND SIDES OF THE APRON; REPAIR IMMEDIATELY.
 - CHECK FOR PIPING OR UNDERCUTTING; REPAIR IMMEDIATELY.

REFERENCE IN CHAPTER 7 PAGE 121 IN THE INDIANA STORM WATER QUALITY MANUAL

OUTLET EROSION CONTROL PROTECTION

(NO SCALE)

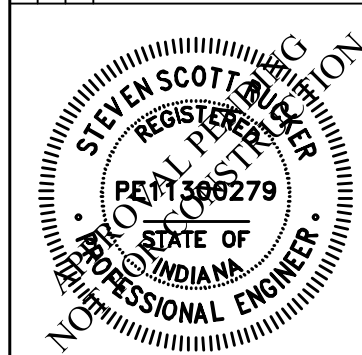
TABLE 1. SIZING FOR FLOW DISSIPATORS AT CULVERT PIPE OUTLETS			
PIPE SIZE (D50)	AVERAGE RIPRAP DIAMETER	APRON WIDTH	APRON LENGTH
8 IN.	3 IN.	2 TO 3 FEET	5 TO 7 FEET
12 IN.	5 IN.	3 TO 4 FEET	6 TO 12 FEET
18 IN.	8 IN.	4 TO 6 FEET	8 TO 18 FEET
24 IN.	10 IN.	6 TO 8 FEET	12 TO 22 FEET
30 IN.	12 IN.	8 TO 10 FEET	14 TO 28 FEET
36 IN.	14 IN.	10 TO 12 FEET	16 TO 32 FEET



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W15.0043
DWG NAME:	SWPPPP DET
DESIGNED BY:	ALLAN H. WEIHE, P.E.
DRAWN BY:	ALLAN H. WEIHE, P.E.
CHECKED BY:	ALLAN H. WEIHE, P.E.
DATE:	02-09-2016



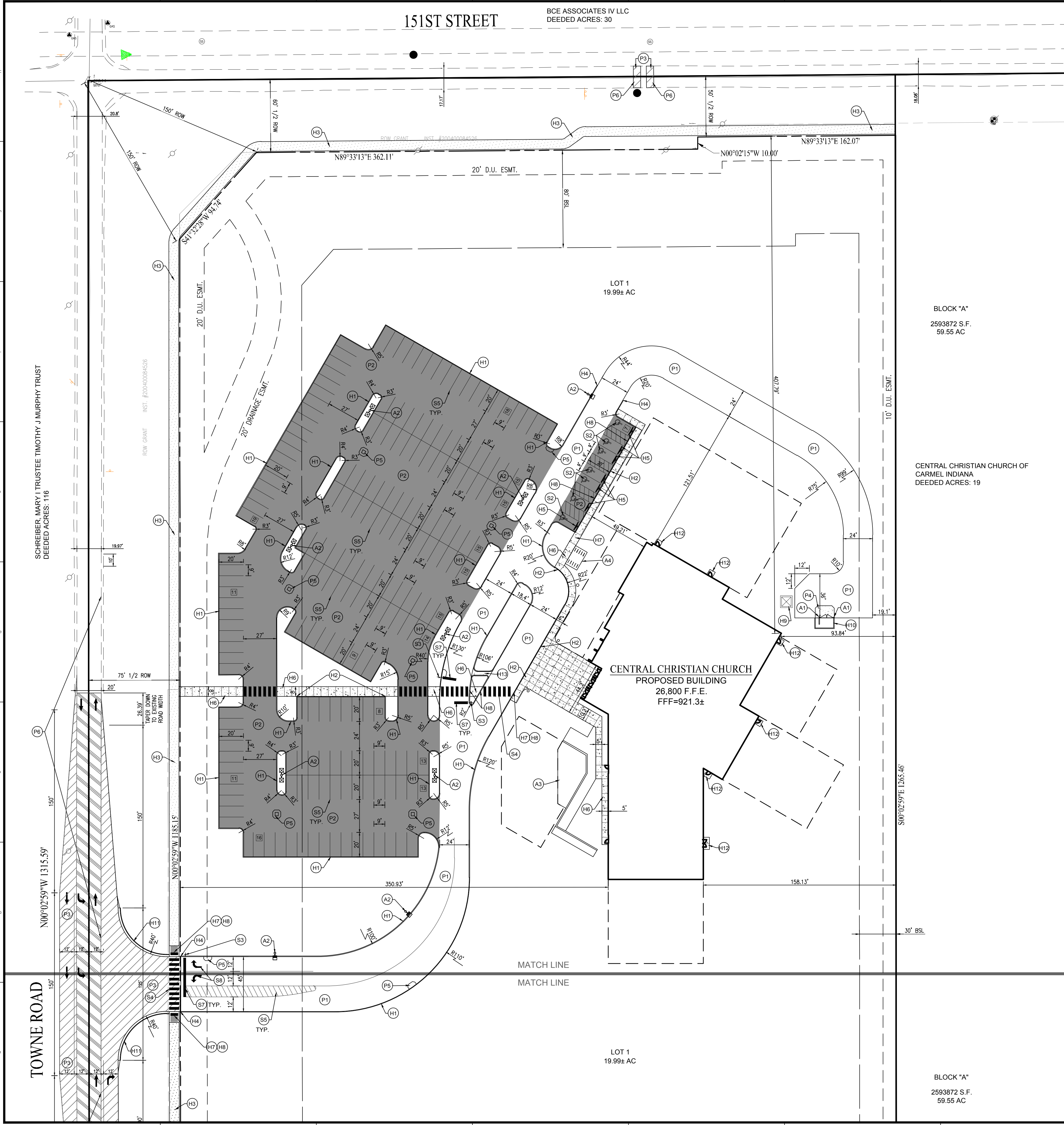
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SWPPP DETAILS
Part of SWM, Section 16, Township 16 North, Range 02 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C106
PROJECT NO.
W15.0043



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-362-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" EXTRUDED CURB ONSITE ONLY
- (H2) INTEGRAL WALK AND CURB
- (H3) 8" ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE
- (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
- (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
- (H13) CONCRETE FLUME

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE SOLID LINE ISLAND
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

- 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.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926. SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- 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.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- PROPERTY LINE BEARINGS AND DISTANCES ON THIS PLAN REFER TO PROPOSED PROPERTY LINES AND ROW LINES. PLEASE REFER TO THE ALTA SURVEY FOR EXISTING DEDICATION CALLS AND PROPERTY LINES BEARINGS AND DISTANCES.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:
PARKING REQUIREMENT = 1 per 3 seats
PARKING REQUIRED = 4350 = 145
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQ'D = 8
PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- BSL
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

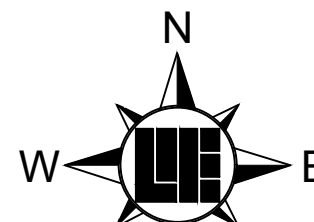
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.S.U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

PAVEMENT

- 1" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE



15055 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES

DATE	BY	REVISION
10.30.2015	MLT	MLT
12.09.2016	MLT	MLT

PROJECT NO.: W15.0043

DWG NAME: W150043-C200-IMP

DESIGNED BY: RLW

DRAWN BY: RLW

CHECKED BY: JKS

DATE: 02.09.2016

STEVEN SCOTT RUCKER P.E. 11300279

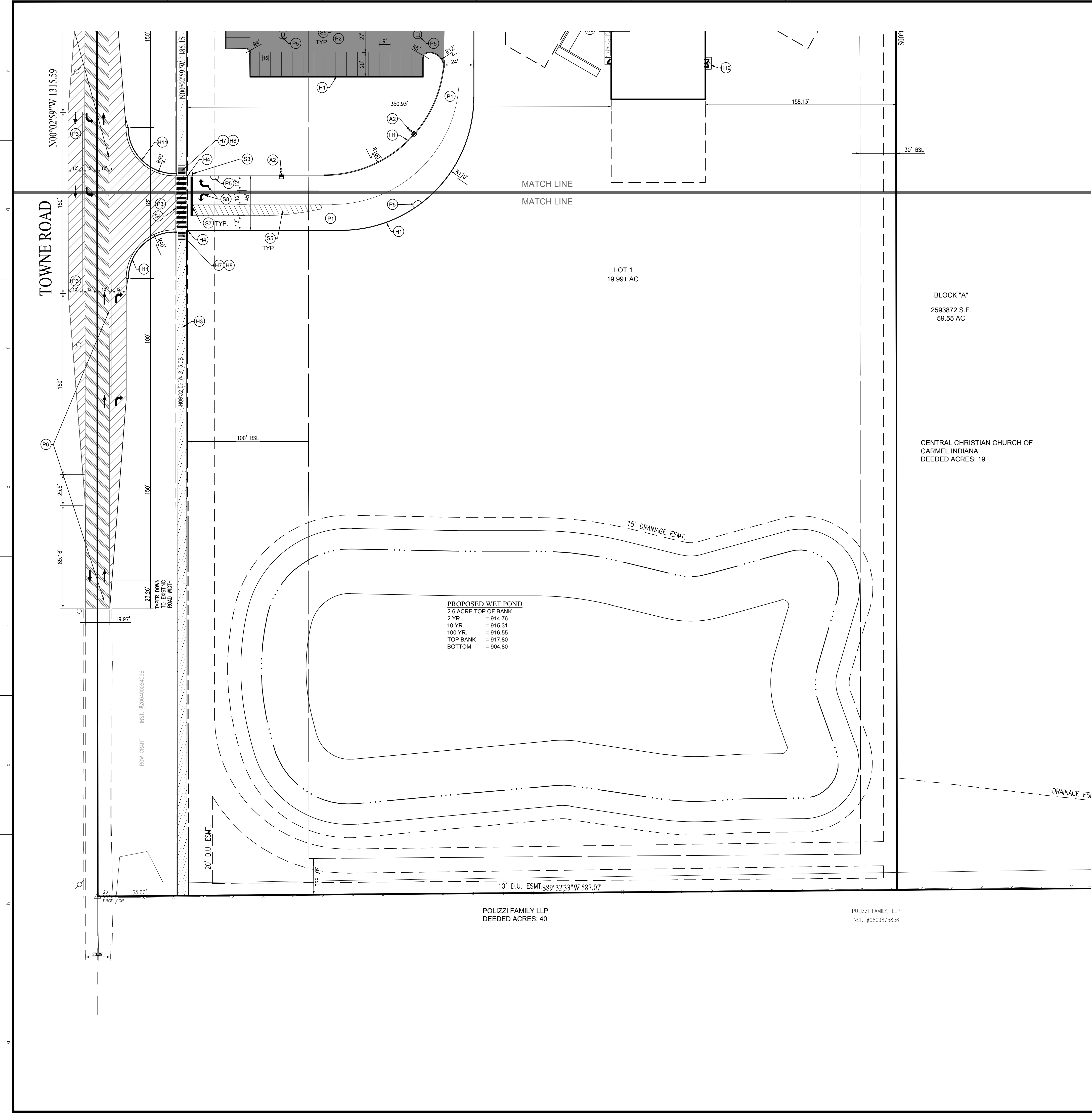
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SHEET NO.
C200

PROJECT NO.
W15.0043

LOCATION: h:\2016\w15043\Engineering\design\c200\w15043-C200_816.dwg
DATE/TIME: February 23, 2016 - 8:23am
PLOTTER: wester



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" EXTRUDED CURB ONSITE ONLY
- (H2) INTEGRAL WALK AND CURB
- (H3) 8" ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE
- (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
- (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
- (H13) CONCRETE FLUME

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE SOLID LINE ISLAND
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

- 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.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926. SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- 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.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- PROPERTY LINE BEARINGS AND DISTANCES ON THIS PLAN REFER TO PROPOSED PROPERTY LINES AND ROW LINES. PLEASE REFER TO THE ALTA SURVEY FOR EXISTING DEDICATION CALLS AND PROPERTY LINES BEARINGS AND DISTANCES.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:
PARKING REQUIREMENT = 1 per 3 seats
PARKING REQUIRED = 43/50 = 145
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQ'D = 8
PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- BSL
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

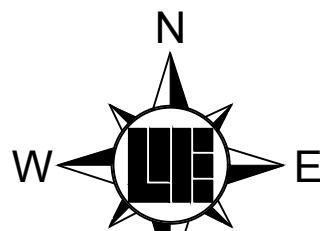
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.S.U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

PAVEMENT

- 1 1/2" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying / Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
DWG NAME: W15043-C200-816
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02.09.2016

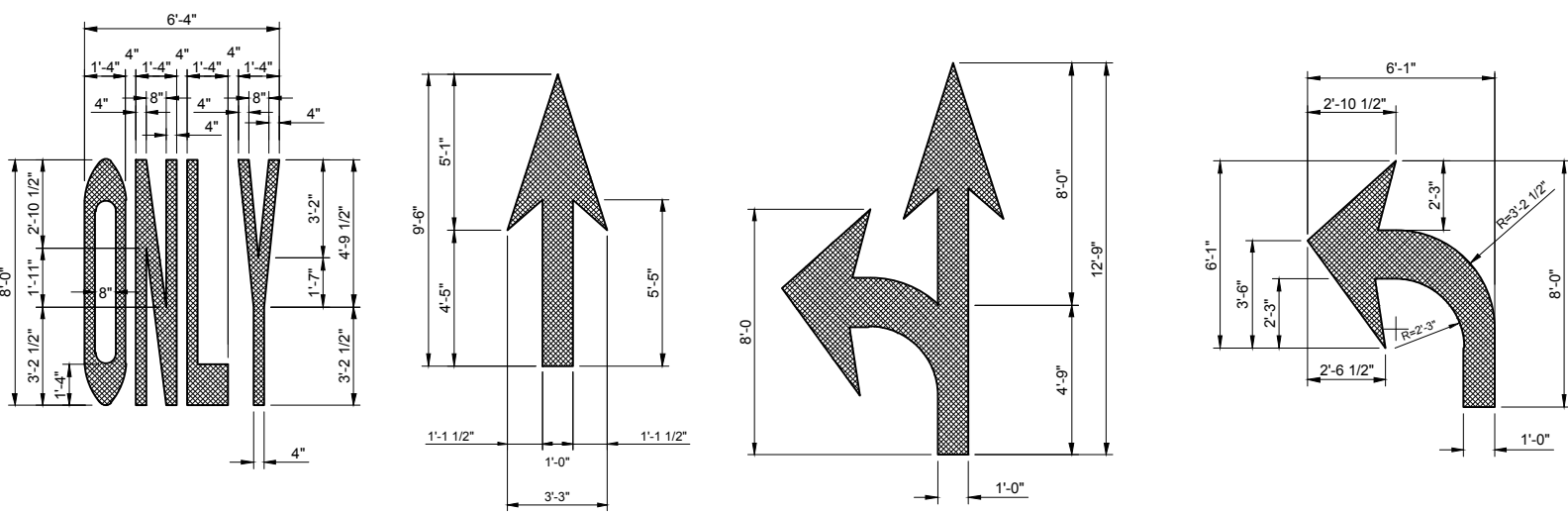
REVISIONS AND ISSUES
DATE BY DATE
10.30.2015 M.L.T.
02.09.2016 M.L.T.

STEVEN SCOTT RUCKER P.E. 11300279
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PEAL 000279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SITE PLAN
Part of SWM, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C201
PROJECT NO.
W15.0043

LOCATION: H:\2016\W150043\Engineering\design\cuser\w150043-C201 site details.dwg
DATE/PLT: February 29, 2016 - 8:23am
PLOTTER: HP DesignJet 5000PS



NOTE:
LANE CONTROL ARROWS SHALL BE WHITE AND SHALL BE PLACED IN
ADVANCE OF THE STOP LINE. THE ARROW SHOULD BE 20 FEET IN
ADVANCE OF THE STOP LINE. THE WORD "ONLY" SHOULD BE LOCATED IN
ADVANCE OF THE PAVEMENT ARROW.

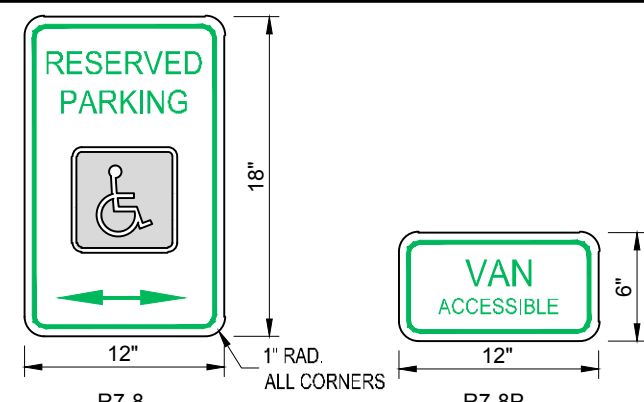
TRAFFIC MARKING DETAILS

NOTE:
TYPICAL SIZES FOR NORMAL INSTALLATION. SIZES MAY
BE REDUCED APPROXIMATELY ONE-THIRD FOR
LOW-SPEED URBAN CONDITIONS.

PEDESTRIAN CROSSWALK

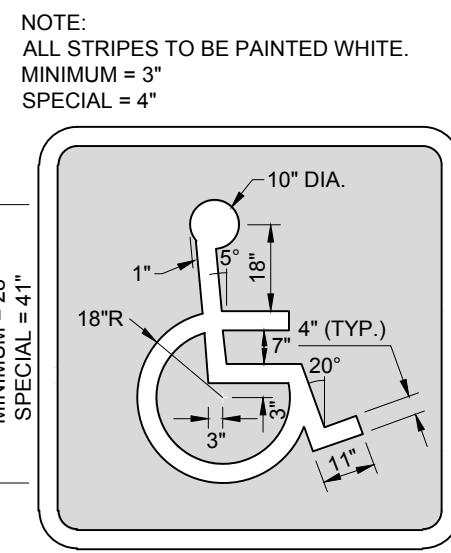
(NO SCALE)

- NOTES:
- CONTRACTOR SHALL PROPERLY RE-ALIGN STOP BARS AND OTHER PAVEMENT MARKERS AS NECESSARY TO INSTALL CROSSWALK.
 - CROSSWALK STRIPES SHALL BE APPLIED IN ACCORDANCE WITH MUNICIPAL STANDARDS. STRIPES ARE PAINTED WHITE.
 - CONTRACTOR SHALL APPLY LONG LIFE MARKING MATERIALS ONLY.

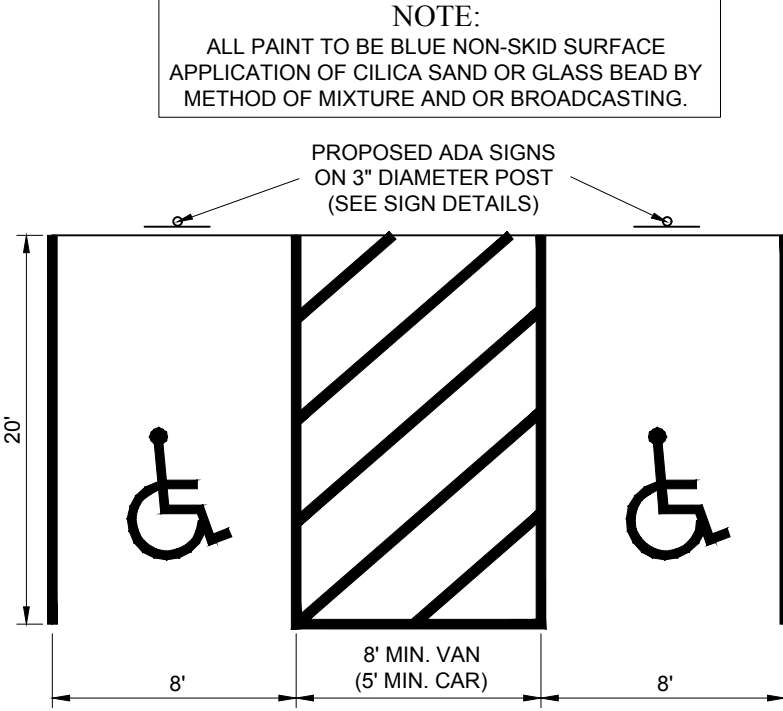


NOTE:
12"x18" 18 GAUGE HOT DIP GALVANIZED NON-REFLECTIVE SIGN WITH 12" POST DRIVEN 4 FEET INTO GROUND. POST SHALL BE 12" LONG GALVANIZED 2 1/2" OD STEEL POSTS. SET BOTTOM OF SIGN 7" ABOVE GRADE.

NOTE:
WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8 SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.



NOTE:
BLUE BACKGROUND AND WHITE BORDER ARE OPTIONAL

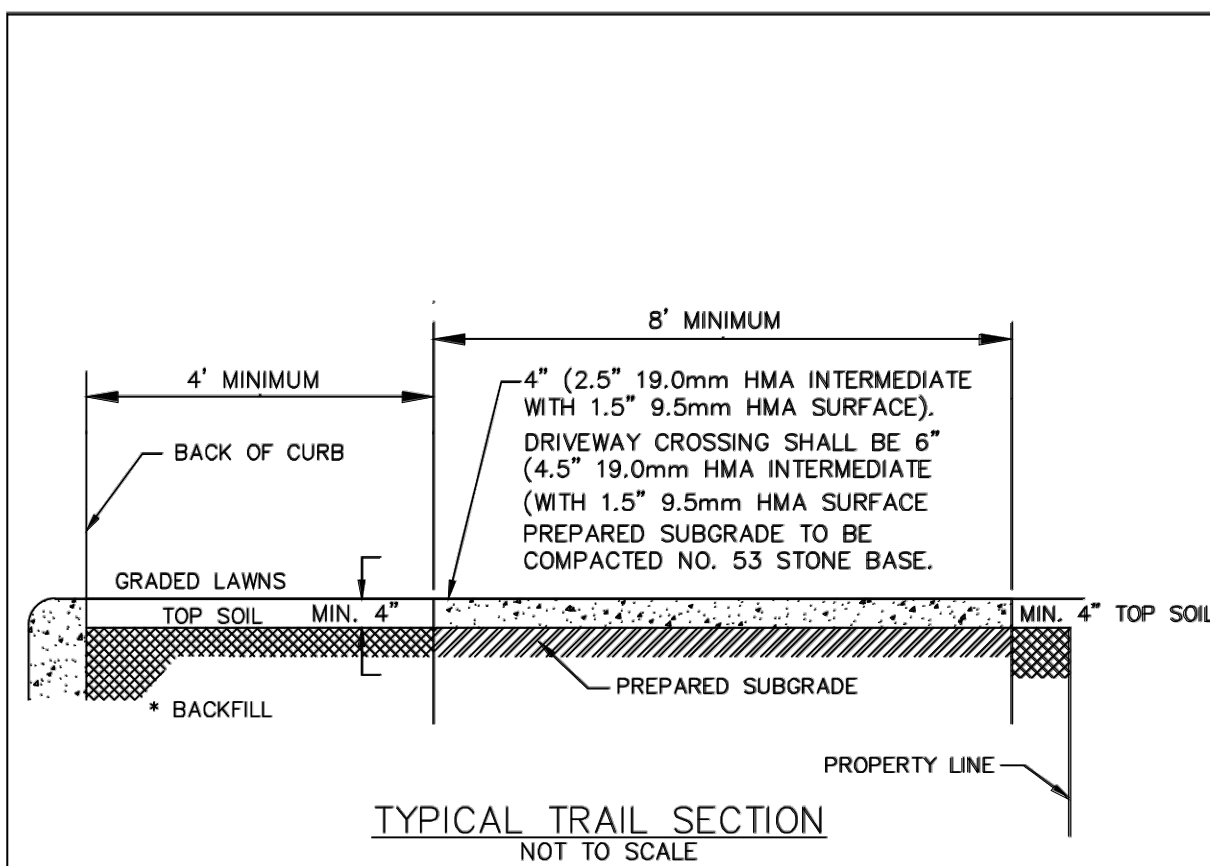


NOTE:
ALL PAINT TO BE BLUE NON-SKID SURFACE APPLICATION OF SILICA SAND OR GLASS BEAD BY METHOD OF MIXTURE AND OR BROADCASTING.

PROPOSED ADA SIGNS ON 3" DIAMETER POST (SEE SIGN DETAIL S)

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8 SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.



* THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 6" IN DEPTH. SUBGRADE UNDER ALL CURBS, SIDEWALKS, PATHS AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH I.N.D.O.T. SPECIFICATIONS. SEE SECTION 02502 (STANDARDS FOR ROADWAY CONSTRUCTION) FOR DETAILED DISCUSSION OF BICYCLE/JOGGING TRAIL CONSTRUCTION

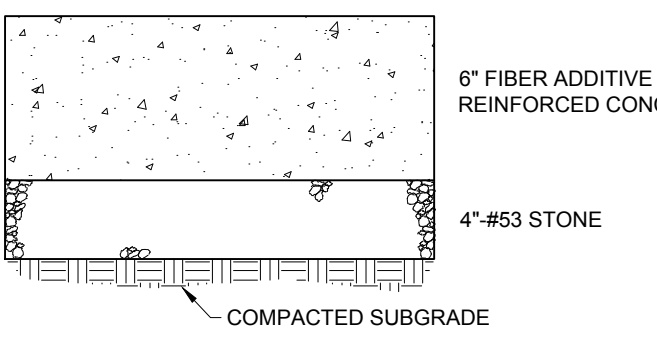
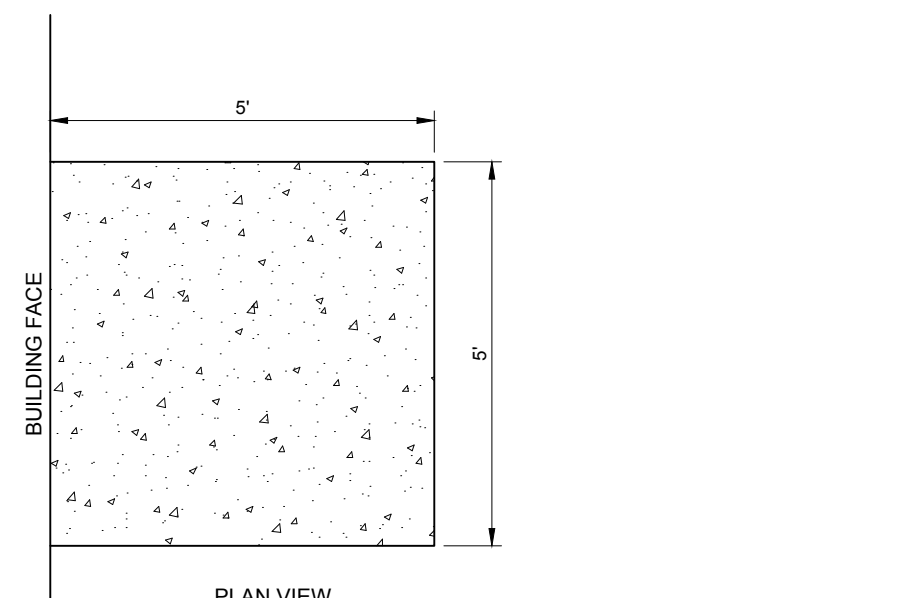
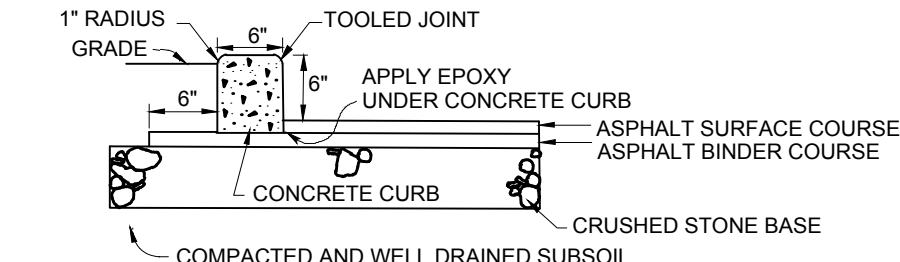
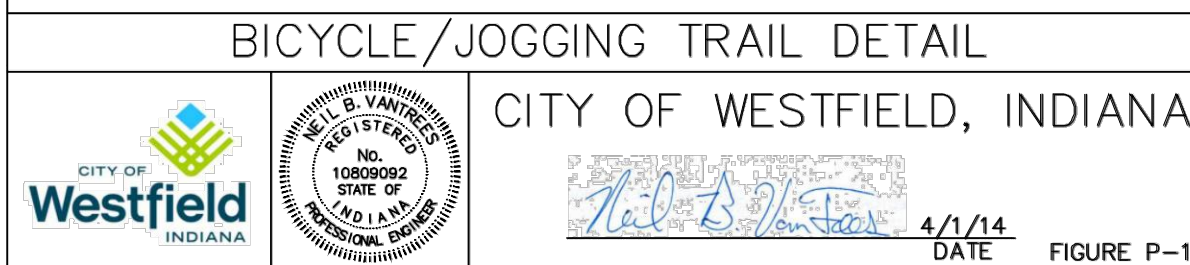


Diagram 1: Bicycle Rack Type

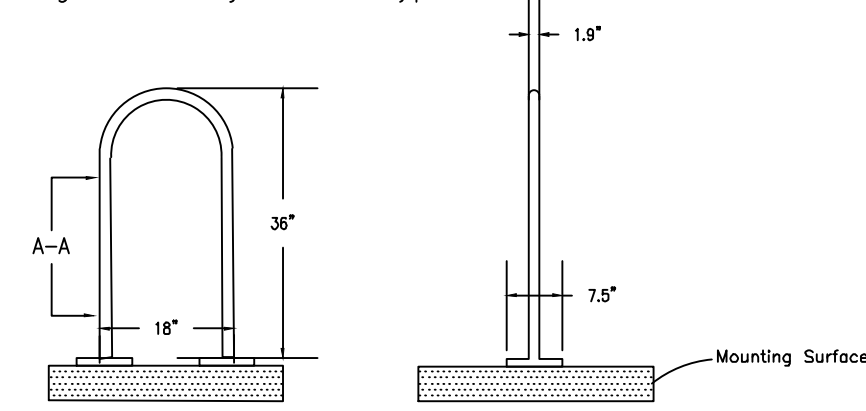
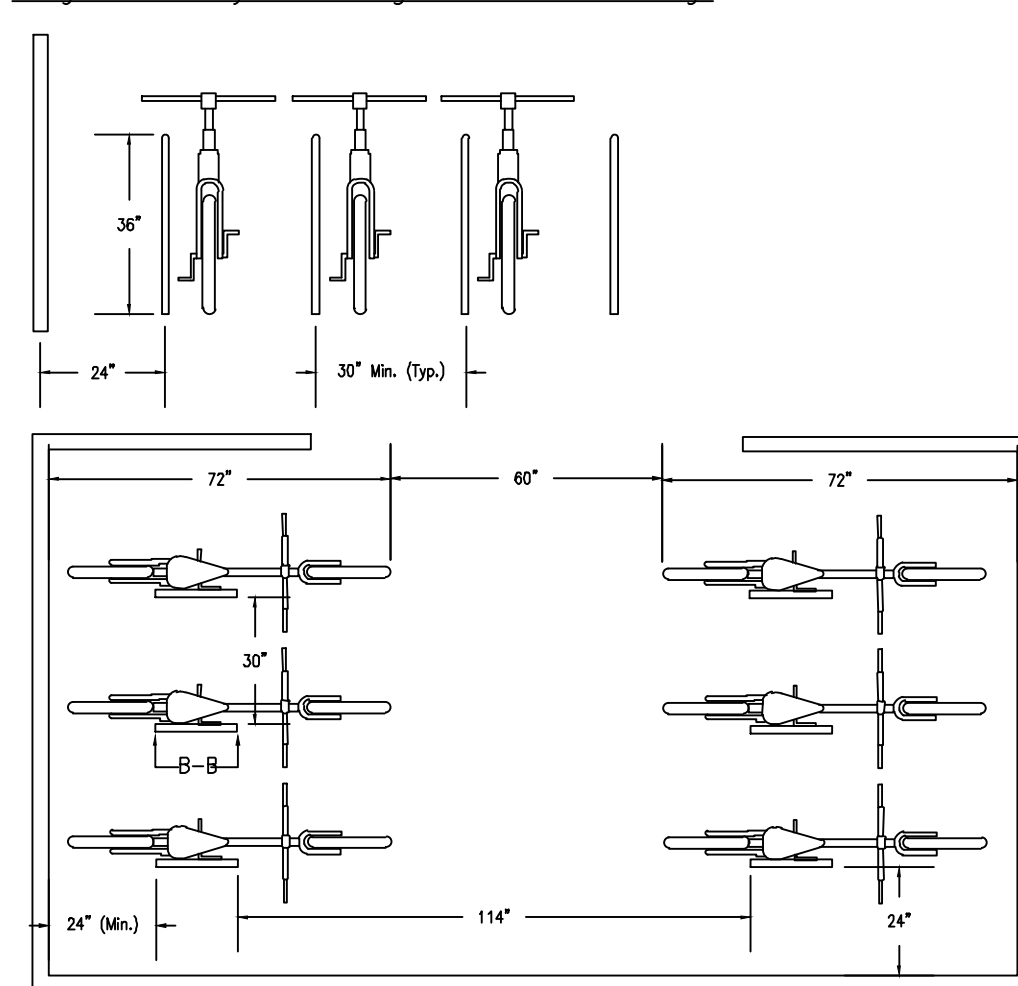
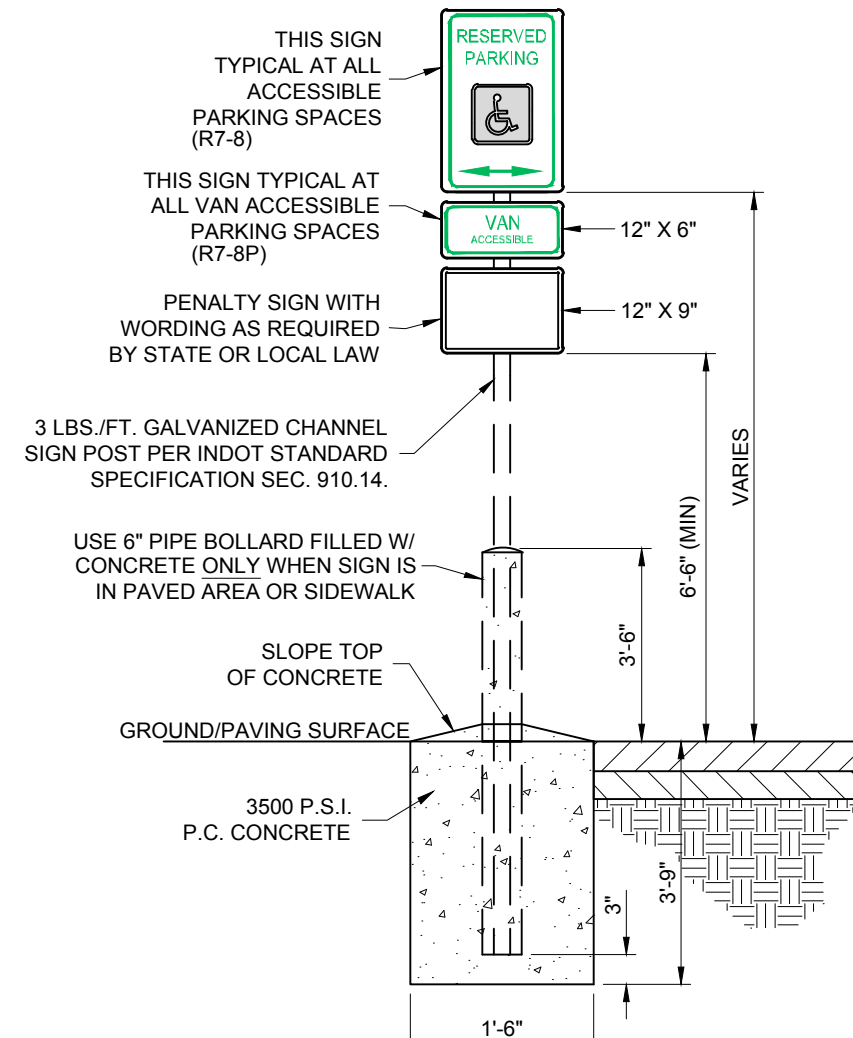


Diagram 2: Bicycle Parking Location and Design



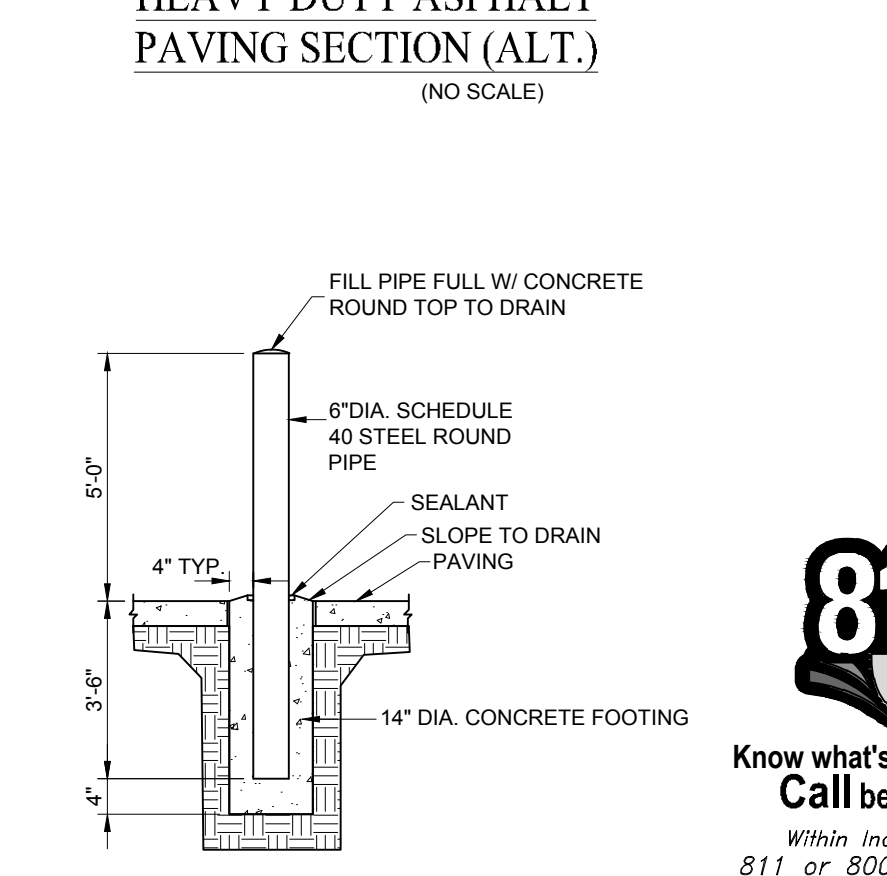
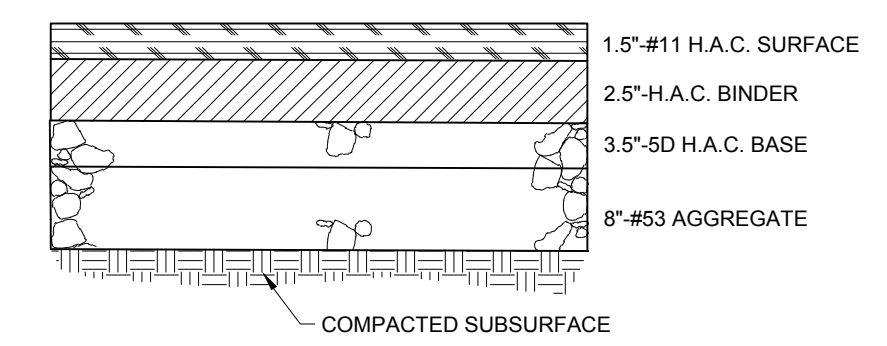
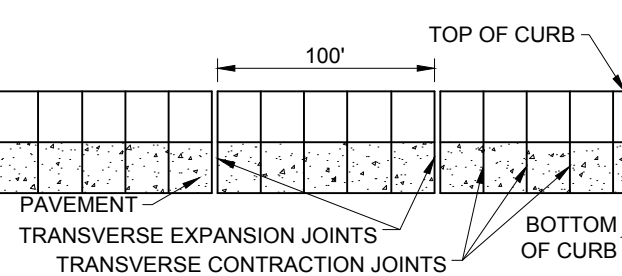
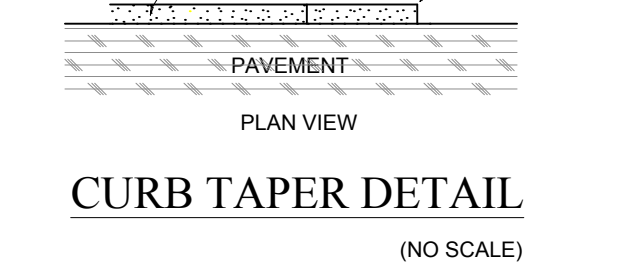
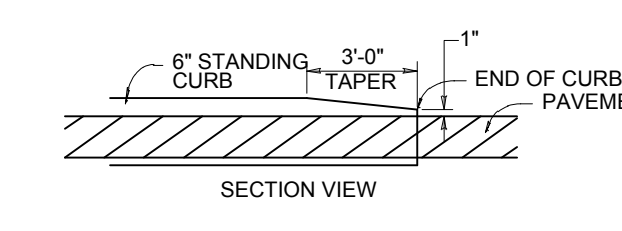
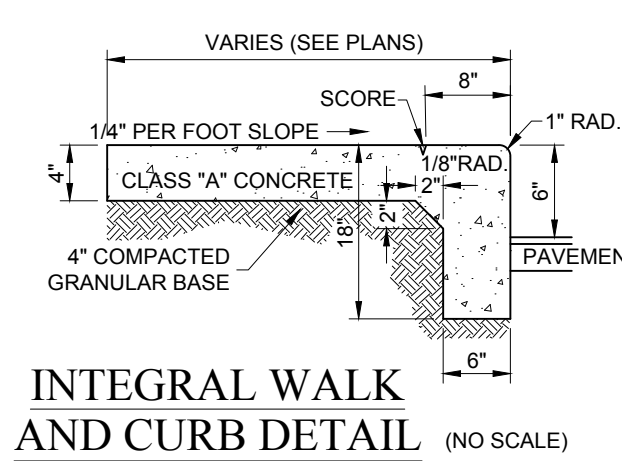
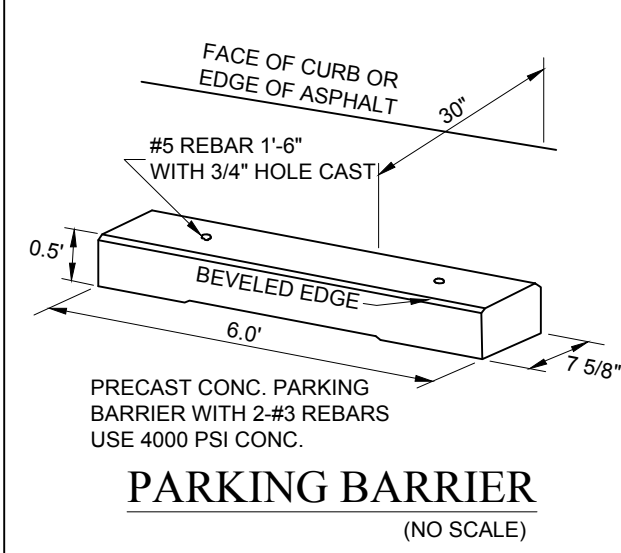
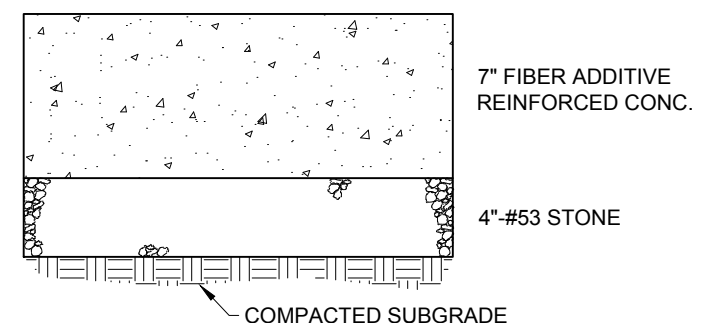
BICYCLE PARKING DETAIL

(NO SCALE)



CONCRETE PAVING SECTION

(NO SCALE)

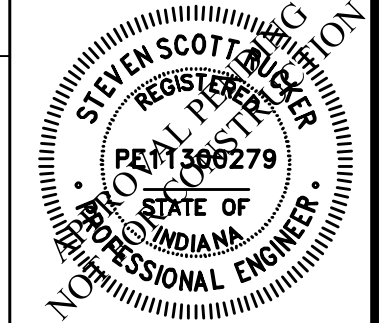


Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

15055 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

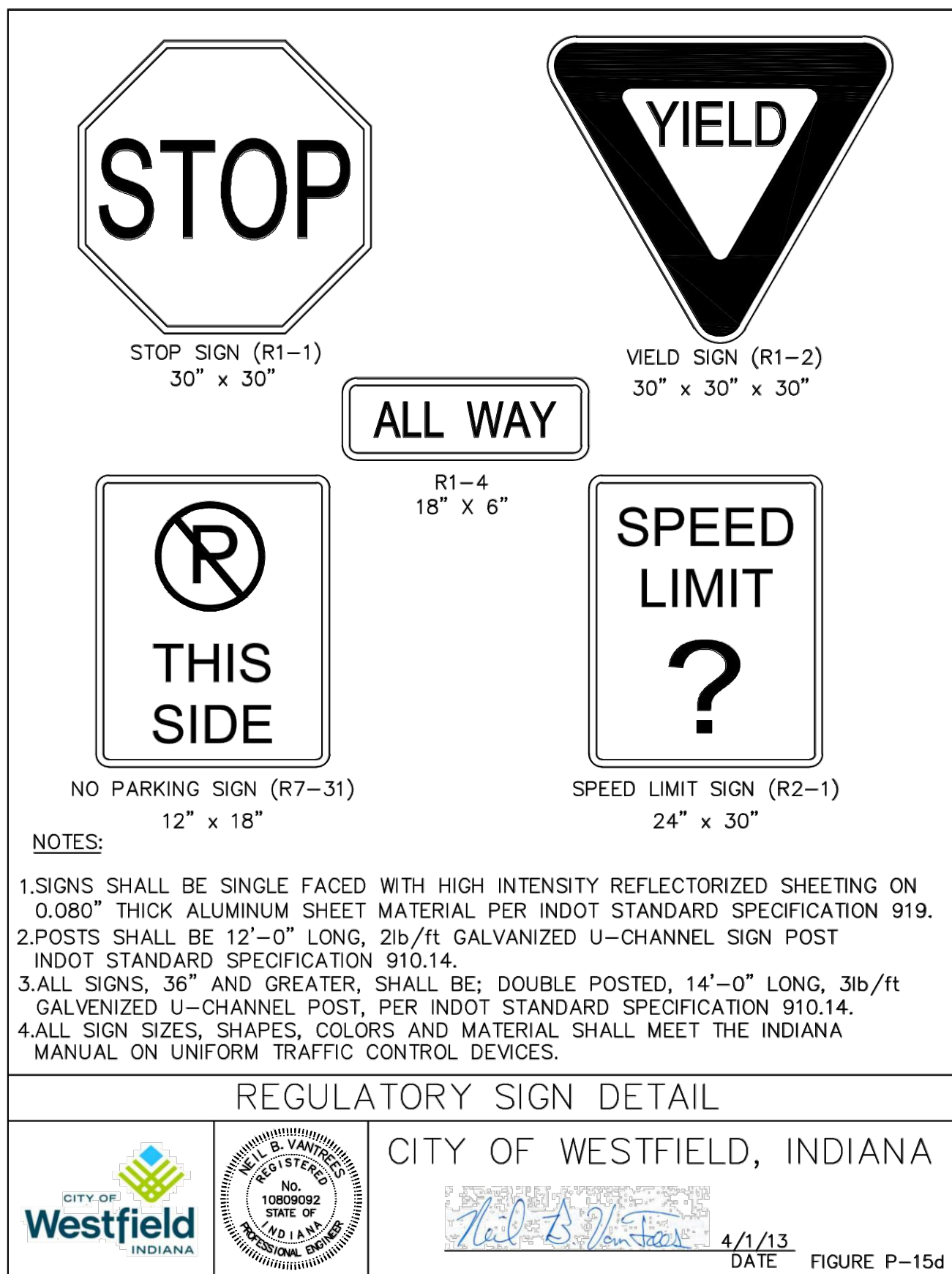
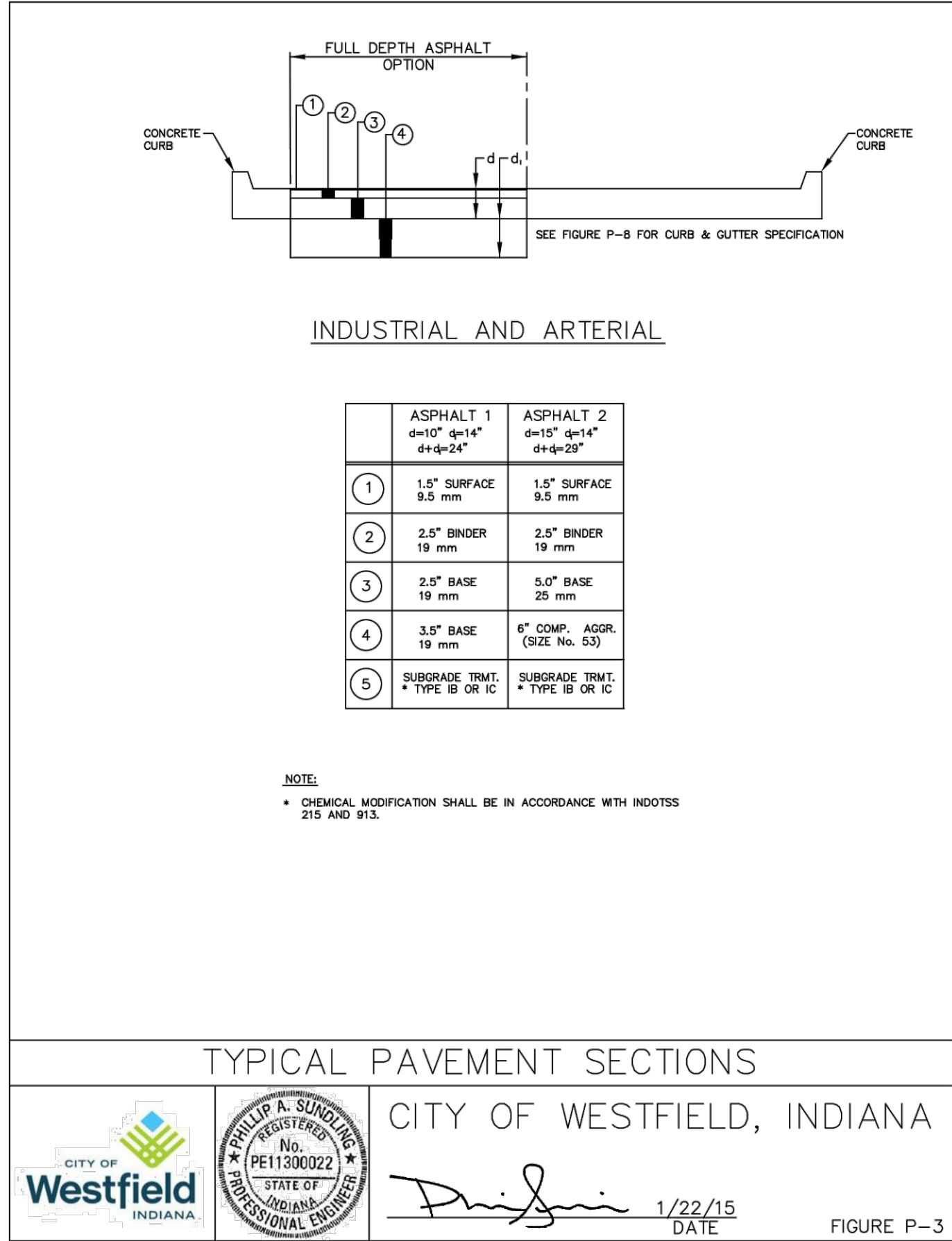
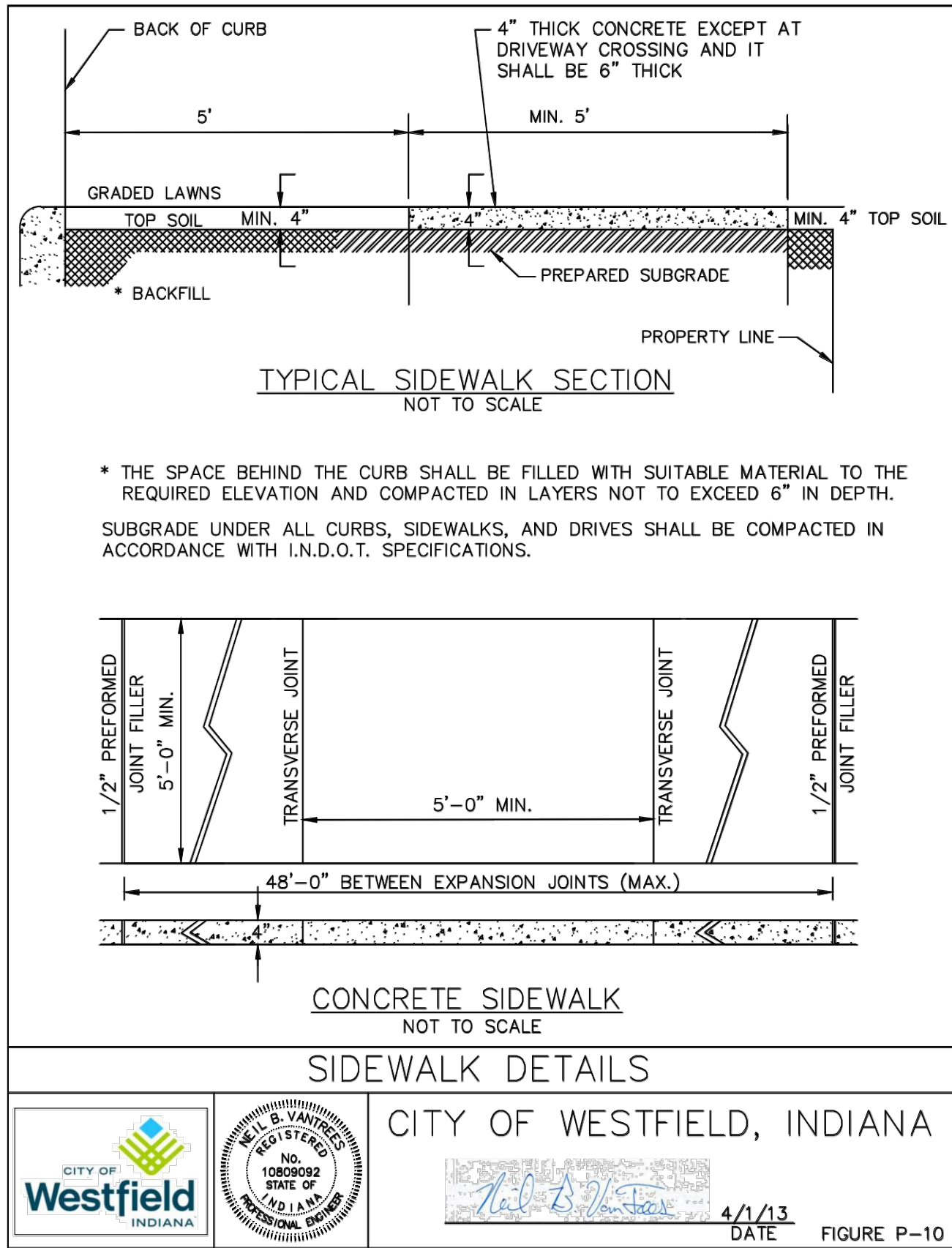
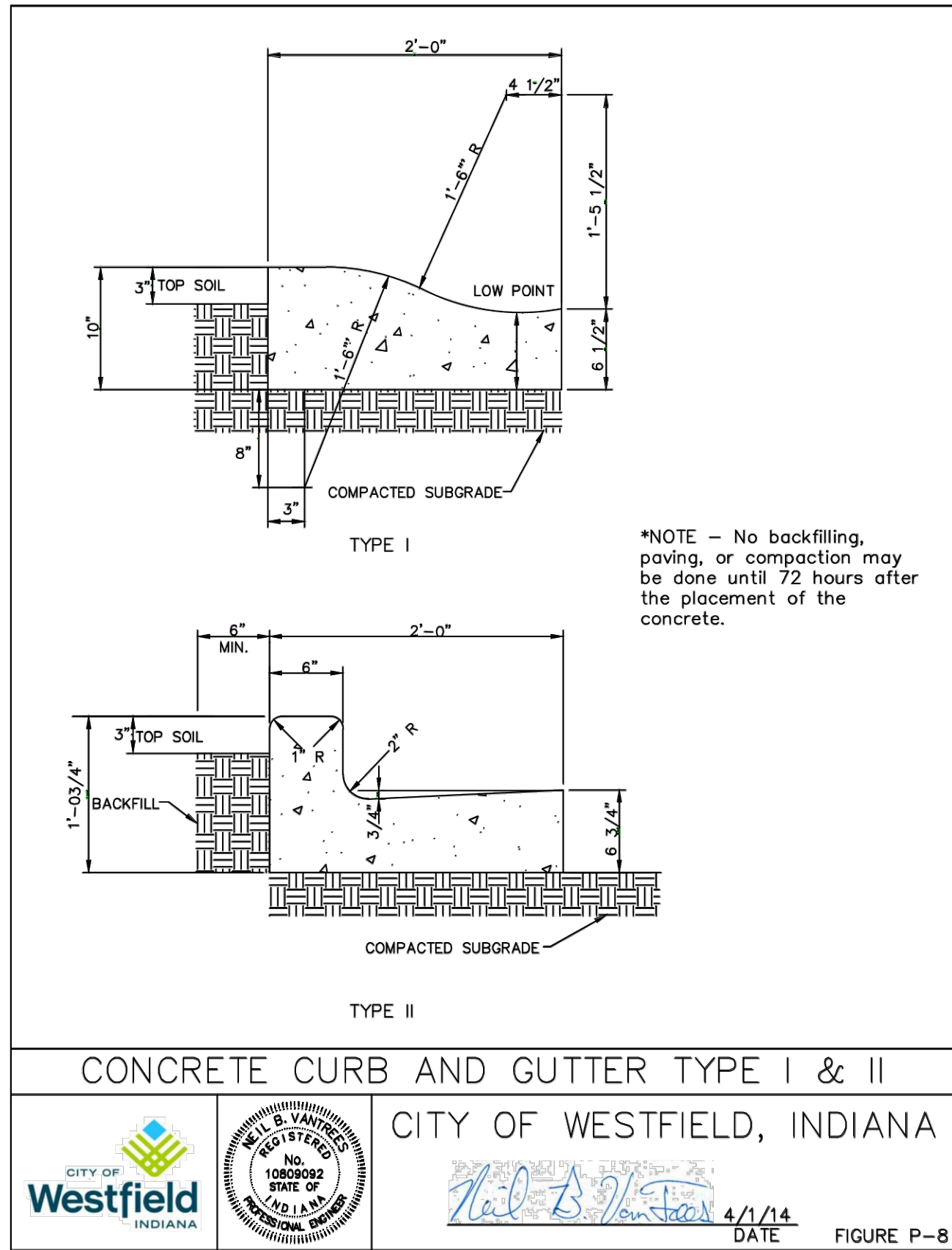
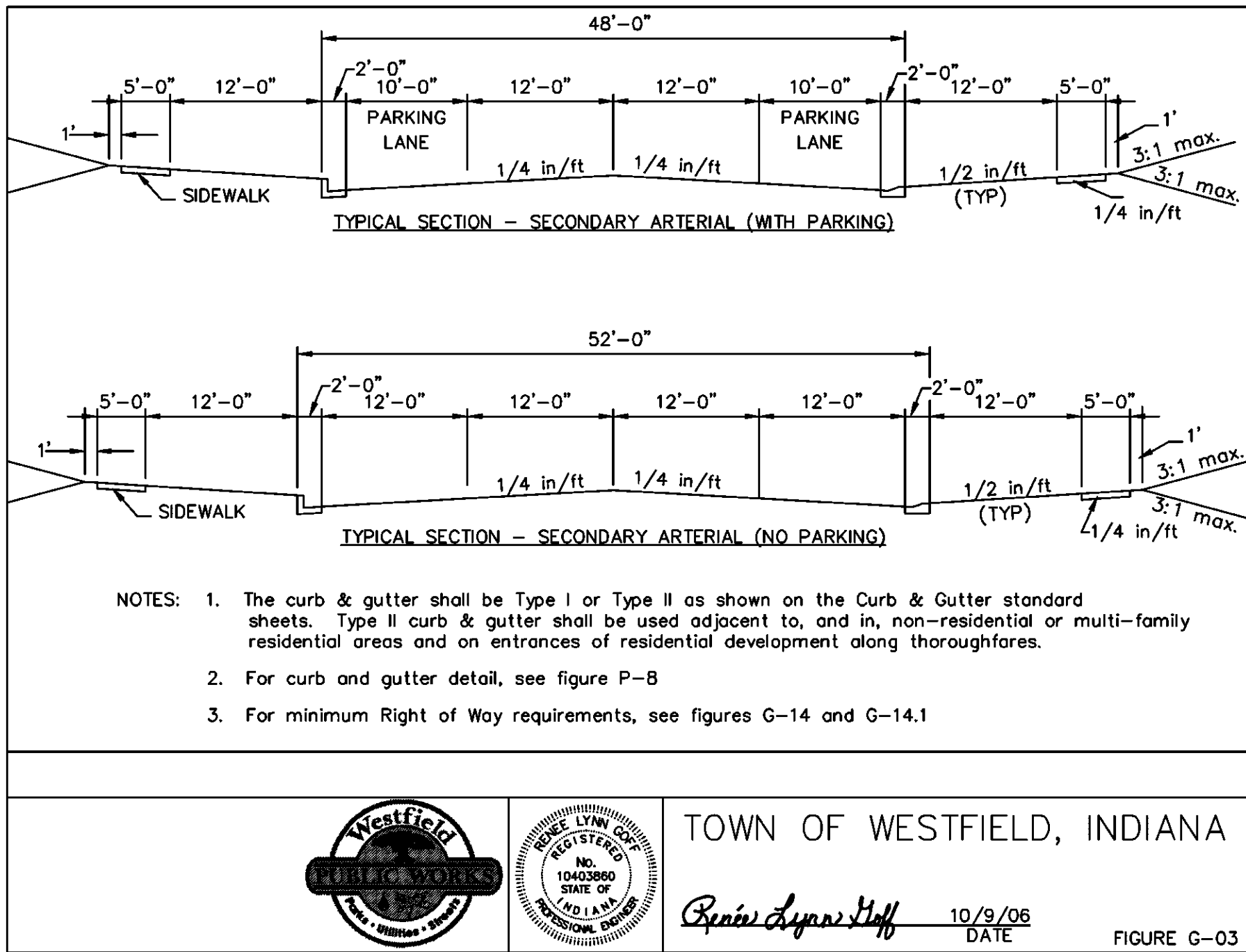
REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	WIS 0043
SUBMITTED FOR INITIAL REVIEW	10/30/2015	ML	DWG NAME:	W150043-C201 site details
REVIEWED FOR REVIEW COMMENTS	02/09/2016	ML	DESIGNED BY:	RLW
			DRAWN BY:	RLW
			CHECKED BY:	JKS
			DATE:	02/09/2016



STEVEN SCOTT RUCKER P.E. (1300279)

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SITE DETAILS
Part of SWM, Section 16, Township 16 North, Range 02 East, Washington Township, Hamilton County, Indiana
SHEET NO.
C202
PROJECT NO.
W15.0043

LOCATION: H:\2016\W150043\Engineering\Design\Consent\W150043-C201 site details.dwg
DATE/PLT: February 29, 2016 - 8:23am
PLOTED BY: wesster



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
BY: WLS
DATE: 10/30/2016
SUBMITTED FOR INITIAL REVIEW
REVISIONS AND ISSUES

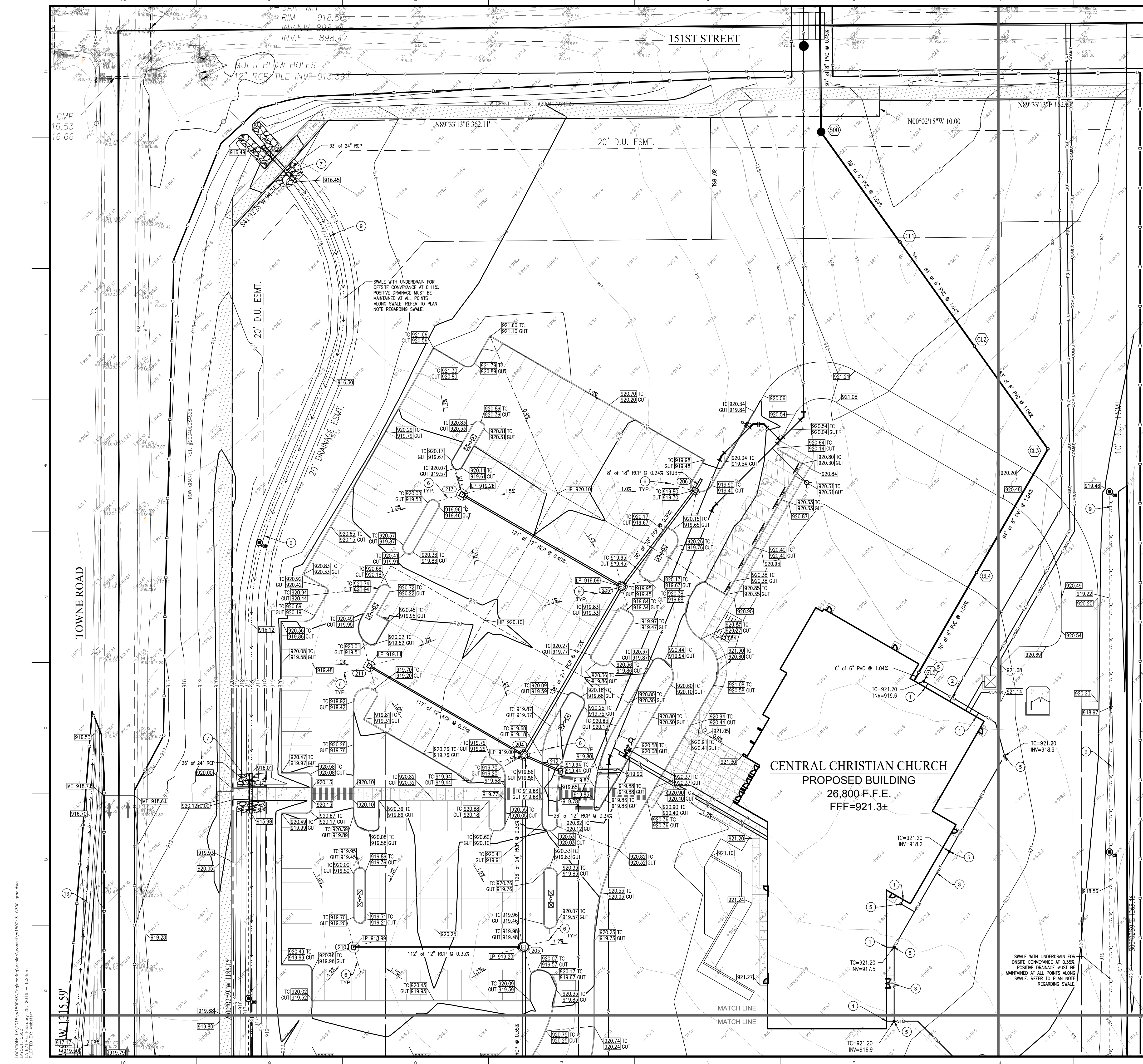
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02/09/2016

STEVEN SCOTT RUCKER P.E. 11300279
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SITE DETAILS
Part of SWM, Section 16, Township 16 North, Range 05 East, Washington Township, Hamilton County, Indiana

SHEET NO.
PROJECT NO.
W15.0043

C203



GRADING PLAN NOTES

- 1. CONNECT DOWNSPOUTS TO 6" HDPE ROOF DRAINS
- 2. 6" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 3. 8" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 4. 10" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 5. TYPE 2 ROOF DRAIN CLEANOUT. REFER TO DETAIL ON SHEET C603
- 6. 4" SUBSURFACE DRAINS, DUAL WALLED HANCOR HQ OR EQUIVALENT
- 7. INSTALL 24" RCP CULVERT @ 0.11% REF. TO THIS PLAN FOR LENGTH AND INVERTS
- 8. INSTALL 5' x 10' x 1.5' REVETMENT RIP-RAP ON FILTER FABRIC
- 9. SWALE WITH SUBSURFACE DRAINAGE TILE. RISER EVERY 300'. REFER TO DETAIL ON SHEET C604
- 10. OUTLET CONTROL STRUCTURE. REFER TO DETAIL ON SHEET C604
- 11. INSTALL 4" DIAMETER MANHOLE AT OUTLET TILE FOR INSTALLATION OF POND OUTLET. HOLD EXISTING INVERT.
- 12. EMERGENCY OVERFLOW WEIR, 24" WIDE AT BASE. INV=916.50. 100 YEAR ELEVATION=916.40.
- 13. PROVIDE SWALE FOR ROADWAY ADDITION. SWALE SHALL FOLLOW GRADES ON THIS PLAN.

GRADING PLAN LEGEND

UTILITIES

- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- CURB & GUTTER ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- EMERGENCY FLOOD ROUTE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMM.
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

GENERAL GRADING NOTES

- 1. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
- 2. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
- 3. MAXIMUM LAWN SLOPE IS 3:1.
- 4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- 5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- 6. COMPACTED "B" BORROW BACK FILL REQD. OVER ALL UTILITIES IN PAVED AREAS.
- 7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
- 8. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- 9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- 10. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
- 11. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 18" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/DEVELOPER OR ENGINEER.
- 12. VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
- 13. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
- 14. ALL ROOF DRAIN CONNECTIONS TO MANHOLES MUST HAVE WATER-TIGHT BOOT.
- 15. ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

GENERAL NOTES

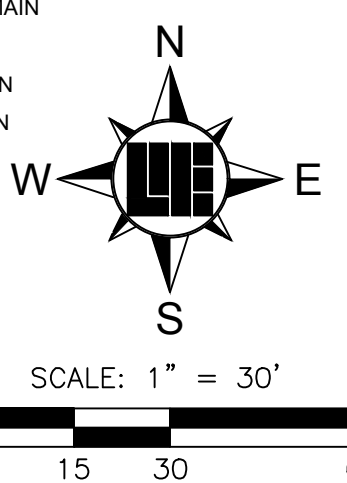
- 1. ALL HDPE PIPE SHALL BE DUAL WALLED, HANCOR HQ, ADS N-12 PIPE OR APPROVED EQUAL
- 2. ALL FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CLEANOUTS, REDUCERS, ETC., SHALL BE OF HDPE MATERIAL COMPARABLE WITH STORAGE PIPES
- 3. PROVIDE BACKFILL WITH A MINIMUM OF 4" BEDDING MATERIAL OF #6 AGGREGATE COMPACTED IN 8" LIFTS TO 95% MAXIMUM DRY DENSITY
- 4. VERIFY EXISTING STORM INVERT ELEVATIONS PRIOR TO STARTING NEW STORM SEWER CONNECTION
- 5. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #180570115 F, DATED FEBRUARY 19, 2003.

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- VCP VITRIFIED CLAY PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- DIP DUCTILE IRON PIPE
- SSD SUB SURFACE DRAIN PIPE
- STM STORM
- SAN SANITARY
- STR STRUCTURE
- CO CLEANOUT

ORIGINATING BENCHMARK

- SOURCE BENCHMARKS
- LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 36 FT. SOUTH OF THE CENTERLINE OF 151ST WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET. ELEV = 923.74 (NAVD 88)
- LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP. ELEV = 922.68 (NAVD 88)
- TBM-1: MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP. ELEV = 922.68 (NAVD 88)



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-25,
IT IS AGAINST THE LAW TO EXCAVATE,
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weibe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

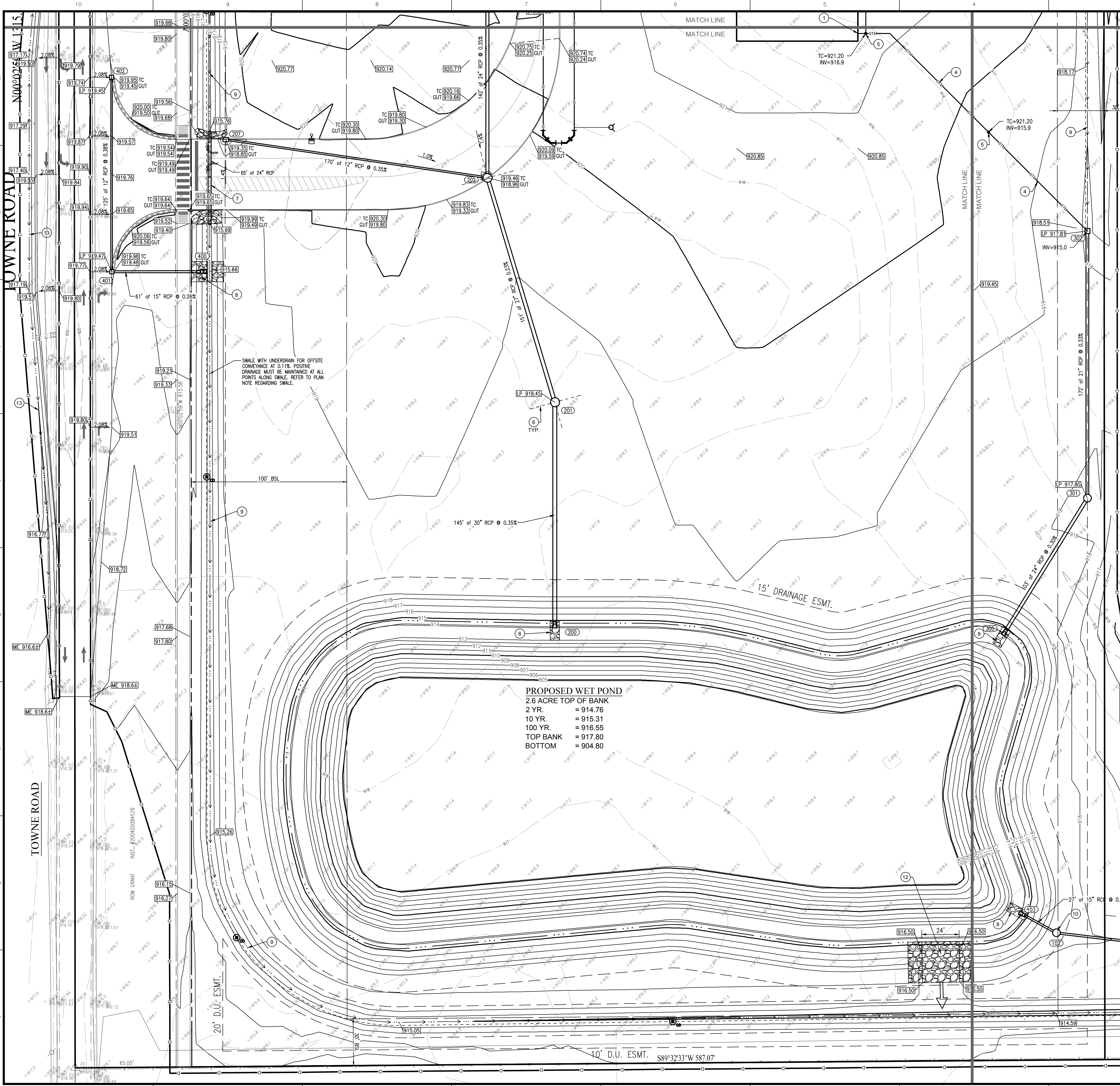
PROJECT NO.	W15.0043
DATE	10.30.2015
BY	MLT
FOR	W15.0043
DESIGNED BY	W15.0043
DRAWN BY	W15.0043
CHECKED BY	JMS
DATE	02.08.2016

REVISIONS AND NOTES
SUBMITTED FOR INITIAL REVIEW
REVIEWED FOR REVIEW COMMENTS

STEVEN SCOTT RUCKER P.E. 11300279
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
NO. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
GRADING PLAN
Part of SWA4, Section 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C300
PROJECT NO.
W15.0043



PROPOSED WET POND
2.6 ACRE TOP OF BANK
2 YR. = 914.76
10 YR. = 915.31
100 YR. = 916.55
TOP BANK = 917.80
BOTTOM = 904.80

GRADING PLAN NOTES

- CONNECT DOWNSPOUTS TO 6" HDPE ROOF DRAINS
- 6" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 8" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 10" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- TYPE 2 ROOF DRAIN CLEANOUT. REFER TO DETAIL ON SHEET C803
- 4" SUBSURFACE DRAINS, DUAL WALLED HANCOR HQ OR EQUIVALENT
- INSTALL 24" RCP CULVERT @ 0.11% REF. TO THIS PLAN FOR LENGTH AND INVERTS
- INSTALL 5' x 10' x 1.5' REVETMENT RIP-RAP ON FILTER FABRIC
- SWALE WITH SUBSURFACE DRAINAGE TILE. RISER EVERY 300'. REFER TO DETAIL ON SHEET C804
- OUTLET CONTROL STRUCTURE. REFER TO DETAIL ON SHEET C804
- INSTALL 4" DIAMETER MANHOLE AT OUTLET TILE FOR INSTALLATION OF POND OUTLET. HOLD EXISTING INVERT.
- EMERGENCY OVERFLOW WEIR, 24" WIDE AT BASE. INV=916.50. 100 YEAR ELEVATION=916.40.
- PROVIDE SWALE FOR ROADWAY ADDITION. SWALE SHALL FOLLOW GRADES ON THIS PLAN.

GRADING PLAN LEGEND

UTILITIES

- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- CURB & GUTTER ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- EMERGENCY FLOOD ROUTE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMM.
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

GENERAL GRADING NOTES

- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
- FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
- MAXIMUM LAWN SLOPE IS 3:1.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- COMPACTED "B" BORROW BACK FILL REQD. OVER ALL UTILITIES IN PAVED AREAS.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
- ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 18" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/DEVELOPER OR ENGINEER.
- VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
- ALL ROOF DRAIN CONNECTIONS TO MANHOLES MUST HAVE WATER-TIGHT BOOT.
- ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

GENERAL NOTES

- ALL HDPE PIPE SHALL BE DUAL WALLED, HANCOR HQ, ADS N-12 PIPE OR APPROVED EQUAL
- ALL FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CLEANOUTS, REDUCERS, ETC., SHALL BE OF HDPE MATERIAL COMPARABLE WITH STORAGE PIPES
- PROVIDE BACKFILL WITH A MINIMUM OF 4" BEDDING MATERIAL OF #8 AGGREGATE COMPACTED IN 8" LIFTS TO 95% MAXIMUM DRY DENSITY
- VERIFY EXISTING STORM INVERT ELEVATIONS PRIOR TO STARTING NEW STORM SEWER CONNECTION
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #180570115 F, DATED FEBRUARY 19, 2003.

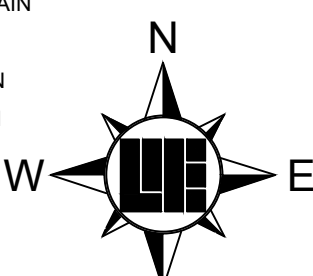
ABBREVIATIONS

- BSL: RIGHT OF WAY
- ESMT: BUILDING SETBACK LINE
- D.U.E.: DRAINAGE AND UTILITY EASEMENT
- FFE: FINISH FLOOR ELEVATION
- CMP: CORRUGATED METAL PIPE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- VCP: VITRIFIED CLAY PIPE
- HDPE: HIGH DENSITY POLYETHYLENE PIPE
- DIP: DUCTILE IRON PIPE
- SSD: SUB SURFACE DRAIN PIPE
- STM: STORM
- SAN: SANITARY
- STR: STRUCTURE
- CO: CLEANOUT

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

- LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET. ELEV = 923.74 (NAVD 88)
- LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD. ELEV = 915.37 (NAVD 88)
- TBM-1: MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP. ELEV = 922.68 (NAVD 88)

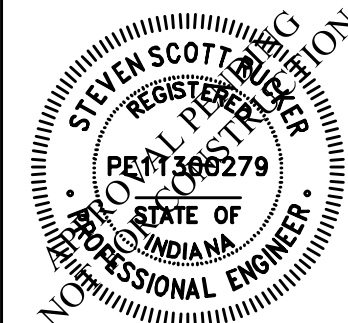


SCALE: 1" = 30'

10505 N. College Avenue
Indianapolis, Indiana 46280
weibe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

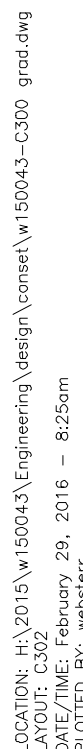
REVISIONS AND ISSUES SUBMITTED FOR INITIAL REVIEW REVIEWED FOR REVIEW COMMENTS	DATE	BY	PROJECT NO.
	10.30.2015	MLT	W15.0043
	02.09.2016	MLT	DWG NAME
			DESIGNED BY w150043-C300 grad
			DRAWN BY RLW
			CHECKED BY RLW
			DATE 02.09.2016



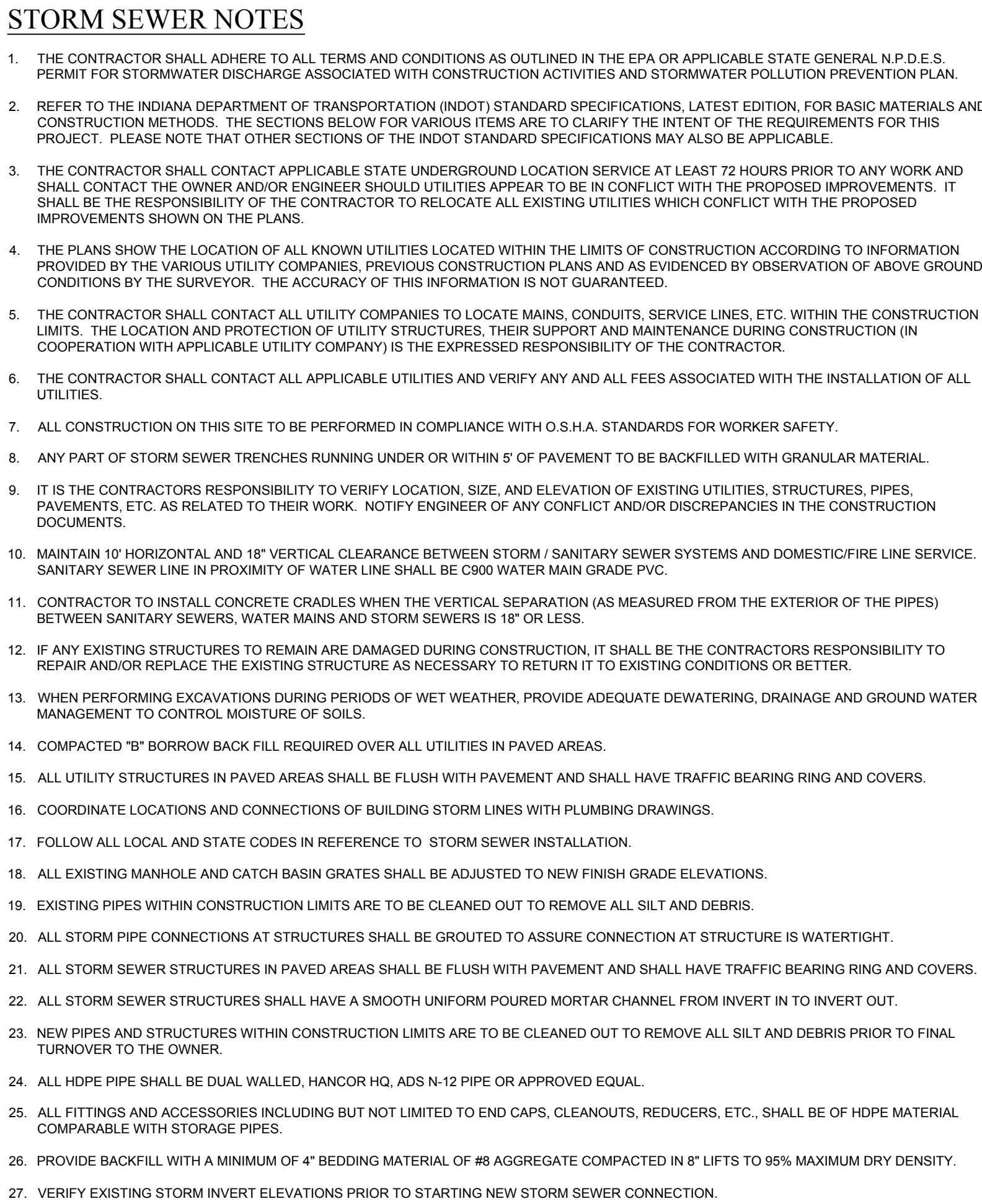
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
GRADING PLAN
Part of SWM, Section 16, Township 16 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C301
PROJECT NO.
W15.0043



SHEET NO. **C302**
 PROJECT NO. **W15.0043**
 PREPARED FOR: **CENTRAL CHRISTIAN CHURCH**
151st STREET & TOWNE ROAD, WESTFIELD, IN
GRADING PLAN
 Part of SWAL, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana



ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

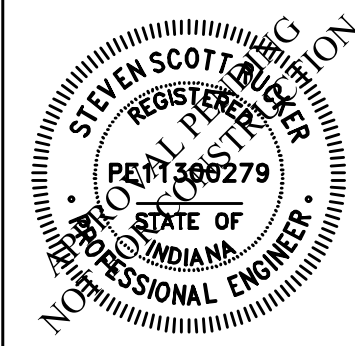
-NOTE-
RUN WATER LINE A MINIMUM OF 54" DEEP.
PROVIDE MINIMUM OF 10' HORIZONTAL & 2' VERTICAL CLEARANCE
BETWEEN WATER & SANITARY LINE. SANITARY SEWER LINE IN
PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.

**Within Indiana Call
811 or 800-382-5544**
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

Part of SW1/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

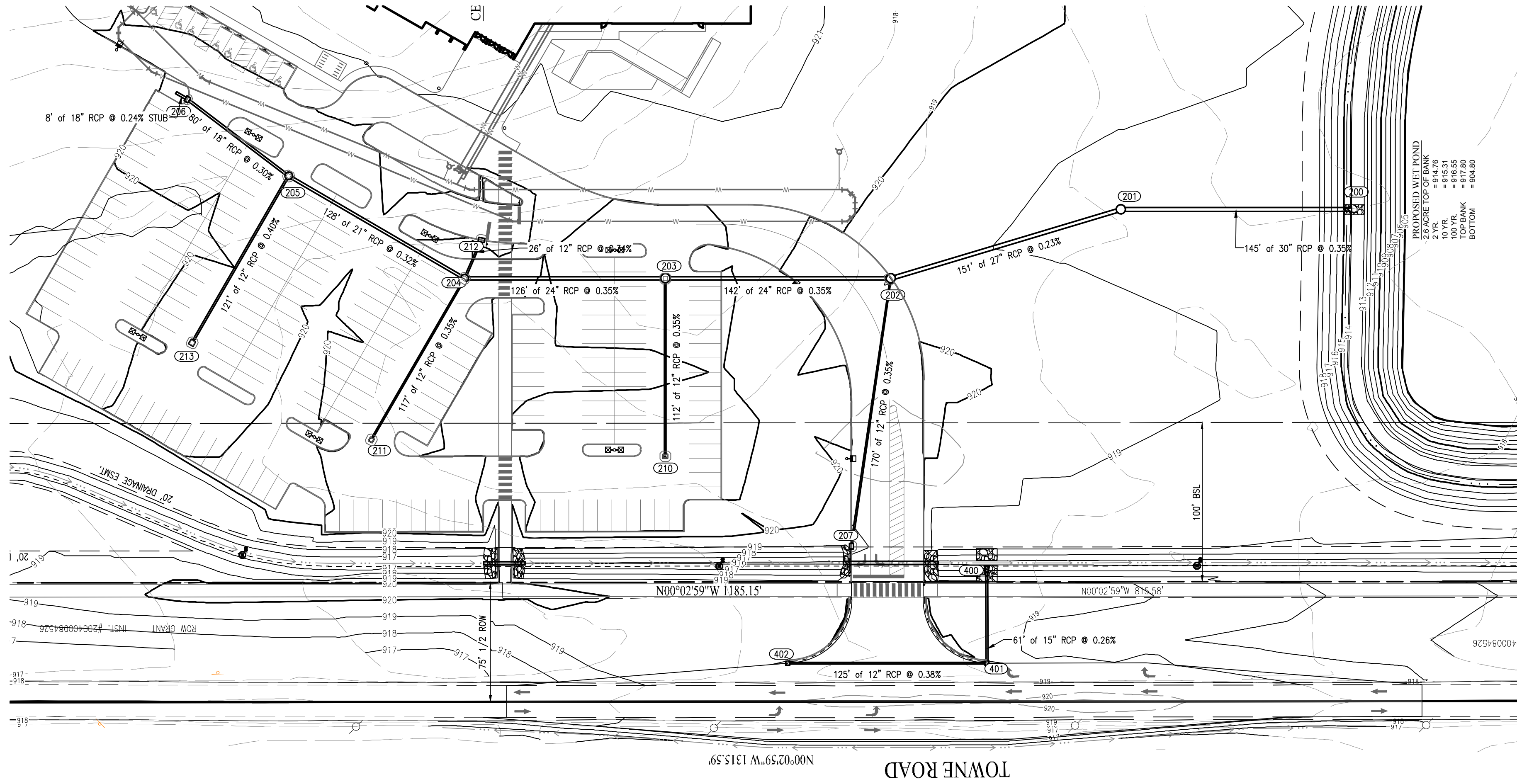
STEVEN SCOTT RUCKER P.E. 11300279



REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
SUBMITTED FOR INITIAL REVIEW	10.30.2016	M.T	WIS 0043
REVISED FOR REVIEW COMMENTS	02.09.2016	M.T	DWG NAME: <i>WIS 0043.dwg</i>
			DESIGNED BY: <i>RLW</i>
			DRAWN BY: <i>RLW</i>
			CHECKED BY: <i>JKS</i>
			DATE: <i>02.09.2016</i>

Land Surveying | Civil Engineering
Landscape Architecture

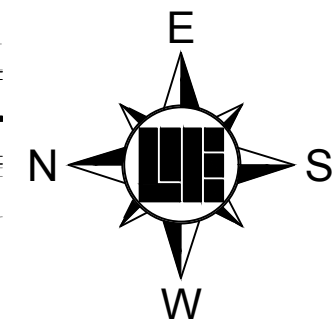
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



LEGEND

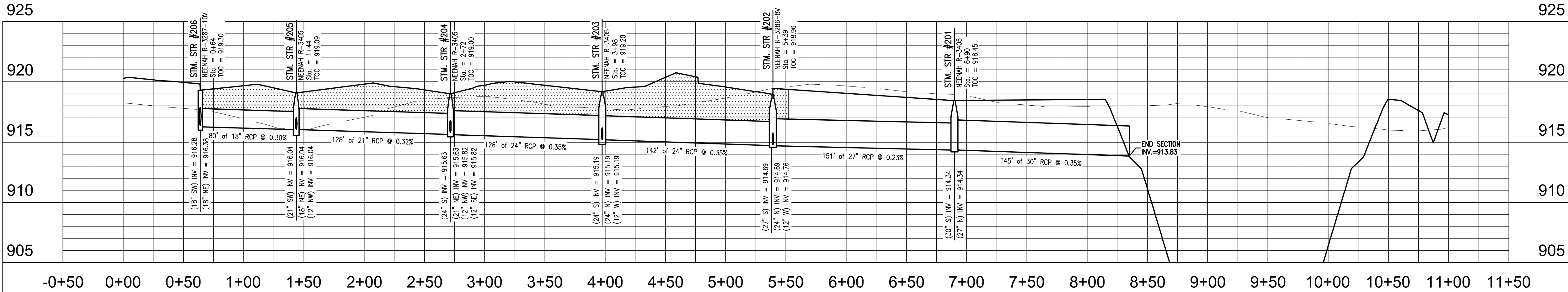
UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GAS PIPELINE MARKER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- STREET LIGHT
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANSFORMER
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- STORM CLEANOUT
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- CLEANOUT (OTHER OR UNIDENTIFIED)
- MANHOLE (OTHER OR UNIDENTIFIED)



STORM SEWER NOTES

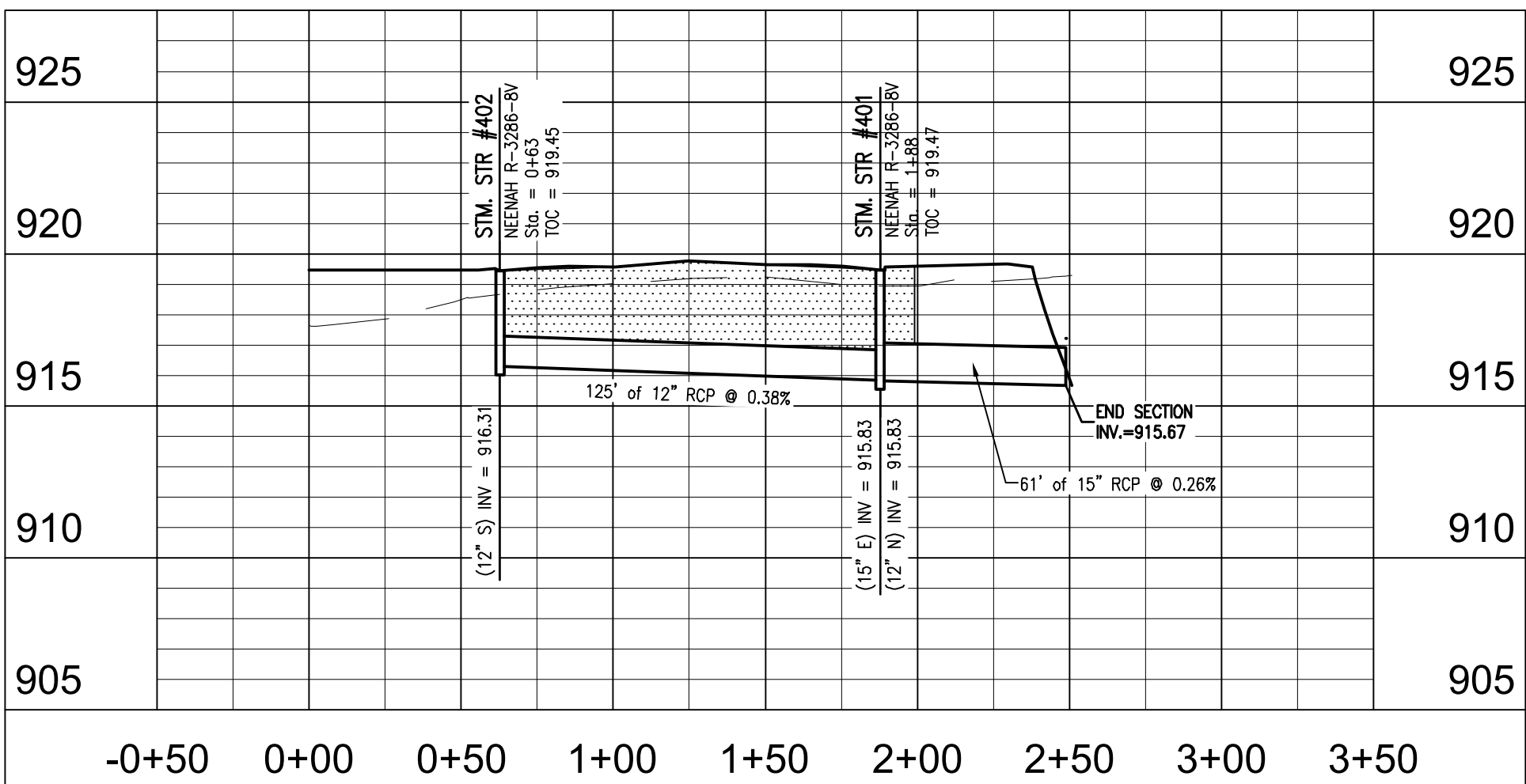
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND STORMWATER POLLUTION PREVENTION PLAN.
- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
- THE CONTRACTOR SHALL CONTACT APPLICABLE STATE UNDERGROUND LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK AND SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES. PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITIES AND VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF ALL UTILITIES.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ANY PART OF STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC/FIRE LINE SERVICE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
- COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
- ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
- COORDINATE LOCATIONS AND CONNECTIONS OF BUILDING STORM LINES WITH PLUMBING DRAWINGS.
- FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO STORM SEWER INSTALLATION.
- ALL EXISTING MANHOLE AND CATCH BASIN GRATES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.
- EXISTING PIPES WITHIN CONSTRUCTION LIMITS ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- ALL STORM PIPE CONNECTIONS AT STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
- ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR CHANNEL FROM INVERT IN TO INVERT OUT.
- NEW PIPES AND STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS PRIOR TO FINAL TURNOVER TO THE OWNER.
- ALL HOPE PIPE SHALL BE DUAL WALLED, HANCOR HQ, ADS N-12 PIPE OR APPROVED EQUAL.
- ALL FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CLEANOUTS, REDUCERS, ETC., SHALL BE OF HOPE MATERIAL COMPARABLE WITH STORAGE PIPES.
- PROVIDE BACKFILL WITH A MINIMUM OF 4" BEDDING MATERIAL OF #8 AGGREGATE COMPACTED IN 6" LIFTS TO 95% MAXIMUM DRY DENSITY.
- VERIFY EXISTING STORM INVERT ELEVATIONS PRIOR TO STARTING NEW STORM SEWER CONNECTION.



LINE TYPES

- | | |
|------------------------------|----------------------------|
| — G — G — G — | UNDERGROUND GAS |
| — W — W — W — | UNDERGROUND WATER |
| — E(A) — E(A) — E(A) — | AERIAL ELECTRIC |
| — E(U) — E(U) — E(U) — | UNDERGROUND ELECTRIC |
| — COM(U) — COM(U) — COM(U) — | UNDERGROUND COMMUNICATIONS |
| — COM(A) — COM(A) — COM(A) — | AERIAL COMMUNICATIONS |
| — FO(U) — FO(U) — FO(U) — | UNDERGROUND FIBER OPTIC |
| — FO(A) — FO(A) — FO(A) — | AERIAL FIBER OPTIC CABLE |
| — CHU — CHU — CHU — | OVERHEAD UTILITY |
| — FM — FM — FM — | FORCE MAIN |
| — SS — SS — SS — | SANITARY SEWER |
| — ST — ST — ST — | STORM SEWER |
| — R — R — R — | RIGHT OF WAY LINE |
| — C — C — C — | CHAIN LINK FENCE |
| — B — B — B — | BOARD FENCE |
| — W — W — W — | WROUGHT IRON FENCE |
| — X — X — X — | FARM FENCE |
| — T — T — T — | GUARD RAIL |
| — H — H — H — | HAND RAIL |
| — SF — SF — SF — | SILT FENCE |
| — B — B — B — | BUILDING SETBACK LINE |
| — B — B — B — | BOUNDARY LINE |
| — F — F — F — | FLOW LINE |
| — S — S — S — | SECTION LINE |
| — 500 — 500 — 500 — | INDEX CONTOUR |
| — 501 — 501 — 501 — | INTERMEDIATE CONTOUR |

STORM 400



PROFILE LEGEND

- EXISTING GRADE
- FINISHED GRADE
- GRANULAR BACKFILL

ABBREVIATIONS

- | | |
|----------|--------------------------------|
| ROW | RIGHT OF WAY |
| ESMT | EASEMENT |
| D.A.U.E. | DRAINAGE AND UTILITY EASEMENT |
| F.F.E. | FINISH FLOOR ELEVATION |
| T.O.C. | TOP OF CASTING |
| CMP | CORRUGATED METAL PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| VCP | VITRIFIED CLAY PIPE |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |
| DIP | DUCTILE IRON PIPE |
| SSD | SUB SURFACE DRAIN PIPE |
| STM | STORM |
| SAN | SANITARY |
| STR | STRUCTURE |
| CO | CLEANOUT |

-NOTE-

RUN WATER LINE A MINIMUM OF 54" DEEP.
PROVIDE MINIMUM OF 10' HORIZONTAL & 2' VERTICAL CLEARANCE BETWEEN WATER & SANITARY LINE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.



Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

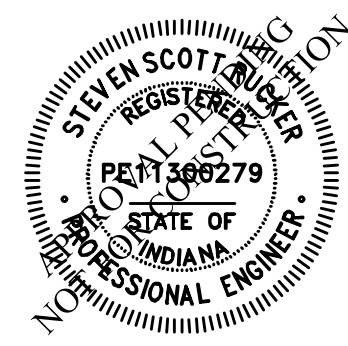
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846-6611
800 452-6408
317 843-0546 fax

WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
DWG NAME: 150043-0600_P02
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02-09-2016

DATE: 10-30-2015
BY: MLT
SUBMITTED FOR INITIAL REVIEW
REVISOR COMMENTS

REVISIONS AND ISSUES
SUBMITTED FOR INITIAL REVIEW
REVISOR COMMENTS

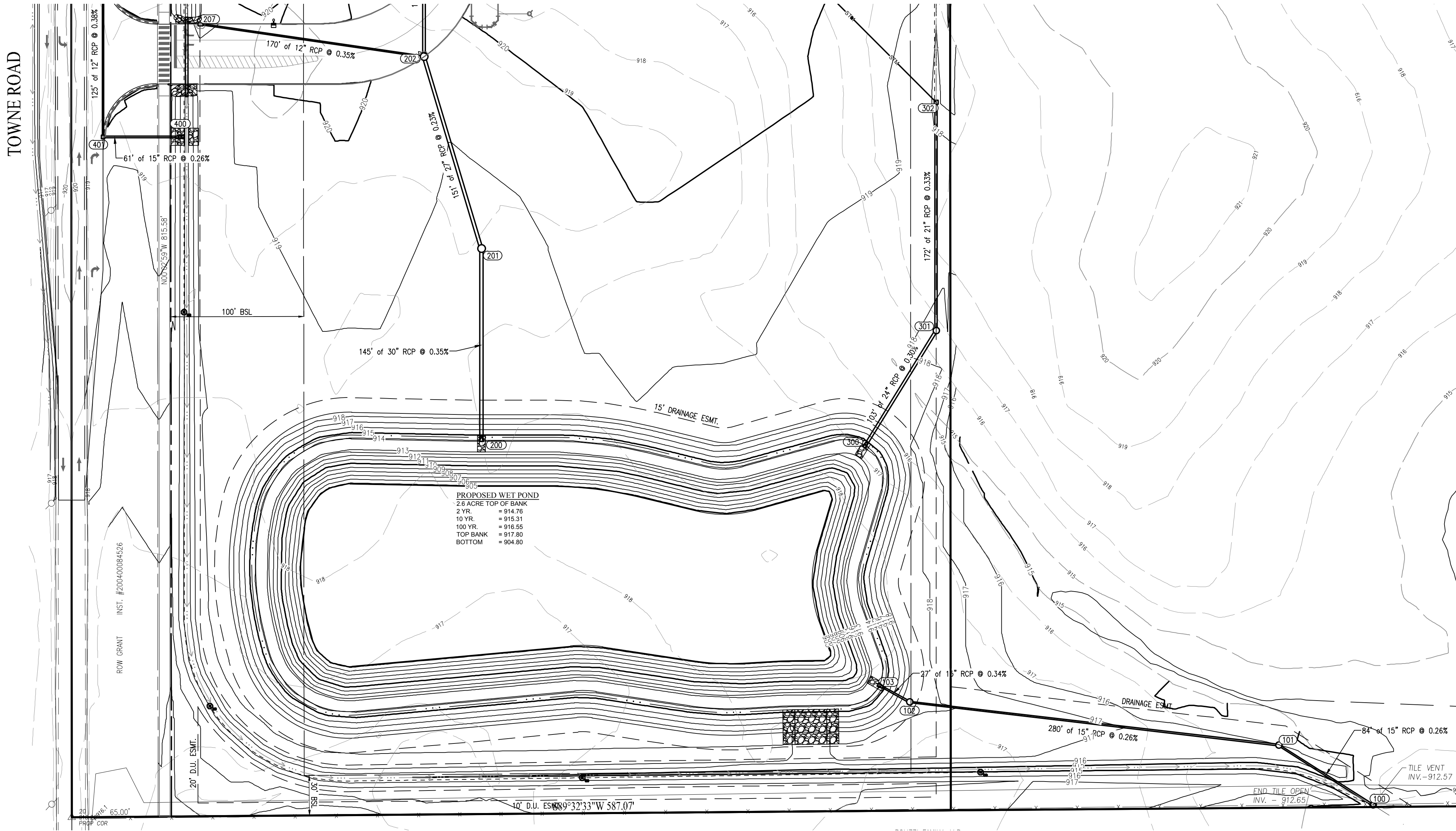


STEVEN SCOTT RUCKER P.E. (1300279)

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
STORM SEWER PLAN & PROFILE
Part of SWM, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C600
PROJECT NO.
W15.0043

LOCATION: H:\2018\W150043\Engineering\Design\Storm\W150043-0600.dwg
DATE/PLT: February 29, 2018 - 8:35am
PLOTTER: HP DesignJet 5000

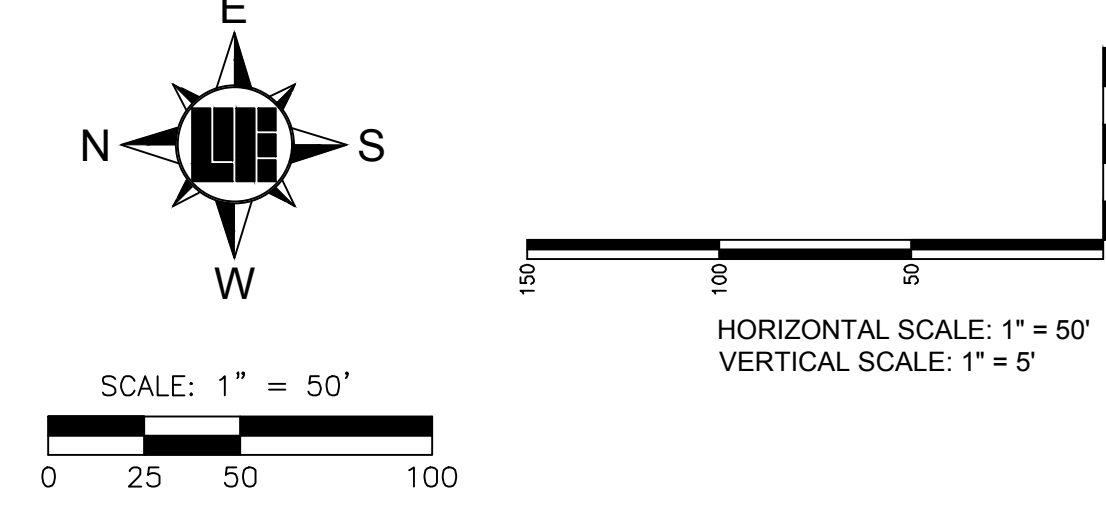


LEGEND

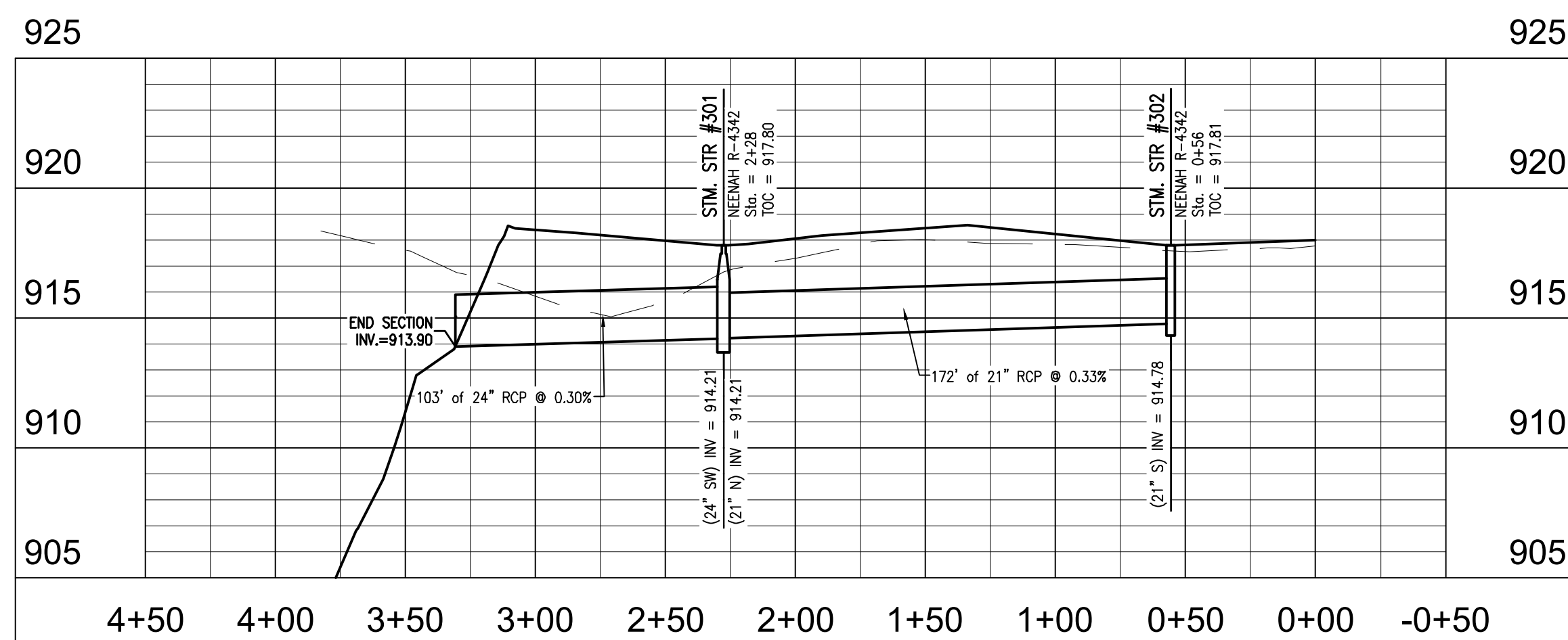
- UTILITIES**
- FIRE DEPT HOOKUP
 - FIRE HYDRANT
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - GAS MANHOLE
 - GAS PIPELINE MARKER
 - ELECTRIC MANHOLE
 - ELECTRIC METER
 - ELECTRICAL RISER
 - TRANSFORMER
 - GUY ANCHOR
 - ELECTRIC JUNCTION BOX
 - STREET LIGHT
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - UTILITY POLE W/ TRANSFORMER
 - UTILITY POLE W/ LIGHT & TRANSFORMER
 - PARKING LOT LIGHT (1 HEAD)
 - PARKING LOT LIGHT (2 HEAD)
 - COMMUNICATIONS JUNCTION BOX
 - COMMUNICATIONS MANHOLE
 - COMMUNICATIONS PEDESTAL
 - COMMUNICATIONS RISER
 - FIBER OPTIC MARKER
 - STORM CLEANOUT
 - BEEHIVE INLET
 - CURB INLET
 - FLOOR DRAIN
 - ROUND INLET
 - SQUARE INLET
 - STORM MANHOLE
 - DOWN SPOUT
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - CLEANOUT (OTHER OR UNIDENTIFIED)
 - MANHOLE (OTHER OR UNIDENTIFIED)
 - STEAM MANHOLE
 - AIR COMPRESSOR

LINE TYPES

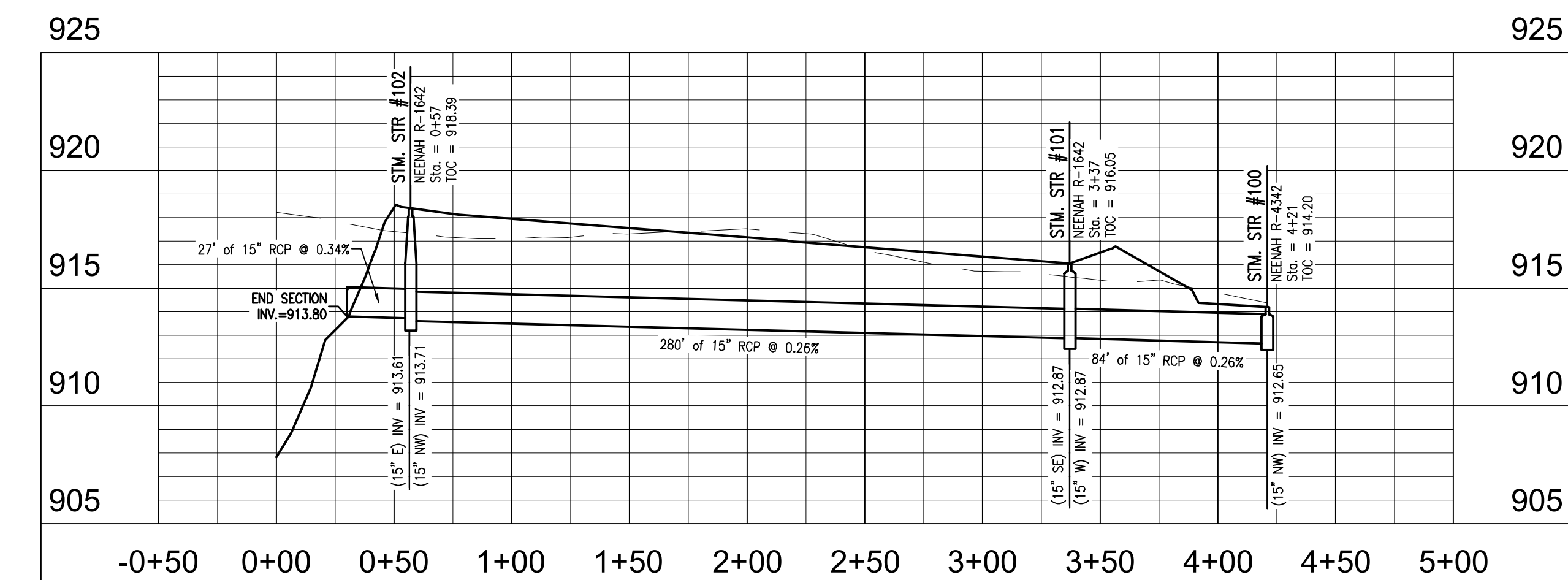
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- BOARD FENCE
- WROUGHT IRON FENCE
- FARM FENCE
- GUARD RAIL
- HAND RAIL
- SILT FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- FLOW LINE
- SECTION LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR



STORM 300



102 TO 100



PROFILE LEGEND

- EXISTING GRADE
- FINISHED GRADE
- GRANULAR BACKFILL

-NOTE-

RUN WATER LINE A MINIMUM OF 54" DEEP.
PROVIDE MINIMUM OF 10' HORIZONTAL & 2' VERTICAL CLEARANCE
BETWEEN WATER & SANITARY LINE. SANITARY SEWER LINE IN
PROXIMITY OF WATER LINE SHALL BE 600 WATER MAIN GRADE PVC.



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
BY: W15.0043
DATE: 10/30/2018
SUBMITTED FOR INITIAL REVIEW
REVISOR: W15.0043
DATE: 02/09/2018
DESIGNED BY: W15.0043
DRAWN BY: W15.0043
CHECKED BY: W15.0043
DATE: 02/09/2018

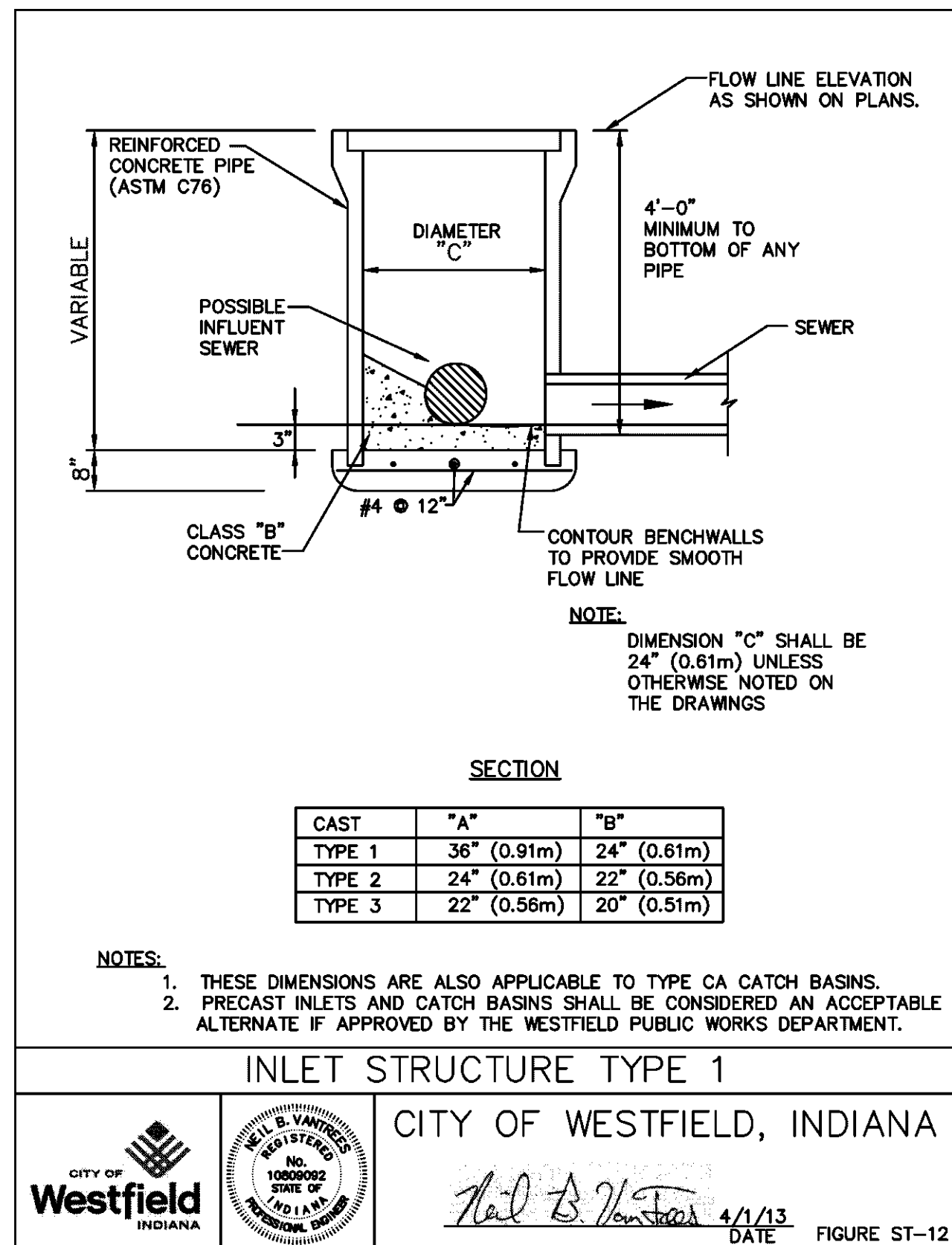
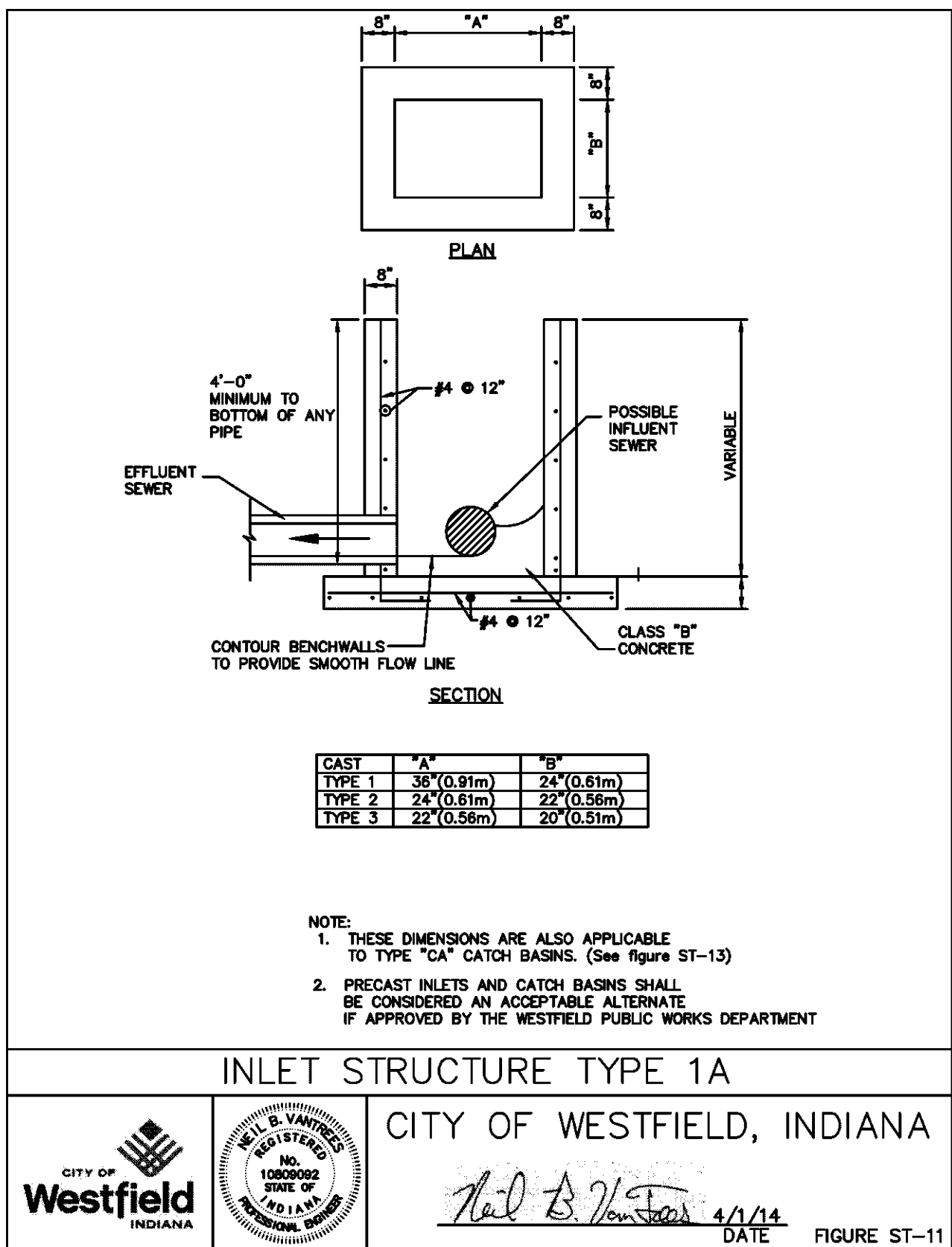
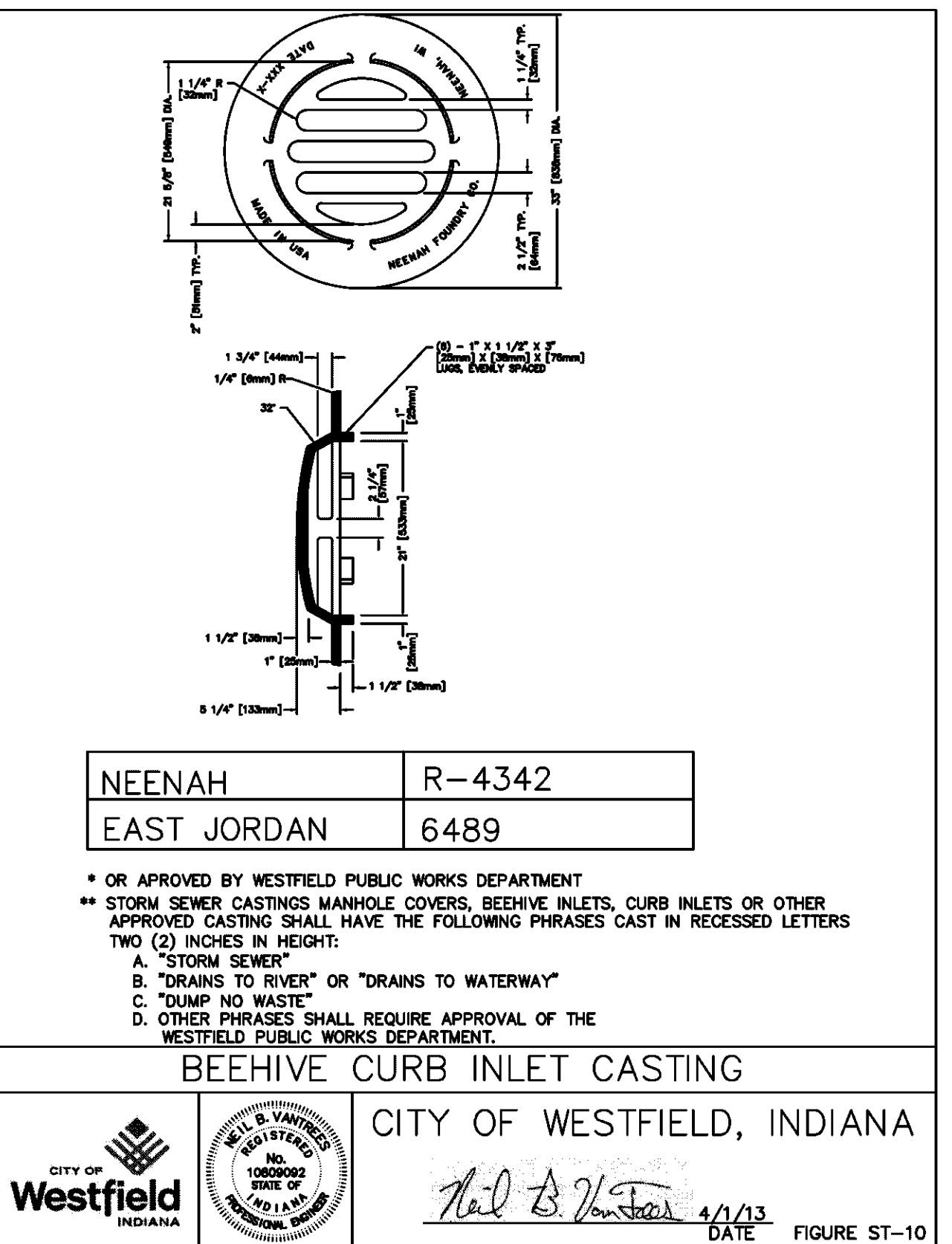
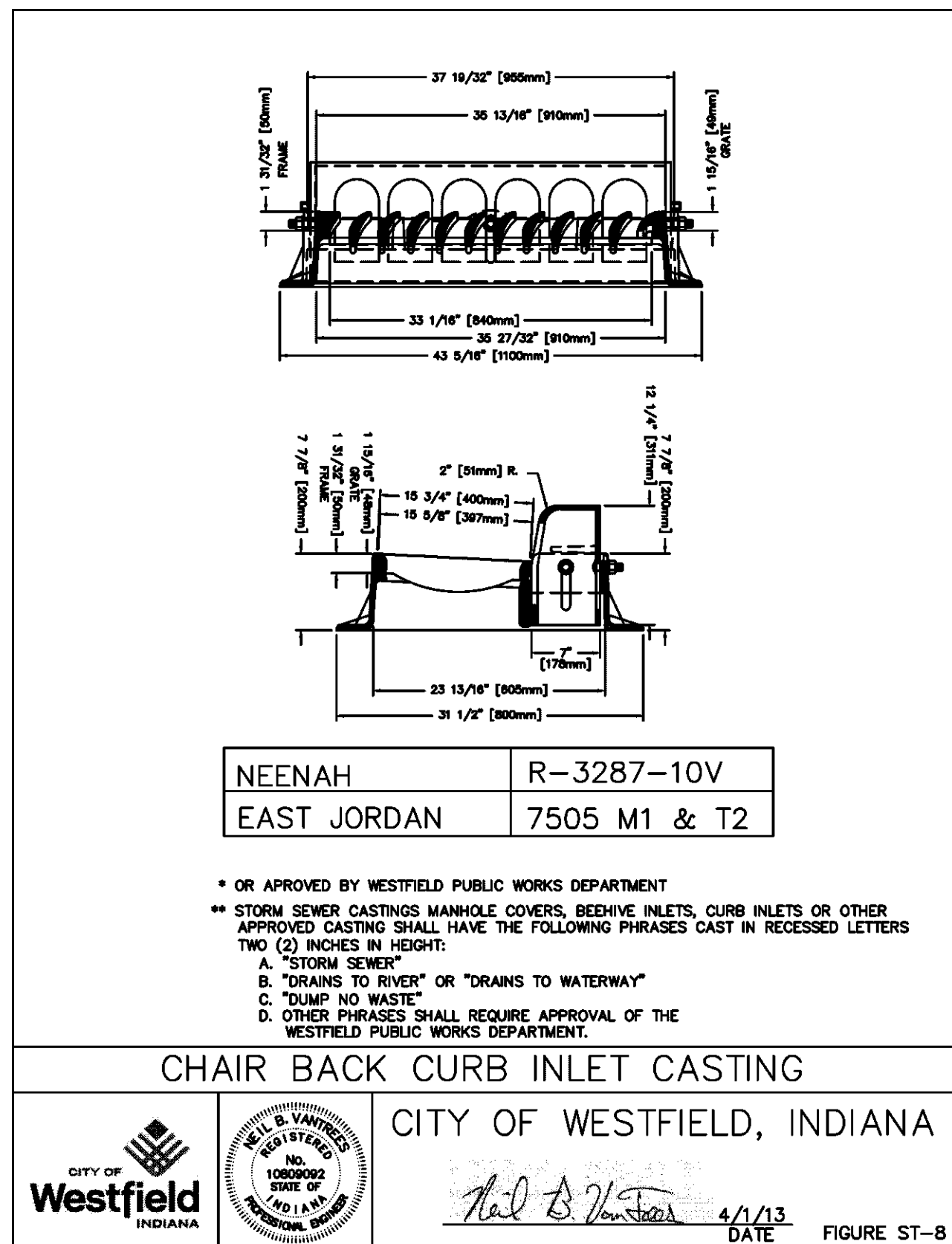
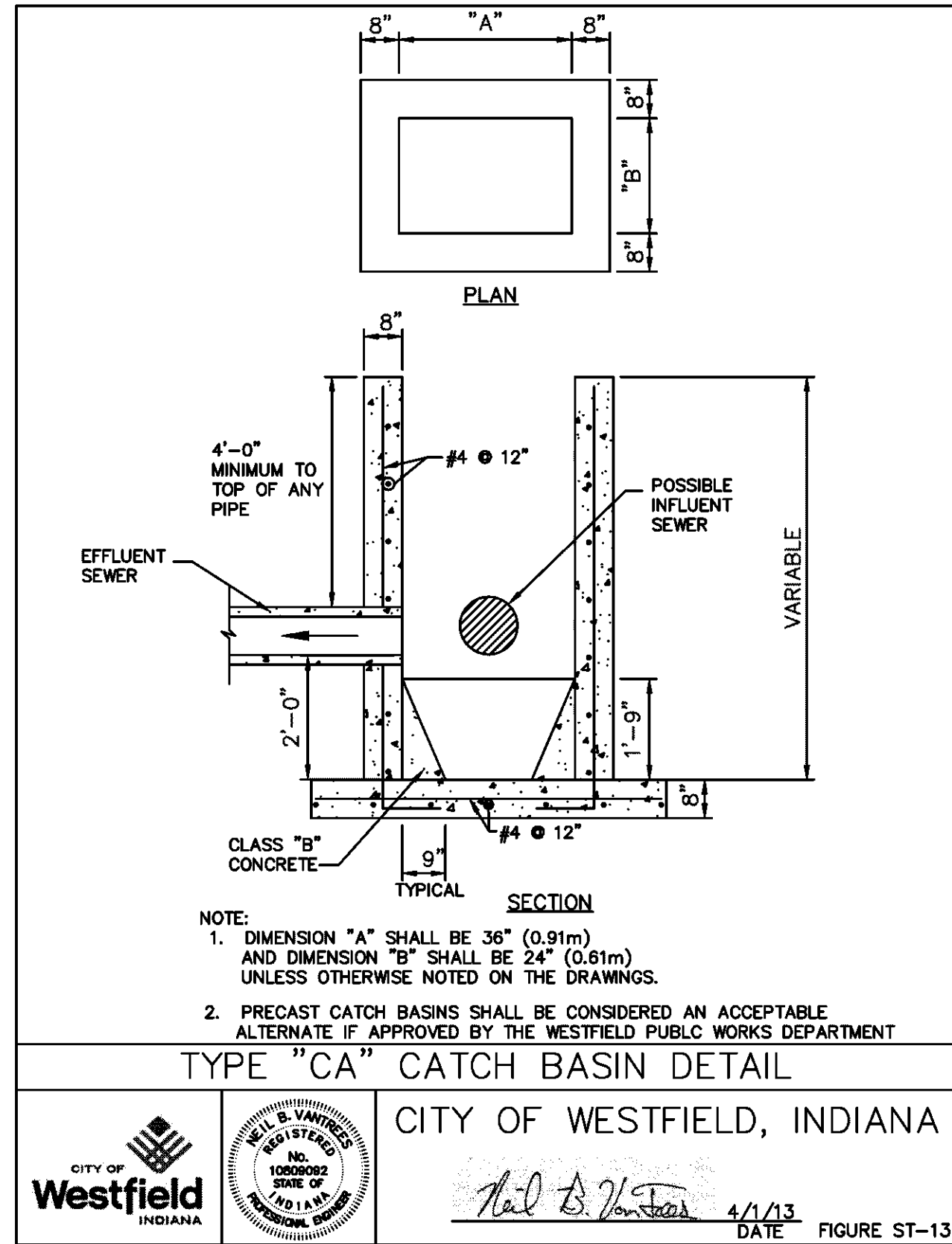
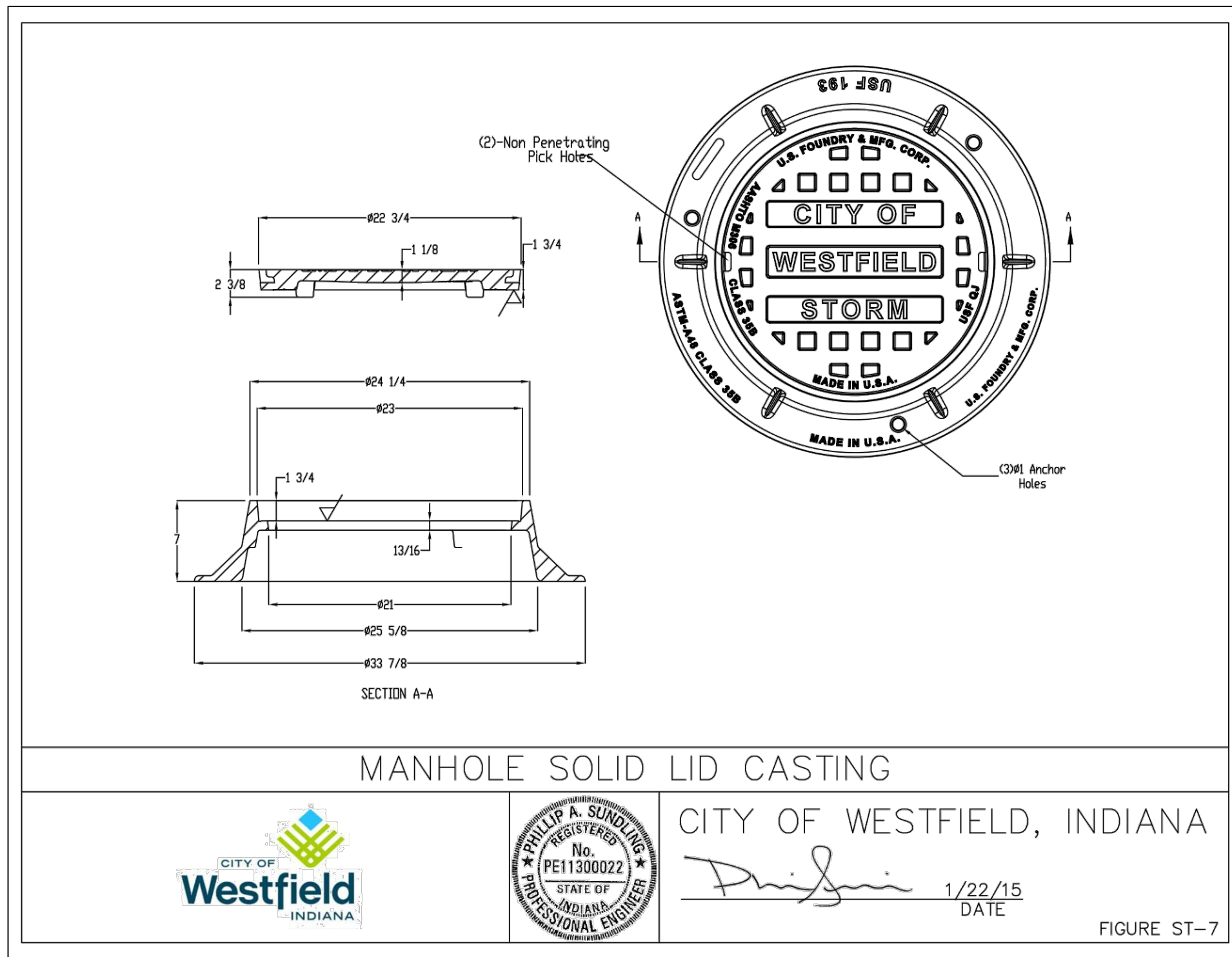
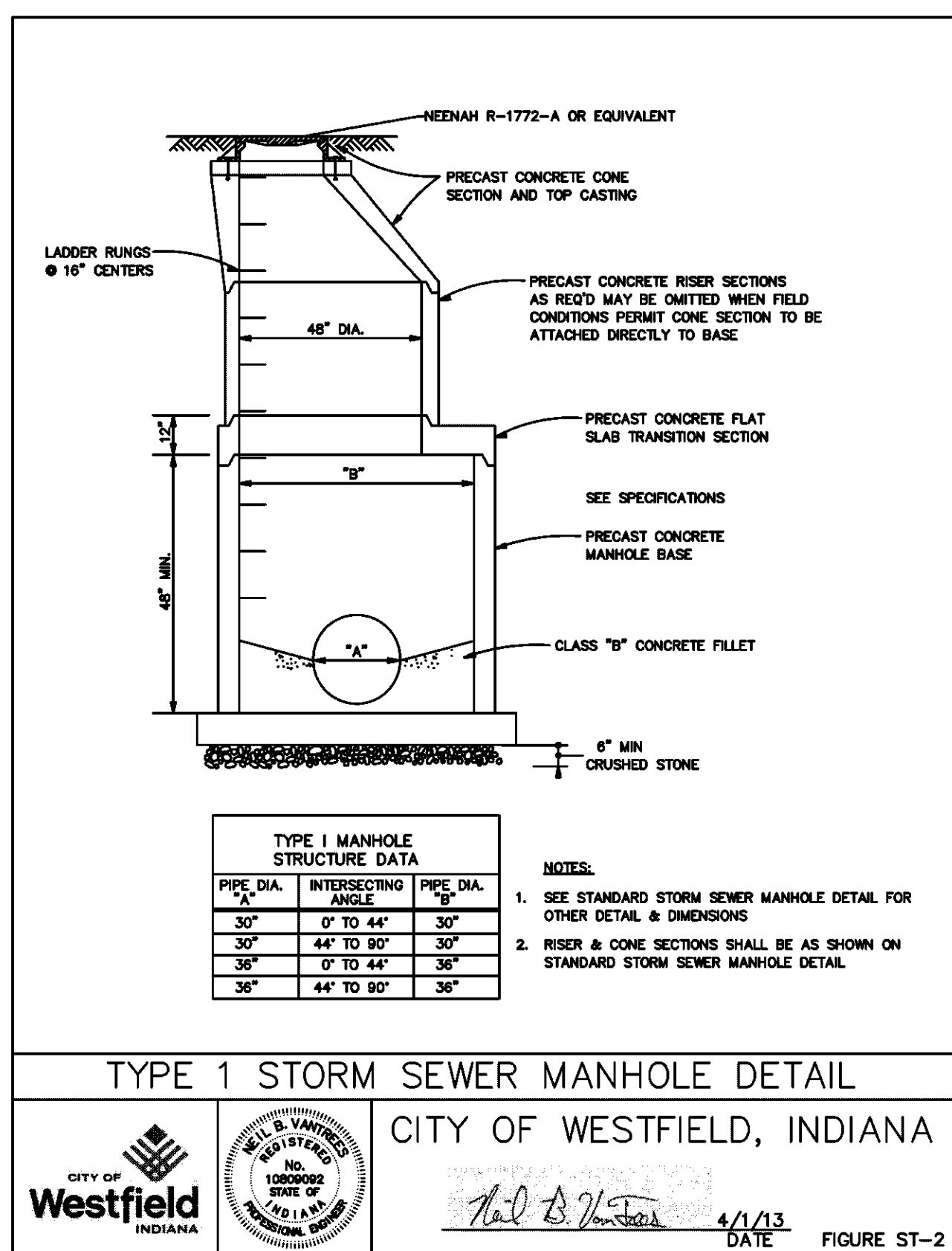
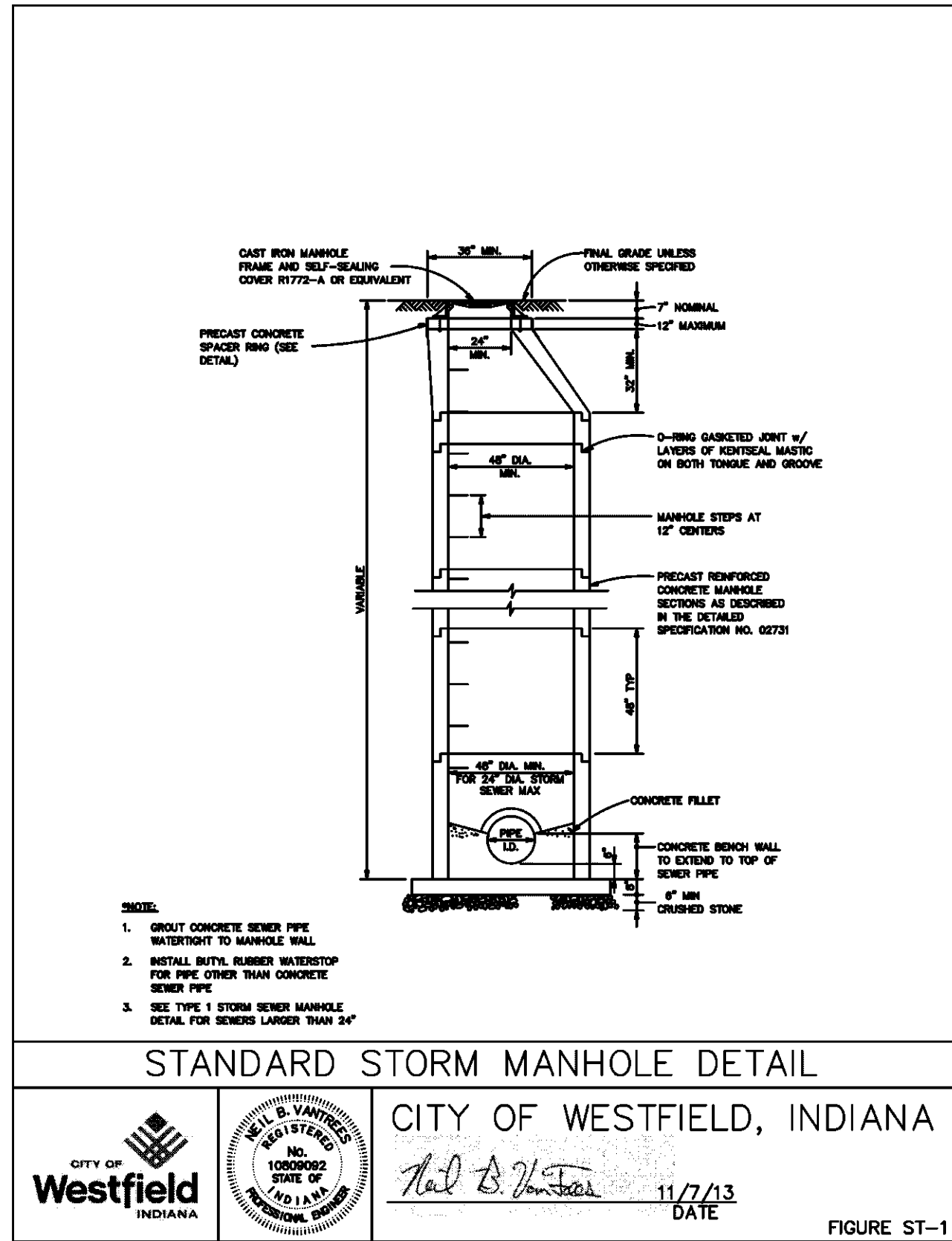
STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
PE #1166279
STATE OF INDIANA
NON-RESIDENTIAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
STORM SEWER PLAN & PROFILE
Part of SWM, Section 16, Township 16 North, Range 05 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C602
PROJECT NO.
W15.0043

LOCATION: H:\2015\150043\Engineering\Design\Convent\150043-C603.dwg
DATE/TIME: February 29, 2016 - 8:36am
PLOTTER: HP-plotter



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

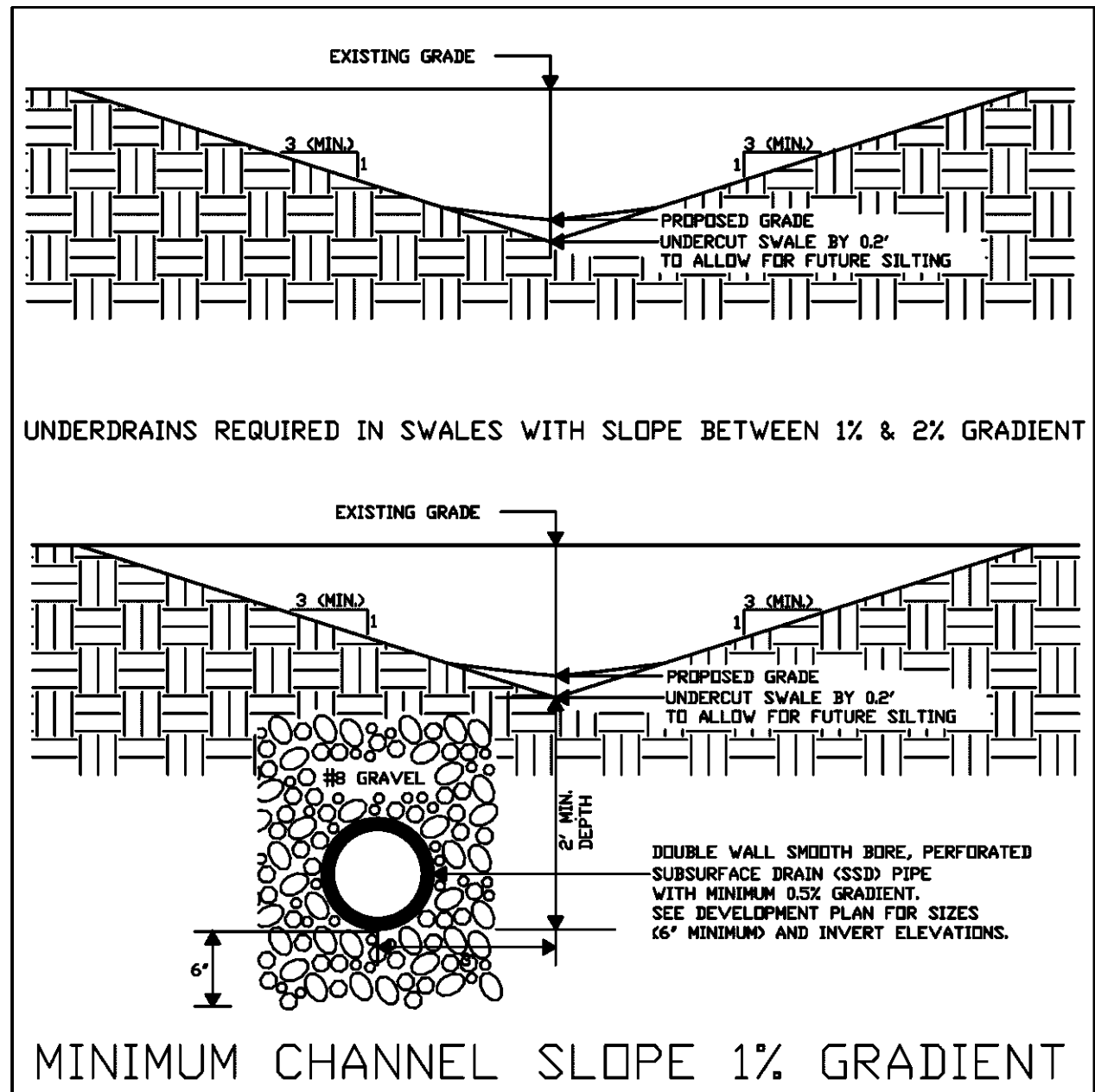
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PROJECT NO.: W15.0043
BY: [Signature]
DATE: 02/09/2016
SUBMITTED FOR INITIAL REVIEW
REVIEWED FOR REVIEW COMMENTS
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 02/09/2016

STEVEN SCOTT RUCKER, P.E.
REGISTERED PROFESSIONAL ENGINEER
No. PE113002279
STATE OF INDIANA
NORTHWESTERN ENGINEERING

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
DRAINAGE DETAILS

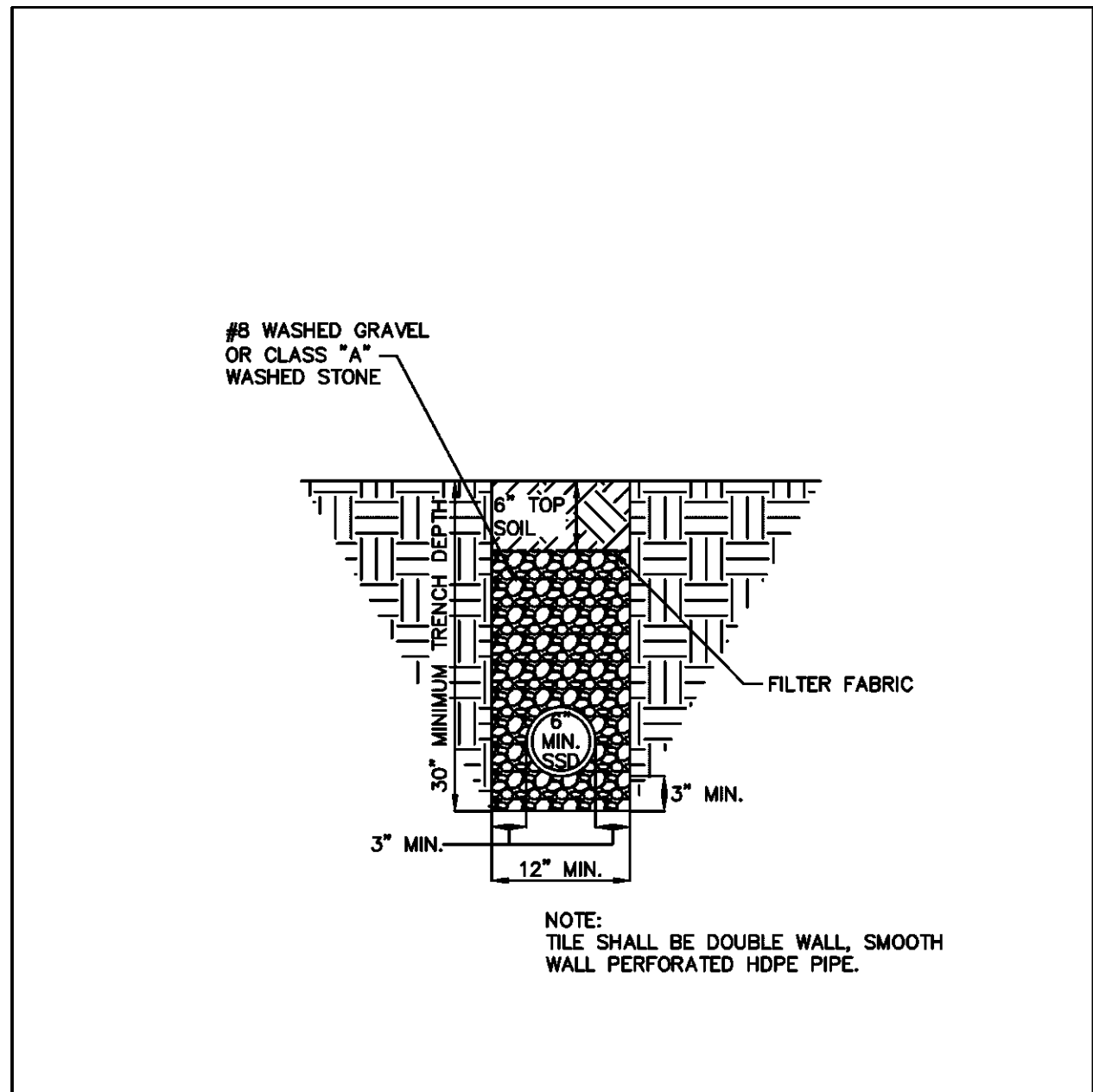
SHEET NO. **C603**
PROJECT NO. **W15.0043**



TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA

Neil B. Van Tass 4/1/13 DATE FIGURE ST-43



SUBSURFACE DRAIN (SSD) DETAIL NO SWALE

CITY OF WESTFIELD, INDIANA

Neil B. Van Tass 4/1/13 DATE FIGURE ST-40

PIPE SIZE (INCHES)	STRUCTURES LESS THAN 48" FROM T/C TO INVERT (INCHES)	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING (#8-3501H OR 7405)	CASTING (#501 TL & TR OR 7405)
12 TO 18	24 X 24	***	DESIGN APPROVAL	NO	YES	YES
12 TO 21	30 X 30	***	DESIGN APPROVAL	NO	YES	YES
18 TO 21		MH	DESIGN APPROVAL	YES	YES	YES
21 TO 27	24 X 36" OR 36 X 36	***	DESIGN APPROVAL	NO	NO	YES
12 TO 24	36 X 36	***	DESIGN APPROVAL	NO	YES	YES
24 OR LARGER	DESIGN APPROVAL	***	DESIGN APPROVAL	NO	NO	YES
24 OR LARGER		MH	DESIGN APPROVAL	YES**	YES	YES

* PIPES NO LARGER THAN 18" CAN BE USED IN THE 2' SIDE OF THIS BOX.

**INCOMING AND OUT GOING PIPES EFFECT STEPS IN THIS STRUCTURE.

***SPECIAL NOTE: STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A M.H. WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED

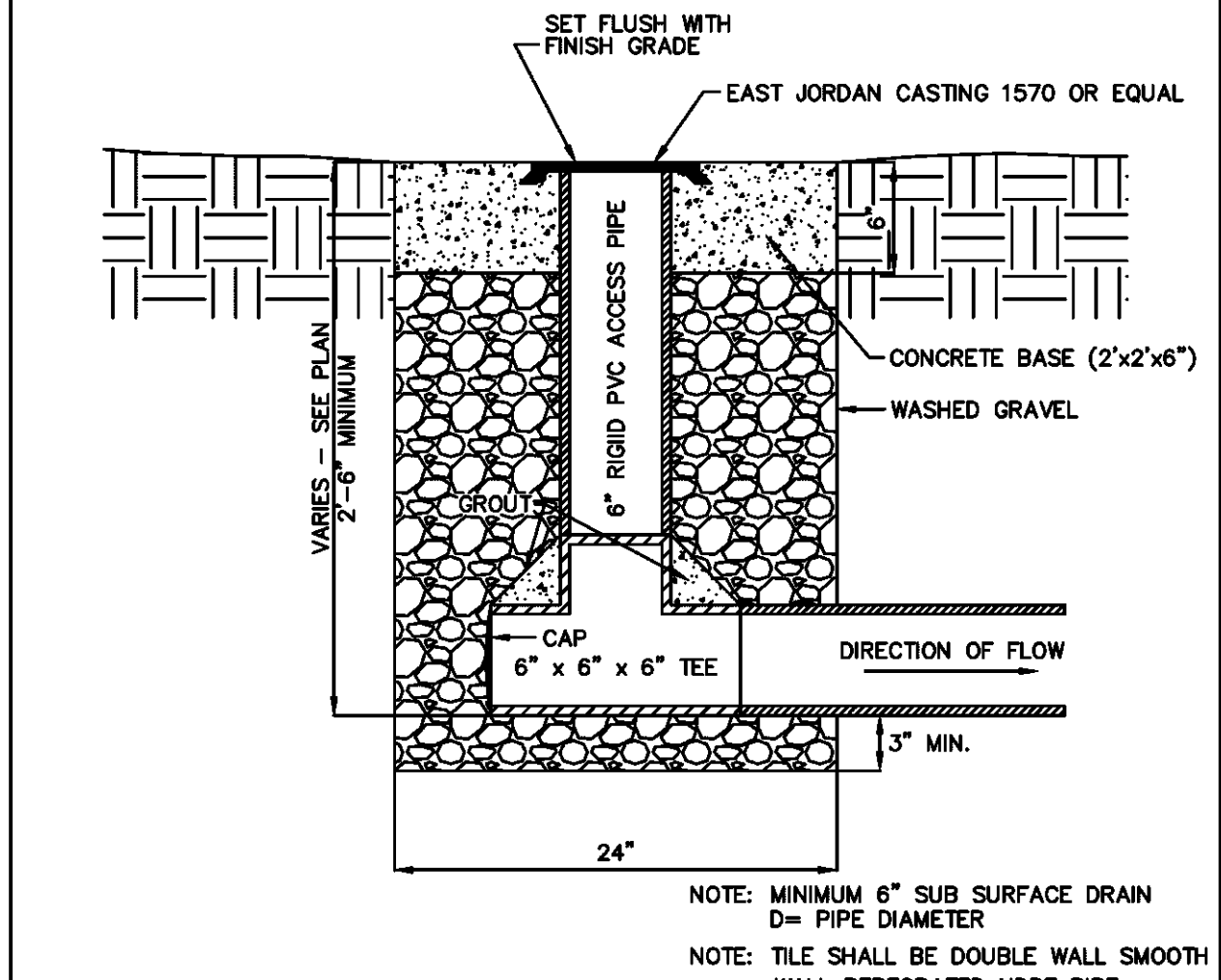
SPECIAL NOTE: STRUCTURES WILL BE DESIGNED FOR MAXIMUM FLOW IN PIPES.

SPECIAL NOTE: THE CITY MAY REQUIRE STEPS TO BE INSTALLED AFTER STRUCTURE IS SET, TO IMPROVE ACCESS.

STORM STRUCTURE SIZING TABLE

CITY OF WESTFIELD, INDIANA

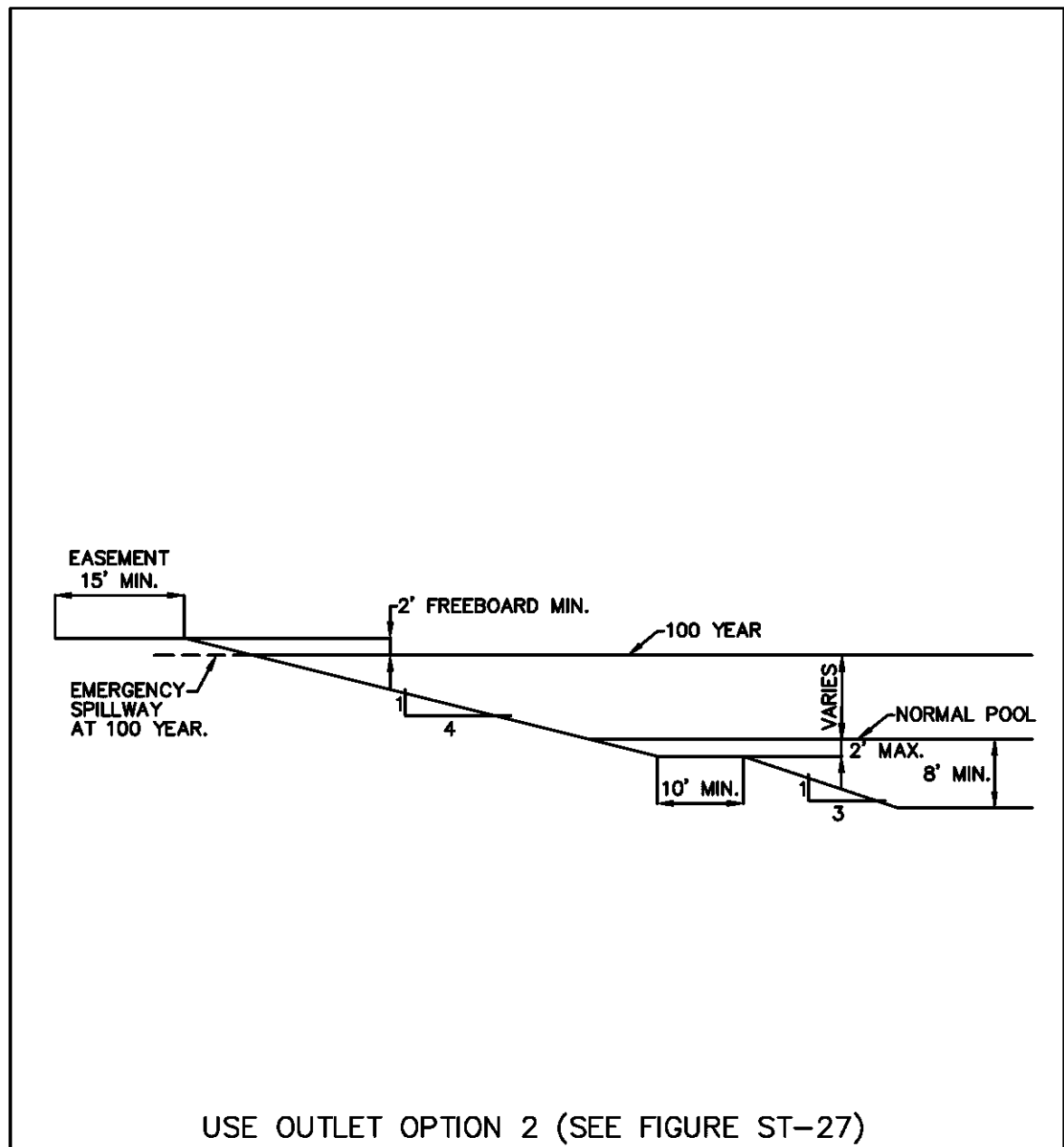
Neil B. Van Tass 4/1/13 DATE FIGURE ST-15



SUBSURFACE DRAIN (SSD) RISER DETAIL

CITY OF WESTFIELD, INDIANA

Neil B. Van Tass 4/1/13 DATE FIGURE ST-37

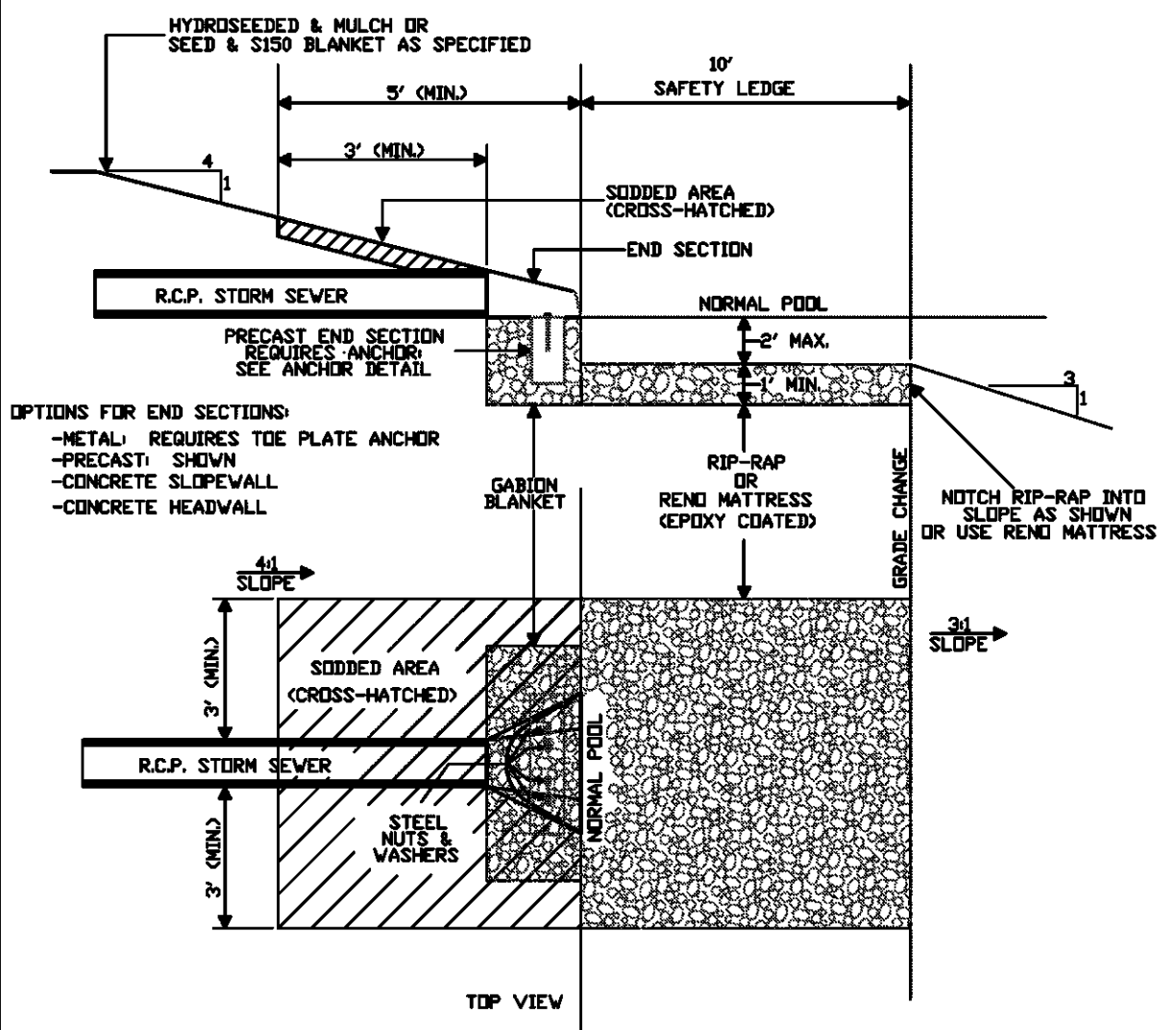


USE OUTLET OPTION 2 (SEE FIGURE ST-27)

LAKE CROSS SECTIONS: OPTION 2

CITY OF WESTFIELD, INDIANA

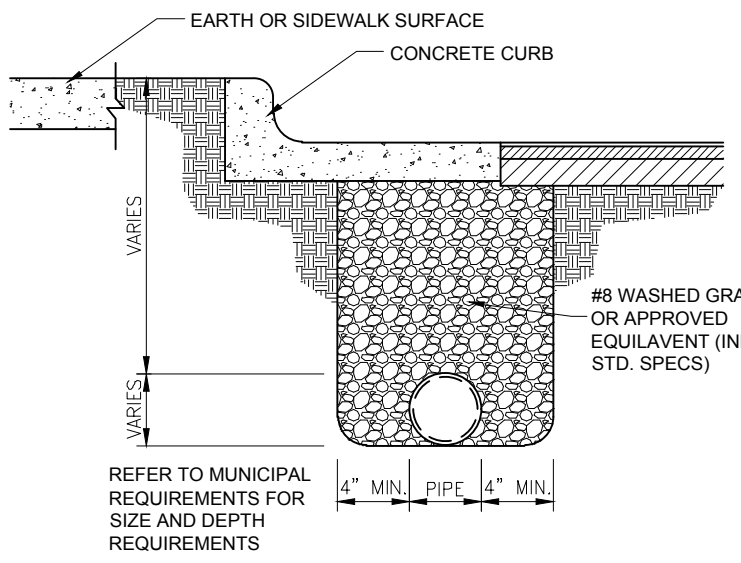
Neil B. Van Tass 4/1/13 DATE FIGURE ST-24



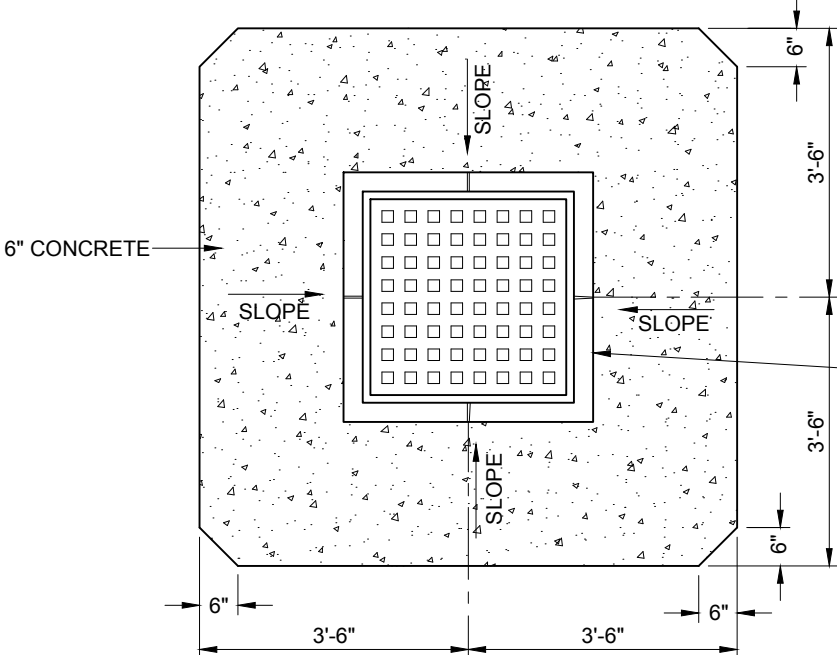
LAKE OUTLET DETAIL FOR LAKE CROSS-SECTION OPTION 2

CITY OF WESTFIELD, INDIANA

Neil B. Van Tass 4/1/13 DATE FIGURE ST-27



CURB UNDERDRAIN DETAIL (NO SCALE)



PAVED AREA INLET CONCRETE COLLAR (NO SCALE)

- NOTES
- 6" CONCRETE PRECAST OR POURED IN PLACE.
 - REFER TO BEDDING DETAIL AS REQUIRED

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

Within Indiana Call 811 or 800-382-5544

24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue Indianapolis, Indiana 46280
weithe.net
317 / 846 - 6611
800 / 452 - 6408
317 / 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
DWG NAME: WEIHE-CRIST CHURCH DRAINAGE
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02-09-2016

REVISIONS AND ISSUES
DATE BY
10-30-2016 M.L.
02-09-2016 M.L.
SUBMITTED FOR INITIAL REVIEW
REVIEW COMMENTS

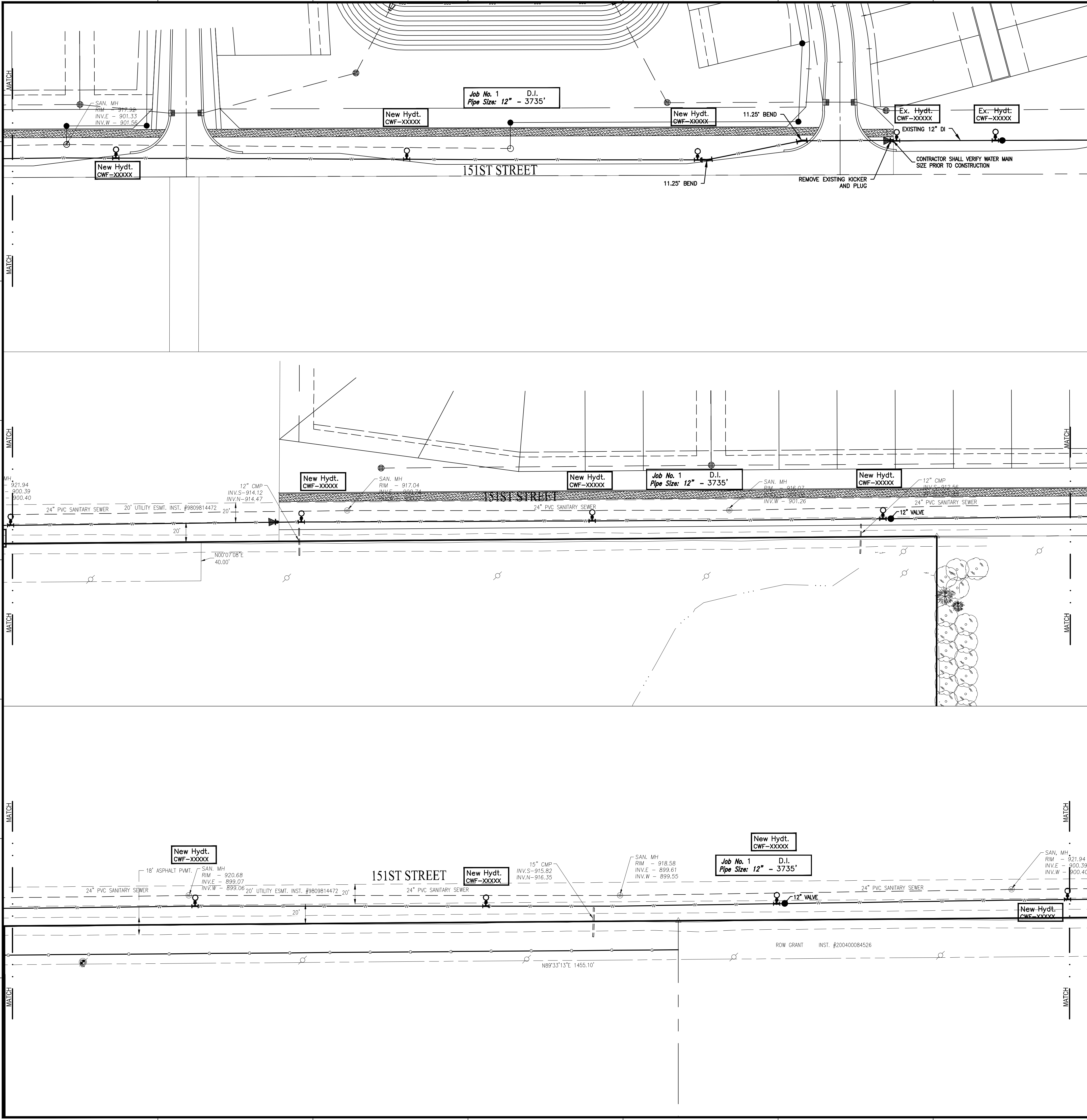
STEVEN SCOTT RUCKER P.E. 11300279
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE #1130279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
DRAINAGE DETAILS

SHEET NO.
C604

PROJECT NO.
W15.0043

LOCATION: I:\2015\W150043\Engineering\Design\Consent\W150043-C700 water.dwg
DATE/TIME: February 29, 2016 - 8:27am
PLOTED BY: weiheng



WATER MAIN NOTES

- ALL FIRE HYDRANTS SHALL BE PAINTED WITH 2 COATS OF "FIRE PROTECTION RED (#F3RL15)" FOR MUELLER.
- FIRE HYDRANTS SHALL HAVE 5 INCH STOKES CONNECTION (MUELLER MODEL 290220 FOR CASTING AND 290221 CAP OR COMPARABLE TO AND APPROVED BY WPMV). HYDRANTS SHALL BE PLACED PER DIRECTION OF THE WESTFIELD FIRE DEPARTMENT.
- IF WATERMAIN IS 8 INCHES OR SMALLER, THEN C900 PIPE CAN BE USED, UNLESS A LOWERING IS NOTED.
- MAIN SHALL BE SADDLE TAPPED AND BEDDED WITH SAND 6 INCHES UNDER AND 12 INCHES OVER THE PIPE WITH MARKING TAPE INSTALLED 2 FEET ABOVE THE WATER MAIN.
- NUMBER TWELVE (#12) GAUGE LOCATING WIRE SHALL BE TAPED TO THE TOP OF THE MAIN AND PULLED THROUGH ALL VALVE BOXES (TO THE SURFACE) FOR LOCATING PURPOSES.
- IF DUCTILE PIPE IS USED, THE MAIN MUST BE POLY WRAPPED AND MARKING TAPE INSTALLED 2 FEET ABOVE THE WATER MAIN.
- CONTRACTOR MUST PROVIDE REDLINE 'AS-BUILT' MARK-UPS TO ENGINEER OR ALL BENDS AND TEES MUST BE LOCATED WITH 3" PVC PAINTED BLUE.
- ALL PROPOSED ROAD CROSSINGS MUST BE FULLY BACKFILLED WITH A GRANULAR BACKFILL MATERIAL.
- ALL VALVES MUST HAVE POSH-CAP INSTALLED.
- WATER MAIN MUST MEET CURRENT WESTFIELD AND CEG DETAILS AND SPECIFICATIONS.
- ALL WATER TO BE RESTRAINED PER STANDARD PRACTICE DRAWING 0.
- NO VALVES SHALL BE LOCATED WITHIN SIDEWALK OR CURBS.
- FIRE HYDRANTS ARE DIAGRAMMATIC AS TO LOCATION RELATIVE TO WALK AND PROPERTY LINES. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN THE SIDEWALK AND CURB AS TO NOT INTERFERE WITH WALK AND TO PROVIDE A MINIMUM OF 15' CLEARANCE FROM THE BACK OF CURB.

CITIZENS WESTFIELD WATER PROJECT LEGEND

Project Name: CENTRAL CHRISTIAN CHURCH OF CARMEL IND.

Project Number: WFJ15-XXX

Job #	Street Name	Pipe Size	Pipe Type	Total Pipe
1	151ST STREET	12"	DI	3735'
2	PRIVATE SITE	8"	DI	1285'
			TOTAL	5020'

Project Name: CENTRAL CHRISTIAN CHURCH OF CARMEL IND.
Project Number: WFJ-15-XXX
Dist. Map No.: 2236
Meter Map No.:
Lots: 0
Tax Code: 29014
Pressure Dist: Westfield
Drafter: Weihe / JLT
Date: 12/10/2015
County: Hamilton
Township: Washington

WATER PLAN LEGEND

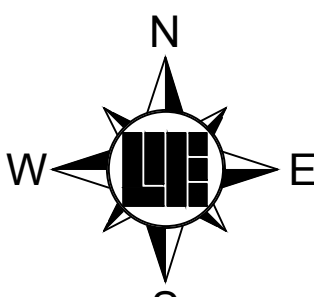
EXISTING WATER MAIN	PROPOSED WATER MAIN
TELEPHONE POLE	HYDRANT
GAS POLE	HYDRANT WITH HYDRANT VALVE
INLET	BUTTERFLY VALVE
TREE	VALVE
GAS VALVE	BLOWOFF ASSEMBLY
PARCEL ID	AIR RELIEF VALVE
ADAPTER	PLUG
BEND	REDUCER
KICKER BLOCK	T.J. TEE
	M.J. SLEEVE
	CROSS
	CASING PIPE

GRADING PLAN LEGEND

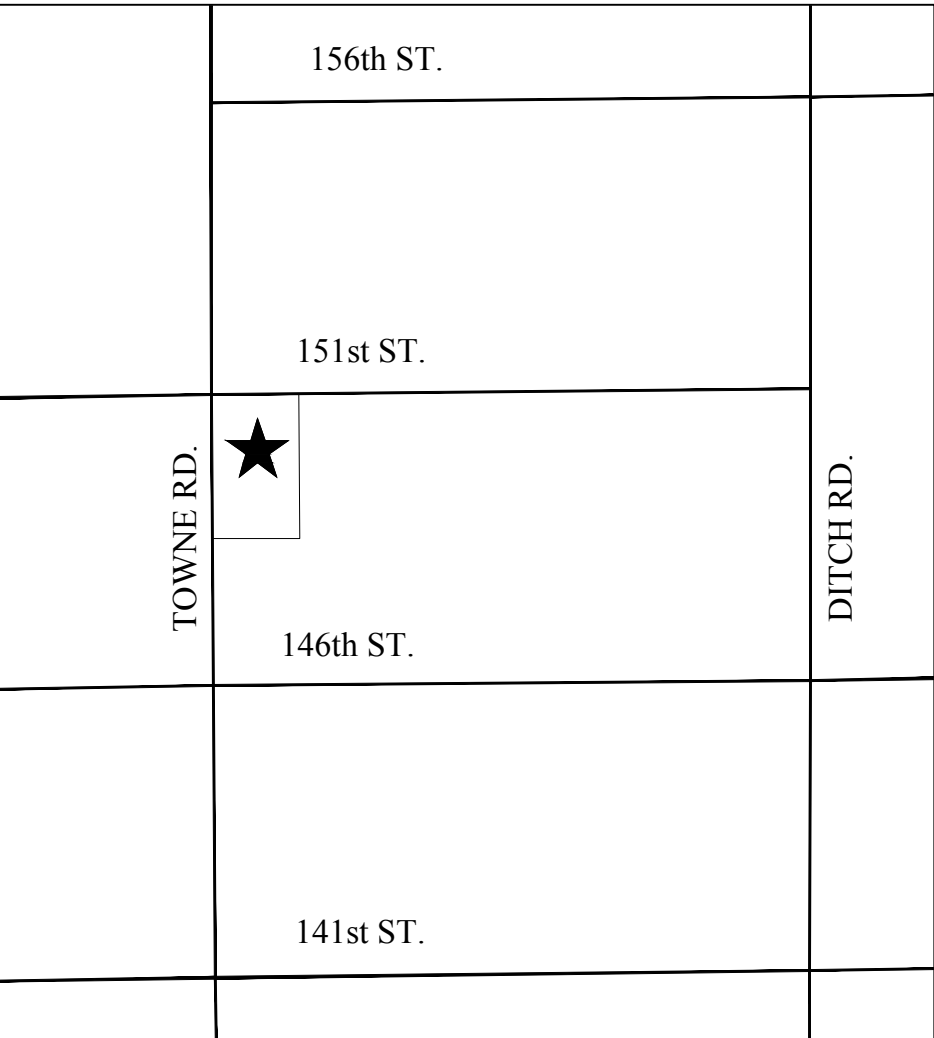
UTILITIES	LINE TYPES
FIRE DEPT HOOKUP	RIGHT OF WAY LINE
FIRE HYDRANT	FENCE
POST INDICATOR VALVE	GUARD RAIL
WATER MANHOLE	BOUNDARY LINE
WATER METER	FLOW LINE
WATER VALVE	UNDERGROUND GAS
GAS METER	UNDERGROUND WATER
GAS VALVE	UNDERGROUND ELECTRIC
ELECTRIC MANHOLE	UNDERGROUND COMMUNICATIONS
ELECTRIC OUTLET	AERIAL ELECTRIC
ELECTRIC METER	UNDERGROUND ELECTRIC
ELECTRIC RISER	AERIAL COMMUNICATIONS
TRANSFORMER	UNDERGROUND FIBER OPTIC
GUY ANCHOR	AERIAL FIBER OPTIC CABLE
ELECTRIC JUNCTION BOX	OVERHEAD UTILITY
UTILITY POLE	FORCE MAIN
STREET LIGHT	SANITARY SEWER LATERAL
PARKING LOT LIGHT (1 HEAD)	SANITARY SEWER MAIN
PARKING LOT LIGHT (2 HEAD)	ROOF DRAIN
	SUB SURFACE DRAIN
	STORM SEWER MAIN

ABBREVIATIONS

ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
F.F.E.	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT



Within Indiana Call
811 or 800-392-5544
24 hours a day, 7 days a week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



LOCATION MAP

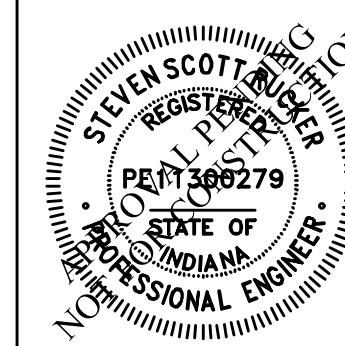
10505 N. College Avenue
Indianapolis, Indiana 46280
weiheng.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150043	BY: M.T.
DWG NAME: WATER MAIN	DATE: 02/29/2016
DESIGNED BY: RLW	
DRAWN BY: RLW	
CHECKED BY: JAG	
DATE: 02/09/2016	

DATE: 02/29/2016	BY: M.T.
DATE: 02/29/2016	BY: M.T.

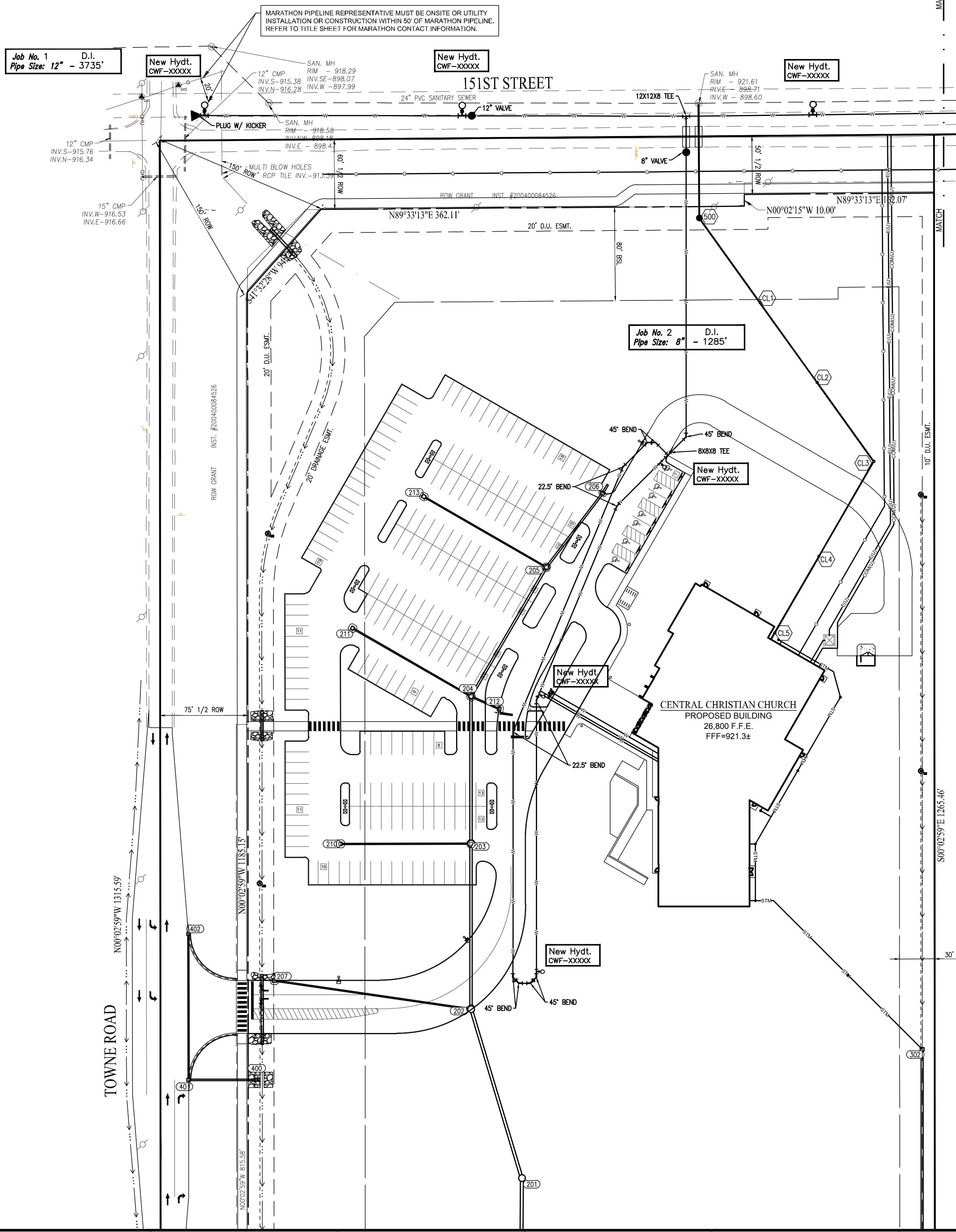
REVISIONS AND ISSUES	DATE	BY
SUBMITTED FOR INITIAL REVIEW	02/29/2016	M.T.
REVISED FOR REVIEW COMMENTS	02/29/2016	M.T.



STEVEN SCOTT RUCKER P.E. 11306279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
WATER PLAN
Part of SW-4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.:
C700
PROJECT NO.:
W15.0043



WATER MAIN NOTES

- ALL FIRE HYDRANTS SHALL BE PAINTED WITH 2 COATS OF "FIRE PROTECTION RED (F3RL15)" FOR MUELLER.
- FIRE HYDRANTS SHALL HAVE 5 INCH STOKES CONNECTION (MUELLER MODEL 280220 FOR CASTING AND 280221 CAP OR COMPARABLE TO AND APPROVED BY WPPWD). HYDRANTS SHALL BE PLACED PER DIRECTION OF THE WESTFIELD FIRE DEPARTMENT.
- IF WATERMAIN IS 8 INCHES OR SMALLER, THEN C900 PIPE CAN BE USED, UNLESS A LOWERING IS NOTED.
- MAIN SHALL BE SADDLE TAPPED AND BEDDED WITH SAND 6 INCHES UNDER AND 12 INCHES OVER THE PIPE WITH MARKING TAPE INSTALLED 2 FEET ABOVE THE WATER MAIN.
- NUMBER TWELVE (#12) GAUGE LOCATING WIRE SHALL BE TAPED TO THE TOP OF THE MAIN AND PULLED THROUGH ALL VALVE BOXES (TO THE SURFACE) FOR LOCATING PURPOSES.
- IF DUCTILE PIPE IS USED, THE MAIN MUST BE POLY WRAPPED AND MARKING TAPE INSTALLED 2 FEET ABOVE THE WATER MAIN.
- CONTRACTOR MUST PROVIDE REDLINE "AS-BUILT" MARK-UPS TO ENGINEER OR ALL BENDS AND TEES MUST BE LOCATED WITH 3" PVC PAINTED BLUE.
- ALL PROPOSED ROAD CROSSINGS MUST BE FULLY BACKFILLED WITH A GRANULAR BACKFILL MATERIAL.
- ALL VALVES MUST HAVE POSH-CAP INSTALLED.
- WATER MAIN MUST MEET CURRENT WESTFIELD AND CEG DETAILS AND SPECIFICATIONS.
- ALL WATER TO BE RESTRAINED PER STANDARD PRACTICE DRAWING 0.
- NO VALVES SHALL BE LOCATED WITHIN SIDEWALK OR CURBS.
- FIRE HYDRANTS ARE DIAGRAMMATIC AS TO LOCATION RELATIVE TO WALK AND PROPERTY LINES. FIRE HYDRANTS SHALL BE INSTALLED BETWEEN THE SIDEWALK AND CURB AS TO NOT INTERFERE WITH WALK AND TO PROVIDE A MINIMUM OF 15' CLEARANCE FROM THE BACK OF CURB.

Project Name CENTRAL CHRISTIAN CHURCH OF CARMEL IND.
Project Number WFJ-15-XXX
Dist. Map No. 2236
Meter Map No. 0
Tax Code 29014
Pressure Dist Westfield
Drafter Weihe / JLT
Date 12/10/2015
County Hamilton
Township Washington

WATER PLAN LEGEND

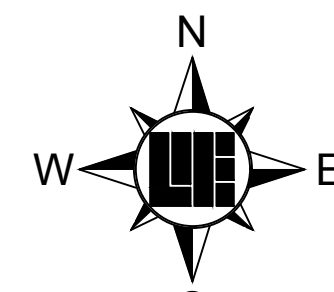
EXISTING WATER MAIN	HYDRANT
PROPOSED WATER MAIN	HYDRANT WITH HYDRANT VALVE
TELEPHONE POLE	BUTTERFLY VALVE
GAS POLE	VALVE
INLET	BLOWOFF ASSEMBLY
TREE	AIR RELIEF VALVE
GAS VALVE	PLUG
PARCEL ID	REDUCER
ADAPTER	T.J. TEE
BEND	M.J. SLEEVE
KICKER BLOCK	CROSS
	CASING PIPE

GRADING PLAN LEGEND

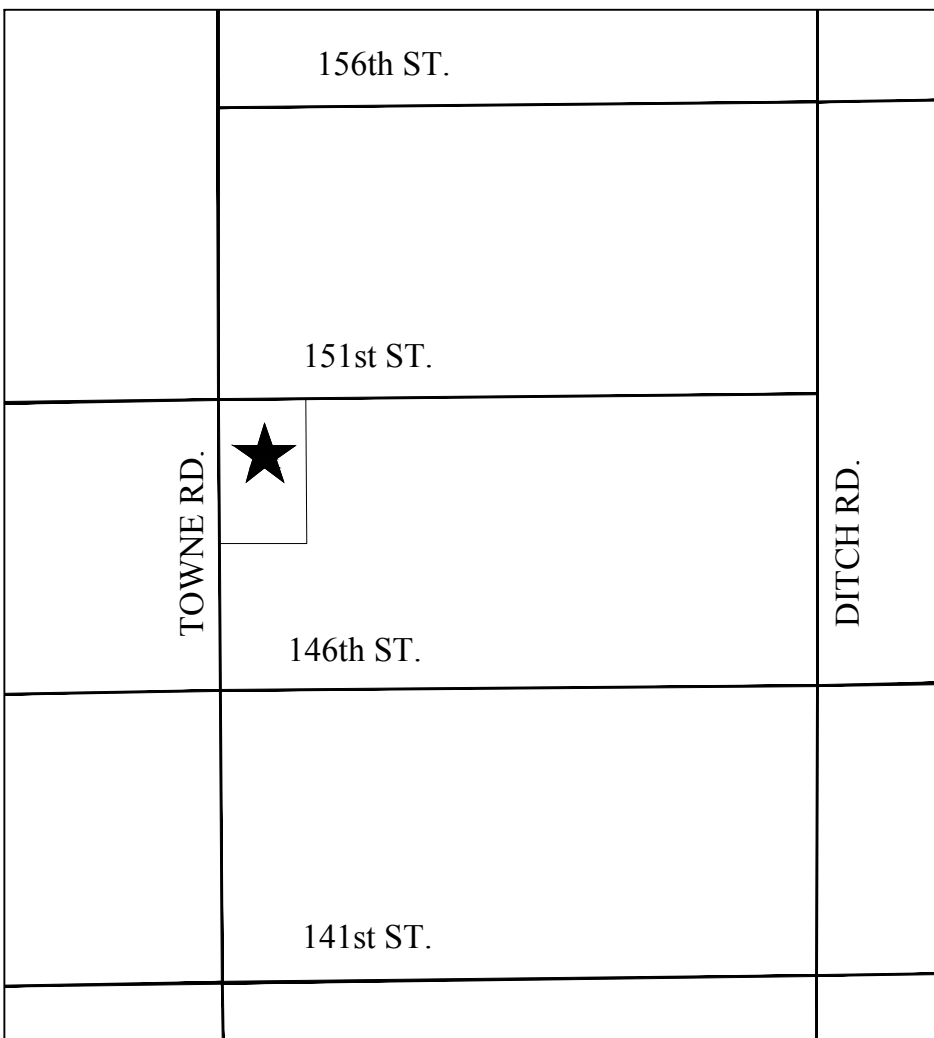
UTILITIES	LINE TYPES
FIRE DEPT HOOKUP	RIGHT OF WAY LINE
FIRE HYDRANT	FENCE
POST INDICATOR VALVE	GUARD RAIL
WATER MANHOLE	BOUNDARY LINE
WATER METER	FLOW LINE
WATER VALVE	UNDERGROUND GAS
GAS METER	UNDERGROUND WATER
GAS VALVE	AERIAL ELECTRIC
ELECTRIC MANHOLE	UNDERGROUND ELECTRIC
ELECTRIC OUTLET	UNDERGROUND COMMUNICATIONS
ELECTRIC METER	AERIAL COMMUNICATIONS
ELECTRICAL RISER	UNDERGROUND FIBER OPTIC
TRANSFORMER	AERIAL FIBER OPTIC CABLE
GUY ANCHOR	OVERHEAD UTILITY
ELECTRIC JUNCTION BOX	FORCE MAIN
UTILITY POLE	SANITARY SEWER LATERAL
STREET LIGHT	SANITARY SEWER MAIN
PARKING LOT LIGHT (1 HEAD)	ROOF DRAIN
PARKING LOT LIGHT (2 HEAD)	SUB SURFACE DRAIN
	STORM SEWER MAIN

ABBREVIATIONS

ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
SSD	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT



Within Indiana Call
811 or 800-392-5544
24 hours a day, 7 days a week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



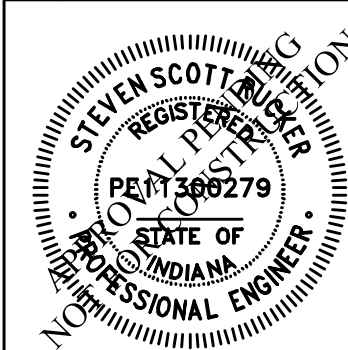
LOCATION MAP

15005 N. College Avenue
Indianapolis, Indiana 46280
weiherr.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W15.0043
DWG NAME:	151ST ST. WATER MAIN
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	AKG
DATE:	02.09.2016

DATE:	02.09.2016
BY:	AKG
DATE:	02.09.2016
BY:	AKG
DATE:	02.09.2016
BY:	AKG



STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
WATER PLAN
Part of SW4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C701
PROJECT NO.
W15.0043

LOCATION: H:\2010\W15004\3\Engineering\Design\Layout\W15004-3-C702_specs.dwg
DATE/TIME: February 29, 2016 - 8:27am
PLOTED BY: wester

SECTION 7.0
MATERIAL REQUIREMENTS FOR WATER MAINS

7.01 General
The Developer and/or Contractor shall furnish all pipeline materials necessary for the complete installation and associated construction of all Developer installed water mains and appurtenances. All materials shall be new or in a condition that complies with the Standards.
The Utility shall review and consider changes to the material type and suppliers and manufacturers on an as needed basis. All materials shall be tested and verified that they meet all applicable American Water Works Association (AWWA), American National Standards Institute (ANSI), American Society of Testing and Materials (ASTM), Underwriters Laboratories (UL) and National Sanitation Foundation (NSF) Standards, as well as all applicable Local, State and Federal laws.

7.02 Polyvinyl Chloride (PVC) Pipe (6" and 8" Diameter)
All PVC pipe shall be of a blue tint and conform to the latest edition of ANSI/AWWA C900. The pipe shall have the same outside diameter as ductile iron pipe. Materials from which the pipe was manufactured shall have been tested and approved for conveying potable water by the NSF and UL. All PVC pipe shall be marked with the U/L logo. Where fittings are required, DI fittings shall be used (refer to Section 7.03 - Ductile Iron Pipe and Fittings, Subpart B-D & F, Joint).

A. Wall Thickness, Small Pipe
Pipe wall thickness for 6" and 8" pipe shall be required to provide a minimum wall thickness of DR 18 for Pressure Class 150, as defined by ANSI/AWWA C900.

B. Joints
Joints for PVC pipe shall be slip-on type with integral bell and spigot. Gasket lubricant shall be as specified by the pipe manufacturer.

C. Use of PVC 12" and larger shall require approval by the Utility.
7.03 Ductile Iron Pipe and Fittings
A. Ductile Iron (DI) Pipe
Unless indicated otherwise on the construction plans, all 6" through 12" diameter pipe shall be Class 350, 16" through 24" diameter pipe shall be Class 250; complete with all accessories specified in Section 7.03 Ductile Iron Pipe and Fittings (AWWA C115/A21.51 with polyethylene encasement) (refer to Section 7.15, "Polyethylene Encasement"). The joint shall conform to Section 7.0 - Material Requirements for Water Main Installation by the push joint (PJ) type conforming to ANSI/AWWA C111/A21.11. Gaskets shall be Tylan Type and conform to ANSI/AWWA C111/A21.11. Gasket lubricant shall conform to ANSI/AWWA C111/A21.11. The pipe shall be cement mortar lined in accordance with ANSI/AWWA C104/A21.4 and shall be coated outside with a bituminous coating.

B. Ductile Iron Fittings
Ductile iron fittings shall be complete with all accessories (refer to Section 7.03.D) and shall conform to ANSI/AWWA C110/A21.10, 350 pounds per square inch (psi) pressure rating requirements.

All fittings shall be cement mortar lined conforming to ANSI/AWWA C104/A21.4 and shall be coated outside with a bituminous coating or fusion-bonded epoxy.
Fittings shall have distinctly cast in the pipe exterior the pressure rating and letters "DI" or "DUCTILE". All DI fittings acceptable to the Utility shall be rated at a minimum of 70-50-05 (ksi tensile strength-ksi yield strength-percent elongation), in accordance with ANSI/AWWA C110 standards regarding strength of materials.

Fittings joints shall be of the standard mechanical joint (MJ) type conforming to ANSI/AWWA C111/A21.11 or push joint (PJ) type conforming to ANSI/AWWA C111/A21.11.
All T-head bolts shall be in accordance with AWWA C111/A21.11.

C. Compact Ductile Iron Fittings
Lightweight DI, MJ, or PJ type fittings shall conform to ANSI/AWWA C153/A21.53 and may be used at the Contractor's option. Fitting wall thickness shall meet or exceed ductile iron Class 53 and shall have a working pressure rating of 350 psi.
All fittings shall be cement mortar lined conforming to ANSI/AWWA C104/A21.4, and shall be coated outside with a bituminous or fusion-bonded epoxy coating.

All T-head bolts shall be in accordance with AWWA C111/A21.11.

D. Mechanical Joint Fitting Accessories
MJ fitting accessories shall consist of gaskets, glands and T-head bolts with nuts.

E. Special Gasket Material for Ductile Iron Pipe
In construction areas where contaminated soils exist or existing steam utility lines are installed, ductile iron pipe shall be required for installation with Viton gaskets in the pipe as approved by the Utility. Gasket lubricant shall be as specified by the pipe manufacturer.

7.04 Polyethylene (HDPE) Pipe and Fittings (3" through 24" Diameter)
A. Polyethylene Pipe
Polyethylene pipe shall conform to ANSI/AWWA C901 and ANSI/AWWA C906. Material used in the manufacture of HDPE pipe shall conform to the PE Standard Code PE 3408. All HDPE pipe shall have the same outside diameter as DI pipe with the exception of 3" pipe, where iron pipe size shall be used.

All distribution network HDPE pipe shall be a blue shell or a minimum of six (6) longitudinal blue stripes, the AWWA specification stamp embossed or permanent blue-line print.
All well line HDPE pipe shall have a purple shell or a minimum of six (6) longitudinal purple stripes, the AWWA specification stamp embossed or permanent purple-line print.

B. Wall Thickness
Distribution network piping minimum pipe wall thickness shall be Standard Dimension Ratio (SDR) 13.5 for pipe 6" through 24" diameter and SDR 11 for pipe 3" in diameter.

Well line piping shall be a minimum of SDR 17 or as required by the design and approved by the Utility.

C. Polyethylene Fittings
HDPE fittings shall utilize the same DR as the pipe being installed.

D. Mechanical Joint Adapters for use on Polyethylene Pipe
All polyethylene mechanical joint adapters:
• Shall consist of one (1) piece construction from solid billet polyethylene.
• Shall include a stainless steel integrated stiffener for sizes 14" through 24".
• Shall be of the same DR as the pipe being installed and ductile iron pipe size (DIPS)
• Shall be of ductile iron or outside diameter.
• Shall allow sufficient clearance for full swing of butterfly valve act or disc.
• Shall include complete mechanical joint (MJ) accessory kit including:
o C110 full body, MJ heavy gland or machined steel gland of equal thickness.
o Sufficient number and length MJ T-head bolts and nuts.
o Standard MJ gasket.

7.05 Valves
A. See Table 7.05.1. below for opening orientation by Territory Area
B. Manufacturer(s) (Mode) or CEG Approved Equal
Muelter (Resilient Wedge Model)
C. Tapping Valves
A. See Table 7.05.1. below for opening orientation by Territory Area
B. Manufacturer(s) (Mode) or CEG Approved Equal
Muelter (Resilient Wedge Model)
Butterfly Valves
A. See Table 7.05.1. below for opening orientation by Territory Area
B. Manufacturer(s) (Mode) or CEG Approved Equal
Muelter (Prott)
Table 7.05.1: Valve Opening Orientation

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.06 Tapping Sleeves
A. Tapping Sleeves (Stainless Steel)
1. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.07 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.08 Tapping Sleeves
A. Tapping Sleeves (Stainless Steel)
1. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.09 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.10 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.11 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.12 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.13 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.14 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.15 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.16 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.17 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

7.18 Hydrants
A. All taps on PVC, ductile iron, and cast iron pipe shall utilize stainless steel tapping sleeves.
2. The sleeve body shall be manufactured either of stainless steel for total corrosion control. All welds shall be fully passivated to restore stainless characteristics.
3. The gasket shall be graded, virgin GPR compounded for water service. The gasket shall be of SBR per ASTM D 2000 MB4710 glued into the face of the flange. The full gasket shall give 360 degrees pipe coverage.
4. The flange shall conform to ANSI/AWWA C207 Class D, 150 lb. drilling. The flange shall be stainless steel with nests to accept standard tapping valves.
5. The bolts and nuts shall be stainless steel with non-corrosive (NC) threads. The hex nuts shall be fluorocarbon coated with plastic lubricating washers.
6. All flanged joint fitting accessories shall conform to Section 7.06 "Tapping Valves", Subpart D "Flanged Joint Fitting Accessories", and all bolts and nuts shall be in accordance with ANSI type 304 or 316 stainless steel.
7. A hydrostatic test of 150 PSI for a minimum of 10 minutes shall be performed between the sleeve and valve before tapping pipe.
8. All tapping sleeves and metallic pipe to be wrapped with polyethylene encasement as specified in Section 7.15, "Polyethylene Encasement".
B. Manufacturer(s) (Mode) or CEG Approved Equal
Ford (FAST), JMC Industries (Model 432), & Smith Bior through 12" main size (Model 663)

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

A. Specifications
Table 7.07.1: Fire Hydrant Specifications

CW Territory				
Marion County & Surrounding Areas	Noblesville	East Morgan County	Southern Madison	Westfield
Valve Orientation	Open Right (Clockwise)	Open Right (Clockwise)	Open Left (Counterclockwise)	Open Left (Counterclockwise)

Operating Threads
Isolated from Potentially Corrosive Environments and lubricated with Food Grade Lubricant

Operating Nuts
National Standard Pentagon

Hydrant Orientation
Open Right (Clockwise)

Valve Opening
5-1/4"

Steamer Nozzle
4-1/2" ID x 5.375" OD x 6 Threads per inch

Hose Nozzles
(2) 2-1/2" (7-1/2" National Standard Threads per inch)

Nozzles
(1) 4-1/2"

Upper Valve
Bronze

Main Valve
Bronze to Bronze Threads

Mechanical
Yes

Slope
Weep/Drain
Holes
Yes

Epoxy Coat
Bury Depth
6" Bury Depth on all Mains 16" and Larger

Barrel
Extensions
No, Unless Approved by the Utility

Lower Barrel
Ductile Iron

Tracing Wire
Connection
Yes, Loop Ring

Approved
Hydrant Color
(7-8 Mil Thickness)
Blue/Green w/ Reflective White Paint on Barrel Flange

Approved
Private Color
Red or Yellow

Hydrant Cap
Chains
Remove from Hydrant

Storz
Connections
Per Municipal or Fire Department Requirements

Upon Final Approval by the Utility
B. Manufacturer(s) (Mode) or CEG Approved Equal
Muelter (Super Centuria 250 Model)

7.08 Valve Box, Lid and Riser
A. Cast Iron Valve Box and Lid
Special Utility CI valve box and lid shall be installed for each valve and blow-off assembly with a plastic riser, or specified in Standard Practice Drawing "C" - Standard 8" Valve Box and Cover.

Westfield - CL 2 piece, valve box per ASTM A48, Class 30B with "Water" embossed on CI lid.

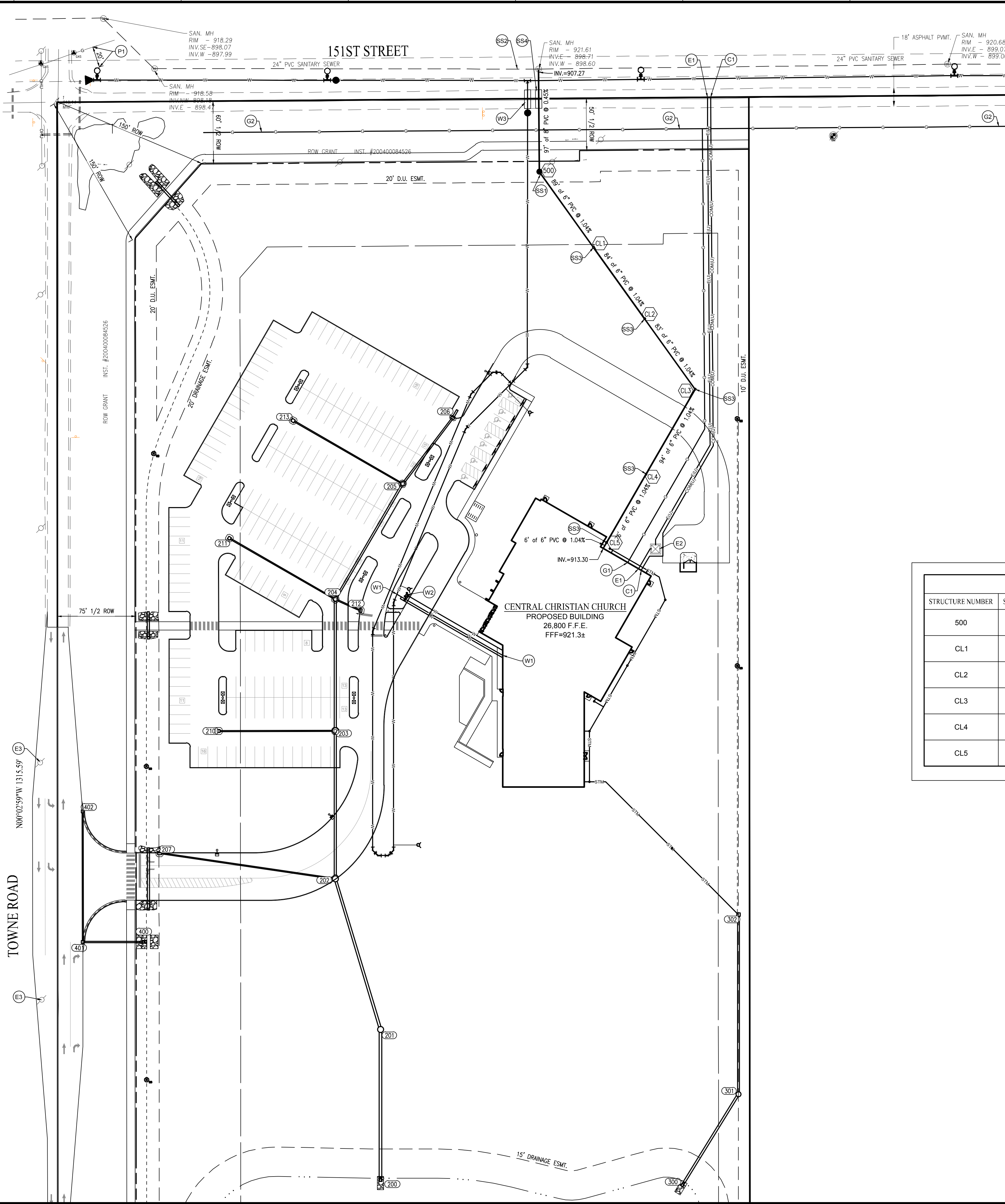
B. Valve Box Riser
A solid ribbed 8" diameter PVC riser shall be required and shall be centered over the valve. If the valve is 6" deep or greater, a valve nut extension shall be provided to bring the operating nut to a depth 4" below finished grade.

Westfield - 5 1/2" diameter screw type shafts.

C. Manufacturer(s) (Mode) or CEG Approved Equal
Star Pipe Products (8" - VBMCT (Frame) and VBMCLD (Lid))

Sigma Corporation (5-1/4" - VB-2884B (Frame) and VB-2684L (Lid))

Westfield- Star Pipe Products (5-1/4" - VBS4AS (Full Body), VBLDUB (Lid))



UTILITY PLAN NOTES

SANITARY SEWER NOTES

- SS1 CONNECT PROPOSED 6" SANITARY SEWER LATERAL TO PROPOSED SANITARY SEWER MANHOLE. COORDINATE CONNECTION WITH MEP. PROVIDE CLEANOUTS AS REQUIRED SHOWN. VERIFY INVERTS ON EXISTING LINE AND COORDINATE CONDITIONS WITH MEP. ADJUST AS REQUIRED
- SS2 EXISTING 8" SANITARY SEWER
- SS3 PROPOSED SANITARY LATERAL CLEANOUT TYPE 1. REFER TO DETAIL ON SHEET C801.
- SS4 OPEN CUT 151ST STREET FOR SANITARY SEWER INSTALLATION. COORDINATE ACTIVITY SCHEDULE WITH CITY OF WESTFIELD

WATER SERVICE NOTES:

- W1 CONNECT PROPOSED 3" WATER LINE TO BUILDING. DUAL 2" METERS.
- W2 FIRE DEPARTMENT CONNECTION
- W3 OPEN CUT 151ST STREET FOR WATER LINE INSTALLATION. COORDINATE ACTIVITY SCHEDULE WITH CITY OF WESTFIELD

ELECTRIC NOTES:

- E1 COORDINATE AND CONNECT BUILDING ELECTRICAL LINE TO ELECTRICAL TRANSFORMER. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED. 2-4" EC CONDUITS TO BE INSTALLED WITH PULL STRINGS. 120/208V, 3 PHASE, 1200 AMP ELECTRIC REQUIRED.
 - E2 EXISTING TRANSFORMER PAD LOCATION. COORDINATE WITH DUKE ENERGY IF A NEW TRANSFORMER IS REQUIRED.
 - E3 RELOCATE EXISTING UTILITY POLE OUTSIDE OF THE LIMITS OF THE PROPOSED PASSING BLISTER. POLE SHALL BE 10' BEYOND EDGE OF PAVEMENT.
- COORDINATION AND CONNECT BUILDING COMMUNICATION SERVICE LINE(S) TO CONNECTION POINT AS PROVIDED. COORDINATE CONNECTION WITH SITE DRAWINGS AND SERVICE PROVIDER FOR RELOCATION OF PEDESTAL. ADJUST AS REQUIRED. 4" PVC CONDUIT TO BE INSTALLED WITH PULL STRINGS. CONTRACTOR TO PROVIDE #6 GROUND WIRE AT THE D-MARC LOCATION. 7 LINES ANTICIPATED FOR SERVICE. (4 PHONE, 1 FO, 1 SECURITY AND 1 FAX/MODEM)

COMMUNICATION NOTES:

GAS SERVICE NOTES:

- G1 CONNECT PROPOSED GAS SERVICE TO FUTURE GAS LINE. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER FOR TIMING OF FUTURE INSTALLATION.
 - G2 PROPOSED 4" GAS MAIN SHALL BE INSTALLED BY VECTREN. COORDINATE WITH VECTREN FOR INSTALLATION DETAILS AND SCHEDULING.
- PIPELINE NOTES:
P1 MARATHON PIPELINE REPRESENTATIVE MUST BE ONSITE FOR UTILITY INSTALLATION OR CONSTRUCTION WITHIN 50' OF MARATHON PIPELINE. REFER TO TITLE SHEET FOR MARATHON CONTACT INFORMATION.

SANITARY SEWER STRUCTURE DATA TABLE				
STRUCTURE NUMBER	STRUCTURE TYPE	TOP OF CASTING	CASTING TYPE	INVERT
500	MANHOLE	921.54	SOLID	INV IN = 908.80(SE) INV OUT = 907.70(N)
CL1	CLEANOUT	921.76	SOLID	INV IN = 909.73(SE) INV OUT = 909.73(NW)
CL2	CLEANOUT	920.78	SOLID	INV IN = 910.60(SE) INV OUT = 910.60(NW)
CL3	CLEANOUT	920.19	SOLID	INV IN = 911.47(SW) INV OUT = 911.47(NW)
CL4	CLEANOUT	920.94	SOLID	INV IN = 912.44(SW) INV OUT = 912.44(NE)
CL5	CLEANOUT	921.30	SOLID	INV IN = 913.23(SW) INV OUT = 913.23(NE)

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL CONTACT APPLICABLE STATE UNDERGROUND LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK AND SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES. PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITIES AND VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF ALL UTILITIES.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC/FIRE LINE SERVICE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
- COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
- ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
- PROVIDE THRUST BLOCKS FOR ALL WATER LINE BENDS AND TEES, INCLUDING TAP CONNECTION.
- CONTRACTOR SHALL COORDINATE WITH WATER COMPANY FOR DOMESTIC AND FIRE SERVICE. CONNECT TO BUILDING DOMESTIC AND FIRE LINE. COORDINATE WITH PLUMBING DRAWINGS.
- COORDINATE LOCATION OF ELECTRICAL AND COMMUNICATION LINES WITH LOCAL UTILITIES.
- COORDINATE LOCATION OF REQUIRED CONDUITS FOR ELECTRIC SERVICE. LIGHT POLES, COMMUNICATION SERVICE AND IRRIGATION SYSTEM.
- COORDINATE LOCATION AND SIZE OF GAS SERVICE CONNECTION AND INSTALLATION OF SERVICE LINE AND METER WITH GAS COMPANY.
- COORDINATE LOCATIONS AND CONNECTIONS OF BUILDING STORM LINES WITH PLUMBING DRAWINGS.
- FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO DOMESTIC/FIRE LINE INSTALLATION AND STORM SEWER / SANITARY SEWER INSTALLATION.
- SANITARY SEWER LATERAL, WATER SERVICE, & ELECTRICAL/COMMUNICATION CONDUITS SHALL BE GRANULAR BACKFILL FOR ENTIRE RUN.
- ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.
- PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/WATER/STORM SEWER PIPES AND ALL OTHER PIPES. INSTALL CONCRETE CRADLE IF CLEARANCE IS LESS THAN 18".

UTILITY PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

ABBREVIATIONS

ROW	RIGHT OF WAY
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
F.F.E.	FINISH FLOOR ELEVATION
TOC	TOP OF CASTING
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
DIP	DUCTILE IRON PIPE
S&D	SUB SURFACE DRAIN PIPE
STM	STORM
SAN	SANITARY
STR	STRUCTURE
CO	CLEANOUT

W
N
E
S

SCALE: 1" = 50'

0 25 50 50

811

Know what's below.
Call before you dig.

Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax

WEIHE ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
DWG NAME: #150043-2801.dwg
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02-09-2016

DATE: 10-30-2015
BY: M.L.T.
SUBMITTED FOR INITIAL REVIEW
REVISOR COMMENTS

REVISIONS AND ISSUES

STEVEN SCOTT RUCKER P.E. 11300279

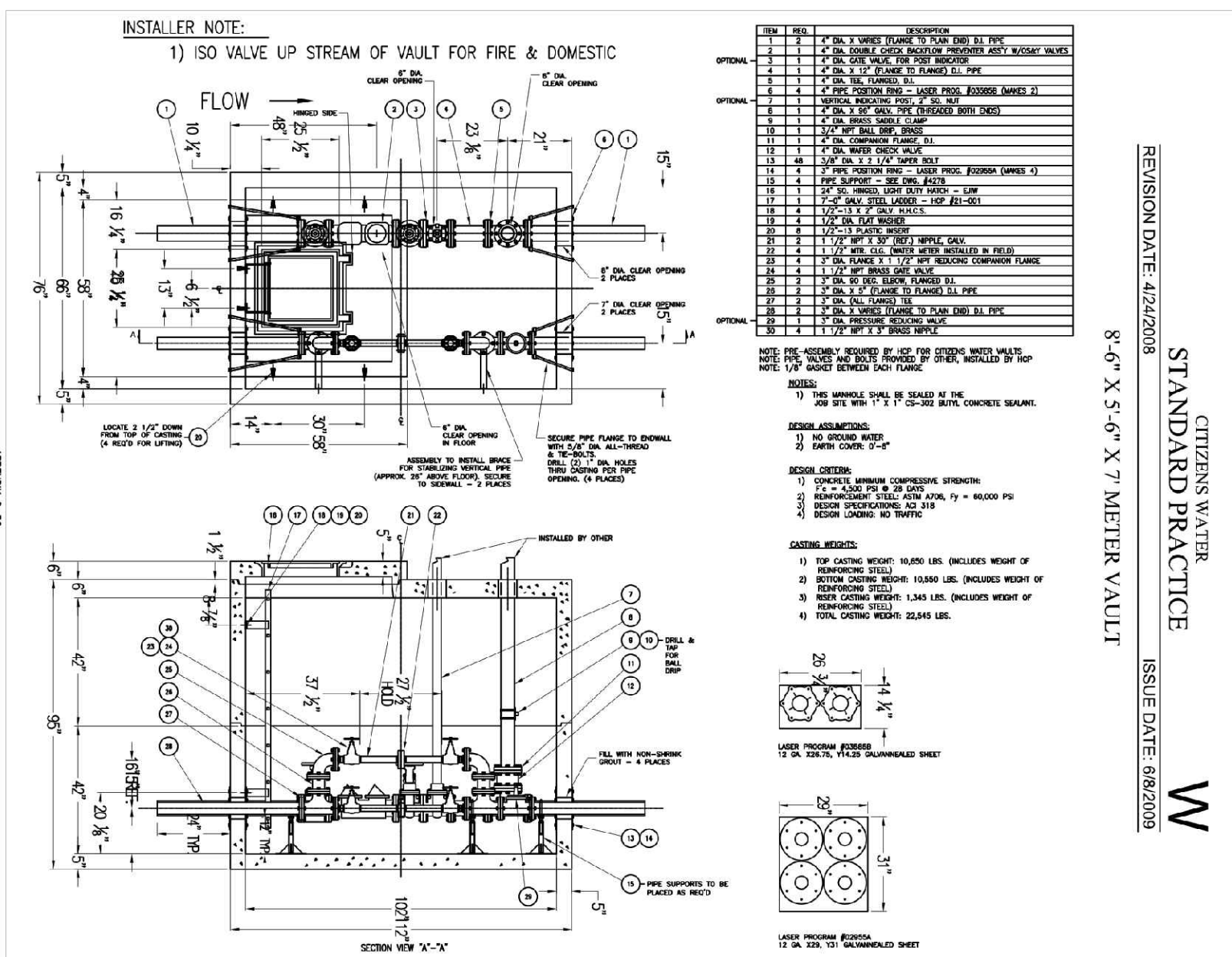
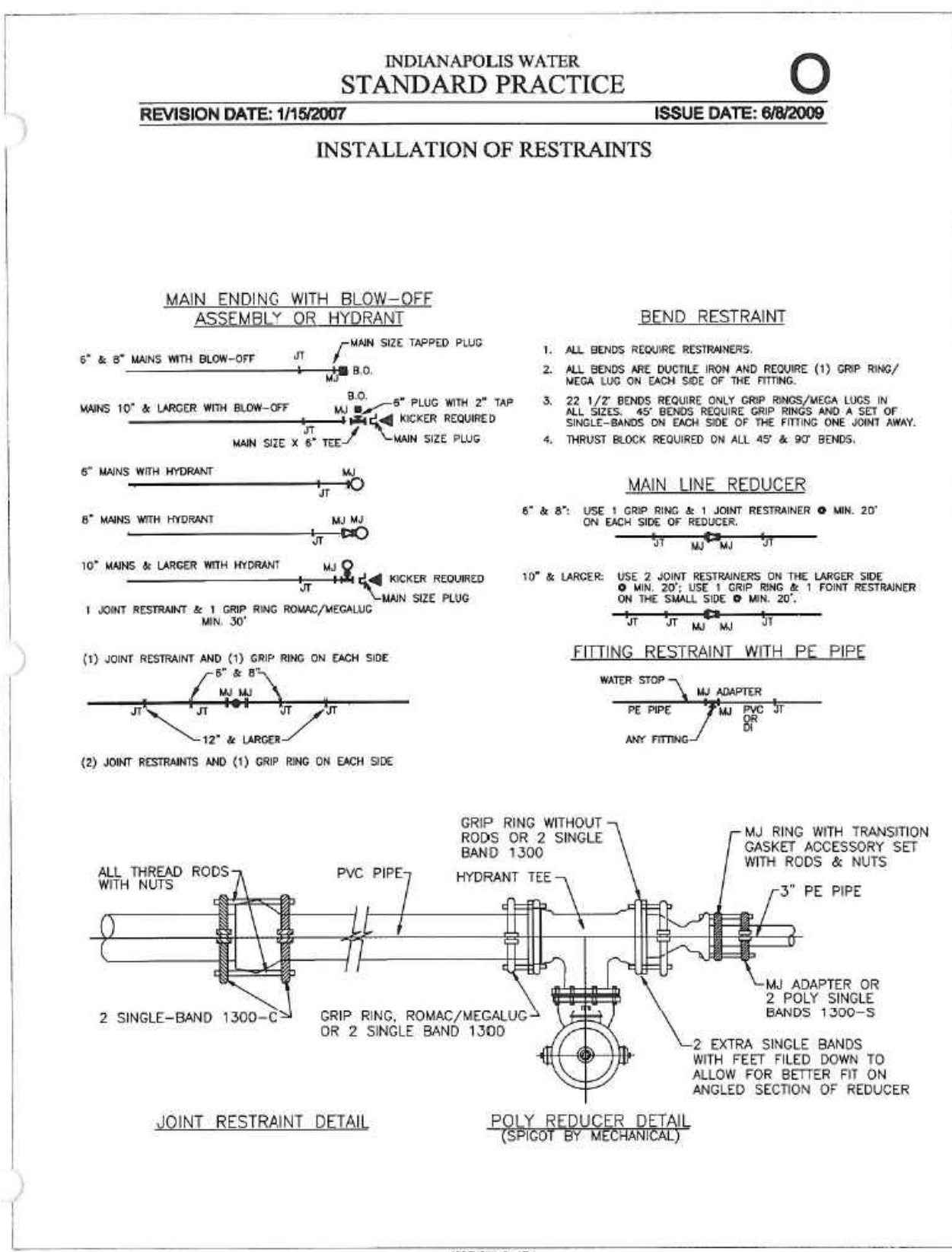
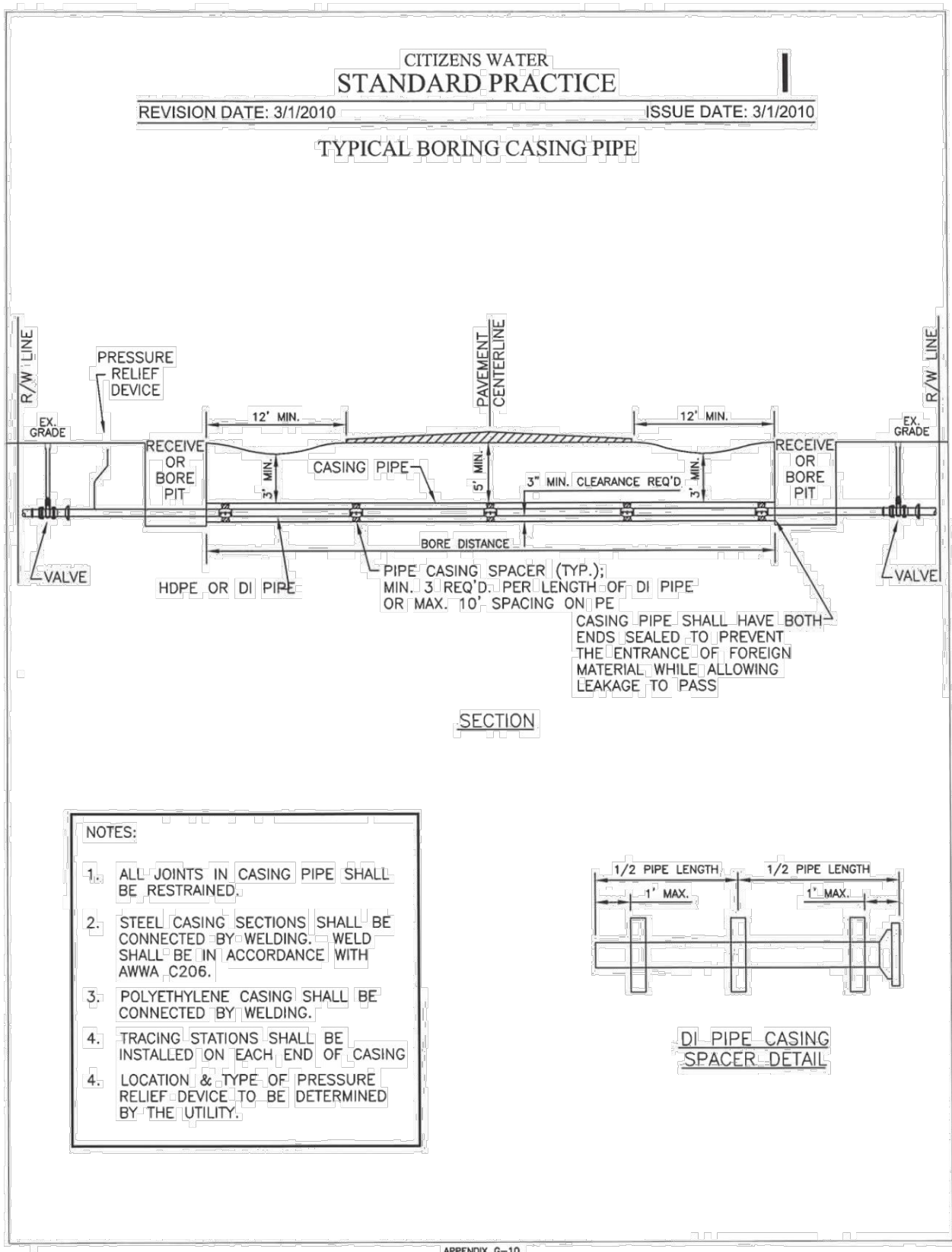
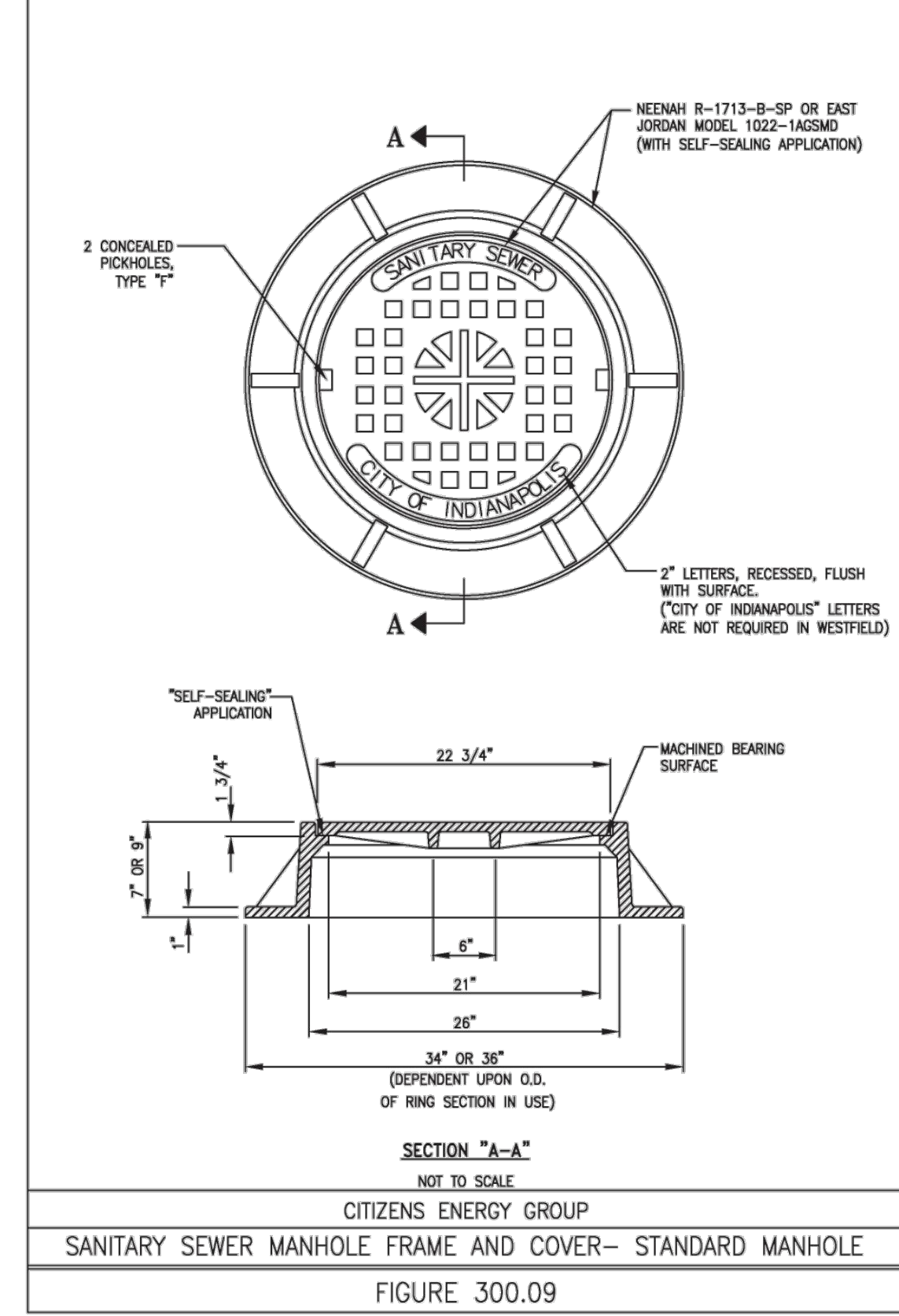
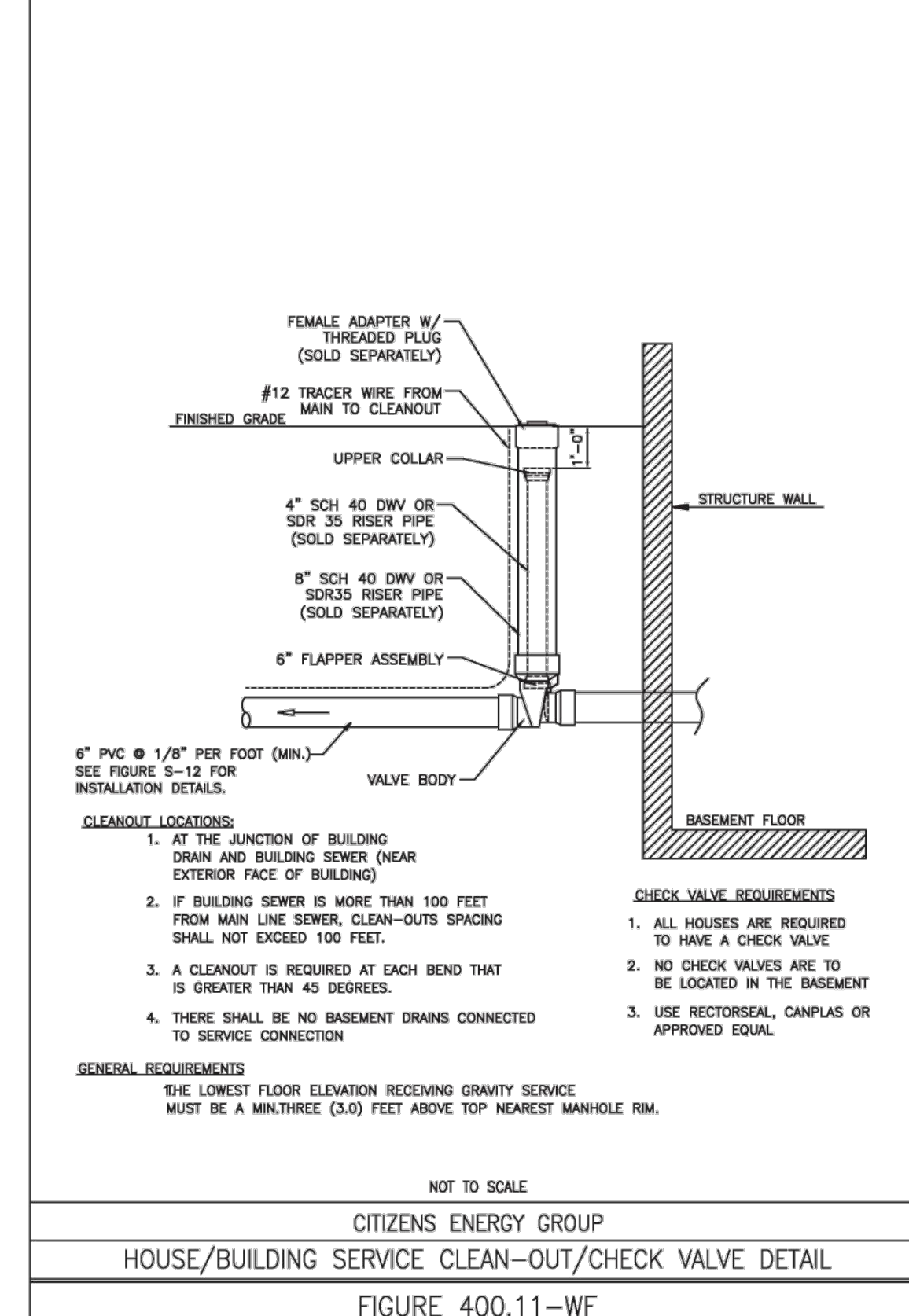
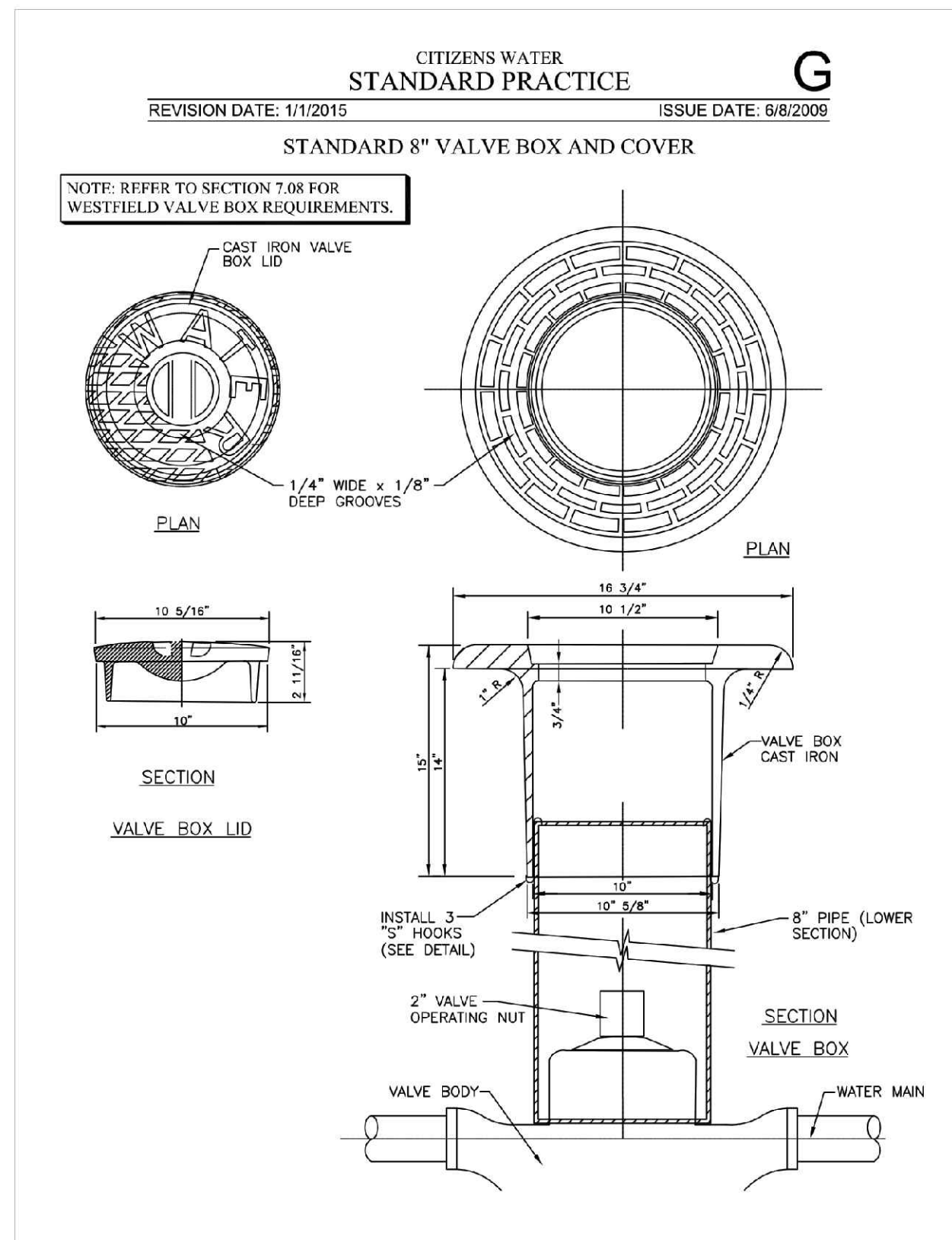
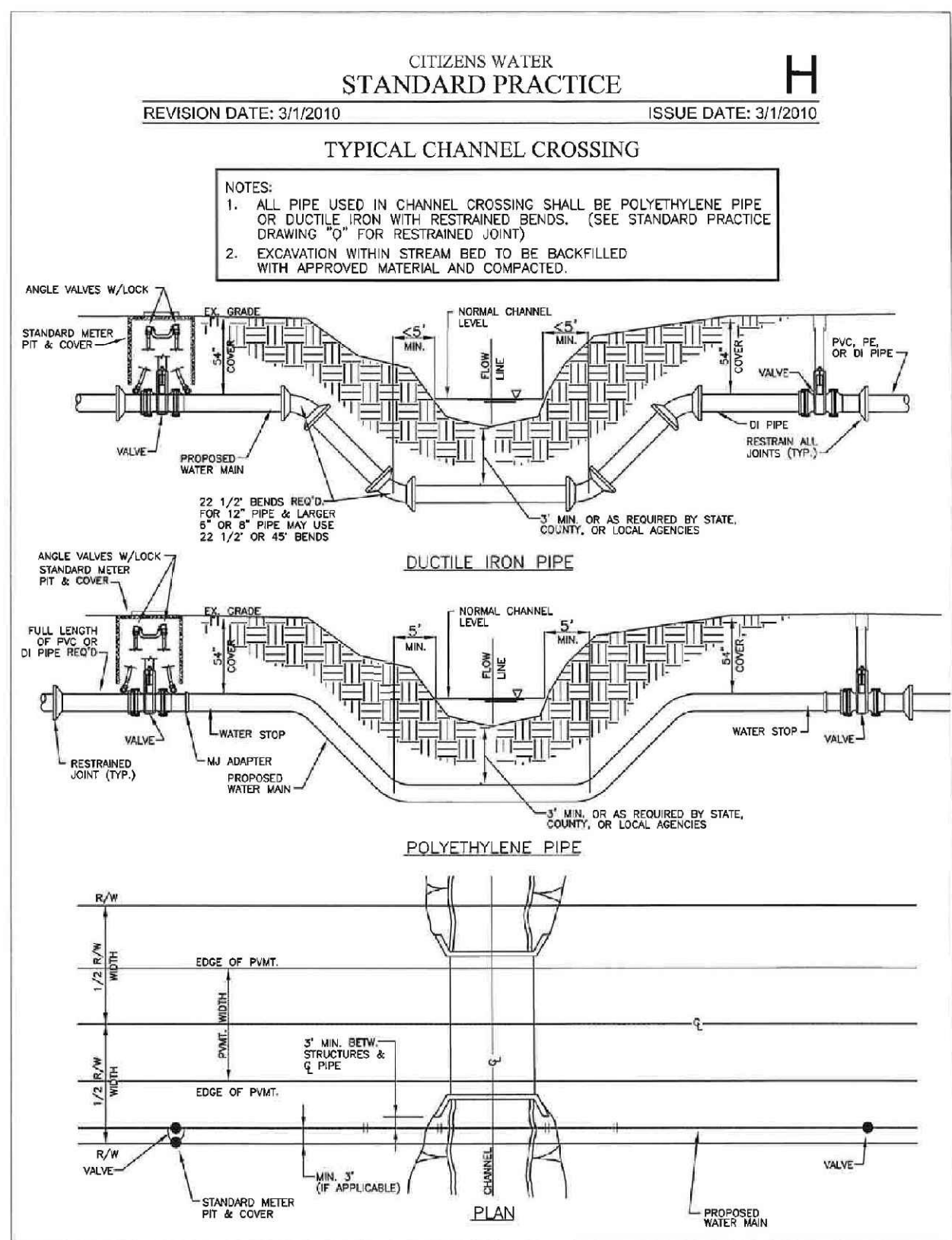
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE #11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
UTILITY PLAN

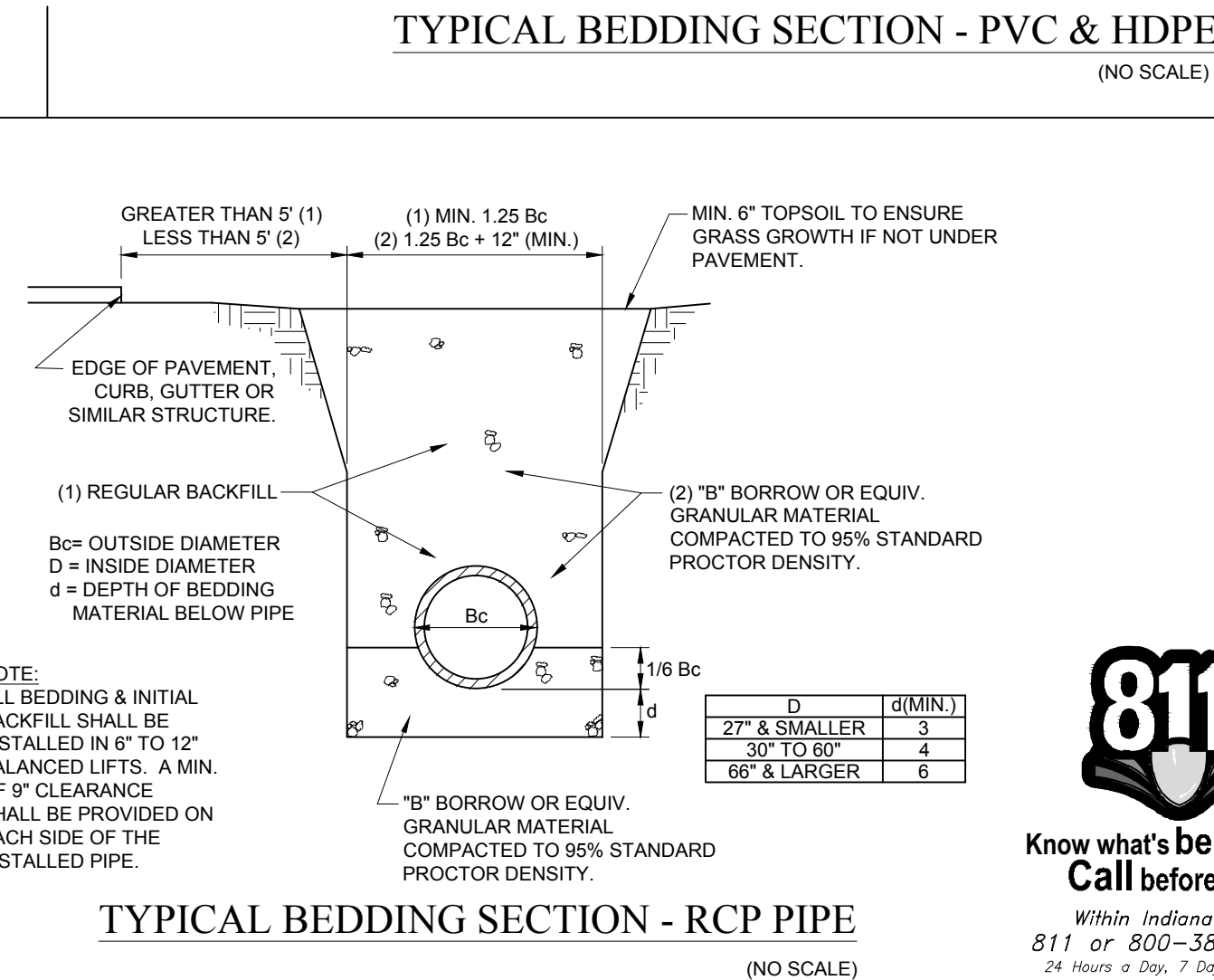
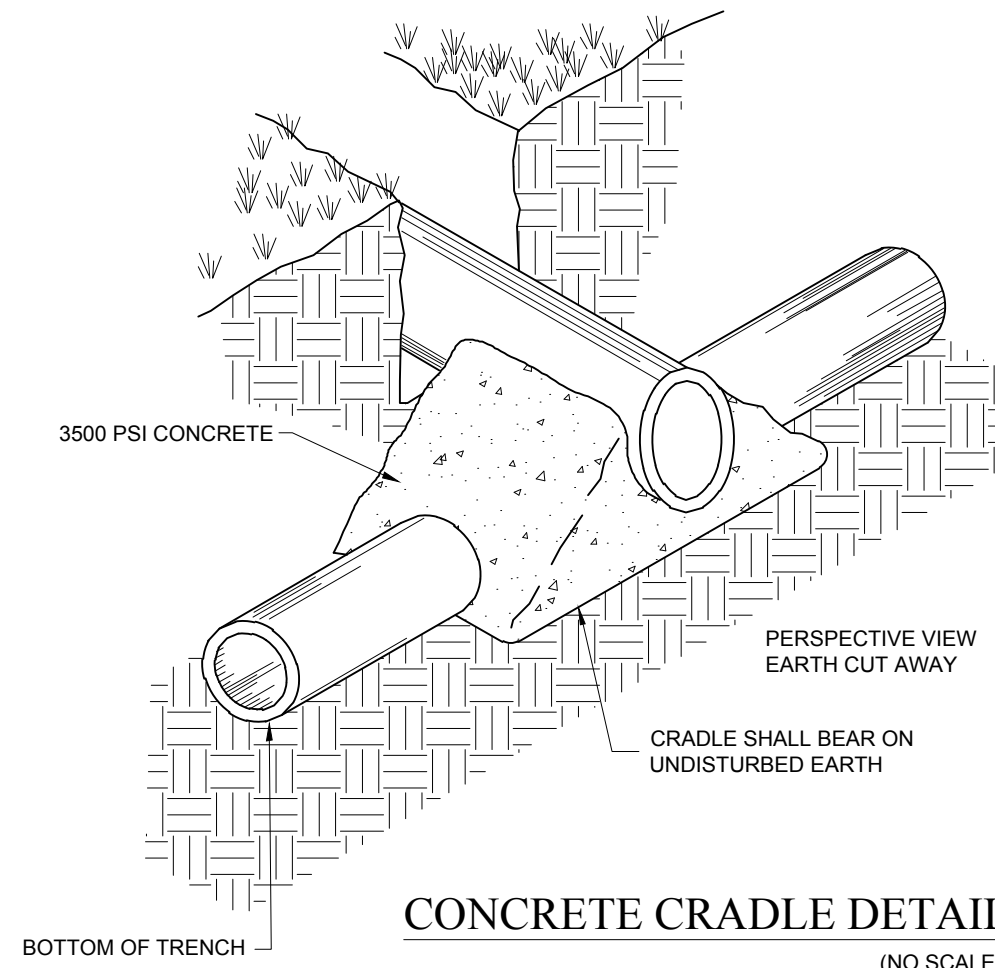
SHEET NO:
C800

PROJECT NO.
W15.0043

Part of SWM, Section 16, Township 16 North, Range 03 East, Washington Township, Hamilton County, Indiana



NOTE: TO BE USED WHEN CLEAR DISTANCE (FROM EXTERIOR PIPE DIAMETER TO EXTERIOR PIPE DIAMETER) BETWEEN SANITARY SEWER PIPING (MAINS, LATERALS, FORCE MAINS, ETC.) AND ALL OTHER PIPES IS 18" OR LESS, PER INSPECTOR'S DIRECTION, OR WHERE NOTED ON THE DRAWINGS. A MINIMUM CLEAR DISTANCE OF 3" MUST BE PROVIDED TO MAINTAIN STRUCTURAL INTEGRITY OF THE CONCRETE.



15055 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846-6611
800 452-6408
317 843-0546 fax
ALLAN WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

DATE	BY	PROJECT NO.	W15 0043
10-30-2010	ML	W150043-2007 (up 06/04/09)	
02-09-2016	ML	DESIGNED BY: RLW	
		DRAWN BY: RLW	
		CHECKED BY: JKS	
		DATE: 02-09-2016	

REVISIONS AND ISSUES
SUBMITTED FOR INITIAL REVIEW
REVISOR COMMENTS

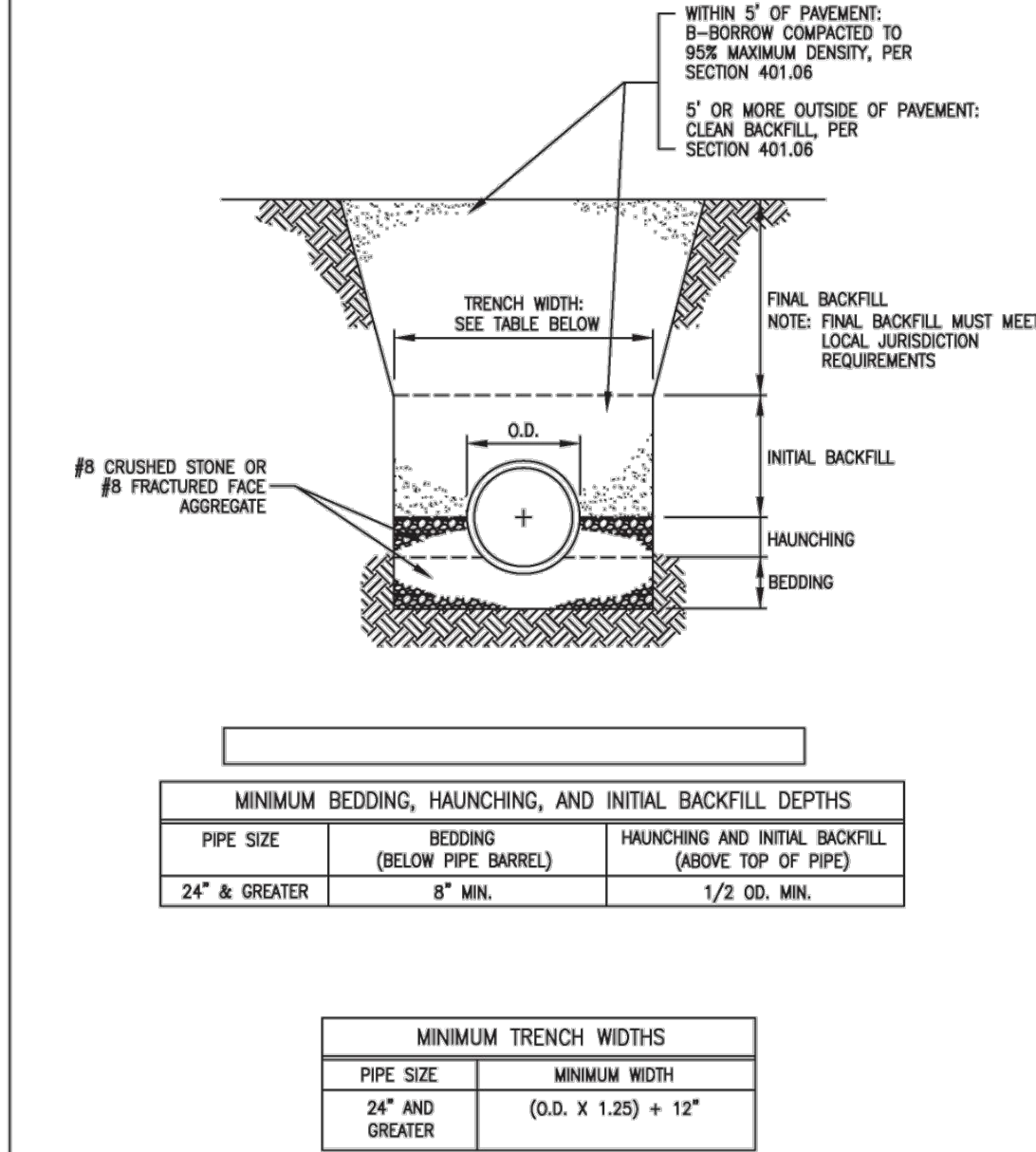
STEVEN SCOTT RUCKER P.E. (11300279)
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 06279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
UTILITY DETAILS

SHEET NO.
C801
PROJECT NO.
W15.0043

Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

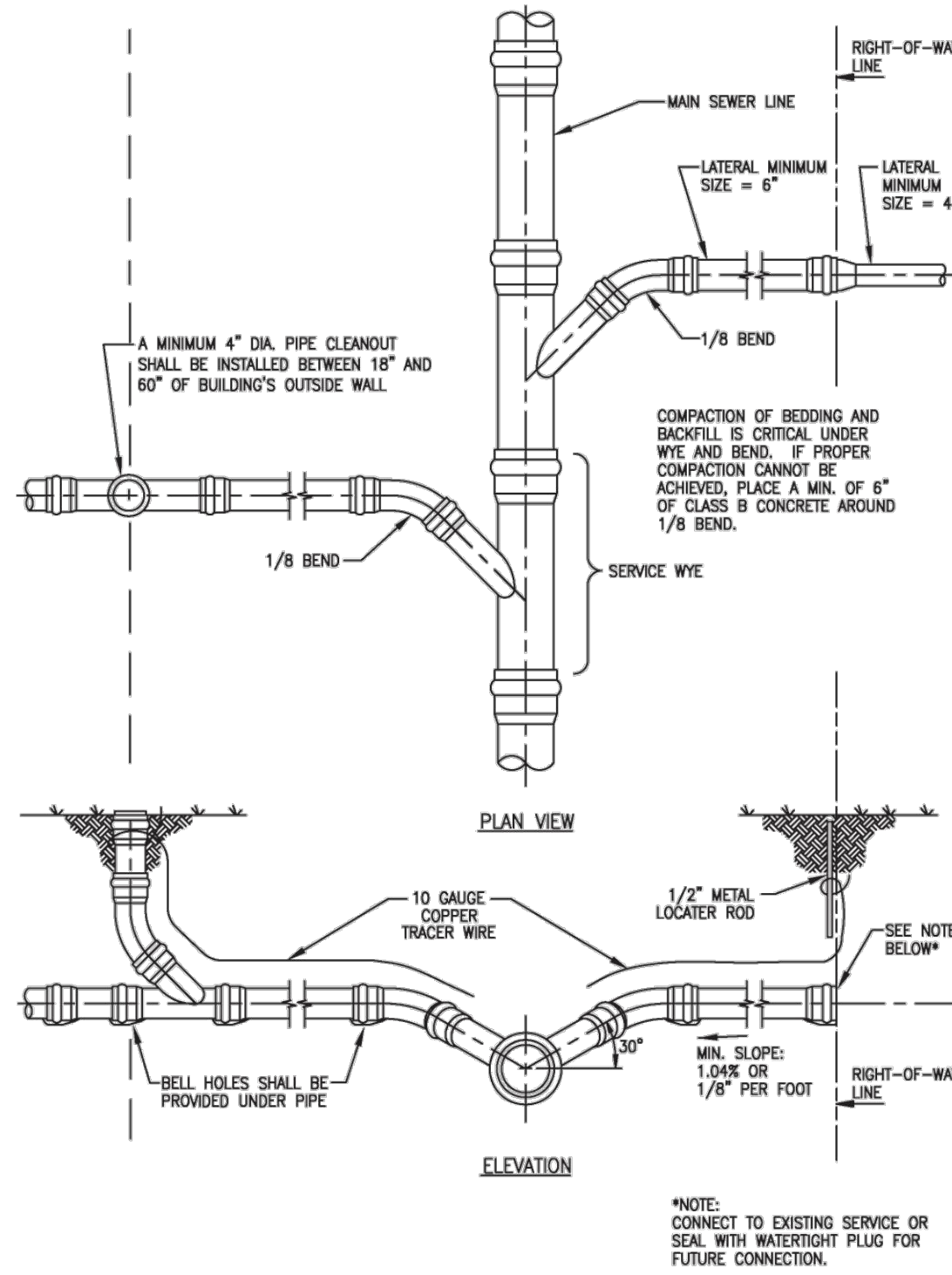
LOCATION: h:\2016\W150043\Engineering\design\csm\w150043-C801.dwg
DATE/TIME: February 29, 2016 - 8:28am
PLOTED BY: webster



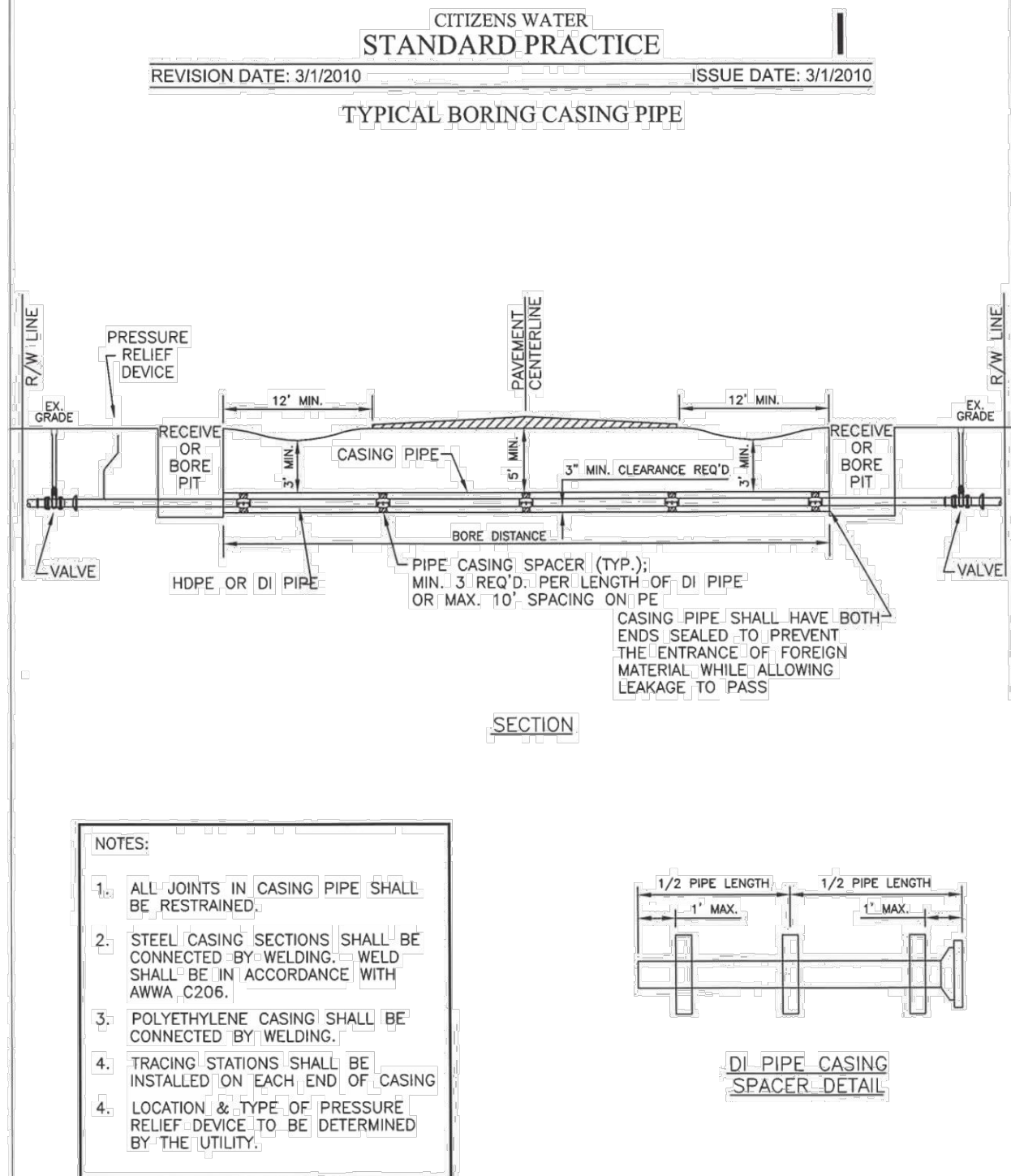
MINIMUM BEDDING, HAUNCHING, AND INITIAL BACKFILL DEPTHS	
PIPE SIZE	DEPTH
24\"	8\" MIN.
30\" & GREATER	12\" MIN.

MINIMUM TRENCH WIDTHS	
PIPE SIZE	MINIMUM WIDTH
24\"	(O.D. X 1.25) + 12\"
30\" & GREATER	(O.D. X 1.25) + 12\"

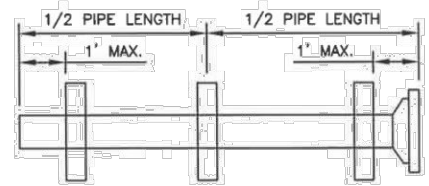
NOT TO SCALE
CITIZENS ENERGY GROUP
RIGID PIPE BEDDING & BACKFILL REQUIREMENTS
FIGURE 400.03



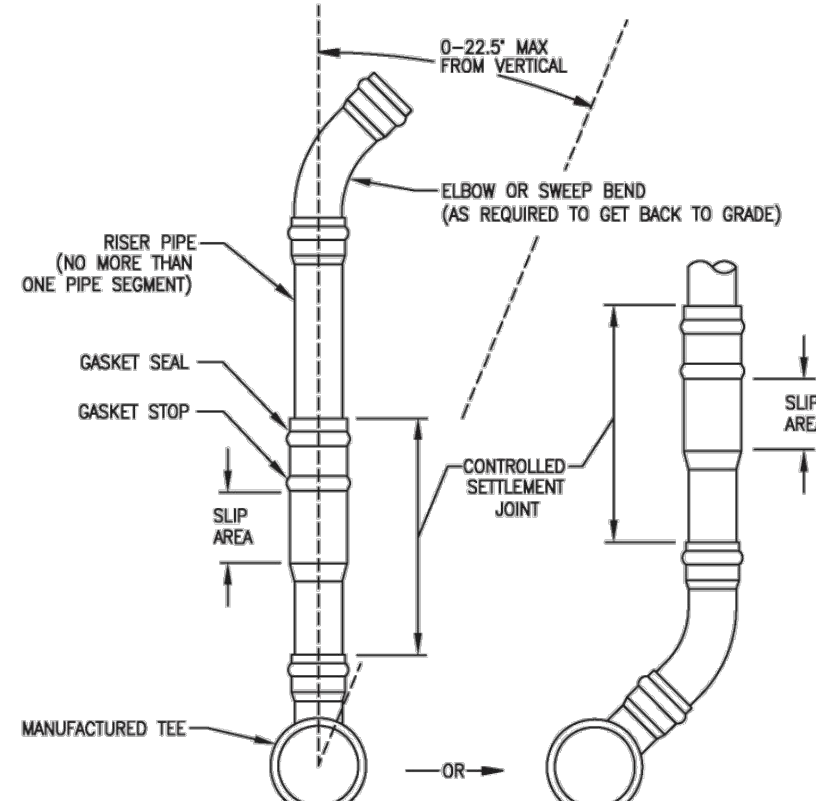
NOT TO SCALE
CITIZENS ENERGY GROUP
SERVICE CONNECTION FOR SHALLOW SEWERS (Less than 15' deep)
FIGURE 400.05



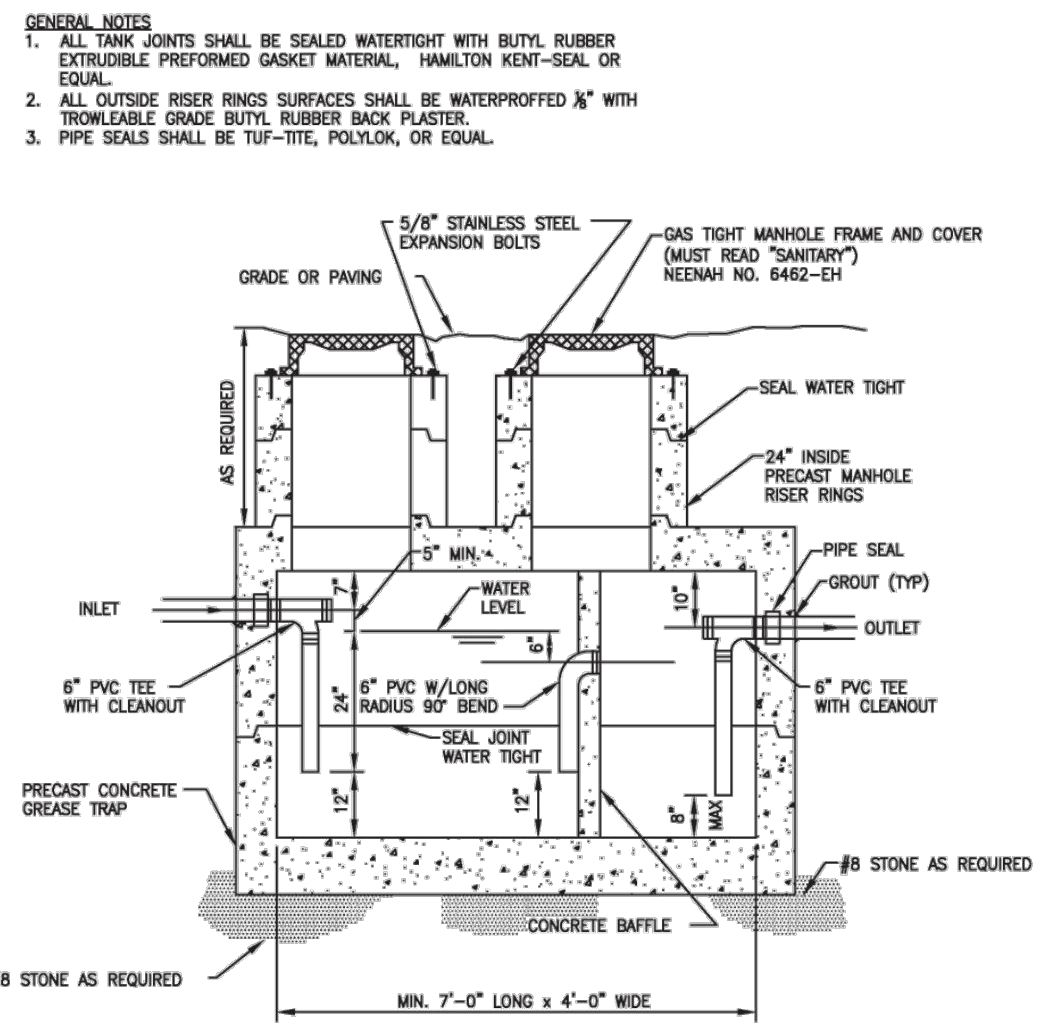
- NOTES:
1. ALL JOINTS IN CASING PIPE SHALL BE RESTRAINED.
 2. STEEL CASING SECTIONS SHALL BE CONNECTED BY WELDING. WELD SHALL BE IN ACCORDANCE WITH AWWA C206.
 3. POLYETHYLENE CASING SHALL BE CONNECTED BY WELDING.
 4. TRACING STATIONS SHALL BE INSTALLED ON EACH END OF CASING.
 5. LOCATION & TYPE OF PRESSURE RELIEF DEVICE TO BE DETERMINED BY THE UTILITY.



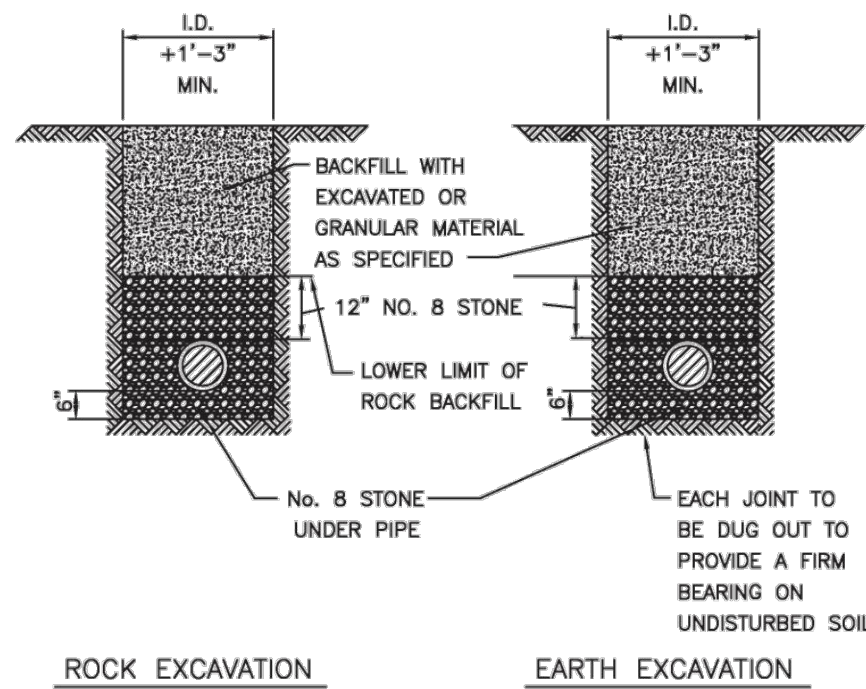
APPENDIX G-10



NOT TO SCALE
CITIZENS ENERGY GROUP
CONTROLLED SETTLEMENT JOINT INSTALLATION
FIGURE 400.07

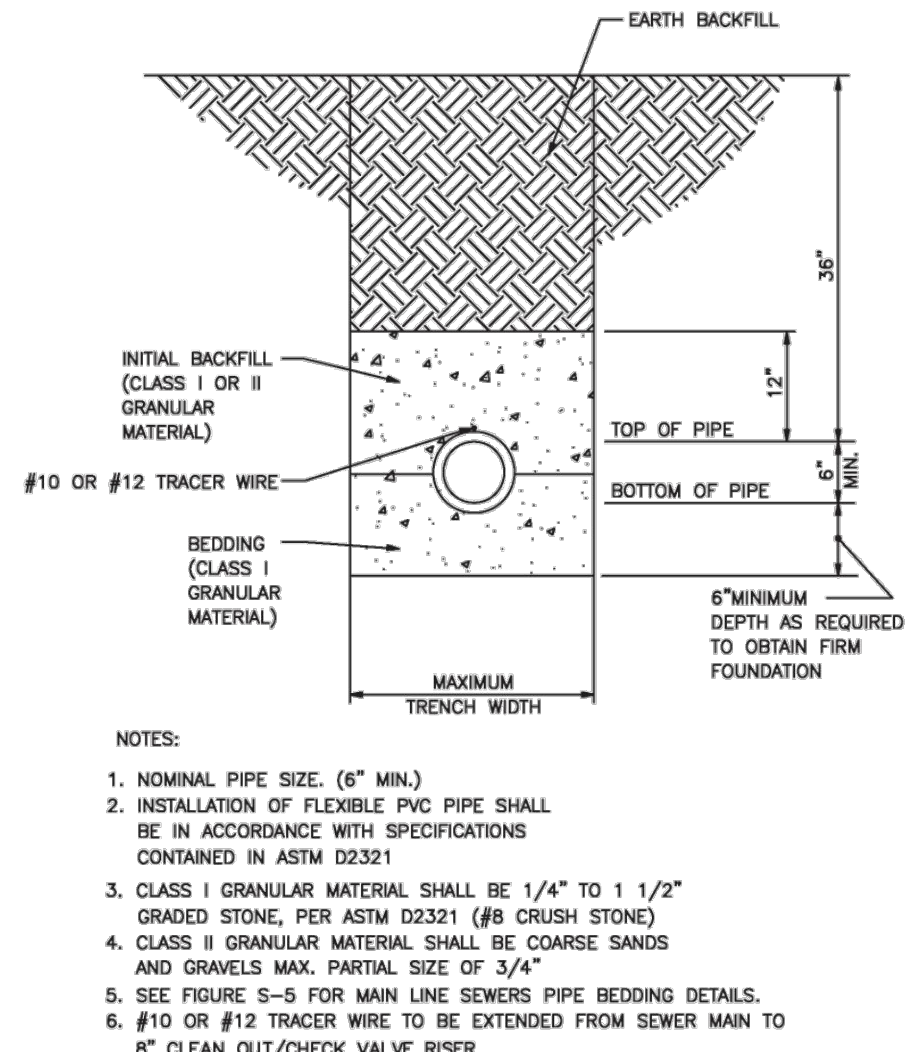


NOT TO SCALE
CITIZENS ENERGY GROUP
GREASE TRAP DETAIL
FIGURE 300.11-WF



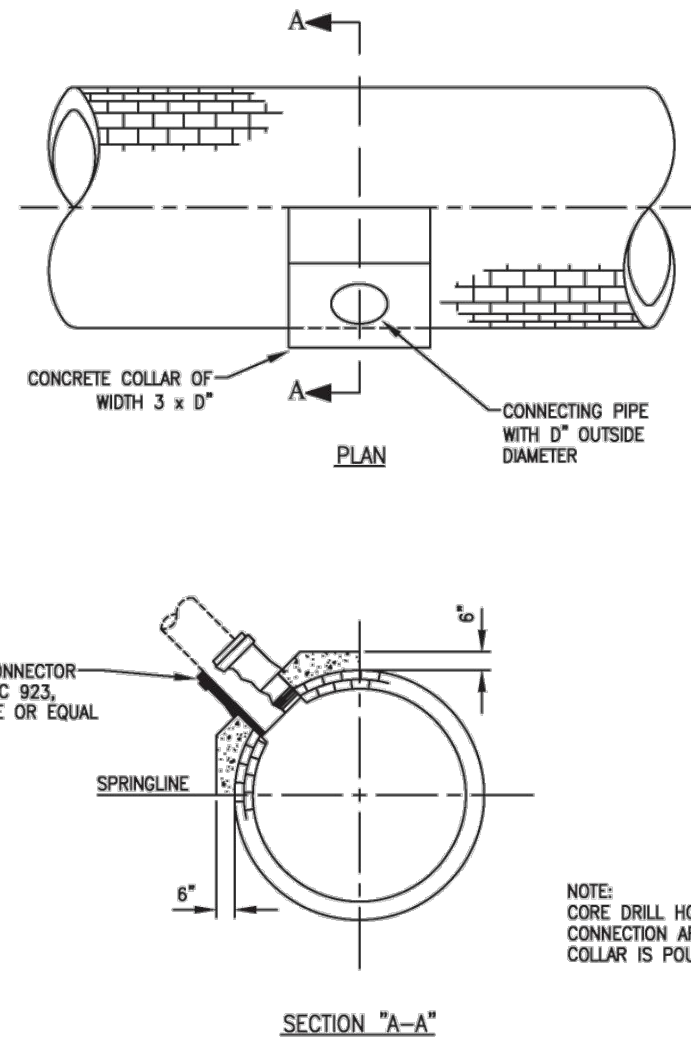
NOTES:
THIS DETAIL SHALL APPLY TO ALL SANITARY SEWER PIPE
ALL STONE TO BE INDOT CLASS 1 STONE

NOT TO SCALE
CITIZENS ENERGY GROUP
SEWER PIPE BEDDING DETAIL
FIGURE 400.09-WF



- NOTES:
1. NOMINAL PIPE SIZE: (6\"
 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\"
 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 6\"

NOT TO SCALE
CITIZENS ENERGY GROUP
HOUSE/BUILDING SERVICE BEDDING DETAILS
FIGURE 400.10-WF



NOT TO SCALE
CITIZENS ENERGY GROUP
CONCRETE COLLAR DETAIL
FIGURE 400.08

PREPARED FOR:

SHEET NO.

C803
PROJECT NO.
W15.0043

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
UTILITY DETAILS
Part of SWM, Section 16, Township 16 North, Range 03 East, Washington Township, Hamilton County, Indiana



STEVEN SCOTT RUCKER P.E. 1300279

REVISIONS AND ISSUES	
DATE	BY
10-30-2015	ML
02-09-2016	ML
SUBMITTED FOR INITIAL REVIEW	
REVISIT FOR REVIEW COMMENTS	
PROJECT NO.: W15.0043	
DWG NAME: W150043-2801.dwg	
DESIGNED BY: RLW	
DRAWN BY: RLW	
CHECKED BY: JKS	
DATE: 02-09-2016	

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SC09 System Control System Requirements – Level 2 Lift Stations	The Control System Requirements for Level 2 Lift Stations with variable speed pumps shall be as per the current Discreetment specifications or as follows: 1. Overall Lift Station Control System Discreetment Requirements <i>Note to specifier: Select items or a subset as appropriate</i> a. Outdoor Location Requirements: i. Control and electrical components shall be individually equipment rack mounted as shown on schematics and as follows: • Pump Control Panel, NEMA 4X stainless steel with dead front and internal wiring and panel cover. Include pump controls, operator interface, flowmeter transmitter, telemetry equipment, and uninterruptible power supply. • Power distribution panel, NEMA 4X stainless steel. Include phase monitor, surge protection devices, and branch circuit breakers. • Utility approved meter socket. • Service entrance rated NEMA 3R double throw fused main disconnect switch for utility power and portable emergency generator connection. Include exterior mounted weather proof generator receptacle mounted to disconnect enclosure. • Disconnect and receptacle shall be suitable for outdoor use. • NEMA 3R control power transformer, suitable for outdoor use. ii. <i>Note to specifier: Covert alarm system required on indoor basis unit (SCADA System is optional)</i> • Covert Alarm 1 • Covert Alarm 2 • Covert Alarm 3 • Covert Alarm 4 • Covert Alarm 5 iii. Analog Inputs: • Wet well level h. OIU shall be configured to allow: i. Display pump run, fail, automatic mode, overload, seal fail, motor over-temperature, accumulator pump run time, and accumulated pump number of starts for each pump. Display all discrete and analog signals input to PLC, and calculated or derived parameters including communication fail, crew on site, intrusion, and float control mode. ii. Wetwell level, high and low level alarms. iii. Level Pump 1 / Level Pump 2 / Level Pump Alternate selection. iv. Calculated lift station flow rate and accumulated flow rate. v. Display communication fail to SCADA. vi. Display status of all input signals to PLC. vii. Capability to place pump 'Out of Service'. Display 'Out of Service' status at OIU. viii. Configure to allow 'Crew on Site' input. Allow entry of operator's 4 digit identification number after 'Crew on Site' has been entered. Once an intrusion has been detected the crew will have a set amount of time to enter a valid code before the intrusion alarm is activated. ix. Operator data entry for adjustable set points, including pump on/off levels, time delays, etc. Allow for operator entry of 4 digit password prior to accepting parameter changes. i. System programming guidelines: 1. Provide program documentation for all OIU and PLC program files developed for the system. PLC program documentation shall include comments for all registers used and sufficient run comments to describe operation of logic used within program. Provide four copies of program documentation on CD.
--	---

	ii. Automatic pump control start and stop pumps in a lead and lag fashion based on wet well level input. iii. Provide lead pump alternation on each successive lead pump shutdown when automatic alternation is selected. iv. Provide pump fail logic to sense discrepancy between pump-required input being turned on and no pump run signal being received. Configure system to generate fault on any condition including motor overload, motor over temperature, seal failure or power disconnect. v. Time delay on pump required outputs, initially set at 10 seconds and 20 seconds, to prevent simultaneous pump restart on restoration of control power. vi. Out of service entry shall remove pump from operating sequence, and prevent alarms from being generated for pump. vii. All alarms shall automatically reset when the alarm condition has cleared. An adjustable 15 minute time delay reset shall be activated and timed out prior to transmitting the high or low wet well level condition. viii. Pump accumulated run time shall be calculated for each pump. ix. Pump accumulated number of starts shall be calculated for each pump. x. Provide routine to calculate lift station draw down time. Draw down time shall be time stamped, and indicate which pump(s) running during draw down event. xi. Program to ensure that regardless of configuration of backup hardware, (ie back up fail tests when primary level control device is pressure transducer) primary dual control device automatically takes over when level of wet well returns to desired operating level. xii. Provide routine to calculate lift station flow rate and accumulated lift station accumulated flow rate. Calculation shall be based on following: • Wet well dimensions, include adjustable offset for equipment, piping, or other items affecting wet well volume and account for cross-sectional changes between minimum and maximum levels. • Calculation shall be made such that changes to pump on and off level setpoints shall not require change to flow calculation routine. • Wet well level rate of rise shall be used to calculate inflow rate when pump are not operating. • During pump on events, inflow rate shall be calculated as the average inflow rate occurring immediately before and after pump on event. xiii. PLC shall be configured to periodically transfer information to SCADA Central HMI. Transfer of information shall occur periodically based on information request from SCADA Central HMI, and be initiated by lift station PLC on occurrence of alarm condition. Periodic data transfer of information to SCADA Central HMI shall include: • Lift station accumulated flow total. • 10 minute averaged flow rate data. Time stamped average flow rate data values shall be logged internally to PLC memory. • High data shall be retained until data successfully transferred to HMI, at which point it shall be deleted. • Pump drawdown data. Time stamped drawdown values shall be logged internally to PLC memory. Logged data shall be retained until data successfully transferred to HMI, at which point it shall be deleted. • Pump elapsed run time data. • Accumulated number of starts for each pump. • Coordinate programming requirements with City.
--	--

	applications only), motor breaker trip, and motor starter overload contained into common alarm and used to initiate pump operation. • Alarm lead (from pushbutton) • Alarm allow (from pushbutton) • High wet well level • Low wet well level • Dry well floor • Lift station intrusion • Low temperature • Low battery power • Low power fail • Phase fail ii. Discrete Outputs: • Pump 1 required • Pump 2 required • Pump 1 seal test (submersible pump applications only) • Pump 2 seal test (submersible pump applications only) • Common alarm to horn and light <i>Note to specifier: Covert alarm system required on indoor basis unit (SCADA System is optional)</i> • Covert Alarm 1 • Covert Alarm 2 • Covert Alarm 3 • Covert Alarm 4 • Covert Alarm 5 iii. Analog Inputs: • Wet well level h. OIU shall be configured to allow: i. Display pump run, fail, automatic mode, overload, seal fail, motor over-temperature, accumulator pump run time, and accumulated pump number of starts for each pump. Display all discrete and analog signals input to PLC, and calculated or derived parameters including communication fail, crew on site, intrusion, and float control mode. ii. Wetwell level, high and low level alarms. iii. Level Pump 1 / Level Pump 2 / Level Pump Alternate selection. iv. Calculated lift station flow rate and accumulated flow rate. v. Display communication fail to SCADA. vi. Display status of all input signals to PLC. vii. Capability to place pump 'Out of Service'. Display 'Out of Service' status at OIU. viii. Configure to allow 'Crew on Site' input. Allow entry of operator's 4 digit identification number after 'Crew on Site' has been entered. Once an intrusion has been detected the crew will have a set amount of time to enter a valid code before the intrusion alarm is activated. ix. Operator data entry for adjustable set points, including pump on/off levels, time delays, etc. Allow for operator entry of 4 digit password prior to accepting parameter changes. i. System programming guidelines: 1. Provide program documentation for all OIU and PLC program files developed for the system. PLC program documentation shall include comments for all registers used and sufficient run comments to describe operation of logic used within program. Provide four copies of program documentation on CD.
--	--

	Jumped terminations shall not be acceptable. ii. Include provisions for grounding of leads on shielded twisted pair cables entering or leaving panel. Cable shields shall be grounded at terminal block end only. vii. Provide separate locations on terminal strips for each of the following types of signals: • 480 or 240-vac power circuits. • 120-vac power circuits. • 120-vac discrete signals. • 24 or 48 Vac discrete signals. • Analog signals. • Serial or parallel digital communication signals. ix. Provide separate terminal strip for intrinsically safe circuits. Intrinsically safe wiring shall be separated by non-conducting or grounded barrier within panel, and not combined with any other wiring within conduit or wire duct. c. Power Distribution: i. Panels having 3-phase power supply: • Service entrance rated NEMA 3R double throw fused main disconnect switch to isolate utility power to panel and allow disconnect of portable emergency generator. Mount generator receptacle shall be rated for 200 A. • No substitutions allowed. • Provide circuit breakers for all variable frequency drives provided. • Provide phase monitor relay (PMR). • If panel includes separate 120 vac control power supply, provide auxiliary contact to isolate control power when main circuit breaker is opened. • 480VAC, 200 / 120 control power transformer requirements: – Both primary leads shall be fused. – First secondary lead shall be fused. – Second secondary lead shall be grounded. ii. Panels having 120V line power supply: • Provide circuit breaker on power supply entering panel. iii. Panels requiring fused power supply to each major panel component: iv. Panels using modular or solid state I/O devices: • Provide separately fused power circuit for panel powered I/O signals entering panel from field device. Provide separate circuit for each module. v. Include digital transient surge suppressor/transistor installed in parallel with signal contact at terminal strip for each output signal driving an inductive load including: – Relays – Solenoids – Motor starters – Motors 4. VFD Requirements
--	---

	alarms. i. 3.7" monochrome display ii. 320 X 240, 32 level greyscale resolution iii. Keypad iv. NEMA 12/4X v. Ethernet interface vi. DC Powered e. Ethernet Switch, Radio, Antenna, and Antenna Mounting Requirements i. Provide Ethernet switch, radio, antenna, antenna cable, and antenna mounting pipe. ii. Radio, antenna cable, antenna, and lighting and surge protection devices shall be purchased from the City's approved select equipment supplier to ensure compatibility with City's radio based SCADA communication network, used for lift station monitoring. iii. Ethernet switch and radio shall be mounted within Pump Control Panel. iv. Contractor shall determine signal strength available at lift station location using both 300 MHz and 5.7 GHz radio test unit supplied by the City. Available signal strength shall be tested at elevations of 20' and 15' above ground level and signal strength test results shall be supplied to the City. f. Contractor shall determine the most suitable location for the antenna based on the results of signal strength testing. Antenna pole shall be affixed to lift station concrete pad. g. Based on the results of signal strength testing, the contractor shall purchase either the 300 MHz or 5.7 GHz radio, as selected by the City, from the City's approved radio equipment supplier. h. Contractor shall mount the antenna in the selected location, and provide antenna cable in conduit. i. Where lift station structure is suitable for antenna mounting, antenna mounting pole shall be 2" diameter, aluminum, and firmly affixed to pump station. j. Provide grounding of antenna pole in accordance with NEC requirements. k. Programming of radio shall be by City. 7. Field Instrument Requirements i. Provide submersible level transmitter to sense level in wet well and control standby pump on/off operation. ii. Hydraulic pressure measurement. iii. Low pressure sensor iv. 4 – 20 mA analog signal v. 316 stainless steel submersible housing and diaphragm. Vites 8. Terminations i. Wiring within control panel shall be continuous and terminated only at terminal blocks or equipment terminals. Splices or butt connections shall not be used within panel. ii. Other than terminal to terminal bussing as described below, no more than one wire shall be terminated at any one terminal. iii. Make of terminal blocks to be determined by manufacturer based on numerous terminal strips. iv. When signals are powered from remote location, shielded terminal blocks shall be used where conductors enter or leave panel. v. When signals are powered from within panel, fused terminal blocks shall be used where conductors enter or leave panel. vi. Provide integral bussing system on terminal block away where more than two terminations require common source or drain connection.
--	---

	placement so that panel doors do not open over or near wet well opening. iv. Provide enclosures with following additional accessories: • Drip shield. • Backstop hinge. • Stainless steel 3 point latch to allow panel opening without tools. • In addition to above, Pump Control Panel shall be provided with: – Fluorescent door switch activated light. – GFI 120 VAC receptacle • Thermally controlled fuses sized to maintain panel internal temperature at 60°F with outdoor temperature of 20°F. b. Indoor Location Requirements: i. Control and electrical components shall be individually well mounted in NEMA 12 rated enclosures as follows: • Pump Control Panel. Include GFI 120 VAC receptacle within enclosure. • Service rated fused disconnect switch for utility power connection. • Power distribution panel, including surge protection devices, branch circuit breakers, and motor starters. • Uninterruptible power supply. • Flow meter transmitter. • Control power transformer. • Variable speed drives. • Double throw transfer switch for use with portable emergency generator. • 'Covert' alarm system. ii. Size enclosures to adequately dissipate heat generated by equipment mounted in or on panel. iii. Include exterior mounted weather proof generator connection. 2. Electrical Requirements a. The lift station shall have electrically delivered 3-phase, 60Hz, 4-wire wye or delta power. All motors powered by 3-phase primary voltage shall have a minimum 2.0 KVA single phase, 480/240 to 120/240 VAC line-to-line voltage. Use of phase control is to derive 3-phase power from 1-phase power source is prohibited. b. Include provision for connection of OWNER provided portable emergency generator. Receptacle shall be rated for 200 amps, 600 volts. Coordinate receptacle type and manufacturer with OWNER to ensure capability with OWNER'S generator. 3. Wiring, Termination, and Labeling Requirements a. Wiring: i. In addition to NEC and NEMA requirements, wiring shall conform to following:
--	--

	grounded and a-b-w. Provide with stainless steel braced support cable to prevent twisting from being supported by signal cable. v. Accuracy +/- 0.25% of span including linearity, hysteresis, and repeatability. vii. Provide with lightning and surge protector to be mounted in Pump Control Panel. viii. Suitable for use in Class 1, Division 1, Group B hazardous classified location when used with appropriate barrier. ix. Analog meter 90°. b. In high process or other applications, ultrasonic level sensor may be used with approval from OWNER. i. Ultrasonic level measurement: • 120 VAC powered. • 4 – 20 mA dc output signal. • Accuracy +/- 0.1 % of span including linearity, hysteresis, and repeatability. ii. Provide with lightning and surge protector to be mounted in Pump Control Panel. iii. Suitable for use in Class 1, Division 1, Group B hazardous classified location. iv. Manufacturers: • Mitronics MINI-Ranger • Endress and Hauser Promos M • No substitutions allowed. c. Provide wet well float switches to sense high and low level in wet well and control standby pump on/off operation. Standby pump operation shall be independent of PLC. i. SPDT contacts, rated 1 amp at 150 VAC/VDC inductive, mechanical life 10 million operations. ii. Contour Model 2502 pear shaped neoprene covered mercury switch ball float of standard size, supported by stainless steel cable. d. For lift stations containing a dry well, or areas prone to flooding due to pump seal or piping failure, provide dry well float switch to sense dry well flooding. i. SPDT contacts, rated 1 amp at 150 VAC/VDC inductive, mechanical life 10 million operations. ii. Contour Model 2502 pear shaped neoprene covered mercury switch ball float of standard size. e. Provide intrusion detection switches. i. When control and electrical components are mounted outdoors, provide intrusion detection switches for detection and alarm. ii. When control and electrical components are mounted indoors provide intrusion detection switches for all entrances to lift pump station. iii. Read switch enclosed in ABS plastic case, normally closed contact. iv. Model 1045 series or approved equal. f. Provide magnetic float meter: i. Size meter to maintain average velocity of 3 ft/sec. ii. Measure accuracy of +/- 0.25% of flow rate with 10:1 turndown. iii. Meter type: • Utilize low frequency dc pulse. • Accurate submerged rating of 30' or more for 40 hours. • Polyurethane or hard rubber float, 316 stainless steel electronics.
--	--

	alarms. i. 3.7" monochrome display ii. 320 X 240, 32 level greyscale resolution iii. Keypad iv. NEMA 12/4X v. Ethernet interface vi. DC Powered e. Ethernet Switch, Radio, Antenna, and Antenna Mounting Requirements i. Provide Ethernet switch, radio, antenna, antenna cable, and antenna mounting pipe. ii. Radio, antenna cable, antenna, and lighting and surge protection devices shall be purchased from the City's approved select equipment supplier to ensure compatibility with City's radio based SCADA communication network, used for lift station monitoring. iii. Ethernet switch and radio shall be mounted within Pump Control Panel. iv. Contractor shall determine signal strength available at lift station location using both 300 MHz and 5.7 GHz radio test unit supplied by the City. Available signal strength shall be tested at elevations of 20' and 15' above ground level and signal strength test results shall be supplied to the City. f. Contractor shall determine the most suitable location for the antenna based on the results of signal strength testing. Antenna pole shall be affixed to lift station concrete pad. g. Based on the results of signal strength testing, the contractor shall purchase either the 300 MHz or 5.7 GHz radio, as selected by the City, from the City's approved radio equipment supplier. h. Contractor shall mount the antenna in the selected location, and provide antenna cable in conduit. i. Where lift station structure is suitable for antenna mounting, antenna mounting pole shall be 2" diameter, aluminum, and firmly affixed to pump station. j. Provide grounding of antenna pole in accordance with NEC requirements. k. Programming of radio shall be by City. 7. Field Instrument Requirements i. Provide submersible level transmitter to sense level in wet well and control standby pump on/off operation. ii. Hydraulic pressure measurement. iii. Low pressure sensor iv. 4 – 20 mA analog signal v. 316 stainless steel submersible housing and diaphragm. Vites 8. Terminations i. Wiring within control panel shall be continuous and terminated only at terminal blocks or equipment terminals. Splices or butt connections shall not be used within panel. ii. Other than terminal to terminal bussing as described below, no more than one wire shall be terminated at any one terminal. iii. Make of terminal blocks to be determined by manufacturer based on numerous terminal strips. iv. When signals are powered from remote location, shielded terminal blocks shall be used where conductors enter or leave panel. v. When signals are powered from within panel, fused terminal blocks shall be used where conductors enter or leave panel. vi. Provide integral bussing system on terminal block away where more than two terminations require common source or drain connection.
--	---

	a. Drive enclosure shall be end product of drive manufacturer. b. Provide pulse width modulated variable speed drives (VFDs). c. Provide with bypass contact to allow across the line operation. d. Suitable for outdoor mounting, with maximum ambient temperature of 100°F. e. Mount in pad-locked NEMA 4X stainless steel rated dead-front enclosure. Drive enclosure shall be end product of VFD manufacturer. f. Include thermally controlled fuses sized to maintain drive panel internal temperature at 60°F with outdoor temperature of 20°F. g. Use of air conditioning or heat exchangers to allow operation of VFD in elevated ambient temperatures is prohibited. Include externally mounted heat sink low air VFD rated to maintain drive panel internal temperature at 100°F with outdoor temperature of 100°F. If required to meet specified ambient temperature requirements, verify drive capacity to meet temperature requirements. Provide with a high temperature switch, set at 110°F, mounted within the enclosure to alarm high drive temperature. h. Capable of withstanding line voltage transients up to 3000 V in accordance with ANSI 37.90.1. i. IGBT switching. j. Match output power to motor, 0.5% speed regulation, 110% overload capacity for 60 seconds, 100% rated torque from 80 % to required turndown. k. 3% input line ripples. l. Instantaneous over-current trip shutdown, under-voltage protection with automatic restart. m. Include keypad/interface mounted within enclosure, accessible when enclosure is closed. n. Manufacturers: i. Allen Bradley. ii. Eaton/Cutler Hammer. iii. GE. iv. Toshiba. v. No substitutions allowed. 5. UPS Requirements a. <i>Note to specifier: Covert alarm system installed info on indoor basis unit (SCADA System is optional)</i> b. Provide two on-line non-switching uninterruptible power supply (UPS). c. UPS shall supply power to PLC, OIU, radio, Ethernet switch, field instruments, and other low-voltage control devices. d. UPS shall have enough capacity to cover three minutes for a period of 2 hours after the utility power has failed. Provide with extended battery module to meet this requirement. e. UPS shall provide dry contacts to PLC for utility fail and low battery condition.
--	---

	• Phase fail ii. Discrete Outputs: • Pump 1 required – variable speed • Pump 2 required – variable speed • Pump 1 required – constant speed • Pump 2 required – constant speed • Pump 1 seal test (submersible pump applications only) • Pump 2 seal test (submersible pump applications only) • Common alarm to horn and light • Power • Wet well level • Flow <i>Note to specifier: Covert alarm system required on indoor basis unit (SCADA System is optional)</i> • Covert Alarm 1 • Covert Alarm 2 • Covert Alarm 3 • Covert Alarm 4 • Covert Alarm 5 ii. Analog Inputs: • Pump 1 speed • Pump 2 speed • Pump 1 Force Off • Pump 2 Force Off • Pump 1 Control • Pump 2 Control • Security Alarm Alert • Security Disarmed • Security Armed iii. Analog Inputs: • Wetwell Level c. Control interface between the RTU and the starter panel will be as follows: i. Under normal automatic condition, control to the pump operator from the RTU shall be able to turn flow(s) off any pumps in any row. ii. Discrete Outputs: (1) Pump 1 Control (2) Pump 1 Force Off (3) Pump 2 Control (4) Pump 2 Force Off (5) Wetwell Water Level (6) Station Power Failure (7) Starter Panel Door Position (8) Starter Panel Door (9) Indication Panel Door (10) Hatch Door (11) Security Keylock iii. Discrete Inputs: (1) Pump 1 Control (2) Pump 1 Force Off (3) Pump 2 Control (4) Pump 2 Force Off (5) Wetwell Water Level (6) Station Power Failure (7) Starter Panel Door Position (8) Starter Panel Door (9) Indication Panel Door (10) Hatch Door (11) Security Keylock d. Control interface between the RTU and the starter panel will be as follows: i. Under normal automatic condition, control to the pump operator from the RTU shall be able to turn flow(s) off any pumps in any row. ii. Discrete Outputs: (1) Pump 1 Control (2) Pump 1 Force Off (3) Pump 2 Control (4) Pump 2 Force Off (5) Wetwell Water Level (6) Station Power Failure (7) Starter Panel Door Position (8) Starter Panel Door (9) Indication Panel Door (10) Hatch Door (11) Security Keylock iii. Analog Inputs: (1) Wetwell Level e. Control interface between the RTU and the starter panel will be as follows: i. Under normal automatic condition, control to the pump operator from the RTU shall be able to turn flow(s) off any pumps in any row. ii. Discrete Outputs: (1) Pump 1 Control (2) Pump 1 Force Off (3) Pump 2 Control (4) Pump 2 Force Off (5) Wetwell Water Level (6) Station Power Failure (7) Starter Panel Door Position (8) Starter Panel Door (9) Indication Panel Door (10) Hatch Door (11) Security Keylock iii. Analog Inputs: (1) Wetwell Level f. Starter Panel: Provide NEMA 4X stainless steel starter panel, sized to accommodate starters and controls for specified pumps. Pump sizes shall be as indicated in the pump data sheet. Design starter panel as follows: 1. Panel Construction
--	---

	alarms. i. 3.7" monochrome display ii. 320 X 240, 32 level greyscale resolution iii. Keypad iv. NEMA 12/4X v. Ethernet interface vi. DC Powered e. Ethernet Switch, Radio, Antenna, and Antenna Mounting Requirements i. Provide Ethernet switch, radio, antenna, antenna cable, and antenna mounting pipe. ii. Radio, antenna cable, antenna, and lighting and surge protection devices shall be purchased from the City's approved select equipment supplier to ensure compatibility with City's radio based SCADA communication network, used for lift station monitoring. iii. Ethernet switch and radio shall be mounted within Pump Control Panel. iv. Contractor shall determine signal strength available at lift station location using both 300 MHz and 5.7 GHz radio test unit supplied by the City. Available signal strength shall be tested at elevations of 20' and 15' above ground level and signal strength test results shall be supplied to the City. f. Contractor shall determine the most suitable location for the antenna based on the results of signal strength testing. Antenna pole shall be affixed to lift station concrete pad. g. Based on the results of signal strength testing, the contractor shall purchase either the 300 MHz or 5.7 GHz radio, as selected by the City, from the City's approved radio equipment supplier. h. Contractor shall mount the antenna in the selected location, and provide antenna cable in conduit. i. Where lift station structure is suitable for antenna mounting, antenna mounting pole shall be 2" diameter, aluminum, and firmly affixed to pump station. j. Provide grounding of antenna pole in accordance with NEC requirements. k. Programming of radio shall be by City. 7. Field Instrument Requirements i. Provide submersible level transmitter to sense level in wet well and control standby pump on/off operation. ii. Hydraulic pressure measurement. iii. Low pressure sensor iv. 4 – 20 mA analog signal v. 316 stainless steel submersible housing and diaphragm. Vites 8. Terminations i. Wiring within control panel shall be continuous and terminated only at terminal blocks or equipment terminals. Splices or butt connections shall not be used within panel. ii. Other than terminal to terminal bussing as described below, no more than one wire shall be terminated at any one terminal. iii. Make of terminal blocks to be determined by manufacturer based on numerous terminal strips. iv. When signals are powered from remote location, shielded terminal blocks shall be used where conductors enter or leave panel. v. When signals are powered from within panel, fused terminal blocks shall be used where conductors enter or leave panel. vi. Provide integral bussing system on terminal block away where more than two terminations require common source or drain connection.
--	---

	• Provide with 316 stainless steel grounding rings, use of grounding probes not acceptable. • Suitable for Class 1, Division 1, Hazardous classified location. • Include bonding plug valves before and after meter body to facilitate meter removal. Include seal-off piece of same dimensions as meter body. • Maintain minimum of 5 upstream and 3 downstream non-restricted pipe diameters before and after meter body. Provide separate meter vault if required to meet dimensional requirements. Meter vault shall be provided with pump and float alarm float switch. iv. Transmitter: • 120 VAC, 60 Hz power. • For outdoor locations, mount on Pump Control Panel internal wiring out panel as shown. • Provide padded DC voltage to meter body magnet coils. • Ingress Impedability. • Automatic empty pipe detection. v. Manufacturers: • Rosemount • Kline • ABB • Fuboro • Spitznagel • No substitutions allowed. 6. Pump Control Panel Requirements <i>Note to specifier: Covert alarm system installed info on indoor basis unit (SCADA System is optional)</i> • A Pump Control Panel shall be provided to house the Programmable Logic Controller (PLC), Operator Interface, HMI (OUI), Ethernet switch, radio, lightning and surge protection devices, and pump monitoring equipment. • When Pump Control Panel is mounted outdoors, provide with a low temperature switch, set at 40 °F, mounted within the enclosure to alarm high of heater. • The automatic pump operation, automatic pump lead-lag selection, and all control logic commands shall be performed by the PLC. The PLC shall be Allen Bradley Micrologix 1500, when no substitutions allowed, and shall meet the following requirements: i. Minimum 32 Discrete Inputs ii. Minimum 16 Discrete Outputs iii. Minimum 8 Analog Inputs iv. Minimum 4 Analog Outputs v. 8-Kword memory minimum, 2 K data storage, 4 K program. vi. Real time clock vii. Floating point math viii. PID control ix. Ethernet interface x. DC Powered • The OUI shall be Allen Bradley PanelView Plus 400 meeting the following requirements:
--	---

	developed for the system. PLC program documentation shall include comments for all registers used and sufficient run comments to describe operation of logic used within program. Provide four copies of program documentation on CD. ii. Automatic pump control start and stop pumps in a lead and lag fashion and control pump speed based on wet well level input. iii. Configure controls to maintain operator entered wet well level set point using PID control. Pump start request shall be initiated when: • Wet well level rises operator adjustable amount above wet well level set point. • Lead pump, if operating, speed control output is at 100%. • The wet well is not falling. Pump immediate start command shall be issued if wet well level rises to adjustable high level 'immediate Start' level. iv. Pump stop request shall be initiated when: • Wet well level falls operator adjustable amount below wet well level set point. • Speed control output is at minimum speed setting for currently operating number of pumps. Provide separate adjustable minimum speed setting for one pump running and two pumps operating scenarios. • The wet well is not rising. Pump immediate stop command shall be issued if wet well level falls to adjustable low level 'immediate Stop' level. v. Provide weekly lead pump alternation based on operator entered time of day and day of week. vi. Provide pump fail logic to sense discrepancy between pump-required output being turned on and no pump run signal being received. Configure system to generate fault on any condition including motor overload, motor over temperature, seal failure or power disconnect. vii. Provide time delay on pump required outputs, initially set at 10 seconds and 20 seconds, to prevent simultaneous pump restart on restoration of control power. viii. Out of service entry shall remove pump from operating sequence, and prevent alarms from being generated for pump. ix. All alarms shall automatically reset when the alarm condition has cleared. An adjustable 15 minute time delay reset shall be activated and timed out prior to transmitting the high or low wet well level condition. x. Pump accumulated run time shall be calculated for each pump. xi. Pump accumulated number of starts shall be calculated for each pump. xii. Program to ensure that regardless of configuration of backup hardware, (ie back up fail tests when primary level control device is pressure transducer) primary dual control device automatically takes over when level of wet well returns to desired operating level. xiii. Provide integration routine to calculate accumulated lift station accumulated flow total based on flow rate input signal. xiv. Periodic data transfer of information to SCADA Central HMI shall include: • Lift station accumulated flow total. • 10 minute averaged flow rate data. Time stamped average flow rate data values shall be logged internally to PLC memory. • High data shall be retained until data successfully transferred to HMI, at which point it shall be deleted.
--	--

	alarms. i. 3.7" monochrome display ii. 320 X 240, 32 level greyscale resolution iii. Keypad iv. NEMA 12/4X v. Ethernet interface vi. DC Powered e. Ethernet Switch, Radio, Antenna, and Antenna Mounting Requirements i. Provide Ethernet switch, radio, antenna, antenna cable, and antenna mounting pipe. ii. Radio, antenna cable, antenna, and lighting and surge protection devices shall be purchased from the City's approved select equipment supplier to ensure compatibility with City's radio based SCADA communication network, used for lift station monitoring. iii. Ethernet switch and radio shall be mounted within Pump Control Panel. iv. Contractor shall determine signal strength available at lift station location using both 300 MHz and 5.7 GHz radio test unit supplied by the City. Available signal strength shall be tested at elevations of 20' and 15' above ground level and signal strength test results shall be supplied to the City. f. Contractor shall determine the most suitable location for the antenna based on the results of signal strength testing. Antenna pole shall be affixed to lift station concrete pad. g. Based on the results of signal strength testing, the contractor shall purchase either the 300 MHz or 5.7 GHz radio, as selected by the City, from the City's approved radio equipment supplier. h. Contractor shall mount the antenna in the selected location, and provide antenna cable in conduit. i. Where lift station structure is suitable for antenna mounting, antenna mounting pole shall be 2" diameter, aluminum, and firmly affixed to pump station. j. Provide grounding of antenna pole in accordance with NEC requirements. k. Programming of radio shall be by City. 7. Field Instrument Requirements i. Provide submersible level transmitter to sense level in wet well and control standby pump on/off operation. ii. Hydraulic pressure measurement. iii. Low pressure sensor iv. 4 – 20 mA analog signal v. 316 stainless steel submersible housing and diaphragm. Vites 8. Terminations i. Wiring within control panel shall be continuous and terminated only at terminal blocks or equipment terminals. Splices or butt connections shall not be used within panel. ii. Other than terminal to terminal bussing as described below, no more than one wire shall be terminated at any one terminal. iii. Make of terminal blocks to be determined by manufacturer based on numerous terminal strips. iv. When signals are powered from remote location, shielded terminal blocks shall be used where conductors enter or leave panel. v. When signals are powered from within panel, fused terminal blocks shall be used where conductors enter or leave panel. vi. Provide integral bussing system on terminal block away where more than two terminations require common source or drain connection.
--	---

	applications only), motor breaker trip, and motor starter overload contained into common alarm and used to initiate pump operation. • Alarm lead (from pushbutton) • Alarm allow (from pushbutton) • High wet well level • Low wet well level • Dry well floor • Lift station intrusion • Low temperature • Low battery power • Low power fail • Phase fail ii. Discrete Outputs: • Pump 1 required • Pump 2 required • Pump 1 seal test (submersible pump applications only) • Pump 2 seal test (submersible pump applications only) • Common alarm to horn and light <i>Note to specifier: Covert alarm system required on indoor basis unit (SCADA System is optional)</i> • Covert Alarm 1 • Covert Alarm 2 • Covert Alarm
--	--

Chapter 600
Lift Stations and Low Pressure Systems

page 6-38

Chapter 600
Lift Stations and Low Pressure Systems

page 6-37

Chapter 600
Lift Stations and Low Pressure Systems

page 6-36

Chapter 600
Lift Stations and Low Pressure Systems

page 6-41

Chapter 600
Lift Stations and Low Pressure Systems

page 6-40

Chapter 600
Lift Stations and Low Pressure Systems

page 6-35

Chapter 600
Lift Stations and Low Pressure Systems

page 6-44

Chapter 600
Lift Stations and Low Pressure Systems

page 6-43

Chapter 600
Lift Stations and Low Pressure Systems

page 6-42

Chapter 600
Lift Stations and Low Pressure Systems

page 6-47

Chapter 600
Lift Stations and Low Pressure Systems

page 6-46

Chapter 600
Lift Stations and Low Pressure Systems

page 6-45

CHAPTER 600

TESTING

SECTION 601
General

601.01
Introduction

This Section provides the testing requirements common to all sanitary sewer facilities. For testing requirements specific to sanitary sewers refer to Section 602.

For testing requirements specific to force mains refer to Section 603.

For testing requirements specific to manholes refer to Section 604.

For testing requirements specific to lift stations refer to Section 605.

601.02
General Testing Requirements

All testing shall be performed under the observation of the RPR. It is the Contractor's responsibility to schedule the testing.

Test results obtained in the absence of the Division's RPR or Department will not be accepted.

The Contractor shall be responsible for providing all testing equipment at no cost to the City.

All pressure gauges used shall be calibrated within one (1) year of use for any test. Calibration papers and test date information shall be made available at the request of the RPR, Division, or Department.

The City of Indianapolis will not assume any liability for the actions of the Owner, Contractor, or their agents, in the performance of the required tests.

SECTION 602
Gravity Sanitary Sewer Testing Requirements

602.01
Introduction

This Section provides the testing requirements specific to gravity sanitary sewers.

For testing requirements specific to force mains refer to Section 603.

For testing requirements specific to manholes refer to Section 604.

For testing requirements specific to lift stations refer to Section 605.

602.02
General Requirements

All sanitary sewers twenty-four (24) inches and less shall be air tested by means of a low pressure air test per Section 602.03. All sewers larger than twenty-four (24) inches shall be air tested per Section 602.04.

All sanitary sewers constructed of flexible pipe (PVC and Centrifugally Cast Fiberglass Reinforced Polymer (Mortar)) shall be tested for deflection by means of a mandrel test per Section 602.05.

602.03
Low Pressure Air Test

All sewers twenty-four (24) inches and less shall be tested by means of a low pressure air test by means of a low pressure air test per Section 602.03. All sewers larger than twenty-four (24) inches shall be tested by means of a low pressure air test per Section 602.04.

The Contractor is responsible for ensuring the test is conducted in a safe manner and all applicable safety procedures are followed.

Do not enter, or allow anyone to enter, the manhole during testing.

The low pressure air test shall be as follows:

1. **Warning Period**
The air test may be done immediately after final backfill is placed in the trench.

2. **Equipment**
At a minimum, the following shall be provided:

a. Mechanical or pneumatic plugs.

b. Air control panel.

c. Shut off valve, pressure regulation valve, pressure relief valve, and inlet pressure gauge. The pressure regulator or relief valve shall be set no higher than 9 psig (psig for RCP) or allow over pressurization.

d. Continuous monitoring pressure gauge having a range of 0 to at least 10 psig. The gauge shall be no less than four (4) inches in diameter with minimum divisions of 0.10 psi and an accuracy of 1.0 psi.

e. To reduce the potential for sewer line over-pressurization, two (2) separate hoses shall be used to:

i. Connect the control panel to the sealed line for introducing low pressure air; and

ii. Constantly monitor air pressure buildup in the line.

Chapter 600
Testing

page 6-3

If pneumatic plugs are utilized, a separate hose shall be required to inflate the pneumatic plugs.

3. **Testing Procedures**
The Test Data Sheet (per Appendix C) shall be used when conducting the air test.

The procedures for the low pressure air test are as follows:

a. **Plug Installation**
After a control panel is placed and sealed to final grade, securely place and inflate the pneumatic test plugs in the ends of the sewer segment and in all lateral stubs included in the test.

All plugs shall be securely restrained and braced prior to and during the test.

b. **Line Pressurization**
As soon as ready to the test section until the pressure inside the pipe reaches 4.0 psig PLUS the necessary adjustment for groundwater (maximum 2.0 psig adjustment for a 6.0 psig maximum total).

The air pressure adjustment for groundwater shall be determined by the following:

Adjustment = Depth of Groundwater x 0.43

where:

Adjustment = Adjustment added to the starting pressure of the low-pressure air test, psig. The maximum adjustment shall be 2.0 psig.

Depth of Groundwater = As measured above the top of pipe test.

0.43 = Conversion factor

Do not exceed 6.0 psig at any time during the low-pressure air test.

The groundwater monitoring wells installed per Section 405.09 shall be used to determine the depth of groundwater. If more than one well was installed, take the average depth of the nearest downhole and nearest upstream monitoring locations. If the monitoring wells were not installed, the adjustment shall be 2.0 psig.

c. **Pressure Stabilization**
After a constant pressure of 4.0 psig PLUS the necessary adjustment for groundwater is reached, the air supply shall be throttled to maintain that internal pressure for at least two (2) minutes. This time permits the temperature of the air being injected to equalize with the temperature of the pipe wall.

d. **Timing Pressure Loss**
When temperatures have been equalized and the pressure stabilized at 4.0 psig PLUS the necessary adjustment for groundwater, the air hose from the control panel to the air supply shall be shut off or disconnected.

Chapter 600
Testing

page 6-4

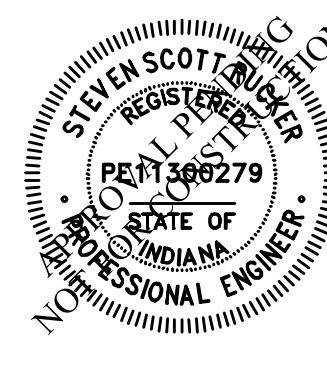
SHEET NO.

C905

PROJECT NO.

W15.0043

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SANITARY SEWER SPECIFICATIONS
Part of SSW-1, Section 16, Township 16 North, Range 05 East, Washington Township, Hamilton County, Indiana



STEVEN SCOTT RUCKER P.E. (11300279)

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W15.0043
SUBMITTED FOR INITIAL REVIEW	10/30/2016	ML	DWG NAME	W150043-SS spec.dwg
REVIEWED FOR COMMENTS	02/09/2016	ML	DESIGNED BY	W150043-SS spec.dwg
			CHECKED BY	W150043-SS spec.dwg
			DATE	02/09/2016

WEIHE
ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
wheinet
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
ALLAN J. WEIHE, P.E., L.S., FOUNDER

LOCATION: H:\2016\W150043\Engineering\Layout\W150043-C904-SS spec.dwg
DATE/PLT: February 29, 2016 - 8:29am
PLOTED BY: webster

	The continuous monitoring pressure gauge shall then be observed while the pressure is decreased to no less than 5.5 psig (PLUS the necessary adjustment for groundwater). At this reading, or any convenient observed pressure reading between 5.5 psig and 4.0 psig (PLUS the necessary adjustment for groundwater), timing shall begin. A brief pressure drop of either 1.0 psig or 0.0 psig shall be used. The RPR shall determine the appropriate pressure drop. The allowable time shall be predetermined using either Table 600.01 or 600.02, depending on which pressure drop is used. When testing RCP sewers, a 1.0 psig pressure drop shall be used. e. Time adjustment for joints No time adjustment for lateral lengths will be allowed. 1. Determination of Line Acceptance If the time shown for the designated pipe size and length elapses before the pressure drops (1.0 or 0.5 psig), the section of pipe being tested shall have passed the test. The test may be discontinued once the prescribed time has elapsed even though the pressure drop has not occurred. g. Determination of Line Failure If the pressure drops before the acceptance time has elapsed, the air loss rate shall be considered excessive and the section of pipe being tested shall have failed the test. The Contractor shall be required to uncover, replace, or repair any section of sewer not passing the test. The method of repair shall be per approval of the Division and/or Department. Crowding is not an acceptable method of repair.	
602.04 Joint Test	All sewers greater than twenty-four (24) inches shall be joint tested using air or water under low pressure. All joints shall be tested. Testing procedures shall be per ASTM C 1103 and as follows: 1. Waiting Period The joint test may be done immediately after final backfill is placed. 2. Equipment Equipment used shall be made specifically for joint testing of pipelines. 3. Testing Procedures a. Joint Test Apparatus Installation i. Clean the joint and interior joint surfaces. ii. Move the joint test apparatus into the sewer line to the joint to be tested and position it over the joint. Make sure end element sealing hose straddle both sides of the joint and the hoses are attached. For the water test, the bleed-off petcock must be located at top dead center iii. Inflate and element sealing tubes with air in accordance with equipment and manufacturer's instructions.	page 6-5

Chapter 600
Testing

	b. Joint Air Test i. Prescribe the void volume with air at 5.5 psi PLUS the necessary adjustment for groundwater above the top of pipe (maximum 2.0 psi adjustment for a 6.0 psi maximum total). Allow the air pressure and temperature to stabilize before shutting off the air supply. Start the timing of the test. The air pressure adjustment shall be per Section 600.03.3.b. ii. Measure the pressure drop for five (5) seconds. iii. After the joint test is completed, exhaust void volume, then exhaust end element tubes prior to removal of the testing apparatus. c. Joint Water Test i. Introduce water into the void volume and water flows evenly from open petcock. Close the petcock and pressurize with water to 5.5 psi PLUS the necessary adjustment for groundwater above the top of pipe (maximum 2.0 psi adjustment for a 5.5 psi maximum total). Shut off the water supply and start test timing. ii. Measure the pressure drop for five (5) seconds. iii. After the joint test is completed, exhaust end element tubes which will automatically release the water from the void volume, prior to removal of the testing apparatus. d. Determination of Line Acceptance If the pressure holds or drops less than one (1) psi for the five (5) second test time, the joint shall have passed the test. e. Determination of Line Failure If the pressure drops one (1) psi or more during the five (5) second test time, the joint shall have failed the test. If the joint fails, the Contractor shall repair and retest as necessary. The method of repair shall be per approval of the Division and/or Department. Crowding is not an acceptable method of repair.	
602.05 Water Infiltration Test	All gravity sanitary sewers shall be watertight and free from leakage. The rate of infiltration into the sanitary sewer system between any two adjacent manholes or the entire system shall not be in excess of 100 gallons per inch of pipe diameter per mile per day (100 gpm/dmi). The Contractor may be required to conduct a veal test to determine if the 100 gpm/dmi/day maximum allowable infiltration rate is being exceeded. The veal test will be required if water is observed in the sewer at any time during the acceptance process. The veal test will be at the sole discretion of the RPR, Division, or Department. The Contractor shall be required to repair all visible leaks, even if the allowable infiltration requirements are met. The method of repair shall be per the approval of the Division and/or Department.	page 6-6

Chapter 600
Testing

Crowding of the joint or cracks to repair the leakage shall not be permitted. If the defective portion of the sanitary sewer cannot be located, the Contractor shall remove and reconstruct as much of the work as necessary to obtain a system that passes infiltration requirements.

All sanitary sewers using flexible pipe shall be tested for deflection by means of a go/no-go mandrel pipe or other methods as approved by the Department.

The mandrel deflection test shall be as follows:

- Waiting Period

The mandrel deflection test shall be done no sooner than thirty (30) days after final backfill has been placed.

- Equipment

Mandrels shall be constructed with nine (9) or ten (10) arms. Mandrels with fewer than nine (9) arms are not allowed.

The Length (L) shall be measured between points of contact on the mandrel arm.

The Diameter (D) mandrel dimension shall carry a tolerance of ± 0.01 inches.

- Allowable Deflection

The allowable deflection shall be based on the pipe type as follows:

- PVC Pipe

The allowable deflection for PVC pipe shall be 5% of the base inside diameter as determined by ASTM D 3034 and F 679. The dimensions are as follows:

DIMENSIONS FOR MANDREL			
Nominal Pipe Diameter, inches	Length (L) of Mandrel, inches	Base (B) of Pipe, inches	Diameter (D) for Deflection of 5% Inches
8	8.0	7.665	7.28
10	10.0	9.663	9.08
12	10.0	11.361	10.79
15	12.0	13.686	13.20

¹ - The diameter is based on BDR 35 pipe thickness. If blowpipe is used, the diameter may be adjusted accordingly.

- Closed Profile PVC

The allowable deflection for Closed Profile PVC shall be 5% based on the inside diameter as determined on a case-by-case evaluation of the pipe design.

Chapter 600
Testing

	c. Centrally Cast Fiberglass Reinforced Polymer Motor Pipe i. Polyester Resin The allowable deflection for Centrally Cast Fiberglass Reinforced Polymer Motor pipe made with polyester resin shall be 4% based on the inside diameter as determined on a case-by-case evaluation of the pipe design. ii. Vinyl Ester Resin The allowable deflection for Centrally Cast Fiberglass Reinforced Polymer Motor pipe made with vinyl ester resin shall be 3% based on the inside diameter as determined on a case-by-case evaluation of the pipe design. The Contractor shall provide proving rings to check the mandrel. The proving rings shall be clearly labeled with the dimensions and ASTM Standard. 4. Testing Procedure a. The mandrel shall be hand pulled through all sections of the sewer lines. b. Determination of Line Acceptance If the mandrel can be hand pulled through the entire length of the section tested, the section shall have passed the test. c. Determination of Line Failure If the mandrel cannot be hand pulled through the entire length of the section tested, the section shall have failed the test. The Contractor shall be required to uncover, replace, or repair any section of sewer not passing the mandrel test.	
602.07 Air Test or Mandrel Test Failures	To determine the location of any failure, a visual inspection by means of closed circuit televising (CCTV) is recommended when the air or mandrel tests fail. The pipe shall be thoroughly cleaned before televising. If a CCTV inspection was conducted, then a digital copy of the inspection shall be submitted to the Division for review.	page 6-8

Chapter 600
Testing

SECTION 603 Force Main Testing Requirements	
603.01 Introduction	This Section provides the testing requirements for force mains and low pressure systems. For testing requirements specific to sanitary sewers, refer to Section 600. For testing requirements specific to manholes refer to Section 604. For testing requirements specific to lift stations refer to Section 605. For testing requirements common to all sanitary sewer facilities refer to Section 601.
603.02 General Requirements	All force mains for lift stations and common force mains in low pressure systems shall be tested for leakage by a Hydrostatic Leak Test per Section 600.03.
603.03 Hydrostatic Leak Test	The hydrostatic leak test shall be done in accordance with AWWA Mandrels based on force main material, in accordance with ASTM E 1001, and as follows: 1. Waiting Period The hydrostatic test may be done immediately after final backfill is placed and the air and/or vacuum release valves are installed. 2. Equipment At a minimum, the following shall be provided: a. Hydrostatic Test Pump (jockey pump) b. Continuous monitoring pressure gauge having a range of 0 – 150 psi graduated in 1 psi increments. The gauge shall be no less than four (4) inches in diameter. c. Pipe plugs and/or caps. The plug/caps shall be equipped with a minimum of two (2) openings for filling/draining the force main and for bleeding air from the line. d. Calibrated/galvanized container to measure the quantity of water required to be added during the hydrostatic test to maintain the test pressure. 3. Testing Procedures The procedures for the hydrostatic test are as follows: a. Plug/Cap Installation After the force main has been backfilled to final grade, securely plug and/or bulkhead the ends being tested. Thread locking restraints must be installed at each bulkhead in accordance with the bulkhead manufacturer's requirements. b. Air and/or Vacuum Release Valves All air and/or vacuum release valves shall be installed and in normal (open) in-service position during the test.

Chapter 600
Testing

	c. Line Pressurization i. The force main shall be slowly pressurized with water to 1.5 times the working pressure, or 100 psi, whichever is greater. ii. Trapped air shall be expelled through high point bleed off valves as the force main is being filled. iii. When the pressure has been reached, the test pump shall be shut off. iv. After the force main has been pressurized, measure the pressure drop for two (2) hours d. Determination of Force Main Acceptance If no pressure drop occurs within the two (2) hour test time, the force main shall have passed the test. e. Determination of Force Main Failure If a pressure drop occurs within the two (2) hour test time, the force main shall have failed the test. The Contractor shall repair any defects and retest, or retest per the Alternate Testing Procedure. 4. Alternate Testing Procedure a. Plug/Cap Installation Same as the above Testing Procedures b. Line Pressurization The force main shall be slowly pressurized with water to a test pressure 1.5 times the working pressure or 100 psi, whichever is greater. Water shall be added to maintain the test pressure for two (2) hours. c. Determination of Force Main Acceptance The amount of water added during the line pressurization shall be measured. The allowable leakage, in gallons per hour, shall be calculated as follows: i. For PVC Pipe $L = (ND/P^{1.25}) / 7400$ ii. For Ductile Iron Pipe $L = (SD/P^{1.25}) / 133,200$ where: L = allowable leakage, gph N = number of joints in the pipeline tested	
604.05 Chimney Seal Leakage Test	All internal chimney seals shall be tested using a leakage test. The leakage test shall be as follows: 1. Waiting Period The leakage test shall be done AFTER the manhole has passed the vacuum test.	page 6-10

Chapter 600
Testing

	S = length of pipe tested, feet D = nominal diameter of the pipe, in P = average test pressure (psi) If the amount of water added is less than the allowable leakage, the force main shall have passed the test. d. Determination of Force Main Failure If the amount of water added is greater than the allowable leakage, the force main shall have failed the test. The Contractor shall be required to uncover, replace, or repair the force main and/or release valve and retest.	
--	---	--

Chapter 600
Testing

SECTION 604 Manhole Testing Requirements	
604.01 Introduction	This Section provides the testing requirements for manholes. For testing requirements specific to sanitary sewers refer to Section 600. For testing requirements specific to force mains refer to Section 603. For testing requirements specific to lift stations refer to Section 605. For testing requirements common to all sanitary sewer facilities refer to Section 601.
604.02 General Requirements	All manholes shall be tested for infiltration by means of a negative air (vacuum) pressure test per Section 604.04. All internal chimney seals shall be tested per Section 604.05.
604.03 Leakage	All manholes shall be watertight and free from leakage. Each manhole shall be visually inspected for leakage by the Division's RPR after assembly and backfilling. If the manhole shows signs of leakage, the manhole shall be repaired to the satisfaction of the Division and re-inspected.
604.04 Negative Air (Vacuum) Test	All manholes shall be tested for infiltration by means of a Negative Air (Vacuum) Pressure Test. Testing shall be done per ASTM C 1244. All joints between the top of casting to the bottom of the manhole base shall be included in the test. The vacuum test shall be as follows: 1. Waiting Period If possible, each manhole shall be tested immediately after assembly and prior to backfilling. If the test is done after backfilling, the Contractor shall be responsible for re-excavation to locate and correct any leaks that have been identified. The vacuum test shall be done BEFORE the chimney seal is installed and tested. 2. Equipment Equipment used shall be made specifically for vacuum testing of manholes. 3. Testing Procedures a. Plug Installation All pipes entering the manhole shall be temporarily plugged, taking care to securely brace the pipes and plugs to prevent them from being drawn into the manhole. b. Test Head Installation The test head shall be placed at the top of the manhole casting in accordance with the manufacturer's recommendation.

Chapter 600
Testing

c. Air Evacuation

A vacuum of ten (10) inches of mercury shall be drawn on the manhole, the valve on the vacuum line of the test head closed, and the vacuum pump shut off.

d. Timing Pressure Rise

The time for the vacuum reading to drop from ten (10) inches to nine (9) inches of mercury shall be measured. The allowable time shall be determined by using the following:

Minimum Test Times			
Manhole Depth, feet	48	60	72
8	25	25	33
10	25	33	41
12	33	33	48
14	33	41	57
16	40	52	67
18	45	59	75
20	50	65	83
22	55	72	89
24	59	78	97
26	64	85	105
28	69	91	113
30	74	98	121

a. Determination of Manhole Acceptance

If the time shown for the designated manhole depth and diameter elapses before the vacuum reading drops one (1) inch, the manhole shall have passed the test.

f. Determination of Manhole Failure

If the vacuum reading drops more than one (1) inch before the appropriate time has elapsed, the manhole shall have failed the test.

The Contractor shall be required to uncover, replace, or repair any or all sections of the manhole and retest.

604.05
Chimney Seal
Leakage Test

All internal chimney seals shall be tested using a leakage test.

The leakage test shall be as follows:

1. Waiting Period

The leakage test shall be done AFTER the manhole has passed the vacuum test.

Chapter 600
Testing

	2. Testing Procedures a. Install the chimney seal and only the bottom expansion band per manufacturer's recommendation. Fully tighten the bottom band. Do not install the top expansion band. b. Pulling the top of the seal away from the manhole frame, pour one (1) gallon of water behind the seal. c. Observe the bottom seal for a minimum of one (1) minute for leakage. d. Drain the water by folding the top of the chimney seal down. e. If the chimney seal passes the test, install the top expansion band per manufacturer's recommendation. 3. Determination of Chimney Seal Acceptance If the bottom expansion band holds water without leaking, the chimney seal will have passed the test. 4. Determination of Chimney Seal Failure If the bottom expansion band has any leakage during the test time, the chimney seal will have failed the test. The Contractor shall be required to remove, replace, or reposition the bottom expansion band and retest.	
--	---	--

Chapter 600
Testing

SECTION 605 Lift Station Testing	
605.01 Introduction	This Section provides the testing requirements for lift stations. For testing requirements specific to sanitary sewers refer to Section 600. For testing requirements specific to force mains refer to Section 603. For testing requirements specific to manholes refer to Section 604. For testing requirements common to all sanitary sewer facilities refer to Section 601.
605.02 General Requirements	The force main and all gravity sanitary sewers constructed as part of the project shall have passed all required tests prior to the startup and final acceptance of the lift station.
605.03 Veal Well Leakage Testing	All veal wells shall be watertight and free from leakage. The veal well shall be visually inspected for leakage by the Division's RPR after assembly and backfilling. All dewatering activities shall be ceased a minimum of eight (8) hours prior to the leak testing. If the veal well shows signs of leakage, it shall be repaired to the satisfaction of the Division and re-inspected.
605.04 Lift Station Testing	All equipment testing shall be observed by the Department and the RPR during the lift station's final inspection. Partial testing will not accepted. The testing must be done on the complete lift station. It is not the RPR's, Division's, or Department's responsibility to engage in ANY activity or supply ANY equipment to test and/or accept the lift station. The Contractor shall provide the clean water to fill the pumps and perform all tests. The startup and final inspection shall be as follows: 1. Waiting Period The waiting period shall be after BOTH of the following: a. AFTER the force main, gravity sewers and manholes constructed as part of the project have passed all required tests contained in Sections 602, 603, and/or 604. b. After ALL equipment has been installed, been determined to be in working order by the Contractor and manufacturer, and been previously tested by the manufacturer. 2. Equipment The Contractor or manufacturer shall provide all necessary equipment to safely complete all the tasks necessary to test and accept the lift station.

Chapter 600
Testing

	3. Testing Procedures a. Lift station checklist provided by the Department shall be completed during the start-up and final inspection. The test shall verify all equipment performs in accordance with the design and the requirements of this Manual. Procedures for each component shall be determined by the Department at the time of startup. At a minimum, the following shall be tested: a. Pumping rate for all pumps in gear b. Communications equipment; c. Programmable Logic Controller; d. All electronic equipment; e. All mechanical equipment; f. All instrumentation and control equipment; g. All programming; h. Incoming power; i. The overall operating condition of the lift station; and j. Any other test the Department deems necessary. 4. Calibration All measuring equipment supplied for the lift station shall be calibrated prior to acceptance. Calibration test results shall be made available upon request. The measuring equipment shall include at a minimum the following: a. Level Transducers; b. Flow Meters; c. Gauges; and d. Other equipment as deemed necessary by the Department. 5. Determination of Lift Station Acceptance If the station performs to the satisfaction of the Department, as designed, and per the requirements of this Manual, the lift station shall have passed the test. 6. Determination of Lift Station Failure If the station does not perform to the satisfaction of the Department, as designed, and per the requirements of this Manual, the lift station shall have failed the test. The Contractor shall be required to correct all deficiencies and retest.	
--	---	--

Chapter 600
Testing

TABLE 600.01 MINIMUM SPECIFIED TIME REQUIRED FOR A 1.0 PSIG PRESSURE DROP FOR SIZE AND LENGTH OF PIPE FOR ALL PIPE												
1 Pipe Diameter (in)	2 Minimum Time (min:sec)	3 Length for Minimum Time (ft)	4 Time for Longer Length	Specification Time for Length (L) Shown (min:sec)								
				100 ft	150 ft	200 ft	250 ft	300 ft	350 ft	400 ft	450 ft	500 ft
4	3:46	667	3:46 L	3:46	3:46	3:46	3:46	3:46	3:46	3:46		
6	5:40	358	5:40 L	5:40	5:40	5:40	5:40	5:40	5:40	5:40		
8	7:34	238	7:34 L	7:34	7:34	7:34	7:34	7:36	8:52	10:08		
10	9:26	239	9:26 L	9:26	9:26	9:26	9:53	11:52	13:51	15:49		
12	11:20	169	11:20 L	11:20	11:20	11:24	14:15	17:05	19:56	22:47		
15	14:10	159	14:10 L	14:10	14:10	17:46	22:15	26:42	31:09	35:36	40:04	44:31
18	17:00	133	17:00 L	17:00	19:13	26:38	32:03	38:27	44:52	51:16	57:41	64:06
21	19:50	114	19:50 L	19:50	26:10	34:54	43:37	52:21	61:00	69:48	78:31	87:15
24	22:40	89	22:40 L	22:47	34:11	45:34	56:59	68:22	78:46	91:10	102:33	113:57
27 ¹	25:30	88	25:30 L	28:57	43:16	57:41	72:07	86:32	100:57	115:57	129:48	144:13
30 ¹	28:20	80	28:20 L	38:37	53:25	71:13	89:02	108:50	124:36	142:59	160:15	178:03
33 ¹	31:10	72	31:10 L	43:05	64:38	86:10	107:43	129:16	150:48	172:21	193:63	215:36
36 ¹	34:00	66	34:00 L	61:17	79:55	102:34	128:12	163:50	179:29	205:07	230:46	256:40
Reinforced Concrete Pipe (RCP)												
24	3.6	100	0.036 L	3.36	5.24	7.12	9.00	10.48	12.38	14.24	16.12	18.00

¹ Per Section 602.03, the low pressure air test for these pipe diameters can only be conducted with prior approval of the Department.

Chapter 600
Testing

TABLE 600.02												
MINIMUM SPECIFIED TIME REQUIRED FOR A 0.5 PSIG PRESSURE DROP FOR SIZE AND LENGTH OF PIPE FOR FLEXIBLE AND SEMI-RIGID PIPE												
1 Pipe Diameter (in)	2 Minimum Time (min:sec)	3 Length for Minimum Time (ft)	4 Time for Longer Length	Specification Time for Length (L) Shown (min:sec)								
				100 ft	150 ft	200 ft	250 ft	300 ft	350 ft	400 ft	450 ft	500 ft
4	1:53	597	0.190 L	1:53	1:53	1:53	1:53	1:53	1:53	1:53		
6	2:50	598	0.427 L	2:50	2:50	2:50	2:50	2:50	2:50	2:51		
8	3:47	298	0.760 L	3:47	3:47	3:47	3:47	3:48	4:28	5:04		
10	4:43	239	1.167 L	4:43	4:43	4:43	4:57	5:56	6:55	7:54		
12	5:40	199	1.709 L	5:40	5:40	5:42	7:08	8:33	9:58	11:24		
15	7:05	159	2.671 L	7:05	7:06	8:54	11:08	13:21	15:36	17:48	20:02	22:16
18	8:30	133	3.846 L	8:30	9:37	12:49	16:01	19:14	22:26	25:38	28:51	32:03
21	9:56	114	5.236 L	9:56	13:05	17:27	21:49	26:11	30:32	34:54	39:16	43:38
24	11:20	99	6.837 L	11:24	17:57	22:48	28:30	34:11	39:53	45:35	51:17	56:59
27 ¹	12:45	85	8.653 L	14:25	21:35	28:51	35:04	43:16	50:30	57:42	64:54	72:06
30 ¹	14:10	80	10.683 L	17:48	26:43	35:37	44:31	53:25	62:19	71:13	80:07	89:01
33 ¹	15:35	72	12.925 L	21:33	32:19	43:56	53:52	64:38	75:24	85:10	95:57	107:43
36 ¹	17:00	66	13.384 L	25:39	38:28	51:17	64:06	76:56	89:44	102:34	115:23	128:12

¹ Per Section 602.03, the low pressure air test for these pipe diameters can only be conducted with prior approval of the Department.

Chapter 600
Testing

	1. Waiting Period The waiting period shall be after BOTH of the following: a. AFTER the force main, gravity sewers and manholes constructed as part of the project have passed all required tests contained in Sections 602, 603, and/or 604. b. After ALL equipment has been installed, been determined to be in working order by the Contractor and manufacturer, and been previously tested by the manufacturer. 2. Equipment The Contractor or manufacturer shall provide all necessary equipment to safely complete all the tasks necessary to test and accept the lift station.	
	3. Testing Procedures a. Lift station checklist provided by the Department shall be completed during the start-up and final inspection. The test shall verify all equipment performs in accordance with the design and the requirements of this Manual. Procedures for each component shall be determined by the Department at the time of startup. At a minimum, the following shall be tested: a. Pumping rate for all pumps in gear b. Communications equipment; c. Programmable Logic Controller; d. All electronic equipment; e. All mechanical equipment; f. All instrumentation and control equipment; g. All programming; h. Incoming power; i. The overall operating condition of the lift station; and j. Any other test the Department deems necessary. 4. Calibration All measuring equipment supplied for the lift station shall be calibrated prior to acceptance. Calibration test results shall be made available upon request. The measuring equipment shall include at a minimum the following: a. Level Transducers; b. Flow Meters; c. Gauges; and d. Other equipment as deemed necessary by the Department. 5. Determination of Lift Station Acceptance If the station performs to the satisfaction of the Department, as designed, and per the requirements of this Manual, the lift station shall have passed the test. 6. Determination of Lift Station Failure If the station does not perform to the satisfaction of the Department, as designed, and per the requirements of this Manual, the lift station shall have failed the test. The Contractor shall be required to correct all deficiencies and retest.	

Chapter 600
Testing

10505 N. College Avenue
Indianapolis, Indiana 46280
weirnet.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax

WEIHE
ENGINEERS
Land Surveying/Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
----------------------	------	----	-------------

TOWNE ROAD



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 SHRUB PLANTING AREAS TO BE COVERED WITH 3" 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 WOODEN 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. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. 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.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR 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.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. 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.
15. MASTER TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR TRAILS.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	ON CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH	
CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	11	X	SEE PLAN	MIN 8'	50'/40'	
GIS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X	SEE PLAN	MIN 8'	45'/35'	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	9	X	SEE PLAN	MIN 8'	70'/35'	
NS	NYSSA SYLVATICA	BLACK GUM	2"	16	X	SEE PLAN	MIN 8'	50'/30'	
QA	QUERCUS ALBA	WHITE OAK	2"	24	X	SEE PLAN	MIN 8'	80'/80'	
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	10	X	SEE PLAN	MIN 8'	70'/50'	
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X	SEE PLAN	MIN 8'	60'/50'	
EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6"	14	X	SEE PLAN	X	50'/30'	
PO	PICEA OMORIKA	SERBIAN SPRUCE	6"	10	X	SEE PLAN	X	60'/25'	
PpB	PICEA PUNGENS	COLORADO SPRUCE	6"	12	X	SEE PLAN	X	30'/15'	
ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X	SEE PLAN	MULTI BRANCH	15'/15'	
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X	SEE PLAN	X	20'/15'	
CcG	CERCIS CANADENSIS	REDBUD	2"	4	X	SEE PLAN	X	25'/30'	
Ccl	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5	X	SEE PLAN	THORNLESS	20'/25'	
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11	X	SEE PLAN	X	20'/20'	
DECIDUOUS SHRUBS									
AsB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	70	X	SEE PLAN	MIN 18"	7'/4'	
FIL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	56	X	SEE PLAN	MIN 18"	8'/8"	
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	62	X	SEE PLAN	MIN 18"	10'/13'	
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54	X	SEE PLAN	MIN 18"	4'/5'	
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	63	X	SEE PLAN	MIN 18"	3'/3"	
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54	X	SEE PLAN	MIN 18"	5'/5"	
EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	22	X	SEE PLAN	MIN 18"	4'/5"	
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	23	X	SEE PLAN	MIN 18"	10'/8"	
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	65	X	SEE PLAN	MIN 18"	3'/6"	
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	66	X	SEE PLAN	MIN 18"	3'/6"	
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X	SEE PLAN	MIN 18"	15'/5"	
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	66	X	SEE PLAN	MIN 18"	4'/4"	

LANDSCAPE PLAN NOTES

- 1 SOD (ALTERNATE)-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

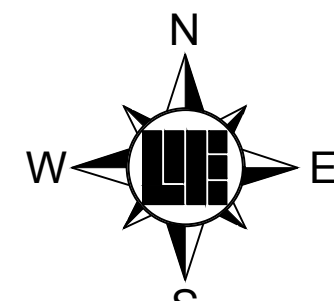
LEGEND

SITE TRIANGLE

GIS SYMBOL
1 QUANTITY
P1 PLANTING AREA
F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING
PD = POND PLANTINGS

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED, MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.



Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 (ax)

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

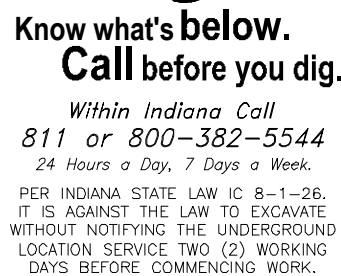
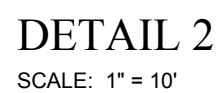
PROJECT NO.: W15.0043
DWG NAME:
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02-09-2016
DATE: 10-30-2015
SUBMITTED FOR INITIAL REVIEW
REVIEWED FOR REVIEW COMMENTS

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE PLAN

SHEET NO.
PROJECT NO.
W15.0043

L101



PROJECT NO	
------------	--

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

317		846	-	6611
800		452	-	6408
317		843	-	0546

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	1½ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES

MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

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

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES

1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

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. 20 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

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.

INSTALLATION

1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. ADD TOPSOIL OR COMPOST MULCH 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 FIRING 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

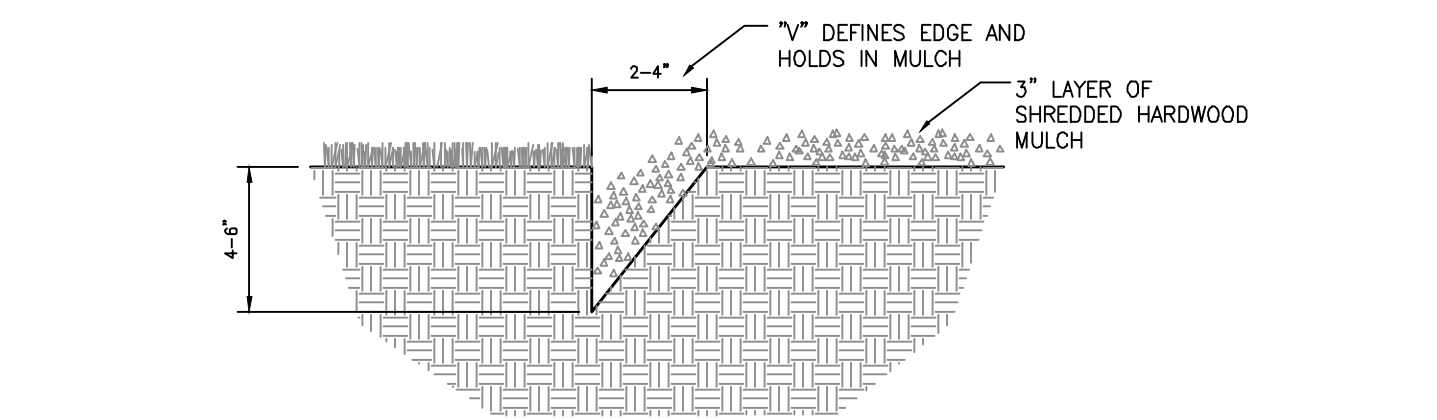
MAINTENANCE

- 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 BLuishGREEN 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 SEEDBED 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.

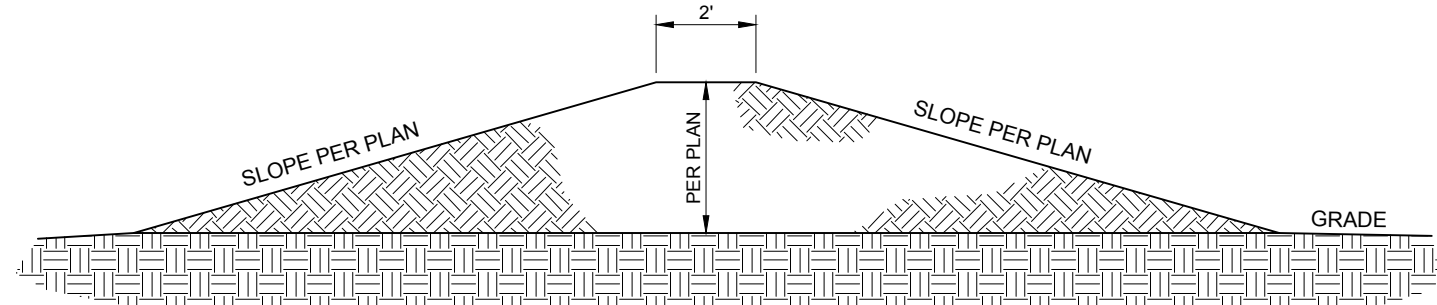
TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G. SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 33-34 IN THE INDIANA STORM WATER QUALITY MANUAL

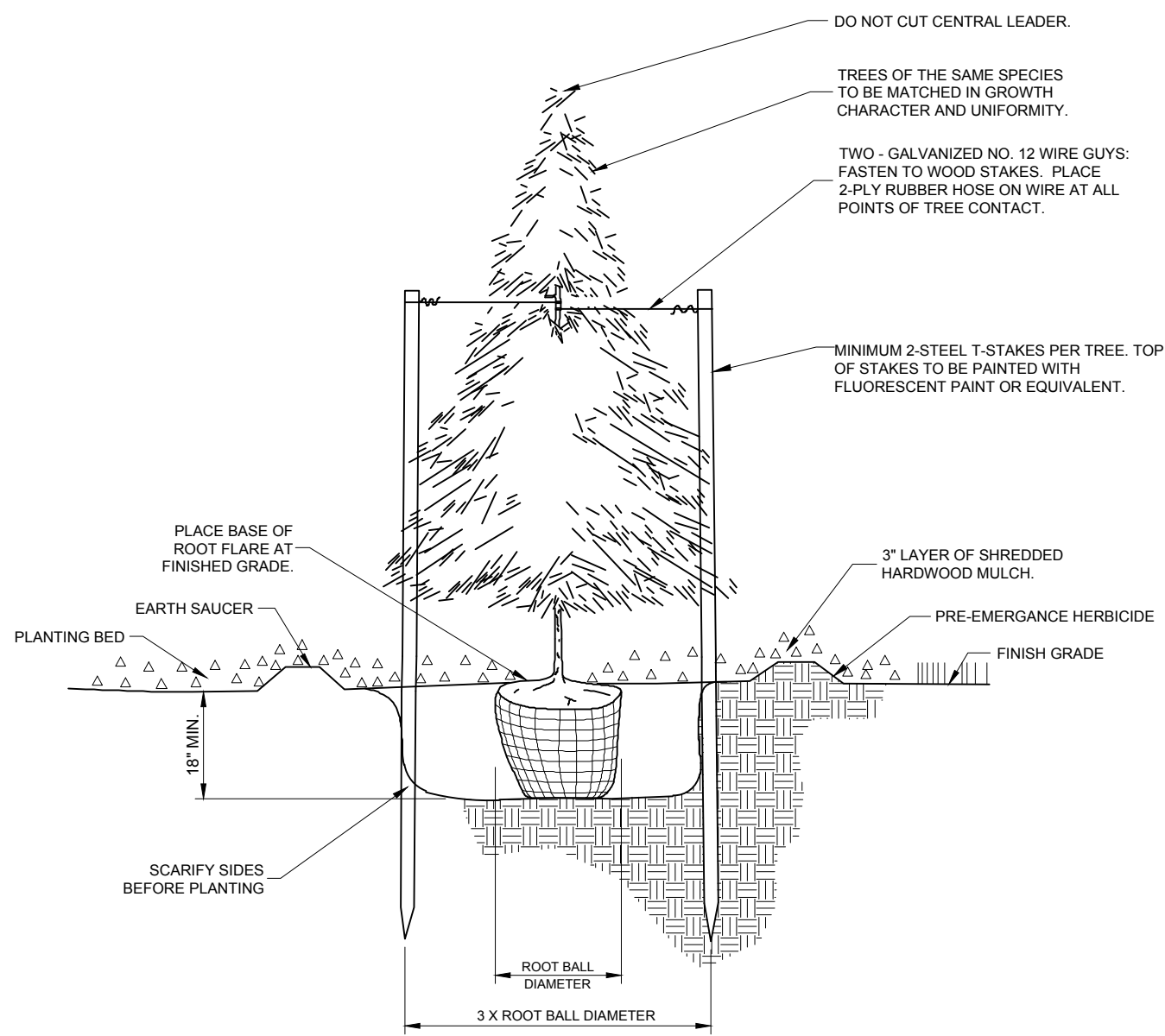
PERMANENT SEED



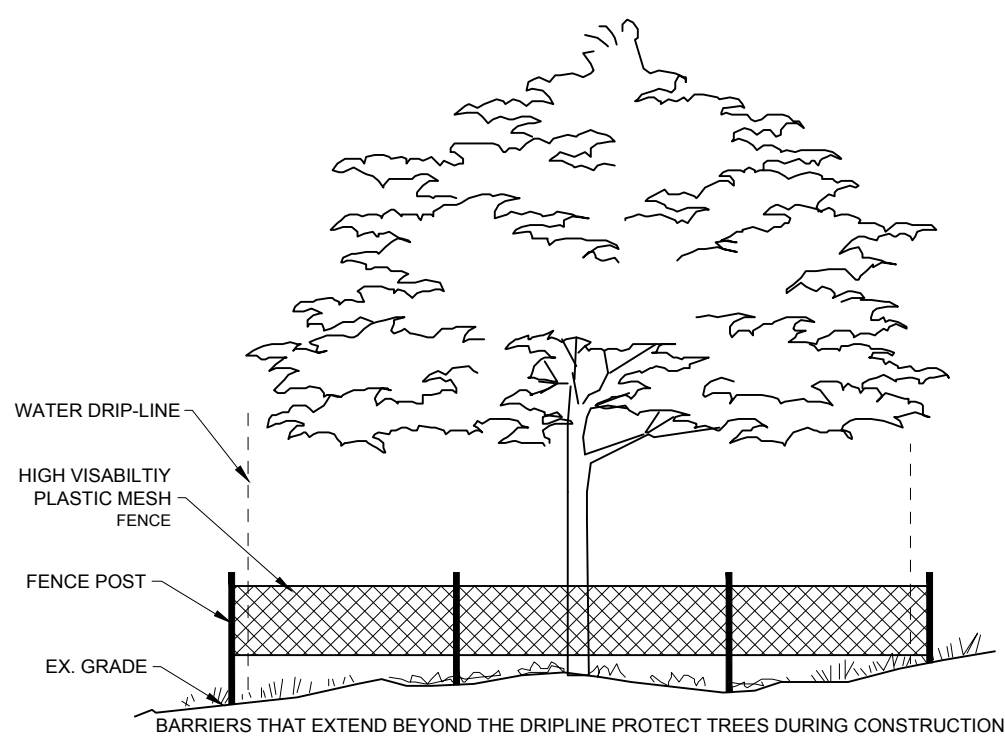
V-CUT LANDSCAPE BED EDGE DETAIL
(NO SCALE)



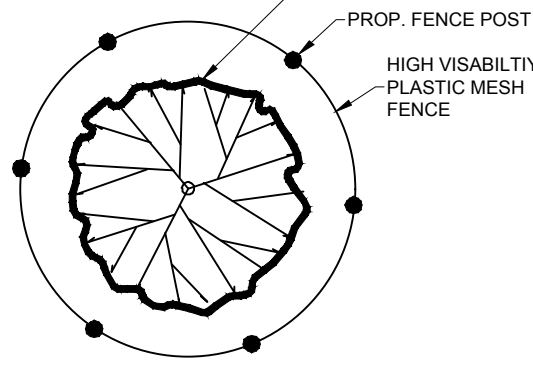
LANDSCAPE MOUNDING DETAIL
(NO SCALE)



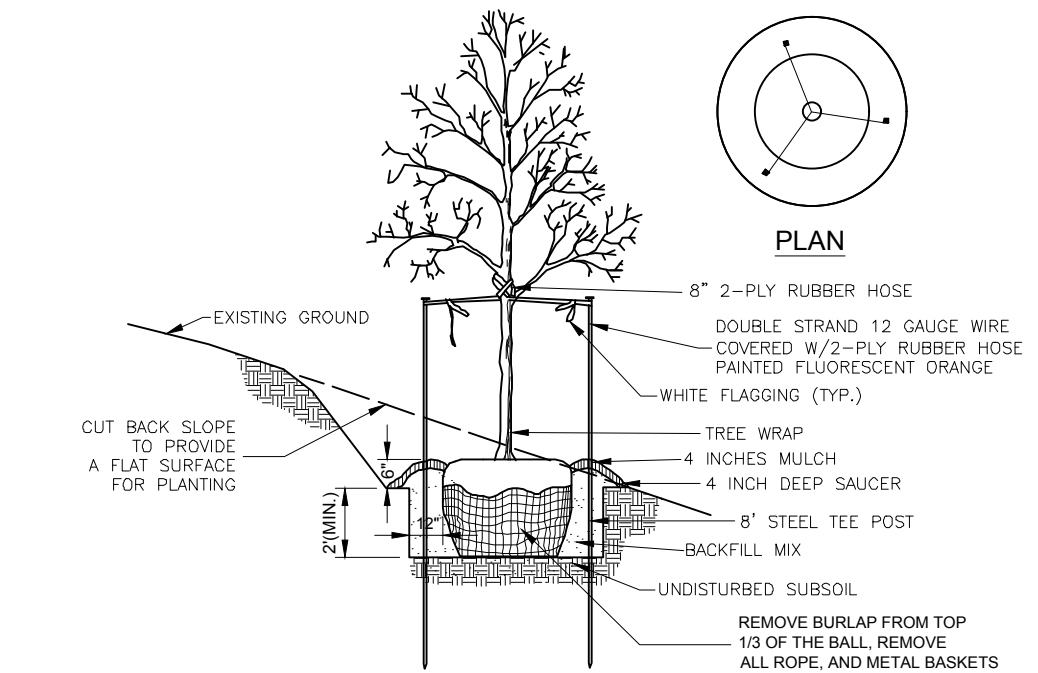
EVERGREEN PLANTING & STAKING
(NO SCALE)



TREE PRESERVATION DETAIL
(NO SCALE)

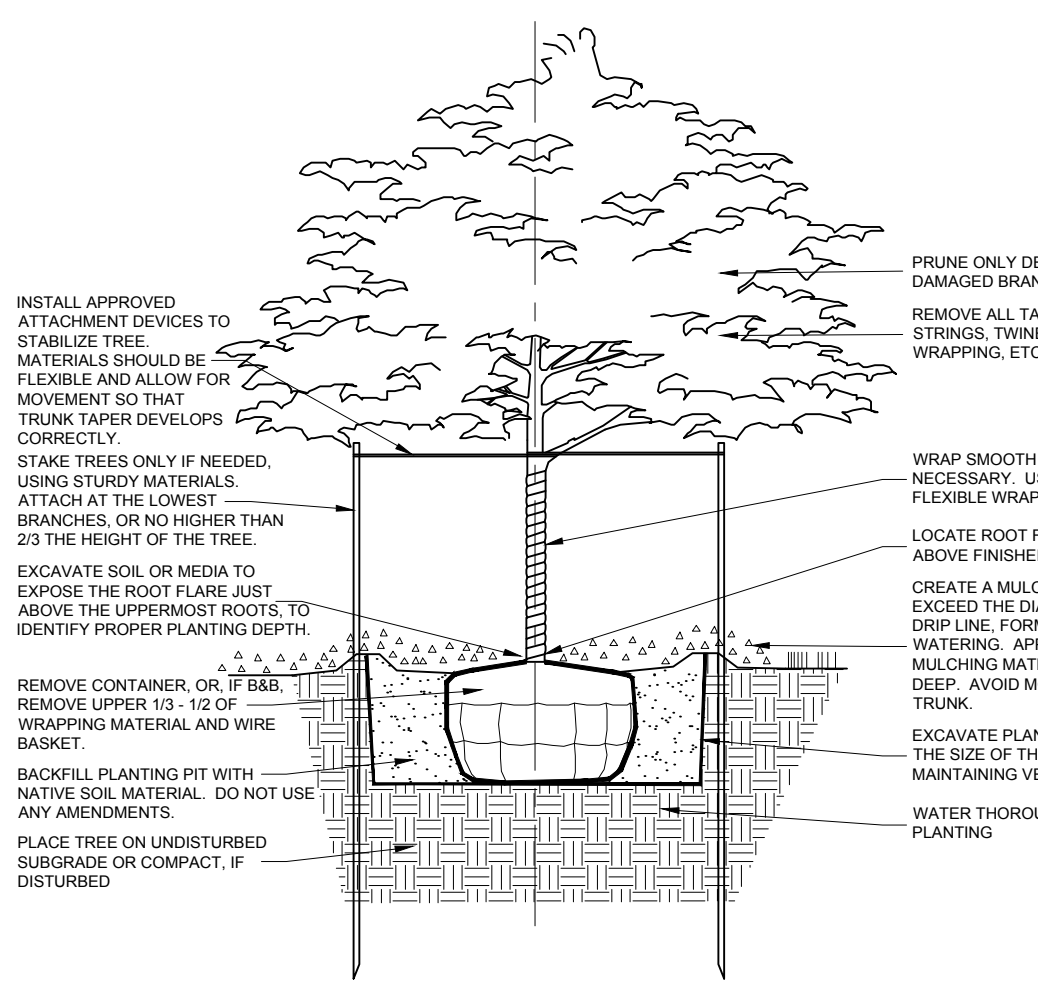


- THE SUREST WAY TO PROTECT TREES THAT ARE TO BE SAVED IS TO:
1. WORK WITH THE BUILDER TO LOCATE AND MARK WITH FLAGGING AND/OR SIGNS ALL CONSTRUCTION ROADS, PARKING PLACES FOR WORKERS, AND AREAS FOR STORAGE OF BUILDING MATERIALS, GRAVEL AND SOIL.
 2. WORK WITH THE UTILITY CONTRACTORS TO STAKE OUT THE EXACT LOCATION OF TRENCHES.
 3. ERECT PHYSICAL BARRIERS AROUND ALL "SAVED" TREES OR, BETTER YET, AROUND GROUPS OF TREES, NEAR THE CONSTRUCTION ACTIVITY.
 4. EXTEND BARRIERS AS FAR AS POSSIBLE BEYOND DRIPLINE.

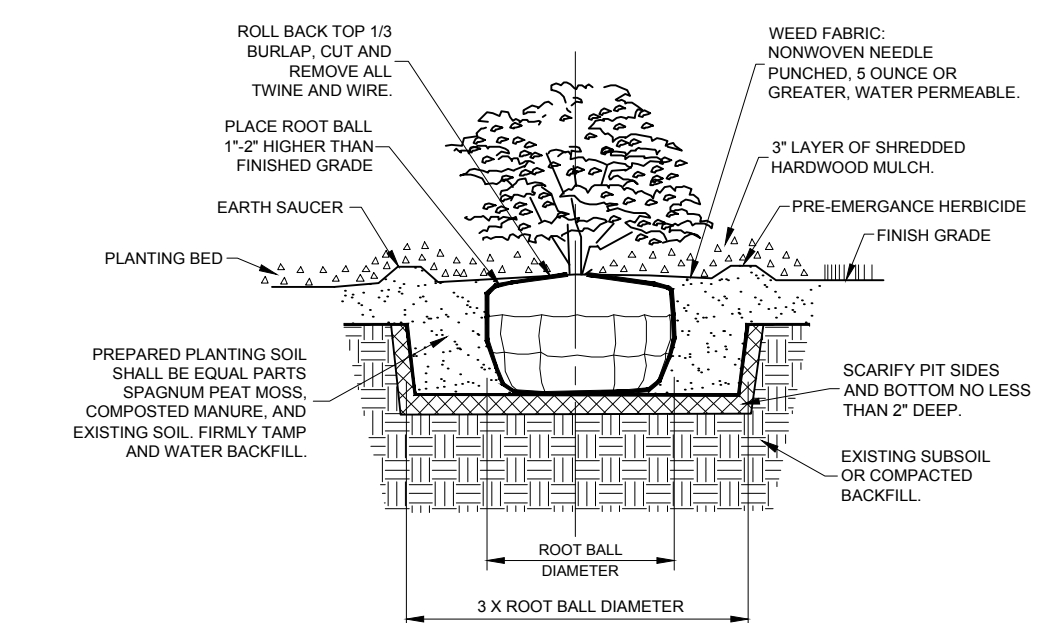


- NOTES:
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
 - TOP OF ROOT BALL TO BE SET 4" HIGHER THAN ADJACENT EARTH GRADE.

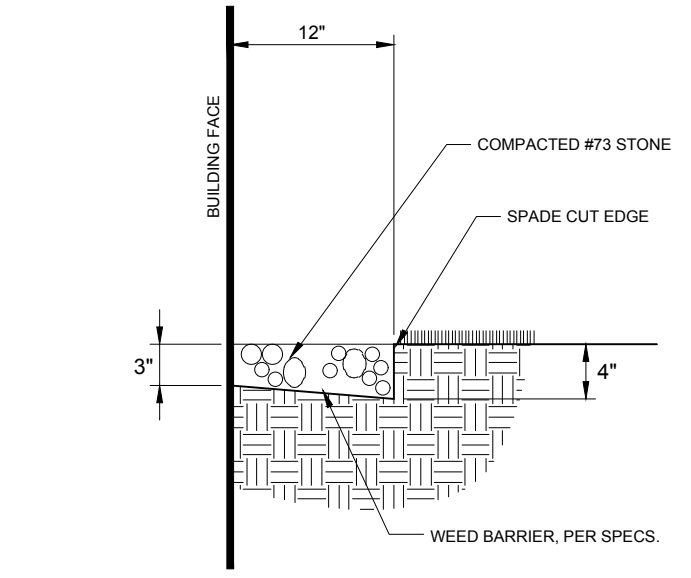
TREE PLANTING ON SLOPE
(NO SCALE)



SHADE TREE PLANTING DETAIL
(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL
(NO SCALE)



- NOTE: GRAVEL MOW STRIP IS NOT REQUIRED WHERE PLANTING BEDS OR CONCRETE FLATWORK IS DIRECTLY ADJACENT TO BUILDING.

GRAVEL MOWING STRIP
(NO SCALE)

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
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	PROJECT NO.	W15.0043
1. SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT	DWG NAME	W150043-L100
2. REVISED FOR PREVIEW COMMENTS	02.09.2016	MLT	DESIGNED BY	W150043-L100
			DRAWN BY	RLW
			CHECKED BY	JKS
			DATE	02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE DETAILS

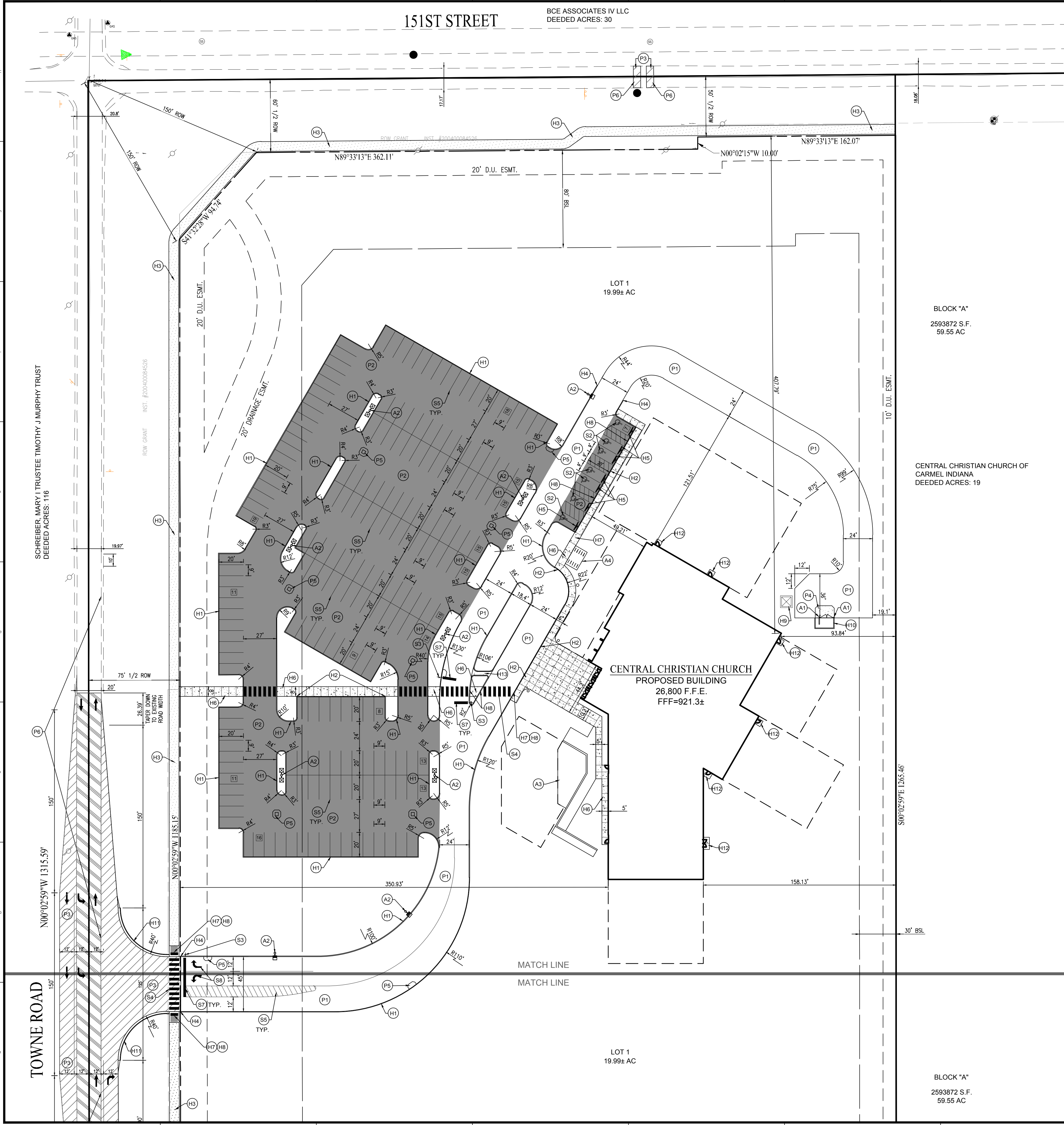
Part of SWM, Section 16, Township 18 North, Range 08 East, Washington Township, Hamilton County, Indiana

SHEET NO.

L200

PROJECT NO.

W15.0043



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" EXTRUDED CURB ONSITE ONLY
- (H2) INTEGRAL WALK AND CURB
- (H3) 8" ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE
- (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
- (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
- (H13) CONCRETE FLUME

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE SOLID LINE ISLAND
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

- 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.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926. SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- 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.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- PROPERTY LINE BEARINGS AND DISTANCES ON THIS PLAN REFER TO PROPOSED PROPERTY LINES AND ROW LINES. PLEASE REFER TO THE ALTA SURVEY FOR EXISTING DEDICATION CALLS AND PROPERTY LINES BEARINGS AND DISTANCES.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:
PARKING REQUIREMENT = 1 per 3 seats
PARKING REQUIRED = 4350 = 145
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQ'D = 8
PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DRAIN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- BSL
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

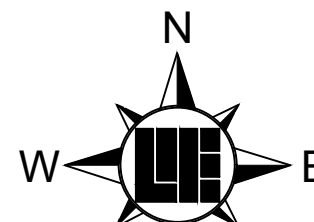
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.S.U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

PAVEMENT

- 1" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE



15055 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES

DATE	BY	REVISION
10.30.2015	MLT	MLT
12.09.2016	MLT	MLT

PROJECT NO.: W15.0043

DWG NAME: W150043-C200-IMP

DESIGNED BY: RLW

DRAWN BY: RLW

CHECKED BY: JKS

DATE: 02.09.2016

STEVEN SCOTT RUCKER P.E. 11300279

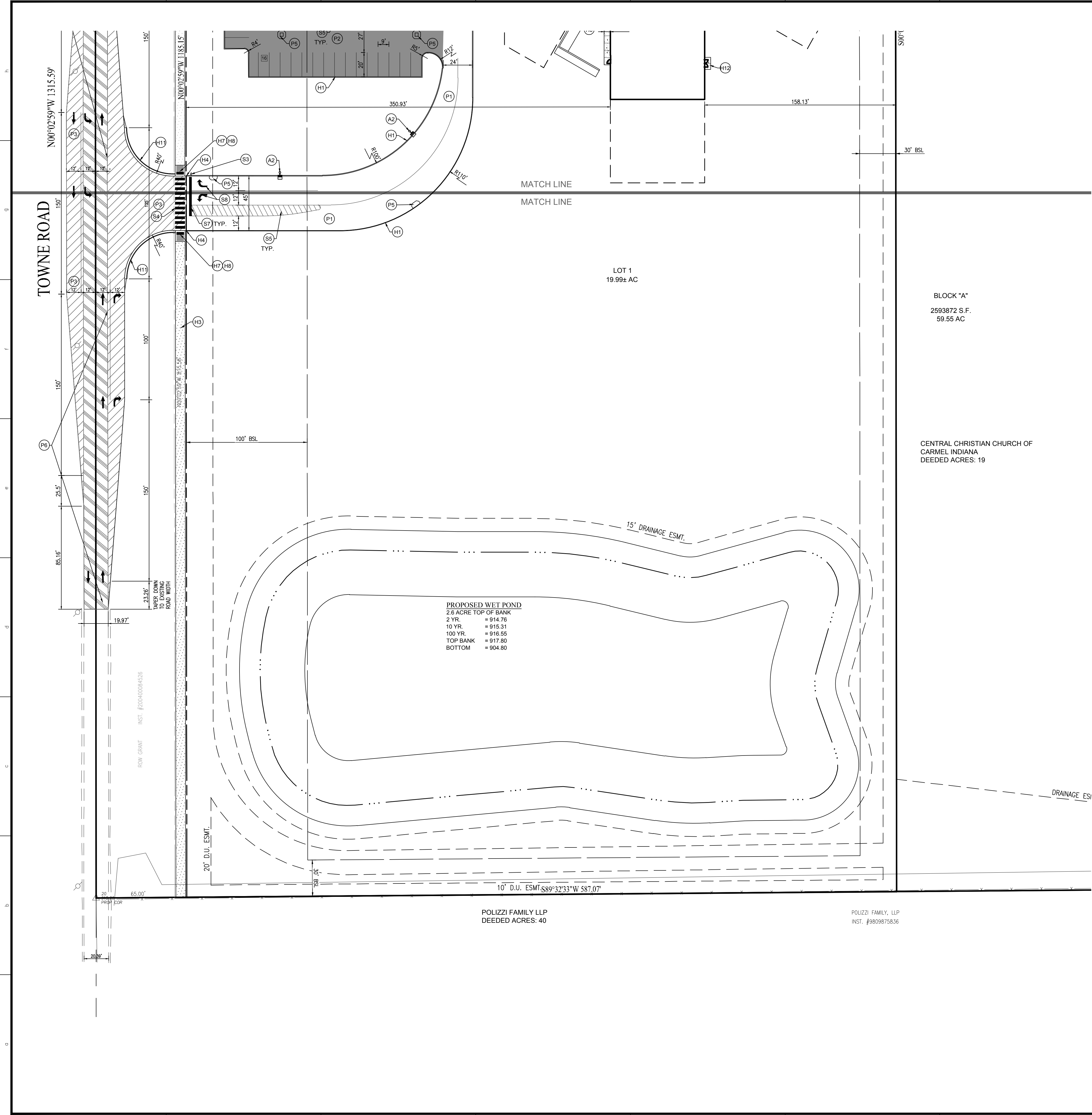
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SHEET NO.
C200

PROJECT NO.
W15.0043

LOCATION: h:\2016\w15043\Engineering\design\c200\w15043-C200_816.dwg
DATE/TIME: February 23, 2016 - 8:23am
PLOTTER: wester



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" EXTRUDED CURB ONSITE ONLY
- (H2) INTEGRAL WALK AND CURB
- (H3) 8" ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE
- (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
- (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
- (H13) CONCRETE FLUME

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE SOLID LINE ISLAND
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

- 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.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926. SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- 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.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- PROPERTY LINE BEARINGS AND DISTANCES ON THIS PLAN REFER TO PROPOSED PROPERTY LINES AND ROW LINES. PLEASE REFER TO THE ALTA SURVEY FOR EXISTING DEDICATION CALLS AND PROPERTY LINES BEARINGS AND DISTANCES.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:
PARKING REQUIREMENT = 1 per 3 seats
PARKING REQUIRED = 43/50 = 145
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQ'D = 8
PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- BSL
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

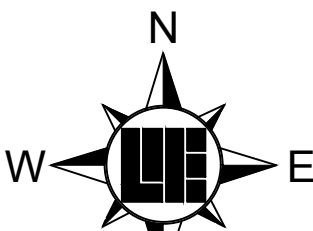
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.S.U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

PAVEMENT

- 1 1/2" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE



SCALE: 1" = 40'



811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS

Land Surveying / Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES

DATE	BY	PROJECT NO.	W15.0043
10.30.2015	MLT	DWG NAME	W150043-C200-816
02.09.2016	MLT	DESIGNED BY	RLW
		DRAWN BY	RLW
		CHECKED BY	JCS
		DATE	02.09.2016

STEVEN SCOTT RUCKER P.E. 11390279

REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PEAL 000279

PREPARED FOR

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

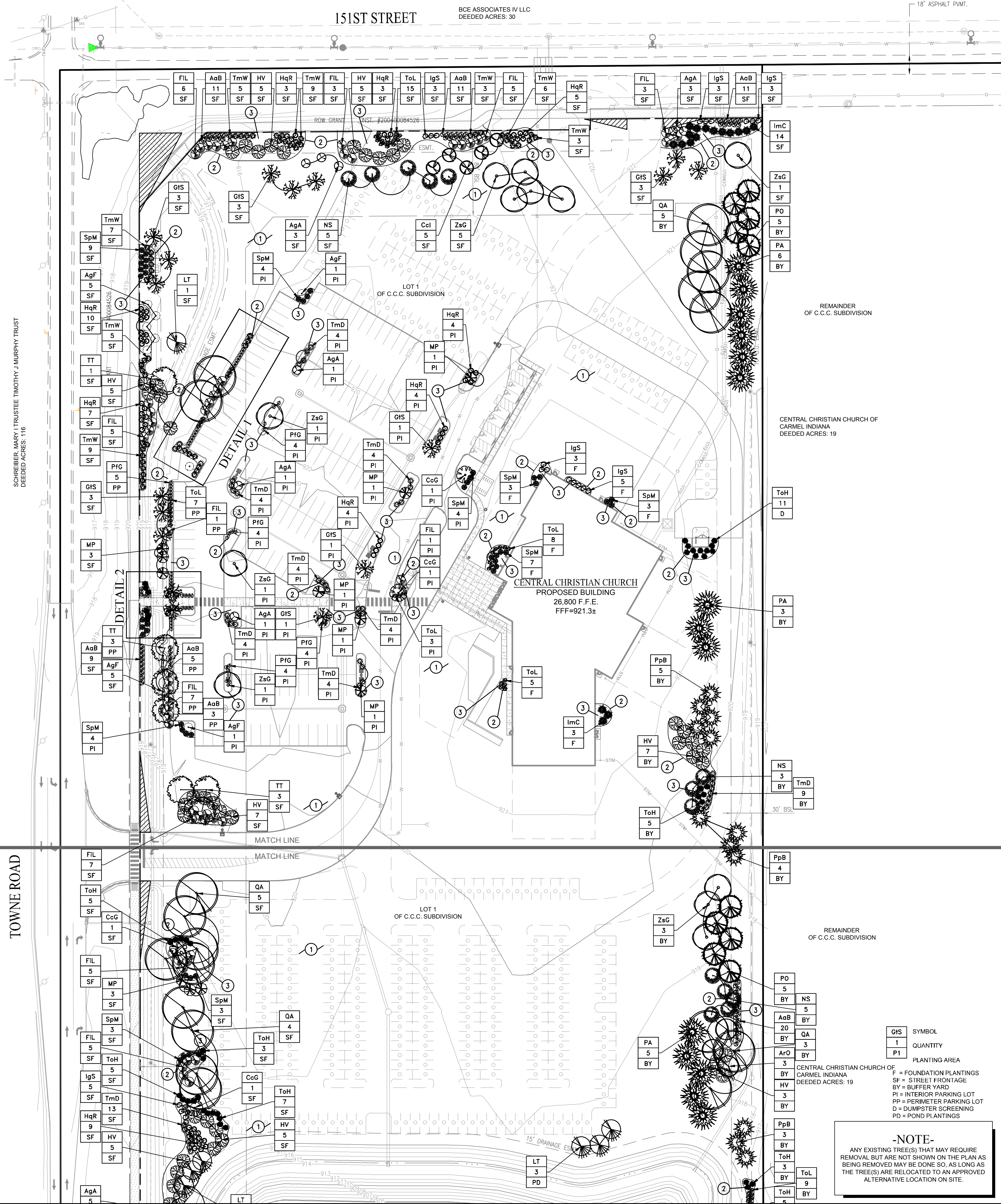
SITE PLAN

SHEET NO.

C201

PROJECT NO.

W15.0043



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE FROM STONES OR LIMBS. NO LUMBER OPERATIONS, NO CUTTING OR TRIMMING SHALL 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. THE PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTINGS OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PLANT 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. ALL PLANTINGS OPERATIONS SHALL BE COMPLETED 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 BE STORED ON SITE UNTIL PLANTING OPERATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSET SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN. 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.
7. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
8. 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.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT BE REQUIRED IN LOCATIONS REQUESTED.
10. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
11. BACKFILL FOR SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10:1 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY DEPARTMENTS, PERMITS, RESOURCES AND FREED FROM DISEASE OR HAZARDOUS INSECTS.
13. 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 LOCATOR PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
14. MATURE TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
15. THREE TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR DRIVEWAYS.
16. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
SECTION 6 H: GENERAL SCREENING STANDARDS GROUND-MOUNTED HEATING AND COOLING UNITS MUST BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS - DUMPSTER ENCLOSURES - 6' HIGH SCREEN OF EVERGREEN TREES PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE
SECTION 6 K: LOT LANDSCAPING REQUIREMENTS - 2 SHADE TREES, 3 ORNAMENTAL OR EVERGREEN TREES, AND 10 SHRUBS PER ACRE	20 ACRES - 40 SHADE TREES - 60 ORNAMENTAL OR EVERGREEN TREES - 200 SHRUBS	20 ACRES - 80 SHADE TREES - 54 ORNAMENTAL TREES - 18 EVERGREEN TREES - 768 SHRUBS
SECTION 6 L: FOUNDATION PLANTINGS - FRONT BUILDING FACADE - 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET - PLANTING BEDS MUST BE 8' WIDE AND PLACED WITHIN 15' OF THE BUILDING - UNBROKEN EXPANSES OF FACADES OR FENCES 80' OR LONGER - PLANT MATERIALS SPACED APPROXIMATELY EVERY 40' - MONUMENT SIGNS SHALL HAVE A LANDSCAPED AREA WITH A SIZE EQUIVALENT TO ONE SIDE OF THE MONUMENT SIGN'S FACE.	WEST FACADE ~ 270' - 23 SHRUBS OR ORNAMENTAL TREES NORTH FACADE ~ 130' - 11 SHRUBS OR ORNAMENTAL TREES	WEST FACADE ~ 270' - 23 SHRUBS NORTH FACADE - 11 SHRUBS
SECTION 6 M: EXTERNAL STREET FRONTAGE - MINIMUM LANDSCAPING AREA DEPTH OF 10' - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET. MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING IF WITHIN 20'.	151 ST ~ 537 LF - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS TOWNE RD ~ 1,200 LF - 36 SHADE TREES - 24 ORNAMENTAL TREES - 300 SHRUBS	151 ST - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS TOWNE RD - 36 SHADE TREES - 24 ORNAMENTAL TREES - 300 SHRUBS
SECTION 6 N: BUFFER YARD REQUIREMENTS - 30' WIDTH - 3 SHADE TREES, 3 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET	EAST ~ 1,200 LF - 36 SHADE TREES - 36 EVERGREEN TREES - 120 SHRUBS	
SECTION 6 O.1: INTERIOR PARKING AREA LANDSCAPING - 10% OF PARKING AREA TO BE ISLANDS - 1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND	PARKING AREA - 88,983 SF - 8,899 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	PARKING AREA - 88,983 SF - 10,366 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
SECTION 6 O.2: PERIMETER PARKING AREA LANDSCAPING - 5' WIDE MINIMUM - 1 TREE PER 30 LINEAL FEET - 1 SHRUB PER 3 LINEAL FEET - ONLY REQUIRED WHERE PARKING LOT IS WITHIN AN ESTABLISHED YARD OR WITHIN 20' OF A LOT LINE	PARKING - 430 LF ALONG TOWNE RD - 15 TREES - 144 SHRUBS	PARKING - 10 TREES FROM EXTERNAL STREET FRONTAGE - 5 TREES - 145 SHRUBS

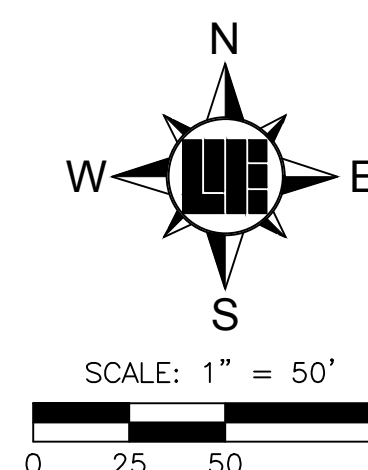
PLANT SCHEDULE										
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION CENTER & BRASS EIGHT	CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT	WIDTH	
CANOPY DECIDUOUS TREES										
A/O	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	11	X	SEE PLAN	MIN 8'	50'/0'		
G	GLIEDISIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X	SEE PLAN	MIN 8'	45'/35'		
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	9	X	SEE PLAN	MIN 8'	70'/35'		
N	NYSSA SYLVATICA	BLACK GUM	2"	16	X	SEE PLAN	MIN 8'	50'/00'		
QA	QUERCUS ALBA	WHITE OAK	2"	24	X	SEE PLAN	MIN 8'	80'/80'		
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	10	X	SEE PLAN	MIN 8'	70'/50'		
ZG	ZEL KOVA SERRATA 'GREEN VASE'	GREEN VASE ZEL KOVA	2"	12	X	SEE PLAN	MIN 8'	60'/50'		
EVERGREEN TREES										
PA	PICEA ABIES	NORWAY SPRUCE	6'	14	X	SEE PLAN	X	50'/00'		
PO	PICEA OMORICA	SERBIAN SPRUCE	6'	10	X	SEE PLAN	X	60'/25'		
PpB	PICEA PUNGENS	COLORADO SPRUCE	6'	12	X	SEE PLAN	X	30'/15'		
ORNAMENTAL UNDERSTORY TREES										
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X	SEE PLAN	MULTI BRANCH	15'/15'		
AgD	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X	SEE PLAN	X	20'/15'		
CcG	CERCIS CANADENSIS	REDBUD	2"	4	X	SEE PLAN	X	25'/00'		
Cr	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5	X	SEE PLAN	THORNLESS	20'/25'		
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11	X	SEE PLAN	X	20'/20'		
DECIDUOUS SHRUBS										
AaB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	#3	70	X	SEE PLAN	MIN. 18"	7'/4"		
FIL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	56	X	SEE PLAN	MIN 18"	8'/8"		
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	62	X	SEE PLAN	MIN 18"	10'/13"		
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54	X	SEE PLAN	MIN 18"	4'/5"		
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	63	X	SEE PLAN	MIN 18"	3'/3"		
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54	X	SEE PLAN	MIN 18"	5'/5"		
EVERGREEN SHRUBS										
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	22	X	SEE PLAN	MIN 18"	4'/5"		
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	23	X	SEE PLAN	MIN 18"	10'/8"		
ImD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	65	X	SEE PLAN	MIN 18"	3'/6"		
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	66	X	SEE PLAN	MIN 18"	3'/8"		
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X	SEE PLAN	MIN 18"	15'/5"		
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	66	X	SEE PLAN	MIN 18"	4'/4"		

LEGEND



LANDSCAPE PLAN NOTES

- ① SEED OR SOD (ALTERNATE): ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR). REFER TO CHART OF L200 FOR SEED MIX & COORDINATE WITH OWNER
- ② LANDSCAPE BED EDGE (TYP.)
- ③ MULCH



**Know what's below.
Call before you dig.**

Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

REPAIRED FOR:

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE PLAN

SHEET NO.

L100

PROJECT NO.
W15 0043

10505 N. College Avenue
Indianapolis, Indiana 46280
weibe.net

WEIHE
ENGINEERS

and Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
SUBMITTED FOR INITIAL REVIEW	10/30/2016	MLT	W15 0043
REVISED FOR REVIEW COMMENTS	02/09/2016	MLT	DRAWN NAME: w150043.1.100
			DESIGNED BY: MLT
			DRAWN BY: MLT
			CHECKED BY: JKS
			DATE: 02/09/2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR: CENTRAL CHRISTIAN CHURCH
15151ST STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE PLAN
Part of SDWA, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.

L100

PROJECT NO.
W15 0043

Part of SW1/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

ALLAN H. WEHBE, P.E., L.S. - FOUNDER

TOWNE ROAD



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 SHRUB PLANTING AREAS TO BE COVERED WITH 3" 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 WOODEN 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. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. 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.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR 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.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. 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.
15. MASTER TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR TRAILS.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL & BRANCHES	CONDITION	CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	11	X		SEE PLAN	MIN 8'	50'/40'
GIS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X		SEE PLAN	MIN 8'	45'/35'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	9	X		SEE PLAN	MIN 8'	70'/35'
NS	NYSSA SYLVATICA	BLACK GUM	2"	16	X		SEE PLAN	MIN 8'	50'/30'
QA	QUERCUS ALBA	WHITE OAK	2"	24	X		SEE PLAN	MIN 8'	80'/80'
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	10	X		SEE PLAN	MIN 8'	70'/50'
ZsG	ZELKOVA 'SERRATA' 'GREEN VASE'	GREEN VASE ZELKOVA	2"	12	X		SEE PLAN	MIN 8'	60'/50'
EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6"	14	X		SEE PLAN	X	50'/30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	6"	10	X		SEE PLAN	X	60'/25'
PpB	PICEA PUNGENS	COLORADO SPRUCE	6"	12	X		SEE PLAN	X	30'/15'
ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X		SEE PLAN	MULTI BRANCHED	15'/15'
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X		SEE PLAN	X	20'/15'
CcG	CERCIS CANADENSIS	REDBUD	2"	4	X		SEE PLAN	X	25'/30'
Ccl	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5		X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11		X	SEE PLAN	X	20'/20'
DECIDUOUS SHRUBS									
AAa	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	#3	70		X	SEE PLAN	MIN 18"	7'/4'
FIL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	56		X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	62		X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54		X	SEE PLAN	MIN 18"	4'/5'
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	63		X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54		X	SEE PLAN	MIN 18"	5'/5'
EVERGREEN SHRUBS									
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	22	X		SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESSEYEA 'CHINA TWINS'	CHINA TWINS HOLLY	#3	23	X		SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	65	X		SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	66	X		SEE PLAN	MIN 18"	3'/6'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X		SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	66		X	SEE PLAN	MIN 18"	4'/4'

LANDSCAPE PLAN NOTES

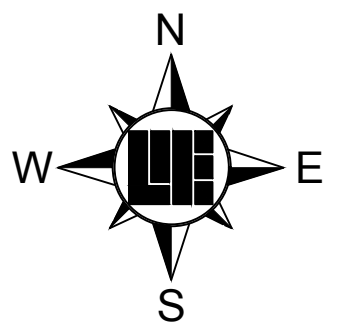
1. SOD (ALTERNATE)-ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD, OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

LEGEND

SITE TRIANGLE

GIS SYMBOL
1 QUANTITY
P1 PLANTING AREA
F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING
PD = POND PLANTINGS

-NOTE-
ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL, BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED, MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846-6611
800 452-6408
317 843-0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

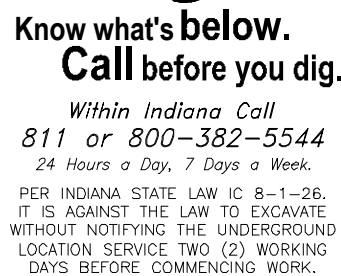
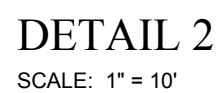
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
DWG NAME:
DESIGNED BY: RLW
DRAWN BY: RLW
CHECKED BY: JKS
DATE: 02-09-2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE PLAN
Part of SWM, Section 16, Township 16 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L101
PROJECT NO.
W15.0043



PROJECT NO

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNNE ROAD, WESTFIELD, IN
LANDSCAPE PLAN DETAILS

REVISIONS AND ISSUES
SUBMITTED FOR INITIAL REVIEW

APPROVAL PENDING
NOT FOR CONSTRUCTION

PROJECT NO.:	W15.0043
DWG NAME:	
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	JKS
DATE:	02.09.2016

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 *fax*

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	1½ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

- 1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
- 2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES

MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

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

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES

1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

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. 20 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

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.

INSTALLATION

1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. ADD TOPSOIL OR COMPOST MULCH 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 OVERSEEDINGS 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 FIRING 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

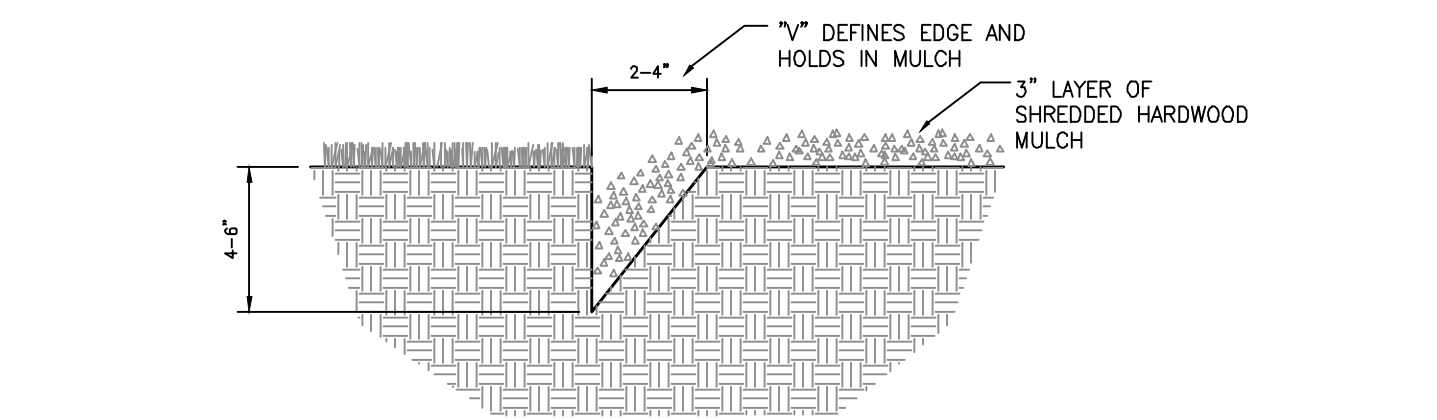
MAINTENANCE

- 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 BLuishGREEN 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 SEEDDED 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.

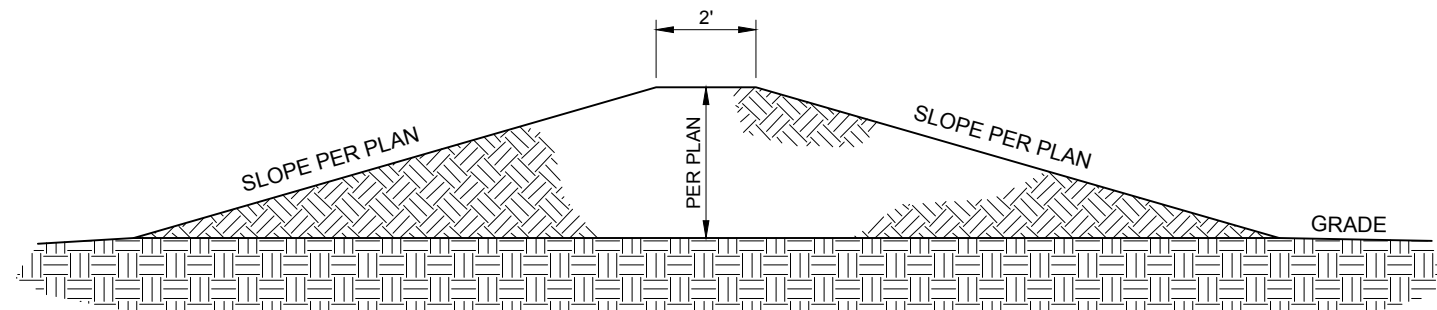
TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G. SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 33-34 IN THE INDIANA STORM WATER QUALITY MANUAL

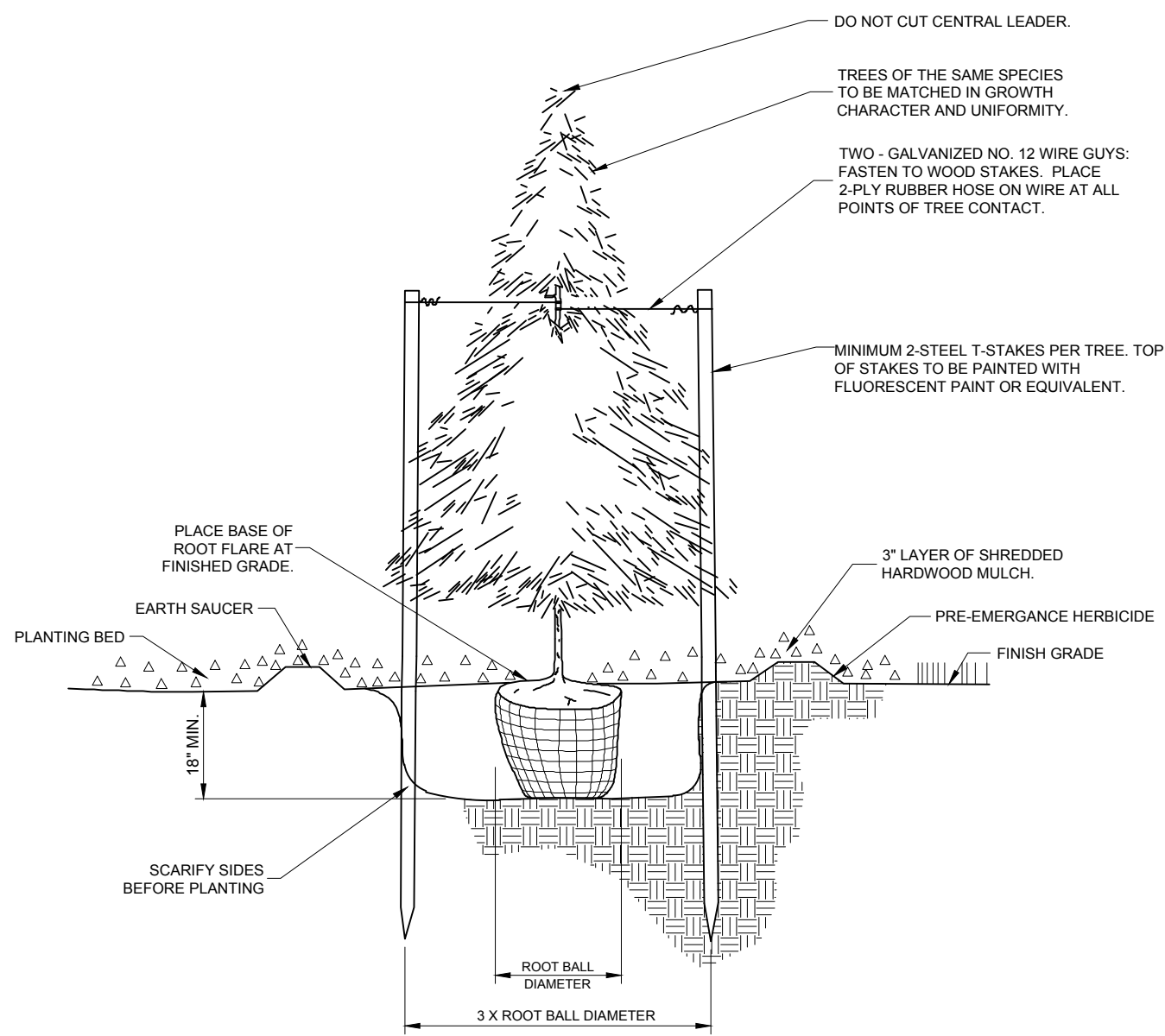
PERMANENT SEED



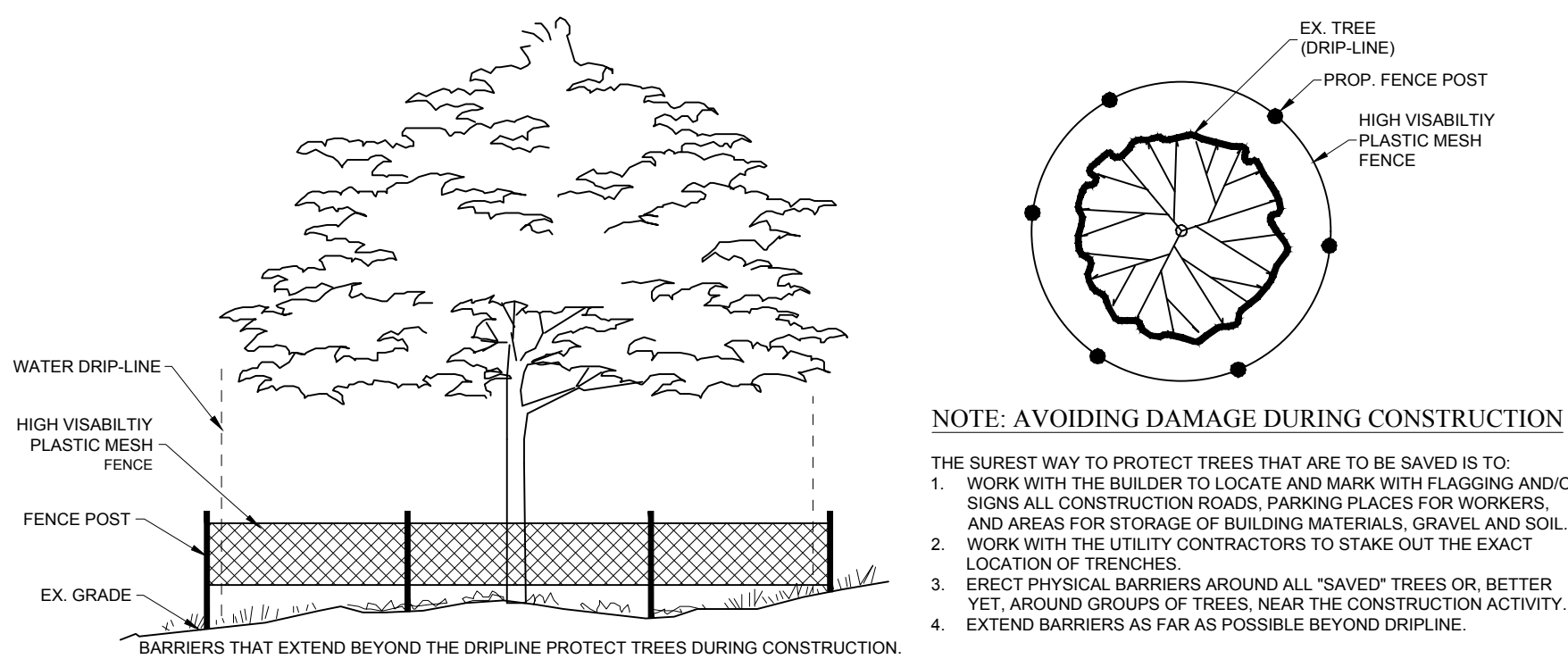
V-CUT LANDSCAPE BED EDGE DETAIL
(NO SCALE)



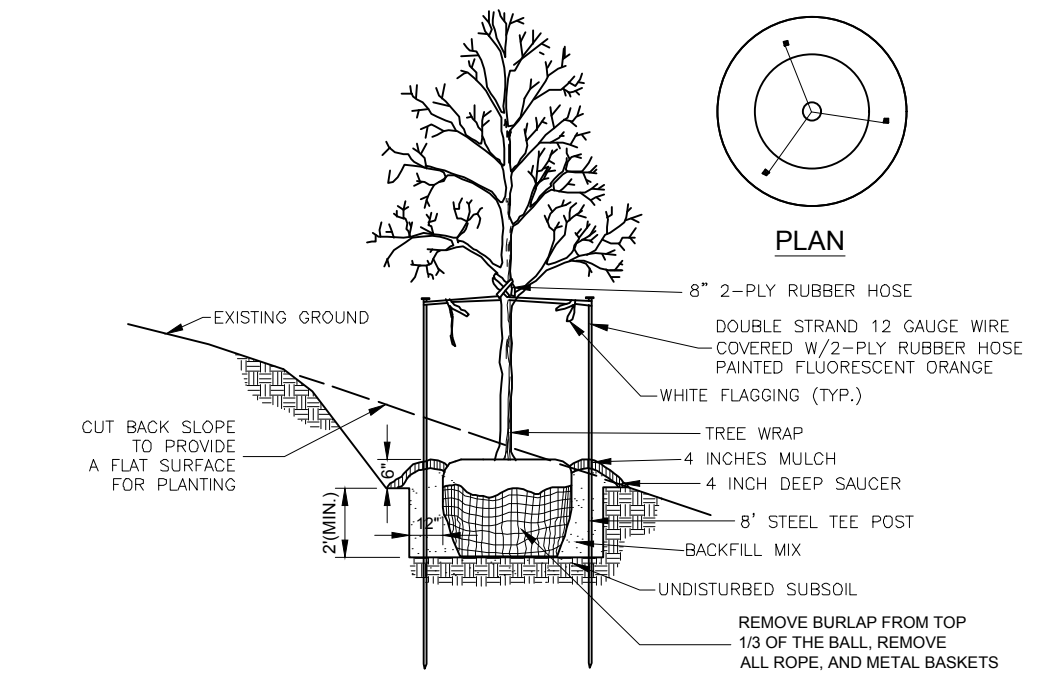
LANDSCAPE MOUNDING DETAIL
(NO SCALE)



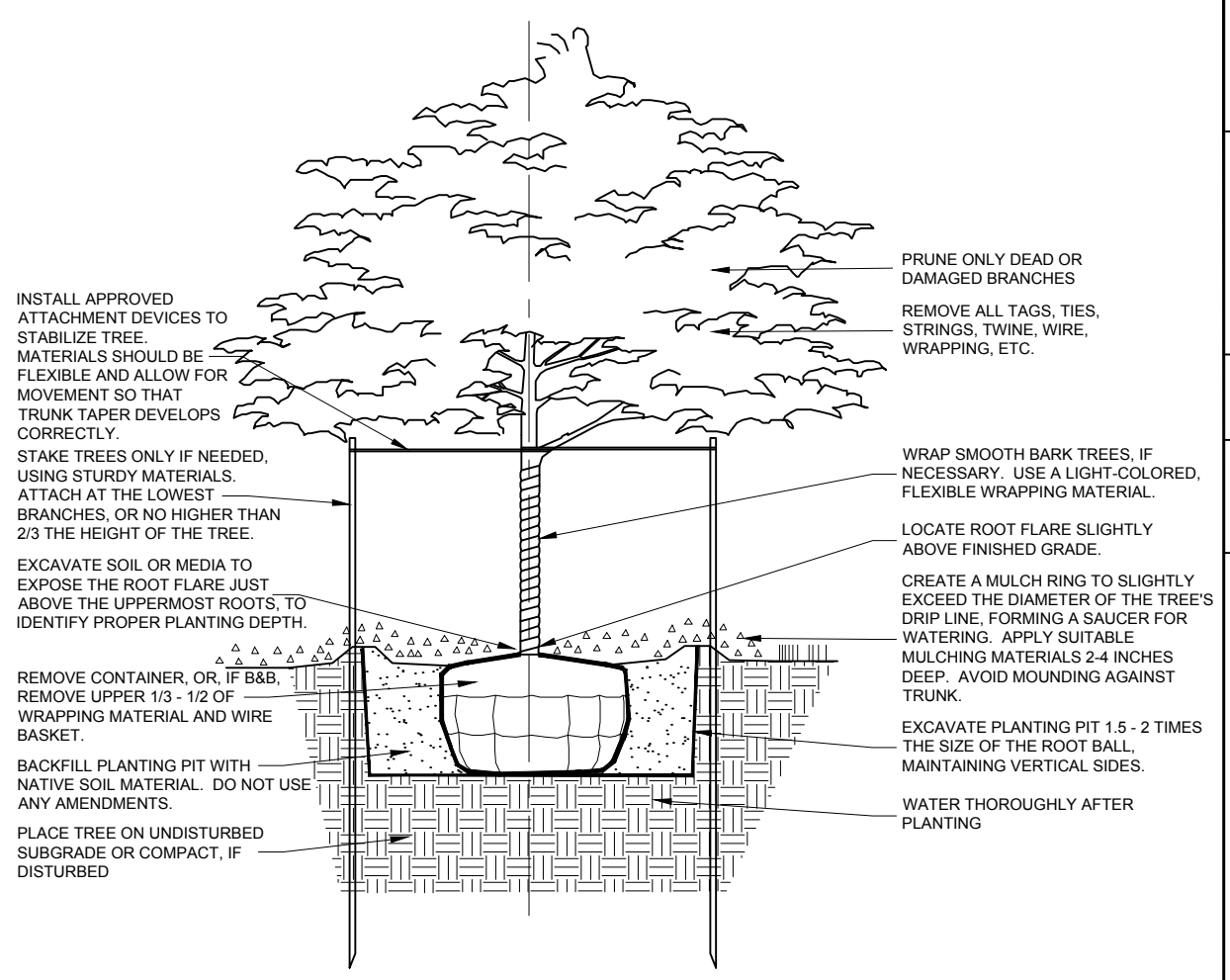
EVERGREEN PLANTING & STAKING
(NO SCALE)



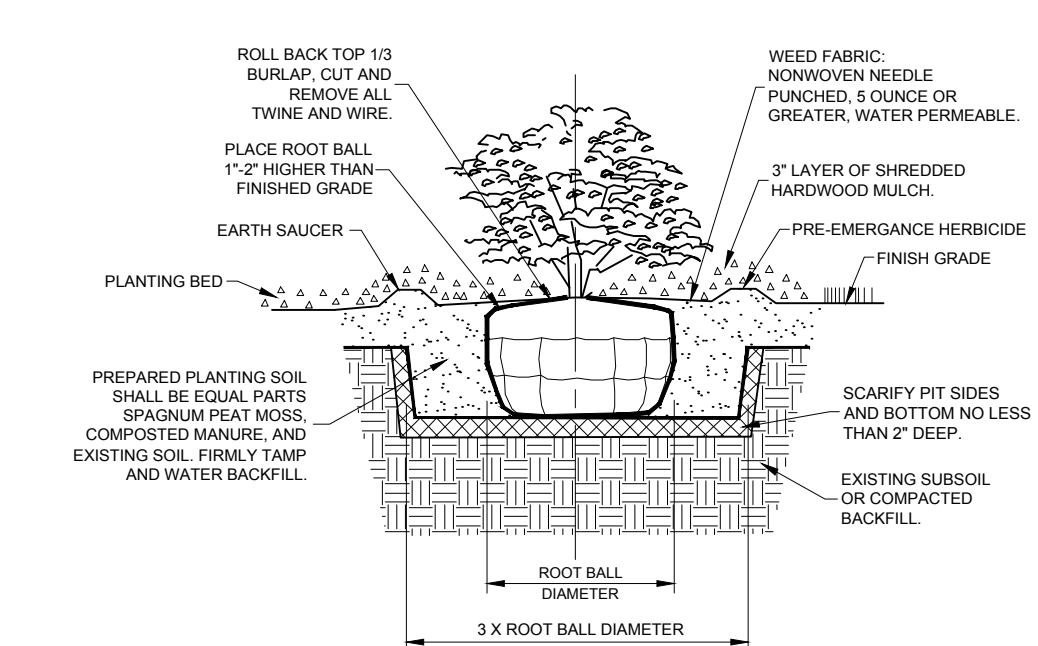
TREE PRESERVATION DETAIL
(NO SCALE)



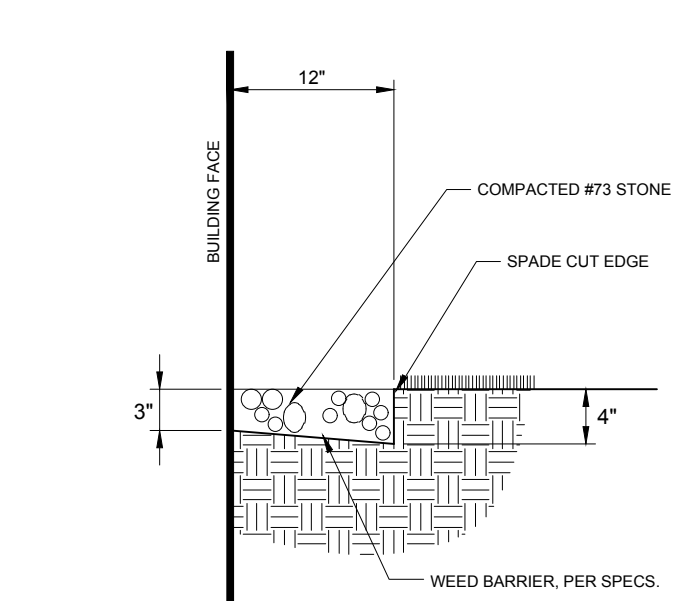
TREE PLANTING ON SLOPE
(NO SCALE)



SHADE TREE PLANTING DETAIL
(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL
(NO SCALE)



GRAVEL MOWING STRIP
(NO SCALE)

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
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	PROJECT NO.	W15.0043
10.30.2015	10.30.2015	MLT	DWG NAME	W150043-L100
02.09.2016	02.09.2016	MLT	DESIGNED BY	W150043-L100
			DRAWN BY	W150043-L100
			CHECKED BY	W150043-L100
			DATE	02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE DETAILS
Part of SWM, Section 16, Township 18 North, Range 08 East, Washington Township, Hamilton County, Indiana

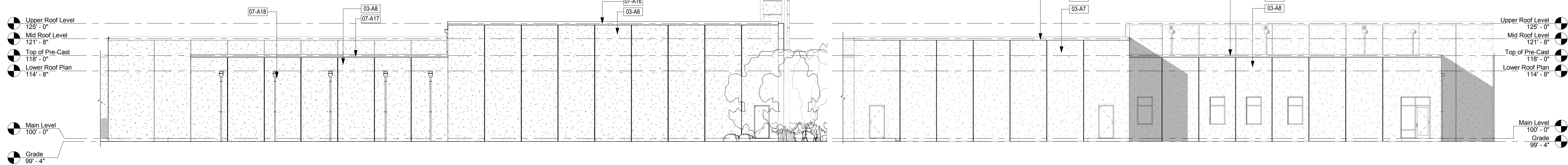
SHEET NO.
PROJECT NO.
W15.0043



CENTRAL CHRISTIAN
CHURCH

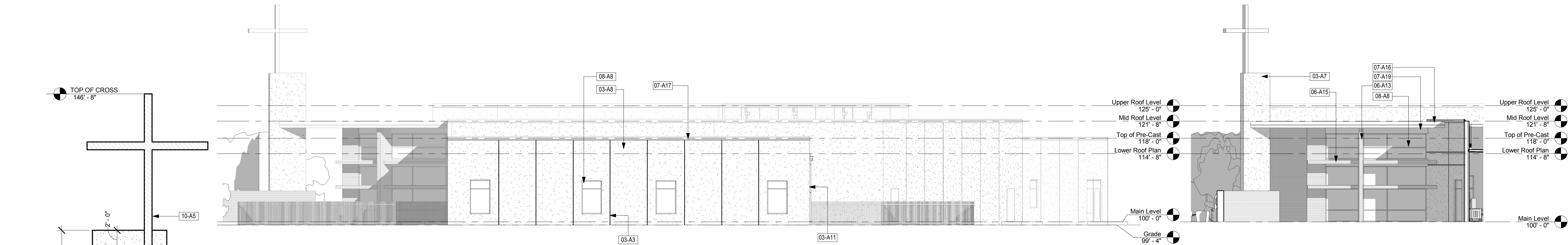


1 ELEVATION 1
3/32" = 1'-0"



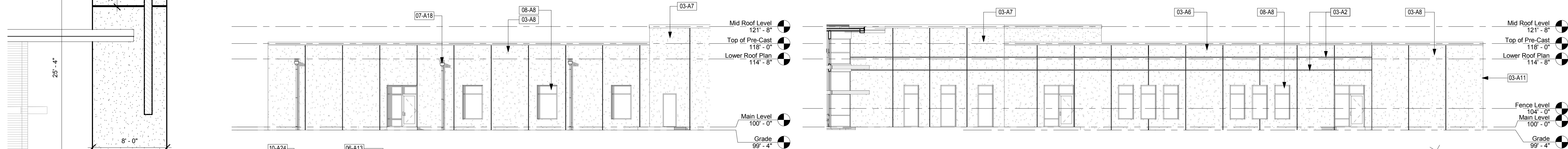
2 Elevation 2
3/32" = 1'-0"

3 Elevation 3
3/32" = 1'-0"



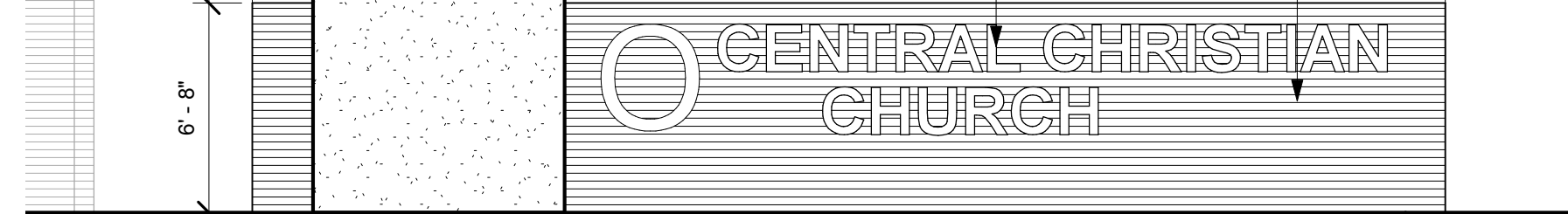
4 Elevation 4
3/32" = 1'-0"

5 Elevation 5
3/32" = 1'-0"



6 Elevation 6
3/32" = 1'-0"

7 Elevation 7
3/32" = 1'-0"



8 Sign Elevation
3/16" = 1'-0"

KEYNOTES	
03-A2	PRECAST HORIZONTAL REVEAL
03-A3	PRECAST PANEL JOINT
03-A6	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'A' OR APPROVED EQUAL
03-A7	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'B' OR APPROVED EQUAL
03-A8	PRECAST PANEL, TEXTCOTE 300 WITH PRIMER - COLOR 'C' OR APPROVED EQUAL
03-A11	PRECAST PANEL JOINT - MITERED CORNER
06-A13	TONGUE AND GROOVE CEDAR SIDING, TRANSLUCENT STAIN - COLOR TO BE OLYMPIC ESPRESSO OR APPROVED EQUAL. MITER CORNERS TO METAL CORNER PROTECTION, SEE DETAIL A.AXX
06-A15	2X10 CLEAR CUT RED CEDAR TRELLIS, TRANSLUCENT STAIN - COLOR TO BE OLYMPIC ESPRESSO OR APPROVED EQUAL
07-A16	PRE-FINISHED METAL FASCIA, WITH CONTINUOUS CLEAT. COLOR TO BE SLATE GREY
07-A17	PRE-FINISHED METAL COPING, WITH CONTINUOUS CLEAT COLOR TO BE SLATE GREY
07-A18	PRE-FINISHED METAL SCUPPER BOX AND DOWN SPOUT, TIE INTO STORM DRAINING. SEE CIVIL DRAWINGS
07-A19	CITADEL METAL WALL PANELS - ENVELOPE 2000, REVEAL BATTEN - SLATE GREY
08-A3	ALUMINUM ENTRANCE DOORS - MEDIUM STILE, COLOR: SLATE GREY;
08-A8	ALUMINUM STOREFRONT WITH GLAZING - COLOR SLATE GREY, SEE WINDOW SCHEDULE AND SPECIFICATIONS
10-A5	EXTERIOR SIGNAGE - CROSS ELEMENT - PAINTED STEEL
10-A24	EXTRUDED LETTERS, 18" HIGH X 2" DEPTH - FONT STYLE -

REVISIONS		Description	
No.	Date	By	

CONSULTANT LOGO:

SEAL:

New Facility for Central Christian Church

SE Corner of Towne Road and 151st Street
Westfield, Indiana 46074

SHEET TITLE:

EXTERIOR ELEVATIONS

ASPEN GROUP

90 Executive Drive
Suite C
Carmel, IN 46032

DRAWN BY:

ANC

SHEET:

A.200

ASPEN PROJECT #:

07-0092

LOCATION:
SE CORNER OF 151ST ST AND TOWNE RD



Concrete Wall Panel
Steel Form Finish with Paint
Textcote 300 with Color 'A'

Aluminum Storefront
Color: Slate Grey

Metal Panels
Fascia and Copings
Scupper and Downspouts
Roof Soffit
Color: Slate Grey

**Tongue and Groove Cedar Siding
Wood Window Shade Element
Stain Color: Espresso**



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2016
1603-PUD-03
Exhibit 1

Docket Number: 1603-PUD-03 (Ordinance No. 16-05)

Petitioner: Paula Gartner, EMH&T on behalf of Kroger Limited Partnership

Request: An amendment to permit a Monument Sign on the Fuel Center Outlot.

Current Zoning: Spring Mill Station Northeast Quadrant PUD District (Ordinance 14-39)
Amendment to the Spring Mill Station Northeast Quadrant PUD District (Ordinance 15-24)

Current Land Use: Residential / Agricultural

Zoning History: 1405-PUD-06, Rezoning to Spring Mill Station Northeast Quadrant PUD
1409-DP-28 & 1409-SIT-13, Fuel Station Development Plan
1508-PUD-05, Amendment to the Spring Mill Station Northeast Quadrant PUD

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Sign Location
4. Proposed Sign Elevations
5. Amendment Ordinance

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the February 8, 2016, City Council meeting. The petition will receive a public hearing at the March 7, 2016, 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 7, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

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 Spring Mill Station Northeast Quadrant PUD (the "PUD Ordinance"), which is located at the northeast corner of 161st Street and Springmill Road (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to permit a Monument Sign on The Fuel Center Outlot.

1. **Sign Standards:** The PUD Ordinance currently contains signage standards for the Fuel Center, but does not address a Monument Sign. The proposed amendment permits a Monument Sign for the Fuel Center to be built in compliance with provided exhibits. Additionally, the proposed amendment requires that the existing digital price sign located on the fuel canopy be removed at the time the Monument Sign is installed.

DEPARTMENTS COMMENTS

Action:

1. Hold a public hearing at the March 7, 2015, APC meeting.

Recommendation:

2. Prior to the final disposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional Department comments.
3. 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](mailto:poward@westfield.in.gov).



Location Map

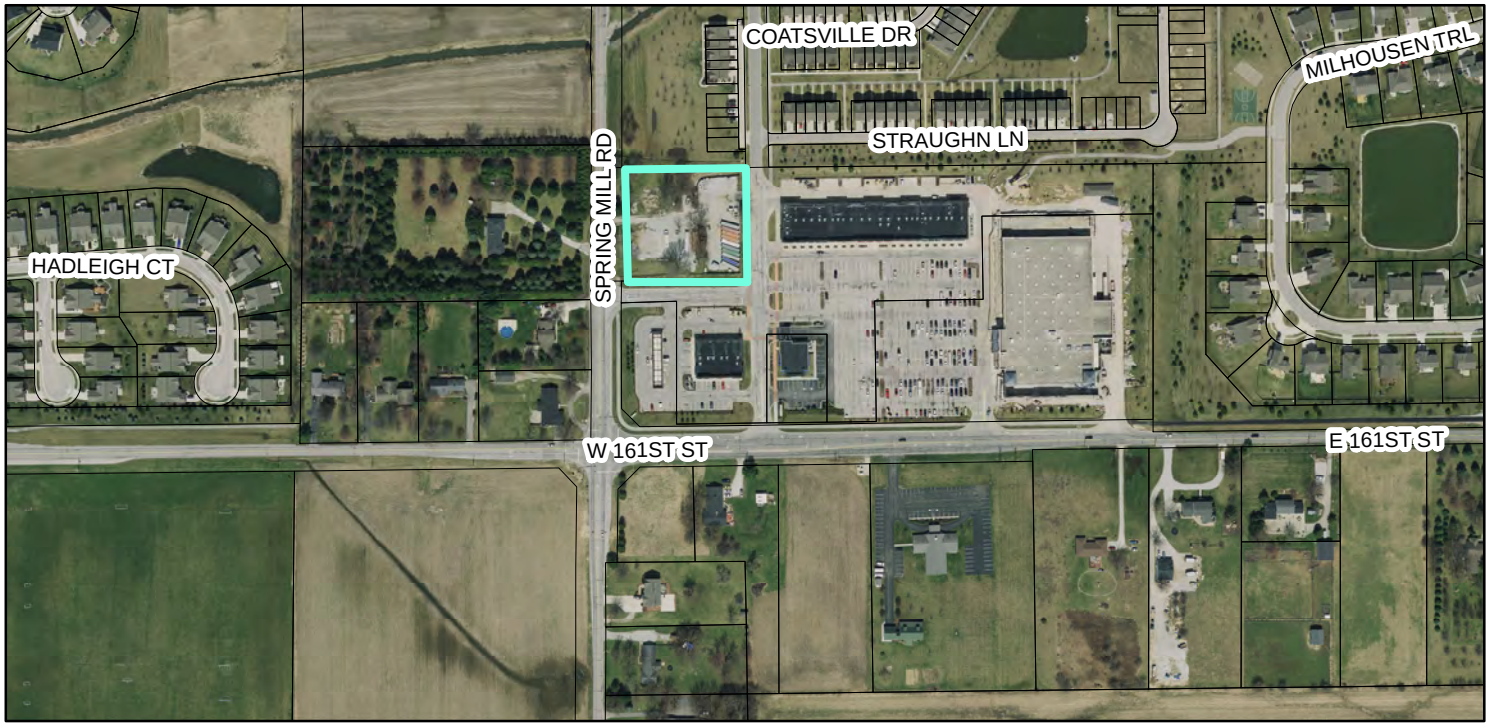
Spring Mill Station Northeast Quadrant

PUD Amendment

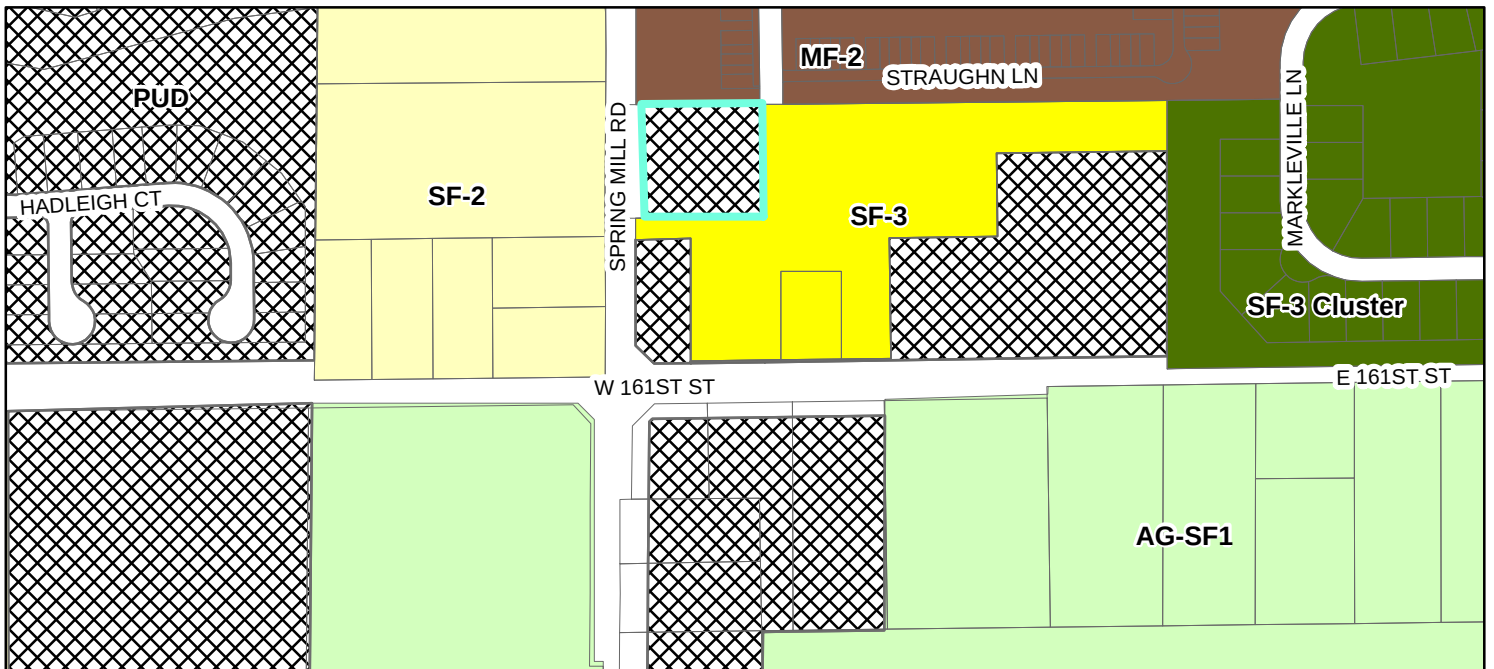
1603-PUD-03



Aerial Location Map



Zoning Map



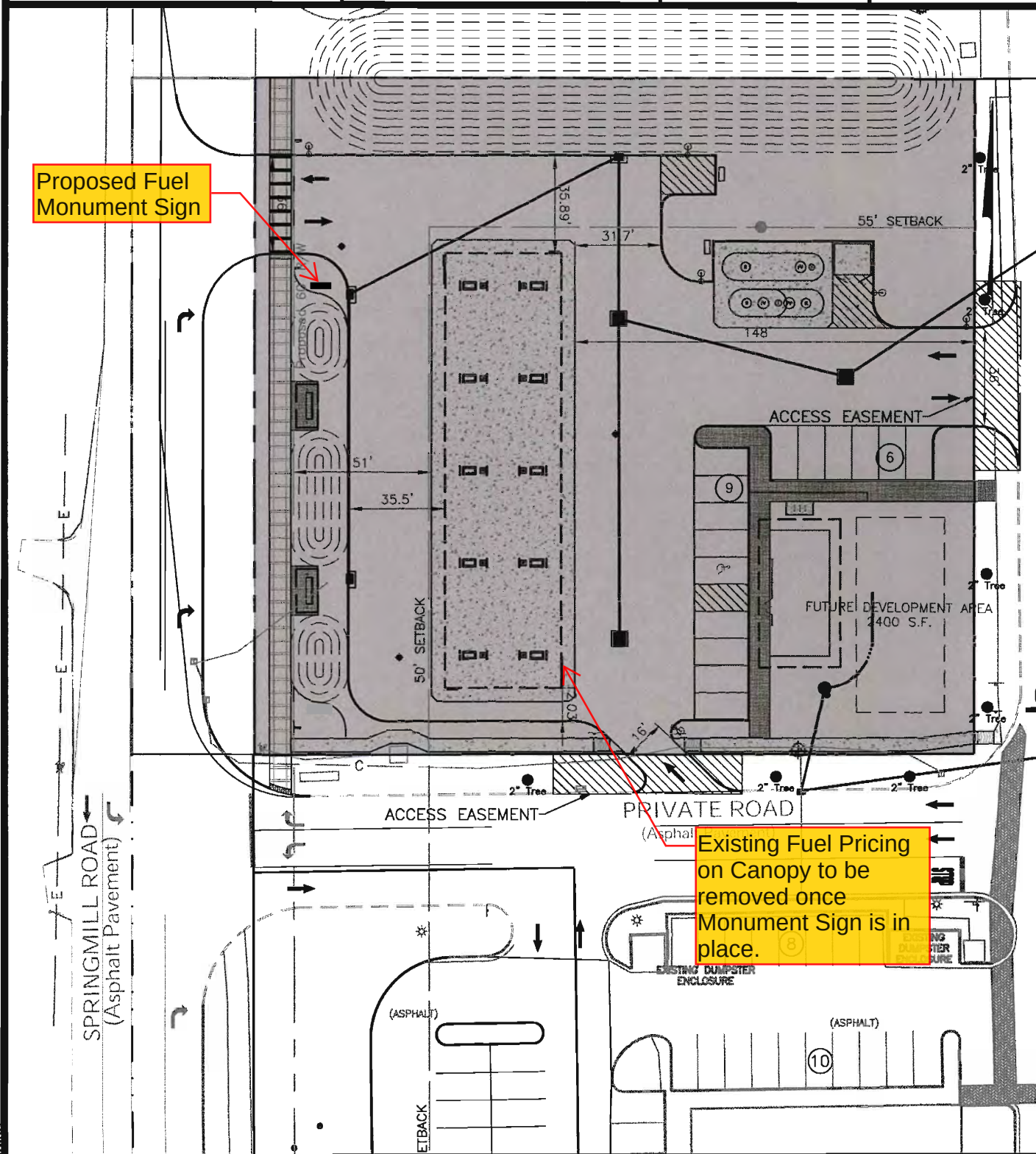
Zoning

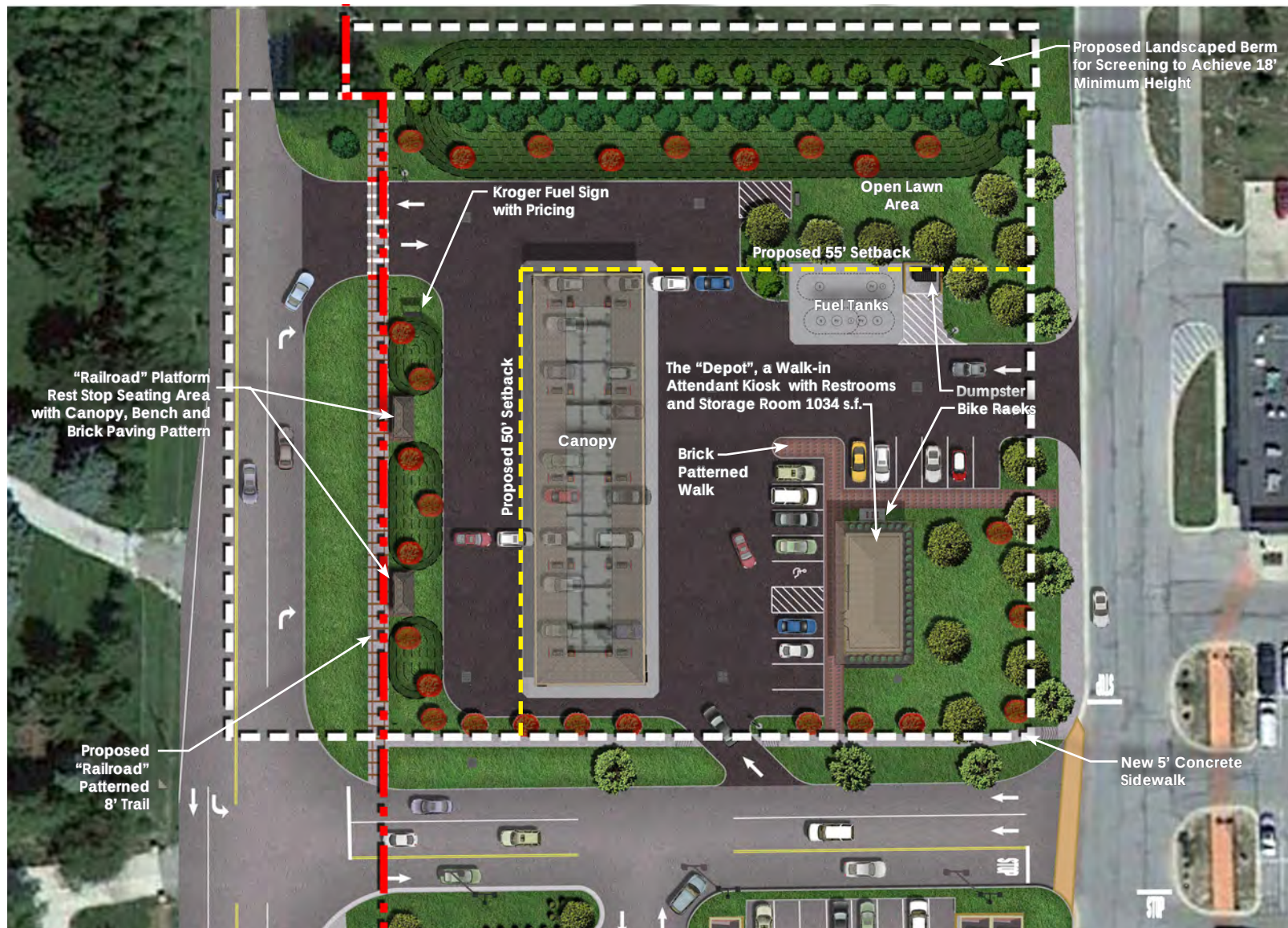
- | | |
|---|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  MF-2 (Multiple Family - 2) |  SF-3 (Single Family - 3) |
|  PUD (Planned Unit Development) |  SF-3 Cluster |

[illegible]

FUEL CENTER EXPANSION AREA LAND DESCRIPTION

SCALE: None





North



Exhibit 1 : Proposed Depot and Fuel Center

Westfield, IN Kroger

February 4, 2016



4 ENTRY VIEW (FROM NORTHWEST)
SCALE: NTS



5 PLAZA VIEW (FROM SOUTHWEST)
SCALE: NTS

Exhibit 2: Proposed Fuel Monument Sign

Seal

REVISIONS			DATE
No.	DESCRIPTION		
1	MEETING		05-28-2014
2	RESUBMITTAL		07-02-2014
3	ZONING APPROVAL		08-01-2014
4	CITY RESUBMITTAL		02-03-2016

Project No.:	014-00678-00
Project Manager:	KLEIN
Designed By:	KLEIN
Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

SITE
RENDERINGS

Drawing No.:
C2.4

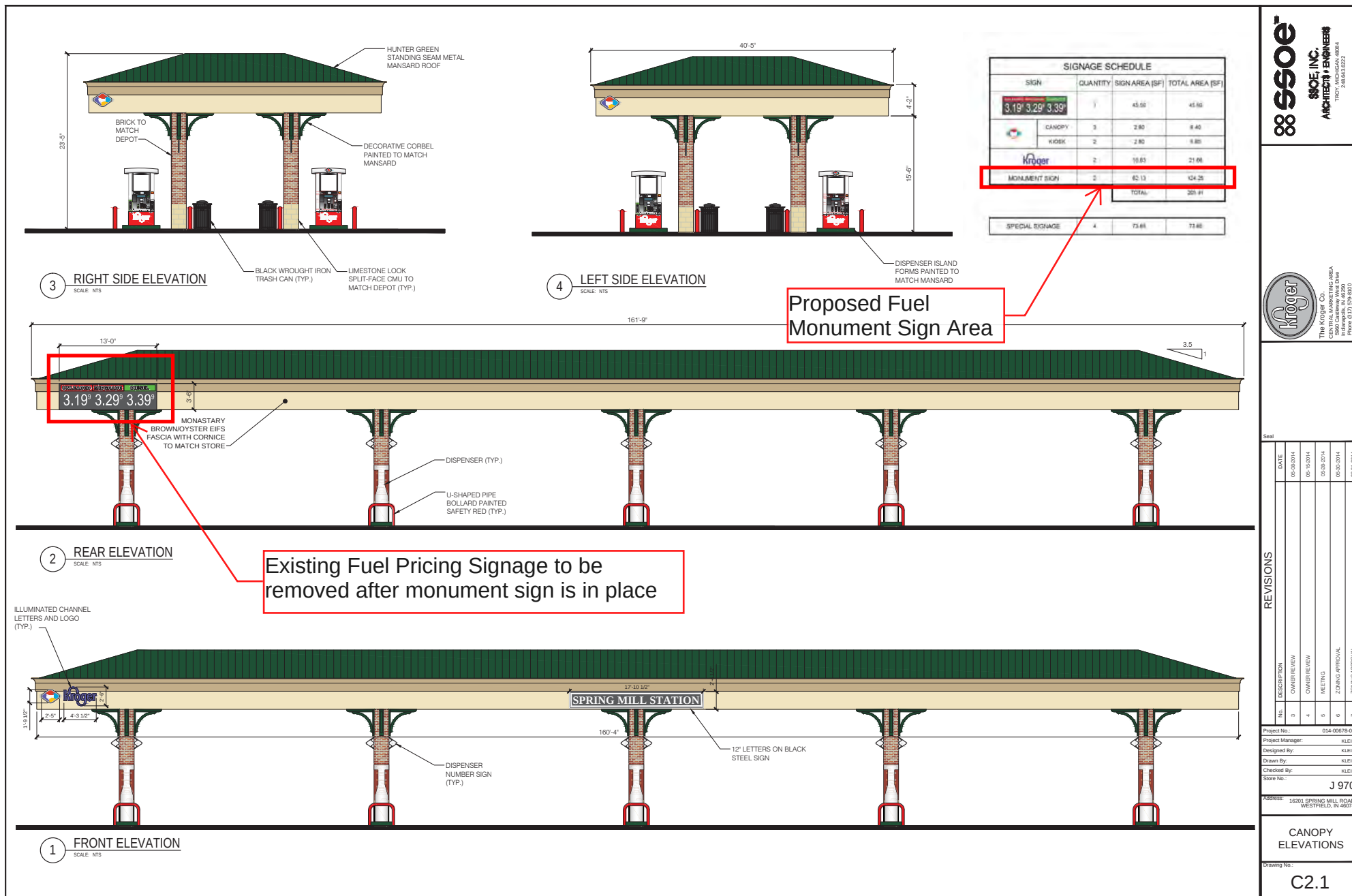
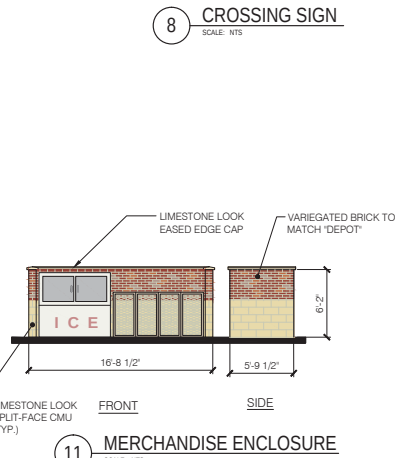
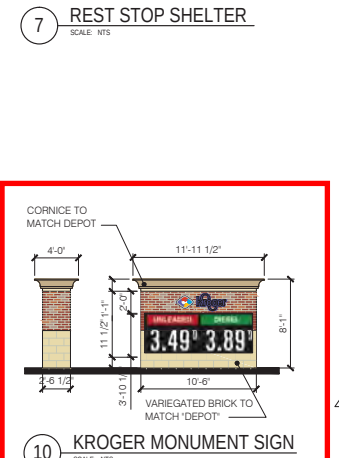
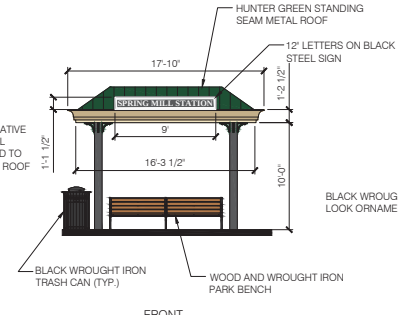
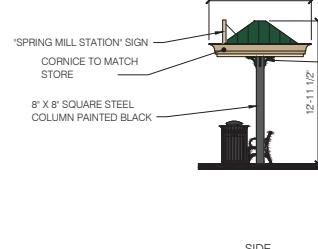
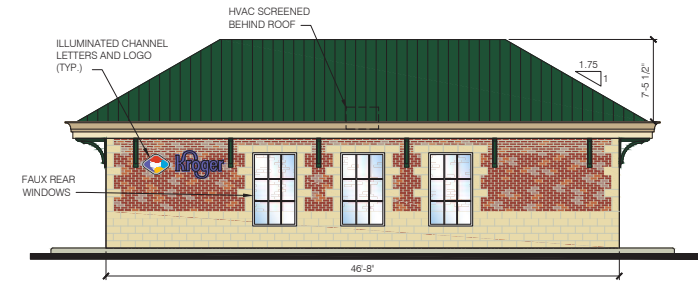
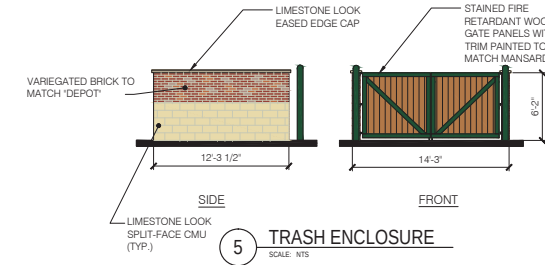
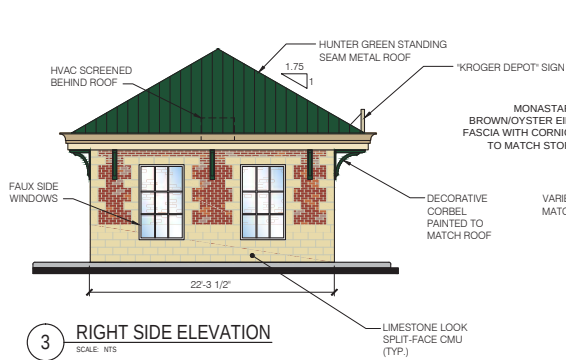


Exhibit 3: Fuel Price Signage



DATE	REVISIONS
05/06/2014	1
05/15/2014	2
06/26/2014	3
06/26/2014	4
06/26/2014	5
06/26/2014	6
06/26/2014	7

NO.	DESCRIPTION	DATE
1	OWNER REVIEW	05/06/2014
2	OWNER REVIEW	05/15/2014
3	MEETING	06/26/2014
4	JOINT APPROVAL	06/26/2014
5	JOINT APPROVAL	06/26/2014

Project No.: 014-00679-00
 Project Manager: KLEIN
 Designed By: KLEIN
 Drawn By: KLEIN
 Checked By: KLEIN
 Scale No.: J 970
 Address: 16201 SPRING MILL ROAD
 WESTFIELD, IN 46074

Exhibit 4: Fuel Monument Sign Detail

ORDINANCE NUMBER 16-05

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRING MILL STATION NORTHEAST QUADRANT 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. 14-39, the Spring Mill Station Northeast Quadrant Planned Unit Development District (the "Spring Mill Station Northeast Quadrant PUD Ordinance"), on September 8, 2014, as amended by Ordinance No. 15-24;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1603-PUD-03**), requesting an amendment to the Spring Mill Station Northeast Quadrant 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. 1603-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 Spring Mill Station Northeast Quadrant 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 Spring Mill Station Northeast Quadrant PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Spring Mill Station Northeast Quadrant 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 Spring Mill Station Northeast Quadrant PUD Ordinance, as amended.
- 1.2 All other provisions of the Spring Mill Station Northeast Quadrant PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 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 Spring Mill Station Northeast Quadrant PUD Ordinance, as amended.

Section 2. **Sign Standards.** The standards of *Section 10: Sign Standards* of the Spring Mill Station Northeast Quadrant PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

- 2.1 One Monument Sign with fuel pricing on the fuel center site shall be allowed. The maximum size of the monument sign shall be 125 square feet with a maximum of 65 square feet of sign area allowed on each side of the Monument Sign. The sign shall be constructed as shown in **Exhibit 4** at the location shown in **Exhibit 2**.
- 2.2 The price sign located on the rear of the fuel canopy, shown in **Exhibit 3**, shall be removed at the time the Monument Sign is installed.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS __ DAY OF _____, 2016.**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-05** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-05**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-05**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

1. *Staphylococcus aureus* (Gram positive cocci)
 2. *Streptococcus pneumoniae* (Gram positive cocci)
 3. *Escherichia coli* (Gram negative rod)
 4. *Salmonella enteritidis* (Gram negative rod)
 5. *Shigella flexneri* (Gram negative rod)
 6. *Neisseria meningitidis* (Gram negative diplococcus)
 7. *Haemophilus influenzae* (Gram negative rod)
 8. *Legionella pneumophila* (Gram negative rod)
 9. *Campylobacter jejuni* (Gram negative rod)
 10. *Yersinia enterocolitica* (Gram negative rod)



FUEL CENTER EXPANSION AREA LAND DESCRIPTION

SCALE: None

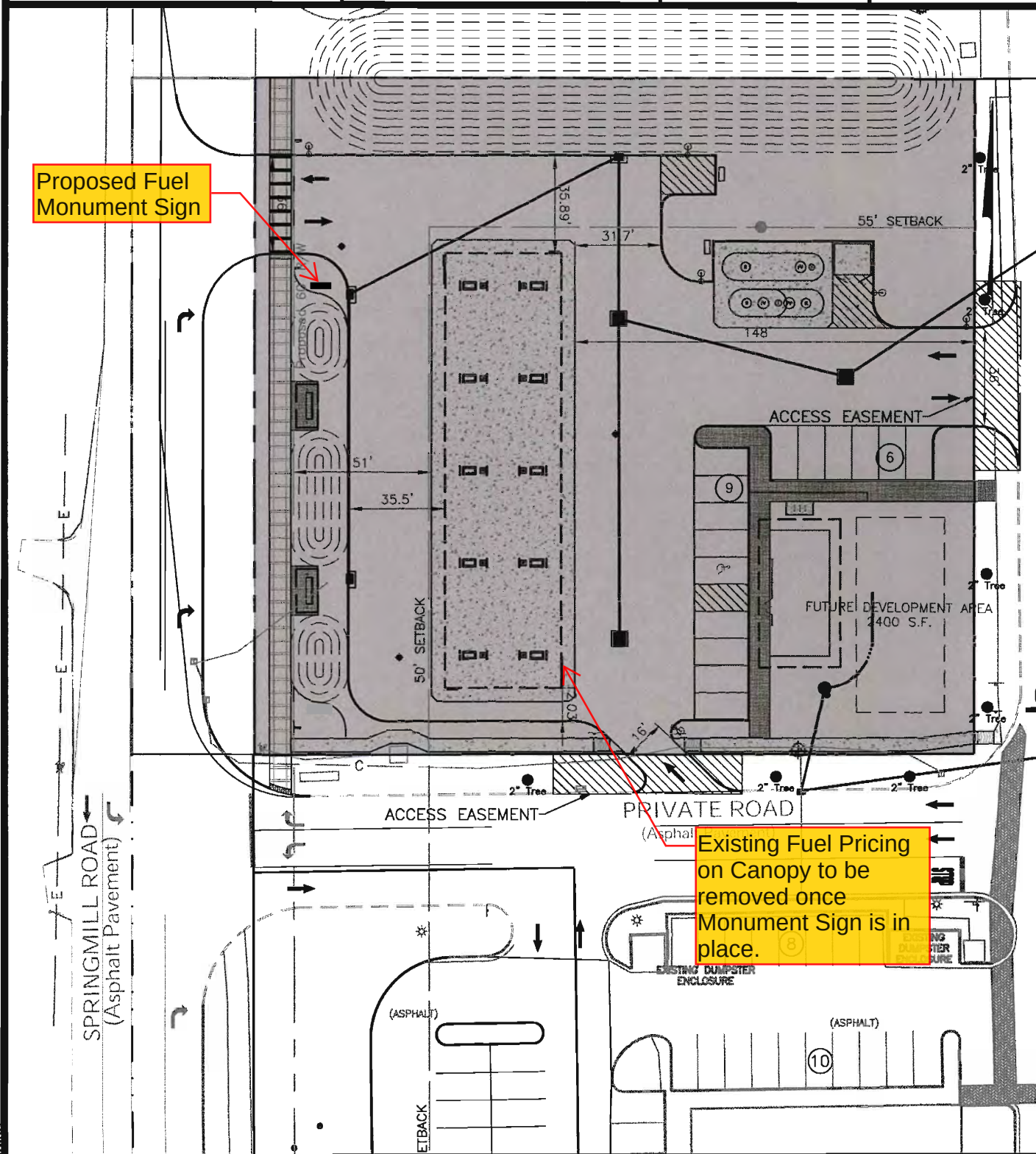


EXHIBIT A.2



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A.2"

FOR

KROGER J970

FUEL CENTER EXPANSION AREA

LAND DESCRIPTION

DATE: August 14, 2014

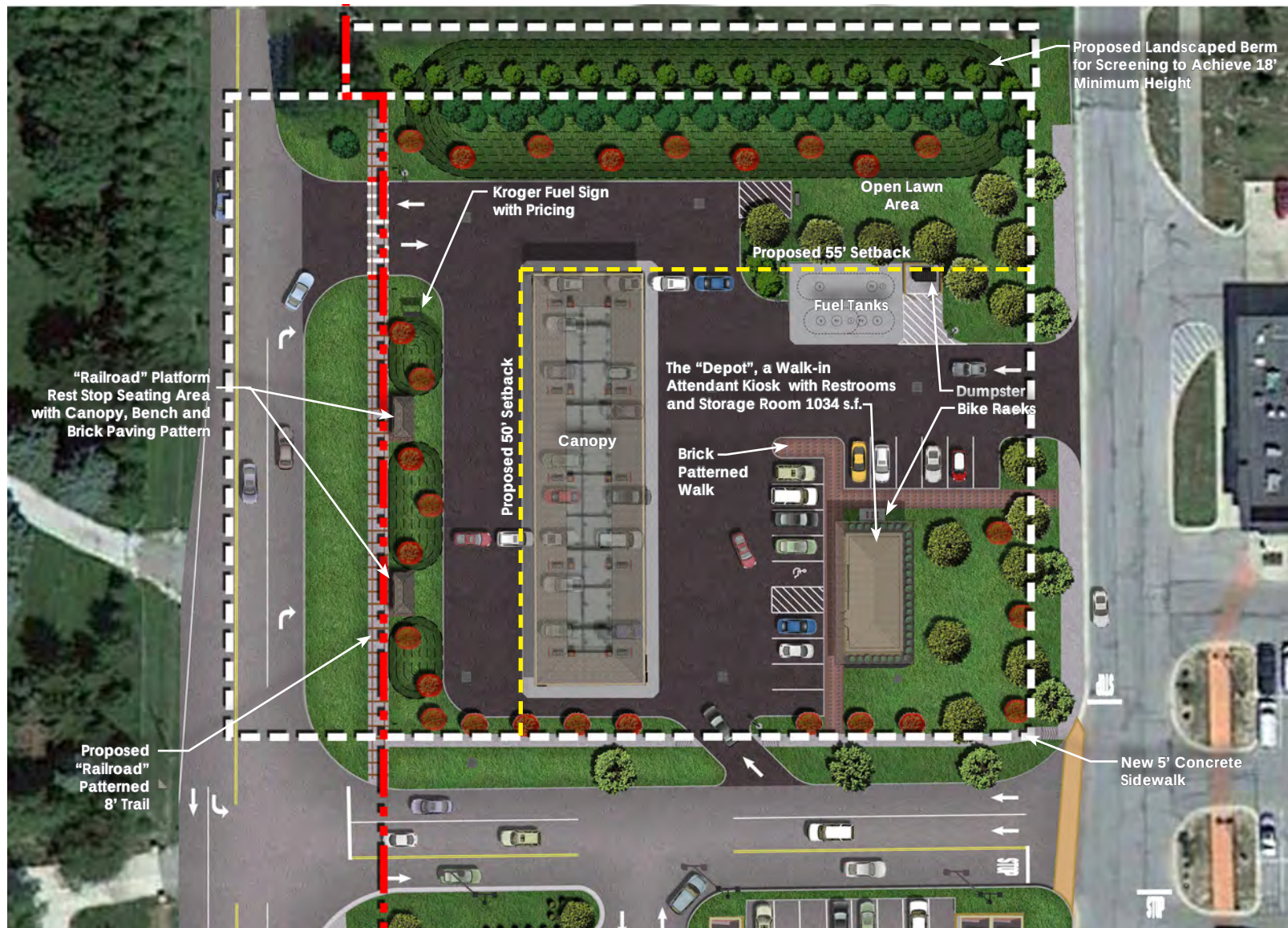
JOB NO. 20130351

SCALE: None

DESCRIPTION FOR FUEL CENTER EXPANSION AREA:

PART OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED QUARTER, NORTH 00 DEGREES 00 MINUTES (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 361.38 FEET TO THE PLACE OF BEGINING TO THIS DESCRIPTION, THENCE CONTINUING ALONG SAID LINE 249.52 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST 312.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST 249.52 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES WEST 312.00 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THIS DESCRIPTION; CONTAINING, EXCLUDING THE RIGHT-OF-WAY OF SPRING MILL ROAD, 1.527 ACRES, MORE OR LESS.



North



Exhibit 1 : Proposed Depot and Fuel Center

Westfield, IN Kroger

February 4, 2016



4 ENTRY VIEW (FROM NORTHWEST)
SCALE: NTS



5 PLAZA VIEW (FROM SOUTHWEST)
SCALE: NTS

Exhibit 2: Proposed Fuel Monument Sign

Seal

REVISIONS		
No.	DESCRIPTION	DATE
1	MEETING	05-28-2014
2	RESUBMITTAL	07-02-2014
3	ZONING APPROVAL	08-01-2014
4	CITY RESUBMITTAL	02-03-2016

Project No.:	014-00678-00
Project Manager:	KLEIN
Designed By:	KLEIN
Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

SITE
RENDERINGS

Drawing No.:
C2.4

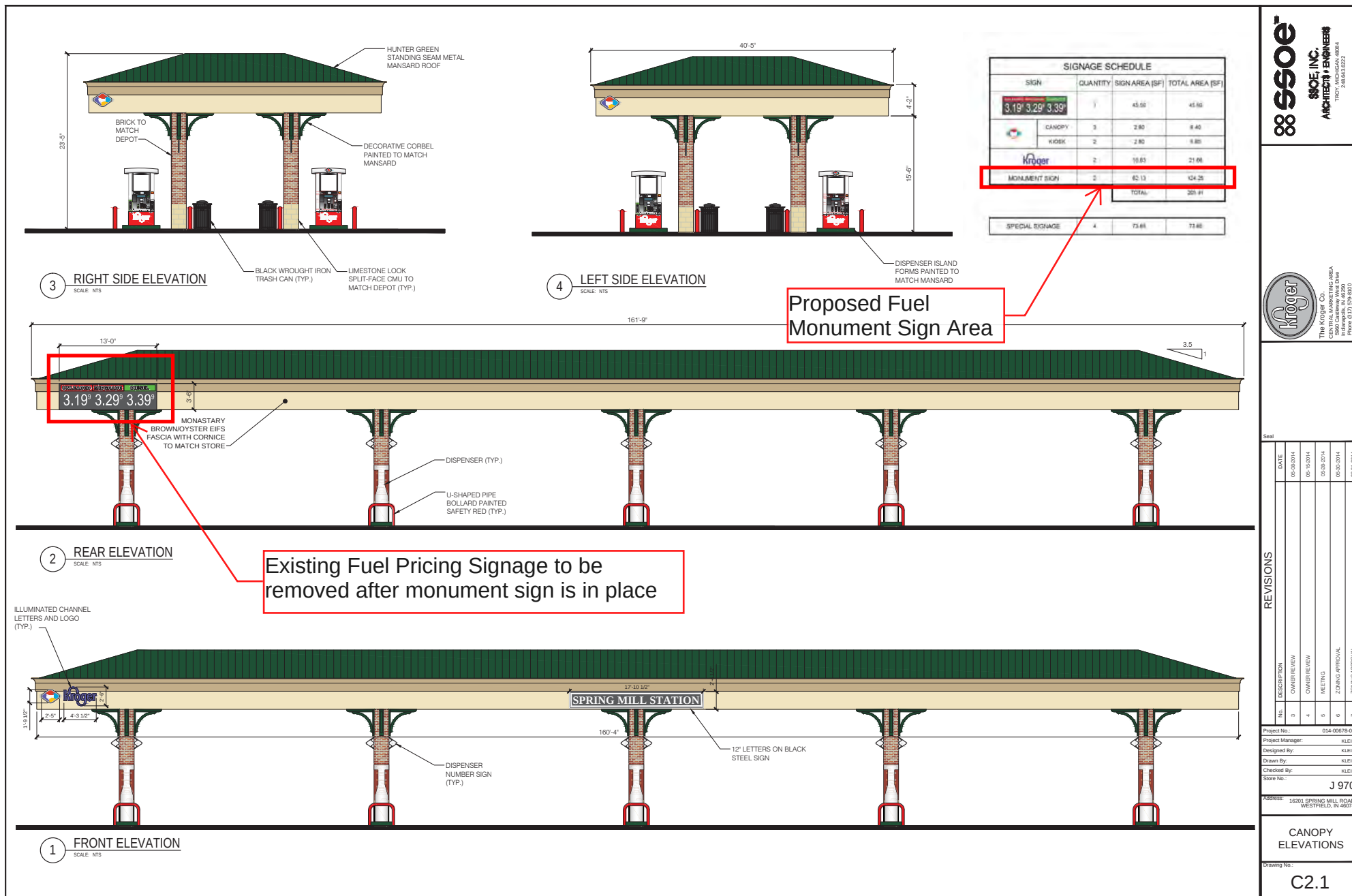
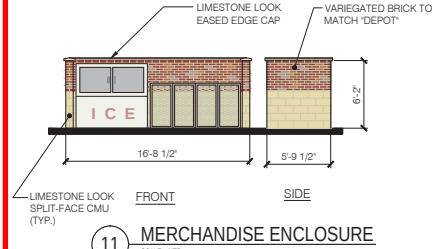
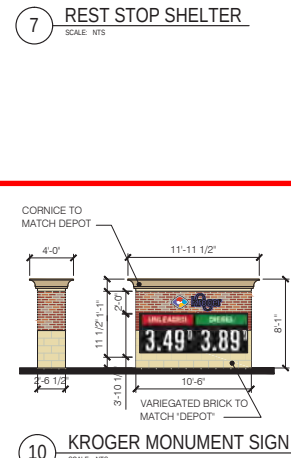
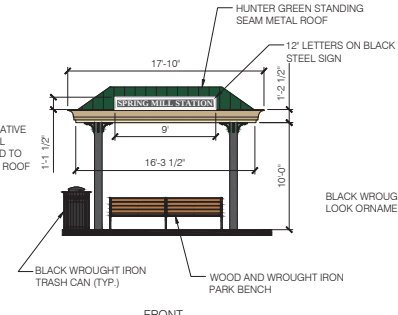
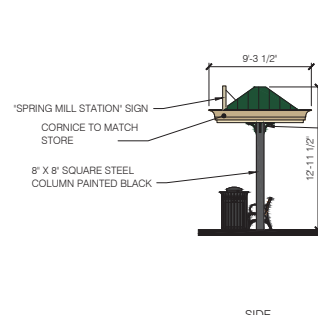
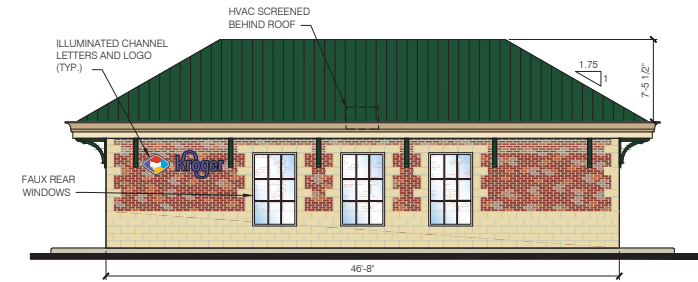
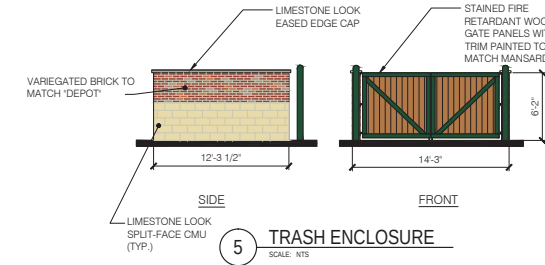
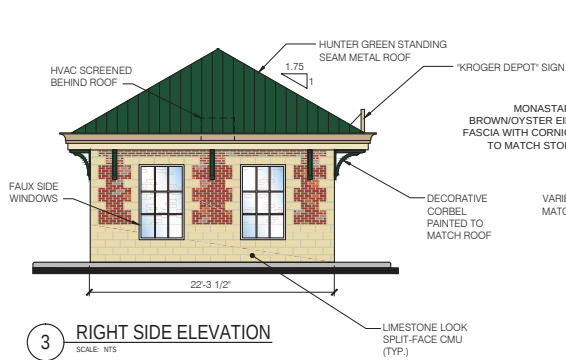


Exhibit 3: Fuel Price Signage



DATE	REVISIONS
05/06/2014	1
05/15/2014	2
06/26/2014	3
06/30/2014	4
08/01/2014	5

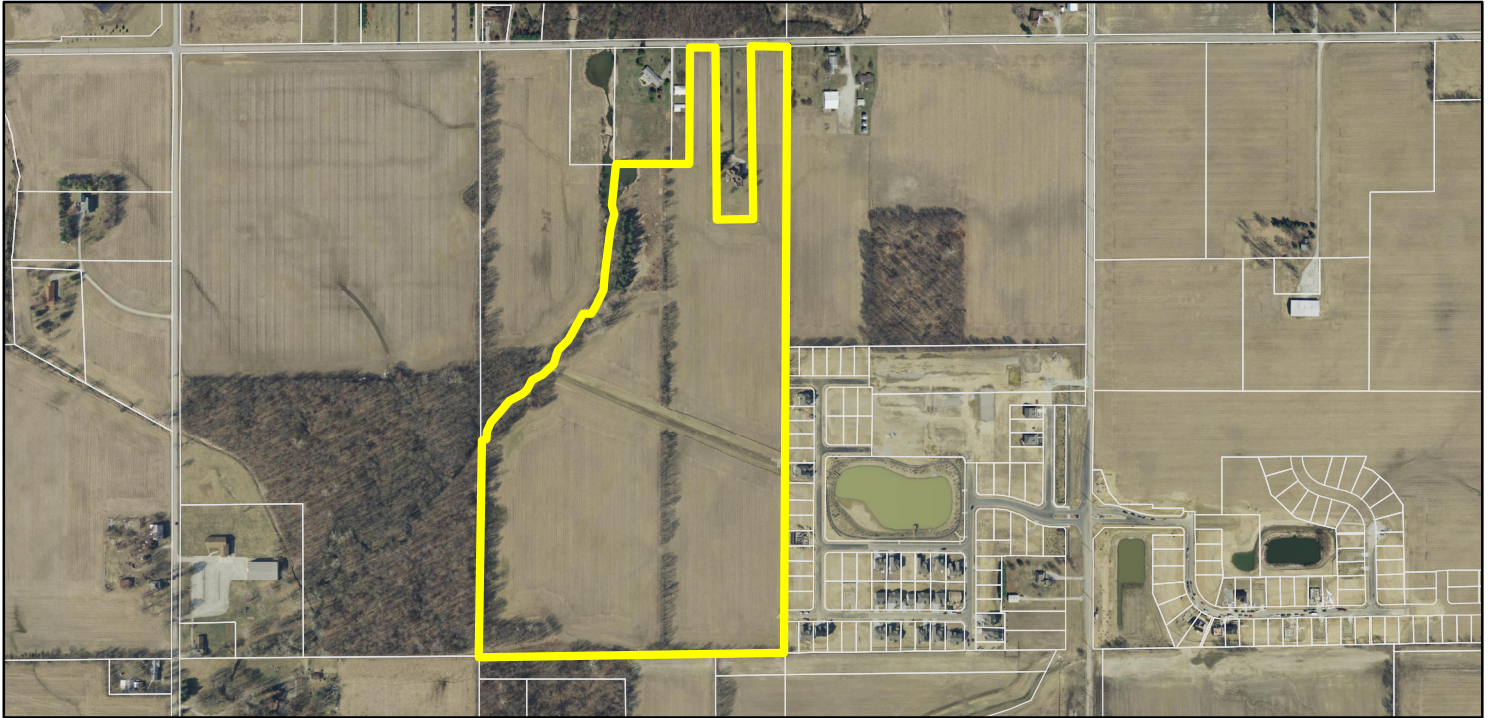
NO.	DESCRIPTION	DATE
1	OWNER REVIEW	05/06/2014
2	OWNER REVIEW	05/15/2014
3	MEETING	06/26/2014
4	JOINTING APPROVAL	06/30/2014
5	JOINTING APPROVAL	08/01/2014

Project No.: 014-00679-00
Project Manager: KLEIN
Designed By: KLEIN
Drawn By: KLEIN
Checked By: KLEIN
Scale No.: J 970
Address: 16201 SPRING MILL ROAD
WESTFIELD, IN 46074

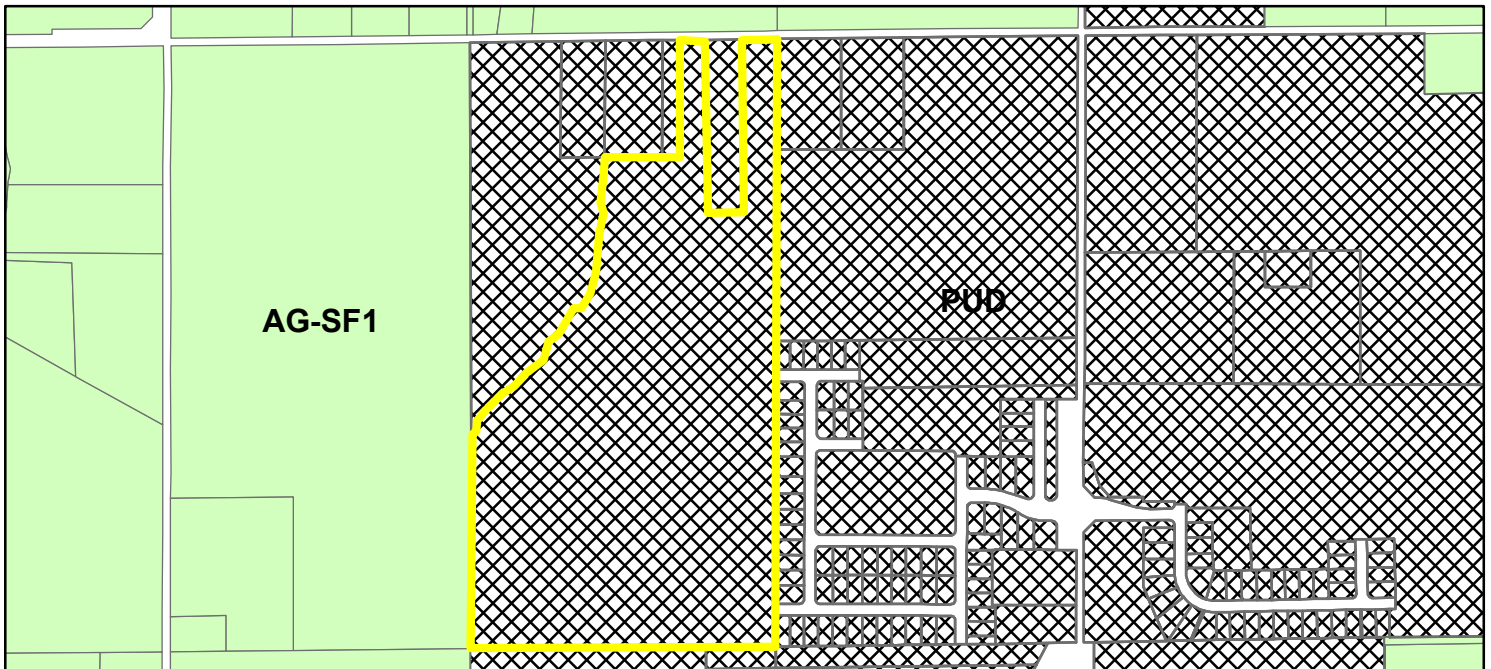
"DEPOT" AND
SITE DETAILS
Drawing No.:
C2.2

Exhibit 4: Fuel Monument Sign Detail

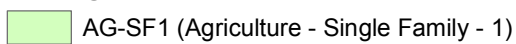
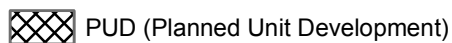
Aerial Location Map



Zoning Map



Zoning



LAND DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East, IN Washington Township, Hamilton County, Indiana, being described as follows:
Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 19 North, Range 3 East; thence on the East line of said Northeast Quarter South 00 degrees 10 minutes 40 seconds West (assumed bearing) 2652.44 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southeast corner of said Northeast Quarter Section; thence on the South line of said Northeast Quarter Section South 89 degrees 29 minutes 14 seconds West 1320.57 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southwest corner of the East half of said Northeast Quarter; thence on the West line of the East half of said Northeast Quarter section North 00 degrees 05 minutes 59 seconds East 935.20 feet more or less to the centerline of the Little Eagle Creek Drain, thence the following nineteen courses are on the centerline of said Little Eagle Creek Drain: (1) North 68 degrees 58 minutes 37 seconds East 19.35 feet; (2) thence North 10 degrees 18 minutes 45 seconds East 31.12 feet; (3) thence 29 degrees 35 minutes 47 seconds East 39.48 feet; (4) thence North 39 degrees 32 minutes 24 seconds East 110.28 feet; (5) thence North 51 degrees 47 minutes 14 seconds East 92.59 feet; (6) thence North 40 degrees 23 minutes 09 seconds East 57.84 feet; (7) thence North 53 degrees 40 minutes 03 seconds East 114.02 feet; (8) thence North 18 degrees 24 minutes 35 seconds East 65.41 feet; (9) thence North 44 degrees 35 minutes 50 seconds East 62.49 feet; (10) thence North 28 degrees 16 minutes 45 seconds East 128.55 feet; (11) thence South 86 degrees 06 minutes 09 seconds East 28.88 feet; (12) thence North 35 degrees 44 minutes 39 seconds East 80.80 feet; (13) thence North 16 degrees 18 minutes 20 seconds East 63.18 feet; (14) thence North 04 degrees 13 minutes 31 seconds East 139.38 feet; (15) North 09 degrees 12 minutes 49 seconds East 147.02 feet; (16) thence North 07 degrees 21 minutes 28 seconds West 41.06 feet; (17) thence North 05 degrees 42 minutes 12 seconds East 66.71 feet; (18) thence 07 degrees 36 minutes 53 seconds East 122.22 feet; (19) thence North 08 degrees 25 minutes 27 seconds East 15.72 feet; thence North 89 degrees 20 minutes 15 seconds East 315.92 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 522.72 feet to a Mag on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 118.15 feet to a Mag nail; thence South 00 degrees 39 minutes 45 seconds East 768.28 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 89 degrees 20 minutes 15 seconds East 157.03 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 768.28 feet to a Mag nail on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 153.82 feet to the POINT OF BEGINNING, containing 55.83 acres, more or less.

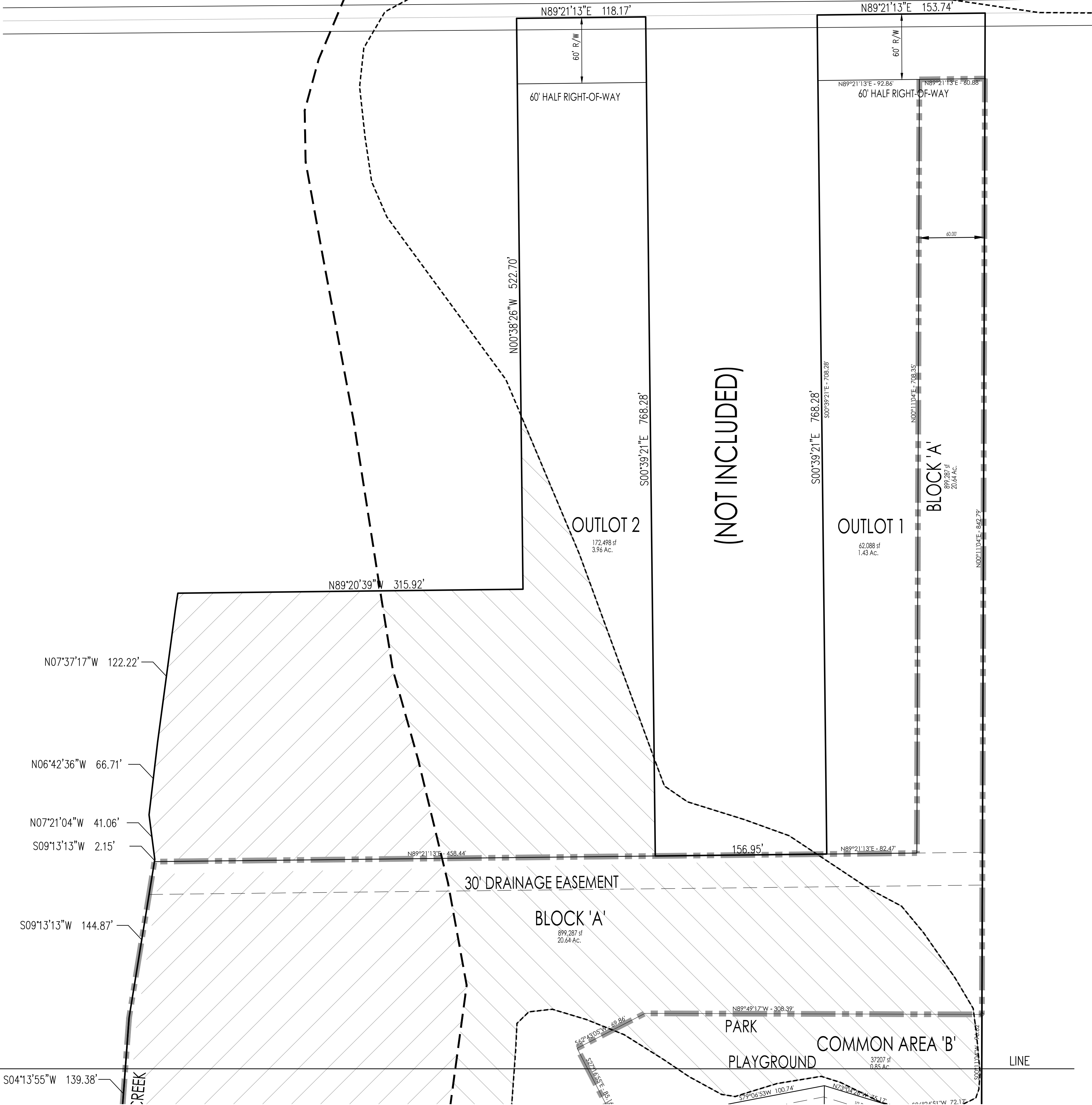
CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DATA
1	450.00	874.22	711.33	N 77° 55' 23" E	125° 03' 22"
2	250.00	250.00	250.00	N 77° 55' 23" E	88° 07' 08"
3	250.00	250.00	250.00	N 77° 55' 23" E	88° 07' 08"

LANDSCAPE NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

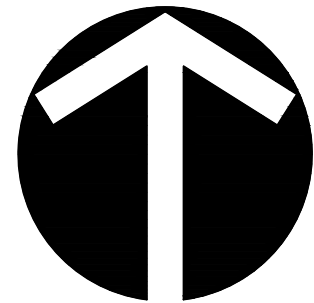
WATERS EDGE WEST
PRIMARY PLAT

186th STREET (SECONDARY ARTERIAL)



LEGEND

- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #0113"
- 5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #0113"
- 4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
- S. & L.E. SIGN & LANDSCAPE EASEMENT
- D. & U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- S.E. EXCLUSIVE SANITARY SEWER EASEMENT
- L.E., M. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FBSL FRONT BUILDING SETBACK LINE
- PROPERTY ADDRESS
- * LOW PRESSURE GRINDER LOT
- TYPE "X" A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01



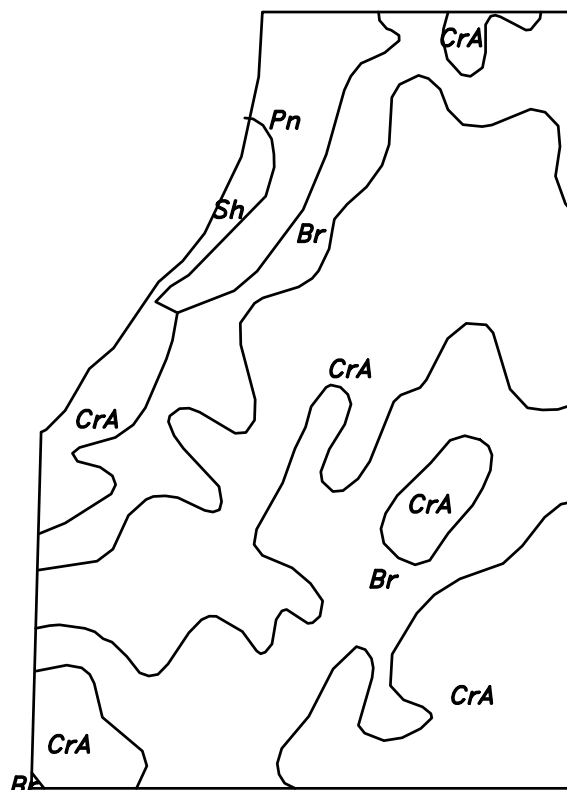
PRIMARY PLAT PREPARED BY:
ASHTON FRITZ
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES OF INDIANA, LP
8500 KEYSTONE CROSSING #590
INDIANAPOLIS, IN 46240

TOTAL LOTS = 88
SITE = 49.259 Ac±
TOTAL COMMON AREA = 2.69 Ac±

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA

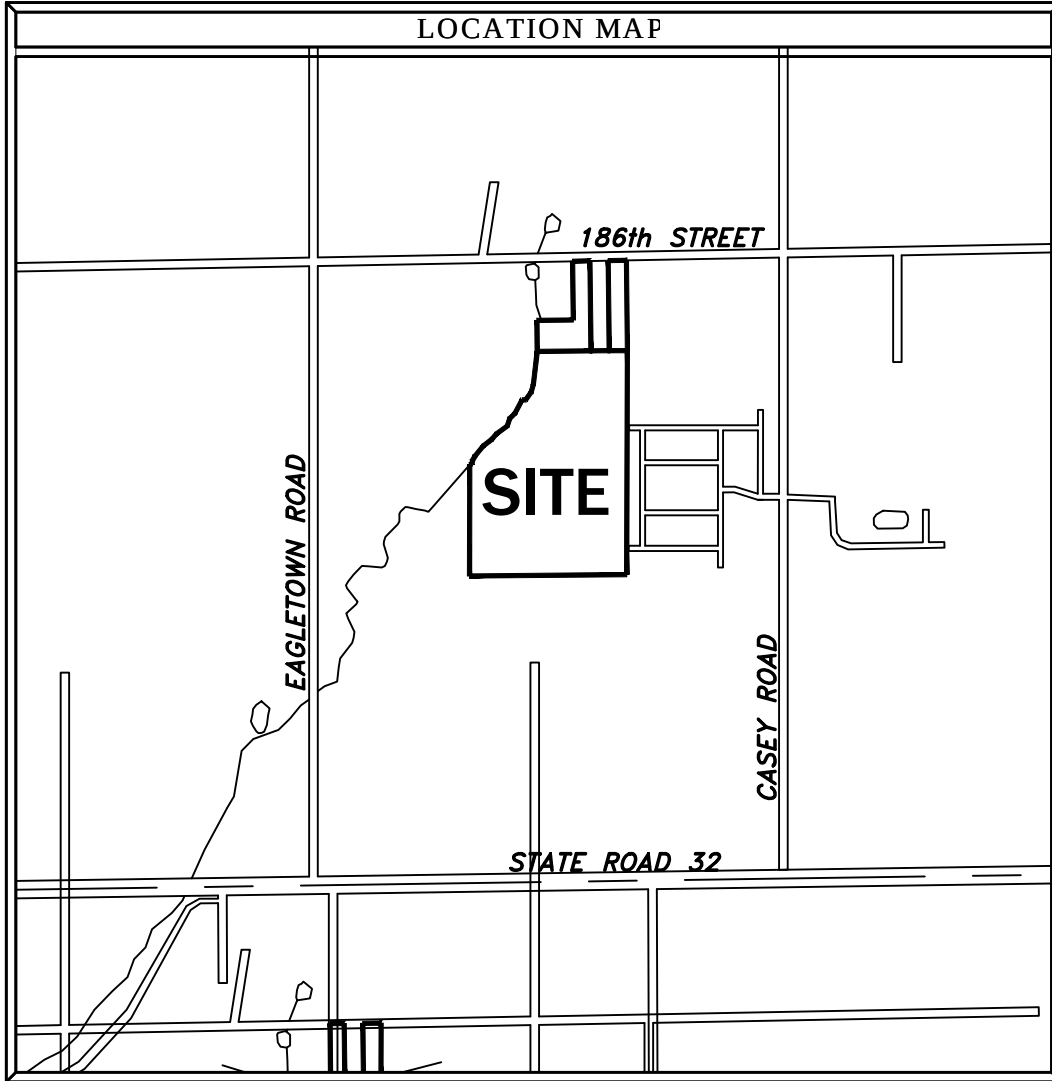
SOILS MAP



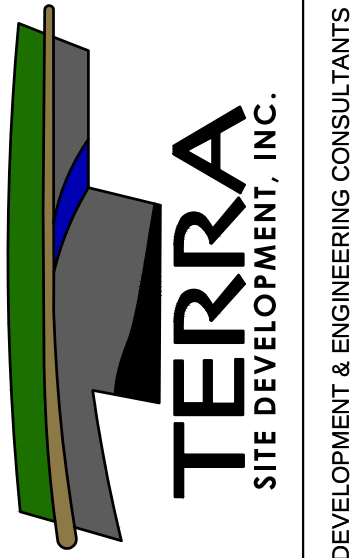
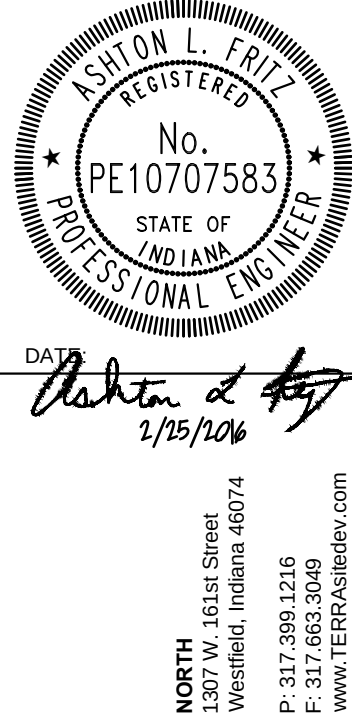
SITE

NOT TO SCALE

LOCATION MAP



NOT TO SCALE



WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240

REVISIONS	DATE	BY	DESCRIPTION
1	11-10-15	GM	ADDRESS WESTFIELD COMMENTS
2	1/6/16	AF	ADD EAGLE CREEK TRAIL
3	2/23/16	AF	REVISED PER WESTFIELD COMMENTS
4	2/25/16	AF	REVISED LITTLE EAGLE CREEK TRAIL

DRAWING FILES:

DATE: September 4, 2015
PROJECT NUMBER: 110930.200
DRAWN BY: JF
CHECKED BY: ALF
SHEET TITLE: PRIMARY PLAT

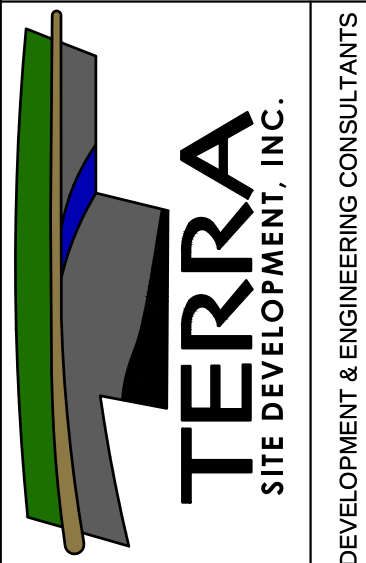
SHEET #: PP1
of 3

CURVED DATA				
CH. PT.	RADIUS	LENGTH	CHORD	BEARING
1	500.00	87.12	111.52	N 72° 18' 23" W
2	500.00	152.65	198.40	N 72° 18' 23" W
3	500.00	145.12	186.55	N 42° 18' 59" W



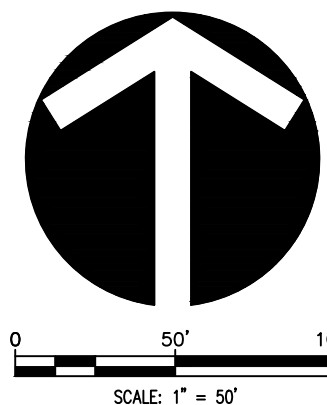
DATE: *Robert L. Fritz*
1/15/2016

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.693.1216
F: 317.693.3049
WWW.TERRADEVELOPMENT.COM

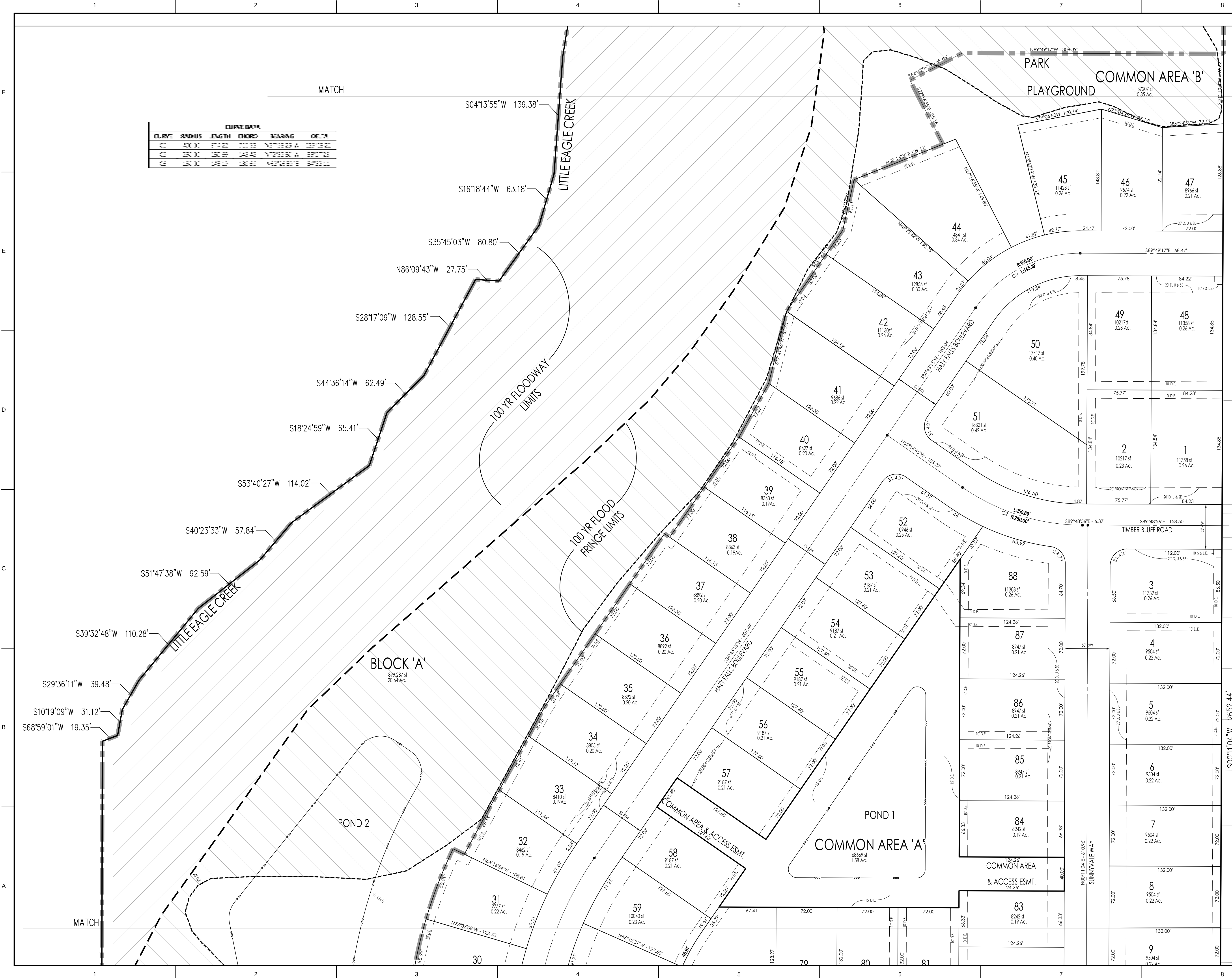


WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240

- LEGEND**
- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
 - TERRA FIRM #0113
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED
 - TERRA FIRM #0113
 - 1/4" x 3/8" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
 - S & L.E. SIGN & LANDSCAPE EASEMENT
 - D & U.E. DRAINAGE & UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.E. EXCLUSIVE SANITARY SEWER EASEMENT
 - L.E. M & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - PSL FRONT BUILDING SETBACK LINE
 - PROPERTY ADDRESS
 - LOW PRESSURE GRINDER LOT
 - A.D.A. RAMP TYPE PER C. OF WESTFIELD 604.5 WCR 01
 - TYPE "X"



- LANDSCAPE NOTES**
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
 - THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.



REVISIONS:	DATE	BY	DESCRIPTION
1	11-10-15	GM	ADD ADDRESS WESTFIELD COMMENTS
2	1/16/16	AF	ADD EAGLE CREEK TRAIL
3	2/23/16	AF	REVISED PER WESTFIELD COMMENTS
4	2/25/16	AF	REVISED LITTLE EAGLE CREEK TRAIL

DRAWING FILES:

DATE: September 4, 2015

PROJECT NUMBER: 110930.200

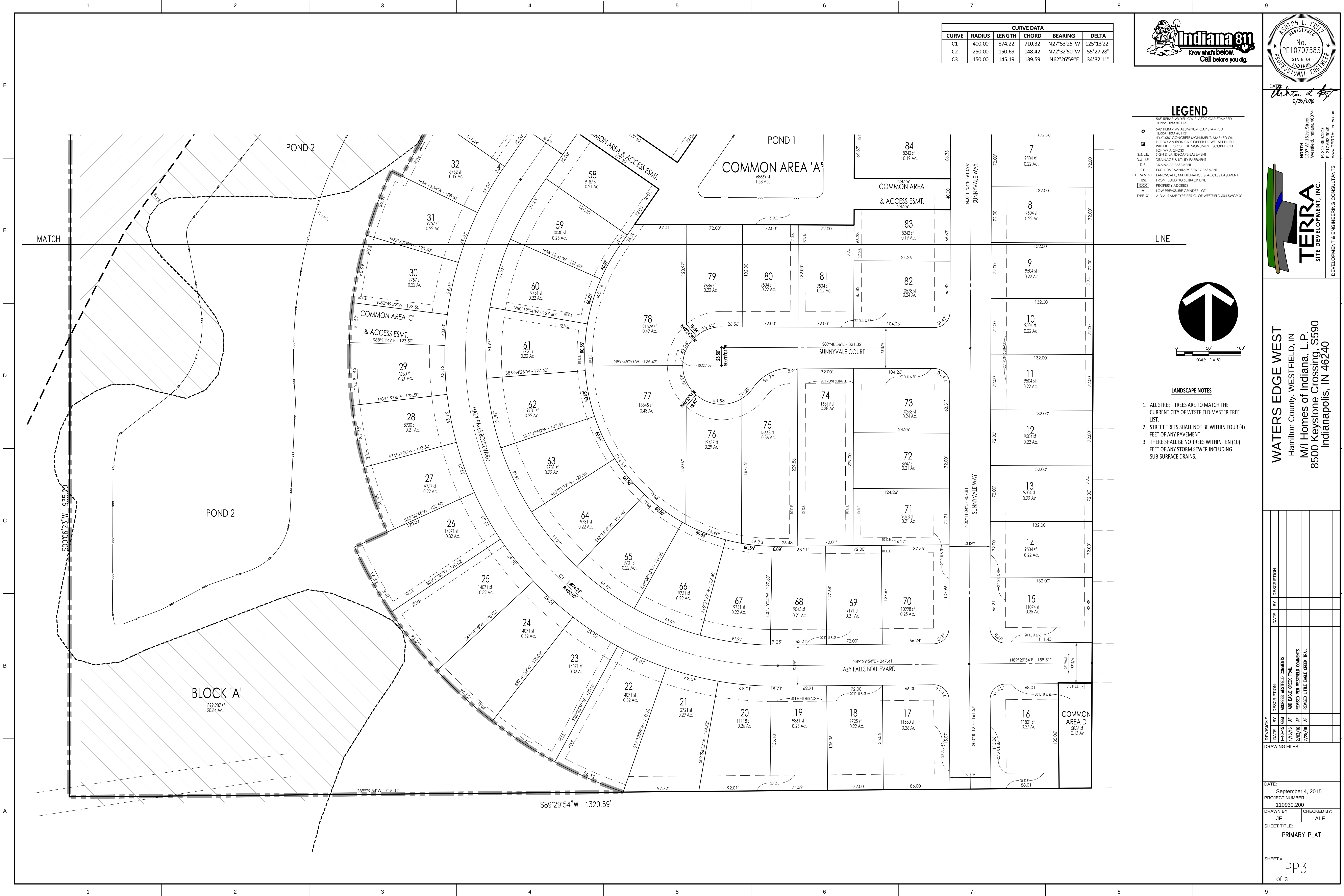
DRAWN BY: JF CHECKED BY: ALF

SHEET TITLE: PRIMARY PLAT

SHEET #:

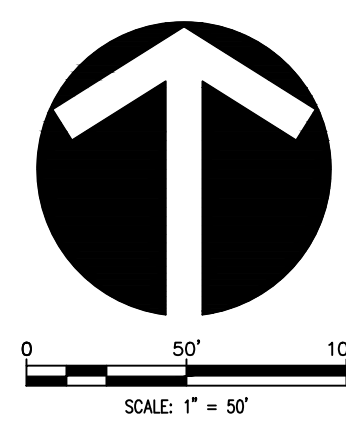
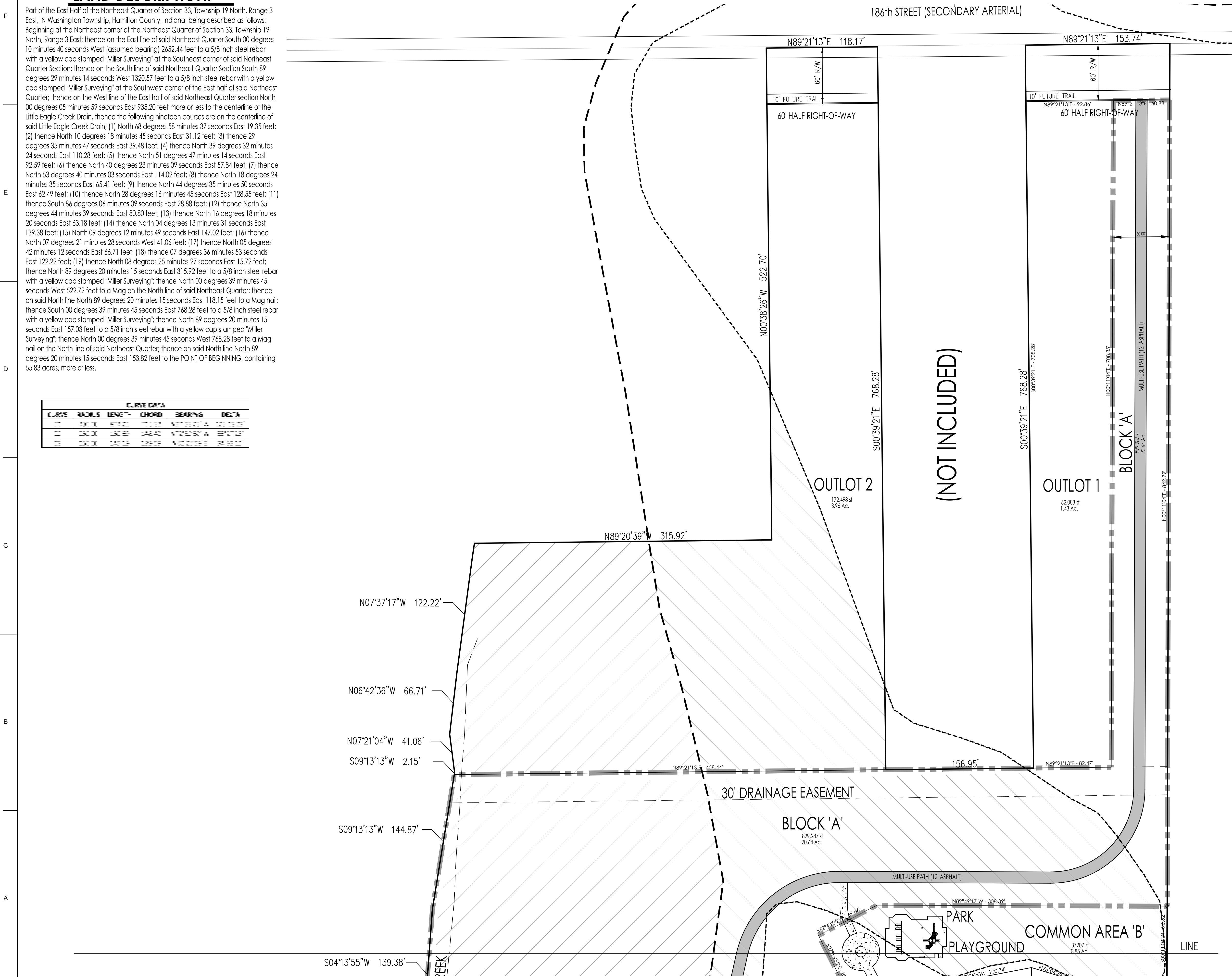
PP2

of 3



Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East, IN Washington Township, Hamilton County, Indiana, being described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 19 North, Range 3 East; thence on the East line of said Northeast Quarter South 00 degrees 10 minutes 40 seconds West (assumed bearing) 2652.44 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; at the Southeast corner of said Northeast Quarter Section; thence on the South line of said Northeast Quarter Section South 89 degrees 29 minutes 14 seconds West 1320.57 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; at the Southwest corner of the East half of said Northeast Quarter; thence on the West line of the East half of said Northeast Quarter section North 00 degrees 05 minutes 59 seconds East 935.20 feet more or less to the centerline of the Little Eagle Creek Drain; thence the following nineteen courses are on the centerline of said Little Eagle Creek Drain: (1) North 68 degrees 58 minutes 37 seconds East 19.35 feet; (2) thence North 10 degrees 18 minutes 45 seconds East 31.12 feet; (3) thence 29 degrees 35 minutes 47 seconds East 39.48 feet; (4) thence North 39 degrees 32 minutes 24 seconds East 110.28 feet; (5) thence North 51 degrees 47 minutes 14 seconds East 92.39 feet; (6) thence North 40 degrees 23 minutes 09 seconds East 57.84 feet; (7) thence North 53 degrees 40 minutes 03 seconds East 114.02 feet; (8) thence North 18 degrees 24 minutes 35 seconds East 65.41 feet; (9) thence North 44 degrees 35 minutes 50 seconds East 62.49 feet; (10) thence North 28 degrees 16 minutes 45 seconds East 128.55 feet; (11) thence South 88 degrees 06 minutes 09 seconds East 28.88 feet; (12) thence North 35 degrees 44 minutes 39 seconds East 80.80 feet; (13) thence North 16 degrees 18 minutes 20 seconds East 63.18 feet; (14) thence North 04 degrees 13 minutes 31 seconds East 139.38 feet; (15) North 09 degrees 12 minutes 49 seconds East 147.02 feet; (16) thence North 07 degrees 21 minutes 28 seconds West 41.06 feet; (17) thence North 03 degrees 42 minutes 12 seconds East 66.71 feet; (18) thence 07 degrees 36 minutes 53 seconds East 122.22 feet; (19) thence North 08 degrees 25 minutes 27 seconds East 15.72 feet; thence North 89 degrees 20 minutes 15 seconds East 315.92 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 522.72 feet to a Mag on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 118.15 feet to a Mag nail; thence South 00 degrees 39 minutes 45 seconds East 768.28 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 89 degrees 20 minutes 15 seconds East 157.03 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 768.28 feet to a Mag nail on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 153.82 feet to the POINT OF BEGINNING, containing 55.83 acres, more or less.

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARINGS	DELTA
01	400.00	674.82	701.82	N75°58'22" W	123°18'22"
02	250.00	130.89	148.89	N75°58'50" W	81°17'12"
03	250.00	148.13	128.89	N42°52'59" E	94°51'12"



5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
TERRA FIRN #0113"

5/8" REBAR W/ ALUMINUM CAP STAMPED
TERRA FIRN #0113"

4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER POWDER SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS

S.& L.E.
D.U.E.

D.R.E.

L.E., M.X & E.

FBSL

(0000)

*

TYPE "X"

LOW PRESSURE GRINDER LOT

A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

WATER MAIN FITTINGS

STORM SEWER MANHOLE

STORM INLET

STORM MANHOLE

STORM END SECTION

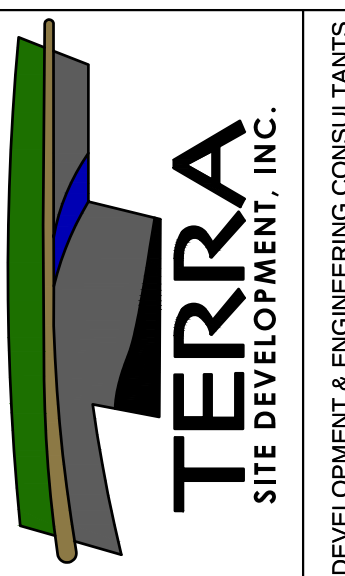
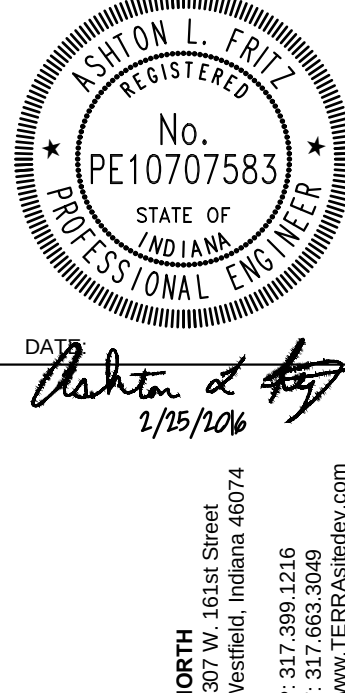
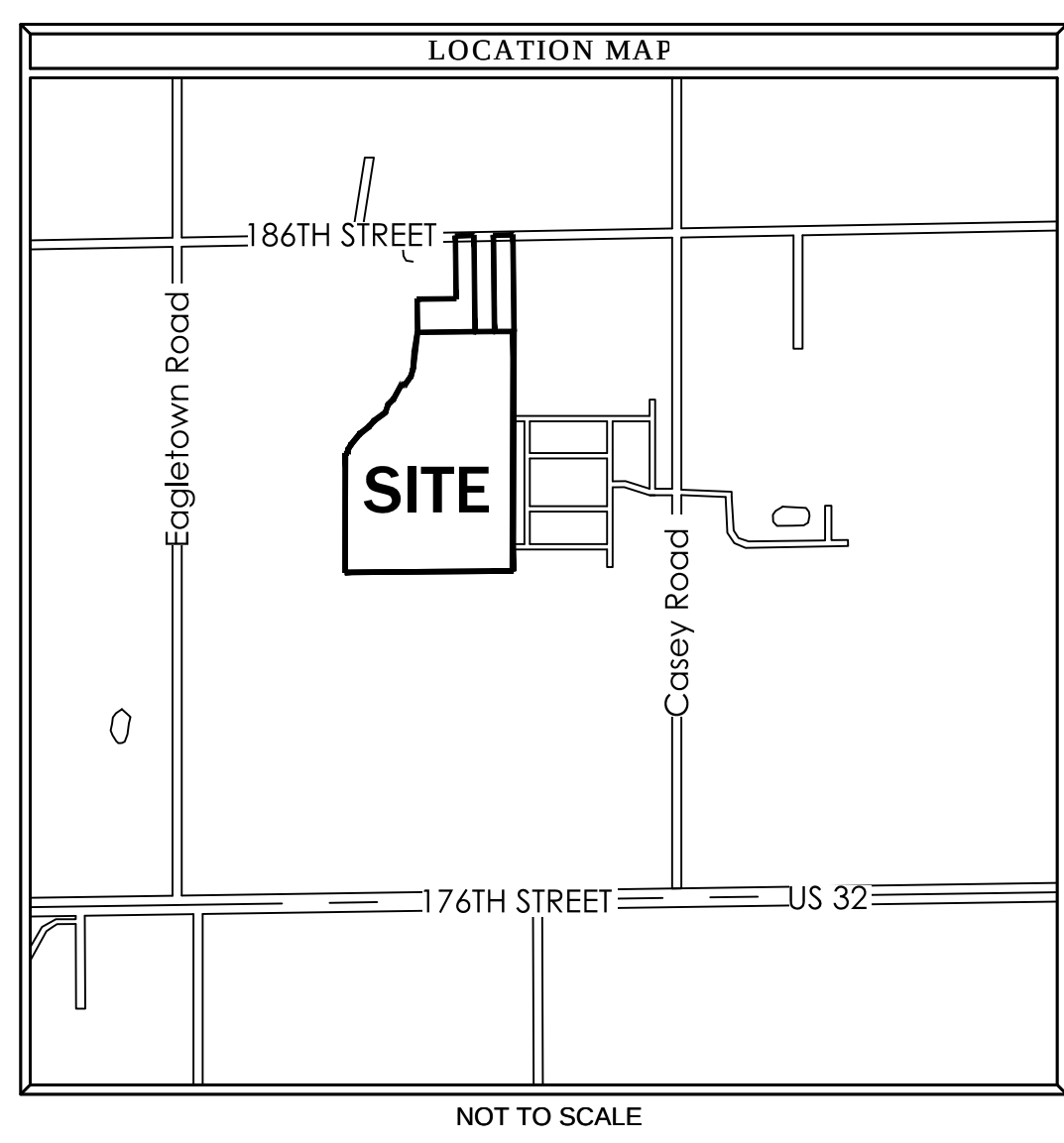
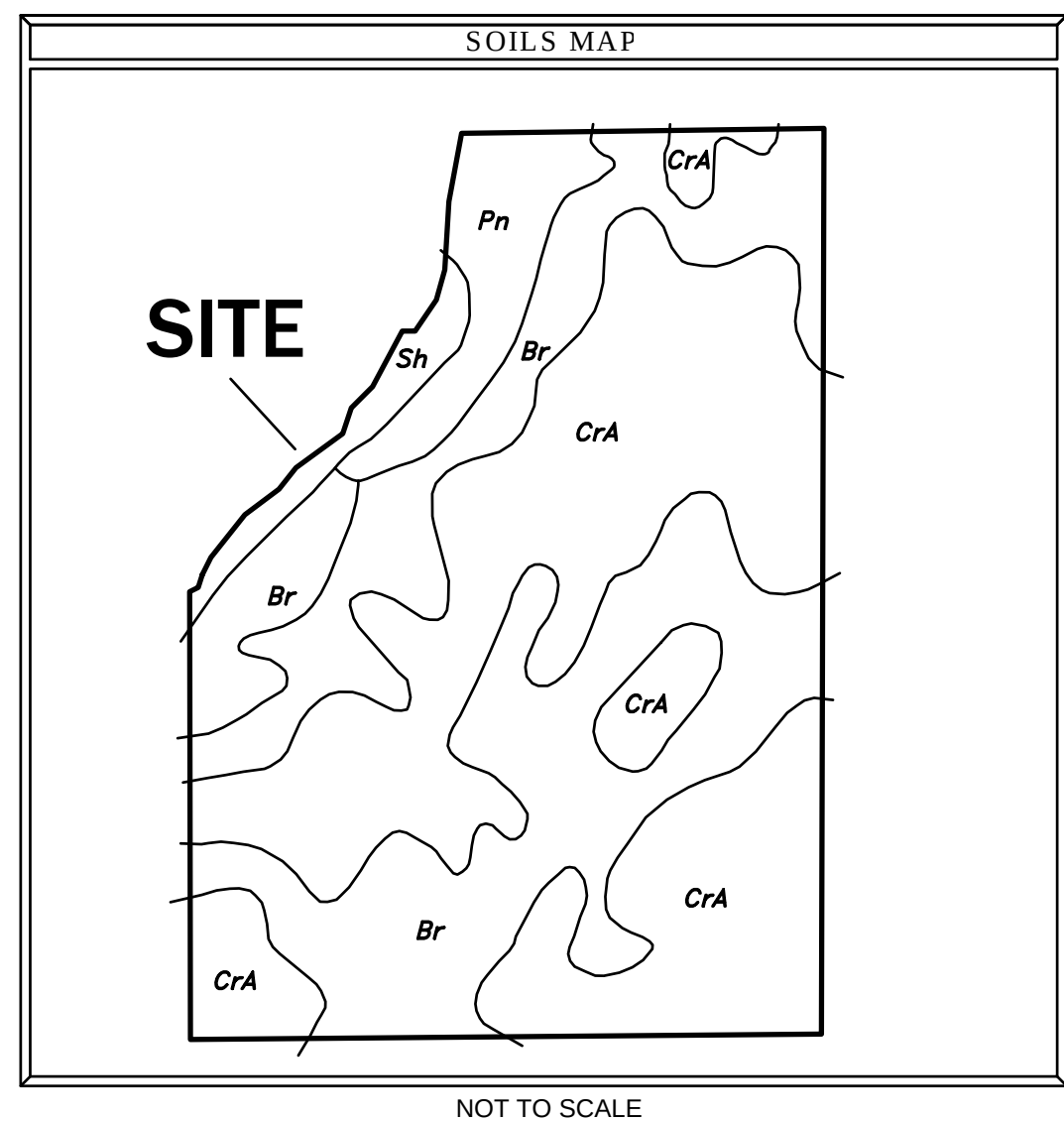
6"x6" ENTRY MONUMENT

PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

LANDSCAPE NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.



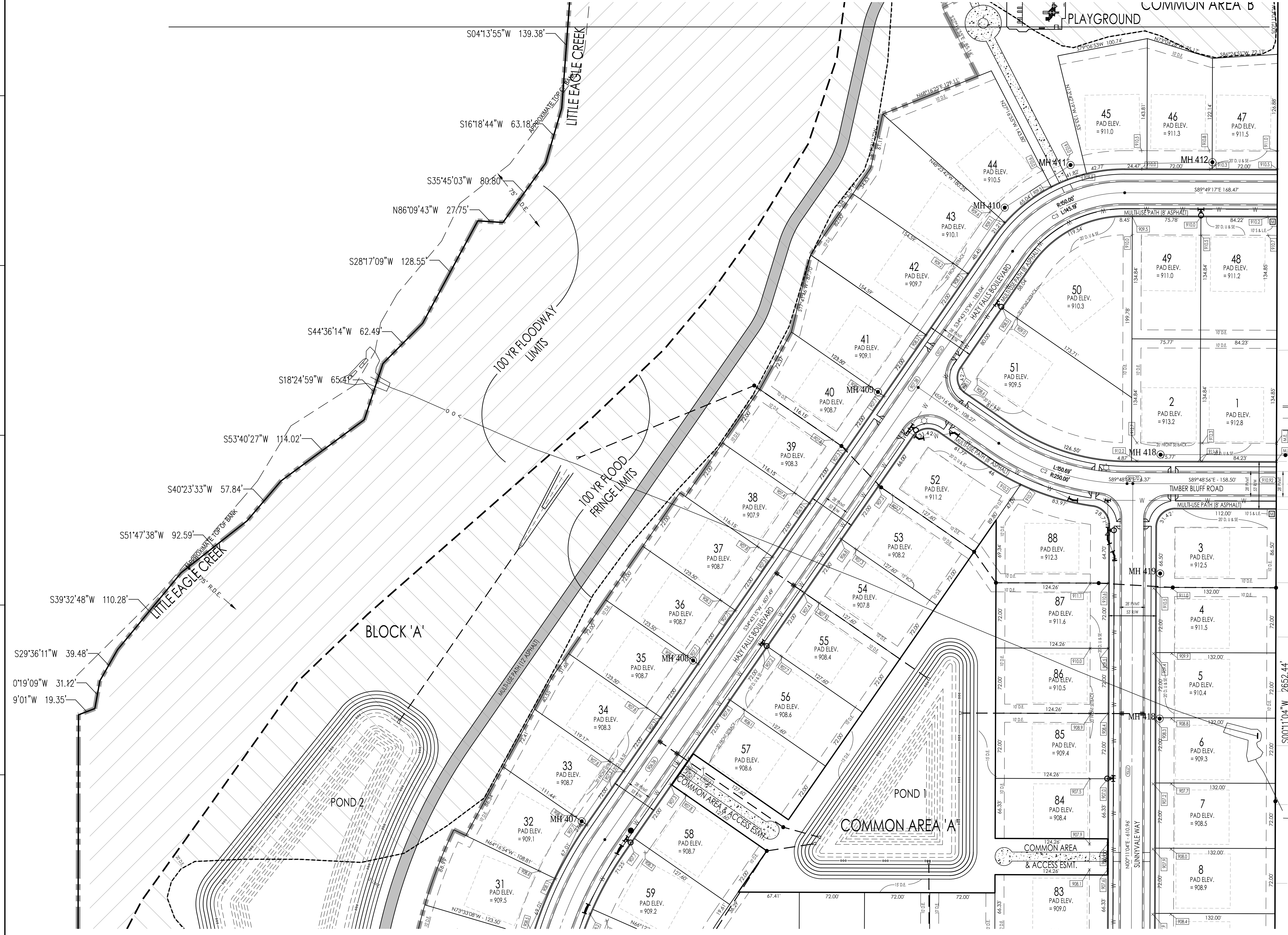
WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240

[illegible]

DATE: September 4, 2015	
PROJECT NUMBER: 110930.200	
DRAWN BY: JF	CHECKED BY: ALF
SHEET TITLE: Overall Development Plan	

SHEET #: 1
of 3

File Name: T:\1-PROJECTS 2011\110930.200_ML_Homes_Waters_Edge_West\Civil\Plans\110930.200_base-REV4.dwg, Layout: Development 2
By: JFast
Plot Date: Mar 01, 2016
Plot Time: 2:29pm



LEGEND

5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
TERRA FIRM #0113

5/8" REBAR W/ ALUMINUM CAP STAMPED
TERRA FIRM #0113

4'x4' x36" CONCRETE MONUMENT, MARKED ON
TOP W/ AN IRON OR COPPER DOWEL SET FLUSH
WITH THE TOP OF THE MONUMENT, SCORED ON
TOP W/ A CROSS

S. & L.E. SIGN & LANDSCAPE EASEMENT
D. & U.E. DRAINAGE & UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
S.E. EXCLUSIVE SANITARY SEWER EASEMENT
L.E., M. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FRSL FRONT BUILDING SETBACK LINE
PROPERTY ADDRESS
LOW PRESSURE GRINDER LOT
A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01
WATER MAIN FITTINGS

SANITARY SEWER MANHOLE
STORM INLET
STORM MANHOLE
STORM END SECTION
6'x6' ENTRY MONUMENT

LANDSCAPE NOTES

- ALL STREET TREES ARE TO MATCH THE
CURRENT CITY OF WESTFIELD MASTER TREE
LIST.
- STREET TREES SHALL NOT BE WITHIN FOUR (4)
FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10)
FEET OF ANY STORM SEWER INCLUDING
SUB-SURFACE DRAINS.

PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

REVISIONS:

DATE	BY	DESCRIPTION
11-10-15	GM	ADDRESS WESTFIELD COMMENTS
1/6/16	AF	ADD EAGLE CREEK TRAIL
2/23/16	AF	REVISED PER WESTFIELD COMMENTS
2/25/16	AF	REVISED LITTLE EAGLE CREEK TRAIL

DRAWING FILES:

DATE: September 4, 2015
PROJECT NUMBER: 110930.200
DRAWN BY: JF CHECKED BY: ALF
SHEET TITLE: Overall Development Plan

SHEET #:
2
of 3

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

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240

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

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

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

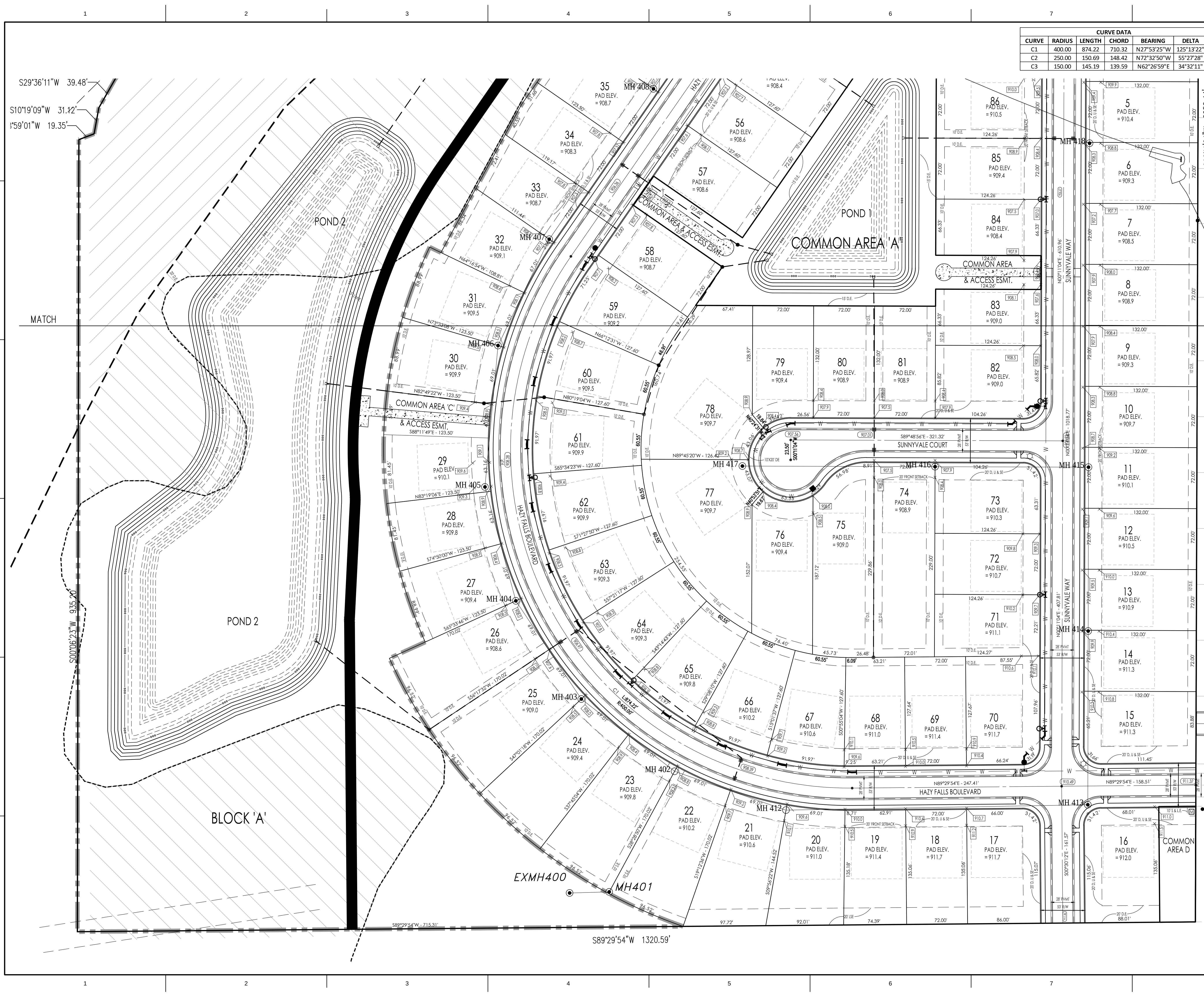
TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

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

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

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

File Name: T:\1-PROJECTS 2011\110930.200_MI Homes_Waters Edge West\Civil\Plans\110930.200 base-REV4.dwg, Layout: Development 3 By: TERRA - CAD
Plot Date: Mar 02, 2016 Plot Time: 2:39pm

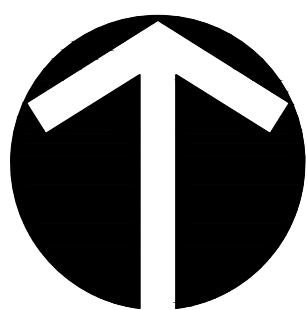


CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	400.00	874.22	710.32	N27°53'25\"W	125°13'22\"
C2	250.00	150.69	148.42	N72°32'50\"W	55°27'28\"
C3	150.00	145.19	139.59	N62°26'59\"E	34°32'11\"



LEGEND

- 5/8\" REBAR W/ YELLOW PLASTIC CAP STAMPED
TERRA FIRM #0113
- 5/8\" REBAR W/ ALUMINUM CAP STAMPED
TERRA FIRM #0113
- 4\"x4\"x36\" CONCRETE MONUMENT, MARKED ON
TOP W/ AN IRON OR COPPER DOWEL SET FLUSH
WITH THE TOP OF THE MONUMENT, SCORED ON
TOP W/ A CROSS
- SIGN & LANDSCAPE EASEMENT
- DRAINAGE & UTILITY EASEMENT
- EXCLUSIVE SANITARY SEWER EASEMENT
- LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FRONT BUILDING SETBACK LINE
- PROPERTY ADDRESS
- LOW PRESSURE GRINDER LOT
- A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01
- WATER MAIN FITTINGS
- SANITARY SEWER MANHOLE
- STORM INLET
- STORM MANHOLE
- STORM END SECTION
- 6\"x6\" ENTRY MONUMENT



PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

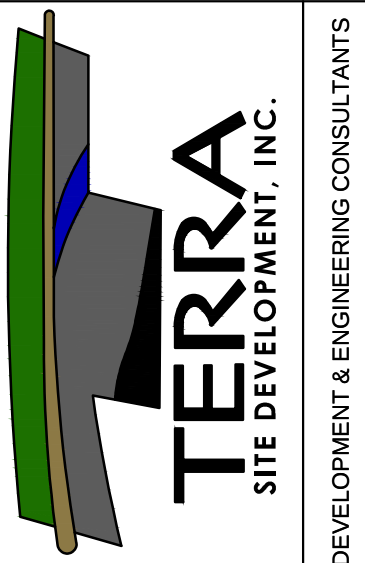
LANDSCAPE NOTES

- ALL STREET TREES ARE TO MATCH THE
CURRENT CITY OF WESTFIELD MASTER TREE
LIST.
- STREET TREES SHALL NOT BE WITHIN FOUR (4)
FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10)
FEET OF ANY STORM SEWER INCLUDING
SUB-SURFACE DRAINS.



DATE: *Robert A. Fritz*
1/15/2016

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.683.3049
www.terradev.com



WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240

REVISIONS:	DATE	BY	DESCRIPTION
1	11-10-15	GM	ADDRESS WESTFIELD COMMENTS
2	1/16/16	AF	ADD EAGLE CREEK TRAIL
3	2/23/16	AF	REVISED PER WESTFIELD COMMENTS
4	2/25/16	AF	REVISED LITTLE EAGLE CREEK TRAIL

DRAWING FILES:

DATE: September 4, 2015
PROJECT NUMBER: 110930.200
DRAWN BY: JF
CHECKED BY: ALF
SHEET TITLE: Overall Development Plan

SHEET #:
3
of 3

**PACKET OF PUBLIC COMMENT
WATER'S EDGE WEST
NOVEMBER 16, 2015**

November 2, 2015

Thank you, Jeff. For the Commission's consideration, I have significant concerns about the lack of planning or adequate earthen berms and landscaping to protect my property from the water displacement which will occur from placing 88 homes and the accompanying streets/driveways this close to the large existing flood area that lies between our two properties. This area floods very significantly multiple times each year and already comes into our yard – particularly from the East and South sides. The existing/new development directly to our East and accompanying water displacement is going to increase the flooding and standing water already pushed through the flood zone — M/I Homes development will do the same without adequate protections put in place of which there appear to be none based upon the landscaping design and based upon the fact that the development site to the East of us has already only put in a small retention pond and a pipe that I would be very surprised is effective in capturing and funneling the amount of increased what that will be displaced from all of the new homes, streets and driveways that cover up the natural ground and its ability to soak up groundwater into the groundwater table. A 10-15 acre lake forms several times during the winter and in the spring and the small retention pond designed to capture the new run off from all of the new homes may be mediocre at best pushing more water into the East and South sides of our property WITHOUT earthen berms to direct it into the southern flood zone and some type of drainage system other than a buried pipe which does nothing for pooled water in that area of the flood zone and "common area" M/I Homes is proposing.... The increased flooding and standing water for 4-5 months this year in our yard brought a mosquito infestation so bad that my children could often not play outdoors nor could we enjoy the deck or outside yard areas end of day/evening.

Additionally, the lack of significant earthen berm creating some separation between smaller, cheaper housing spaced several feet apart and looking directly into the rear of our house is already damaging/lessening our property value. We placed it on the market this past fall and out of 10 viewings, all homebuyers gave our home/property reviews of 8-10 on a quality score out of 10, but ALL said they were concerned about the quality of the housing and complete lack of privacy to the South from M/I Homes proposed 88-home project and the complete lack of privacy landscaping to create a buffer between our property and what is proposed by M/I Homes.

I am attending the hearing this evening as well as the next one (if/when noticed) so that I can have counsel adequately represent my concerns — particularly given the complete lack of landscaping/berms, or otherwise, that both addresses the existing/coming flooding problems as well as the privacy issues/concerns which have already decreased my property value tremendously.

Sincerely,

Jason C. Farmer
Senior Managing Director
WestBridge Investments

ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

WHEREAS, the City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
BE AMENDED AS FOLLOWS:**

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

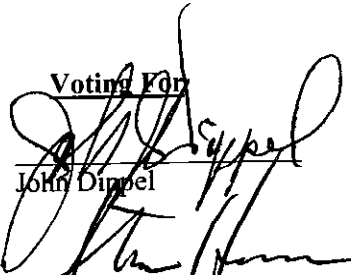
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

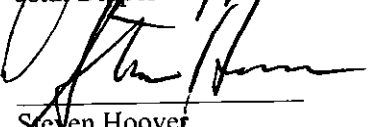
-- remainder of page intentionally blank --

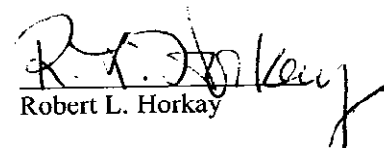
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

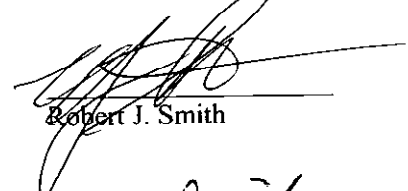
Voting For


John Dippel

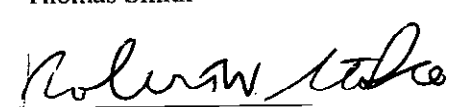

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this ____ day of _____, 2011.

J. Andrew Cook, Mayor

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

James C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.
- D. Minimum Lot Area. None
- E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.
- B. Parking may be permitted in all required Building Setback Areas.
- C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.
- D. Outside merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

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

1. Front Yard:

- a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embaling School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
Restaurants and dining facilities having > 50% gross sales from food	X	X	X
Restaurants and dining facilities having < 50% gross sales from food	X	X	X
Restaurants with Live Entertainment	X	X	X
Roller and Ice Skating Rinks		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

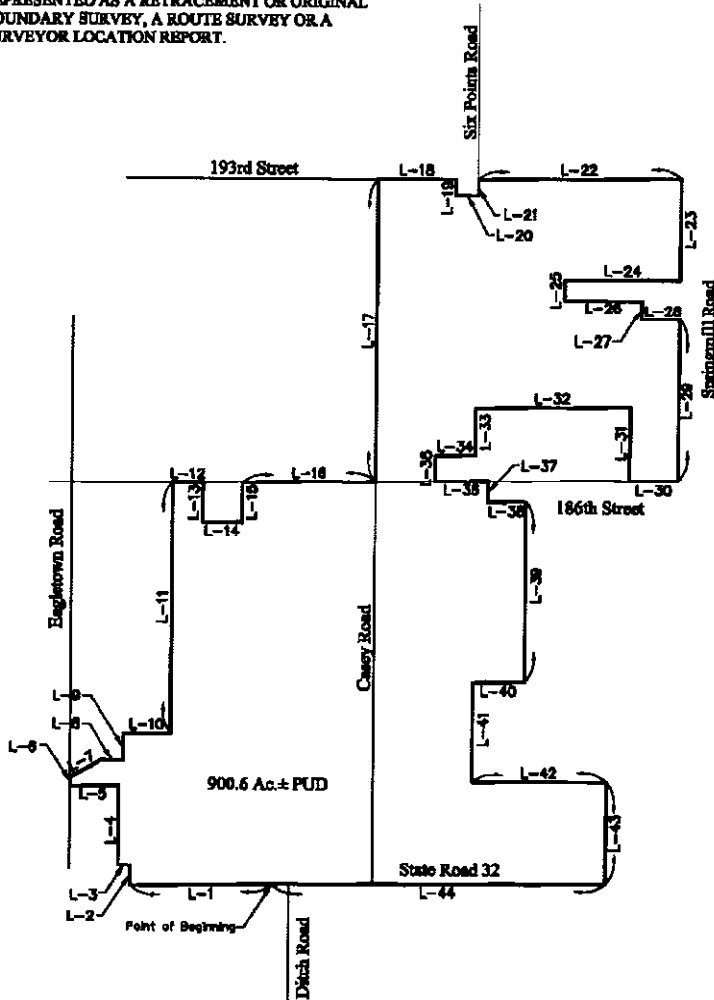
Exhibit A

Legal Description

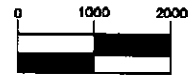
A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

NOTE:
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR ORIGINAL
BOUNDARY SURVEY, A ROUTE SURVEY OR A
SURVEYOR LOCATION REPORT.



Scale: 1"=2000'
GRAPHIC SCALE



(IN FEET)
1 inch = 2000 ft.

LINE TABLE

LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2653.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2345.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Wilfong Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

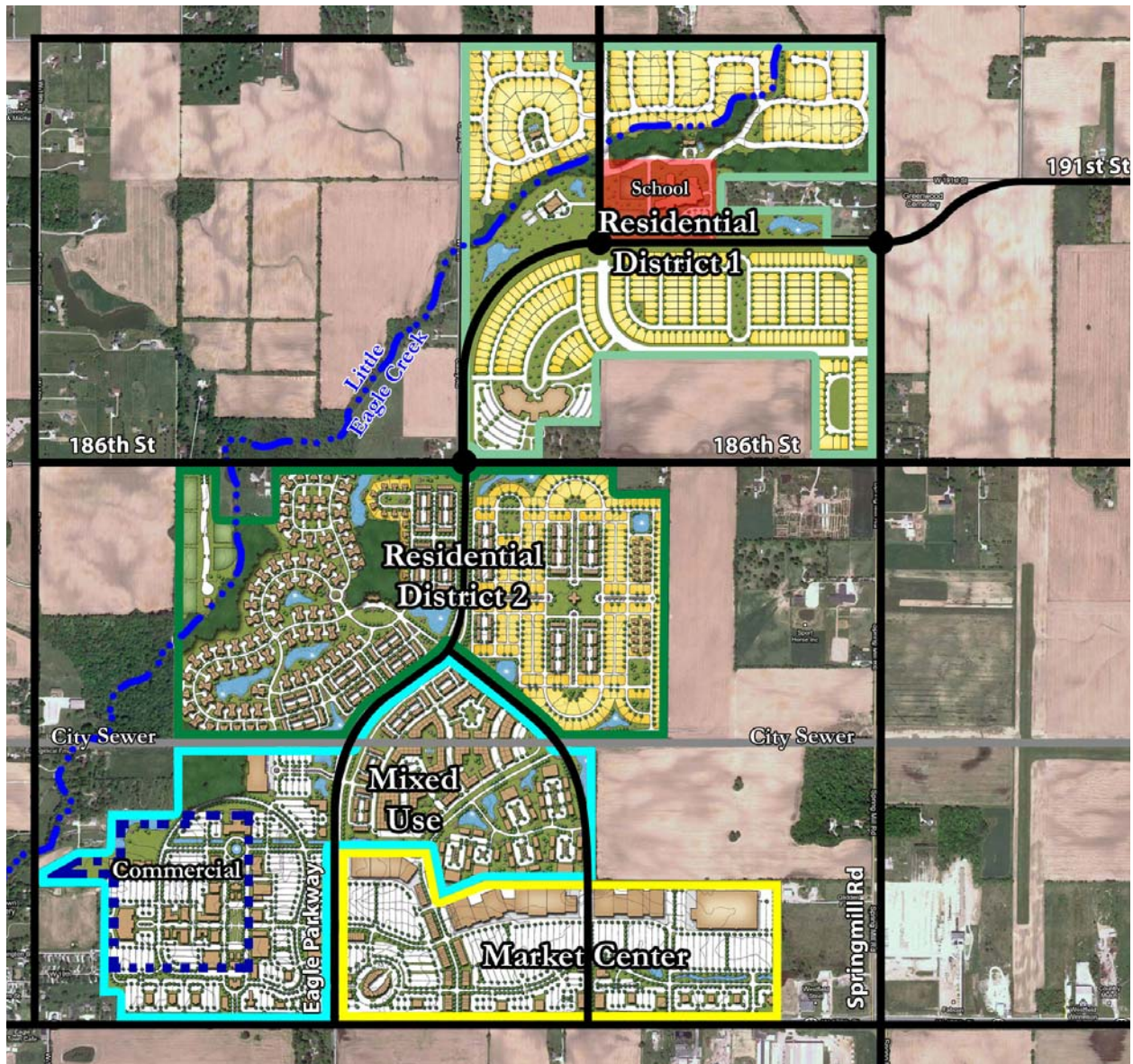


Exhibit C

Illustrative Site Development Plan

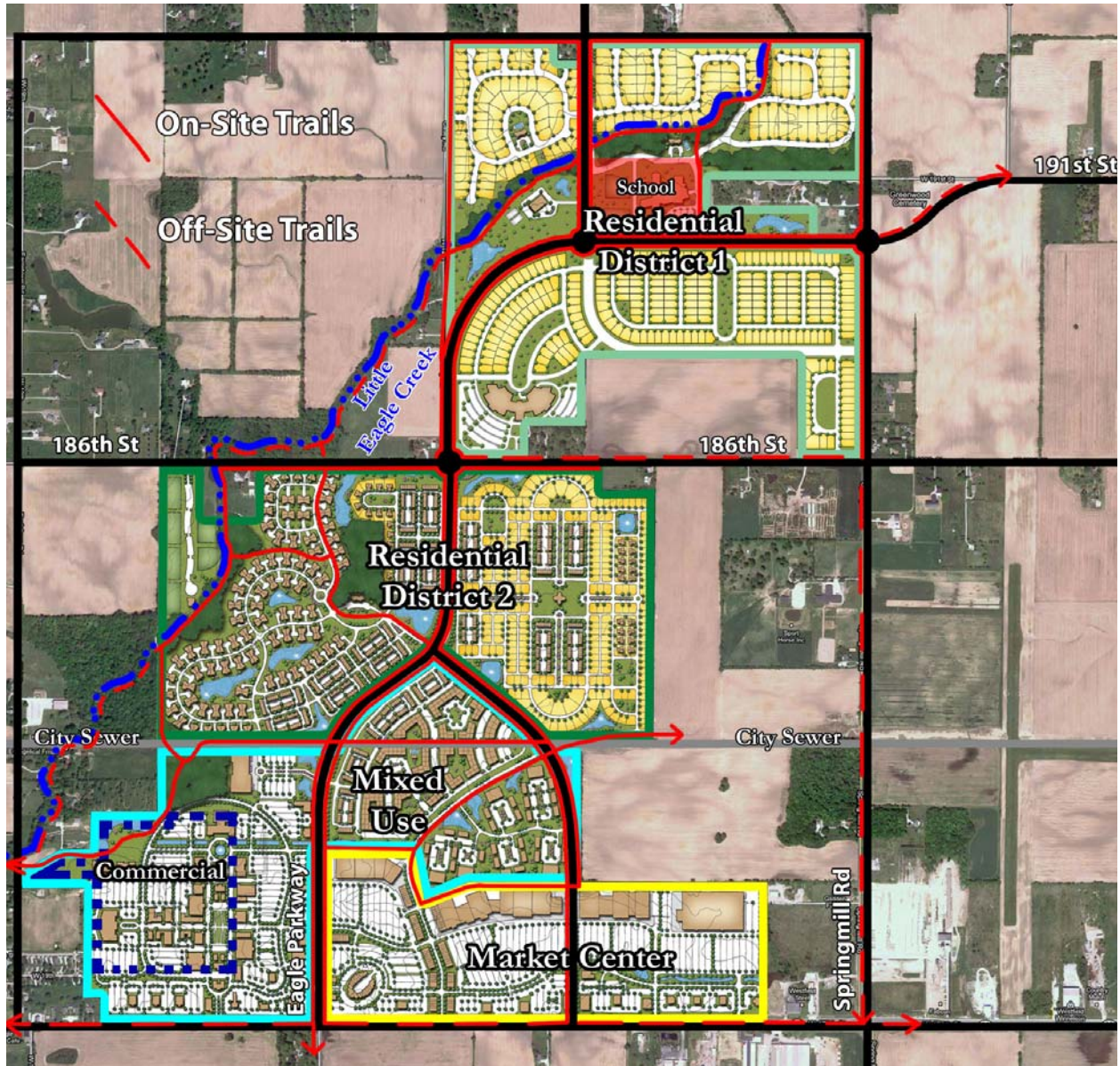


Exhibit D

Construction Phasing Schedule

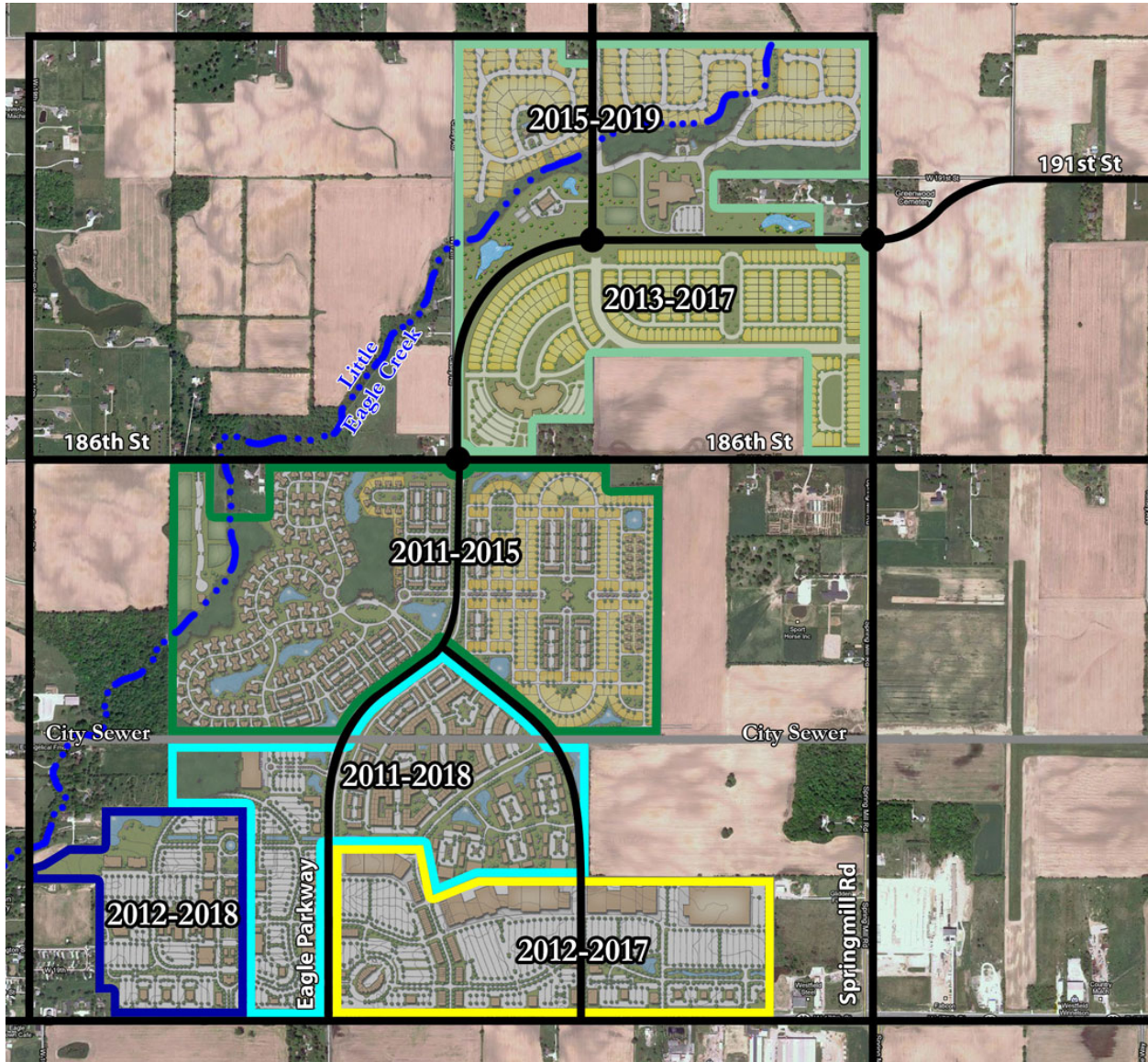


Exhibit E
Amenity Plan

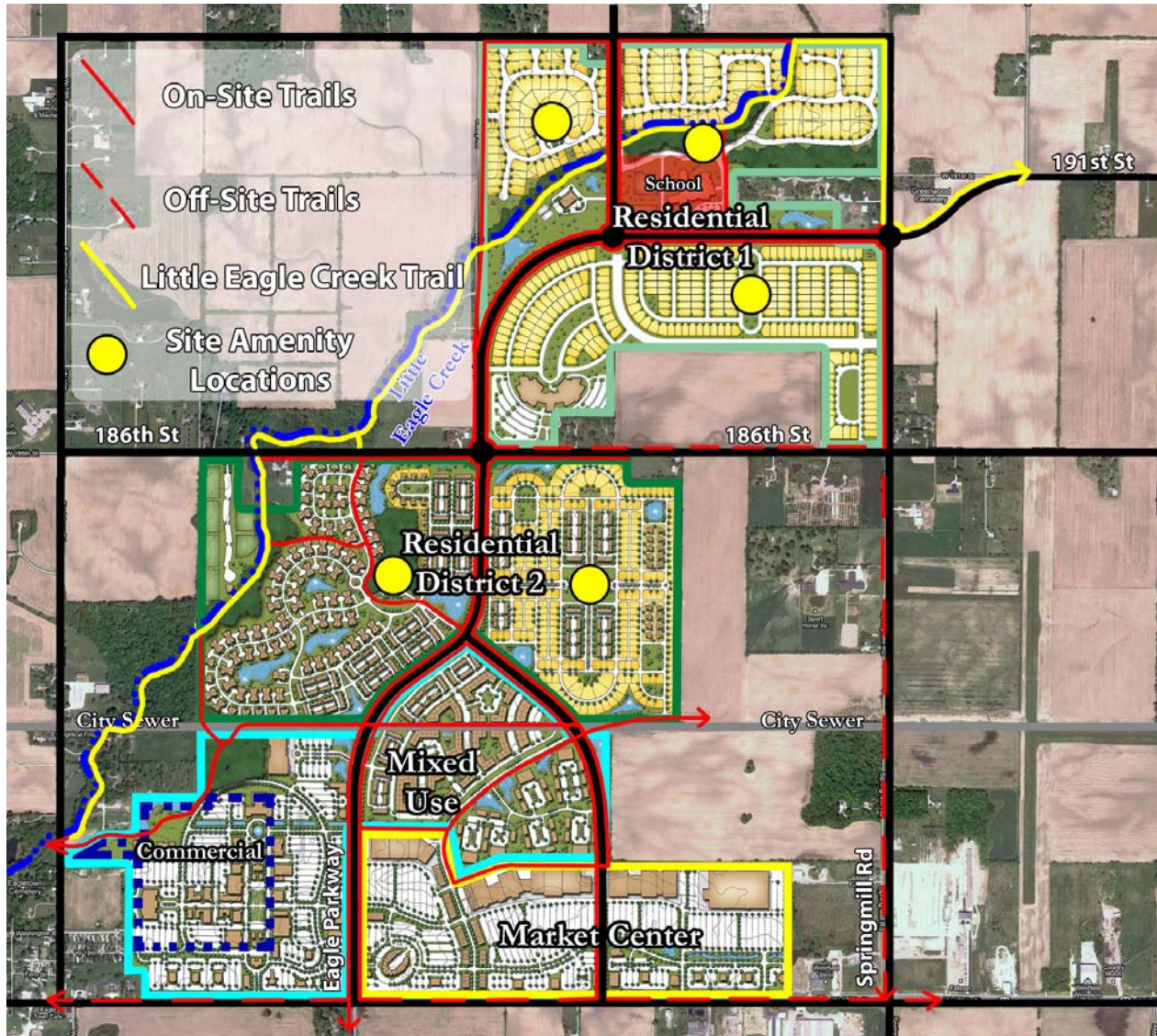


Exhibit F

Residential Photo Examples















WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2016
1603-SPP-05, 1603-ODP-05 & 1603-DDP-06

Petition Number: 1603-SPP-05, 1603-ODP-05 & 1603-DDP-06

Subject Site Address: 17651 Sun Park Drive

Petitioner: Custard Kings by Weihe Engineers, Inc.

Request: Primary Plat, Overall Development Plan and Detailed Development Plan review for a 4,658 square-foot +/- restaurant.

Current Zoning: Culver's Sun Park PUD District

Current Land Use: Undeveloped

Approximate Acreage: 0.99 acre +/-

Property History: Culver's Sun Park PUD, Ordinance 15-44

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Development Plan
5. Site Plan
6. Landscaping Plan
7. Building Elevations

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL:

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

This petition is scheduled to receive a public hearing at the March 7, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the March 7, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION:

The applicable zoning district is the Culver's Sun Park PUD District (Ord. 15-44). The project is for the construction of a new 4,658 square-foot restaurant building and associated outdoor seating and parking. The proposal also includes the primary platting of the subject property for the creation of the State Highway 32 Trail Corridor.



PRIMARY PLAT REVIEW (1603-SPP-05):

Primary Plat Standards (Article 10.12(J) of UDO)

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Please label right-of-way dimensions for Sun Park Drive and for State Road 32.

Comment: Confirm with WPWD, but the Sun Park Drive right-of-way will need to be squared-off at the northwest corner of the subject site.

- 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)

Comment: Please include the word "Lot" when labeling Lot 1.

Comment: Please label "Common Area A" as "Block A".

- 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.

Comment: Please label the point of beginning of the legal description on the plat drawing.

- 11) Building setback lines. (Article 5.16 (E) of UDO)

Comment: Setback from the west property line is required to be 60' (front yard).

- 12) Legend and notes.



- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Please coordinate with the WPWD and the Hamilton County Surveyor's Office ("HCSO").

- 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.

Comment: Please coordinate with WPWD and HCSO. Also, see Item 9 above.

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: Please coordinate with HCSO.

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

District Standards (Article 4.16 of UDO)

The plans comply with Article 4.16 (GB District), except for those items identified as outstanding below:

- 20) Permitted Uses (Chapter 13 of UDO)
- 21) Minimum Lot Area: No minimum
- 22) Minimum Lot Frontage: 80 feet
- 23) Minimum Building Setback Lines
- a) Front Yard: 60 feet
- Comment: Please modify west setback line so that it is 60'.**
- b) Side Yard: 20 feet
- c) Rear Yard: 20 feet
- 24) Minimum Lot Width: No minimum
- 25) Maximum Building Height: 60 feet
- 26) Minimum Building Size: No minimum



State Highway 32 Overlay Standards (Article 5.3 of UDO)

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

27) Access Control Requirements (Article 5.3 (F))

28) Setback Requirements (Article 5.3 (G))

Comment: See Item 28 above.

29) Trail Corridor Requirements (Article 5.3 (L))

Development Standards (Chapter 6 of UDO)

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

30) Lot Standards (Article 6.10)

31) Setback Standards (Article 6.16)

Comment: See Item 28 above.

32) Vision Clearance Standards (Article 6.19)

Comment: Triangle depicted on Landscape Plan (Sheet L100) does not match up with property/right-of-way lines. Please move the triangle.

33) Yard Standards (Article 6.21)

Design Standards (Chapter 8 of UDO)

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

34) Block Standards (Article 8.1)

35) Easement Standards (Article 8.3)

Comment: Please coordinate with WPWD and utility providers.

36) Monument and Marker Standards (Article 8.5)

Comment: Please add markers at the corners between Lot 1 and Block A.

37) Pedestrian Network Standards (Article 8.7)

Comment: Please label width of sidewalk along Sun Park Drive.



38) Storm Water Standards (Article 8.8)

Comment: Please coordinate with WPWD.

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

Comment: Please coordinate with WPWD. See Item 9 above.

40) Street Light Standards (Article 8.10)

41) Street Sign Standards (Article 8.11)

Comment: Please coordinate with WPWD.

42) Surety Standards (Article 8.12)

Comment: Please coordinate with WPWD.

43) Utility Standards (Article 8.13)

Comment: Please coordinate with WPWD and utility providers.

OVERALL AND DETAILED DEVELOPMENT PLAN REVIEW (1603-ODP-05 & 1603-DDP-06):

Development Plan Review Criteria (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:

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

Comment: Please see Development Standards, District Standards, and PUD Standards comments herein.

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

Comment: Please see State Highway 32 Overlay comments herein.



- 46) 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.
- 47) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment: Please coordinate with utility providers.

Development Plan Documentation (Article 10.7 (G) of UDO)

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

- 48) Title, scale, north arrow and date.

Comment: Please add "Overall Development Plan and Detailed Development Plan" to the main title of the plans on Sheet C001.

- 49) Proposed name of the development.

- 50) 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.

- 51) Address and legal description of the property.

- 52) Boundary lines of the property including all dimensions.

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

Comment: Please show centerlines of State Road 32 and Sun Park Drive on the site plan.

- 54) 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.



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

Comment: Please show proposed Sun Park Drive bus parking area on the site plan.

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

Comment: Please coordinate with utility providers.

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

Comment: Please see Item 42 above.

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

Comment: Please label Lot 1 and Block A.

- 59) Location and dimensions of all existing structures and paved areas.

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

- 61) Location of all Floodplain areas within the boundaries of the property.

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

Comment: Please coordinate with the WPWD and HCSO.

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

Comment: Please coordinate with the WPWD and utility providers.

- 64) Identify buildings proposed for demolition.

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

- 66) 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).



District Standards (Article 4.16 of UDO)

Comment: See "District Standards" section under "Primary Plat Review" above (Page 3).

State Highway 32 Overlay Standards (Article 5.3 of UDO)

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

- 67) Permitted Uses: All uses permitted in the underlying Zoning District shall be permitted except as otherwise excluded and prohibited in the Use Table for the SR32 Overlay
- 68) Access and Control:
- a) The purpose of this section is to make the closing of all private curb cuts along State Highway 32 possible by establishing a common access road to provide access to and through Lots abutting State Highway 32
 - b) New curb cuts shall not be permitted unless specifically approved by the Council and the Indiana Department of Transportation prior to installation
 - c) Access roads in substantial compliance with the design plan included in FIGURE 5.3(2) 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.
 - d) Approval of an illustrative concept plan showing vehicular drive cuts as part of zoning petition shall not constitute approval of curb cuts by the Council
 - e) In those cases where tracts can be accessed via a connection to an Arterial, Collector, Frontage Road or an adjoining Parking Area, new curb cuts shall not be permitted on State Highway 32
 - f) All developments shall provide for vehicular and pedestrian interconnectivity between neighboring uses, Parking Areas and developments in order to encourage and facilitate east/west vehicular movements without directly accessing State Highway 32. Cross access easements shall be provided to ensure continued access and connectivity between and through uses along the State Highway 32 corridor.
 - g) Any existing curb cuts along State Highway 32 shall be vacated and eliminated as a condition of any discretionary approval for use or development of land on which such curb cuts are present, if an alternative vehicular access is available
- 69) Setback Requirements: The following setback requirements regulating the distance from State Highway 32 that buildings may be constructed shall supersede all other setback standards of this Ordinance
- a) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) 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.
 - b) Minimum Setback: 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. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

- 70) Accessory Buildings: No Accessory Building shall be erected in the Established Front Yard. For the purposes of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public rest rooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hard scape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.

Comment: Superseded by PUD Ordinance (Ord. 15-44). Compliant.

- 71) Building Height Requirements:

- | | |
|-------------------------------------|--|
| a) <u>Maximum Building Height</u> : | No Minimum |
| b) <u>Minimum Building Height</u> : | Eighteen (18) feet |
| c) <u>Multiple Stories</u> : | Multiple stories encourage, not required |

Comment: Staff is working with petitioner to ensure compliance.

- 72) Building Size Requirement: The Gross Floor Area requirements set forth below 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 set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

- | | |
|--------------------------------------|------------------------------------|
| a) <u>Minimum Gross Floor Area</u> : | Five Thousands (5,000) square feet |
| b) <u>Maximum Gross Floor Area</u> : | No maximum |

Comment: Superseded by PUD Ordinance (Ord. 15-44). Compliant.

Architectural Design Requirements:

- 73) 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.

- 74) 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.

Comment: Staff is working with petitioner to ensure compliance.



- 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.

Comment: The east side of the building does not appear to meet the 4-foot offset depth requirement. It also does not appear to meet the 20% minimum aggregate length of offset(s).

Comment: The west side of the building does not appear to meet the 20% minimum aggregate length of offset(s).

- 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).

Comment: Staff is working with petitioner to ensure compliance.

75) Openings:

- (1) 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.
- (2) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
- (3) 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.

Comment: Staff is working with petitioner to ensure compliance.

- 76) 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.

Comment: Staff is working with petitioner to ensure compliance.

Roofs:

77) Pitched 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.

Comment: Staff is working with petitioner to ensure compliance.

78) Flat Roofs:

- (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
- (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - (i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - (ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
 - (iii) 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).
 - (iv) 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.

Comment: Staff is working with petitioner to ensure compliance.

79) Main Entrances:

- (1) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- (2) 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.
- (3) The location, orientation, proportion and style of doors shall complement the style of the building.

Comment: Staff is working with petitioner to ensure compliance.



80) Windows:

- (1) 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).
- (2) 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 ACCENT

Comment: Staff is working with petitioner to ensure compliance.

81) Awnings:

- (1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
- (2) Awnings shall be made of a non-reflective material.
- (3) All awnings shall be kept in good repair.
- (4) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.

Comment: Staff is working with petitioner to ensure compliance.

82) Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.

- (1) 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.
- (2) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 right-of-way line than the Established Front Yard of the Principal Building to which the fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.

83) Building Materials:

- (1) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
- (2) Masonry Materials shall be used to create a wainscot or brick wrap-effect around buildings.
- (3) 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.



- (4) 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.
- (5) 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.

Comment: Staff is working with petitioner to ensure compliance.

- 84) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

Comment: Staff is working with petitioner to ensure compliance.

85) Trail Corridor Requirement:

- a) Purpose: The purpose of this section is to establish an alternative transportation corridor along both sides of State Highway 32 by requiring an alternative transportation trail and various other amenities to be installed along State Highway 32 on all Lots abutting State Highway 32.
- b) Requirement: 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. The following improvements shall be prohibited within the Trail Corridor, unless otherwise approved by the City: Detention Areas, Retention Areas and Monument Signs.
- c) Public Property: It is the policy of the City that the Trail Corridor (as defined herein) and the improvements therein will be owned and maintained by the City. It is the policy of the City to have the real estate within the Trail Corridor acquired, pledged, contracted or granted prior to the development of adjacent Lots.
- d) Trail Corridor Design Standards:
 - i) Trail Corridor Width: 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.
 - ii) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also *Article 7.3 Principles and Standards of Design*). Construction of the trail with a meandering design is encouraged.

Comment: What is the status of the pathway/boardwalk? The City has communicated options for either a maintenance agreement scenario with the boardwalk concept (the City does not want to maintain the boardwalk element) or shifting the walk to the north and extending the Trail Corridor width. Please coordinate with WPWD.

- iii) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure



continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also *Article 8.3 Easement Standards*).

- iv) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
 - (1) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one half (2.5) inches in Caliper at the time of planting.

200'	Required	Depicted	+/-
Shade Trees	6	7	+1
Ornamental Trees	2	5	+3

Comment: These plantings only count towards meeting the Trail Corridor Planting requirement if they are actually within the dedicated trail corridor. Either the plants need to move or the trail corridor needs to expand to the north by approximately 10 feet to include these plants.

- (2) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
 - (3) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of *Article 6.8 Landscaping Standards*, as if the Trail Corridor were a part of the adjacent Lot being developed.
- v) Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also *Article 6.19 Vision Clearance Standards*) or use of the alternative transportation trail.

Miscellaneous Requirements:

86) Loading Berths:

- i) 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.
- ii) The use of loading berth enclosures shall be utilized where appropriate in order to accomplish the design objectives of this subsection.
- iii) All loading berths shall be adjacent to the Principal Building and located entirely within the Side or Rear Yard.
- iv) Loading berths shall be screened to the extent reasonably necessary by installing solid, opaque walls or fences (chain link fences or a variation thereof shall not be permitted). Mounds or berms may also be utilized, or utilized in combination with walls or fence enclosures, to provide screening. Special attention shall be given to accomplish the design objectives herein for visibility of loading berths from adjacent properties and Rights-of-way.



- v) Loading berth walls and fences shall be softened by installing the following adjacent to such screens, except no landscaping shall be required adjacent to access and delivery doors or gates:
 - (1) One (1) ornamental or evergreen tree every thirty (30) feet.
 - (2) Five (5) shrubs every thirty (30) feet.

87) Mechanical Equipment:

- i) 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.
- ii) 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.
- iii) 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.

Comment: Please provide more information regarding the location of mechanical equipment, (roof-mounted or ground-mounted) and how they are screened.

88) Walls and Fencing:

- i) 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.
- ii) 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.
- iii) Walls and fencing shall not be located in an Established Front Yard.

Comment: Superseded by PUD Ordinance (Ord. 15-44). Compliant.

- iv) 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.

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.

Comment: Staff is working with petitioner to ensure compliance.



Development Standards (Chapter 6 of UDO)

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

Accessory Use and Building Standards – Dumpster Enclosures (Article 6.1 (H))

89) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

90) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

Comment: Superseded by PUD Ordinance (Ord. 15-44). Compliant.

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

Comment: Staff is working with petitioner to ensure compliance.

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

Comment: Staff is working with petitioner to ensure compliance.

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

Comment: Staff is working with petitioner to ensure compliance.

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

95) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

96) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

Comment: Staff is working with petitioner to ensure compliance.

97) Architectural Standards (Article 6.3)

Comment: Staff is working with petitioner to ensure compliance.



98) Building Standards (Article 6.4)

99) Height Standards (Article 6.6)

Comment: Staff is working with petitioner to ensure compliance.

100) Landscaping Standards (Article 6.8)

Minimum Lot Landscaping

Business Use (1 ac.)	Required	Depicted	+/-
Shade Trees	10	7	-3
Ornamental/Evergreen Trees	10	7	-3
Shrubs	25	214	Compliant

Foundation Plantings

West façade (100')	Required	Depicted	+/-
Shrub/Ornamental Tree	9	0	-9

East façade (100')	Required	Depicted	+/-
Shrub/Ornamental Tree	9	4	-5

External Street Frontage Landscaping

State Road 32 (200')	Required	Depicted	+/-
Shade/Evergreen Trees	6	7	Compliant
Ornamental Trees	4	5	Compliant
Shrubs	50	61	Compliant



Parking Area Landscaping

West (108')	Required	Depicted	+/-
Trees	4	1	-3
Shrubs	36	45	Compliant

Interior Parking Area Landscaping

Min. Aggregate Req.	Required	Depicted	+/-
Trees	5	5	Compliant
Shrubs	20	22	Compliant
Square Footage	900 SF	725 SF	-175 SF

Comment: Planting and size requirement modified by PUD Ordinance.

- 101) Lighting Standards (Article 6.9)

Comment: Staff is working with petitioner to ensure compliance.

- 102) Lot Standards (Article 6.10)

- 103) Outside Storage and Display (Article 6.12)

Outdoor Eating Areas (Article 6.13)

- 104) Lighting. Shall comply with Article 6.9 Lighting Standards. Festoon lighting shall not be permitted.

- 105) Audio. Music and other audio devices shall be maintained at a level: (i) not audible from forty (40) feet from the source; or (ii) ninety (90) decibels or less when measured six (6) feet from the source on a dB(A) meter.

Pedestrian Ways. Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

- 106) Permanent Areas. Outdoor cafes and eating areas that are utilized or set aside for use for a period longer than seven (7) days in a calendar year shall be deemed permanent in nature. Permanent outdoor cafes and eating areas shall require Development approval, in accordance with Article



10.7 Development Plan Review, to ensure compliance with this Ordinance and that its use and design is compatible with the surrounding area and Zoning District.

Parking and Loading Standards (Article 6.14)

Stacking Requirements for Drive-Through Facilities (Article 6.14 (E))

- 107) General Requirements: a. Drive-through lanes and required stacking spaces shall not interfere with parking space maneuvering aisles, parking drive aisles, loading spaces, internal site circulation, designated fire lanes or points of ingress and egress.
- a) Drive-through lanes and stacking spaces shall be designed to prevent vehicles from stacking in the Right-of-way.
 - b) No stacking space may occupy any portion of a Right-of-way.
 - c) A stacking space does not constitute a Parking Space.
 - d) All drive-through and stacking lanes shall be delineated with pavement markings or otherwise distinctly delineated, as approved by the Department.
- 108) Minimum Size: A stacking space shall be a minimum of eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.
- 109) By-Pass Lane: A minimum eight (8) foot wide lane parallel to a drive-through lane shall be provided around the drive-through facility to allow vehicles to exit the drive-through lane and circumvent the stacking lane. This lane may be part of the site's overall circulation plan.
- 110) Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows, which shall exclude the position at the service window but may include spaces between the service window and any ordering position:
- a) Fast Food Restaurant: 7 stacking spaces
 - b) Financial institutions, pharmacies, Takeout and Deli-style Restaurant with drive-through: 3 stacking spaces per service window
 - c) All other facilities: 2 stacking spaces per service window
- 111) Reduction in Number of Spaces: If an Applicant demonstrates that strict compliance with the minimum number of stacking spaces is impracticable or would result in a less desirable site design, then the Department may approve a reduction of the stacking requirement. If determined by the Director, then demonstration by a qualified traffic engineer that a reduction in the stacking requirements is appropriate for the proposed use given the use's proposed intensity or the site's context may be required.
- 112) Off-Street Parking (Article 6.14 (G))
- 113) Bicycle Parking (Article 6.14 (H))



- 114) Setback Standards (Article 6.16)

Comment: See Item 28 above.

- 115) Sign Standards (Article 6.17)

Comment: Any signs shown on the Detailed Development Plan will not be reviewed for compliance. Approval of the Detailed Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.

- 116) Vision Clearance Standards (Article 6.19)

Comment: See Item 37 above.

- 117) Yard Standards (Article 6.21)

Design Standards (Chapter 8 of UDO)

Comment: See “Design Standards” section under “Primary Plat Review” above (Page 4).

Wellhead Protection (Article 5.7 of UDO)

Comment: The property falls within Zone 2 (5 year time of travel) of the City’s Wellhead Protection District. Please review this ordinance for compliance.

Culver’s Sun Park PUD Standards (Ord. 15-44):

- 118) Section 3: Temporary Concept Plan: In the event the adjacent segment of Tournament Trail is not available at the time of developing the Real Estate, the Temporary Concept Plan, attached hereto and incorporated as **Exhibit C**, may be used in lieu of the Concept Plan found in **Exhibit B**. However, at the time the adjacent segment of Tournament Trail segment is constructed and the parcel adjacent to and east of the Real Estate is substantially developed, as determined by the Director, the site layout, including but not limited to site access, shall be reconstructed/improved in a manner that is in substantial compliance with **Exhibit B**. All expenses associated with making these improvements shall be borne by the Property Owner. These improvements shall be installed at the same time as Tournament Trail construction, or if subsequent to construction, within six (6) months of formal notice by the Economic and Community Development Department.



- 119) Section 3: East Cross-Access: Vehicular cross-access easement(s) to the east ("East Cross-Access") shall be provided. Such easement(s) shall be provided in accordance with the commitment agreement found in **Exhibit F** of this Ordinance and shall be developed in substantial compliance with Exhibit "2" of **Exhibit F**, as determined by the Director.

The East Cross-Access easements shall be provided in accordance with *Article 6.14, G9*. All expenses associated with making these improvements shall be borne by the Property Owner, unless otherwise agreed by the parties. These improvements shall be installed at the same time as the adjacent parking lot construction, or if subsequent to construction, within six (6) months of formal notice by the Economic and Community Development Department.

Comment: Note that the Secondary Plat will need to be amended in the future to add this cross-access easement, when triggered by the PUD.

Section 7. State Highway 32 Overlay District. The standards of Article 5.3: State Highway 32 Overlay District (the "SR32 Overlay District") shall apply to the development of the Real Estate, except as otherwise modified below.

- 120) Article 5.3(J) Building Size Requirements: Shall apply; however, a minimum seven hundred (700) square foot outdoor seating area, as depicted in the Concept Plan, shall be credited toward this requirement.

- 121) Article 5.3(K) Architectural Design Requirements: Shall apply. In addition, the following shall apply:

- A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision.

Comment: Cannot determine compliance. Please submit building elevations.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 122) Article 6.1, H. Dumpster Enclosure: Shall apply, except that the dumpster may be located within an Established Front Yard, Side Yard, or Rear Yard, as depicted in **Exhibit B** and **Exhibit C**.



- 123) Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below:
- A. Landscape Plan: The Landscaping Plan, attached hereto as **Exhibit E**, is hereby incorporated as the intended planting plan for the Real Estate.
- 124) Article 6.8 (N) Buffer Yard Requirements: Shall not apply to the north, west or east property lines.
- 125) Article 6.8(O)(1) Interior Parking Area Landscaping: Shall apply; however, the minimum Interior Parking Area Landscaping for the Real Estate shall be nine hundred (900) square feet, which shall be landscaped with a minimum aggregate of five (5) trees and twenty (20) shrubs.
- Comment: Square footage is not compliant. Please share how you calculated the island space.**
- 126) Article 6.8(O)((2) Perimeter Parking Area Landscaping: Shall apply, except as otherwise modified below:
- a) In the event Tournament Trail is not available for the initial development of the site and **Exhibit C** is used, the perimeter parking lot landscaping required along the north property line shall not be required until the Tournament Trail extension is constructed. At that time, the Property Owner shall install perimeter parking area landscaping in the south unimproved right of way of Tournament Trail, in coordination with the City.
- Comment: If it is the intention to count these plants towards meeting certain requirements, then they need to be identified, labeled, and added to the plant schedule.**
- b) Perimeter Parking Area Landscaping shall not apply to a parking lot(s) located within five (5) feet of the Real Estate's eastern lot line.
- 127) Section 9. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.
- Comment: Please coordinate with WPWD.**



Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

- A. Easements: Cross-access across the Real Estate to the eastern property line shall be established at the time of Secondary Plat approval, as set forth in the Rezoning Commitments attached hereto as **Exhibit F** and Section 3 above.

DEPARTMENT COMMENTS

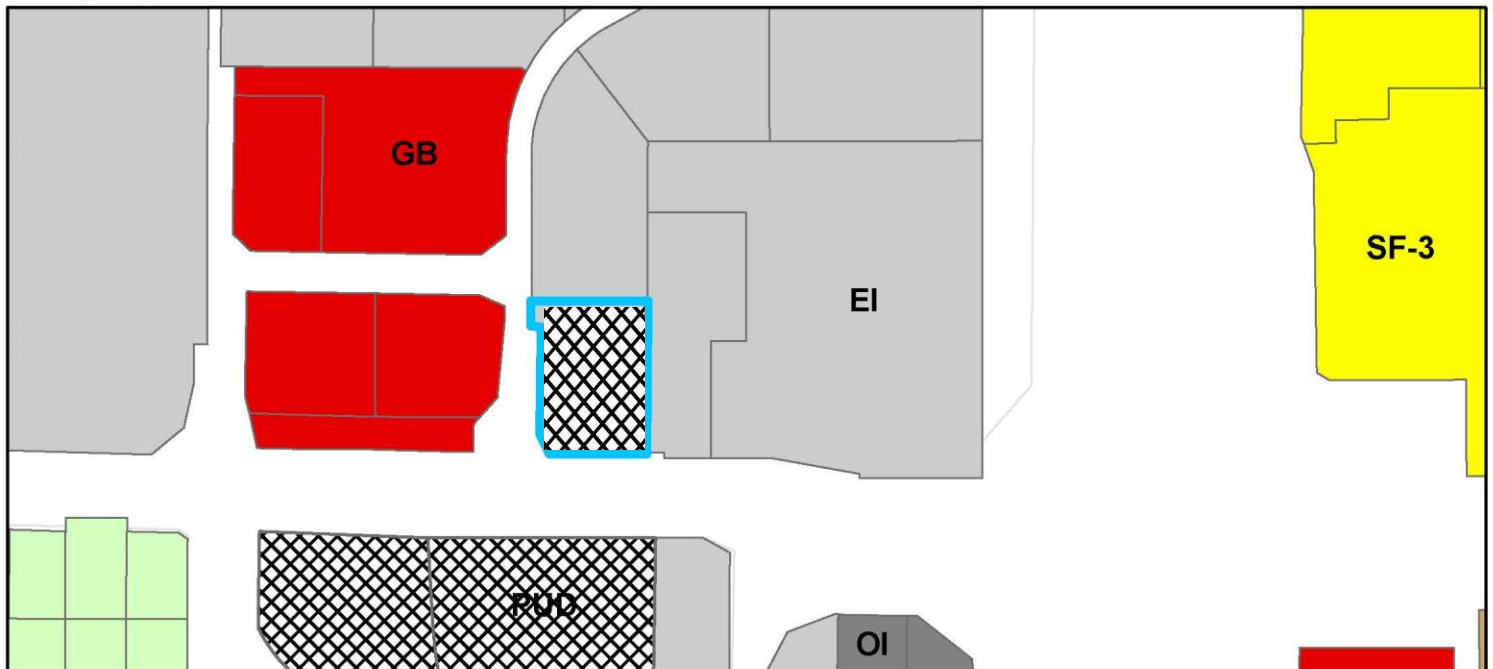
1. Hold a public hearing at the March 7, 2016, APC meeting.
2. Prior to final disposition, the Petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



Zoning

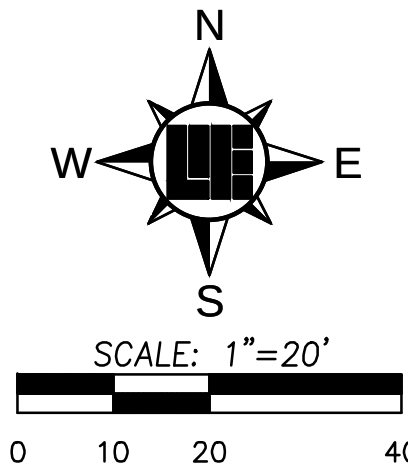
	AG-SF1 (Agriculture - Single Family - 1)		GB (General Business)		PUD (Planned Unit Development)
	EI (Enclosed Industrial)		MF-1 (Multiple Family - 1)		SF-3 (Single Family - 3)
			OI (Open Industrial)		

BENCHMARK DATA

PROJECT BM: A STANDARD DISK STAMPED HAM G11 SET IN THE TOP OF THE SOUTHWEST CONCRETE WING OF A CULVERT ALONG STATE ROAD 32 ABOUT 0.37 MILES EAST OF U.S. 31. ELEVATION=876.19 (NAVD 88)

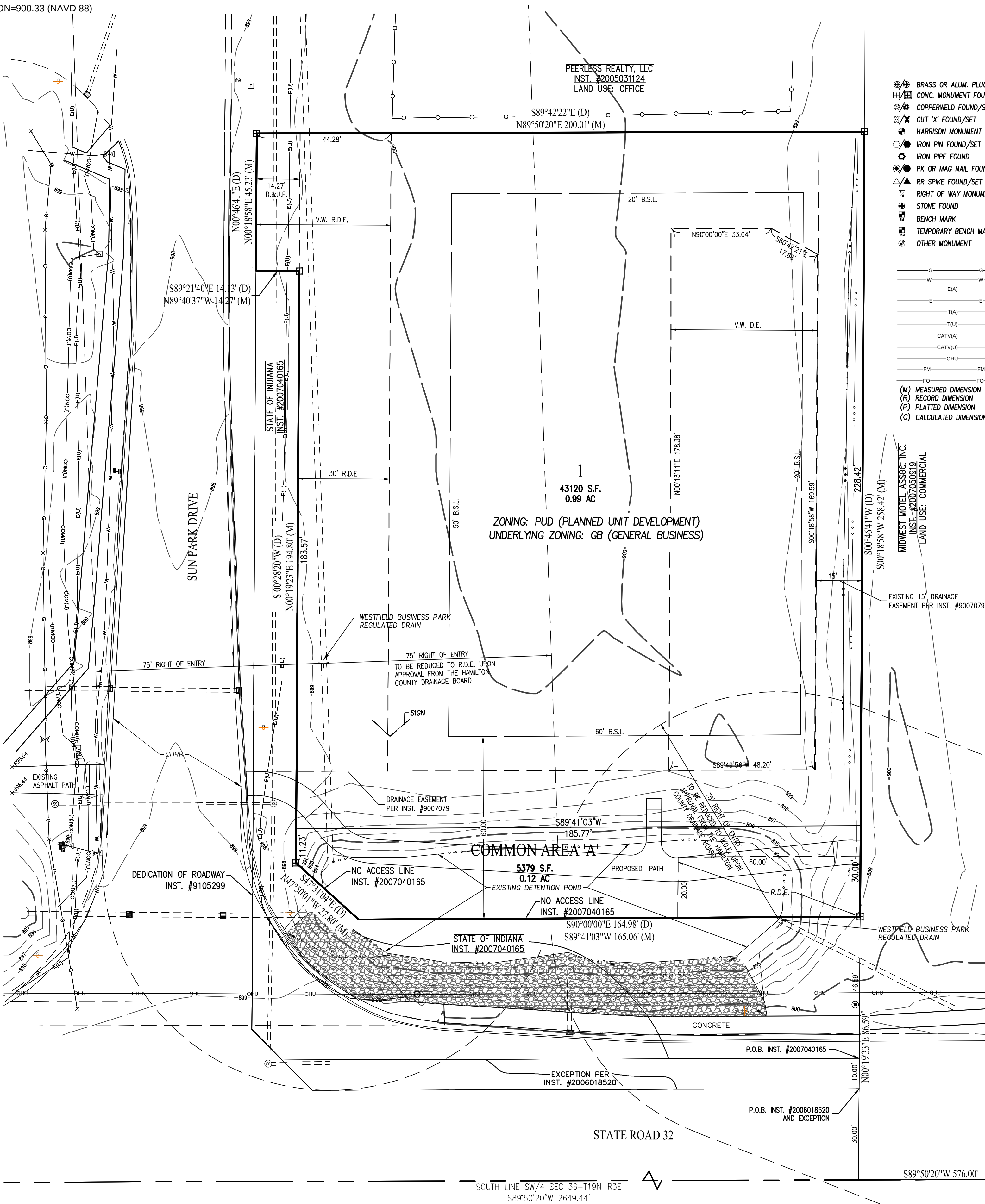
SITE TBM: CUT "X" ON EAST BONNET BOLT OF FIRE HYDRANT AT THE NORTHWEST INTERSECTION OF STATE ROAD 32 AND SUN PARK DRIVE. ELEVATION=900.33 (NAVD 88)

CULVER'S SUN PARK
PRIMARY PLAT



LEGEND

- D.&U.E.
U.E.
D.U.&S.S.E.
- R.D.E.
V.W.
B.S.L.
ROW
910
- DRAINAGE & UTILITY EASEMENT
UTILITY EASEMENT
DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
REGULATED DRAIN EASEMENT
VARIABLE WIDTH
BUILDING SETBACK LINE
RIGHT-OF-WAY
4"x4"x30" CONCRETE MONUMENT TO BE SET
- EXISTING CONTOUR ELEVATION
- TELEPHONE JUNCTION BOX
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TELEPHONE RISER
STORM CLEANOUT
BEEHIVE INLET
CURB INLET
ROUND INLET
SQUARE INLET
STORM JUNCTION BOX
STORM MANHOLE
SANITARY SEWER CLEANOUT
LIFT STATION
SANITARY SEWER MANHOLE
SANITARY STUB MARKER
CATV PEDESTAL
CATV JUNCTION BOX
CLEANOUT (OTHER)
- TRAFFIC CONTROL JUNCTION BOX
MANHOLE (OTHER OR UNIDENTIFIED)
TRAFFIC CONTROL MANHOLE
MONITORING WELL
PETROLEUM PIPELINE MARKER
FIBER OPTIC MARKER
TRAFFIC SIGNAL POLE
BOLLARD
FLAG POLE
MAIL BOX
POST
SIGN
PARKING WHEEL STOP
AIR CONDITIONER
HANDICAPPED SPACE
SOIL BORING
GATE POST
- RIGHT OF WAY LINE
CHAIN LINK FENCE
BOARD FENCE
WROUGHT IRON FENCE
FARM FENCE
QUARD RAIL
FLOW LINE
- UNDERGROUND GAS
UNDERGROUND WATER
AERIAL ELECTRIC
UNDERGROUND ELECTRIC
AERIAL TELEPHONE
UNDERGROUND TELEPHONE
AERIAL CABLE TELEVISION
UNDERGROUND CABLE TELEVISION
MIXED OR UNIDENTIFIED OVERHEAD UTILITY
FORCE MAIN
FIBER OPTIC CABLE
CMP
RCP
PVC
- CORRUGATED METAL PIPE
REINFORCED CONCRETE PIPE
POLYVINYL CHLORIDE PIPE
- VCP
HDPE
DIP
- WITRIFIED CLAY PIPE
HIGH DENSITY POLYETHYLENE PIPE
DUCTILE IRON PIPE
- (M) MEASURED DIMENSION
(R) RECORD DIMENSION
(P) PLATTED DIMENSION
(C) CALCULATED DIMENSION



Map Unit Legend

Hamilton County, Indiana (IN057)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	46.8	51.2%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	43.5	47.6%
Or	Orthents	0.9	0.9%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.2	0.3%
Totals for Area of Interest		91.4	100.0%

SOILS MAP

SCALE: 1"=300'

CURRENT OWNER OF RECORD: JAMES W. SWAN
SPECIAL WARRANTY DEED NO. 2015049486

LAND DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 576.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID QUARTER QUARTER SECTION NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER QUARTER SECTION NORTH 89 DEGREES 42 MINUTES 22 SECONDS WEST 180.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AN ACCESS ROAD; THENCE ALONG SAID EASTERLY LINE NORTH 44 DEGREES 27 MINUTES 51 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 41 SECONDS EAST 295.01 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 22 SECONDS EAST 200.01 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 315.01 FEET TO THE PLACE OF BEGINNING.

EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

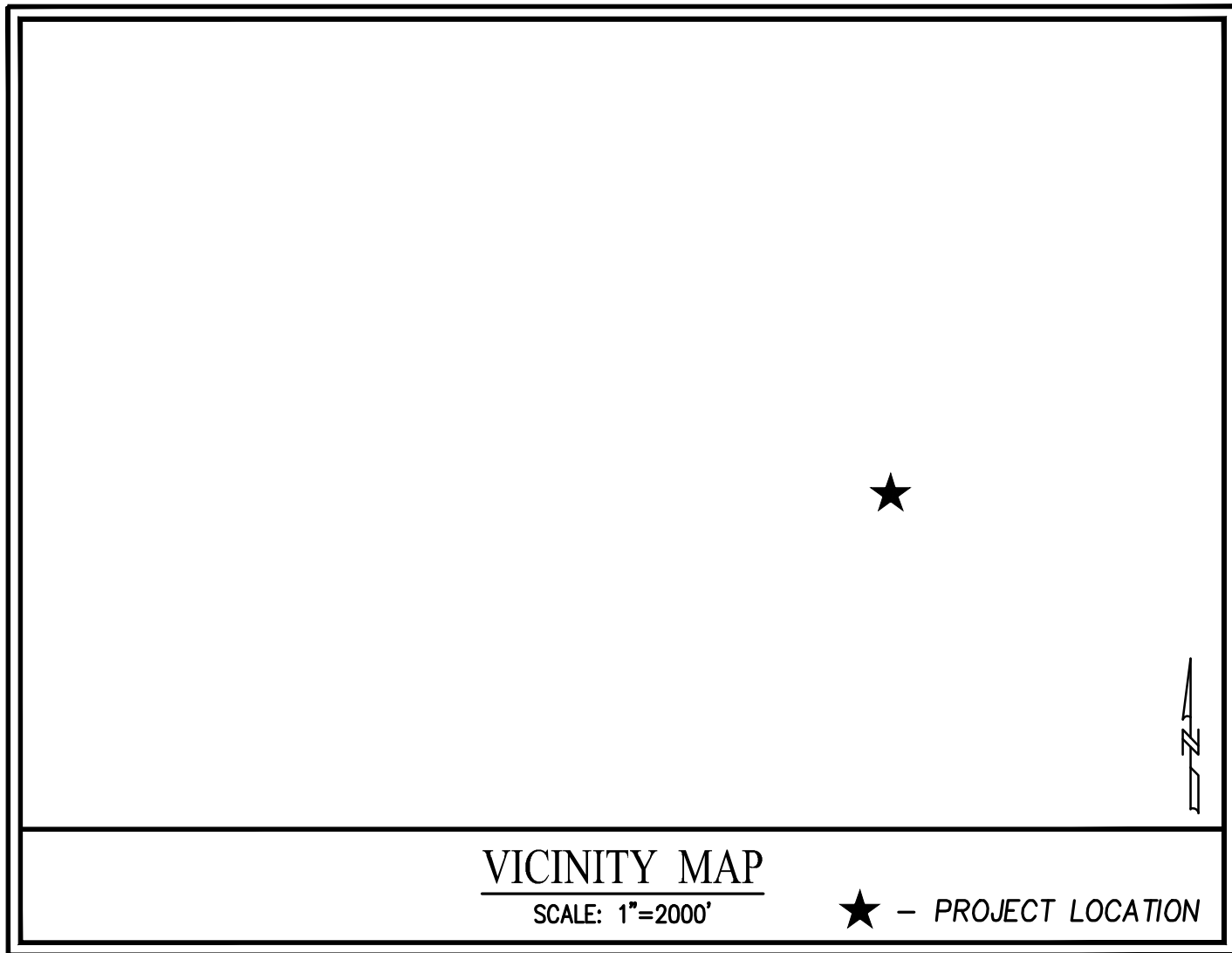
COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 576.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 00 DEGREES 42 MINUTES 57 SECONDS WEST 30.00 FEET TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 88 DEGREES 48 MINUTES 00 SECONDS WEST 180.01 FEET ALONG THE BOUNDARY OF SAID S.R. 32; THENCE NORTH 45 DEGREES 57 MINUTES 29 SECONDS WEST 14.08 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 48 MINUTES 00 SECONDS EAST 190.01 FEET TO THE EAST LINE OF THE OWNERS' LAND; THENCE SOUTH 00 DEGREES 42 MINUTES 57 SECONDS EAST 10.00 FEET ALONG SAID EAST LINE OF THE OWNERS' LAND TO THE BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING AND CONTAINING 0.042 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN INSTRUMENT NUMBER 8919077.

ALSO EXCEPT THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED JULY, 17, 2007 AS INSTRUMENT NO. 2007040165, DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 576.07 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 40.00 FEET ALONG SAID EAST LINE PROLONGED TO THE NORTH BOUNDARY OF S.R. 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 50 MINUTES 43 SECONDS WEST 189.81 FEET (190.01) FEET BY INSTRUMENT NUMBER 9327322) ALONG THE BOUNDARY OF SAID S.R. 32 TO THE NORTHEASTERN BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SUNPARK DRIVE; THENCE NORTH 44 DEGREES 00 MINUTES 56 SECONDS WEST 14.22 FEET ALONG THE BOUNDARY OF THE INTERSECTION OF SAID S.R. 32 AND SAID SUNPARK DRIVE TO THE EAST BOUNDARY OF SAID SUNPARK DRIVE; THENCE NORTH 00 DEGREES 38 MINUTES 07 SECONDS EAST 249.58 FEET ALONG THE BOUNDARY OF SAID SUNPARK DRIVE; THENCE SOUTH 89 DEGREES 21 MINUTES 40 SECONDS EAST 14.13 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 20 SECONDS WEST 194.80 FEET; THENCE SOUTH 47 DEGREES 31 MINUTES 04 SECONDS EAST 27.80 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 164.98 FEET TO THE EAST LINE OF GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 38 MINUTES 07 SECONDS WEST 46.59 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.285 ACRES, MORE OR LESS.



THIS PLAT PREPARED UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED.
DATED: _____

JOSHUA DAVID WERNER, P.S.

This instrument prepared for:

CUSTARD KINGS
P.O. BOX 1478
MARION, INDIANA 46952
TELEPHONE: (765) 206-0050
CONTACT PERSON: MR. JIM SWAN
EMAIL: JIM.SWAN@MARIONSTEELFAB.COM

This instrument prepared by: Joshua David Werner, P.S.

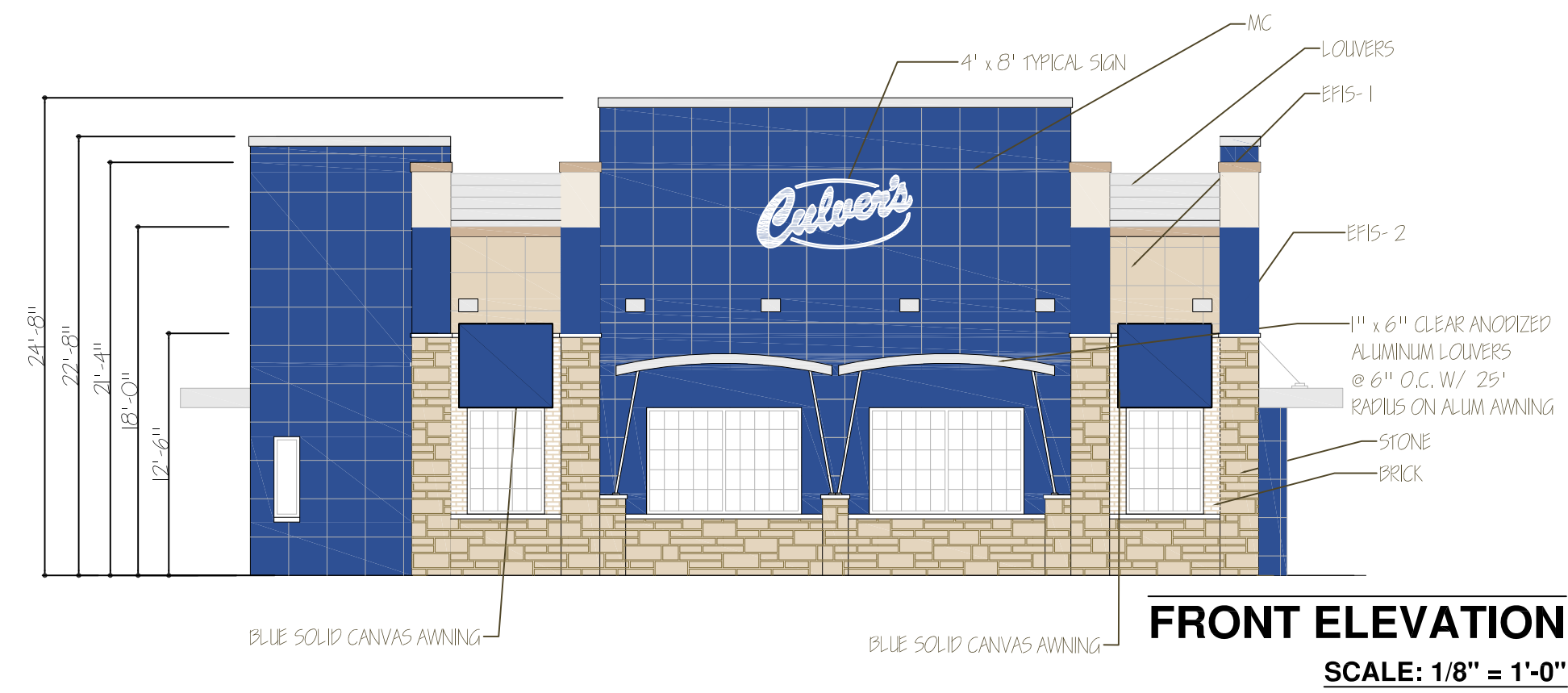
WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

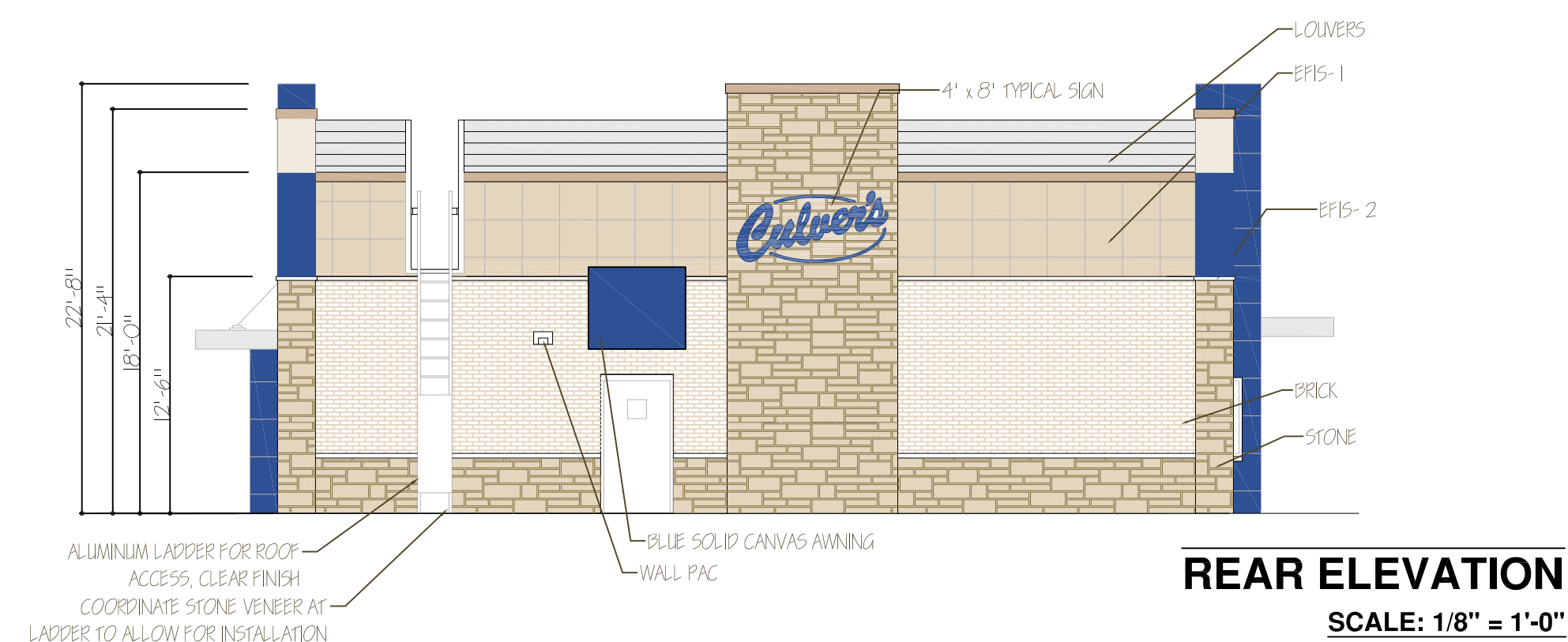
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER



FINISH MATERIALS-BUILDING EXTERIOR MATERIALS	
METAL CLADDING:	
MC:	2'x 2' Apolic - USA Rain Screen System, 4mm Aluminum/ Metal Composite Panels, Color: 4mmAHYB3.5 HYB Blue
STONE	
STONE :	Manufacturer: Environmental Stonework, Style: Tuscan Ledge, Color: Aspen
SPECIALTY METAL:	
AWNING:	1"x6"1" anodized Aluminum lower @6" O.C. w/ 25" radius on Alum Awning
LOUVER:	Clear anodized Aluminum lower mechanical shading, rotated @ 30° @6"O.C.
OTHER:	
EP15-1	EP15, FINE SAND FINISH , Color: Light grey
EP15-2	EP15, FINE SAND FINISH, Color: Dark grey



WARNING: These plans are for the exclusive use of Culver Franchising Systems, Inc. and authorized franchise holders only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver Franchising System, Inc.

[illegible]

**Culver Franchising
System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980**



CULVER FRANCHISING SYSTEM, INC.
333 W 4th STREET, MARION, IN 46952
NEW CULVER'S
0 SUN PARK DRIVE, WESTFIELD, IN 46952

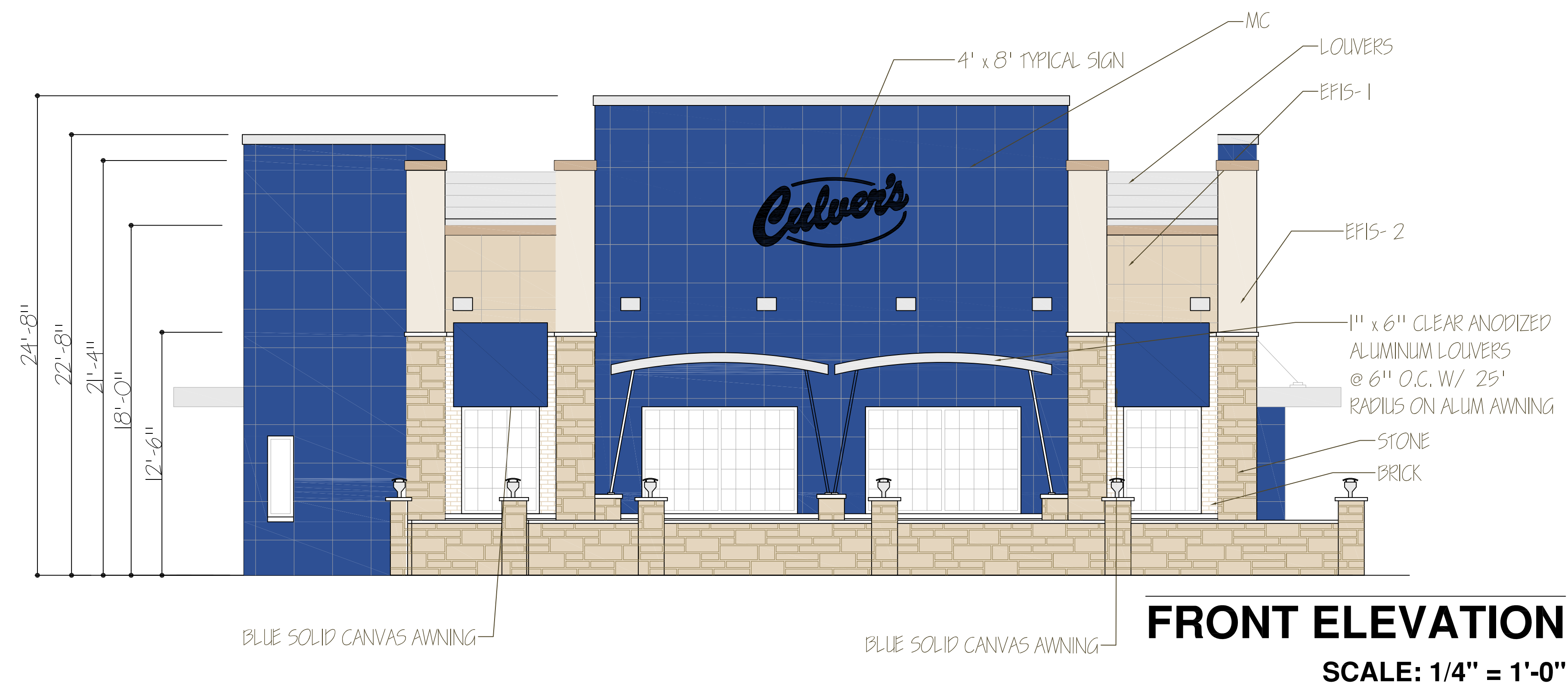
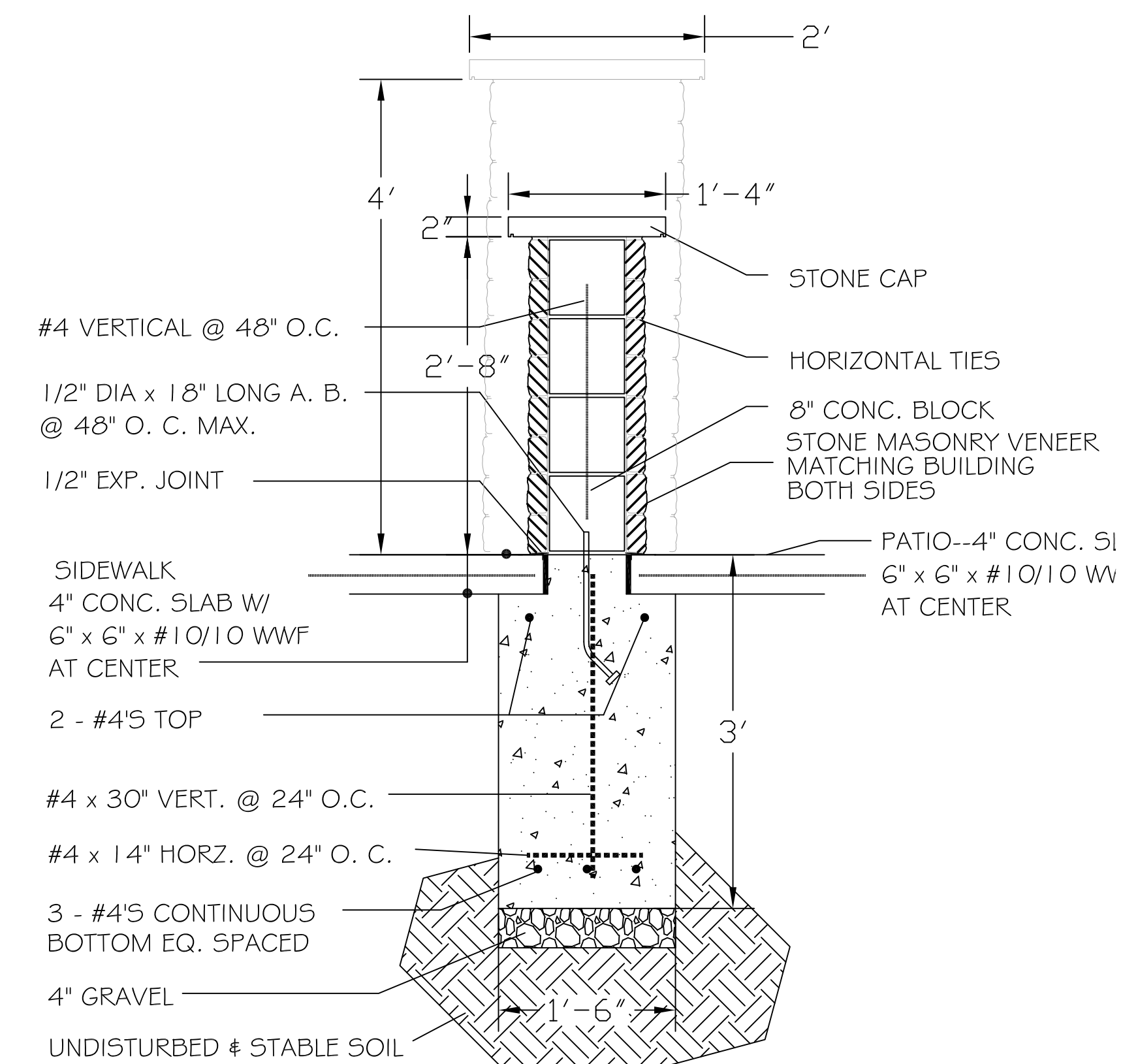
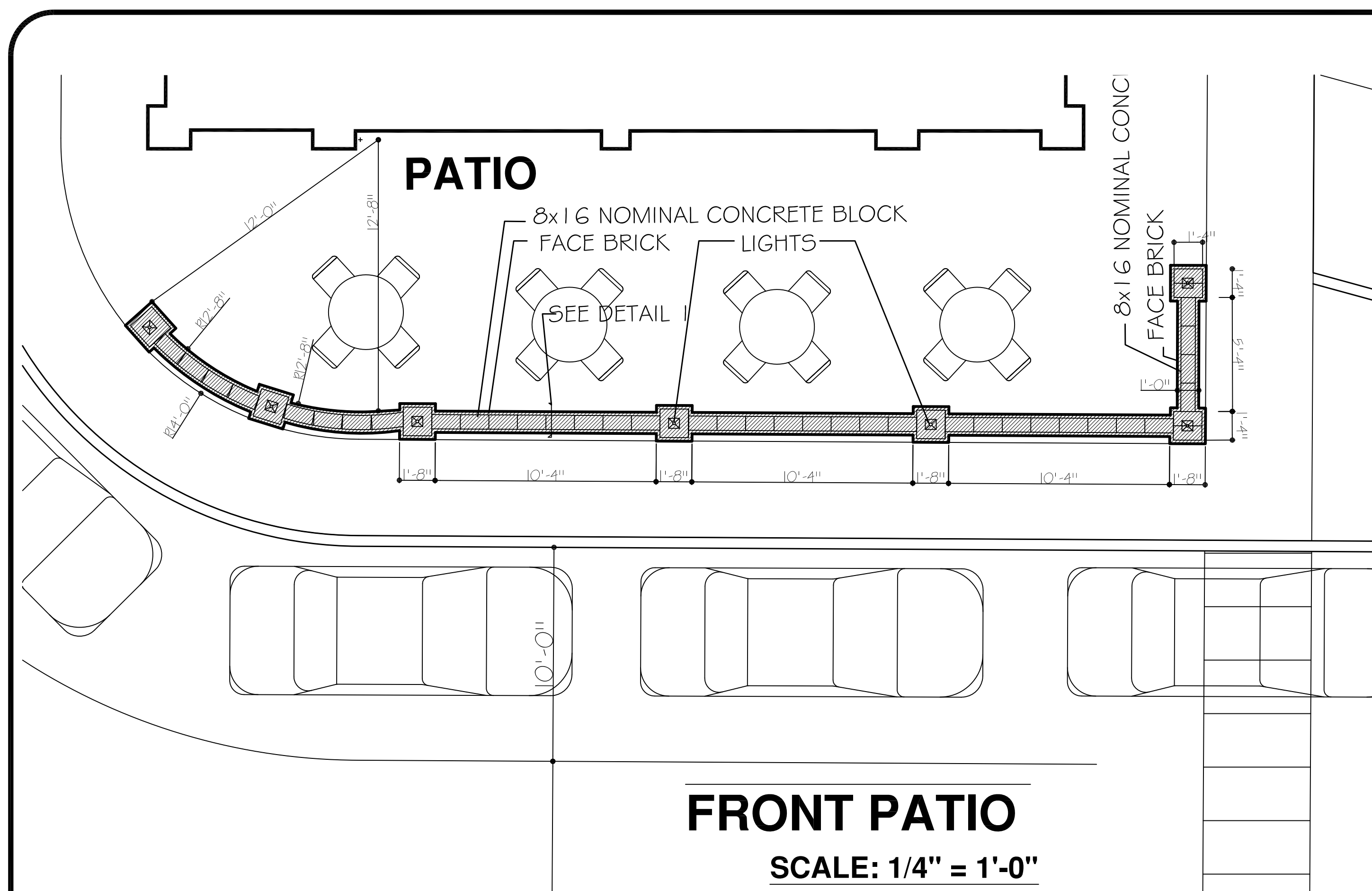
Sheet Contents:

EXT. ELEV'S

Project No.	Metro XL - 2016
Drawn By:	S. Datka
Date:	Dec 01, 2015

Sheet

A-3



WARNING: these plans are for the exclusive use of Culver Franchising Systems, Inc. and authorized franchise holders only. No part of these plans or the design they represent may be duplicated or reproduced without permission of Culver Franchising System, Inc.

[illegible]

**Culver Franchising
System, Inc.**
1240 Water Street
Fairie du Sac, WI 53578
608-643-7980



NEW CULVER'S
0 SUN PARK DRIVE, WESTFIELD, IN 46952

Sheet Contents:

ATIO DETAIL

R No. Metro XL - 2016
By: S. Datka
Dec 01, 2015

et

A-3A



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2016
1510-SPP-20 & 1510-ODP-20

Petition Number:	1510-SPP-20 & 1510-ODP-20
Subject Site Address:	Casey Road and Crosswater Way (adjacent to Water's Edge to the west)
Petitioner:	M/I Homes of Indiana, LP by Terra Site Development
Request:	The Petitioner requests primary plat and overall development plan review of eighty-eight (88) single-family lots
Current Zoning:	Springmill Trails PUD District
Current Land Use:	Agriculture
Approximate Acreage:	55.83-acres +/-
Property History:	Ord. 11-19 (Springmill Trails PUD District ordinance)
Staff Reviewer:	Pam Howard
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Landscape Plan 6. Packet of Public Comment 7. Springmill Trails PUD (Ord. 11-19)

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is the Springmill Trails PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

The comments contained herein are in review of the filed primary plat and overall development plan (the "plans") scheduled for the March 7, 2016, Advisory Plan Commission (the "APC") meeting. The petition received its public hearing at the November 2, 2015 meeting of the APC and was reviewed by the Technical Advisory Committee at its September 22, 2015 meeting.



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

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

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

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is

given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property
 - d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
 - h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
 - q. Identify buildings proposed for demolition
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
 - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
 4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements
 5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
 6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
 7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
Comment(s): To be reviewed and approved through a separate sign permit process. Sign location has been shown on the Detailed Development Plan.
 8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
Comment(s): Elevation information to be provided at ILP review.
 9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof
 10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study
 11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development.
-



PUD Ordinance Standards (Ordinance 11-19)

The standards noted below are from the Springmill Trails PUD District Ordinance as applicable to Residential District 2 (underlying zoning is SF5: Single-Family High Density District).

1. Minimum Lot Area: 5,400 sq. ft. (60' front load lots)
2. Minimum Lot Frontage: 40 feet (60' front load lots)
3. Minimum Building Setback Lines:
 - a) Front Yard: 20 feet
 - b) Side Yard: 6 feet
 - c) Rear Yard: 15 feet
 - d) Minimum Lot Width: 60 feet
4. Maximum Building Height: 25 feet

Comment(s): To be reviewed with ILP.

5. Additional Standards:
 - a) A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way.
 - b) No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway or 186th Street or be separated from the street by project open space a minimum of 100' in depth.
6. Landscaping Standards (Lot):
 - a) 1 shade tree and 6 shrubs in front yard
 - b) 4 shrubs in each side yard
 - c) 1 shade in rear yard
 - d) 25% of shrubs may be substituted with perennial plants at a rate of 4 perennials per 1 shrub

Comment(s): To be reviewed with ILP.

7. Landscaping Standards (On-site):
 - a) Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All planting in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

Plant Type	Required (Total)	To be provided by builder	To be provided by developer	Shown on plan	Difference
Shade Trees	528	253	275	275	0
Ornamental or Evergreen Trees	352	0	352	352	0
Shrubs	1,408	1,232	176	176	0

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Accessory Use and Building Standards (Article 6.1)
2. Architectural Standards (Residential Uses) (Article 6.3)

Comment(s): Architectural standards to be reviewed at an ILP review; however, be advised that enhanced Perimeter Lot standards apply to homes adjacent to the Little Eagle Creek trail. This would include Lots 29-45.

3. Building Standards (Article 6.4)

Comment(s): To be reviewed at the ILP review.

4. Height Standards (Article 6.6)

Comment(s): To be reviewed at the ILP review.

5. Landscaping Standards (Article 6.8)

- a. Minimum On-Site Landscaping

Comment(s): Superseded by PUD.

- b. Foundation Plantings
- c. External Street Frontage Requirements
- d. Buffer Yard Standards
- e. Interior Parking Area Landscaping
- f. Perimeter Parking Area Landscaping

6. Lighting Standards (Article 6.9)

7. Lot Standards (Article 6.10)

8. Parking and Loading Standards (Article 6.14)

9. Performance Standards (Article 6.15)

10. Setback Standards (Article 6.16)

11. Vision Clearance Standards (Article 6.19)

12. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)

2. Easement Standards (Article 8.3)

3. Monument and Marker Standards (Article 8.5)

Comment: To be reviewed at the secondary plat review.

4. Open Space and Amenity Standards (Article 8.6)

5. Pedestrian Network Standards (Article 8.7)

6. Storm Water Standards (Article 8.8)

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

8. Street Light Standards (Article 8.10)

9. Street Sign Standards (Article 8.11)

Comment: Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review.

10. Surety Standards (Article 8.12)

Comment: Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review.

11. Utility Standards (Article 8.13)

Comment: Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review.



PUBLIC HEARING COMMENTS

The written comment submitted in advance of the public hearing are attached hereto as **Exhibit 6**.

DEPARTMENT COMMENTS

1. The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.
2. 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.
3. If you have any questions regarding the comments contained herein, then please contact Pam Howard at 317-531-3751 or poward@westfield.in.gov.

Water's Edge West

Westfield, IN

Overall Landscape Plan

Scale 1" = 60'-0"

March 4, 2016

Prepared for:

M/I Homes of Indiana

8500 Keystone Crossing, Ste. 590

Indianapolis, IN 46240

Residential District 2

LANDSCAPE CALCULATIONS (88 Lots)

Landscape Required by Builder

Front Yard Requirements

SHADE TREES - 1/LOT = 88 TREES

SHRUBS - 6/LOT = 528 SHRUBS

Side Yard Requirements

SHRUBS - 8/LOT = 704 SHRUBS

Rear Yard Requirements

SHADE TREES - 1/LOT = 88 TREES

TOTAL SHADE TREES = 176 TREES

TOTAL SHRUBS = 1,232 SHRUBS

Landscape Required by Developer

Street Trees each lot

STREET SHADE TREES = 192 TREES

Common Areas and Perimeter Plantings

SHADE TREES = 160 TREES

ORNAMENTAL/EVERGREENS = 352 TREES

SHRUBS = 176 SHRUBS

TOTAL SHADE TREES = 273 TREES

TOTAL ORNAMENTAL/EVERGREENS = 352 TREES

TOTAL SHRUBS = 176 SHRUBS

FINAL TOTALS REQUIRED:

SHADE TREES - 6 TREES PER UNIT - 528 REQUIRED TREES

ORNAMENTAL/EVERGREEN TREES - 4 TREES PER UNIT - 352 REQUIRED TREES

SHRUBS - 16 SHRUBS PER DWELLING UNIT - 1,408 REQUIRED SHRUBS

PLANT LEGEND				
QUAN.	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
SHADE TREES -				
17	BM	Red Maple	Acer rubrum	2" cal
13	HL	Honeylocust	Gleditsia triacanthos	2" cal
51	S	Sycamore	Platanus occidentalis	2" cal
186	SO	Oak	Quercus sp.	2" cal
38	SSL	Linden	Tilia	2" cal
47	TT	Tulip Tree	Liriodendron tulipifera	2" cal
302	TOTAL SHADE TREES BY DEVELOPER			

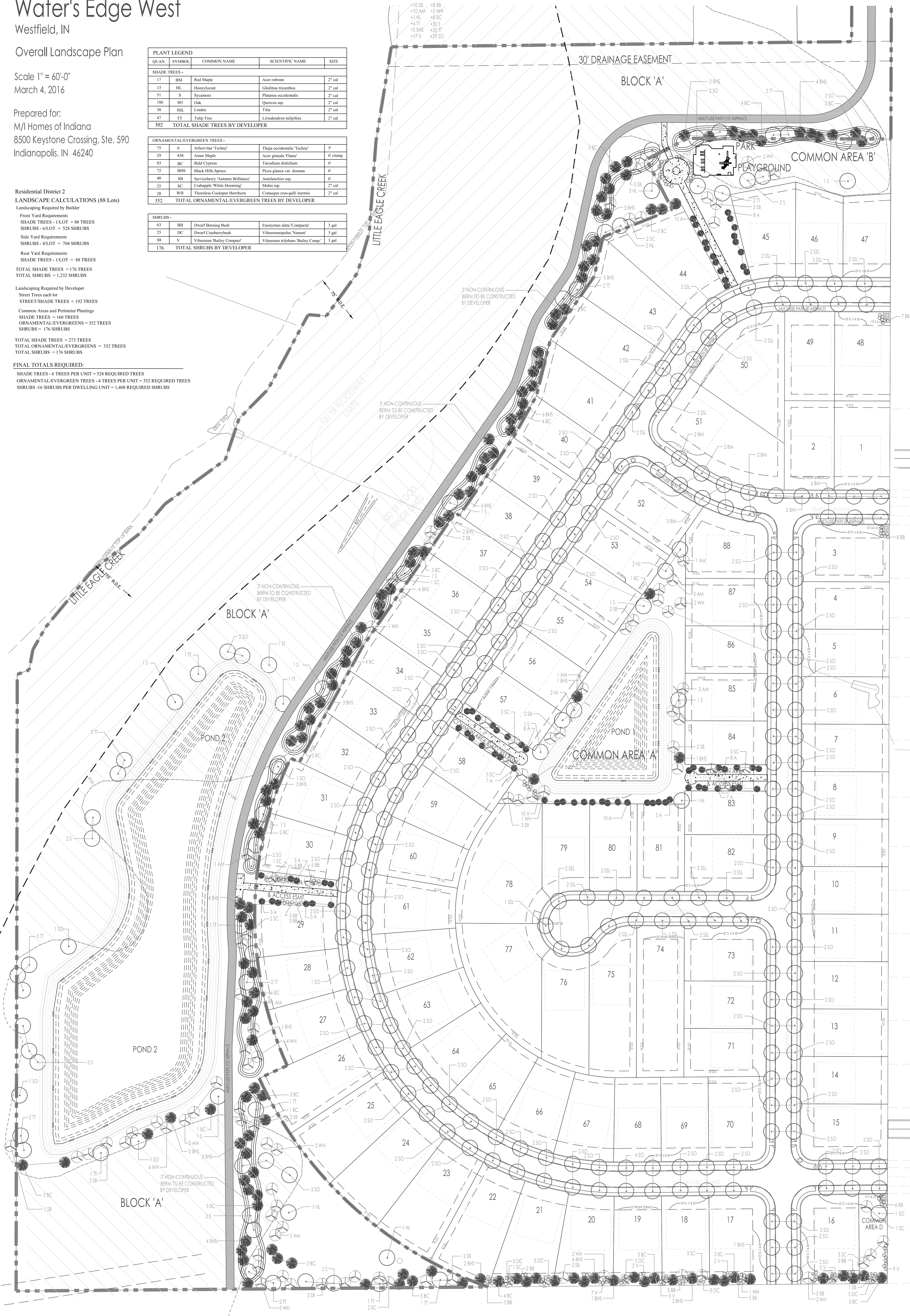
ORNAMENTAL/EVERGREEN TREES -				
75	A	Arborvitae 'Techny'	Thuja occidentalis 'Techny'	5'
29	AM	Amur Maple	Acer ginnala 'Flame'	6' clump
83	BC	Bald Cypress	Taxodium distichum	6'
72	BHS	Black Hills Spruce	Picea glauca var. densata	6'
40	SB	Serviceberry 'Autumn Brilliance'	Amelanchier sp.	6'
25	SC	Cranapple 'White blooming'	Malus sp.	2" cal
28	WH	Thornless Cockspur Hawthorn	Crataegus crus-galli inermis	2" cal
352	TOTAL ORNAMENTAL/EVERGREEN TREES BY DEVELOPER			

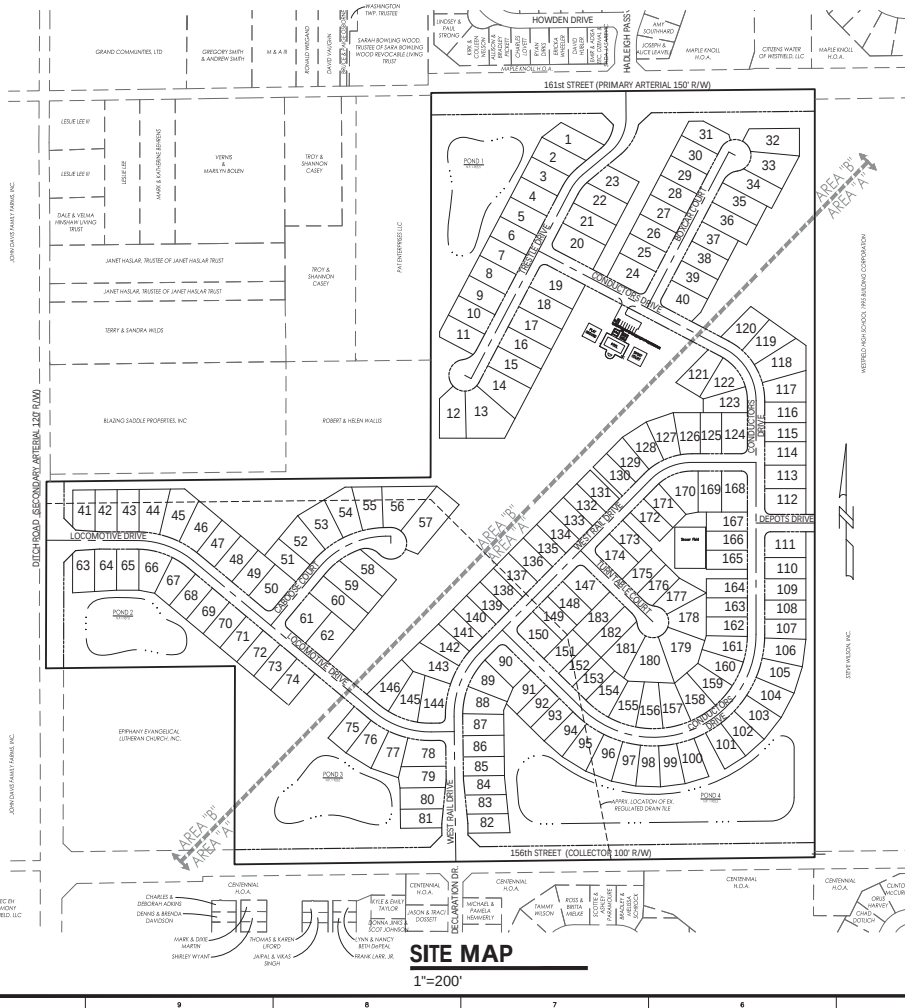
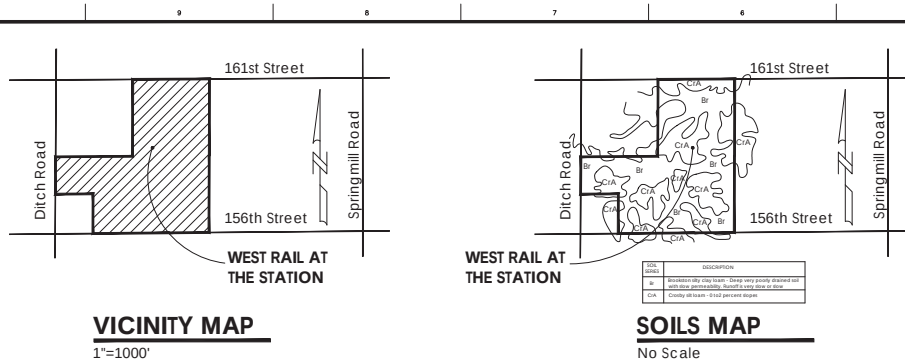
SHRUBS -				
63	BB	Dwarf Burning Bush	Euonymus alata 'Compacta'	3 gal
25	DC	Dwarf Cranberrybush	Viburnumopulus 'Nanum'	3 gal
88	V	Viburnum 'Bailey Compact'	Viburnum trilobum 'Bailey Comp.'	3 gal
176	TOTAL SHRUBS BY DEVELOPER			

ADDITIONAL PLANTINGS TO BE INSTALLED
IN THIS AREA BY DEVELOPER

+10 SB
+10 AM
+1 HL
+4 TT
+5 BHS
+17 V

+8 BB
+2 WH
+8 BC
+30 S
+20 TT
+29 SO





WEST RAIL AT THE STATION

Overall Development Plan: 1602-ODP-04

Primary Plat: 1602-SPP-04

Washington Twp, Westfield, Indiana

CONTACTS:

LAND OWNER:
BCE Associates III, LLC
PO Box 280
Zionsville, IN 46077

DEVELOPER:
Beazer Homes of Indiana, LLP
9405 Delegates Row
Indianapolis, IN 46240
Richard Henderson 317-501-9172
Email: richard.henderson@beazer.com

LAND SURVEYOR/ENGINEER:
Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Dave Sexton, P.E. 317-846-6611
Email: sextond@weihe.net

SITE DATA

EXISTING ZONING: PUD - West Rail PUD District

DEVELOPMENT STANDARDS:

STANDARD	AREA A	AREA B
Number of Lots	15	14
Minimum Lot Area	17,700 sq. ft.	12,500 sq. ft.
Minimum Lot Frontage or Depth	43	43
Minimum Street Width	75	75
Street Right-of-Way	6	7
Minimum Lot Width	75	75
Minimum Lot Depth	65	75

ADJACENT ZONING:

North: SF-3 Cluster
South: SF-2
East: AG-SF1
West: AG-SF1

PROPOSED:

Project Area: 108.2 Acres +/-
Number of Proposed Lots: 183
Proposed Density: 1.69 Units / Acre
Common Area A: 811,248 sq. ft.
Common Area B: 401,677 sq. ft.
Common Area C: 352,145 sq. ft.
Common Area D: 41,551 sq. ft.
Common Area E: 2,426,955 sq. ft.
Total Common Area: 3,642,776 sq. ft. (42.5 AC)

OPEN SPACE CALCULATIONS:

Overall Site = 108.2 Ac
Open Space Outside Pipeline Easements = 33.4 Ac
Pipeline Easement Area = 8.1 Ac
Total Open Space Provided = 42.5 Ac
Total Percentage Provided = 39.3 %

PROJECT ADDRESS: 15801 Ditch Road, Westfield, IN 46074 (Approx)

OPERATING AUTHORITIES

CITY OF WESTFIELD COMMUNITY DEVELOPMENT ATTENTION: JEFFREY LAUER 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-504-3172	WESTFIELD DEPT. OF PUBLIC WORKS ATTENTION: JEREMY LOLLAR 2728 EAST 171ST STREET WESTFIELD, IN 46074 317-504-3100	WESTFIELD FIRE DEPARTMENT ATTENTION: GARRY HARLING 17335 DARTMOUTH ROAD WESTFIELD, IN 46074 317-486-4704	CITY OF WESTFIELD WATER DEPT. ATTENTION: JEFF MILLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202 317-263-4442	BUCKEYE PARTNERS, L.P. ATTENTION: KYLE SMITH 3404 W. 96TH STREET INDIANAPOLIS, IN 46208 317-487-0122
HAMILTON COUNTY HEALTH DEPT. ATTENTION: LARRY BEARD 1830 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060-2229 317-776-8300	HAMILTON COUNTY PUBLIC WORKS DEPT. ATTENTION: AUSTIN GUYER 10722 EAST COUNTY ROAD 300 NORTH INDIANAPOLIS, IN 46204 317-291-4460	HAMILTON COUNTY SURVEYOR'S OFFICE ATTENTION: GREG HOYES 1 HAMILTON COUNTY SQUARE, STE. 146 INDIANAPOLIS, IN 46203 317-776-8626	CITY OF WESTFIELD WATER DEPT. ATTENTION: JEFF MILLER 2150 DR. MARTIN LUTHER KING JR. STREET INDIANAPOLIS, IN 46202 317-263-4442	METROCH ATTENTION: CHRIS BLUTO 3001 COMMUNICATIONS WAY EVANSVILLE, IN 47715 317-455-1048
HAMILTON COUNTY HIGHWAY DEPT. ATTENTION: DAVE LUCAS 1700 SOUTH 10TH STREET NOBLESVILLE, IN 46060 317-773-7770	AT&T (TELEPHONE) ATTENTION: DEBBE KREBS 5858 NORTH COLLEGE AVENUE INDIANAPOLIS, IN 46220 317-520-4057	CINTEC GAS OF WESTFIELD ATTENTION: RICHARD MILLER, JR. 2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202-162 317-455-4641	COMCAST CABLE ATTENTION: MATT STINGER 533 EAST 65TH STREET INDIANAPOLIS, IN 46204 317-774-3384	DUKE ENERGY (ELECTRIC) ATTENTION: RYAN COOPER 16475 SOUTH PARK DRIVE WESTFIELD, IN 46074 317-486-6471

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10, thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.000) along the west line of said Southwest Quarter a distance of 1332.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southeast corner of the Northeast Quarter of said Southwest Quarter-Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Southwest Quarter-Quarter Section a distance of 1330.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.85 feet to the northeast corner of the aforesaid Southwest Quarter Section; thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (balk of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet to the south line of said Southwest Quarter; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101- P103	OVERALL DEVELOPMENT PLAN
P104 - P106	PRIMARY PLAT

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6608
317 | 843 - 0546 / fax
ALAN H. WEIHE, P.E., F.A.S.C.E. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROFESSIONAL REG. NO.	PROFESSIONAL REG. STATE	PROFESSIONAL REG. EXPIRATION DATE
100000000	IN	12/31/2015

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

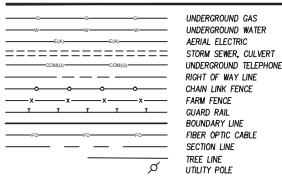
DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

DATE	BY	FOR
12/31/2015	ALAN H. WEIHE, P.E.	FOR THE PROJECT

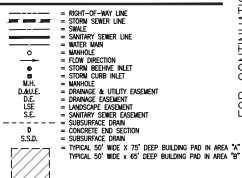
NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 15057C0000G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 15, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADDED ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS' CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS, AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 20' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT LINES AND ELEVATIONS BETWEEN 8' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 50' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 32' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED BY ENGINEERS, NOVEMBER 2015.
13. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
14. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
15. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
16. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
17. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A CURB TO DOWN LIGHT.
20. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET C100.

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



BENCHMARKS

B.M. A - DNR BRASS DISK SET IN THE TOP OF A CONCRETE POST. LEVEL WITH THE GROUND. STAMPED "M 441" LOCATED APPROXIMATELY 1.334 FEET WEST OF THE CENTERLINE OF DITCH ROAD AND ABOUT 14 FEET NORTH OF THE CENTERLINE OF 156TH STREET. STATE PLANE COORDINATES: NUTR08N15213388.25

ELEV. = 917.54 NAVD 88

T.B.M. 1 - "MAG" NAIL ON NORTH SIDE OF POWER POLE, 1.0 FT. UP, 509 FEET WEST OF CENTERLINE OF DECLARATION DRIVE AND 37 FEET SOUTH OF CENTERLINE OF 156TH STREET.

ELEV. = 914.94 NAVD 88

T.B.M. 2 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 0.9 FT. UP, 96 FEET EAST OF CENTERLINE OF DECLARATION DRIVE AND 40 FEET SOUTH OF CENTERLINE OF 156TH STREET.

ELEV. = 914.05 NAVD 88

T.B.M. 3 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 1.3 FT. UP, 670 FEET WEST OF CENTERLINE OF HADLEIGH PASS AND 14 FEET SOUTH OF CENTERLINE OF 151ST STREET.

ELEV. = 914.63 NAVD 88

T.B.M. 4 - RAILROAD SPIKE ON EAST SIDE OF POWER POLE, 1.0 FT. UP, 233 FEET EAST OF CENTERLINE OF HADLEIGH PASS DRIVE AND 38 FEET SOUTH OF CENTERLINE OF 161ST STREET.

ELEV. = 914.32 NAVD 88

T.B.M. 5 - NORTHEAST BONNET FLANGE BOLT FIRE HYDRANT, 56 FEET EAST OF CENTERLINE OF DITCH ROAD AND 478 FEET NORTH OF CENTERLINE OF 156TH STREET.

ELEV. = 918.12 NAVD 88

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the any way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

Know what's below. Call before you dig. Within Indiana Call 811 or 800-382-5544. Dig. 7' deep or deeper. For more info call 811 or 800-382-5544. It's important to know what's below the ground before you dig. Digging without knowing can cause serious damage to underground utilities. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries. Digging safely is the only way to avoid accidents and injuries.

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSI (EXCEPT FOR REQUIRED STREET TREES).
4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSI.
5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
6. SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE.

STREET	CENTERLINE	CURVE DATA TABLE
156TH STREET	156TH STREET	156TH STREET
157TH STREET	157TH STREET	157TH STREET
158TH STREET	158TH STREET	158TH STREET
159TH STREET	159TH STREET	159TH STREET
160TH STREET	160TH STREET	160TH STREET
161TH STREET	161TH STREET	161TH STREET
162TH STREET	162TH STREET	162TH STREET
163TH STREET	163TH STREET	163TH STREET
164TH STREET	164TH STREET	164TH STREET
165TH STREET	165TH STREET	165TH STREET
166TH STREET	166TH STREET	166TH STREET
167TH STREET	167TH STREET	167TH STREET
168TH STREET	168TH STREET	168TH STREET
169TH STREET	169TH STREET	169TH STREET
170TH STREET	170TH STREET	170TH STREET
171TH STREET	171TH STREET	171TH STREET
172TH STREET	172TH STREET	172TH STREET
173TH STREET	173TH STREET	173TH STREET
174TH STREET	174TH STREET	174TH STREET
175TH STREET	175TH STREET	175TH STREET
176TH STREET	176TH STREET	176TH STREET
177TH STREET	177TH STREET	177TH STREET
178TH STREET	178TH STREET	178TH STREET
179TH STREET	179TH STREET	179TH STREET
180TH STREET	180TH STREET	180TH STREET
181TH STREET	181TH STREET	181TH STREET
182TH STREET	182TH STREET	182TH STREET
183TH STREET	183TH STREET	183TH STREET
184TH STREET	184TH STREET	184TH STREET
185TH STREET	185TH STREET	185TH STREET
186TH STREET	186TH STREET	186TH STREET
187TH STREET	187TH STREET	187TH STREET
188TH STREET	188TH STREET	188TH STREET
189TH STREET	189TH STREET	189TH STREET
190TH STREET	190TH STREET	190TH STREET
191TH STREET	191TH STREET	191TH STREET
192TH STREET	192TH STREET	192TH STREET
193TH STREET	193TH STREET	193TH STREET
194TH STREET	194TH STREET	194TH STREET
195TH STREET	195TH STREET	195TH STREET
196TH STREET	196TH STREET	196TH STREET
197TH STREET	197TH STREET	197TH STREET
198TH STREET	198TH STREET	198TH STREET
199TH STREET	199TH STREET	199TH STREET
200TH STREET	200TH STREET	200TH STREET

STREET	CENTERLINE	CURVE DATA TABLE
156TH STREET	156TH STREET	156TH STREET
157TH STREET	157TH STREET	157TH STREET
158TH STREET	158TH STREET	158TH STREET
159TH STREET	159TH STREET	159TH STREET
160TH STREET	160TH STREET	160TH STREET
161TH STREET	161TH STREET	161TH STREET
162TH STREET	162TH STREET	162TH STREET
163TH STREET	163TH STREET	163TH STREET
164TH STREET	164TH STREET	164TH STREET
165TH STREET	165TH STREET	165TH STREET
166TH STREET	166TH STREET	166TH STREET
167TH STREET	167TH STREET	167TH STREET
168TH STREET	168TH STREET	168TH STREET
169TH STREET	169TH STREET	169TH STREET
170TH STREET	170TH STREET	170TH STREET
171TH STREET	171TH STREET	171TH STREET
172TH STREET	172TH STREET	172TH STREET
173TH STREET	173TH STREET	173TH STREET
174TH STREET	174TH STREET	174TH STREET
175TH STREET	175TH STREET	175TH STREET
176TH STREET	176TH STREET	176TH STREET
177TH STREET	177TH STREET	177TH STREET
178TH STREET	178TH STREET	178TH STREET
179TH STREET	179TH STREET	179TH STREET
180TH STREET	180TH STREET	180TH STREET
181TH STREET	181TH STREET	181TH STREET
182TH STREET	182TH STREET	182TH STREET
183TH STREET	183TH STREET	183TH STREET
184TH STREET	184TH STREET	184TH STREET
185TH STREET	185TH STREET	185TH STREET
186TH STREET	186TH STREET	186TH STREET
187TH STREET	187TH STREET	187TH STREET
188TH STREET	188TH STREET	188TH STREET
189TH STREET	189TH STREET	189TH STREET
190TH STREET	190TH STREET	190TH STREET
191TH STREET	191TH STREET	191TH STREET
192TH STREET	192TH STREET	192TH STREET
193TH STREET	193TH STREET	193TH STREET
194TH STREET	194TH STREET	194TH STREET
195TH STREET	195TH STREET	195TH STREET
196TH STREET	196TH STREET	196TH STREET
197TH STREET	197TH STREET	197TH STREET
198TH STREET	198TH STREET	198TH STREET
199TH STREET	199TH STREET	199TH STREET
200TH STREET	200TH STREET	200TH STREET

STREET	CENTERLINE	CURVE DATA TABLE
156TH STREET	156TH STREET	156TH STREET
157TH STREET	157TH STREET	157TH STREET
158TH STREET	158TH STREET	158TH STREET
159TH STREET	159TH STREET	159TH STREET
160TH STREET	160TH STREET	160TH STREET
161TH STREET	161TH STREET	161TH STREET
162TH STREET	162TH STREET	162TH STREET
163TH STREET	163TH STREET	163TH STREET
164TH STREET	164TH STREET	164TH STREET
165TH STREET	165TH STREET	165TH STREET
166TH STREET	166TH STREET	166TH STREET
167TH STREET	167TH STREET	167TH STREET
168TH STREET	168TH STREET	168TH STREET
169TH STREET	169TH STREET	169TH STREET
170TH STREET	170TH STREET	170TH STREET
171TH STREET	171TH STREET	171TH STREET
172TH STREET	172TH STREET	172TH STREET
173TH STREET	173TH STREET	173TH STREET
174TH STREET	174TH STREET	174TH STREET
175TH STREET	175TH STREET	175TH STREET
176TH STREET	176TH STREET	176TH STREET
177TH STREET	177TH STREET	177TH STREET
178TH STREET	178TH STREET	178TH STREET
179TH STREET	179TH STREET	179TH STREET
180TH STREET	180TH STREET	180TH STREET
181TH STREET	181TH STREET	181TH STREET
182TH STREET	182TH STREET	182TH STREET
183TH STREET	183TH STREET	183TH STREET
184TH STREET	184TH STREET	184TH STREET
185TH STREET	185TH STREET	185TH STREET
186TH STREET	186TH STREET	186TH STREET
187TH STREET	187TH STREET	187TH STREET
188TH STREET	188TH STREET	188TH STREET
189TH STREET	189TH STREET	189TH STREET
190TH STREET	190TH STREET	190TH STREET
191TH STREET	191TH STREET	191TH STREET
192TH STREET	192TH STREET	192TH STREET
193TH STREET	193TH STREET	193TH STREET
194TH STREET	194TH STREET	194TH STREET
195TH STREET	195TH STREET	195TH STREET
196TH STREET	196TH STREET	196TH STREET
197TH STREET	197TH STREET	197TH STREET
198TH STREET	198TH STREET	198TH STREET
199TH STREET	199TH STREET	199TH STREET
200TH STREET	200TH STREET	200TH STREET

STREET	CENTERLINE	CURVE DATA TABLE
156TH STREET	156TH STREET	156TH STREET
157TH STREET	157TH STREET	157TH STREET
158TH STREET	158TH STREET	158TH STREET
159TH STREET	159TH STREET	159TH STREET
160TH STREET	160TH STREET	160TH STREET
161TH STREET	161TH STREET	161TH STREET
162TH STREET	162TH STREET	162TH STREET
163TH STREET	163TH STREET	163TH STREET
164TH STREET	164TH STREET	164TH STREET
165TH STREET	165TH STREET	165TH STREET
166TH STREET	166TH STREET	166TH STREET
167TH STREET	167TH STREET	167TH STREET
168TH STREET	168TH STREET	168TH STREET
169TH STREET	169TH STREET	169TH STREET
170TH STREET	170TH STREET	170TH STREET
171TH STREET	171TH STREET	171TH STREET
172TH STREET	172TH STREET	172TH STREET
173TH STREET	173TH STREET	173TH STREET
174TH STREET	174TH STREET	174TH STREET
175TH STREET	175TH STREET	175TH STREET
176TH STREET	176TH STREET	176TH STREET
177TH STREET	177TH STREET	177TH STREET
178TH STREET	178TH STREET	178TH STREET
179TH STREET	179TH STREET	179TH STREET
180TH STREET	180TH STREET	180TH STREET
181TH STREET	181TH STREET	181TH STREET
182TH STREET	182TH STREET	182TH STREET
183TH STREET	183TH STREET	183TH STREET
184TH STREET	184TH STREET	184TH STREET
185TH STREET	185TH STREET	185TH STREET
186TH STREET	186TH STREET	186TH STREET
187TH STREET	187TH STREET	187TH STREET
188TH STREET	188TH STREET	188TH STREET
189TH STREET	189TH STREET	189TH STREET
190TH STREET	190TH STREET	190TH STREET
191TH STREET	191TH STREET	191TH STREET
192TH STREET	192TH STREET	192TH STREET
193TH STREET	193TH STREET	193TH STREET
194TH STREET	194TH STREET	194TH STREET
195TH STREET	195TH STREET	195TH STREET
196TH STREET	196TH STREET	196TH STREET
197TH STREET	197TH STREET	197TH STREET
198TH STREET	198TH STREET	198TH STREET
199TH STREET	199TH STREET	199TH STREET
200TH STREET	200TH STREET	200TH STREET

	</	

NW COR. NE 1/4 SW 1/4
"MAG" NAIL FND. 1.00' S.
& 0.31' E OF CORNER.

161st STREET

POND 1
NP = 905.5
COMMON
AREA "A"
811,248 S.F.

RECONSTRUCTION TO
20 TOWN OF WESTFIELD
INST. #20060064010

NE COR. SW 1/4 SEC.
10-T18N-R3E
BOLT SPIKE FND. 0.6'
DOWN

COMMON
AREA "E"
242,697 S.F.

COMMON
AREA "A"
811,248 S.F.

FOR CONTINUATION, SEE SHEET P102



SCALE: 1" = 60'
0 30 60 120

SEE SHEET P101 FOR LEGEND & NOTES

10505 N. College Avenue
Indianapolis, Indiana 46240
weihe.net
317 | 846 - 6611
800 | 452 - 6608
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	150389
DATE	12/30/2016
DESIGNED BY	AW
CHECKED BY	AW
IN CHARGE	AW
DATE	12/30/2016



December 30, 2016

WEST RAIL AT THE STATION
BRAZIER HOMES INDIANA, LLP

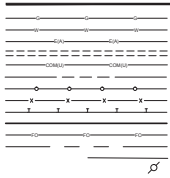
OVERALL DEVELOPMENT PLAN
Part of Station 10, Township 10 North, Range 3 East, Indiangone Township, Hamilton County, Indiana

PROJECT NO.
P103
W150389

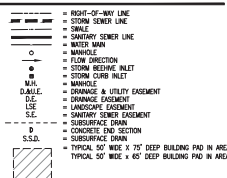
NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 15002C002G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 15, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADDED ZONE "C" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE, IMPROVEMENTS, WATERWAYS, AND UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS' CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURVE INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 20' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT LINES AND ELEVATIONS BETWEEN 9" AND 9" ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 32' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 32' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED BY WEIHE ENGINEERS, NOVEMBER 2015.
13. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
14. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
15. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
16. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, CRUMPS AND SIMILAR DEVICES IN USE AT NIGHT.
17. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A CURB TO DRAIN LIGHT.

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



BENCHMARKS

B.M. A - DNR BRASS DISK SET IN THE TOP OF A CONCRETE POST. LEVEL WITH THE GROUND. STAMPED "M 41" LOCATED APPROXIMATELY 1.334 FEET WEST OF THE CENTERLINE OF DITCH ROAD AND ABOUT 14 FEET NORTH OF THE CENTERLINE OF 156TH STREET. STATE PLAT COORDINATES: N 72.0161 S 133.0885 E

ELEV. = 917.54 NAVD 88
T.B.M. 1 - "MAG" NAIL ON NORTH SIDE OF POWER POLE, 1.0 FT. UP, 509 FEET WEST OF CENTERLINE OF DECLARATION DRIVE AND 37 FEET SOUTH OF CENTERLINE OF 156TH STREET.

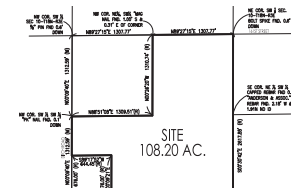
ELEV. = 914.94 NAVD 88
T.B.M. 2 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 0.9 FT. UP, 96 FEET EAST OF CENTERLINE OF DECLARATION DRIVE AND 40 FEET SOUTH OF CENTERLINE OF 156TH STREET.

ELEV. = 914.05 NAVD 88
T.B.M. 3 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 1.3 FT. UP, 679 FEET WEST OF CENTERLINE OF HADLUGH PASS AND 14 FEET SOUTH OF CENTERLINE OF 151ST STREET.

ELEV. = 914.63 NAVD 88
T.B.M. 4 - RAILROAD SPIKE ON EAST SIDE OF POWER POLE, 1.0 FT. UP, 233 FEET EAST OF CENTERLINE OF HADLUGH PASS DRIVE AND 18 FEET SOUTH OF CENTERLINE OF 151ST STREET.

ELEV. = 914.32 NAVD 88
T.B.M. 5 - NORTHEAST BONNET FLANGE BOLT FIRE HYDRANT, 56 FEET EAST OF CENTERLINE OF DITCH ROAD AND 478 FEET NORTH OF CENTERLINE OF 156TH STREET.

ELEV. = 918.12 NAVD 88



QUARTER SECTION DETAIL

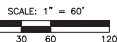
LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAYMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
6. SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE.

STREET CENTERLINE CURVE DATA TABLE									
STREET	STREET CENTERLINE	STREET WIDTH	STREET DEPTH	STREET AREA	STREET PERIMETER	STREET VOLUME	STREET SPEED	STREET TYPE	STREET CLASS
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET
156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET	156TH STREET

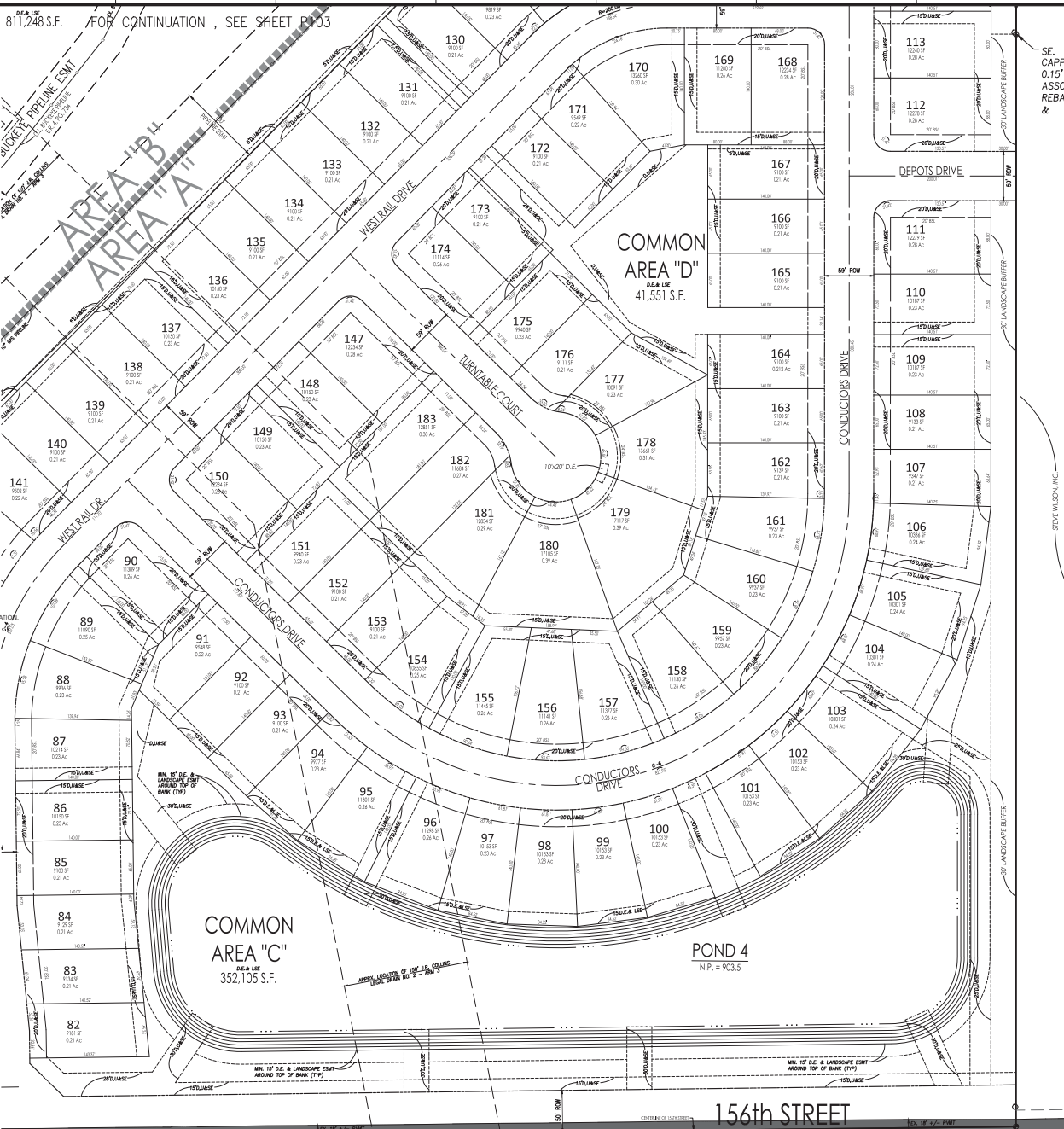


Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-392-5544
24 Hours a Day, 7 Days a Week.
FOR HOW TO USE THE 811-ON-CALL
IF IT IS BANNED THE LAW TO EXCAVATE
MUST BE NOTED THE UNDERGROUND
LOCATION (DANCE, NO DO) WORKING
SAFE DIGGING CONSIDERATIONS.



811.248 S.F. FOR CONTINUATION, SEE SHEET P103

OR CONTINUATION, SEE SHEET P102



SE. (C)
CAPE
0.15' ASSOC
REBAR
&
10505 N. College Avenue
Indianapolis, Indiana 46240
wehe.net
317.846.6611
800.452.6408
317.843.0546 fax
ALLAN H. WEIHE, P.E., S.E., F.O.S.T.

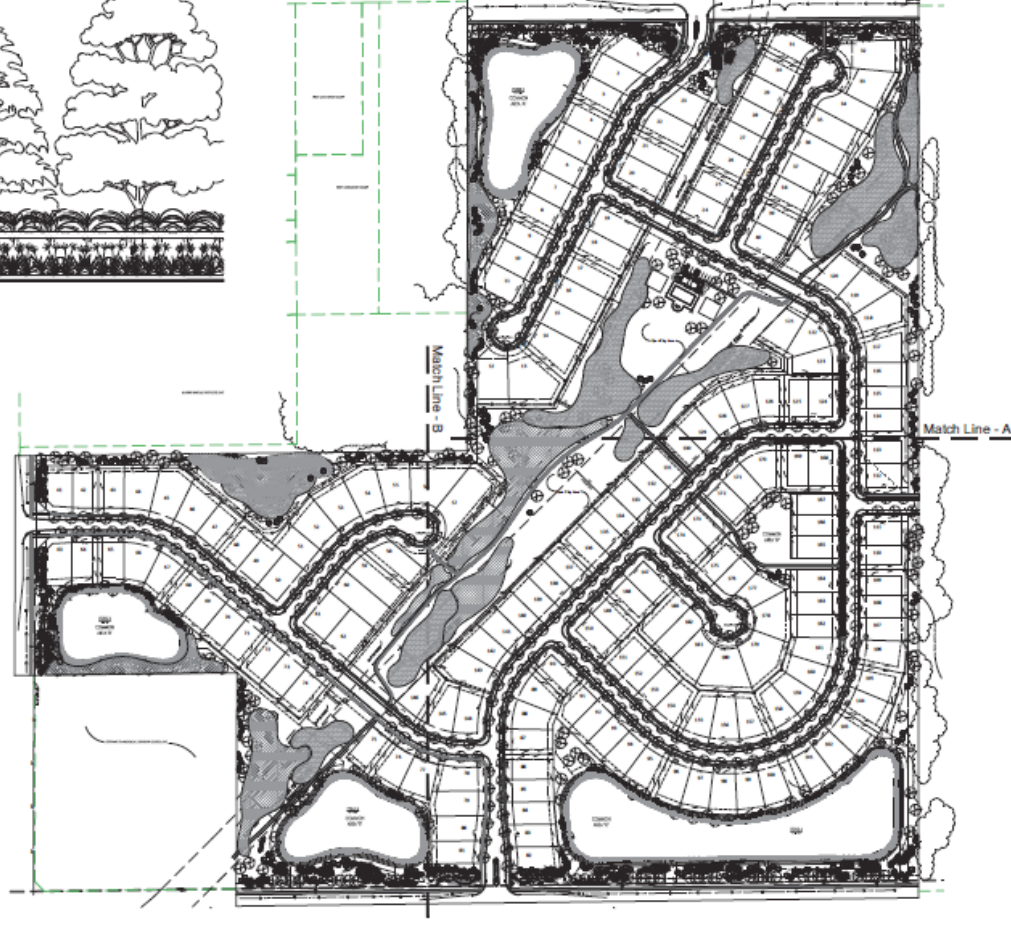
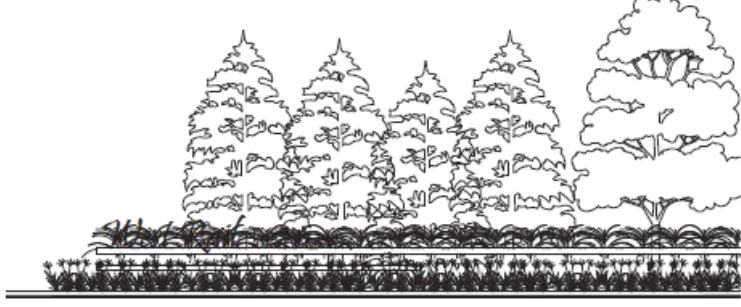
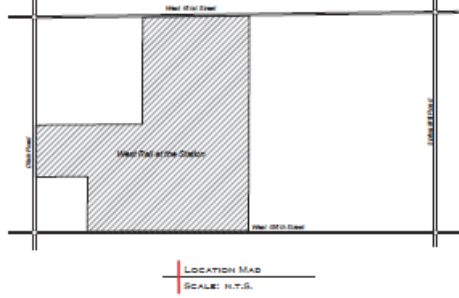
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROFESSIONAL NO.	PROFESSIONAL TITLE	DATE
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015
15000028	REGISTERED PROFESSIONAL ENGINEER	11/15/2015

December 30, 2016

WEST RAIL AT THE STATION
BRAZER HOMES INDIANA, LLP
PRIMARY PLAT

PROJECT NO. W150389



L1 LANDSCAPE MASTER PLAN
SCALE: 1"=150'-0"

OEG OUTDOOR ENVIRONMENTS GROUP
WWW.OEGGROUP.COM
51002 FREYN DRIVE
INDIANAPOLIS, IN 46254
317.292.9776



Prepared for:
Beazer Homes
West Rail at the Station

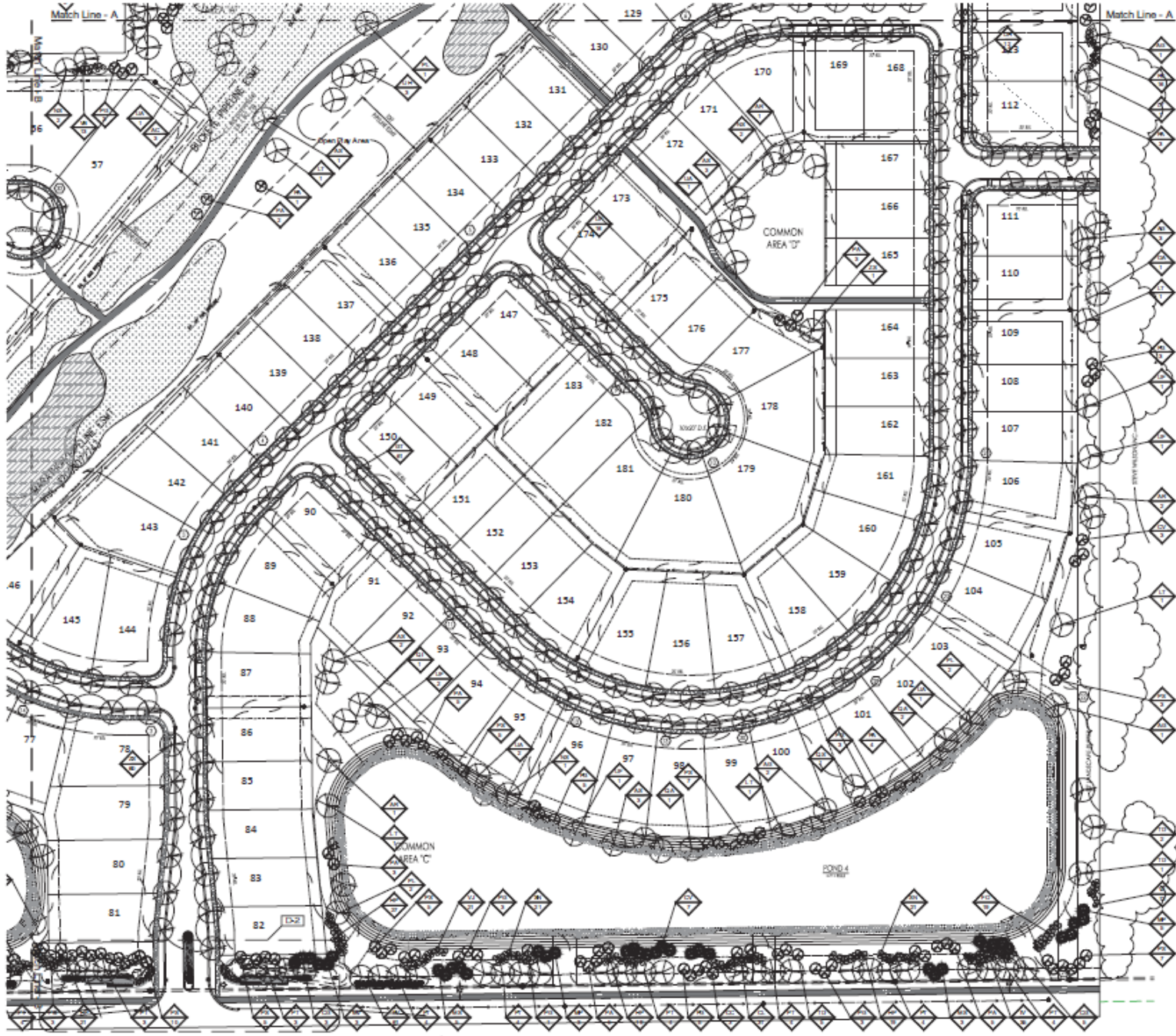


SITE ADDRESS:
161 ST. B. G. S. MILL RD.
WESTFIELD, INDIANA

SHEET: COVER SHEET
DATE: 12.30.2015
REVISED: 02.25.2016
DESIGN BY: OEG
DRAWN BY: SOS

SCALE: N.T.S.
0"=30' 60' 120'

Note: This drawing is a conceptual design for planning purposes only. It is not a construction document. All locations & field placements to be verified by Outdoor Environments Group.



OEG OUTDOOR ENVIRONMENTS GROUP
 WWW.OEGGROUP.COM
 5102 FRYN DRIVE
 INDIANAPOLIS, IN 46254
 317.292.9775



Prepared for:
Beazer Homes
 HE SE



SITE ADDRESS:
 161 ST ST & SPRING MILL RD.
 WESTFIELD, INDIANA

SHEET: 2 OF 6

DATE: 12/30/2015

REVISED: 02/25/2016

DESIGN BY: OEG

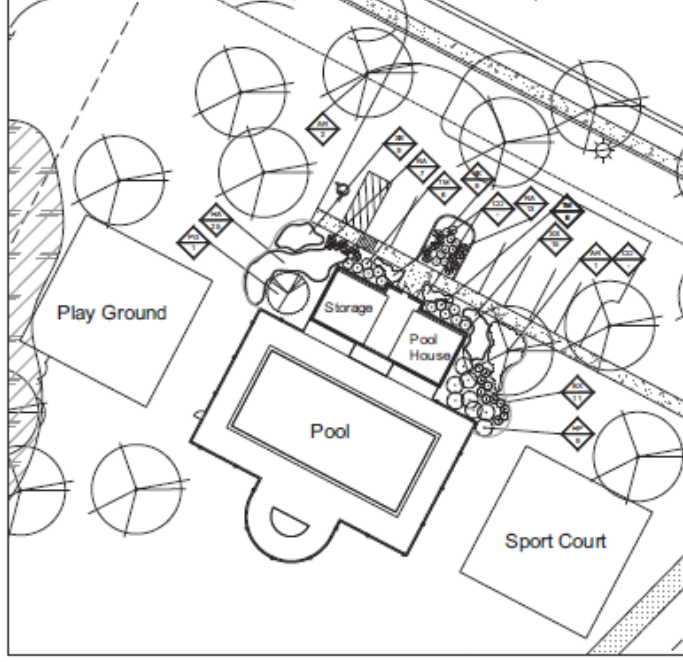
DRAWN BY: SCS

SCALE: 1" = 60'-0"

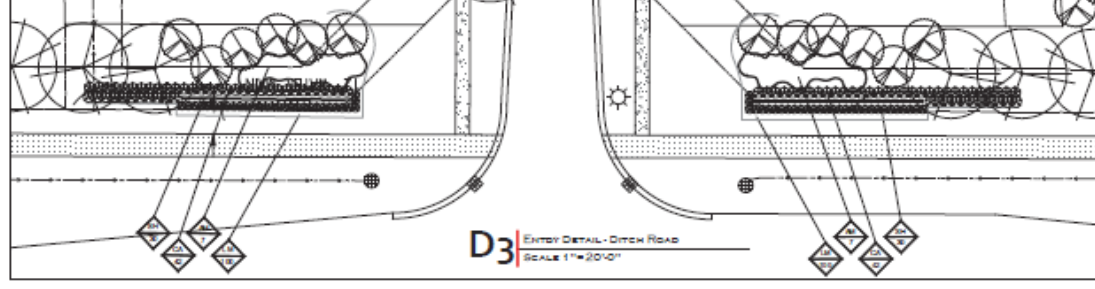
0 30 60 120



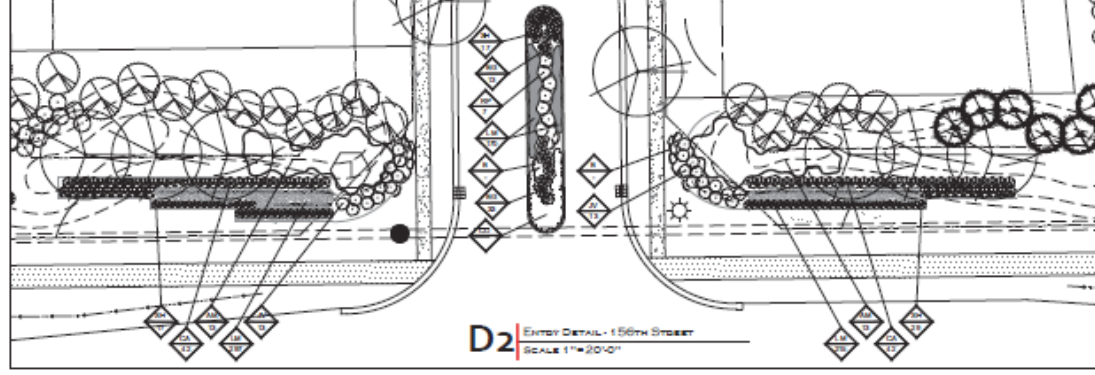
Note: This drawing is a conceptual design for planning purposes only. It is not a construction document. All locations & their placements to be verified by Outdoor Environments Group.



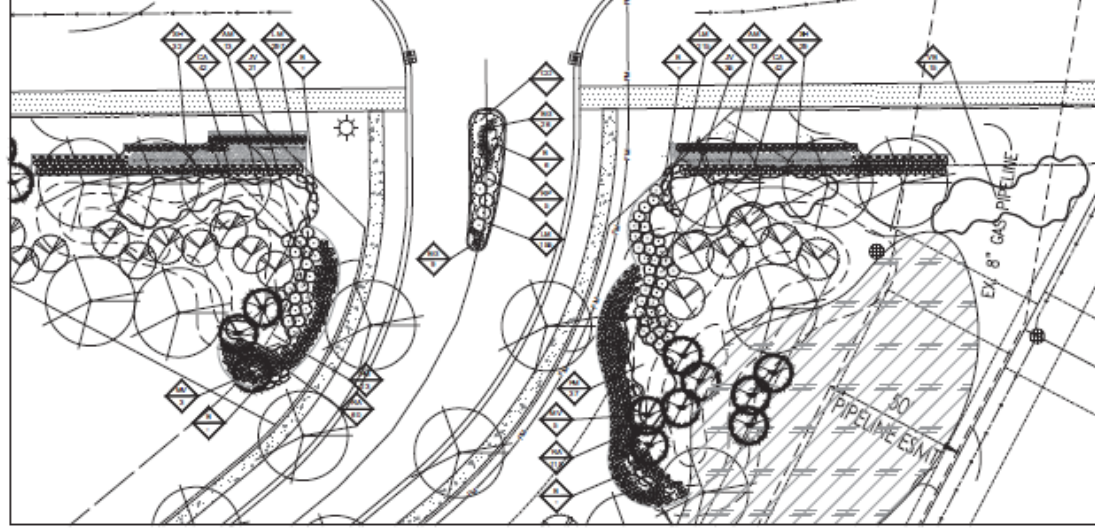
D4 PLAYGROUND / POOL HOUSE DETAIL
SCALE 1"=20'-0"



D3 ENTRY DETAIL - DITCH ROAD
SCALE 1"=20'-0"



D2 ENTRY DETAIL - 156TH STREET
SCALE 1"=20'-0"



D1 ENTRY DETAIL - 161ST STREET
SCALE 1"=20'-0"

SITE ADDRESS:
161 ST. & SPRING MALL RD.
WESTFIELD, INDIANA

SHEET: 4 OF 6
DATE: 12.30.2015
REVISED: 02.25.2016
DESIGN BY: OEG
DRAWN BY: SGS
SCALE: 1"=20'-0"
0 10 20 40



Prepared for:
Beazer Homes
West Rail at the Station



OEG OUTDOOR ENVIRONMENTS GROUP
WWW.OEGGROUP.COM
5102 FREYN DRIVE
INDIANAPOLIS, IN 46254
317.292.9776

Note: This drawing is a conceptual design for planning purposes only. It is not a construction document. All locations & field placements to be verified by Outdoor Environments Group.

NATIVE BUFFER SPECIFICATIONS:

SPECIFICATIONS: FRAMIE SEED INSTALLATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Preparation

B. Seeding

C. Maintenance

1.02 BUFFER QUALITY CRITERIA

A. The submitted seed mix shall be, and have been, actively and directly engaged in frame seed installation for a period of two (2) or more years. Provide proof of any (2) or more successful frame seed installations.

B. The submitted seed mix must have access to and experience with a staffed, staffed seed installation for a period of two (2) or more years. Provide proof of any (2) or more successful frame seed installations.

1.03 ENVIRONMENTAL MEASUREMENTS

A. Installation shall be performed between April 20 and July 20. If site is prepared at any other time of the year, submit with the proposal a written plan.

B. All seed mix shall be tested for:

25 lbs. annual production (lb./acre)

(Under no circumstances shall the site be stabilized with water, mulch, or any other material. The seed mix must be applied to the soil, not the water.)

C. Site shall have a firm seed bed - if existing compacted soil, over 10 inch, the site shall be cultivated.

1.04 MATERIALS

A. All native seed shall be tested for a minimum of 48 hours prior to installation. All native seed must be of high quality. No hybrid or other material may be included. Seed shall be local, domestic, and suitable for frame seed installation. No hybrid or other material may be included. Seed shall be local, domestic, and suitable for frame seed installation.

PART 2 PRODUCTS

2.01 Seed Mixes

NATIVE BUFFER MIX SPECS:

1. Native Wildflower Seed Planting

Seed Mixes

1.01/1.02

1.03/1.04

1.05/1.06

1.07/1.08

1.09/1.10

1.11/1.12

1.13/1.14

1.15/1.16

1.17/1.18

1.19/1.20

1.21/1.22

1.23/1.24

1.25/1.26

1.27/1.28

1.29/1.30

1.31/1.32

1.33/1.34

1.35/1.36

1.37/1.38

1.39/1.40

1.41/1.42

1.43/1.44

1.45/1.46

1.47/1.48

1.49/1.50

1.51/1.52

1.53/1.54

1.55/1.56

1.57/1.58

1.59/1.60

1.61/1.62

1.63/1.64

1.65/1.66

1.67/1.68

1.69/1.70

1.71/1.72

1.73/1.74

1.75/1.76

1.77/1.78

1.79/1.80

1.81/1.82

1.83/1.84

1.85/1.86

1.87/1.88

1.89/1.90

1.91/1.92

1.93/1.94

1.95/1.96

1.97/1.98

1.99/1.100

1.101/1.102

1.103/1.104

1.105/1.106

1.107/1.108

1.109/1.110

1.111/1.112

1.113/1.114

1.115/1.116

1.117/1.118

1.119/1.120

1.121/1.122

1.123/1.124

1.125/1.126

1.127/1.128

2. Low Structure Planting

Seed Mixes

1.01/1.02

1.03/1.04

1.05/1.06

1.07/1.08

1.09/1.10

1.11/1.12

1.13/1.14

1.15/1.16

1.17/1.18

1.19/1.20

1.21/1.22

1.23/1.24

1.25/1.26

1.27/1.28

1.29/1.30

1.31/1.32

1.33/1.34

1.35/1.36

1.37/1.38

1.39/1.40

1.41/1.42

1.43/1.44

1.45/1.46

1.47/1.48

1.49/1.50

1.51/1.52

1.53/1.54

1.55/1.56

1.57/1.58

1.59/1.60

1.61/1.62

1.63/1.64

1.65/1.66

1.67/1.68

1.69/1.70

1.71/1.72

1.73/1.74

1.75/1.76

1.77/1.78

1.79/1.80

1.81/1.82

1.83/1.84

1.85/1.86

1.87/1.88

1.89/1.90

1.91/1.92

1.93/1.94

1.95/1.96

1.97/1.98

1.99/1.100

1.101/1.102

1.103/1.104

1.105/1.106

1.107/1.108

1.109/1.110

1.111/1.112

1.113/1.114

1.115/1.116

1.117/1.118

1.119/1.120

1.121/1.122

1.123/1.124

1.125/1.126

1.127/1.128

A. See Schedule

PART 3 EXECUTION

3.01 EXAMINATION

A. Prepare areas to be seeded. Verify site has been excavated with approved topsoil, to minimum depth of four inches (4"). Topsoil shall be natural, fertile, and capable of sustaining the plants in any season. Topsoil must be free of stones, lumps, clods, sticks, larger than one inch (1"), soil, and plant roots, and other of hazardous matter.

VERIFY THE SITE IS WITHIN 4 INCHES OF SPECIFIED GRADE. VERIFY THAT SEEDING IS SUFFICIENTLY FIRM.

B. VERIFY THAT THE SITE IS CLEAN AND FREE OF DEBRIS.

3.02 PREPARATION

A. If vegetation exists on the site, with a 7' x 7' grid, remove all vegetation at least three days prior to installation on all actively growing vegetation. Never apply herbicide to the site.

B. Install seed when soil is sufficiently dry so that seeds do not stick to the trowel handle on the soil.

C. Ensure the seed is properly calibrated to sow the specified amount of seed over the specified area. Ensure complete coverage of the specified area.

3.03 MAINTENANCE

A. Mow at a height of 4 to 6 inches when the first seed has begun to grow. Mow at a height of 8 to 10 inches once a second mow after seed growth reaches to height for the remainder of the first season.

B. If cool, barren seed growth is heavy in the spring of the second season, mow once in late May.

3.04 ACCEPTANCE

A. Coverage - 90% of each plant component shall be covered with vegetation.

B. Persistence - 60% of the species planted should be alive and present.

C. Abundance - 60% of the vegetation should be native species of the permanent native.

3. Low Structure Planting

Seed Mixes

1.01/1.02

1.03/1.04

1.05/1.06

1.07/1.08

1.09/1.10

1.11/1.12

1.13/1.14

1.15/1.16

1.17/1.18

1.19/1.20

1.21/1.22

1.23/1.24

1.25/1.26

1.27/1.28

1.29/1.30

1.31/1.32

1.33/1.34

1.35/1.36

1.37/1.38

1.39/1.40

1.41/1.42

1.43/1.44

1.45/1.46

1.47/1.48

1.49/1.50

1.51/1.52

1.53/1.54

1.55/1.56

1.57/1.58

1.59/1.60

1.61/1.62

1.63/1.64

1.65/1.66

B. Wild Bird Community

Typical Mixes

3.01/3.02

3.03/3.04

3.05/3.06

3.07/3.08

3.09/3.10

3.11/3.12

3.13/3.14

3.15/3.16

3.17/3.18

3.19/3.20

3.21/3.22

3.23/3.24

3.25/3.26

3.27/3.28

3.29/3.30

3.31/3.32

3.33/3.34

3.35/3.36

3.37/3.38

3.39/3.40

3.41/3.42

3.43/3.44

3.45/3.46

3.47/3.48

3.49/3.50

3.51/3.52

3.53/3.54

3.55/3.56

3.57/3.58

3.59/3.60

3.61/3.62

3.63/3.64

3.65/3.66

C. Low Structure Planting

Typical Mixes

</

Exhibit B

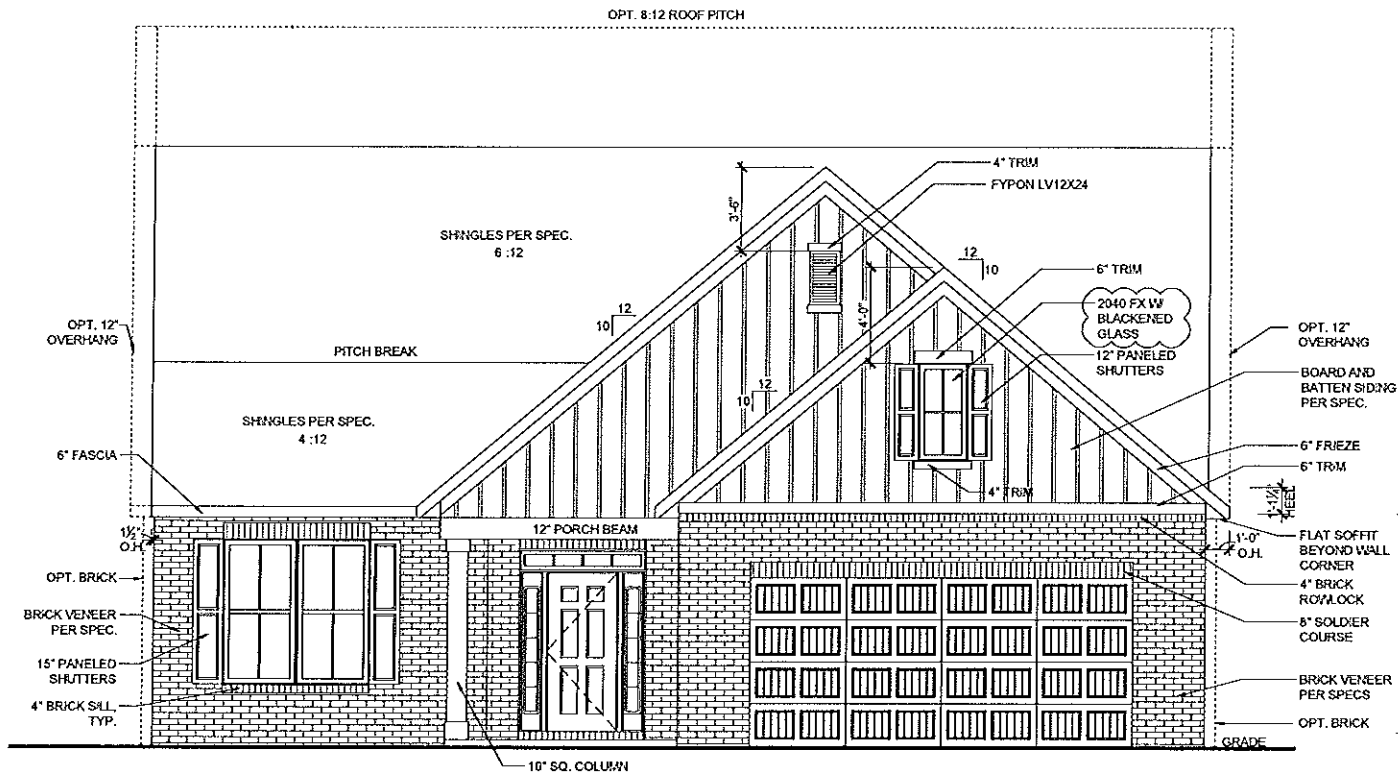
(Architectural Theme)

Farmhouse

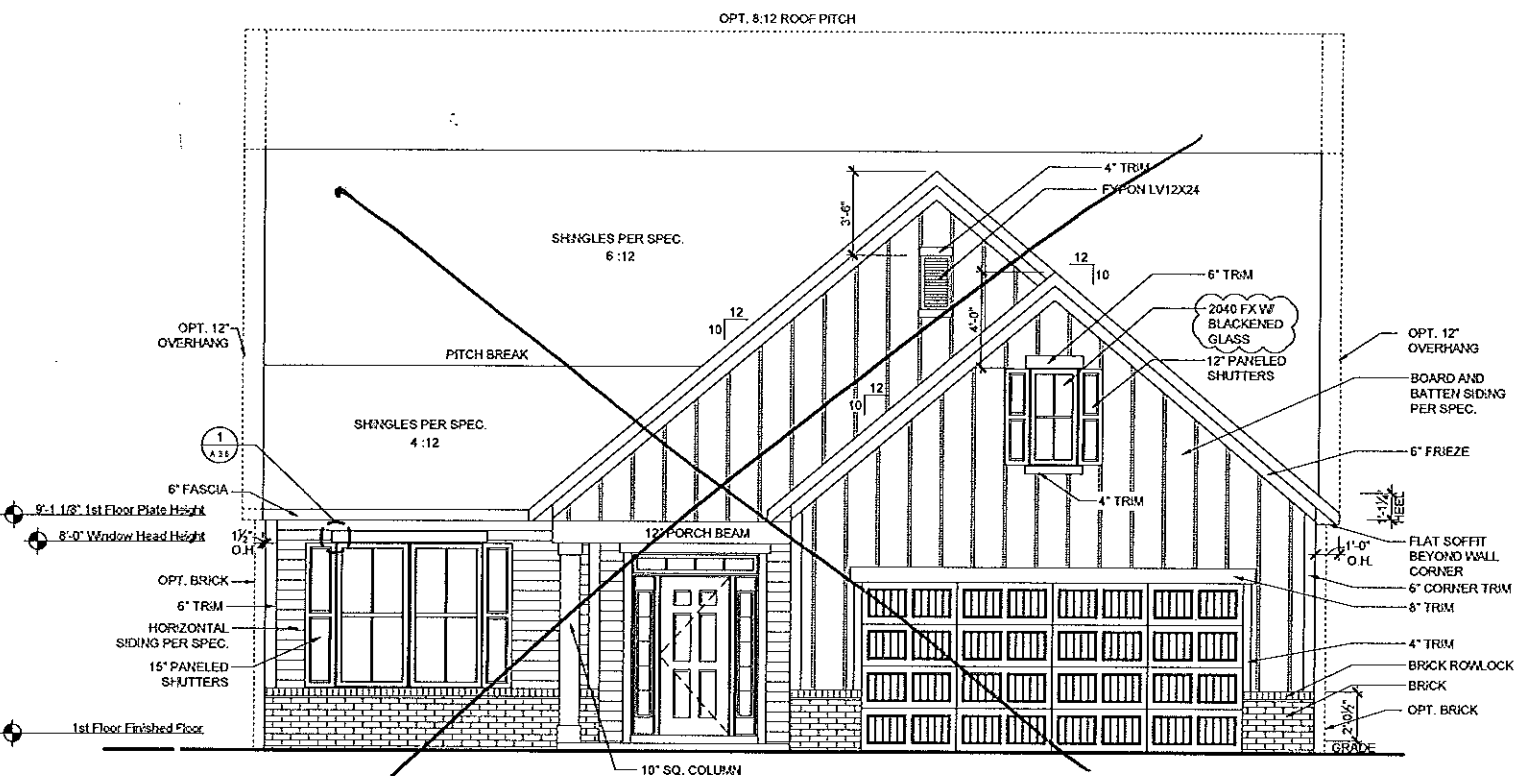


Farmhouse

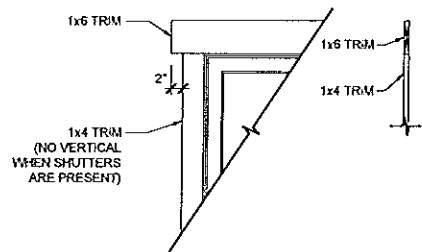
- **Brick Veneer**
- **Mixture of board and batten and/or horizontal siding**
- **Gable roof systems**
- **Paneled shutters**
- **Simple square columns & brackets**
- **8-panel architectural garage door**
- **Style specific decorative front door**
- **Style specific window grids**



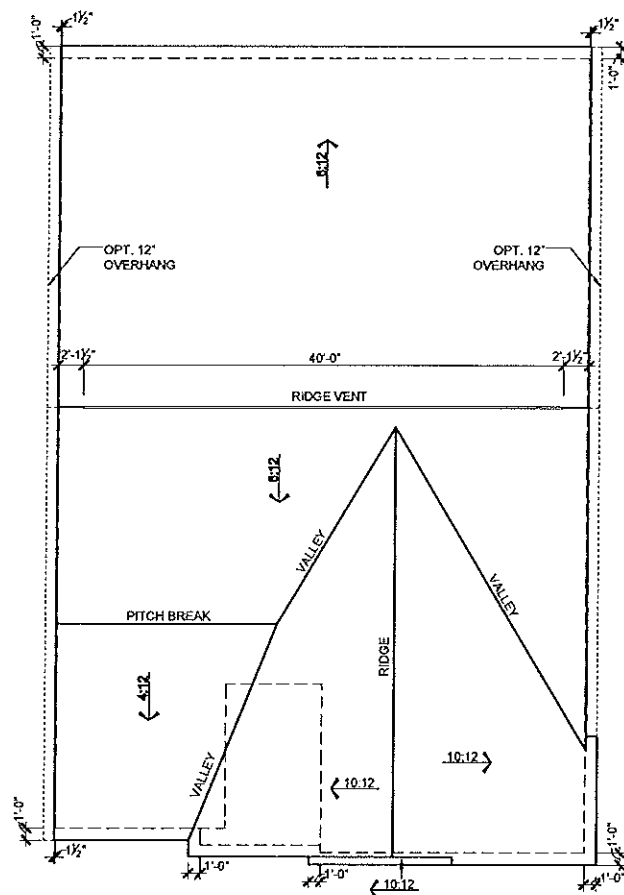
OPT. FRONT MASONRY - FHJ (52% MASONRY)
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



FRONT ELEVATION - FHJ
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

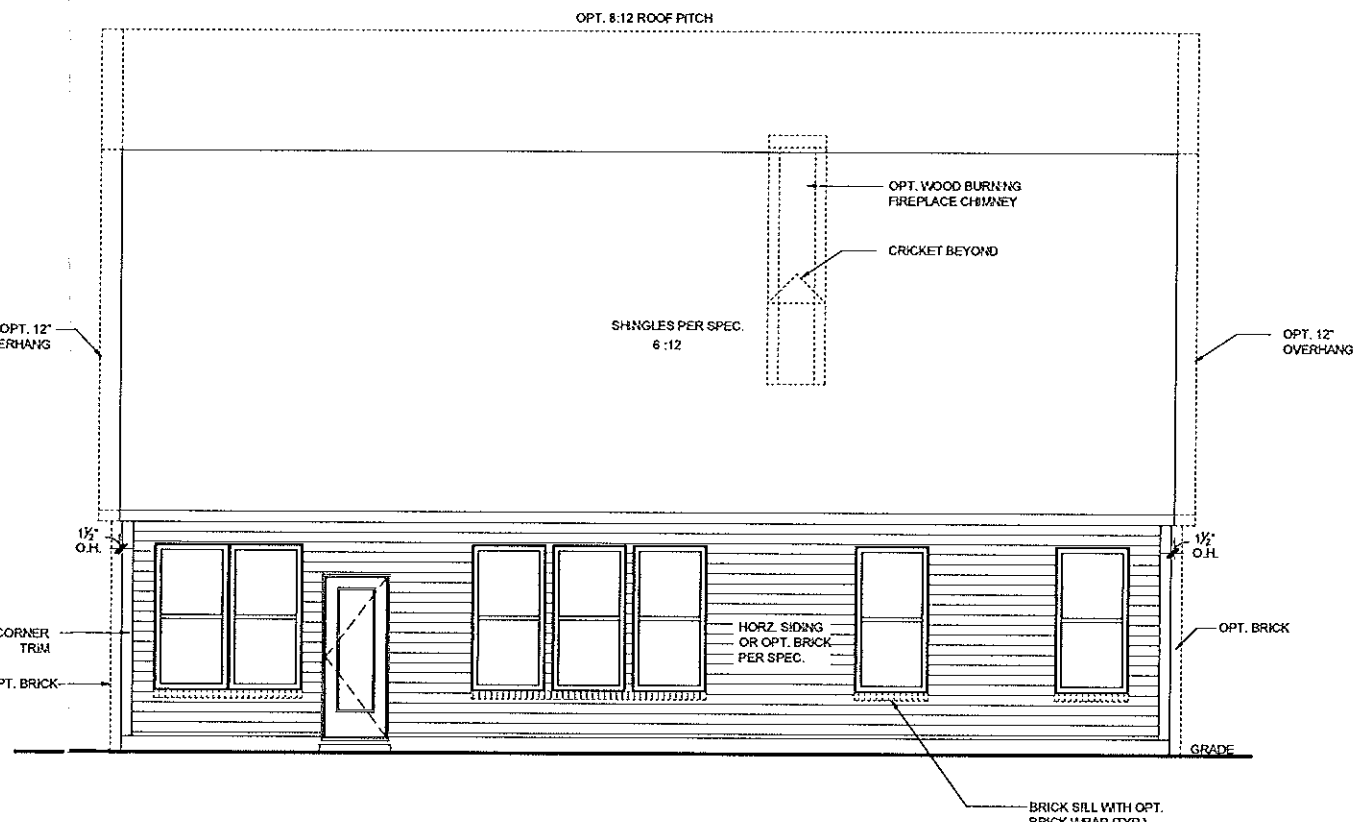


FARMHOUSE WINDOW TRIM DETAIL
 SCALE: 3/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 3/4"=1'-0" (24"x36" SHEET SIZE)



ROOF PLAN - FHJ
 SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)

9'-1 1/8" 1st Floor Plate Height
 8'-0" Window Head Height
 1st Floor Finished Floor



REAR ELEVATION - FHJ
 SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
 SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

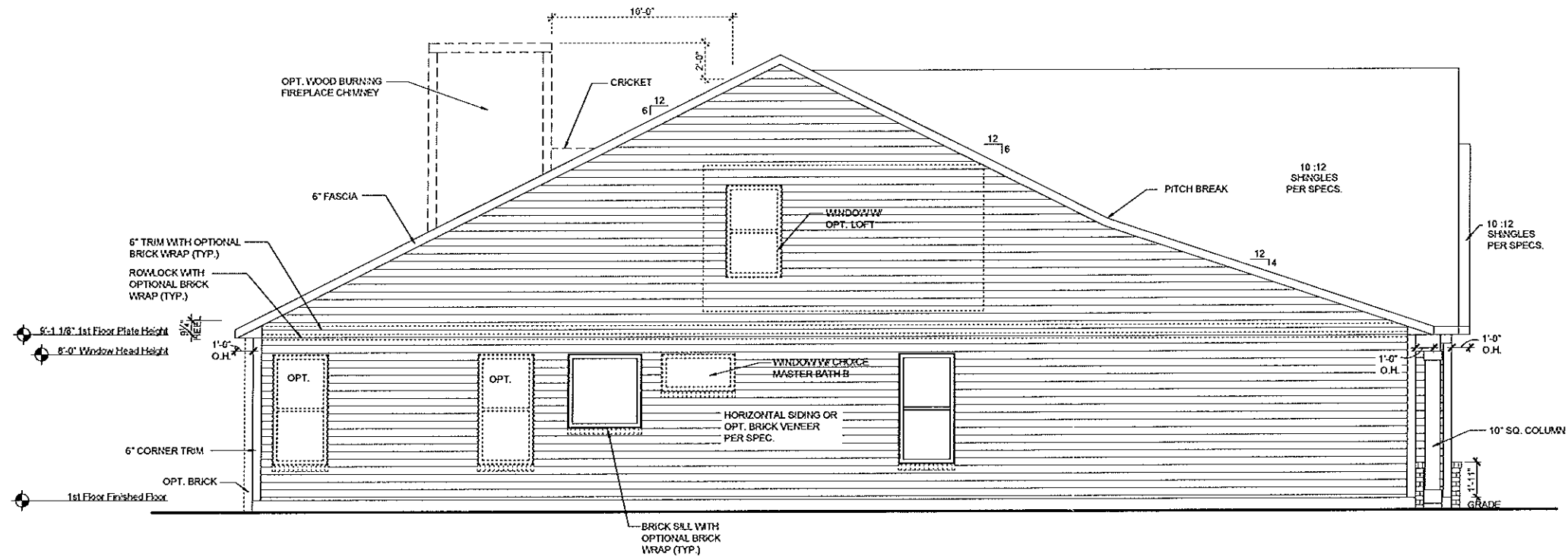
REV.	DATE
3.0	06/28/13
3.1	09/06/13
v3.2	01/30/14
v3.3	08/29/14
v4.0	01/20/15

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.
 © 2013 Beazer Homes USA, Inc.
 Unpublished work

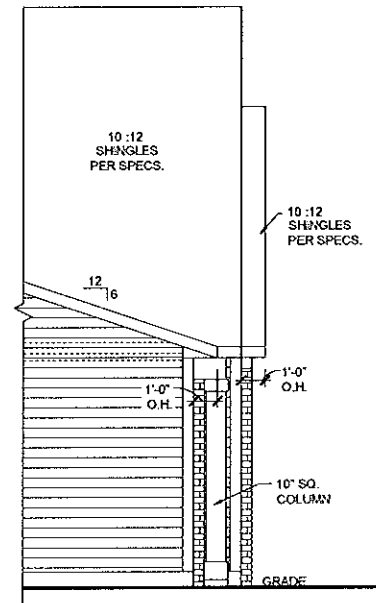


IND V045 v4.0
Elevation Plans
Front Elevation FHJ

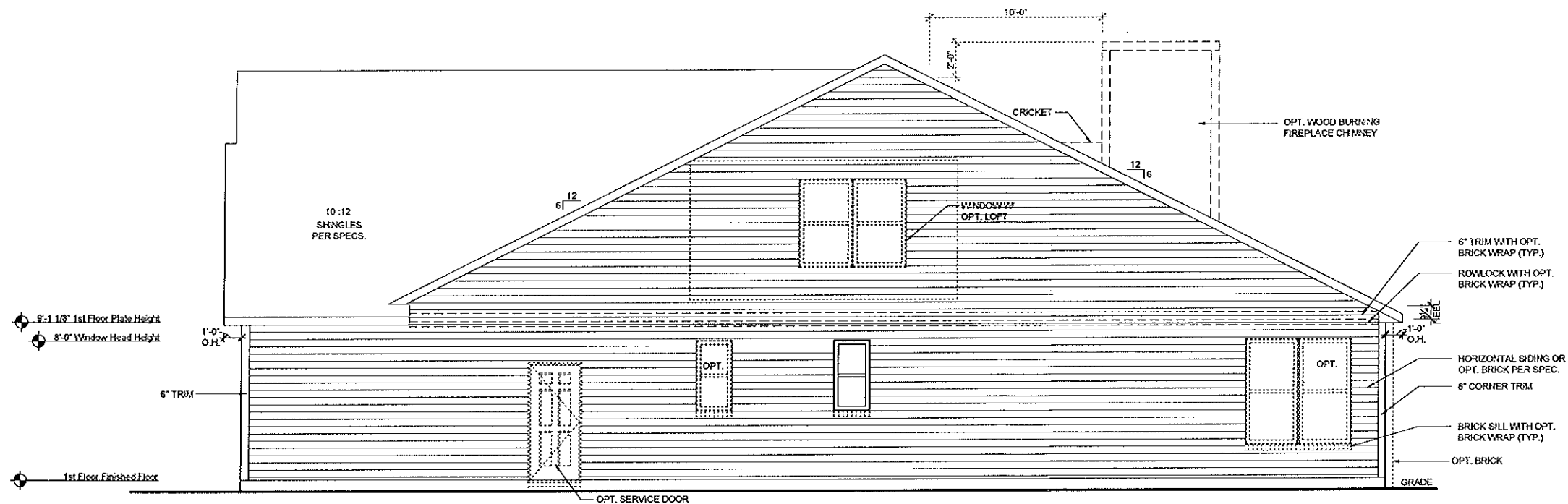
drawn by: ---
 checked by: ---
 date: ---
 sheet number:
A-3.10



LEFT ELEVATION - FHJ
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**LEFT ELEVATION
OPT. FRONT MASONRY - FHJ**
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - FHJ
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
3.0	06/28/13
3.1	09/06/13
v3.2	01/30/14
v3.3	08/29/14
v4.0	01/20/15

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

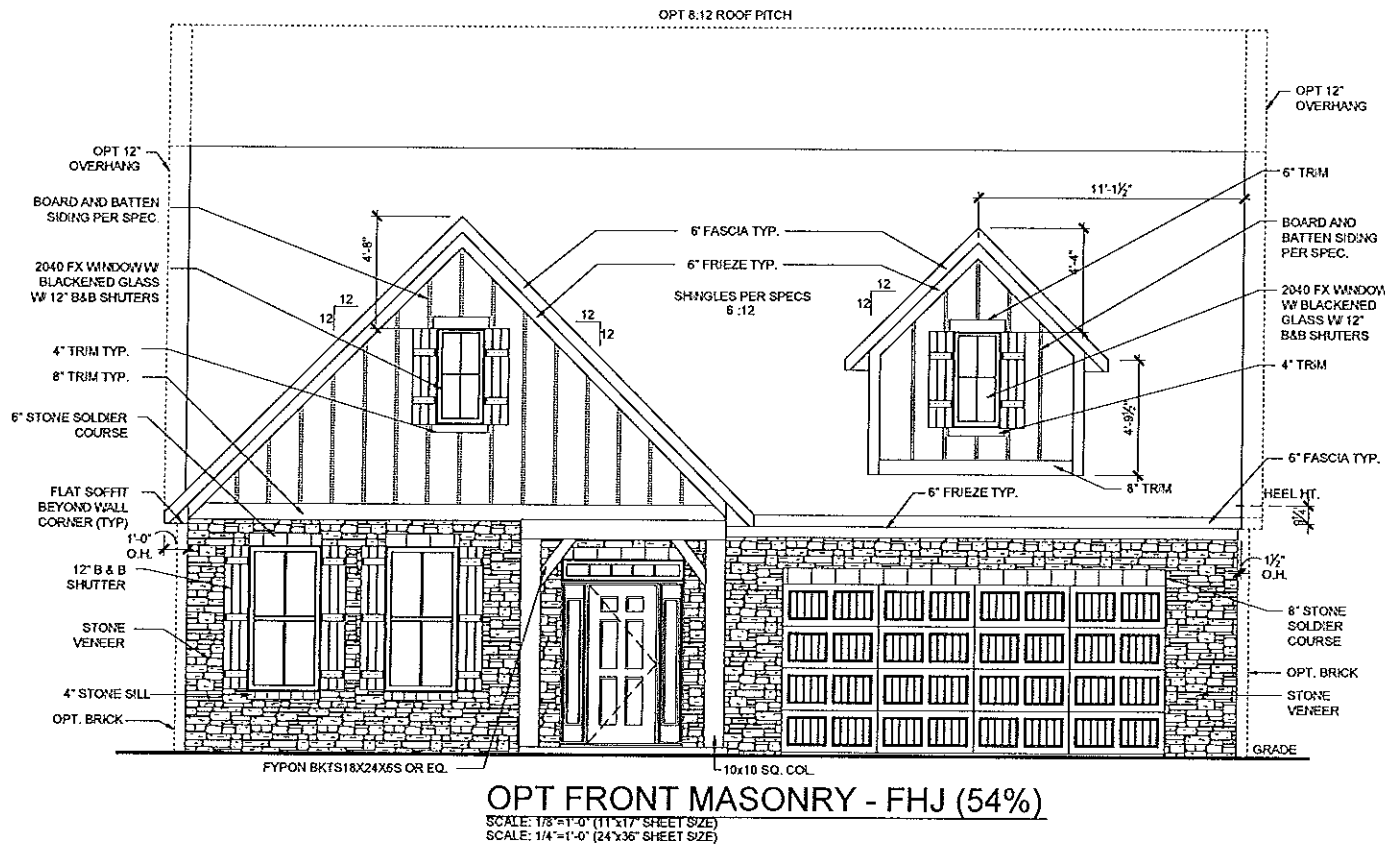
© 2013 Beazer Homes USA, Inc.
Unpublished work



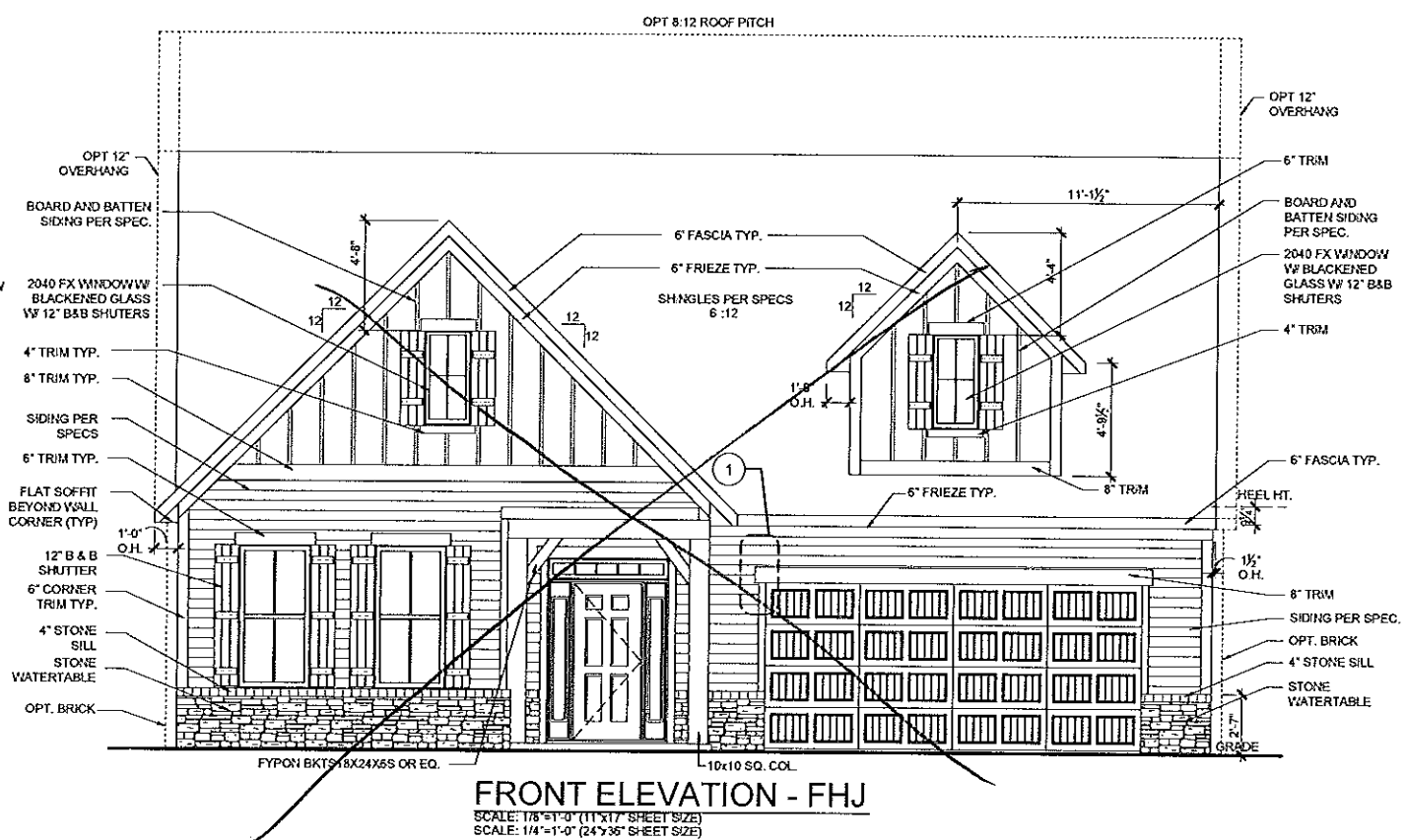
IND V045 v4.0
Elevation Plans
Side Elevations FHJ

drawn by: ---
checked by: ---
date: ---
sheet number:
A-3.11

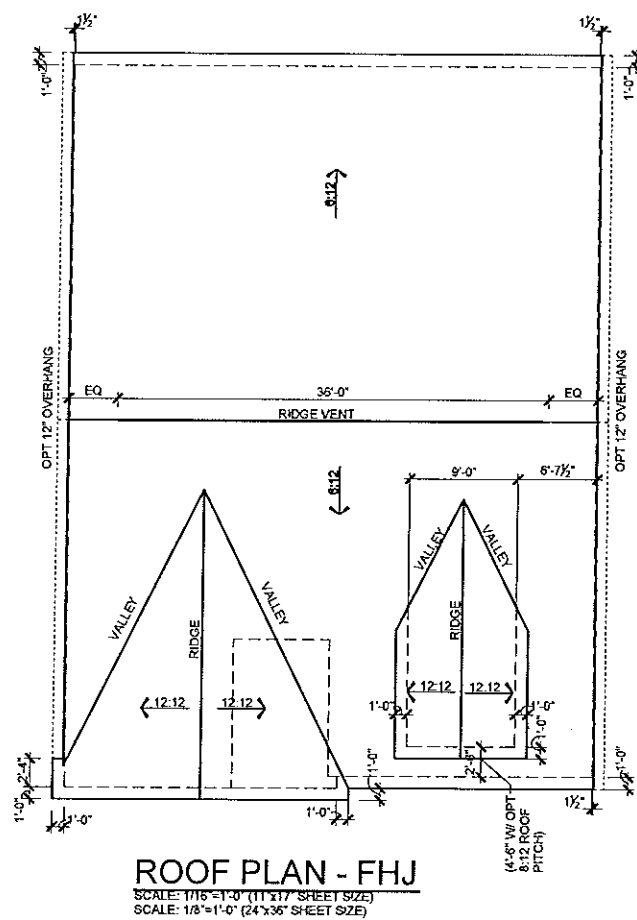
Plot Date: 10/21/2014 3:13:32 PM; By: Lail Teegon



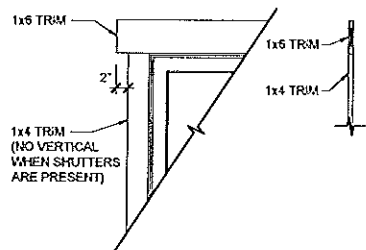
OPT FRONT MASONRY - FHJ (54%)
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



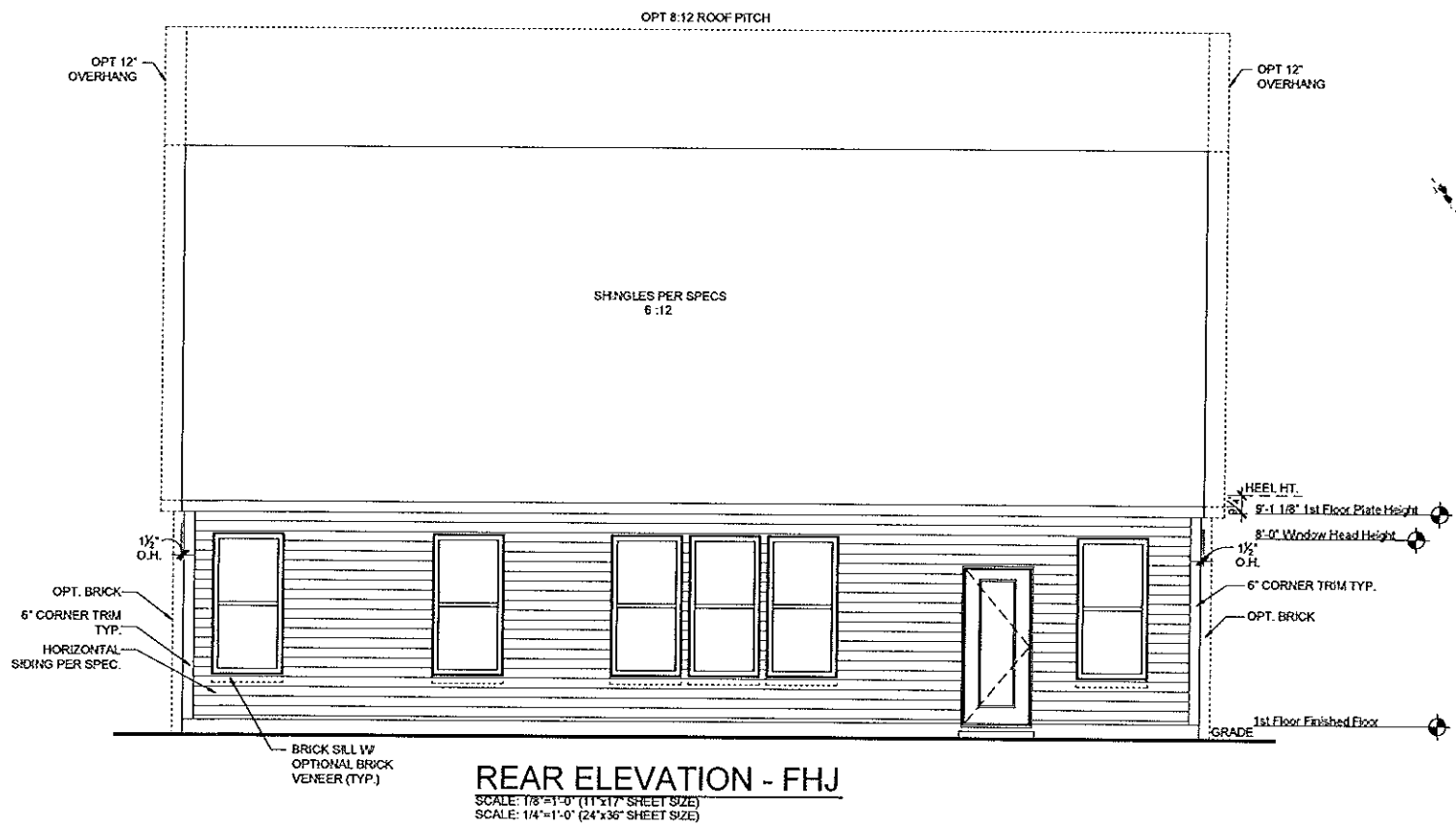
FRONT ELEVATION - FHJ
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



ROOF PLAN - FHJ
SCALE: 1/16"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/8"=1'-0" (24"x36" SHEET SIZE)



1 Farmhouse Window Trim Detail
SCALE: 3/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 3/4"=1'-0" (24"x36" SHEET SIZE)



REAR ELEVATION - FHJ
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
1.0	06-28-13
1.1	09-06-13
v1.2	02-04-14
v1.3	10-29-14

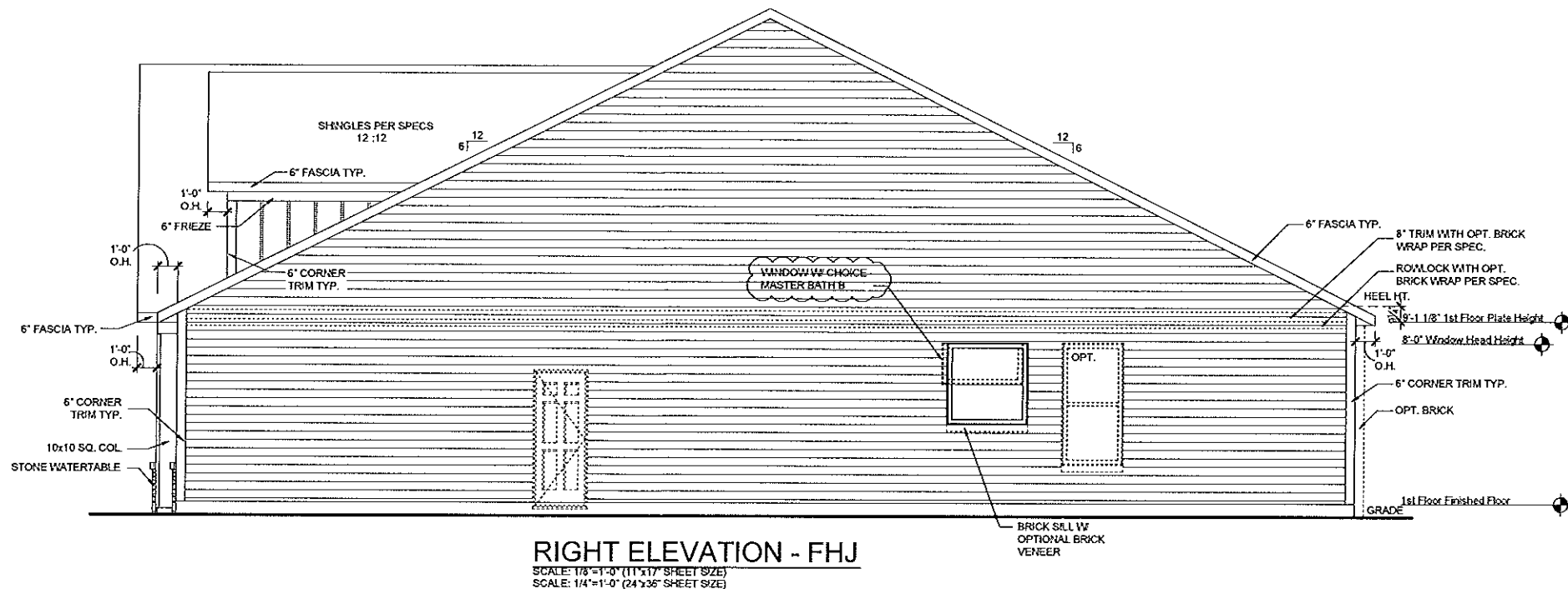
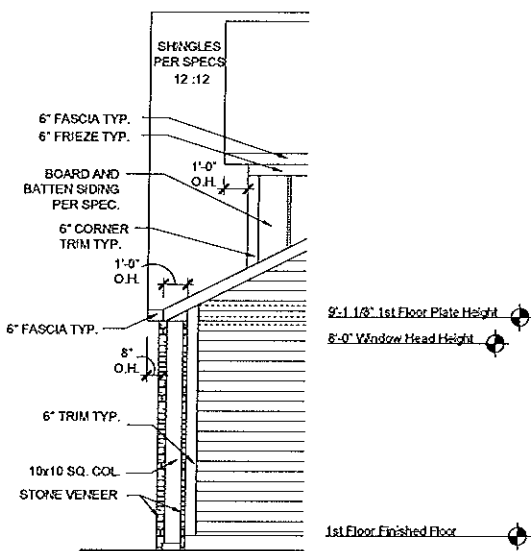
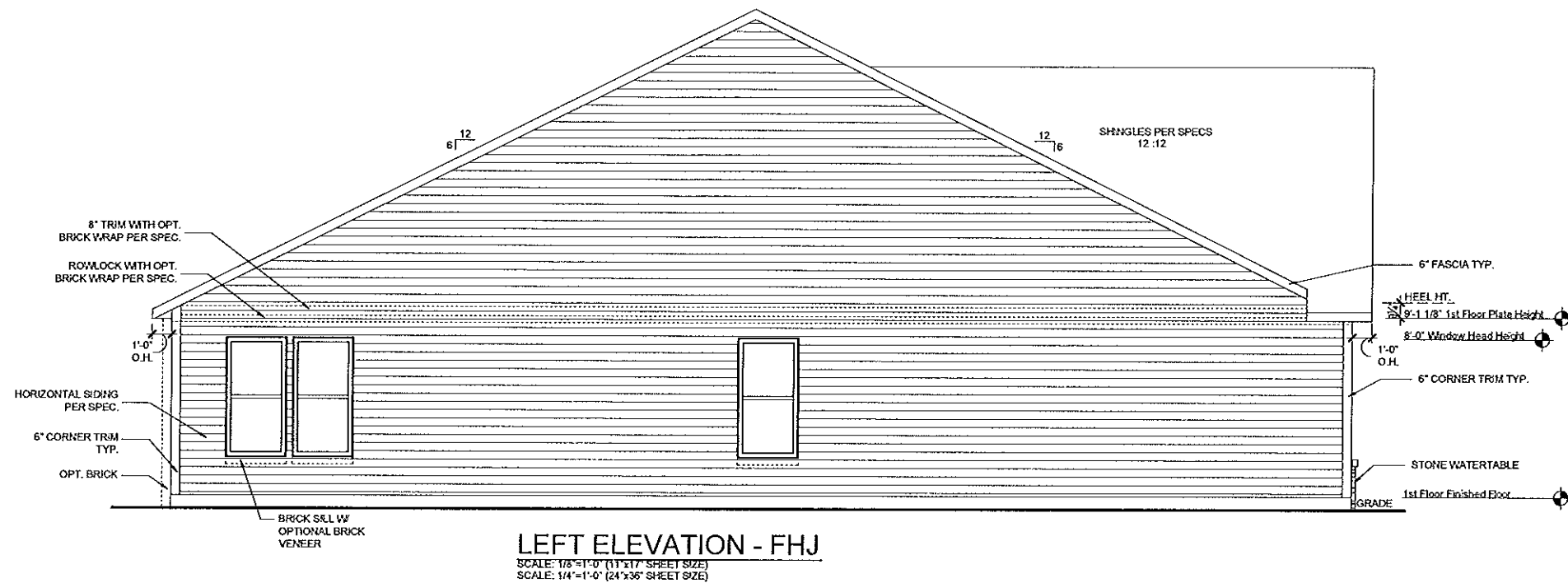
These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

© 2011 Beazer Homes USA, Inc.
Unpublished work



IND V043 v1.3
Elevation Plans
Front Elevation FHJ

drawn by: PIN
checked by: ETM
date: 06-28-13
sheet number:
A-3.2



REV.	DATE
1.0	06-28-13
1.1	09-06-13
V1.2	02-04-14
V1.3	10-29-14

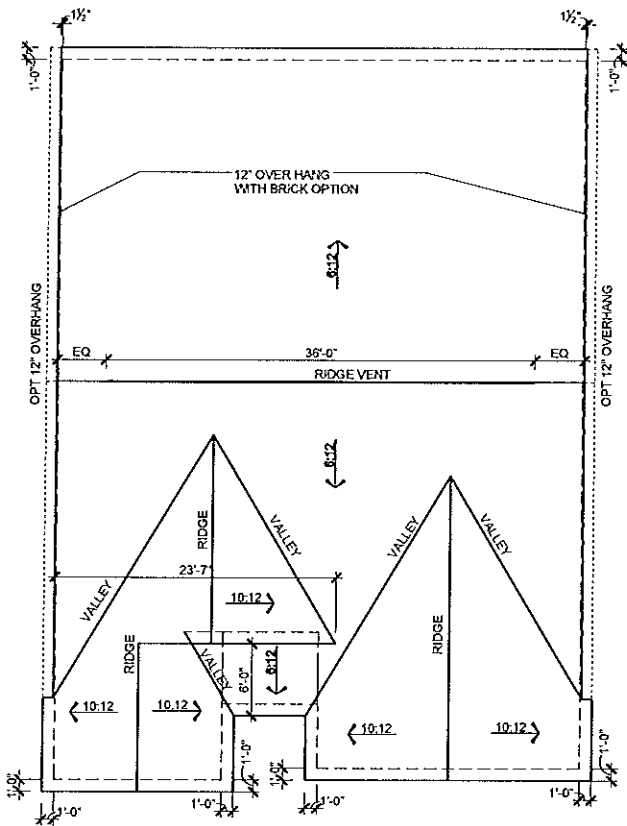
These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

© 2011 Beazer Homes USA, Inc.
 Unpublished work

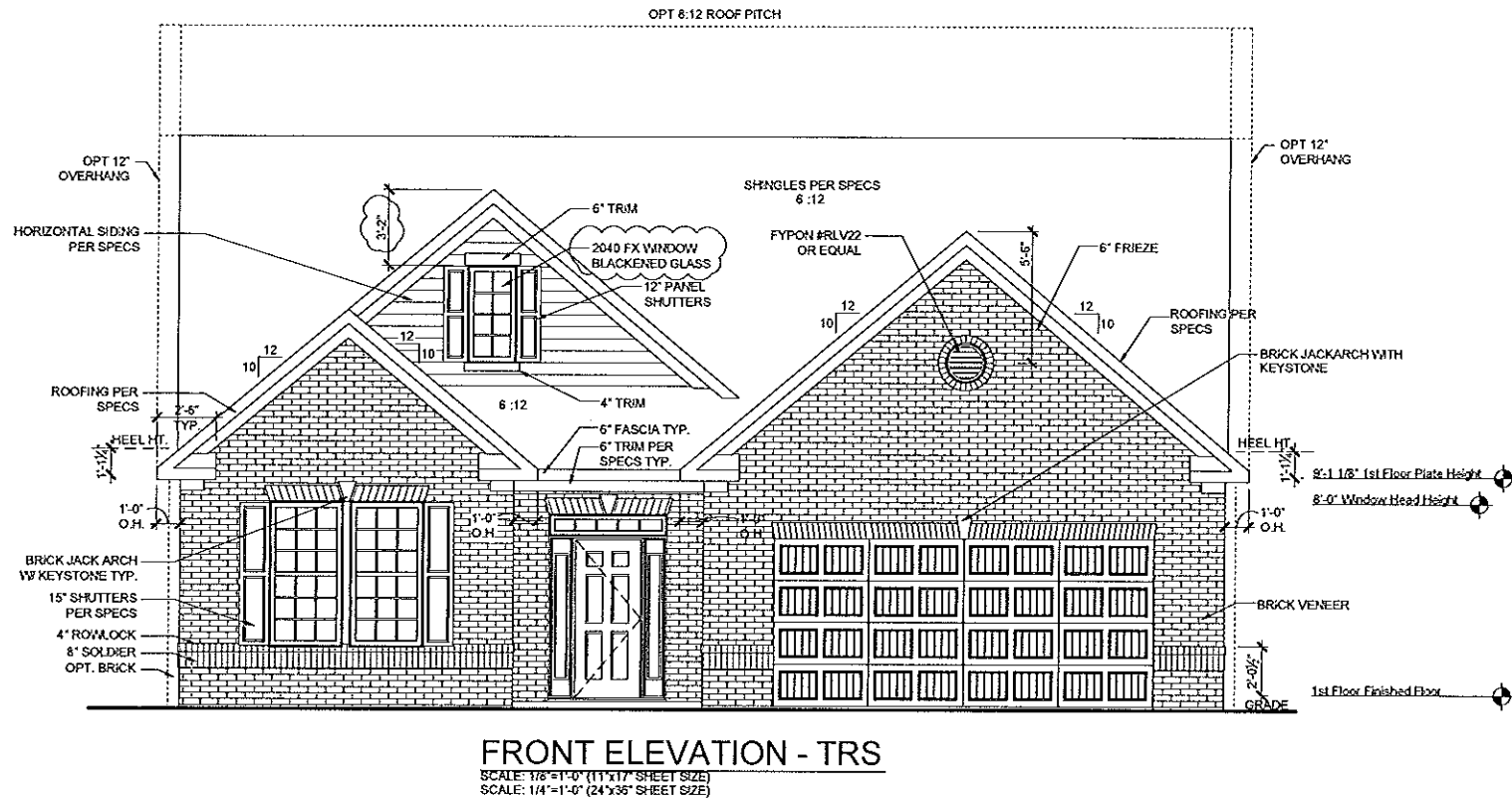


IND V043V1.3
Elevation Plans
Side Elevations FHJ

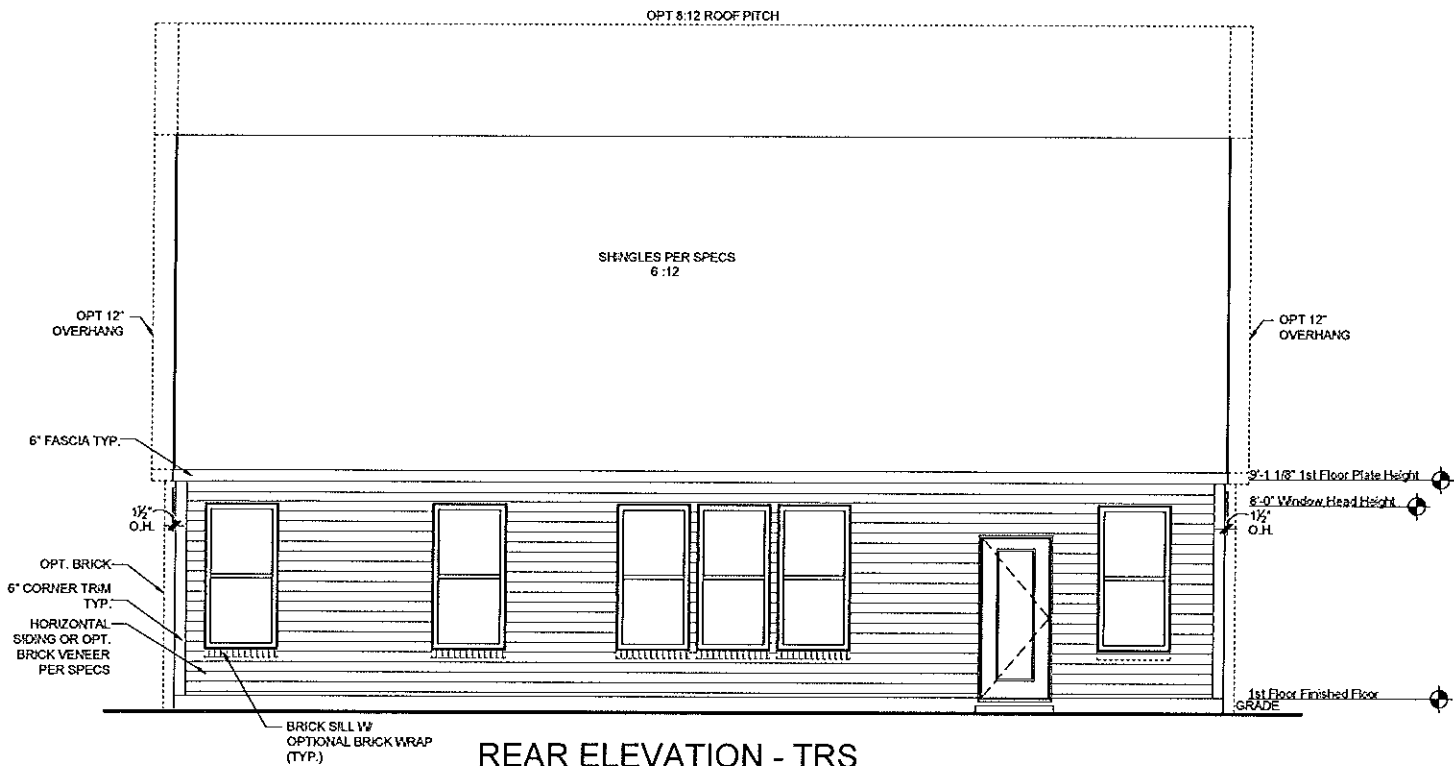
drawn by: PIN
 checked by: ETM
 date: 06-28-13
 sheet number:
A-3.3



ROOF PLAN - TRS
 SCALE: 1/16"=1'-0" (11'x17' SHEET SIZE)
 SCALE: 1/8"=1'-0" (24'x36' SHEET SIZE)



FRONT ELEVATION - TRS
 SCALE: 1/8"=1'-0" (11'x17' SHEET SIZE)
 SCALE: 1/4"=1'-0" (24'x36' SHEET SIZE)



REAR ELEVATION - TRS
 SCALE: 1/8"=1'-0" (11'x17' SHEET SIZE)
 SCALE: 1/4"=1'-0" (24'x36' SHEET SIZE)

REV.	DATE
1.0	06-28-13
1.1	09-06-13
v1.2	02-04-14
v1.3	10-29-14

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

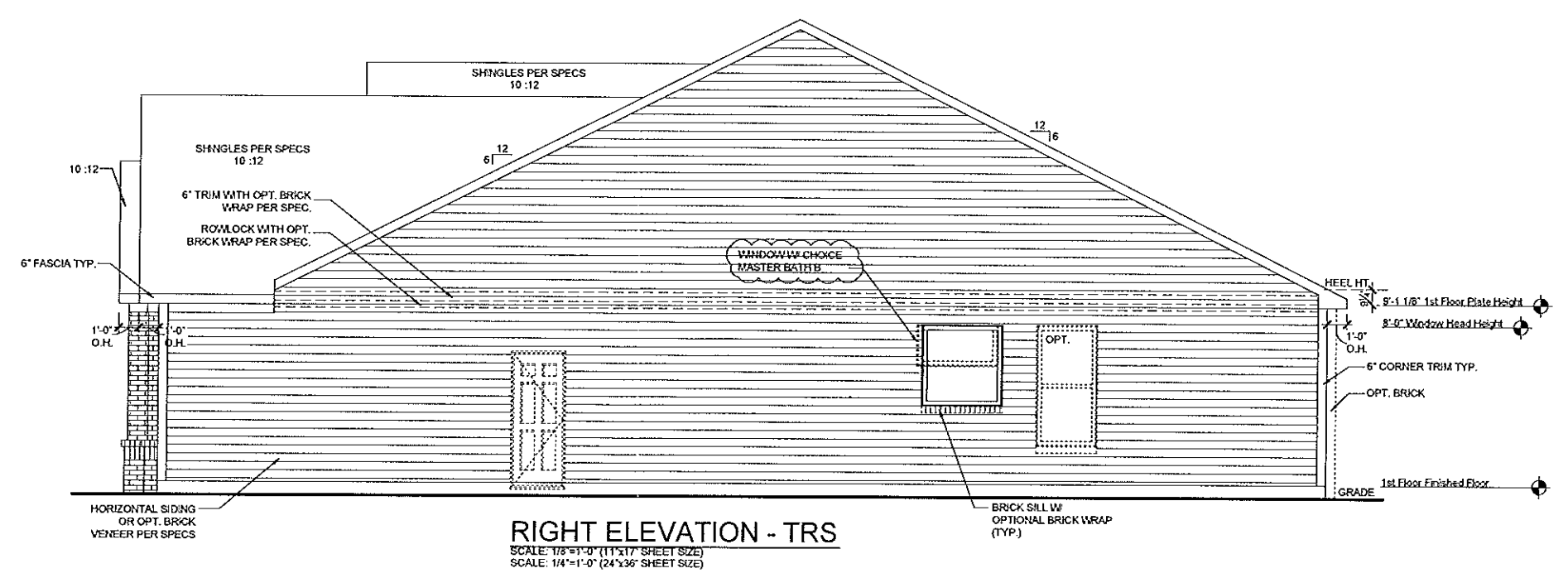
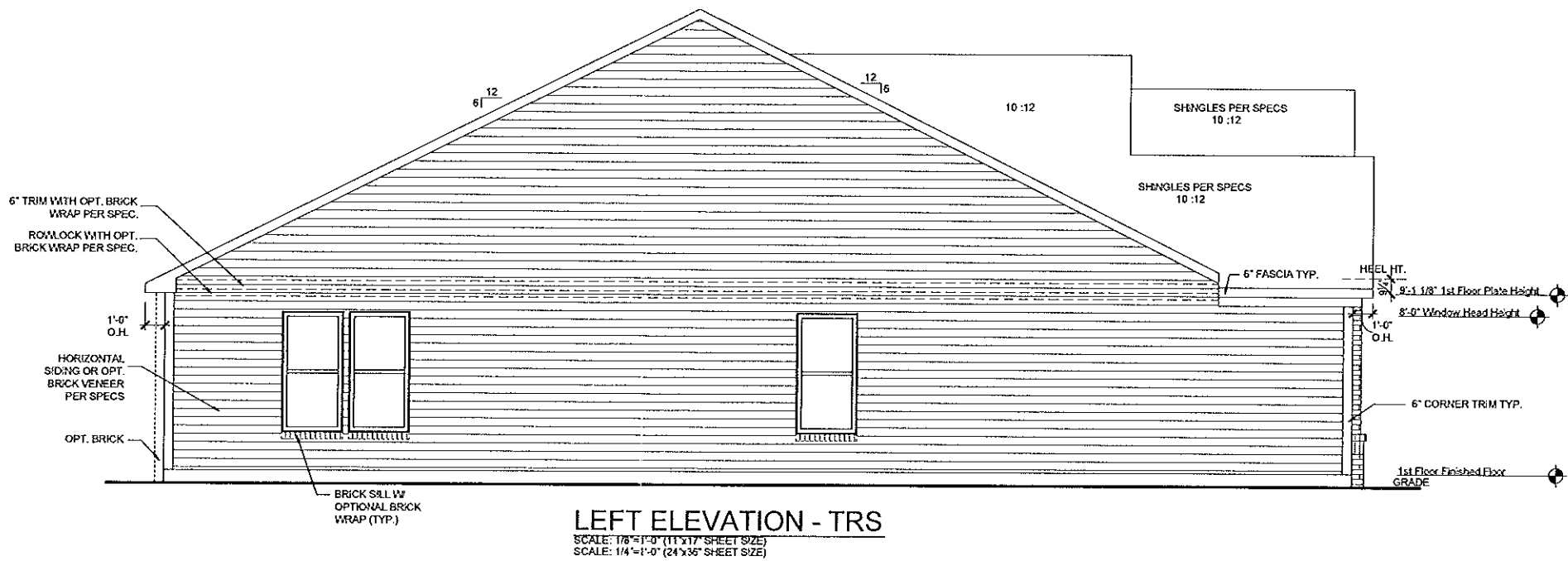
© 2011 Beazer Homes USA, Inc.
 Unpublished work

Beazer Homes

IND V043 v1.3
Elevation Plans
Front Elevation TRS

drawn by: PIN
 checked by: ETM
 date: 06-28-13
 sheet number:

A-3.8



REV.	DATE
1.0	06-28-13
1.1	09-06-13
v1.2	02-04-14
v1.3	10-29-14

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

© 2011 Beazer Homes USA, Inc.
Unpublished work



IND V043 v1.3

Elevation Plans

Side Elevations TRS

drawn by: PIN

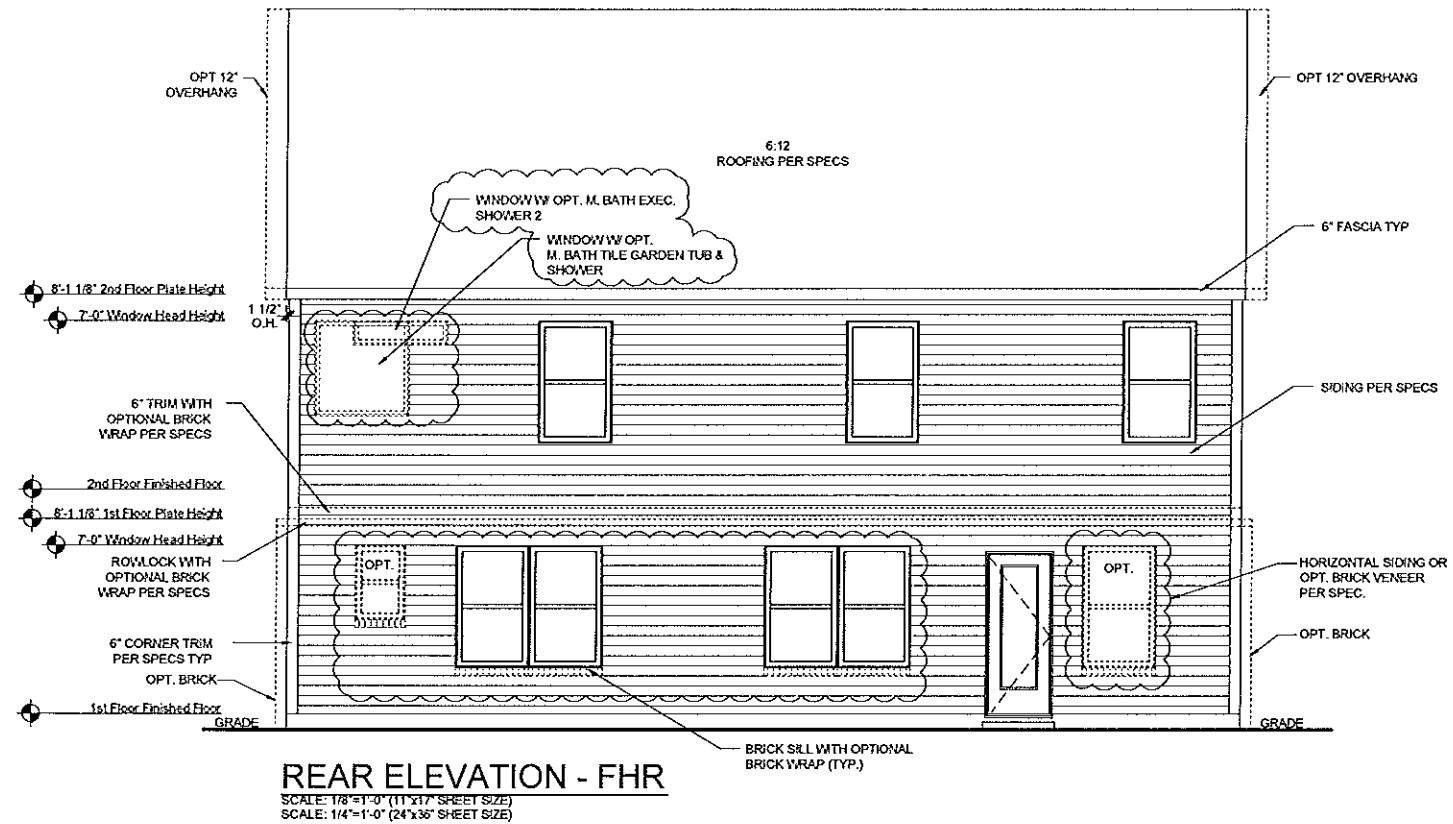
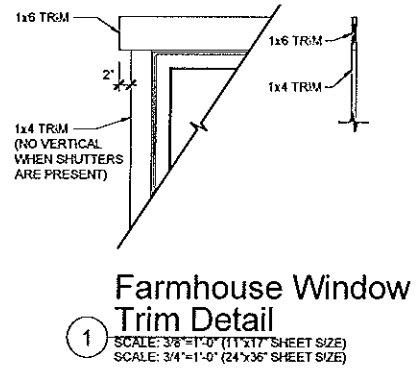
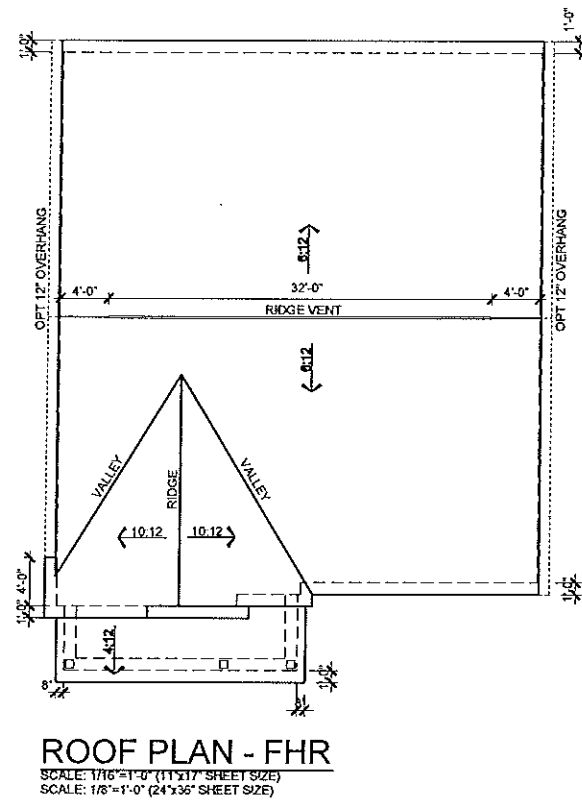
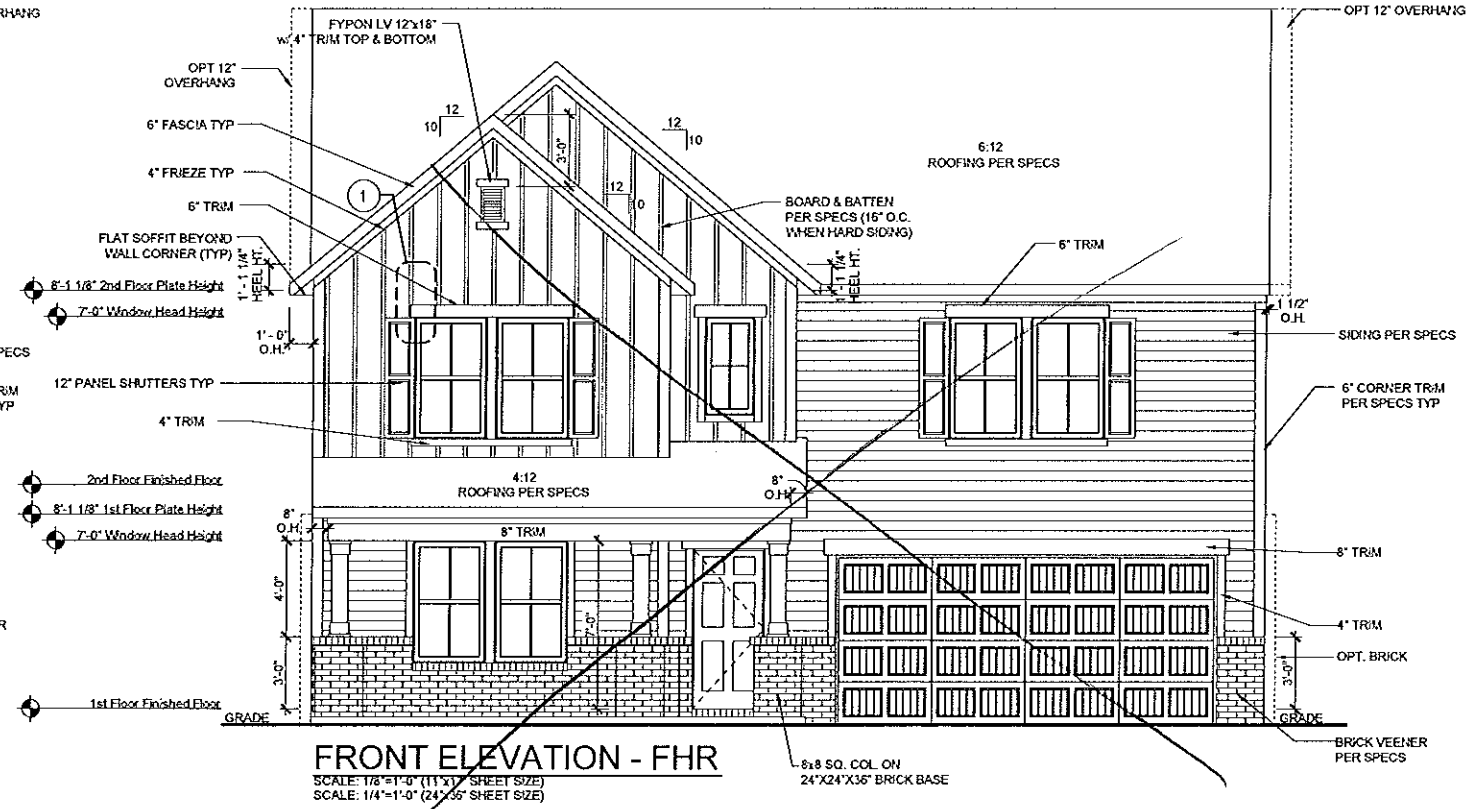
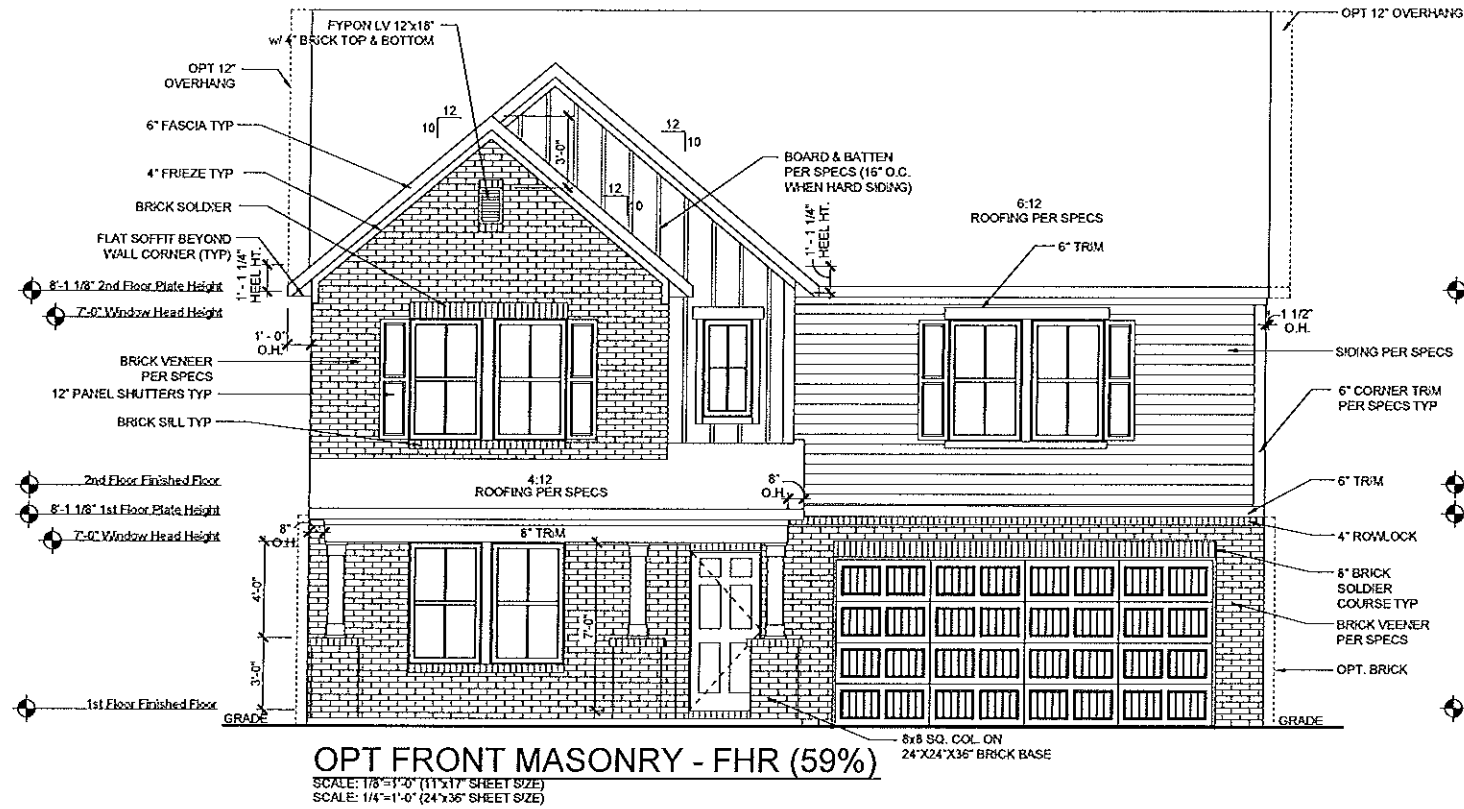
checked by: ETM

date: 06-28-13

sheet number:

A-3.9

Plot Date: 7/27/2015 4:10:18 PM: By: Leif Toogan



REV.	DATE
3.3	08-09-13
v4.0	02-01-14
v4.1	04-04-14
v4.2	08-14-14
v4.3	07-28-15

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

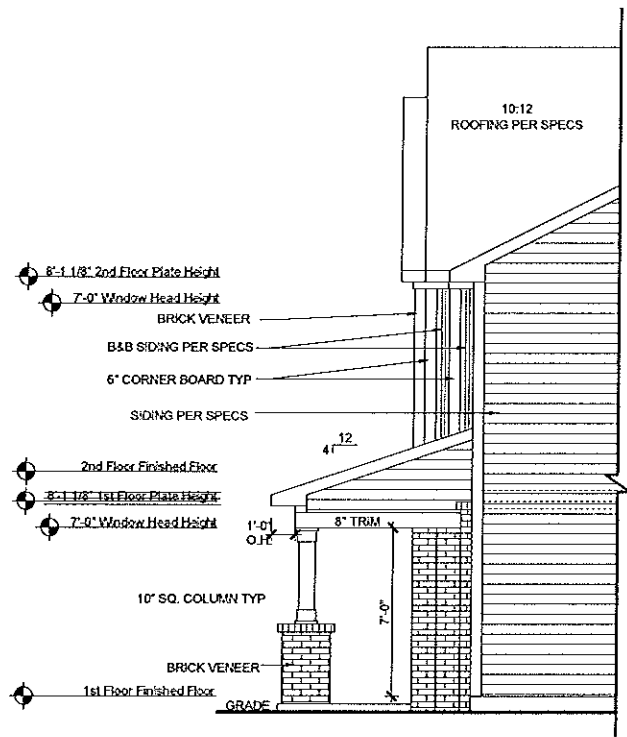
© 2013 Beazer Homes USA, Inc.
Unpublished work

BEAZER HOMES

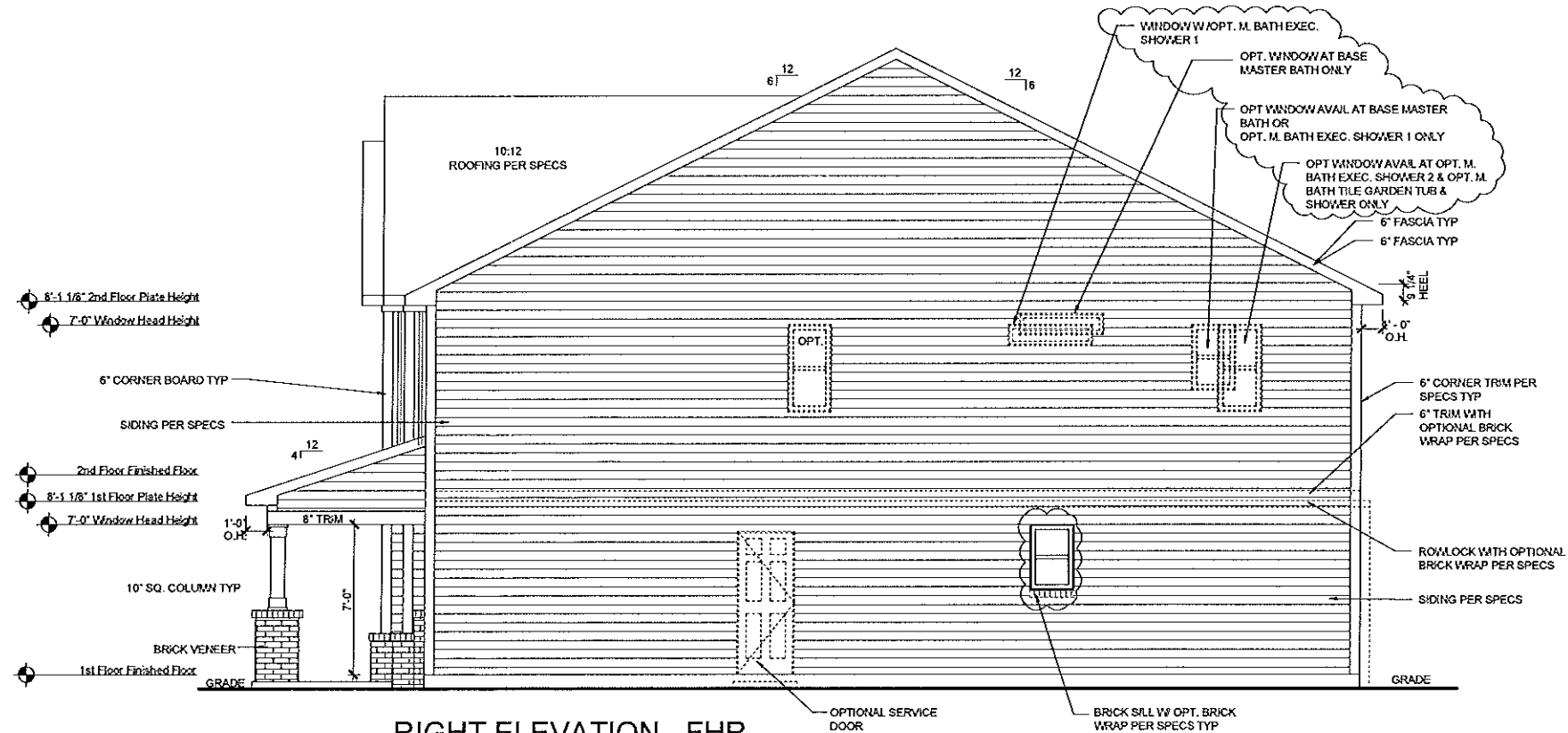
IND E345 v4.3
Elevation Plans
Front Elevation FHR

drawn by: DA
checked by: EM
date: 2-1-14
sheet number:

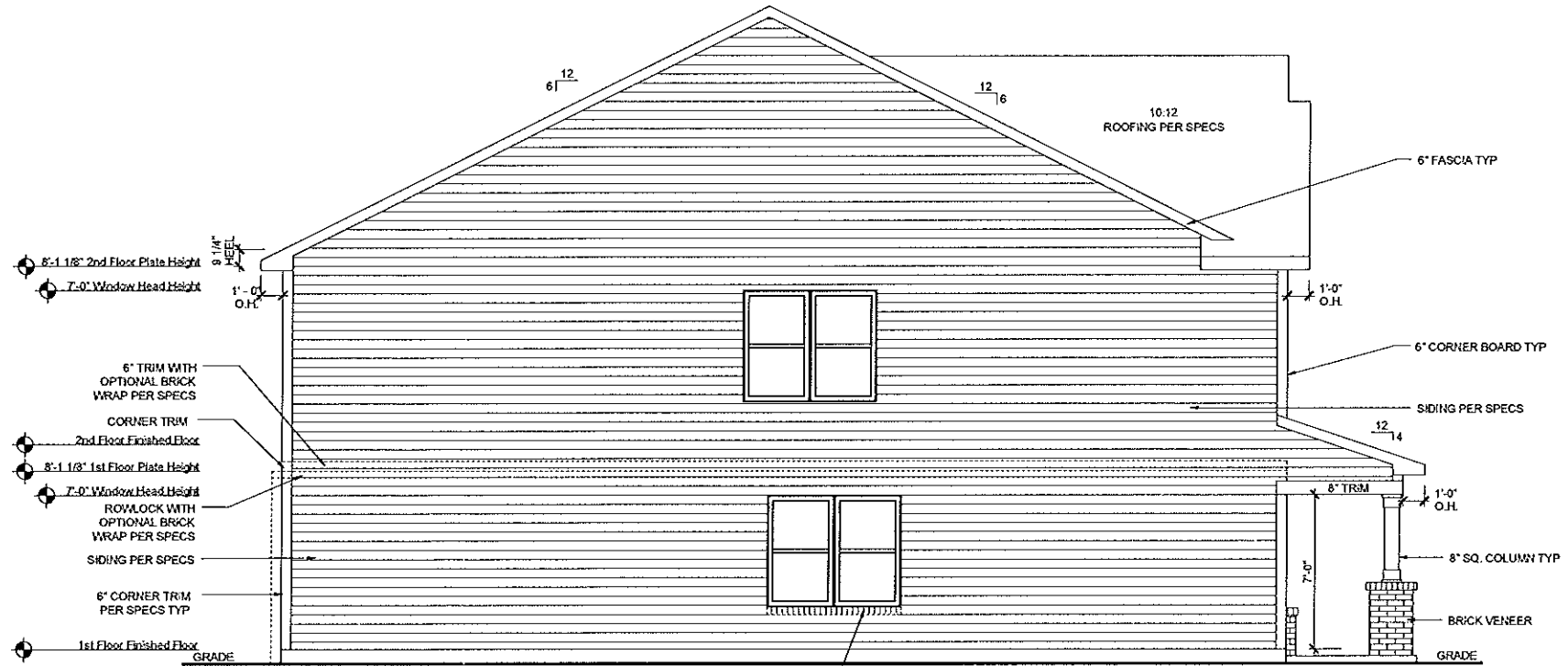
A-3.4



RIGHT ELEVATION
OPT FRONT MASONRY - FHR (59%)
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - FHR
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



LEFT ELEVATION - FHR
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
3.3	08-09-13
v4.0	02-01-14
v4.1	04-04-14
v4.2	08-14-14
v4.3	07-28-15

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

© 2013 Beazer Homes USA, Inc.
Unpublished work



IND E345 V4.3
Elevation Plans
Side Elevations FHR

drawn by: DA
checked by: EM
date: 2-1-14
sheet number:
A-3.5



not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

Unpublished work

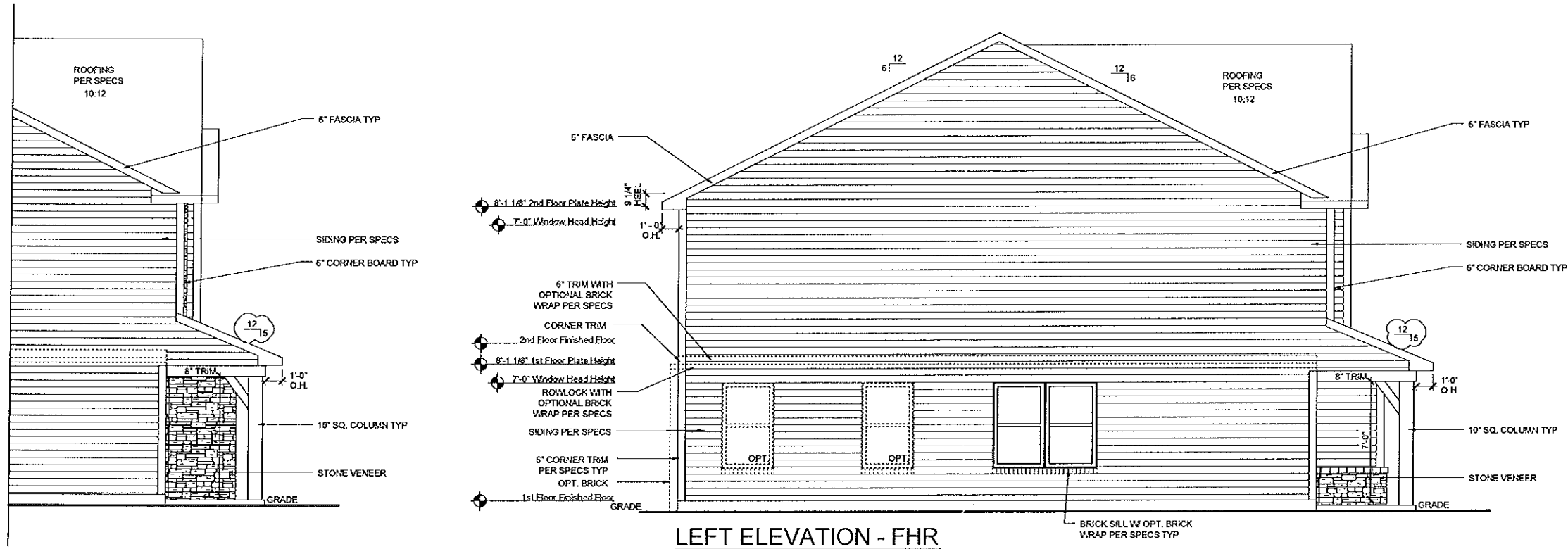


BEAZER
HOMES

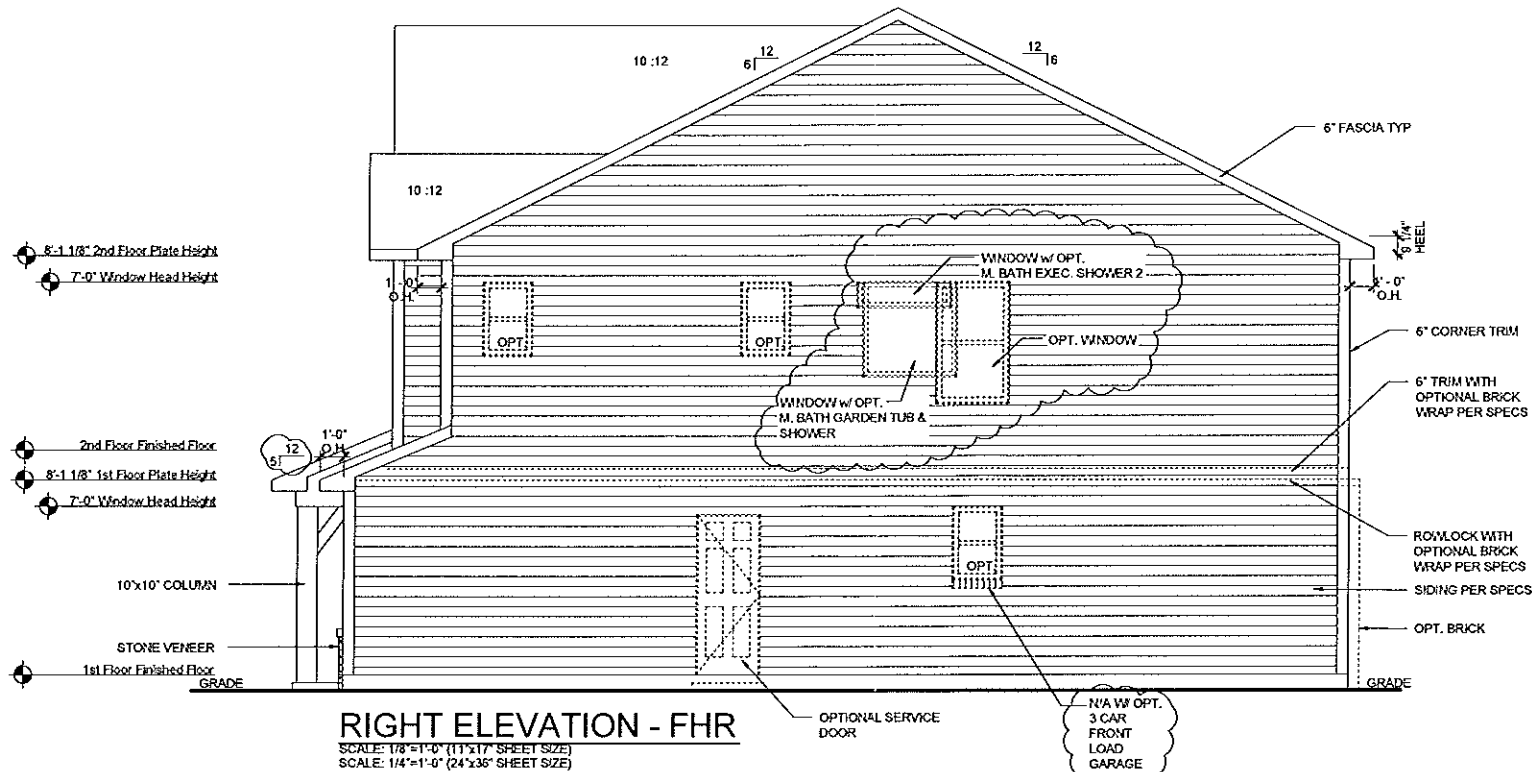
IND E343	V4.2
Elevation Plans	
Front Elevation FHR	

own by:	---
checked by:	---
;	---
sheet number:	

A-3.4



LEFT ELEVATION
OPT FRONT MASONRY - FHR (53%)
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - FHR
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
3.2	12-18-12
3.3	08-12-13
v4.0	02-01-14
v4.1	04-04-14
v4.2	07-28-15

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

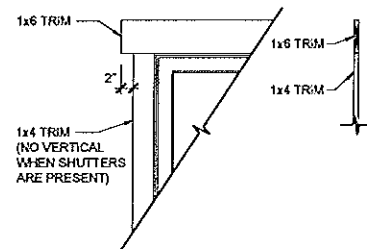
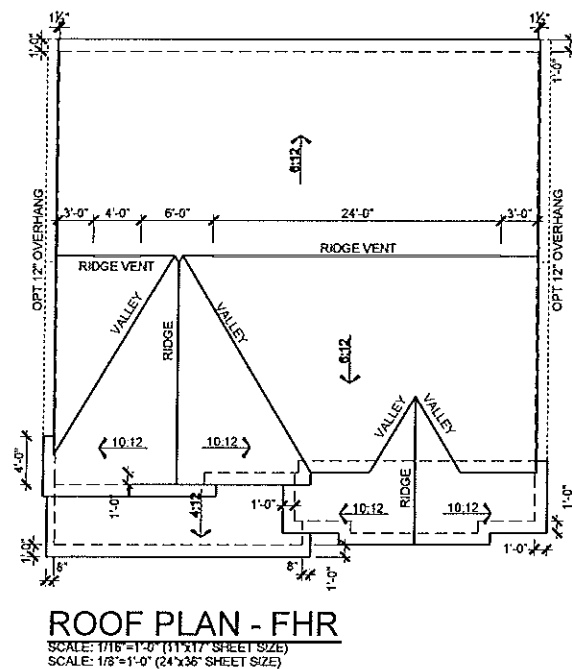
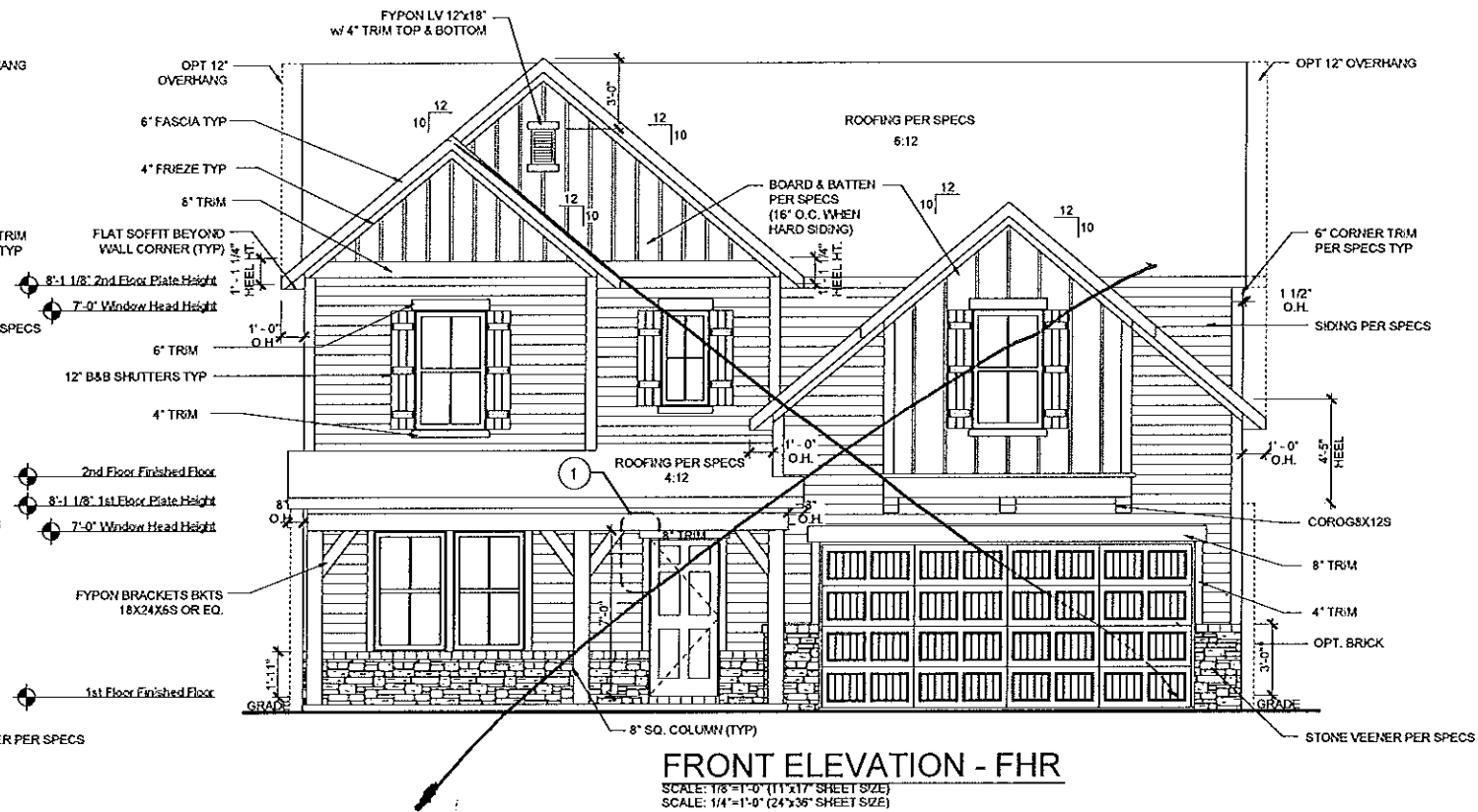
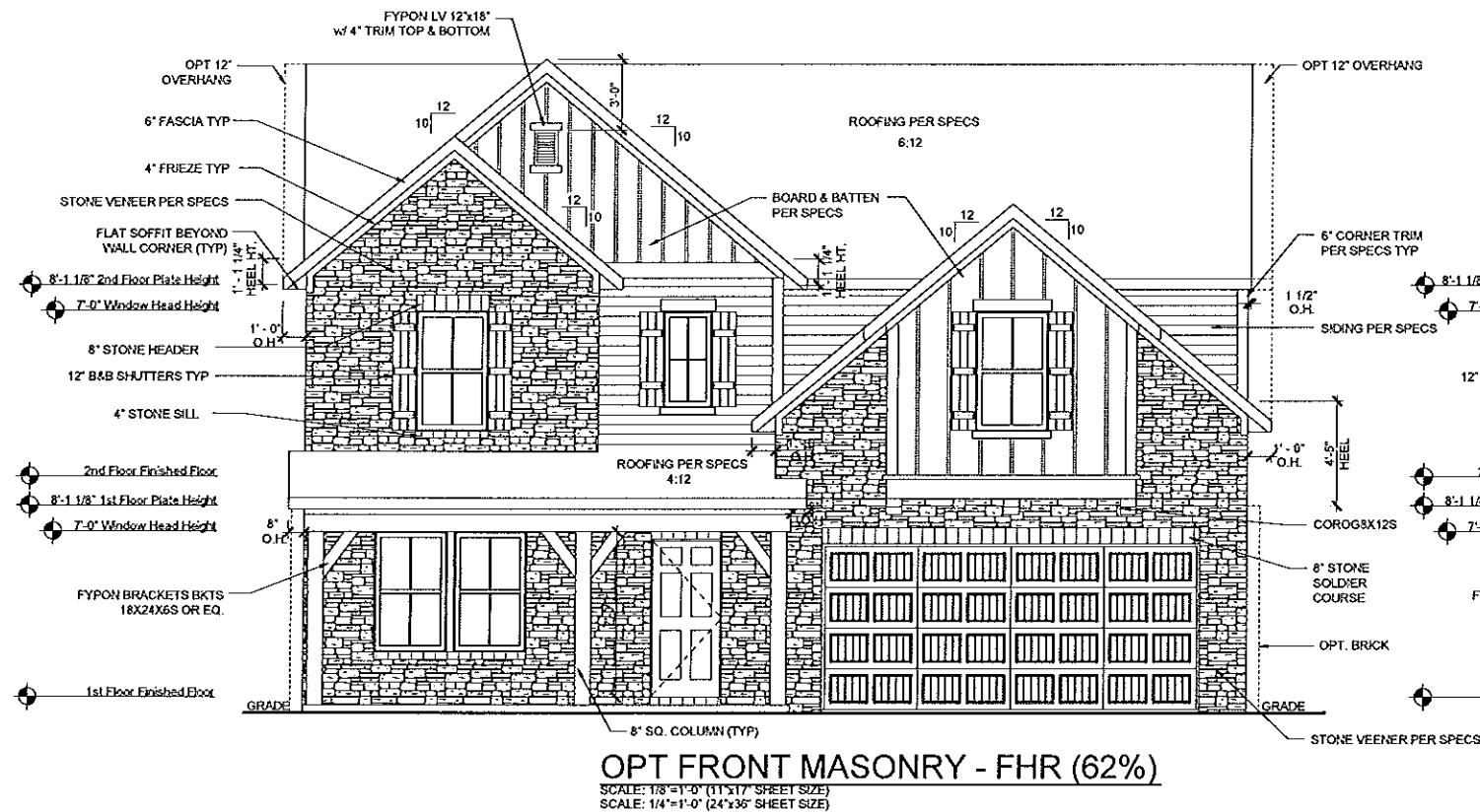
© 2013 Beazer Homes USA, Inc.
Unpublished work



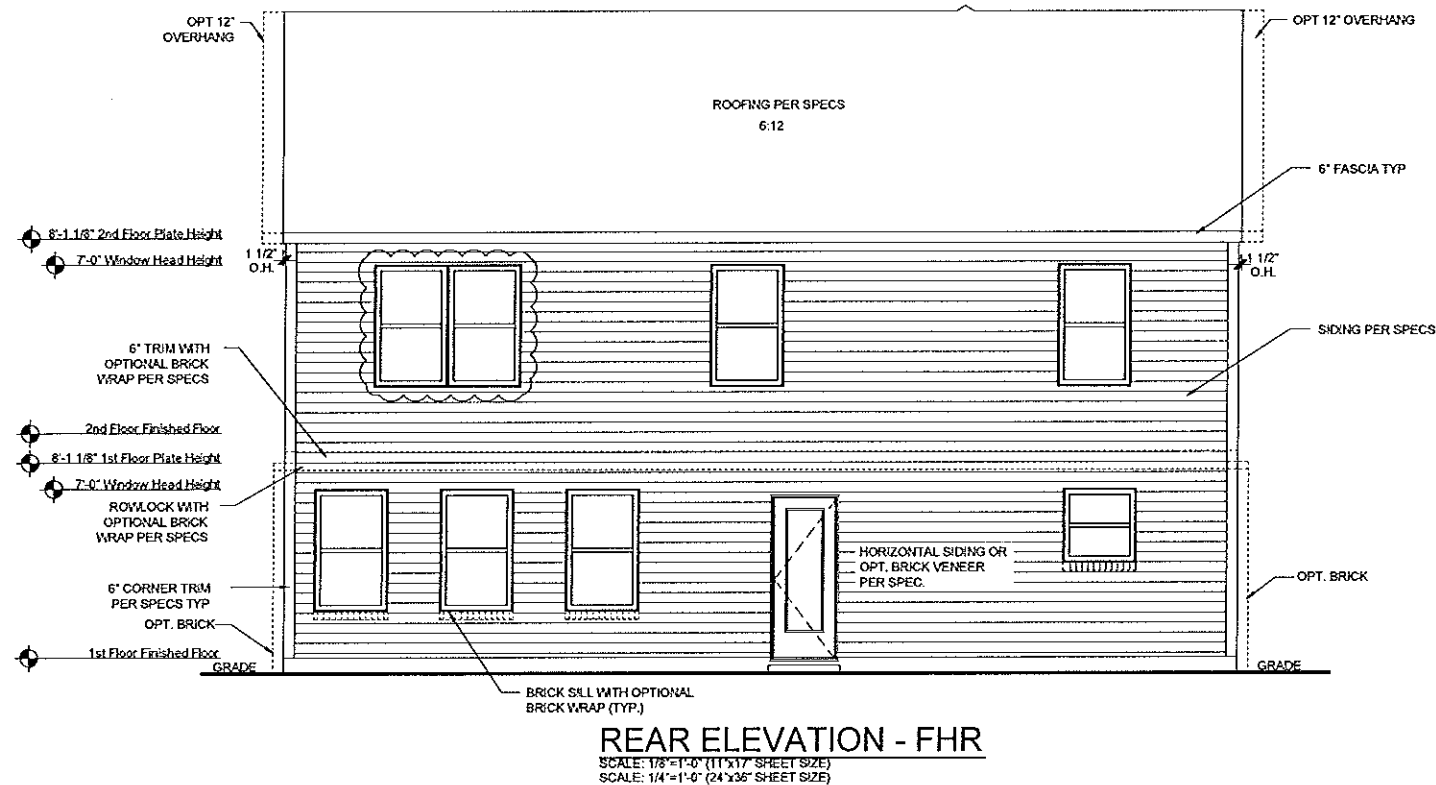
IND E343 v4.2
Elevation Plans
Side Elevations FHR

drawn by: ---
checked by: ---
date: ---
sheet number:
A-3.5

Plot Date: 7/28/2015 9:45:16 AM; By: Laif Teegen



Farmhouse Window Trim Detail
SCALE: 3/8"=1'-0" (11'x17" SHEET SIZE)
SCALE: 3/4"=1'-0" (24'x36" SHEET SIZE)



REV.	DATE
3.4	07-11-13
3.5	08-09-13
v4.0	02-01-14
v4.1	04-04-14
v4.2	07-28-15

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

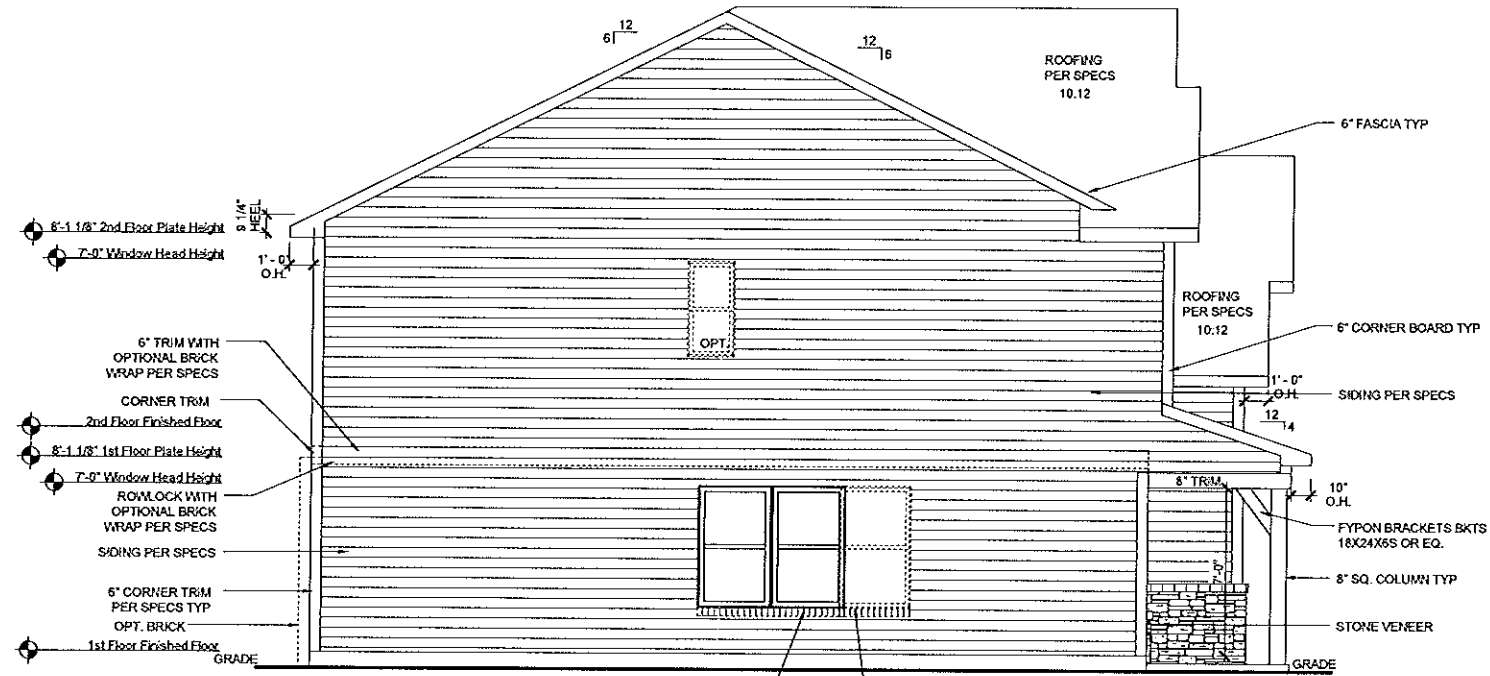
© 2013 Beazer Homes USA, Inc.
Unpublished work



IND E342 v4.2
Elevation Plans
Front Elevation FHR

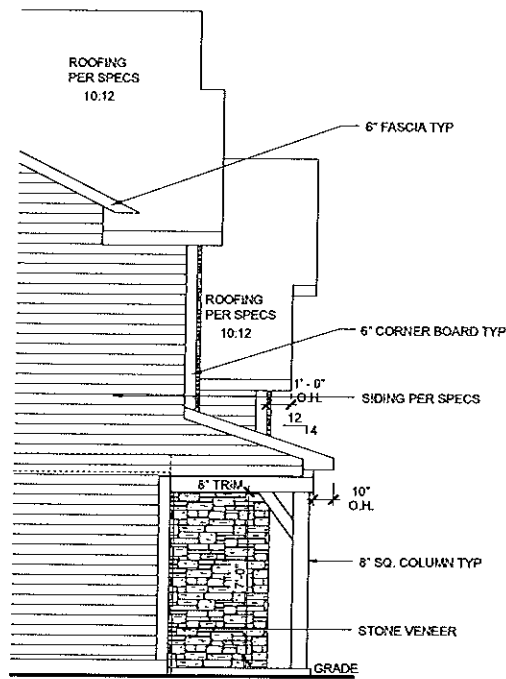
drawn by: DA
checked by: EM
date: 2-1-14
sheet number:
A-3.4

Plot Date: 7/28/2015 9:48:29 AM, By: Laili Tegen



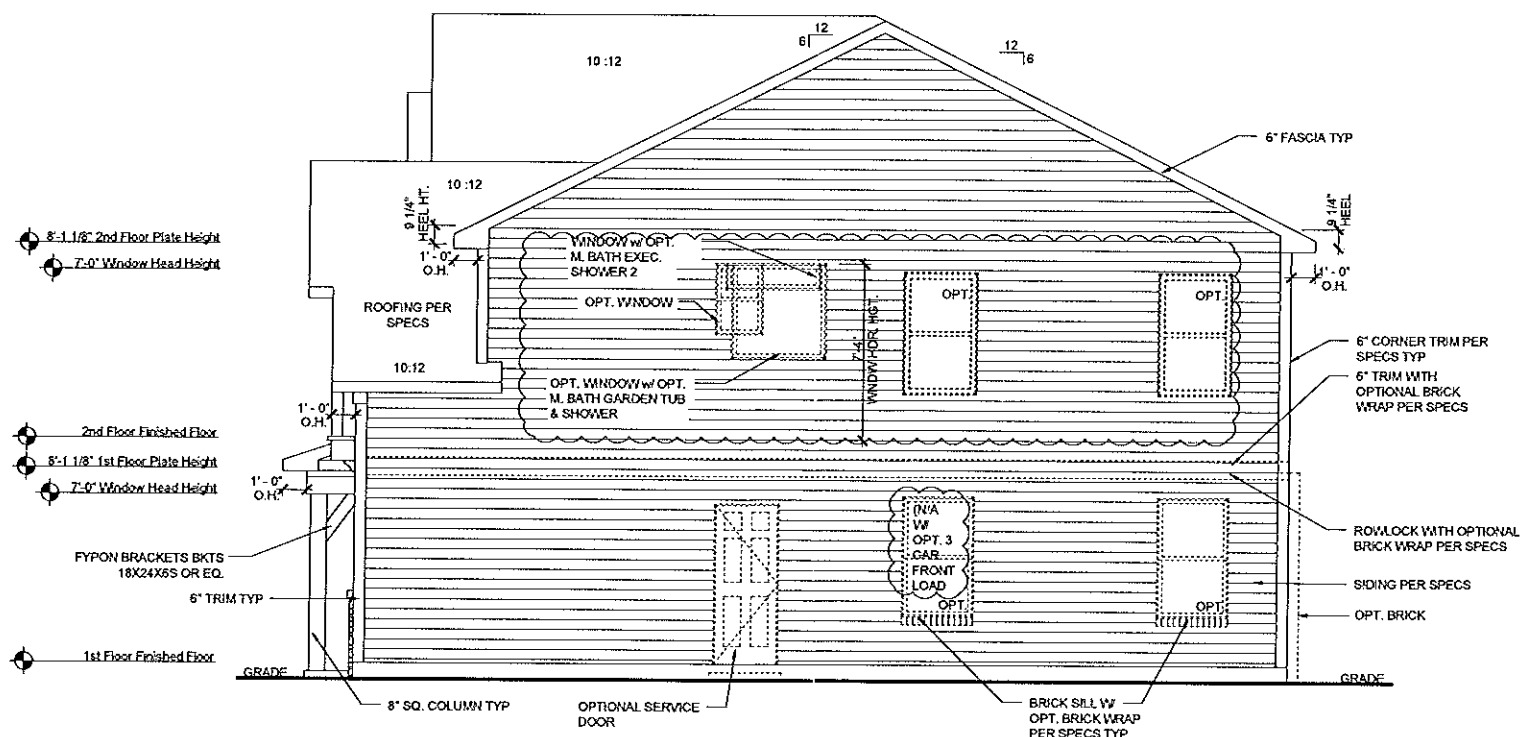
LEFT ELEVATION - FHR

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



LEFT ELEVATION
OPT. FRONT MASONRY - FHR (62%)

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



RIGHT ELEVATION - FHR

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

REV.	DATE
3.4	07-11-13
3.5	08-09-13
v4.0	02-01-14
v4.1	04-04-14
v4.2	07-28-15

These plans are the property of Beazer Homes and may not be reproduced, changed or copied without the expressed written consent of Beazer Homes, nor are they to be assigned to a third party without obtaining said written consent.

© 2013 Beazer Homes USA, Inc.
Unpublished work



IND E342 V4.2
Elevation Plans
Side Elevations FHR

drawn by: DA

checked by: EM

date: 2-1-14

sheet number:

A-3.5