CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_03_02_2015

Monday, March 02, 2015 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**
MEETING DATE: **Monday, March 02, 2015 at 07:00 PM**
MEETING PLACE: **Westfield City Hall- Assembly Room**

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - February 2, 2015
Documents: Meeting Minutes - 2/2/2015

Review APC Rules & Procedures

ITEMS OF BUSINESS

1502-SPP-07 & 1502-ODP-01 [CONTINUED TO MARCH 16, 2015]
Harmony, Section 3
Northeast corner of Ditch Road and 151st Street
Estridge Development Management LLC by Innovative Engineering & Consulting, Inc. requests Primary Plat, Overall Development Plan, and associated requested plat waiver approval for 97 single-family residential lots on an approximately 36.84 acres +/- in the Harmony PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Detailed Development Plan | Exhibit 6: Landscape Plan | Exhibit 7: Waiver Response | Exhibit 8: Amendment Parcel Map

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

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

1503-DDP-01 [PUBLIC HEARING]
Ricker's
17531 Wheeler Road
Ricker's by Weihe Engineers, Inc. requests Detailed Development plan review for a new 5,000 square-foot gasoline service station on approximately 1.6 acres +/- in the Hall & House PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations | Exhibit 6: Ord. 12-25 Hall and House PUD

1503-DDP-02 [PUBLIC HEARING]
Monon Marketplace
17407 Wheeler Road
Pritzke & Davis, LLP by Weihe Engineers, Inc. requests Detailed Development Plan review for a new 13,000 square-foot commercial building and a new 8,500 square-foot commercial building on approximately 4.4 acres +/- in the Hall & House PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed Development Plan | Exhibit 4: Landscape Plan | Exhibit 5: Elevations | Exhibit 6: PUD Ordinance No. 12-25

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

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

1503-DDP-03 [PUBLIC HEARING]
First Merchants Bank
3300 E. State Road 32
First Merchants Bank by Maurer Surveying, Inc. requests Detailed Development Plan and associated waiver review for a 2,659 square-foot building on approximately 1.47 acres +/- on Lot 1 in the Grassy Branch Commercial Subdivision in the LB-PD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Detailed

Development Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan | Exhibit 6: Lighting Plan

1503-ODP-06 & 1503-SPP-03 [PUBLIC HEARING]
Sheffield Park
West side of Shady Nook Road, north of SR 32
Langston Development Co., Inc. by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for one hundred twenty-five (125) single-family lots on approximately 53.3 acres +/- in the Sheffield Park PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan

1503-ODP-04 & 1503-SPP-04 [PUBLIC HEARING]
Mapleridge
East side of Oak Road, north of 151st Street
Langston Development Co. Inc. by Terra Site Development, Inc. requests Overall Development Plan and Primary Plat review of 69 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan | Exhibit 4: Primary Plat | Exhibit 5: PUD District Ordinance | Exhibit 6: Public Comment

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

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

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randy Graham, Steve Hoover, Robert Horkay**,** Ken Kingshill, Andre Maue, Robert Smith and Bob Spraetz. (Bill Sanders arrived at 7:05 pm)

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; Pamela Howard, Associate Planner; and Brian Zaiger, Attorney.

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

Motion: To approve the January 20, 2015 minutes

Motion: Kingshill; Second: Spraetz; Vote: Approved 9-0

Todd reviewed the Policy and Procedures.

Case No. **Plan Commission Order 15-02**
Description: *Grand Junction EDA*
The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to remove parcels and portions of parcels from the Grand Junction Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Case No. **Plan Commission Order 15-03**
Description: *Southside EDA*
The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to remove portions of parcels from the Southside Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Case No. **Plan Commission Order 15-04**
Description: *Lantern Commons EDA*
The Westfield Redevelopment Commission is seeking an Order from the Westfield Advisory Plan Commission to indicate that the Redevelopment Commission Declaratory Resolution to remove portions of parcels from the Lantern Commons Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Murray presented an overview of all the three Plan Commission Orders. Each project is summarized in the staff report. Approval is requested for the three Plan Commission Orders as presented.

Motion: To approve Plan Commission Order 15-02, 15-03, and 15-04.

Motion: Hoover: Second: Horkay: Vote: 9-0.

Case No. 1502-SPP-07 & 1502-ODP-01 [Public Hearing]
Description: *Harmony, Section 3*
Estridge Development Management LLC by innovative Engineering & Consulting, Inc. requests Primary Plat and Overall Development Plan Approval for 97 single-family residential lots on an approximately 36.84 acres +/- in the Harmony PUD District.

Howard presented a project overview, as summarized in the staff report. She added that the petitioner was available for questions.

Todd added that the request also included the following four (4) subdivision waiver requests:

1. Center line radius reduction from 150' to 100';
2. Driveway separation from the intersection reduction from 75' to 30' for Lots 19, 42, 43, 46, 47, 60, 61, 81 & 82;
3. Alley width reduction from 20' to 18'; and,
4. Site distance triangle reduction to 20'.

He added that the waiver requests are the same ones that were made and approved for Harmony Section 1 & 2.

Public Hearing opened at 7:12 pm.

No public comment.

Public Hearing closed at 7:13 pm.

No action is required at this time.

REPORTS/COMMENTS

APC MEMBERS
No report.

CITY COUNCIL LIAISON
Report provided by Hoover.

BZA LIAISON
No report.

ECD STAFF
Report provided by Todd.

ADJOURNMENT (7:17 pm)

Motion: Sanders: Second: Kingshill: Vote: 9-0.

_____
President, Randy Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

Petition Number:	1503-SPP-04 & 1503-ODP-04
Subject Site Address:	East side of Oak Road, north of 151st Street
Petitioner:	Langston Development Co., Inc. by Terra Site Development, Inc.
Request:	**Primary Plat** and **Overall Development Plan** approval for Mapleridge consisting of 69 single-family residential lots.
Current Zoning:	Mapleridge PUD District Ordinance No. 14-50
Current Land Use:	Agricultural / Residential
Approximate Acreage:	59.45 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. PUD Ordinance
Property History:	1412-PUD-18 PUD District (Ordinance 14-50) (01/12/15)
Staff Reviewer:	Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 59.45-acre site is located in the northeast quadrant of 151st Street and Oak Road (see **Exhibit 2**). The request is for Primary Plat (see **Exhibit 3**) and Overall Development Plan (see **Exhibit 4**) approval of 69 single-family lots.

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

The applicable zoning district is the Mapleridge PUD District, pursuant to Ordinance No. 14-50 adopted by the Council on January 12, 2015 (recorded as Instrument No. 2015002394, in the Hamilton County Recorder's Office on January 20, 2015) (see **Exhibit 5**). The PUD Ordinance establishes the SF2 District as the underlying zoning district.

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

The plans comply except for items which may be 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 (Article 10.7(G) of the UDO):

The plans comply except for those items which may be identified as outstanding below:

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

21) Address and legal description of the property.

22) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

34) Identify buildings proposed for demolition.

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

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

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

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

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

Comment: Please see District Standards comments herein.

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

Comment: Please see PUD District and Floodplain District Standards comments herein.

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

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

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) **and the** Mapleridge PUD Ordinance No. 14-50**.**

41) Minimum Lot Area: 15,000 sq. ft.

42) Minimum Lot Frontage: 20 feet (per PUD)

43) Minimum Building Setback Lines:

a) Front Yard: 20 feet (per PUD)

b) Side Yard: 12 feet

c) Rear Yard: 30 feet

d) Minimum Lot Width: 100 feet (80 feet for Pie Shaped Lots per PUD)

44) Oak Road Lot (per Section 6.5 of PUD)

a) Front Yard Setback 150 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply except for those items which may be identified as outstanding below:

45) Landscaping Standards (Article 6.8)

a) Street Trees:

b) Minimum Lot Landscaping Requirements:

Comment: The plans include 16.5 acres+/- of common area. As a result, 165 trees (10 trees per acre) are required. The landscape plan notes the tree requirement is met with existing landscaping that will be preserved within the common area. Rather than require a specific tree inventory of the substantially existing tree stands that will be preserved in common area, the Department recommends submitting a general tree survey that includes photographs of the stands of trees to be preserved and credited, that also includes a map/legend identifying the photograph locations. Trees that are already identified as significant to be preserved should be included in Note #5 on Sheet L103. Lot landscaping for individual lots will be further reviewed at the time of the building permit.

c) External Street Frontage Landscaping

i) PUD requires adjacent to lot lines along Oak Road (as shown on Concept Plan)

ii) Section 7.2 of the PUD Ordinance requires a wood fence (four to six feet in height) similar in quality and character as the fence depicted and installed along Oak Road.

d) Buffer Yard Requirements

46) Lot Standards (Article 6.10)

47) Setback Standards (Article 6.16)

48) Vision Clearance Standards (Article 6.19)

49) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items that may be identified as outstanding below, and subject to further review by the Public Works Department:

50) Block Standards (Article 8.1)

51) Easement Standards (Article 8.3)

52) Monument and Marker Standards (Article 8.5)

53) Open Space and Amenity Standards (Article 8.6)

a) A minimum of 16% Open Space is required.

Comment: The plans comply. The real estate is 59.45 acres+/-, which requires a minimum of 9.5 acres+/- of Open Space. 12.27 acres+/- of Open Space is proposed. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility

easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director. As noted on the plans, the total acreage of common area that is undevelopable (e.g., legal drain, floodplain) is 8.35 acres+/-, of which 4.17 acres+/- may qualify towards the Open Space requirement. In addition, 8.1 acres+/- of common area, that is otherwise developable, is proposed, for a total of 12.27 acres+/- of Open Space.

54) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) PUD Internal Pedestrian Network Standards: (i) A sidewalk is not required on the west side of the Frontage Road nor on the interior of the Loop Street (Section 9.1(A)); (ii) trails prohibited on the north and northwest property lines (Section 9.1(B)); (iii) trails shall be installed as generally depicted on the Concept Plan (Section 9.1(C)).

c) Perimeter/External Pedestrian Network Standards

Comment: Please revise the width of the perimeter path along Oak Road to eight (8) feet wide, pursuant to the City's Construction Standards.

55) Storm Water Standards (Article 8.8)

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

a) PUD Standards: (i) Frontage Road cul-de-sac permitted to have a maximum length of 900 feet (Section 9.2(A)); and (ii) a paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan (Section 9.2(D)).

57) Street Light Standards (Article 8.10)

58) Street Sign Standards (Article 8.11)

59) Surety Standards (Article 8.12)

60) Utility Standards (Article 8.13)

STAFF COMMENTS

1) No action is required at this time except to hold the public hearing.
2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

CITY OF Westfield INDIANA

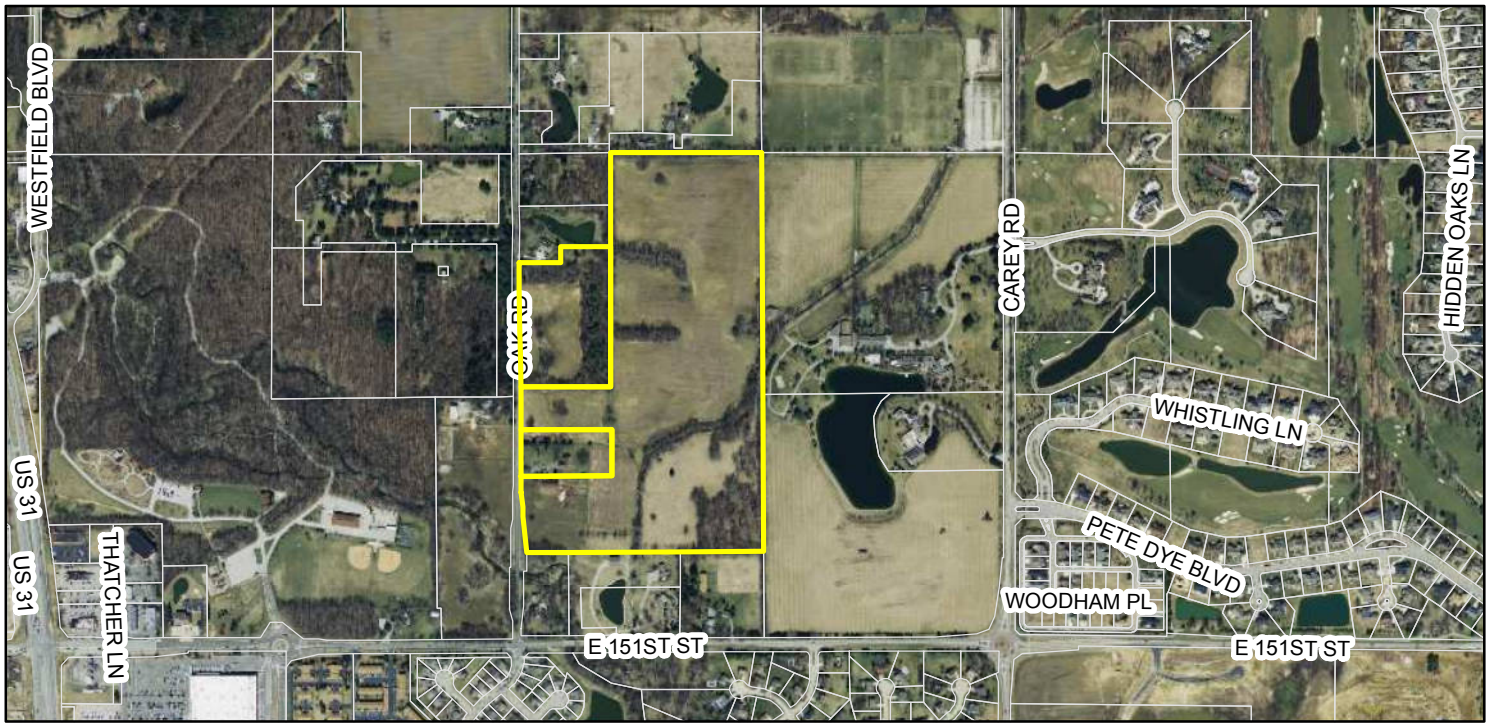
Property Location Map
Mapleridge Planned Unit Development District
1503-SPP-04 & 1503-ODP-04

N W E S

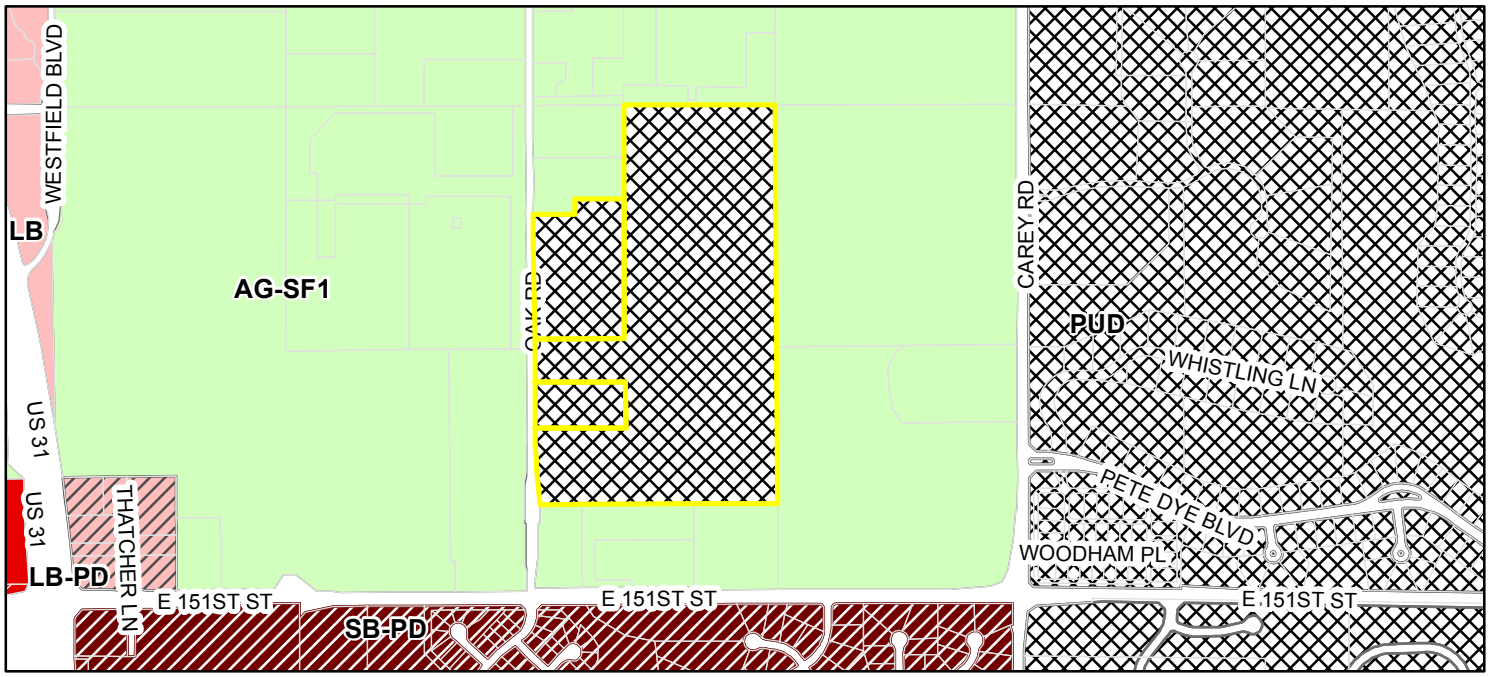
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

MAPLERIDGE

OVERALL DEVELOPMENT PLAN

Part of the W½ of the NE¼ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

THIS PLAN IS VOID UNLESS SIGNED AND DATED

Indiana 811 — Know what's below. Call before you dig.

JAMES D. HALL — REGISTERED No. LS20500017 — STATE OF INDIANA — LAND SURVEYOR

DATE:

SCALE: 1" = 60'

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 EASMENT
L.E., M.& A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
*	LOW PREASSURE GRINDER LOT

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N76°59'44"E	25°32'20"
C2	250.00'	14.31'	14.30'	N62°35'12"E	3°16'44"
C3	450.00'	482.93'	460.09'	N30°12'10"E	61°29'20"
C4	300.00'	170.04'	167.78'	N12°48'53"W	32°28'33"
C5	300.00'	127.55'	126.60'	N15°36'13"E	24°21'40"
C6	200.00'	80.31'	79.77'	S14°16'12"E	23°00'29"
C7	200.00'	60.80'	60.57'	N11°28'29"W	17°25'04"

PRIMARY PLAT PREPARED BY:
James D. Hall
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
LANGSTON DEVELOPMENT, LLC
151st STREET & OAK ROAD
CARMEL, IN

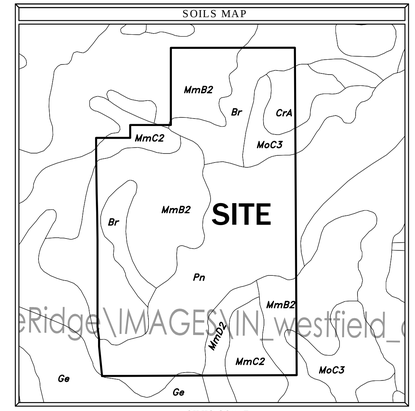
TOTAL LOTS = 69

SITE = 59.466 Ac±
TOTAL COMMON AREA = 16.464 Ac±

TOTAL UNDEVELOPABLE C.A.= 8.35 Ac±
(Regulated drain, Flood Plain, Pipeline Esmt.)

SEE SHEET P2 FOR LAND DESCRIPTION

SOILS MAP



NOT TO SCALE

LOCATION MAP

NOT TO SCALE

MATCH LINE

POND

C.A. 5
80,856 Sq. Ft.
1.86 Ac±

C.A. 1
6,106 Sq. Ft.
0.140 Ac±

C.A. 2
347,509 Sq. Ft.
7.98 Ac±

C.A. 3
11,309 Sq. Ft.
0.26 Ac±

C.A. 4
55,996 Sq. Ft.
1.29 Ac±

MARY WILSON REGULATED DRAIN

SHELL OIL PIPELINE

MAPLES EDGE COURT — MAPLERIDGE DRIVE — OAK BLUFFS DRIVE — WINDS CREST COURT

EXISTING BUILDINGS TO BE DEMOLISHED

POSSIBLE FLOOD PLAIN MITIGATION FOR PAD CONSTRUCTION

PROP. 5' STONE AND MULCH PATH

REGULAR DRAINAGE EASEMENT AND DRAIN TO BE RELOCATED

REGULAR DRAINAGE EASEMENT TO BE REDUCED FOR LOTS 5-8, 9-12, AND 19-24

APPROXIMATE LIMIT OF 100YR FLOOD ZONE 'A' BASED ON TOPOGRAPHIC SURVEY OF PROPERTY AND COOL CREEK STORM WATER MANAGEMENT PLAN BY THE HAMILTON COUNTY SURVEYORS OFFICE AND F.I.R.M. #18057C0138G, DATED NOVEMBER 19, 2014

FLOODWAY BOUNDARY PER F.I.R.M. #18057C0138G DATED NOVEMBER 19, 2014

TEMPORARY 20'x31' TURN AROUND

STEVENS
INST# 2014045136
ZONING: AG-SF1
USE: RESIDENTIAL

KIRK
INST# 200400007066
ZONING: AG-SF1
USE: RESIDENTIAL

BIGGS
INST# 2013048945
ZONING: AG-SF1
USE: RESIDENTIAL

THROGMARTIN
INST# 2012031360
ZONING: AG-SF1
USE: RESIDENTIAL

HAMILTON COUNTY
INST# 200200011437

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3949
www.TERRAsitedev.com

TERRA SITE DEVELOPMENT, INC. — DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:

DATE	BY	DESCRIPTION
.	.	.

DRAWING FILES:

DATE: February 20th, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RT | CHECKED BY: JDH
SHEET TITLE: Overall Development Plan

SHEET #: DP1 of 2

Plot Date: Feb 20, 2015 Plot Time: 12:18pm File Name: C:\Users\Rudy\Desktop\Dropbox_140827.001_Mapleridge_Westfield_Langston\CIVIL\Plans\ By: Rudy

MAPLERIDGE

OVERALL DEVELOPMENT PLAN

Part of the W½ of the NE¼ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

ZONING: AG-SF1
USE: RESIDENTIAL

PARK
DB.301, PG. 813
ZONING: AG-SF1
USE: RESIDENTIAL

THROGMARTIN
INST# 201203136
ZONING: AG-SF1
USE: RESIDENTIAL

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 EASMENT
L.E., M.& A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
*	LOW PREASSURE GRINDER LOT

LAND DESCRIPTION:

PARCEL I

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

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 second 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed baring) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269 50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

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

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

Indiana 811 Know what's below. Call before you dig.

THIS PLAN IS VOID UNLESS SIGNED AND DATED

JAMES D. HALL REGISTERED No. LS20500017 STATE OF INDIANA LAND SURVEYOR

DATE:

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS
NORTH 16541 151st Street Westfield, Indiana 46074
P: 317.399.1216 F: 317.663.3049 www.TERRAsitedev.com

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:	DATE	BY	DESCRIPTION
	.	.	.

DRAWING FILES:

DATE: February 20th, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RT | CHECKED BY: JDH
SHEET TITLE: Overall Development Plan
SHEET #: DP2 of 2

Plot Date: Feb 20, 2015 Plot Time: 12:16pm File Name: C:\Users\Rudy\Desktop\Dropbox_140827.001_Mapleridge_Westfield_Langston\CIVIL\Plans\140827-1.001 Base.dwg, Layout: Overall Dev Plan 2 By: Rudy

NOTES:

1. TREE PRESERVATION:

   A. TREE PRESERVATION FENCING SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF ALL TREE PRESERVATION AREAS.
   B. TREE PRESERVATION FENCING SHALL BE INSTALLED AT THE DRIPLINE AROUND ALL SIGNIFICANT TREES TO BE PRESERVED (AS LOCATED ON THE PLAN AND LISTED IN DETAIL 5 ON SHEET L103) THAT ARE OUTSIDE OF THE TREE PROTECTION AREAS.
   C. NO DISTURBANCE, MATERIAL STORAGE, SPOIL, WASHOUT WATER, WASTE, EXCESS SOIL OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREAS.
   D. ALL UNDERGROUND UTILITIES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION AREAS.
   E. SEE SHEET DETAIL 5 L103 FOR LIST OF SIGNIFICANT TREES TO BE PRESERVED.
   F. TREE PRESERVATION FENCING SHALL BE CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO FENCE POSTS SPACED A MAXIMUM OF FIVE (5) FEET ON CENTER. POSTS SHALL BE 6' IN LENGTH WITH 2' SET INTO THE GROUND AND 4' EXTENDING ABOVE GROUND. THE FENCING SHALL BE ATTACHED TO THE POSTS WITH A MINIMUM OF FOUR (4) NYLON LOCKING TIES EVENLY SPACES AT EACH POST.

2. OPEN SPACE/COMMON AREA LANDSCAPE REQUIREMENTS:EXISTING TREES PRESERVED WITHIN THE THE COMMON AREAS MEETS OR EXCEEDS THE OPEN SPACE/COMMON SPACE LANDSCAPING REQUIREMENT. OWNER SEEKS CREDIT FOR EXISTING TREES PRESERVED.

3. ALL DISTURBED AREAS SHALL BE SEEDED.

4. LOCATIONS OF ALL TREES SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.

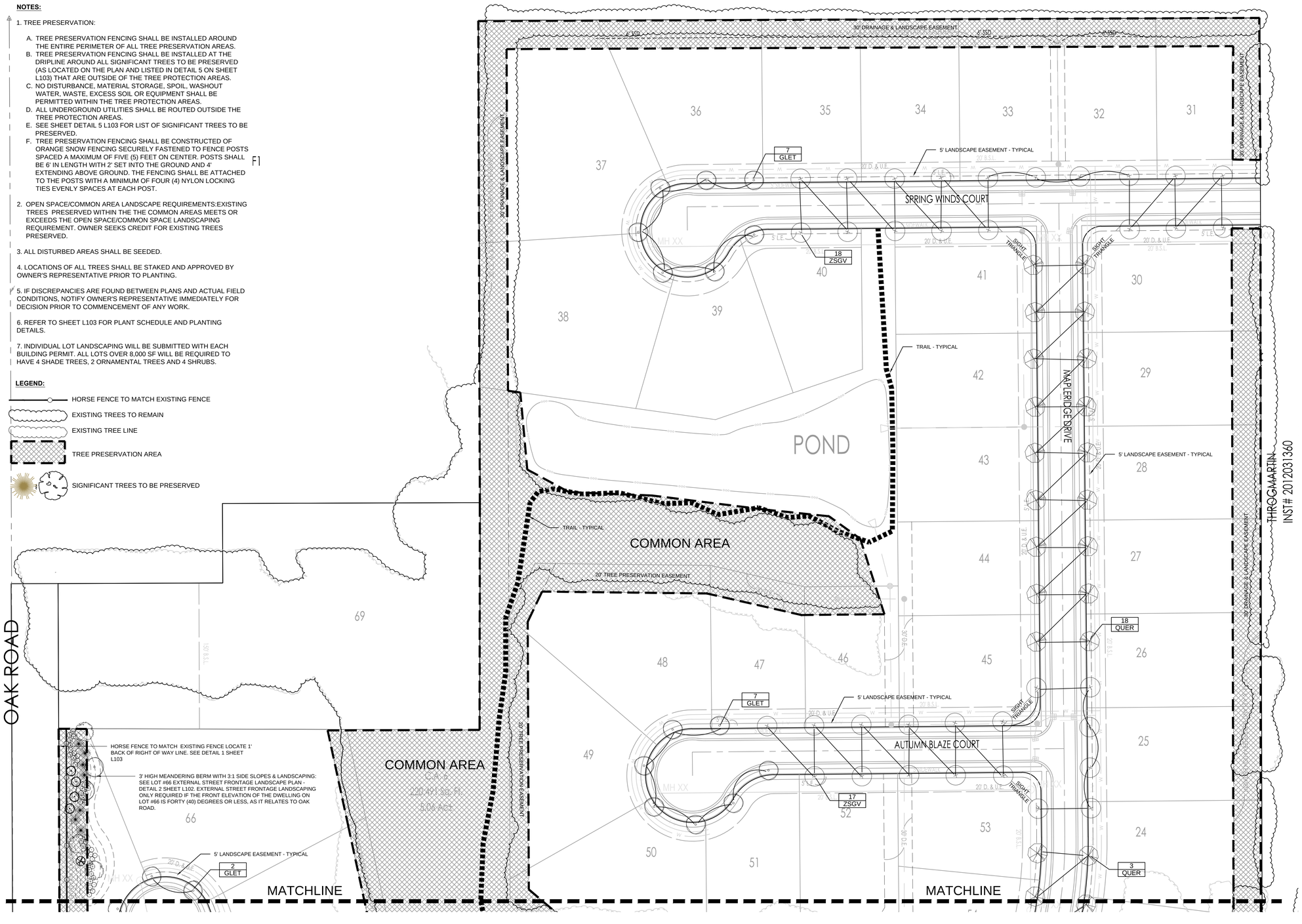
5. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.

6. REFER TO SHEET L103 FOR PLANT SCHEDULE AND PLANTING DETAILS.

7. INDIVIDUAL LOT LANDSCAPING WILL BE SUBMITTED WITH EACH BUILDING PERMIT. ALL LOTS OVER 8,000 SF WILL BE REQUIRED TO HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.

LEGEND:

- HORSE FENCE TO MATCH EXISTING FENCE
- EXISTING TREES TO REMAIN
- EXISTING TREE LINE
- TREE PRESERVATION AREA
- SIGNIFICANT TREES TO BE PRESERVED



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www.TERRAsitedev.com

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

DATE:

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS: DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: February 20, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN
SHEET #: L100 of 4

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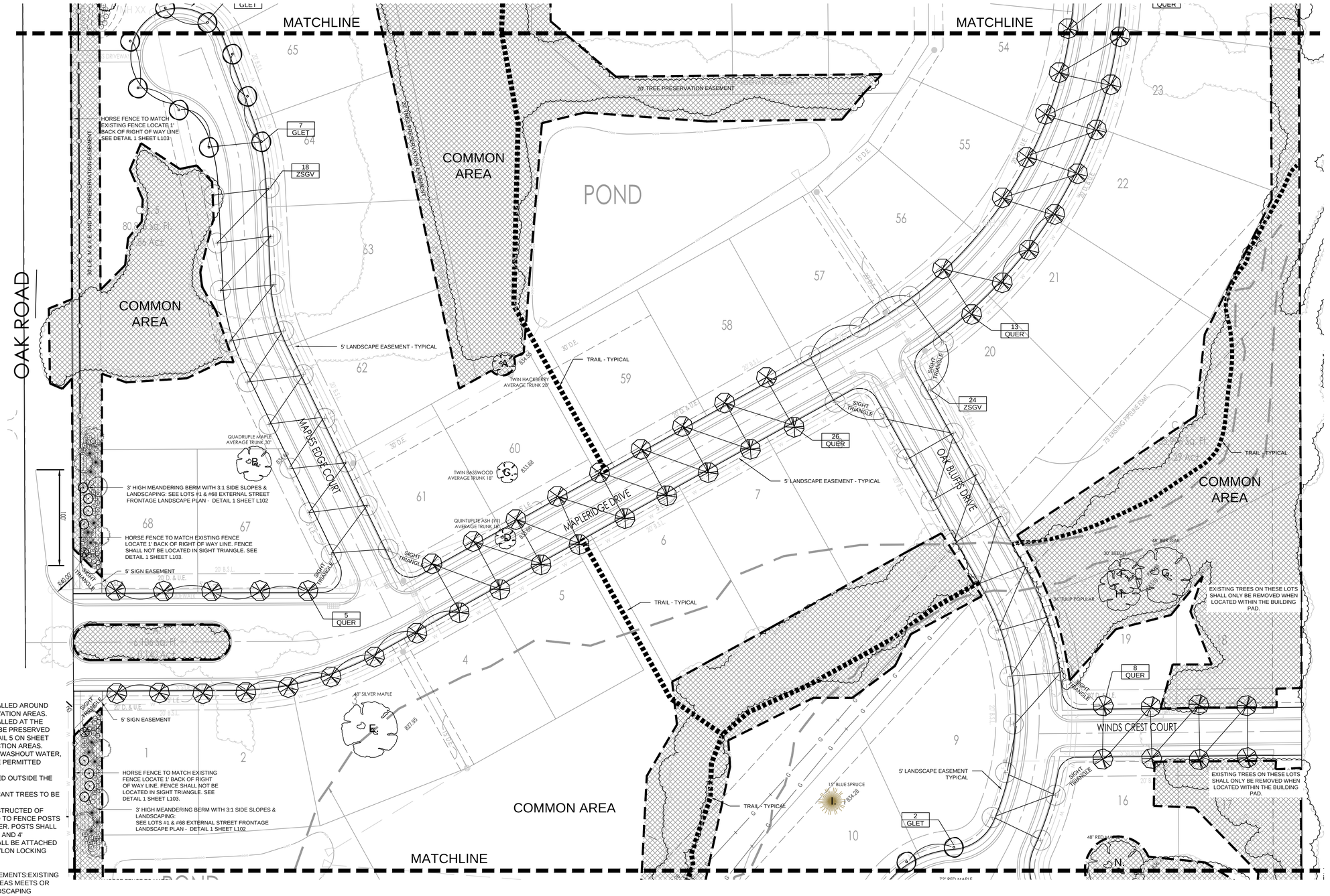

NOTES:

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   B. TREE PRESERVATION FENCING SHALL BE INSTALLED AT THE DRIPLINE AROUND ALL SIGNIFICANT TREES TO BE PRESERVED (AS LOCATED ON THE PLAN AND LISTED IN DETAIL 5 ON SHEET L103) THAT ARE OUTSIDE OF THE TREE PROTECTION AREAS.
   C. NO DISTURBANCE, MATERIAL STORAGE, SPOIL, WASHOUT WATER, WASTE, EXCESS SOIL OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREAS.
   D. ALL UNDERGROUND UTILITIES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION AREAS.
   E. SEE DETAIL 5 SHEET L103 FOR LIST OF SIGNIFICANT TREES TO BE PRESERVED.
   F. TREE PRESERVATION FENCING SHALL BE CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO FENCE POSTS SPACED A MAXIMUM OF FIVE (5) FEET ON CENTER. POSTS SHALL BE 6' IN LENGTH WITH 2' SET INTO THE GROUND AND 4' EXTENDING ABOVE GROUND. THE FENCING SHALL BE ATTACHED TO THE POSTS WITH A MINIMUM OF FOUR (4) NYLON LOCKING TIES EVENLY SPACES AT EACH POST.

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LEGEND:

- HORSE FENCE TO MATCH EXISTING FENCE
- EXISTING TREES TO REMAIN
- EXISTING TREE LINE
- TREE PRESERVATION AREA
- SIGNIFICANT TREES TO BE PRESERVED

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DEVELOPMENT & ENGINEERING CONSULTANTS

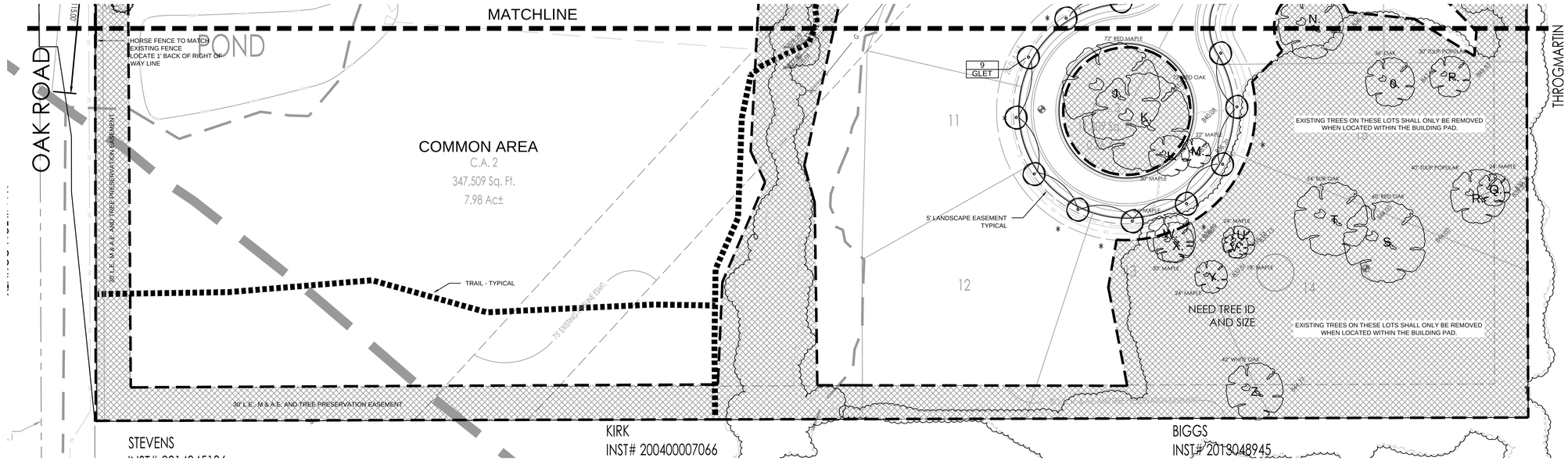
REVISIONS: DATE	BY	DESCRIPTION

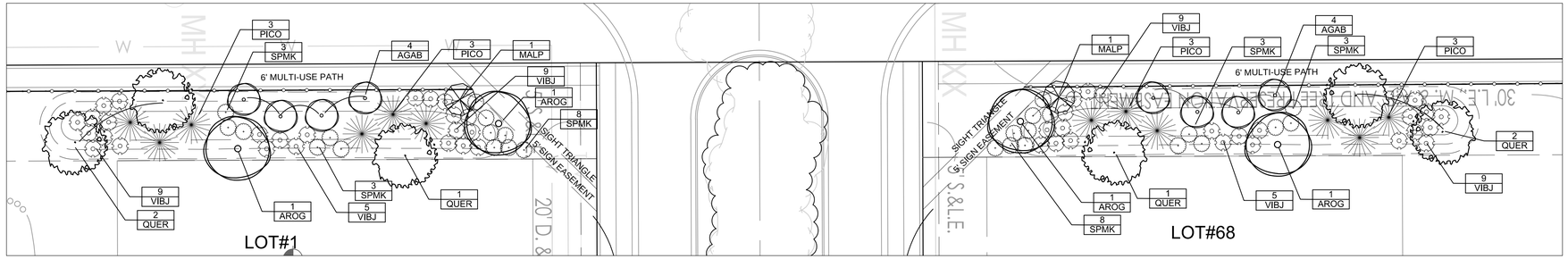
DRAWING FILES:

DATE: February 20, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L101
of 4





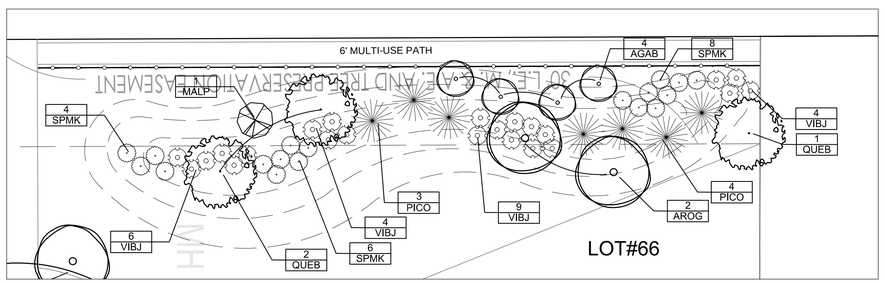
EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS:

150' LF OF FRONTAGE = EACH SIDE OF ENTRY
6 EVERGREEN TREES (4 TREES/100 LF)
5 SHADE TREES (3 TREES/100LF)
5 ORNAMENTAL TREES (3 TREES/100LF)
37 SHRUBS (25 SHRUBS/100LF)

PROVIDED: 6 EVERGREEN TREES EACH SIDE
5 SHADE TREES EACH SIDE
5 ORNAMENTAL TREES EACH SIDE
37 SHRUBS EACH SIDE

1 LOTS #1 & #68 EXTERNAL STREET FRONTAGE LANDSCAPE PLAN

L102 PLAN ENLARGEMENT 1" = 20'



EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS:

163' LF OF FRONTAGE =
7 EVERGREEN TREES (4 TREES/100 LF)
5 SHADE TREES (3 TREES/100LF)
5 ORNAMENTAL TREES (3 TREES/100LF)
41 SHRUBS (25 SHRUBS/100LF)

PROVIDED: 7 EVERGREEN TREES
5 SHADE TREES
5 ORNAMENTAL TREES
41 SHRUBS

2 LOT # 66 EXTERNAL STREET FRONTAGE LANDSCAPE PLAN

L102 PLAN ENLARGEMENT 1" = 20'

EXTERNAL STREET FRONTAGE LANDSCAPING PLANT SCHEDULE:

Quantity	Botanical Name	Common Name	O.C. Spacing	Condition	Size
Trees					
12	Amelanchier x grandiflora 'Autumn Brilliance'	Clump Autumn Brilliance Serviceberry	12'	B&B	2" cal. min.
6	Acer rubrum 'October Glory'	October Glory Red Maple	/	B&B	2" cal. min.
3	Malus 'Prairifire'	Prairifire Crabapple	/	B&B	2" cal. min.
19	Picea omorika	Serbian Spruce	10' o.c.	B&B	6' ht. min.
3	Quercus bicolor	Swamp White Oak	/	B&B	2" cal. min.
6	Quercus rubra	Red Oak	/	B&B	2" cal. min.
Shrubs					
46	Syringa patula 'Miss Kim'	Miss Kim Lilac	5' o.c.	Cont.	18" min.
69	Viburnum x juddii	Judd's Viburnum	5' o.c.	Cont.	18" min.

NOTES:

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   B. TREE PRESERVATION FENCING SHALL BE INSTALLED AT THE DRIPLINE AROUND ALL SIGNIFICANT TREES TO BE PRESERVED (AS LOCATED ON THE PLAN AND LISTED IN DETAIL 5 ON SHEET L103) THAT ARE OUTSIDE OF THE TREE PROTECTION AREAS.
   C. NO DISTURBANCE, MATERIAL STORAGE, SPOIL, WASHOUT WATER, WASTE, EXCESS SOIL OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREAS.
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LEGEND:

- HORSE FENCE TO MATCH EXISTING FENCE
- EXISTING TREES TO REMAIN
- EXISTING TREE LINE
- TREE PRESERVATION AREA
- SIGNIFICANT TREES TO BE PRESERVED

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DEVELOPMENT & ENGINEERING CONSULTANTS

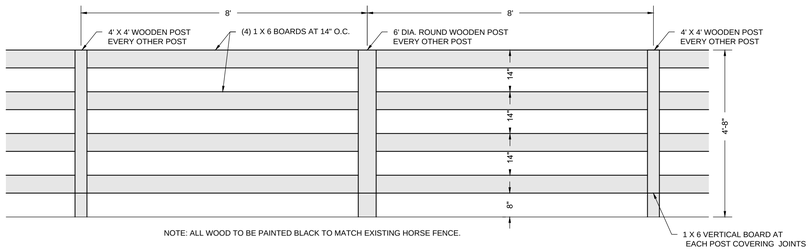
MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:

DATE	BY	DESCRIPTION

DRAWING FILES:
REQUIRED LANDSCAPE PLAN

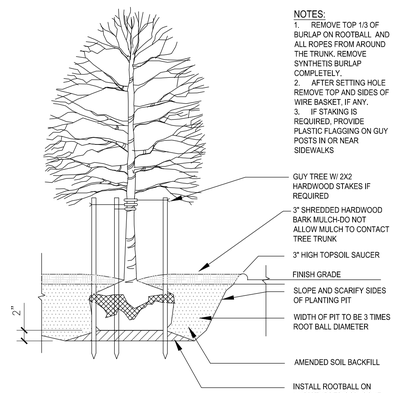
DATE: February 20, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN
SHEET #: L102 of 4



1 HORSE FENCE DETAIL

L103 ELEVATION

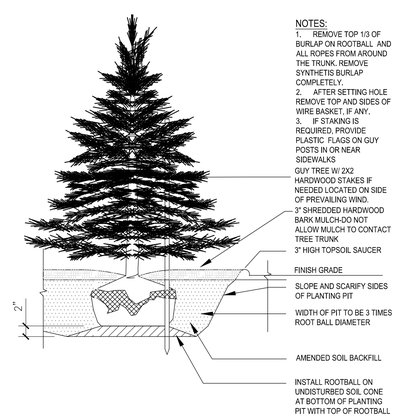
1/2" = 1'-0"



2 TREE PLANTING DETAIL

L103 SECTION

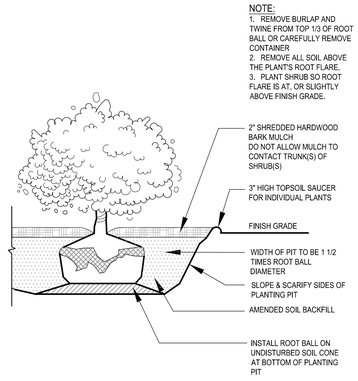
NTS



3 EVERGREEN TREE PLANTING DETAIL

L103 SECTION

NTS



4 SHRUB PLANTING DETAIL

L103

Significant Trees to be Preserved (26)

	Size	Species
A	20" Average Trunk	Twin Hackberry
B	30" Average Trunk	Quadruple Maple
C	18" Average Trunk	Twin Basswood
D	18" Average Trunk	Quadruple Ash
E	48"	Silver Maple
F	30"	Beech
G	48"	Burr Oak
H	36"	Tilip Poplar
I	15"	Blue Spruce
J	72"	Red Maple
K	72"	Red Oak
L	30"	Maple
M	22"	Maple
N	48"	Red Maple
O	36"	Oak
P	30"	Tulip Poplar
Q	24"	Maple
R	40"	Tulip Poplar
S	60"	Red Oad
T	54"	Burr Oak
U	24"	Maple
V	18"	Maple
W	36"	Maple
X	30"	Maple
Y	24"	Maple
Z	42"	White Oak

TREE INVENTORY SIGNIFICANT TREES TO BE PRESERVED

5

L103

STREET TREE PLANT SCHEDULE:

Symbol	Quantity				Botanical Name	Common Name	Condition	Size
	L100	L101	L102	Total				
GLET	16	9	9	**34**	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust	B&B	2" cal./8' ht. min.
QUER	21	52	0	**73**	Quercus rubra	Red Oak	B&B	2" cal./8' ht. min.
ZSGV	35	42	0	**77**	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	2" cal./8' ht. min.

STREET TREE PLANT SCHEDULE

6

L103

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DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:

DATE	BY	DESCRIPTION

DRAWING FILES:
REQUIRED LANDSCAPE PLAN

DATE:
February 20, 2015

PROJECT NUMBER:
140827-1.001

DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE:
LANDSCAPE PLAN

SHEET #:
L103
of 4

MAPLERIDGE
PRIMARY PLAT

Part of the W½ of the NE¼ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

THIS PLAN IS VOID UNLESS SIGNED AND DATED

Indiana 811 — Know what's below. Call before you dig.

JAMES D. HALL — REGISTERED No. LS20500017 — STATE OF INDIANA — LAND SURVEYOR

DATE:

0 60' 120' — SCALE: 1" = 60'

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 EASMENT
- L.E., M.& A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FBSL FRONT BUILDING SETBACK LINE
- 00000 PROPERTY ADDRESS
- ✱ LOW PREASSURE GRINDER LOT

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N76°59'44"E	25°32'20"
C2	250.00'	14.31'	14.30'	N62°35'12"E	3°16'44"
C3	450.00'	482.93'	460.09'	N30°12'10"E	61°29'20"
C4	300.00'	170.04'	167.78'	N12°48'53"W	32°28'33"
C5	300.00'	127.55'	126.60'	N15°36'13"E	24°21'40"
C6	200.00'	80.31'	79.77'	S14°16'12"E	23°00'29"
C7	200.00'	60.80'	60.57'	N11°28'29"W	17°25'04"

PRIMARY PLAT PREPARED BY:
James D. Hall
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
LANGSTON DEVELOPMENT, LLC
151st STREET & OAK ROAD
CARMEL, IN

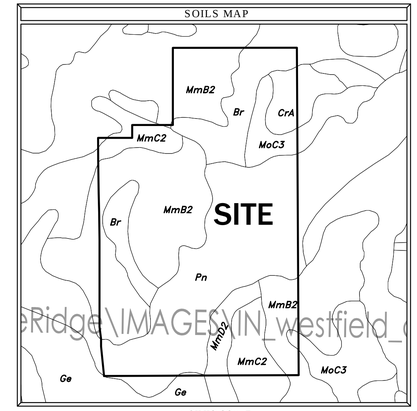
TOTAL LOTS = 69

SITE = 59.466 Ac±
TOTAL COMMON AREA = 16.464 Ac±

TOTAL UNDEVELOPABLE C.A.= 8.35 Ac±
(Regulated drain, Flood Plain, Pipeline Esmt.)

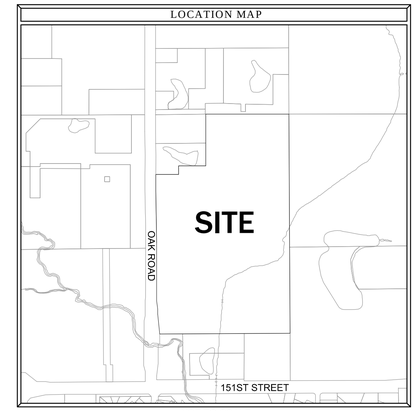
SEE SHEET P2 FOR LAND DESCRIPTION

SOILS MAP



NOT TO SCALE

LOCATION MAP



NOT TO SCALE

REGULAR DRAINAGE EASEMENT TO BE REDUCED FOR LOTS 5-8, 9-12, AND 19-24

MATCH LINE

C.A. 5 — 80,856 Sq. Ft. — 1.86 Ac±

ROW CROPS

64 — 20,093 SF — 0.46 ACRES±
63 — 21,972 SF — 0.50 ACRES±
62 — 19,840 SF — 0.46 ACRES±
61 — 16,955 SF — 0.39 ACRES±
60 — 17,250 SF — 0.40 ACRES±
59 — 16,500 SF — 0.38 ACRES±
58 — 16,500 SF — 0.38 ACRES±
57 — 15,681 SF — 0.36 ACRES±
56 — 15,389 SF — 0.35 ACRES±
55 — 15,344 SF — 0.35 ACRES±
23 — 25,636 SF — 0.59 ACRES±
22 — 24,770 SF — 0.57 ACRES±
21 — 23,913 SF — 0.55 ACRES±
20 — 26,146 SF — 0.60 ACRES±
8 — 20,840 SF — 0.48 ACRES±
7 — 18,375 SF — 0.42 ACRES±
6 — 18,375 SF — 0.42 ACRES±
5 — 15,750 SF — 0.36 ACRES±
4 — 15,750 SF — 0.36 ACRES±
3 — 20,661 SF — 0.47 ACRES±
1 — 15,000 SF — 0.34 ACRES±
2 — 16,567 SF — 0.38 ACRES±
68 — 15,000 SF — 0.34 ACRES±
67 — 18,610 SF — 0.43 ACRES±
19 — 18,808 SF — 0.43 ACRES±
18 — 27,000 SF — 0.62 ACRES±
9 — 27,706 SF — 0.64 ACRES±
10 — 20,171 SF — 0.46 ACRES±
11 — 18,334 SF — 0.42 ACRES±
16 — 21,061 SF — 0.48 ACRES±
17 — 19,286 SF — 0.44 ACRES±
15 — 35,275 SF — 0.81 ACRES±
12 — 33,480 SF — 0.77 ACRES±
13 — 26,675 SF — 0.61 ACRES±
14 — 51,669 SF — 1.19 ACRES±

C.A. 1 — 6,106 Sq. Ft. — 0.140 Ac±
C.A. 2 — 347,509 Sq. Ft. — 7.98 Ac±
C.A. 3 — 11,309 Sq. Ft. — 0.26 Ac±
C.A. 4 — 55,996 Sq. Ft. — 1.29 Ac±

MAPLES EDGE COURT — MAPLERIDGE DRIVE — OAK BLUFFS DRIVE — WINDS CREST COURT

TEMPORARY 20'x31' TURN AROUND

MARY WILSON REGULATED DRAIN

15' Electric Line easement P.B. 319, PG. 525

POSSIBLE FLOOD PLAIN MITIGATION FOR PAD CONSTRUCTION

APPROXIMATE LIMIT OF 100YR FLOOD ZONE 'A' BASED ON TOPOGRAPHIC SURVEY OF PROPERTY AND COOL CREEL STORM WATER MANAGEMENT PLAN BY THE HAMILTON COUNTY SURVEYORS OFFICE AND F.I.R.M. #18057C0138G, DATED NOVEMBER 19, 2014

FLOODWAY BOUNDARY PER F.I.R.M. #18057C0138G DATED NOVEMBER 19, 2014

75' EXISTING PIPELINE ESMT.

75' EASING PIPELINE ESMT.

30' L.E., M. & A.E. AND TREE PRESERVATION EASEMENT

20' TREE PRESERVATION EASEMENT

REGULAR DRAINAGE EASEMENT AND DRAIN TO BE RELOCATED

P.O.B. PARCEL III — P.O.B. PARCEL I

S89°53'51"W 16.50'
N08°43'46"W 80.92'
N00°06'09"W 50.00'
N00°06'09"W 4.96'

HAMILTON COUNTY
INST# 2002000011437

STEVENS
INST# 2014045136
ZONING: AG-SF1
USE: RESIDENTIAL

KIRK
INST# 200400007066
ZONING: AG-SF1
USE: RESIDENTIAL

BIGGS
INST# 2013048945
ZONING: AG-SF1
USE: RESIDENTIAL

THROGMARTIN
INST# 2012031360
ZONING: AG-SF1
USE: RESIDENTIAL

S89°50'58"W 1281.19'
S00°07'59"E 848.83'
S 00°16'27" E 2162.38' (D)
2162.38(M)

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3949
www.TERRAsitedev.com

TERRA SITE DEVELOPMENT, INC. — DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:

DATE	BY	DESCRIPTION
-	-	-

DRAWING FILES:

DATE: February 20th, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RT
CHECKED BY: JDH
SHEET TITLE: PRIMARY PLAT

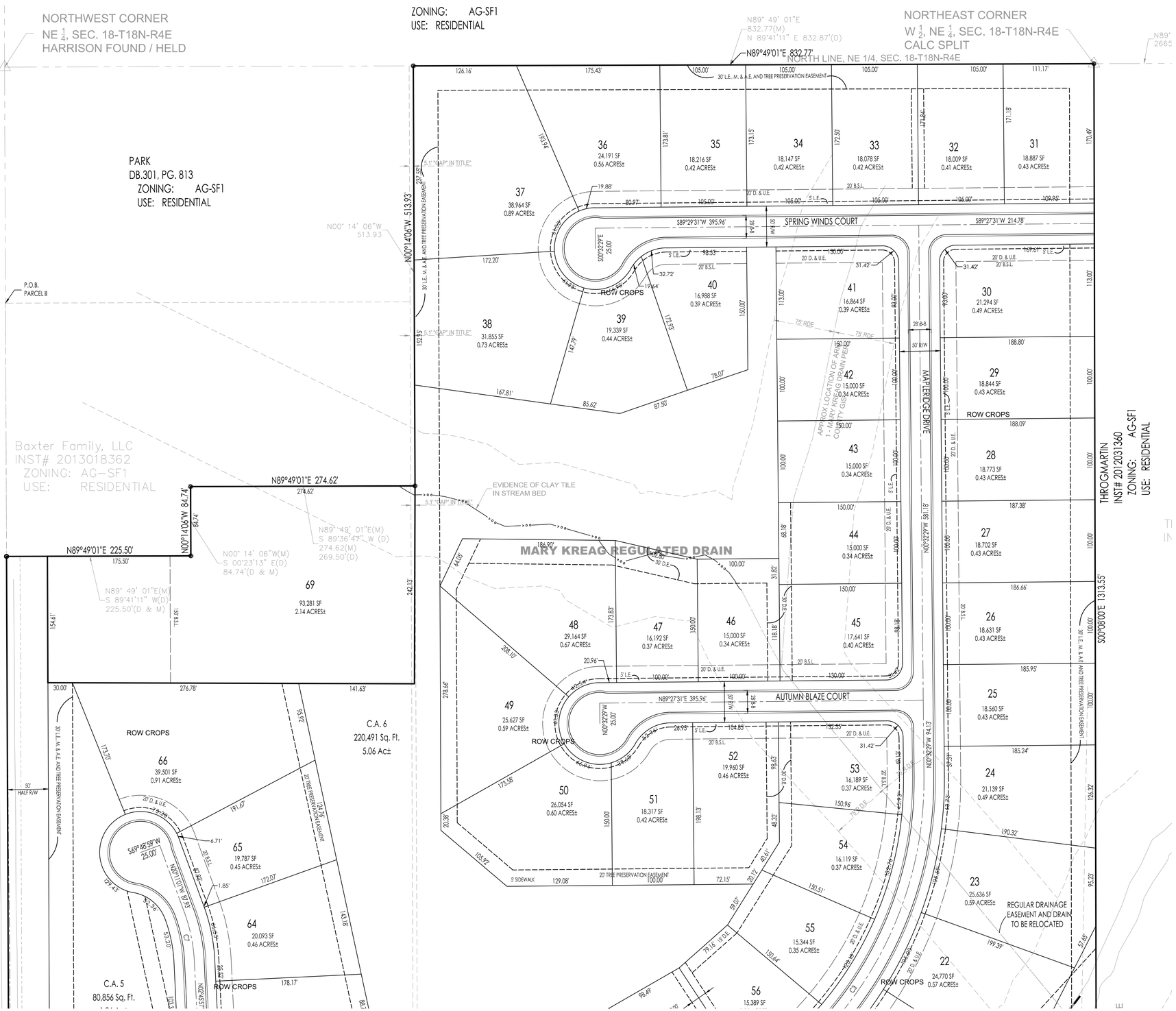
SHEET #: P1 of 2

Plot Date: Feb 20, 2015 Plot Time: 12:20pm File Name: C:\Users\Rudy\Desktop\Dropbox_140827.001_Mapleridge_Westfield_Longston\CIVIL\Plans\140827-1.001 Primary Plat.dwg, Layout: Primary Plat 1 of 2 By: Rudy

MAPLERIDGE
PRIMARY PLAT

Part of the W½ of the NE¼ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



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 EASMENT
L.E., M.& A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
*	LOW PREASSURE GRINDER LOT

LAND DESCRIPTION:

PARCEL I

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

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 second 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed baring) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269 50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

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

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

THIS PLAN IS VOID UNLESS SIGNED AND DATED

Indiana 811 Know what's below. Call before you dig.

JAMES D. HALL REGISTERED No. LS20500017 STATE OF INDIANA LAND SURVEYOR

DATE:

TERRA SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS
NORTH 16541 Street Westfield, Indiana 46074
P: 317.399.1216 F: 317.663.3049 www.TERRAsitedev.com

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:	DATE	BY	DESCRIPTION
	-	-	-
	-	-	-

DRAWING FILES:

DATE: February 20th, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RT | CHECKED BY: JDH
SHEET TITLE: PRIMARY PLAT
SHEET #: P2 of 2

Plot Date: Feb 20, 2015 Plot Time: 12:20pm File Name: C:\Users\Rudy\Desktop\Dropbox_140827.001_Mapleridge_Westfield_Langston\CWL\Plans\140827-1.001 Primary Plat.dwg, Layout: Primary Plat 2 of 2 By: Rudy

2015002394 ORDINANCE $38.00
01/20/2015 12:31:51P 14 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 14-50

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1412-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1412-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) 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 December 16, 2014;

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 "**Mapleridge PUD District**" (the "District").

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

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

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

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

2.1 Frontage Road: The road labeled as "Frontage Road" on the Concept Plan.

2.2 Loop Street: The Street labeled as "Loop Street" on the Concept Plan.

2.3 Oak Road Lot: The Lot labeled "ORL" on the Concept Plan.

2.4 Pie Shaped Lot: A Lot designed in a manner where the length of the Rear Lot Line is at least twenty-five percent (25%) longer than the length of the Front Lot Line.

2.5 Trail: Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

2.6 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.*

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the SF2: Single Family Low Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

Section 6. General Regulations. The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Lot Frontage: 20 feet.

6.2 Minimum Front Yard Building Setback Line: 20 feet

6.3 Minimum Lot Width for Pie Shaped Lots: 80 feet

6.4 Minimum Living Area:

A. Single story: 2,500 square feet

B. Two story: 2,800 square feet

6.5 Oak Road Lot. The standards of the Underlying Zoning District, as modified herein, shall apply to the Oak Road Lot, except as otherwise modified below.

A. The Oak Road Lot shall be accessed by a Driveway directly onto Oak Road.

B. Minimum Front Yard Building Setback Line: 150 feet

C. The landscaping standards (with the exception of the Minimum Lot Landscaping Requirements) of the UDO shall not apply.

D. The existing Accessory Building on the Oak Road Lot shall be permitted to remain, to be expanded, or to be replaced, so long as there shall only be one (1) Accessory Building permitted on the Oak Road Lot, unless otherwise permitted by the UDO.

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. In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, 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 required to

be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles 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.

B. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:

i. The roofs of all Dwellings shall be covered with dimensional shingles or decorative wood or slate shake styled shingles.

ii. Vinyl and aluminum siding shall be prohibited.

C. Garages:

i. All Dwellings shall have a minimum of a three (3) car attached garage.

ii. All Dwellings shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.

7.2 *Article 6.5 Fence Standards*: Shall apply. A wood fence (four to six feet in height) substantially similar in quality and character as the fence depicted to the right shall be installed where generally shown on the Concept Plan and labeled "Fence".

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

A. *Article 6.8(K): Minimum Lot Landscaping Requirements*: shall apply; however, the minimum number of shrubs per Lot shall be enhanced to require fifteen (15) shrubs per Lot.

B. *Article 6.8(M) External Street Frontage Landscaping Requirements* shall only apply along Oak Road in the areas labeled on the Concept Plan.

C. *Article 6.8(N) Buffer Yard Requirements* shall apply; however, the existing vegetation and Natural Areas, labeled as "Preserved Natural Buffer Yard" on the Concept Plan, shall be preserved and satisfy the required Buffer Yard planting materials in these areas. A tree preservation easement shall be established within the Preserved Natural Buffer Yard. Within this tree preservation easement, no trees with a diameter at breast height ("DBH")

in excess of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.

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 of 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 8.7 Pedestrian Network Standards* shall apply, except as otherwise modified or enhanced below:

A. A sidewalk shall not be required on the west side of the Frontage Road or on the interior of the Loop Street.

B. Trails shall be prohibited along the north and northwest property lines, as generally shown in **Exhibit D**.

C. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations may be subject to existing easements (e.g., Mary Wilson Drain) and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the District's Open Space.

9.2 *Article 8.9 Street and Right-of-Way Standards* shall apply; however, subject to review and approval by the Public Works Department and Fire Department, as a part of the District's Overall Development Plan:

A. The Frontage Road cul-de-sac shall be permitted to have a maximum length of nine hundred (900) feet.

B. The Loop Street, as generally shown on the Concept Plan, shall be permitted.

C. Right-of-way shall be dedicated to provide a future connection point in the

southeast and northeast portions of the Real Estate. The final location of the proposed future connections, shown generally on the Concept Plan, may be subject to final engineering.

D. A paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan.

9.3 *Article 8.6 Open Space and Amenity Standards* shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of sixteen percent (16%). All Open Space shall be common area and deeded to and maintained by a homeowners' association.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK;

SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 12TH DAY OF JANUARY, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Charles Lehman	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 of [illegible] that I have taken reasonable care to [illegible] each Social Security number in this document, unless required by law."

I hereby certify that **ORDINANCE 14-50** was delivered to the Mayor of Westfield on the 14 day of Jan, 2015, at 9:30A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-50** this 14 day of January, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-50** this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: Jim Langston, Langston Residential Development, LLC, 1132 S. Rangeline Road, Carmel, Indiana 46032 (317) 846-7017.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

Exhibit D Trail Exhibit

EXHIBIT A
REAL ESTATE

PARCEL I

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

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 second 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed baring) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269 50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL Ill

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

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

EXHIBIT B
MAPLERIDGE CONCEPT PLAN

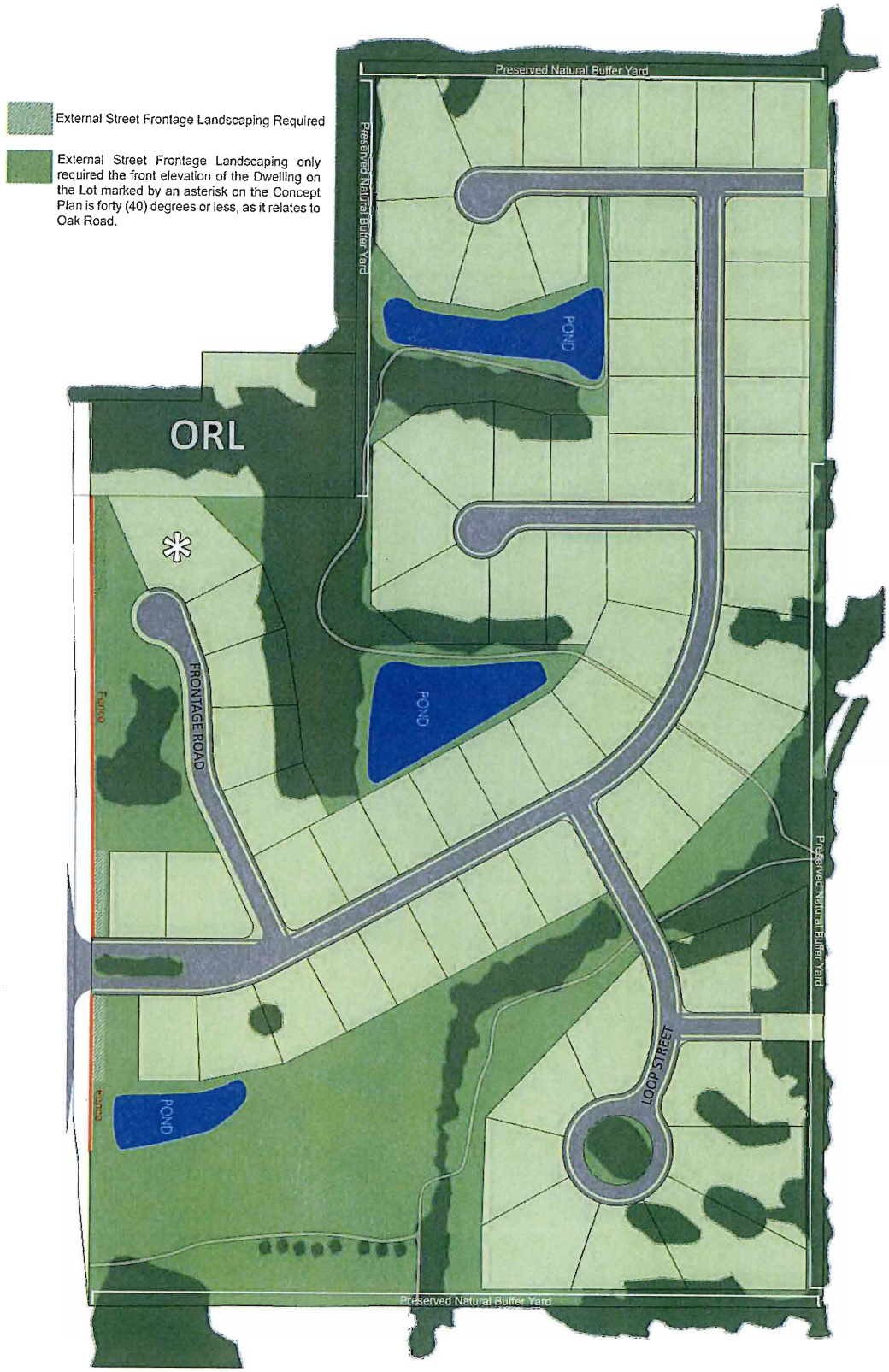


EXHIBIT C
CHARACTER EXHIBIT

Character Exhibit (All pictures are homes located in Brookside)

EXHIBIT C
CHARACTER EXHIBIT (CONT.)

EXHIBIT D

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

PROCEDURAL

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

PROJECT OVERVIEW

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

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

The applicable zoning district is the LB-PD: Local Business / Planned Development (the "LB-PD") District, and the property is subject to the State Highway 32 Overlay District (the "SR32 Overlay"). To the extent provisions established elsewhere within the UDO conflict with the provisions of the SR32 Overlay, then the provisions of the SR32 Overlay shall supersede and apply[1].

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

The plans comply 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 4.23 & Article 5.3(G))
12) Legend and notes.
13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

    Comment: The petitioner is coordinating with the Public Works Department and the County Surveyor's Office regarding the proposed development and existing drainage infrastructure.

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.

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

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 (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

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

21) Address and legal description of the property.

22) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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

34) Identify buildings proposed for demolition.

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

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

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

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

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

Comment: Please see District Standards comments herein.

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

Comment: Please see SR32 Overlay District Standards comments herein.

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

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

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

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

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

DISTRICT STANDARDS

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

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

42) Minimum Tract Requirements: 5 acres

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

44) Minimum Building Setback Lines:

a) Front Yard: 30 feet

b) Side Yard: 15 feet

c) Rear Yard: 20 feet

45) Minimum Lot Width: No minimum

46) Minimum Number of Structures: No minimum

47) Minimum Building Size: No minimum

SR32 OVERLAY DISTRICT STANDARDS

The plans comply with Article 5.3 (SR32 Overlay District)**, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:**

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

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

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

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

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:

53) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

Comment: This will be reviewed at the time of each Lot's Detailed Development Plan.

b) External Street Frontage Landscaping

c) Buffer Yard Requirements

Comment: **Only the north (abutting SF4) and northeast (abutting AG-SF1) boundaries of Block A are required to have a buffer yard, in accordance with below. The specific planting schedule will be further reviewed at the time of the Detailed Development Plan for Block A; however, preliminary, the plans comply with the exception that the required mound along the north boundary is not depicted.**

	Landscape Easement Width	Shade Trees	Evergreen Trees	Shrubs	Mound
North Property Line (adjacent property zoned SF4) **(Buffer B)**	40 feet	4 per 100'	4 per 100'	10 per 100'	4' tall undulating (for at least 60% of the shared lot line)
East Property Line (adjacent to property zoned AG-SF1, which is 240' south from the NEC of Block A) **(Buffer A)**	30 feet	3 per 100'	3 per 100'	10 per 100'	None required

d) Parking Area Landscaping

Comment: **To be reviewed at the time of the Lot's Detailed Development Plan.**

54) Lot Standards (Article 6.10)

55) Setback Standards (Article 6.16)

56) Vision Clearance Standards (Article 6.19)

57) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, and subject to further review and comment by the Public Works Department.

58) Block Standards (Article 8.1)

59) Easement Standards (Article 8.3)

60) Monument and Marker Standards (Article 8.5)

61) Pedestrian Network Standards (Article 8.7)

Comment: **Article 8.7(C) requires sidewalks on both side of internal streets (public and private). Please add the required sidewalks on both sides of Nancy Street along the future right-of-way segment (north side of existing Westfield Lighting building) and both sides of the north/south ingress/egress easement (private street).**

62) Storm Water Standards (Article 8.8)

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

64) Street Light Standards (Article 8.10)

65) Street Sign Standards (Article 8.11)

66) Surety Standards (Article 8.12)

67) Utility Standards (Article 8.13)

STAFF COMMENTS

1) No action is required at this time except to hold the public hearing.

2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.

3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

CITY OF Westfield INDIANA

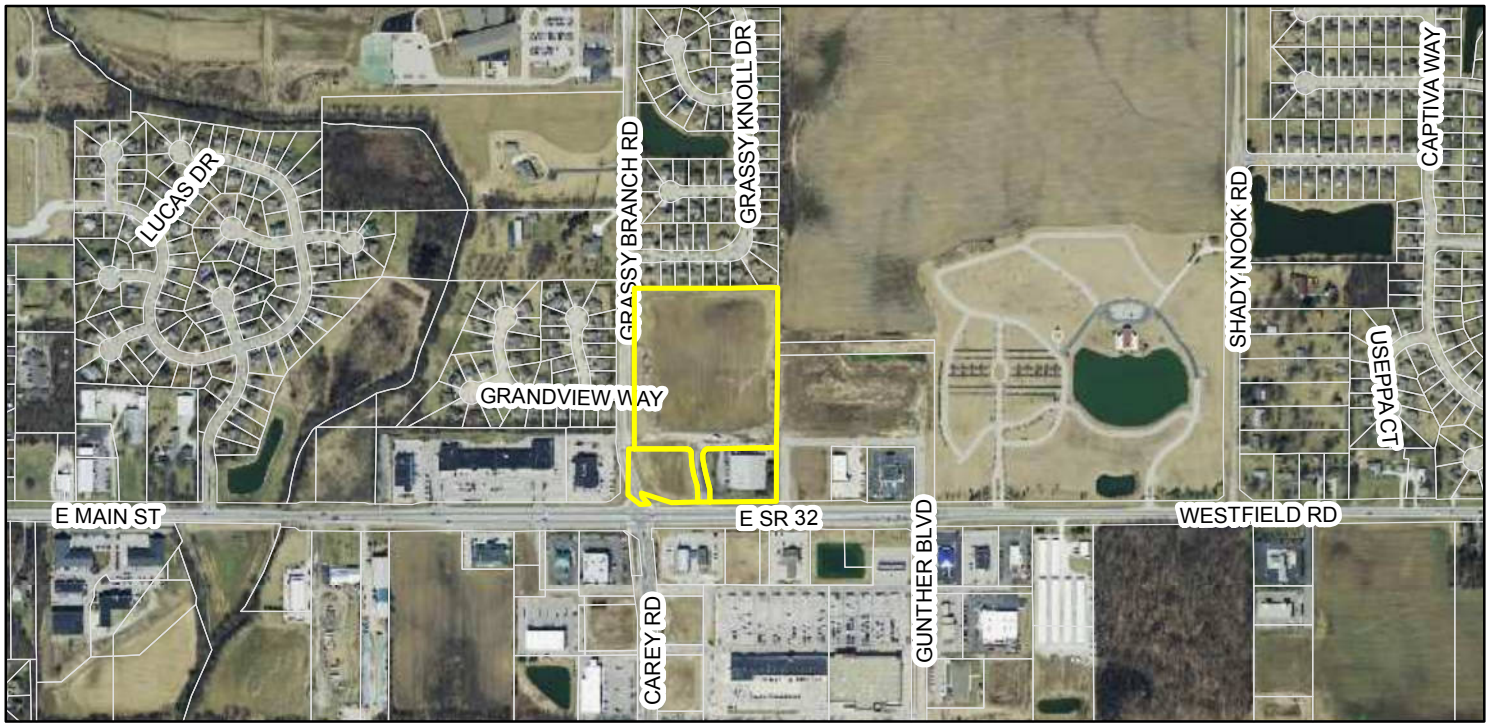
Property Location Map
Grassy Branch Commercial Subdivision
1503-SPP-04 & 1503-ODP-04

N W E S

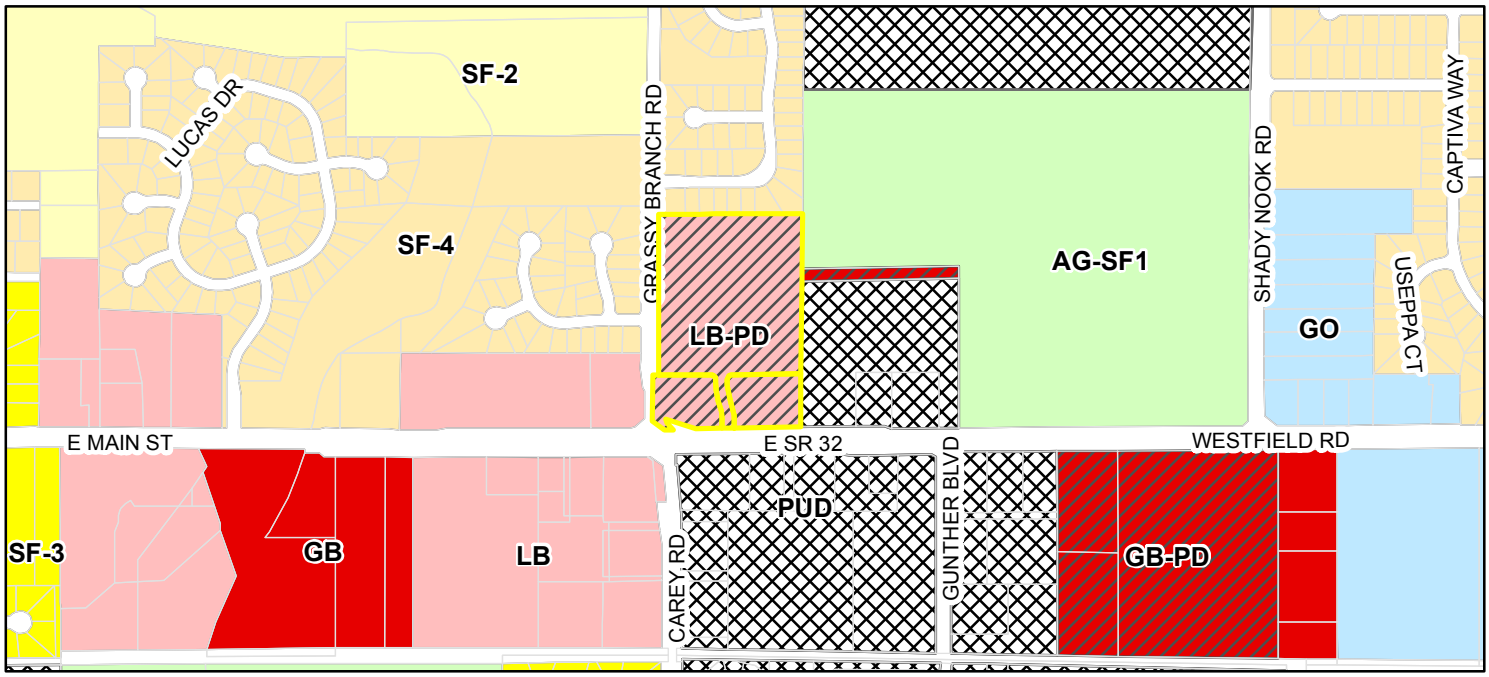
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

GRASSY BRANCH COMMERCIAL SUBDIVISON

S.R. 32 WESTFIELD, HAMILTON COUNTY, INDIANA

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

BENCHMARK

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

BM

ELEVATION : 865.01

BENCHMARK

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

TBM

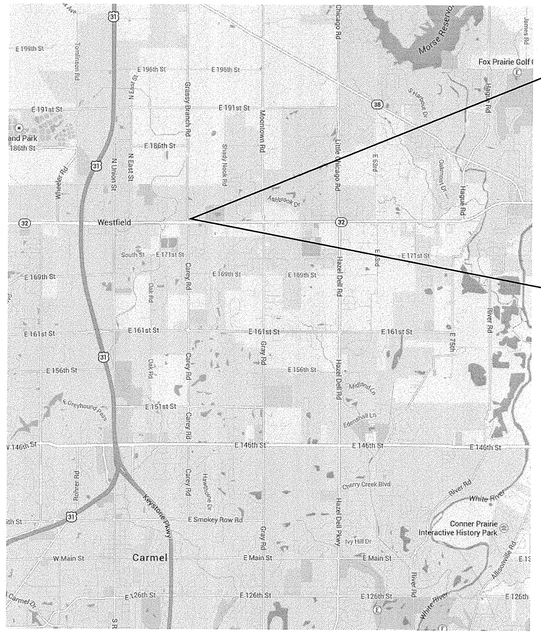
ELEVATION : 868.47

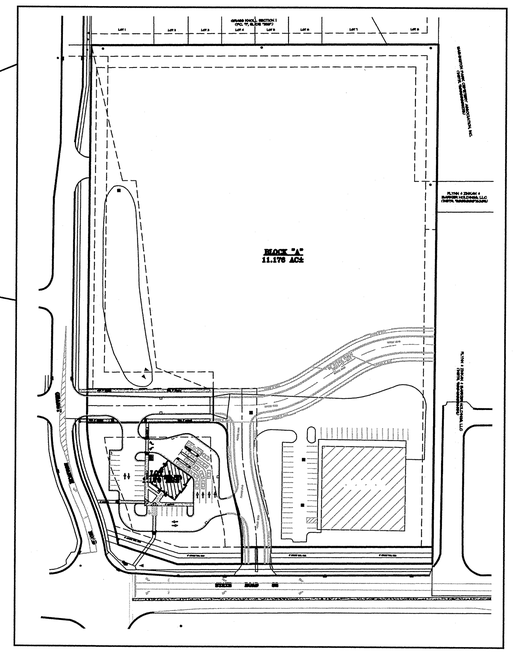
HOLEY MOLEY SAYS, "DON'T DIG BLIND"

1-800-382-5544
CALL TOLL FREE

1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

PROPOSED SITE





GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

N.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.,
Hamilton County, Indiana

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

GRASS KNOLL SECTION 1
(PC. "1", SLIDE "333")

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8

20' D. U. & L. E.

N 89°39'41" E
622.44'

40.00'

EXIST. 20' SANITARY SEWER ESMT.
INST. NO. 200600024046

20' BUILDING SETBACK

40' LANDSCAPE EASEMENT

WASHINGTON PARK CEMETERY ASSOCIATION, INC.
(INSTR. #2000000052213)

EXIST. 20' SANITARY SEWER ESMT.
INST. NO. 200600024046

40' LANDSCAPE EASEMENT

20' BUILDING SETBACK

FLYNN & ZINKAN & BARKER HOLDINGS, LL
(INSTR. #2005000763O

W 22°22'28" 926.94'

40' RIGHT-OF-WAY
INST. NO. 2003-00056353

VAR. DRAINAGE EASEMENT

30' BUILDING SETBACK

10' LANDSCAPE EASEMENT

N 13°15'20" W
248.17'

N 89°39'41" E
24.14'

VAR. DRAINAGE EASEMENT

EXISTING DRY DETENTION

N 01°36'10" W
336.59'

W 22°23'22" S
667.70'

10' LANDSCAPE EASEMENT

30' BUILDING SETBACK

40' RIGHT-OF-WAY
INST. NO. 2003-00056353

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

BLOCK "A"
11.176 AC±

JAMES D. HUTSON & JAMES MICHAEL HUTSON
(INSTR. #8620370)

60' FUTURE PUBLIC RIGHT-OF-WAY

30' BUILDING SETBACK

S 68°22'58" E
100.14'

NANCY STREET

60' PUBLIC RIGHT-OF-WAY

N 89°35'36" E
226.37'

L=6.50', R=300.00'

N 89°35'36" E
226.72'

L=39.27', R=25.00'

GRASSY BRANCH ROAD

L=131.11', R=300.00'

30' BUILDING SETBACK

S 00°24'20" E
18.97'

30' BUILDING SETBACK

L=124.61', R=300.00'

EXIST. 21' SIDEWALK & UTILITY ESMT.
INST. NO. 2003-00056353

L=72.86', R=325.00'

30' BUILDING SETBACK

53' INGRESS-EGRESS & UTILITY ESMT.

LOT 1
1.170 AC±

JAMES D. HUTSON & JAMES MICHAEL HUTSON
(INSTR. #200000023494)

L=68.71', R=380.00'

S 13°14'59" E
48.21'

L=34.53', R=380.00'

L=103.24', R=380.00'

L=61.65', R=275.00'

30' BUILDING SETBACK

S 00°24'20" E
30.47'

111.55'
N 72°02'07" W

30'

TRAILWAY BLOCK "A" 30' BUILDING SETBACK
"TO BE COVEYED TO THE CITY OF WESTFIELD
6927 sq.ft.±

115.98'
S 89°38'53" W

30'

TRAILWAY BLOCK "B" 30' BUILDING SETBACK
"TO BE COVEYED TO THE CITY OF WESTFIELD
10256 sq.ft.±

341.67'
S 89°38'53" W

STATE OF INDIANA INST. NO. 2007040768

STATE OF INDIANA
INST. NO. 2007047399

HUTSON AND HUTSON, LLC
(INSTR. #200100051035)

20' BUILDING SETBACK

FLYNN & ZINKAN & BARKER HOLDINGS, LLC
(INSTR. #2004000006559)

STATE ROAD 32

S.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.,
Hamilton County, Indiana

N.W. Corner of N.W. Qtr.
Section 5, T.18 N., R.4 E.,
Hamilton County, Indiana

JOB NO. 1817-PP-01	DATE JANUARY 29, 2015	SHEET 2	MAURER SURVEYING, INC. 4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142 OFFICE - 317-881-3898 www.MaurerSurveying.com LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES PREPARED FOR: **FIRST MERCHANTS BANK** 10333 N. MERIDIAN STREET INDIANAPOLIS, IN 46290	PROJECT NAME: **GRASSY BRANCH COMMERCIAL SUBDIVISION** ***3302 E. STATE ROAD 32, WESTFIELD, IN*** SHEET NAME: **PRIMARY PLAT** **PROPOSED PLAT INFORMATION**	DATE: 2/20/15 REVISION: PER COMMENTS	SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR 2/20/15	SCALE: 1" = 40' DRAWN BY: AB CHECKED BY: PM CERTIFIED BY: PAUL MAURER

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

FLOOD HAZARD STATEMENT:
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N.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.,
Hamilton County, Indiana

GRASS KNOLL SECTION 1
(PC. "I", SLIDE "333")

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8

EXIST. 20' SANITARY SEWER ESMT.
INST. NO. 200600024046

WASHINGTON PARK CEMETERY ASSOCIATION, INC.
(INSTR. #200000005213)

EXIST. 20' SANITARY SEWER ESMT.
INST. NO. 200600024048

FLYNN & ZINKAN & BARKER HOLDINGS, LLC
(INSTR. #200500071632)

FLYNN & ZINKAN & BARKER HOLDINGS, LLC
(INSTR. #200400006559)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

JAMES D. HUTSON & JAMES MICHAEL HUTSON
(INSTR. #8620370)

JAMES D. HUTSON & JAMES MICHAEL HUTSON
(INSTR. #200000023494)

HUTSON AND HUTSON, LLC
(INSTR. #200100051035)

EXISTING BUILDING
WESTFIELD LIGHTING

EXIST. 21' SIDEWALK & UTILITY ESMT.
INST. NO. 2003-0006353

STATE OF INDIANA
INST. NO. 2007047399

STATE OF INDIANA INST. NO. 2007040768

EXISTING FIRE HYD.

EXIST. WALK | EXIST. GRAVEL | EXIST. ASPHALT | EXIST. CURB | EXIST. 15" RCP | EXIST. 12" RCP

EX. INV. 64.22S

EXIST. T/C=867.59 INV.=865.04

EXIST. T/C=868.17 INV.=865.37

EXIST. T/C=868.06 INV.=865.71

STATE ROAD 32

GRASSY BRANCH ROAD

S.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.,
Hamilton County, Indiana

N.W. Corner of N.W. Qtr.
Section 5, T.18 N., R.4 E.,
Hamilton County, Indiana

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

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

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

SHEET NAME:
PRIMARY PLAT
EXISTING CONDITIONS

DATE:	REVISION:
2/20/15	PER COMMENTS

SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR
2/20/15

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

JOB NO. 1817-PP-02
DATE JANUARY 29, 2015
SHEET 3

GRASSY BRANCH COMMERCIAL SUBDIVISION

CITY OF WESTFIELD
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

N.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.,
Hamilton County, Indiana

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GRASS KNOLL SECTION 1
(PC. "1", SLIDE "333")

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8

20' D. U. & L. E.

20' D. U. & L. E.

40.00'

EXIST. 20' SANITARY SEWER EASEMENT
INST. NO. 2006000024046

40' LANDSCAPE EASEMENT

20' BUILDING SETBACK

EXIST. WALK

40' RIGHT-OF-WAY
INST. NO. 2003-00056353

30' DRAINAGE EASEMENT

30' BUILDING SETBACK

EXIST. WALK

VAR. DRAINAGE EASEMENT

EXISTING DRY DETENTION

40' RIGHT-OF-WAY
INST. NO. 2003-00056353

EXIST. WALK

30' BUILDING SETBACK

EXIST. 15" RCP

PROP. 5' SIDEWALK

PROP. 5' SIDEWALK

60' PUBLIC RIGHT-OF-WAY

NANCY STREET

EXIST. ASPHALT

EXIST. T/C=867.59
INV.=865.04

PROP. 5' SIDEWALK

PROP. 5' SIDEWALK

DIRT ADDED TO CREATE SLIGHT MOUND

30' BUILDING SETBACK

EXISTING FIRE HYD.

30' BUILDING SETBACK

30' BUILDING SETBACK

EXIST. ASPHALT

53' INGRESS-EGRESS & UTILITY ESMT.

EXIST. 15" RCP

EXIST. T/C=868.17
INV.=865.37

EXIST. ASPHALT

EXIST. 12" RCP

EXIST. T/C=868.06
INV.=865.71

EXIST. ASPHALT

EXISTING BUILDING
WESTFIELD LIGHTING

20' BUILDING SETBACK

EXIST. ASPHALT

PROP. BLDG.
FIN. FLR. = 871.50
2,659 Sq. Ft.±

FLAG POLE

6' SIDEWALK

EXIST. 21' SIDEWALK & UTILITY ESMT.
EXIST. WALK
INST. NO. 2003-00056353

30' BUILDING SETBACK

8' ASPHALT TRAIL PATH

EXIST. ASPHALT

TRAILWAY BLOCK "A"
"TO BE COVEYED TO
THE CITY OF WESTFIELD
6927 sq.ft.±

30' BUILDING SETBACK

EXIST. CONC.

EXISTING FIRE HYD.

8' ASPHALT TRAIL PATH

TRAILWAY BLOCK "B"
"TO BE COVEYED TO
THE CITY OF WESTFIELD
10256 sq.ft.±

30' BUILDING SETBACK

8' ASPHALT TRAIL PATH

STATE OF INDIANA
INST. NO. 2007047899

STATE OF INDIANA INST. NO. 2007040768

EXIST. WALK

EXIST. WALK

GRASSY BRANCH ROAD

STATE ROAD 32

S.W. Corner of S.W. Qtr.
Section 32, T.19 N., R.4 E.,
Hamilton County, Indiana

N.W. Corner of N.W. Qtr.
Section 5, T.18 N., R.4 E.,
Hamilton County, Indiana

WASHINGTON PARK CEMETERY ASSOCIATION, INC.
(INSTR #200000052213)

FLYNN & ZINKAN & BARKER HOLDINGS, LL
(INSTR #20050007630

FLYNN & ZINKAN & BARKER HOLDINGS, LLC
(INSTR #2004000026559)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

PROPOSED DEVELOPMENT

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

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

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

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

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

SHEET NAME:
OVERALL DEVELOPMENT PLAN
PROPOSED CONDITIONS

DATE:	REVISION:
2/20/15	PER COMMENTS

SEAL
PAUL MAURER
REGISTERED
No. 880006
STATE OF INDIANA
LAND SURVEYOR
2/20/15

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

Petition Number:	1503-DDP-03
Subject Site Address:	Northeast corner of Grassy Branch Road and State Highway 32
Petitioner:	First Merchants Bank by Maurer Surveying, Inc.
Request:	Detailed Development Plan approval for a new bank building on Lot 1 of the Grassy Branch Commercial Subdivision.
Current Zoning:	LB-PD: Local Business / Planned Development District, subject to the State Highway 32 Overlay District
Current Land Use:	Vacant
Approximate Acreage:	1.46 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Landscape Plan 6. Lighting Plan
Property History:	1503-SPP-05 Primary Plat (pending) 1503-ODP-05 Overall Development Plan (pending) 1503-SFP-10 Secondary Plat (pending) 0111-VS-79 Variance of Development Standards (Westfield Lighting Signs) (01/22/02) 00-AP-38 Development Plan Approval (Westfield Lighting Building Expansion) (09/25/00)
Staff Reviewer:	Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 1.46-acre+/- site is located on the northeast corner of State Highway 32 and Grassy Branch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a 2,659-square foot bank building, located on Lot 1 of the Grassy Branch Commercial Subdivision.

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

The applicable zoning district is the LB-PD: Local Business / Planned Development (the "LB-PD") District, and the property is subject to the State Highway 32 Overlay District (the "SR32 Overlay"). To the extent provisions established elsewhere within the UDO conflict with the provisions of the SR32 Overlay, then the provisions of the SR32 Overlay shall supersede and apply[1].

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

The development plan complies except for those items identified as outstanding below:

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.
14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
15) Identify buildings proposed for demolition.
16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

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

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

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

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

Comment: Please see District Standards comments herein.

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

Comment: Please see SR32 Overlay District Standards comments herein.

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

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

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

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

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

DISTRICT STANDARDS

The development plan complies with Article 4.23 (LB-PD District)**.**

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

23) Minimum Tract Requirements: 5 acres

24) Permitted Uses: The proposed bank use is a "Low Intensity Retail" use, as defined in Chapter 12 of the UDO, which is a permitted use in the LB: Local and Neighborhood Business District.

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

26) Minimum Building Setback Lines:

a) Front Yard: 30 feet

b) Side Yard: 15 feet

c) Rear Yard: 20 feet

27) Minimum Lot Width: No minimum

28) Minimum Number of Structures: No minimum

29) Minimum Building Size: No minimum

SR32 OVERLAY DISTRICT STANDARDS

The plans comply with Article 5.3 (SR32 Overlay District), **except for those items identified as outstanding below:**

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

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

Comment: Please add the Trailway block to the Detailed Development Plan (similar to the Overall Development Plan) and label "to be conveyed to the City of Westfield", in accordance with Article 5.3(L)(3).

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

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

34) Setback Requirements (Article 5.3(G)):

a) Maximum Setback: 120 feet from State Highway 32 right-of-way line.

b) Minimum Setback: 30 feet from the State Highway 32 right-of-way line.

35) Building Height Requirements:

a) Maximum Building Height: No maximum

b) Minimum Building Height: Eighteen (18) feet

Comment: As proposed, the building height of the pitched roof is: (i) 19.5 feet for the main body of the structure; and (ii) 17.25 feet for the drive-thru canopy extension (the building height is measured as the mean height between eaves and ridges).

c) Multiple Stories: Multiple stories are encouraged, but not required.

36) Minimum Building Size Requirements: 5,000 square feet

Comment: The proposed building has an area of 2,659 square feet (excluding the canopy structure covering the drive-through). Article 5.3(J)) provides that:

> **"[t]he Gross Floor Area requirements…are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement…is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required."**

As a result, it is the discretion of the Plan Commission to determine whether to approve the smaller building and what, if any, site or architectural enhancements may be required to otherwise achieve the intent of the standard.

SR32 OVERLAY DISTRICT ARCHITECTURAL DESIGN REQUIREMENTS (ARTICLE 5.3(K))

The development plan complies with and/or exceeds those requirements of Article 5.3(K) (SR32 Overlay District), **except for those items identified as outstanding below:**

37) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

38) Building Elevations:

a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

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

Comment: Not applicable, elevation lengths are between 51 feet and 53 feet.

c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

39) Openings:

a) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

b) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS). Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

40) Gutters and Downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

Comment: Please identify and label on the elevations.

41) Roofs:

a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).

b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a non-reflective material.

Comment: Please identify and label roof material on the elevations.

c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

d) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

e) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

42) Main Entrances:

a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

c) The location, orientation, proportion and style of doors shall complement the style of the building.

43) Windows:

a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

44) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

45) Building Materials:

a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

b) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

c) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

d) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

46) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

47) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from all other Rights-of-way and adjacent properties.

48) Mechanical Equipment:

a) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.

b) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.

c) When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

49) Walls and Fencing:

a) The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron, or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.

b) The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: non-solid and/or unfinished wood, chain link (with or without slats), non-decorative corrugated metal, electrified fences and razor/concertina/barbed wire.

c) Walls and fencing shall not be located in an Established Front Yard.

d) If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building.

e) If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Facade of the Principal Building. Instead such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The development plan complies, except for those items identified as outstanding below:

50) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

51) Architectural Standards (Article 6.3)

Comment: Not applicable, superseded by the SR32 Overlay District standards.

52) Building Standards (Article 6.4)

53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

55) Landscaping Standards (Article 6.8)

a) General Screening Standards (Article 6.8(H))

b) Minimum Lot Landscaping Requirements (Article 6.8(K))

c) Foundation Plantings (Article 6.8(L)): Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

d) External Street Frontage Landscaping

e) Buffer Yard Requirements

Comment: No buffer yard is required for this property.

f) Interior Parking Area Landscaping

g) Perimeter Parking Area Landscaping

56) Lighting Standards (Article 6.9)

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

b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

Comment: Please add height of light poles to Luminaire Schedule on Lighting Plan.

c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.

d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

Comment: Please add note stating this requirement on the Lighting Plan.

57) Lot Standards (Article 6.10)

58) Outside Storage and Display (Article 6.12)

59) Outdoor Café and Eating Areas (Article 6.13)

60) Parking and Loading Standards (Article 6.14)

a) Stacking Requirements for Drive-Through Facilities (Article 6.14(E))

b) Parking Spaces (Article 6.14(G))

c) Bicycle Parking (Article 6.14(H))

61) Setback Standards (Article 6.16)

62) Sign Standards (Article 6.17)

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

63) Vision Clearance Standards (Article 6.19)

64) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below:

65) Easement Standards (Article 8.3)

66) Pedestrian Network Standards (Article 8.7)

Comment: Article 8.7(C) requires sidewalks on both side of internal streets (public and private). The development plan identifies the required sidewalk along the north/south ingress/egress easement (private street) as "future"; however, this sidewalk is required at the time of the development of Lot 1. As a result, please remove the "future" label and revise the line work accordingly.

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

68) Surety Standards (Article 8.12)

69) Utility Standards (Article 8.13)

STAFF COMMENTS

1) No action is required at this time except to hold the public hearing.

2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

CITY OF Westfield INDIANA

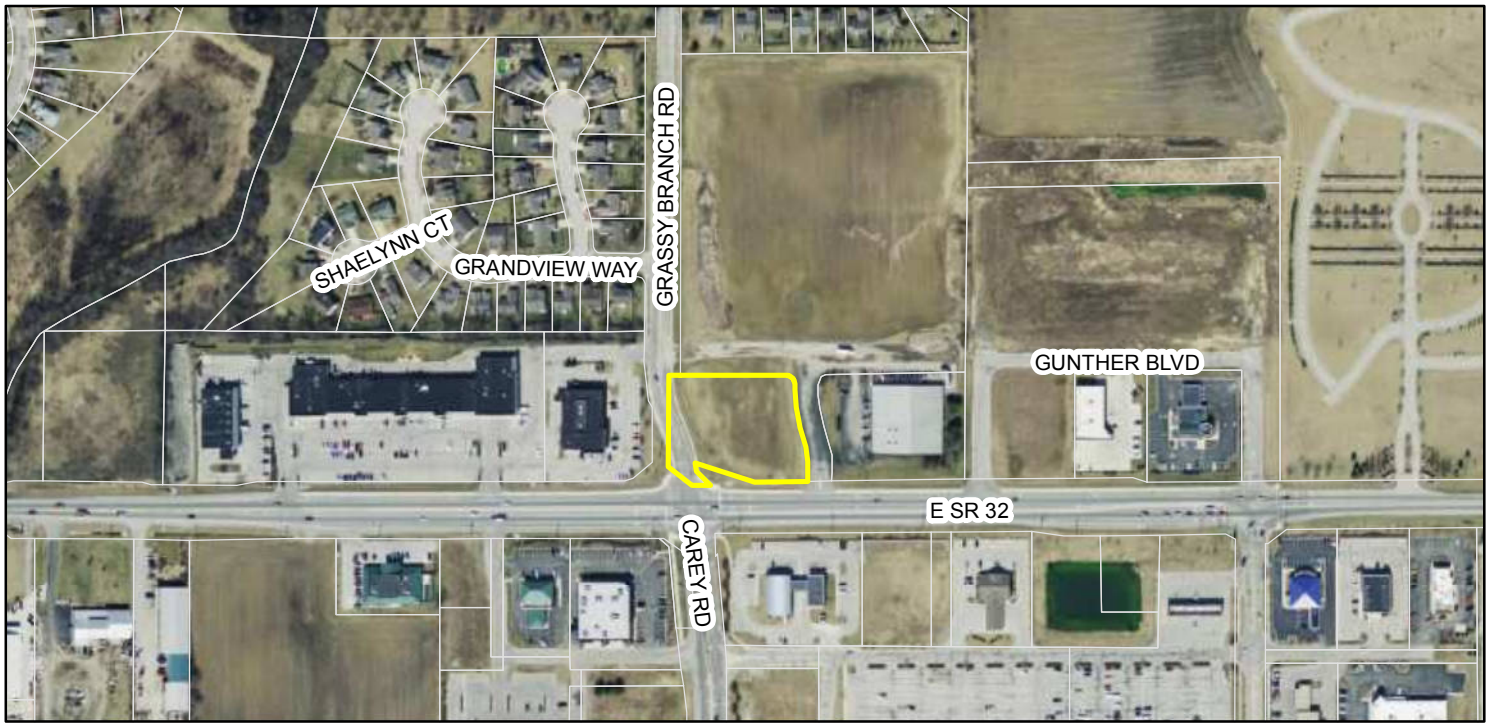
Property Location Map
First Merchant's Bank
1503-DDP-03

N W E S

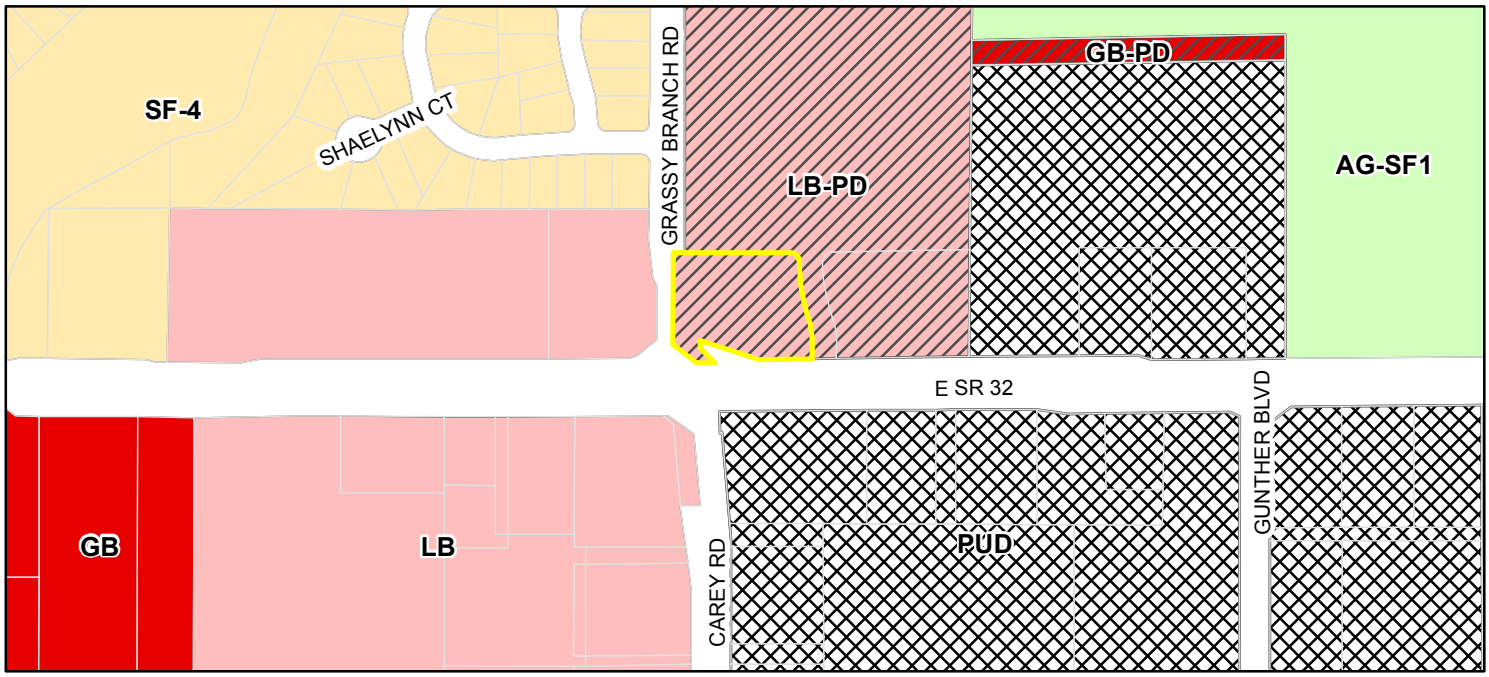
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

FIRST MERCHANTS BANK

S.R. 32 WESTFIELD, HAMILTON COUNTY, INDIANA

CONSTRUCTION PLANS

PROPOSED SITE

FIRST MERCHANTS BANK BUILDING SITE TOTAL ACREAGE: 1.49
SITE ZONING = LB–PD
ADJACENT ZONING
NORTH = LB–PD SOUTH = PUD
EAST = LB–PD WEST = LB

STATEMENT of USE

First Merchants Bank is a proposed bank construction project that will include construction of a proposed 2,659 square foot building that will entail new construction of new pavement, curbing and all site development work.

PROPOSED STARTING & COMPLETION of CONSTRUCTION

ESTIMATED START DATE: 06/2015
ESTIMATED COMPLETION DATE: 06/2016

BENCHMARK

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

ELEVATION : 865.01 BM

BENCHMARK

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

ELEVATION : 868.47 TBM

HOLEY MOLEY SAYS, "DON'T DIG BLIND"

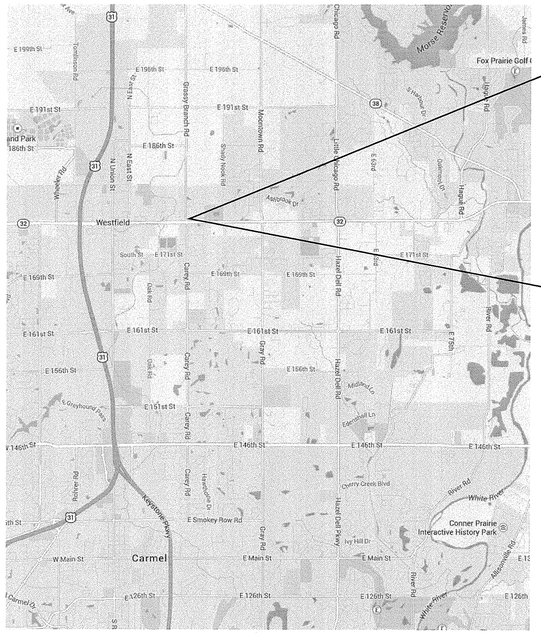
1–800–382–5544
CALL TOLL FREE
1–800–428–5200
FOR CALLS OUTSIDE OF INDIANA

LEGAL DESCRIPTION

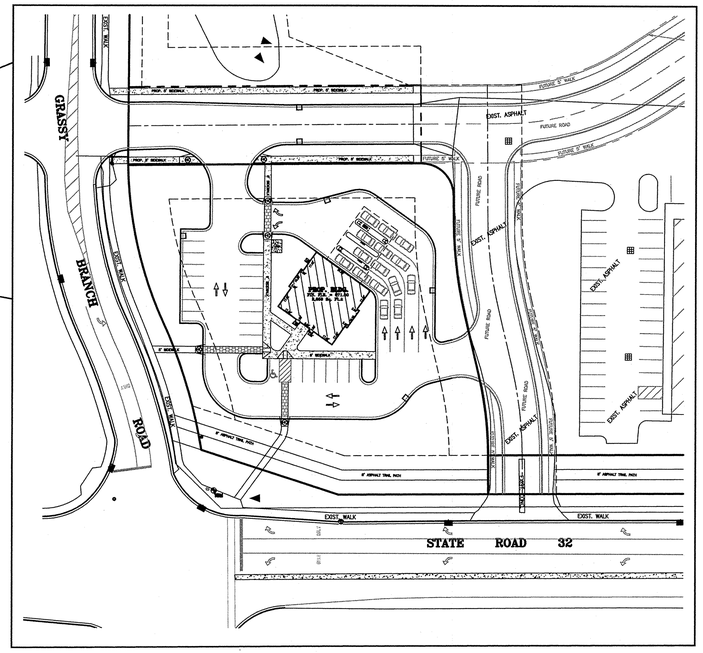
A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follow:

COMMENCING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 23 minutes 32 seconds East (Basis of Bearings are State Plane Coordinate System – IN East) along the West line of said Quarter Section 315.45 feet; thence North 89 degrees 35 minutes 36 seconds East 34.33 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing North 89 degrees 35 minutes 36 seconds East 232.42 feet to a Point of Curvature of a curve concave Southwesterly with a Radius Point that bears South 00 degrees 24 minutes 24 seconds East 25.00 feet; thence Southeasterly along said curve through a Central Angle of 90 degrees 00 minutes 04 seconds a distance of 39.27 feet; thence South 00 degrees 24 minutes 20 seconds East 22.47 feet to a Point of Curvature of a curve concave Easterly with a Radius Point that bears North 89 degrees 35 minutes 40 seconds East 325.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 50 minutes 38 seconds a distance of 72.86 feet; thence South 13 degrees 14 minutes 59 seconds East 48.21 feet to a Point of Curvature of curve concave Westerly with a Radius Point that bears South 76 degrees 45 minutes 01 seconds West 275.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 50 minutes 38 seconds a distance of 61.65 feet; thence South 00 degrees 24 minutes 20 seconds East 30.47 feet to the North line of the land of the State of Indiana, as recorded in Instrument Number 2007047399, in the Office of the Hamilton County Recorder; thence the next two (2) courses being along the North lines of said State of Indiana; (1) South 89 degrees 38 minutes 53 seconds West 115.98 feet; (2) North 72 degrees 02 minutes 07 seconds West 135.31 feet to the West line of an Existing Right–of–Way Deeded Back to Grantor, as recorded in Instrument Number 200300060947, in the Office of the Hamilton County Recorder, said point also being a Point of Non–curvature of a curve concave Westerly with a Radius Point that bears South 79 degrees 11 minutes 35 seconds West 359.00 feet; thence the next two (2) courses being along said West line; (1) Northerly along said curve through a Central Angle of 13 degrees 50 minutes 29 seconds a distance of 86.73 feet to a Point of Reverse Curvature of a curve concave Easterly with a Radius Point that bears North 65 degrees 21 minutes 06 seconds East 321.00 feet; (2) Northerly along said curve through a Central Angle of 21 degrees 39 minutes 13 seconds a distance of 121.31 feet to a Point of Curvature of a curve concave Southeasterly with a Radius Point that bears North 87 degrees 00 minute 19 seconds East 15.00 feet; thence Northeasterly along said curve through a Central Angle of 92 degrees 35 minutes 17 seconds a distance of 24.24 feet to the Point of Beginning, containing 1.458 acres, more or less.

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



PROPOSED SITE



OWNER & DEVELOPER

FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290
Email: kscharnowske@firstmerchants.com

VICINITY MAP

UTILITIES

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

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

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

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

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

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

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE
C.1	TITLE SHEET
C.2	EXISTING CONDITIONS
C.3	GRADING PLAN
C.4	DIMENSIONAL PLAN
C.5	UTILITY PLAN
C.6–C.7	EROSION CONTROL
C.8	LANDSCAPE PLAN
C.9	SPECIFICATIONS
C.10–12	GENERAL DETAILS

REVISIONS

DATE	SHEET NUMBER
2/20/15	C.1, C.3–C.8

UTILITY STATEMENT:

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

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

PREPARED BY:

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

PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR

CERTIFIED BY:

2/20/2015

Paul Maurer, P.L.S. #880006
paul@maurersurveying.com

NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
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INDIANA STATE HIGHWAY COMMISSION DISCK 02. MILES EAST OF WESTFIELD ON STATE ROAD 32 AT THE ONE SPAN BRIDGE OVER COOL CREEK, SET IN TOP OF THE NORTHEAST WINGWALL OF THE BRIDGE. 24 FEET NORTH OF THE CENTERLINE OF S.R. 32, 0.5 FEET NORTH OF THE GAURDRAIL, ABOUT LEVEL WITH THE ROAD.

BM

ELEVATION : 865.01

BENCHMARK

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

TBM

ELEVATION : 868.47

EXISTING LEGEND

- *-EXISTING SANITARY SEWER*
- *-EXISTING SANITARY MANHOLE*
- *-EXISTING STORM SEWER*
- *-EXISTING STORM (BEEHIVE) INLET*
- *-EXISTING STORM (CURB) INLET*
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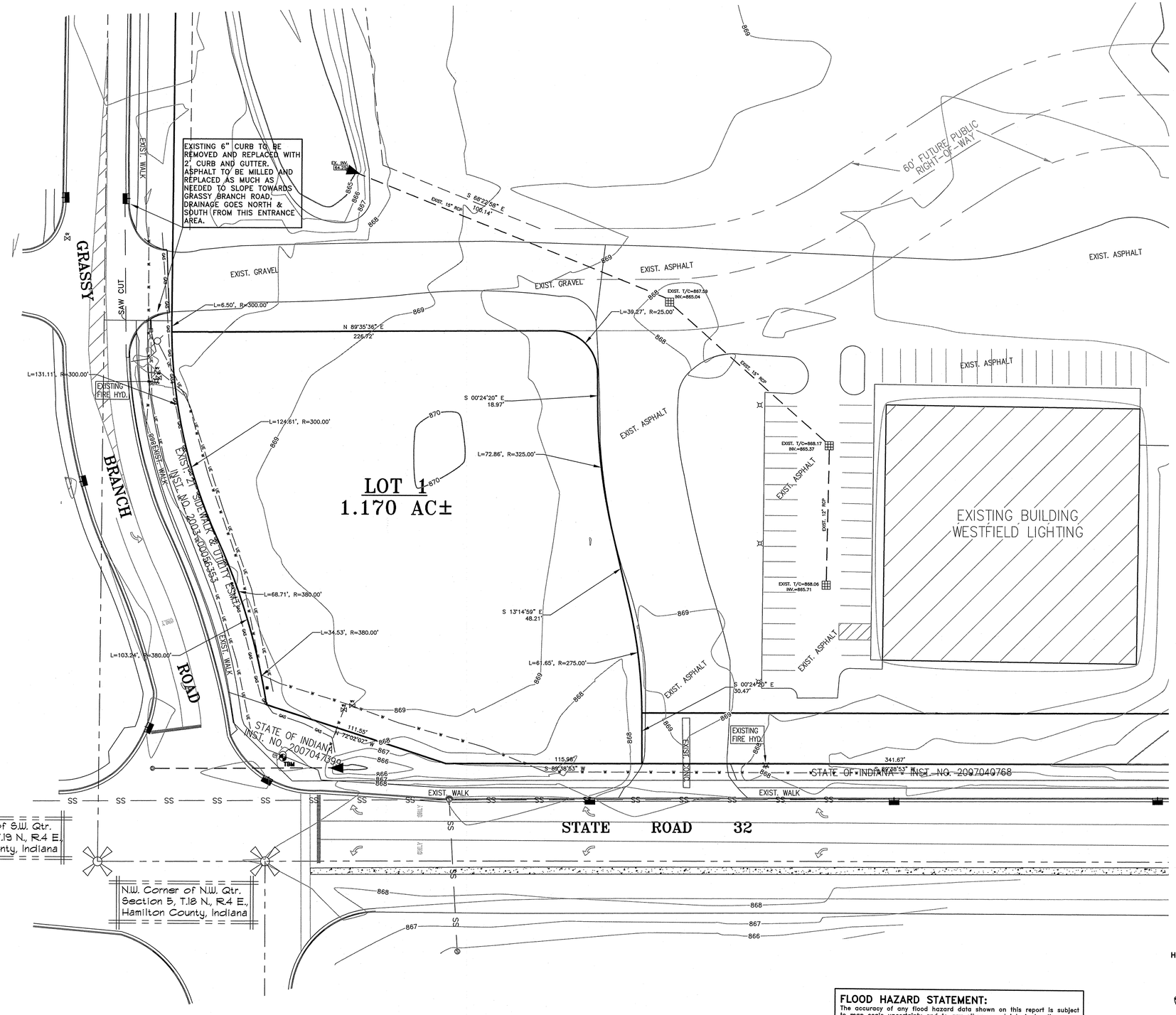
- *-EXISTING CONTOUR LINE*
- *-EXISTING UNDERGROUND ELECTRIC*
- *-EXISTING ELECTRIC TRANSFORMER*
- *-EXISTING STREET SIGN*
- *-EXISTING LIGHT*



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

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FLOOD HAZARD STATEMENT:

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

HOLEY MOLEY SAYS, "DON'T DIG BLIND"

1-800-382-5544 CALL TOLL FREE

1-800-428-5200 FOR CALLS OUTSIDE OF INDIANA

SCALE: 1" = 30'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA SURVEYOR

2/20/15

DATE: 2/20/15 REVISION: LOT 1

PROJECT NAME: FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME: EXISTING CONDITIONS

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

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

SHEET C.2

DATE JANUARY 29, 2015

JOB NO. 1817-C.2

NOTICE, PERMITS, and NOTES

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GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

EXISTING LEGEND

- –EXISTING SANITARY SEWER
- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM (BEEHIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- –EXISTING GAS VALVE
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- –EXISTING CABLE PEDESTAL
- –EXISTING WATERLINE
- –EXISTING WATER METER
- –EXISTING WATER VALVE
- –EXISTING CONTOUR LINE
- –EXISTING UNDERGROUND ELECTRIC
- –EXISTING ELECTRIC TRANSFORMER
- –EXISTING STREET SIGN
- –EXISTING LITE

PROPOSED LEGEND

- –PROPOSED STORM (CURB) INLET
- (11) –PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. –BUILDING SETBACK LINE
- –PROPOSED FIRE HYDRANT
- 00.00 / 00.00 –PROPOSED TOP OF CURB ELEV. / –PROPOSED BOTTOM OF CURB ELEV.
- 00.00 –PROPOSED GRADE
- –PROPOSED GRANULAR BACKFILL
- (HC) –PROPOSED HANDICAP ACCESSIBLE RAMP

BENCHMARK

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

ELEVATION : 868.47 TBM

BENCHMARK

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ELEVATION : 865.01 BM

EXISTING 6" CURB TO BE REMOVED AND REPLACED WITH 2' CURB AND GUTTER. ASPHALT TO BE MILLED AND REPLACED AS MUCH AS NEEDED TO SLOPE TOWARDS GRASSY BRANCH ROAD, DRAINAGE GOES NORTH & SOUTH FROM THIS ENTRANCE AREA.

CURBING TO BE INSTALLED TO THE "GRADE BREAK" WITH ONLY NEW ASPHALT TYING INTO THE EXISTING ASPHALT.

CURBING TO BE INSTALLED TO THE "GRADE BREAK" WITH ONLY NEW ASPHALT TYING INTO THE EXISTING ASPHALT.

DIRT ADDED TO CREATE SLIGHT MOUND

SEE DRIVE-THRU GRADING DETAIL

EXISTING FIRE HYD.

EXISTING FIRE HYD.

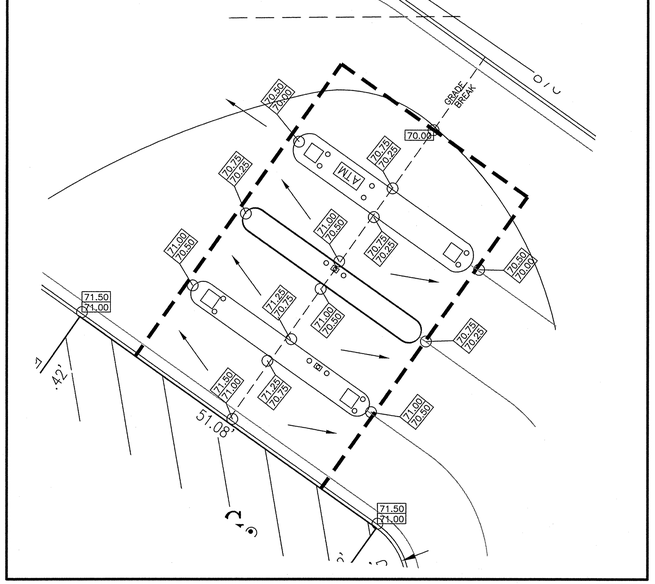
PROP. BLDG.
FIN. FLR. = 871.50
2,659 Sq. Ft.±

TBM

PROPOSED SAN. LAT.

DRIVE THROUGH GRADING DETAIL

SCALE: 1"=10'



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1-800-382-5544 CALL TOLL FREE

1-800-428-5200 FOR CALLS OUTSIDE OF INDIANA

SCALE: AS SHOWN
DRAWN BY: AB
CHECKED BY: PM
SURVEYED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED LAND SURVEYOR STATE OF INDIANA No. 880006 2/20/15

DATE:	REVISION:
2/20/15	PER COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
GRADING PLAN

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

SHEET
C.3

DATE
JANUARY 29, 2015

JOB NO.
1817-C.3

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TBM

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PROPOSED LEGEND

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- GAS –EXISTING GAS LINE
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- –EXISTING CABLE PEDESTAL
- 12" –EXISTING WATERLINE
- –EXISTING WATER METER
- –EXISTING WATER VALVE
- 824 –EXISTING CONTOUR LINE
- UGE –EXISTING UNDERGROUND ELECTRIC
- –EXISTING ELECTRIC TRANSFORMER
- –EXISTING STREET SIGN
- –EXISTING LITE

PARKING NOTES

GENERAL DEVELOPMENT NOTES:

PARKING PROVIDED: 9' X 18' STALLS	22 SPACES
HANDICAP SPACES:	1 SPACES
TOTAL SPACES PROVIDED:	23 SPACES

KEYNOTE LEGEND (** = SEE DETAIL)

- A —— MONOLITHIC CURB & WALK **
- B —— HEAVY DUTY PAVEMENT **
- C —— 2' COMBINED CURB & GUTTER
- D —— HANDICAP & OTHER PAINT MARKINGS
- E —— LAWN
- F —— 4" PAINTED WHITE PARKING STRIPE
- G —— HANDICAP RAMP ** HC
- H —— RIGHT-OF-WAY PAVEMENT **

GRAPHIC SCALE

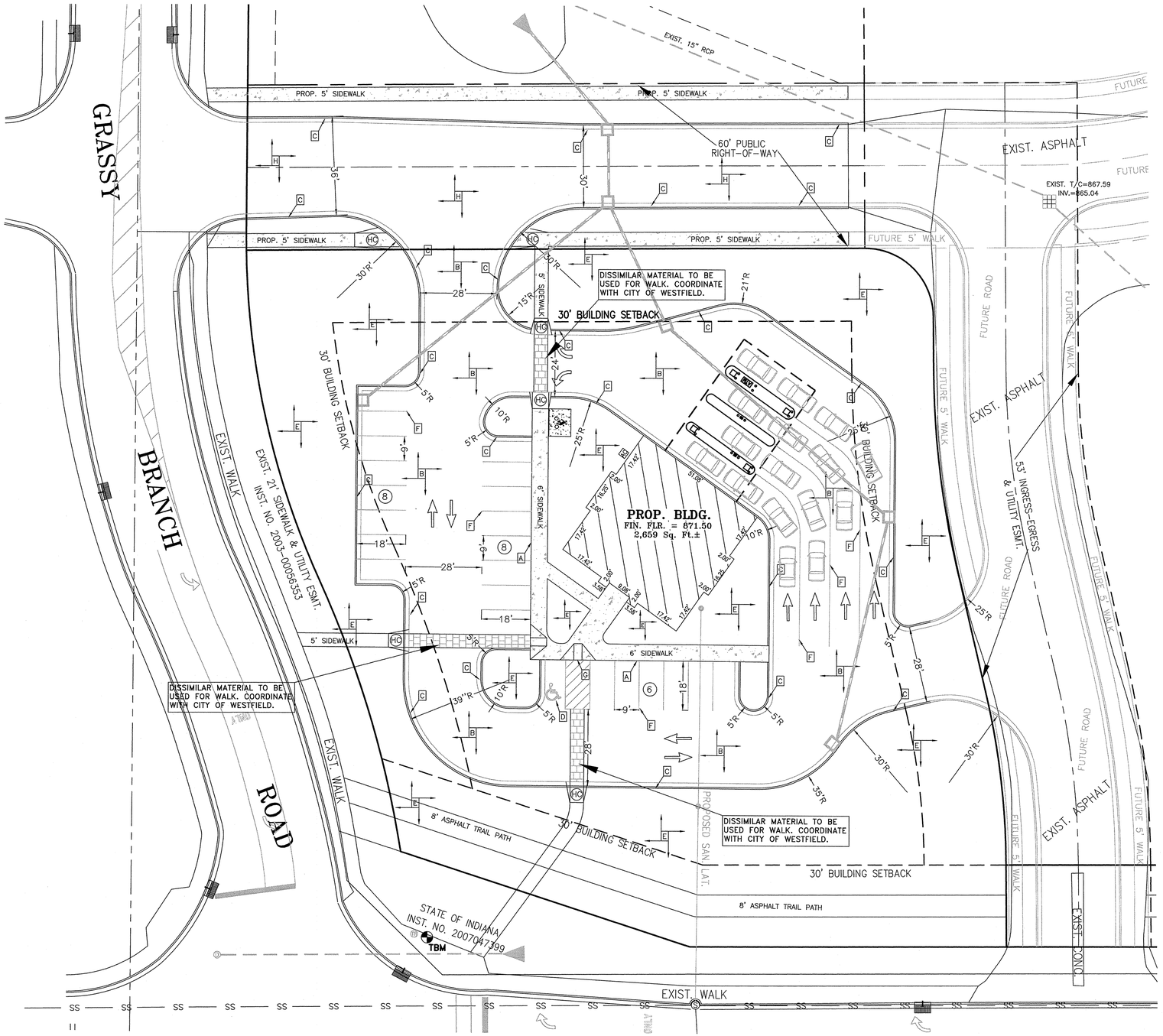
20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

DIMENSION NOTES

– ALL INTERIOR DIMENSIONS ARE TO "FACE OF CURB"

– ALL RADII DIMENSIONS ARE TO "FACE OF CURB"



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SCALE: 1"=20'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL
PAUL MAURER REGISTERED LAND SURVEYOR No. 880006 STATE OF INDIANA
2/20/15

DATE: 2/20/15
REVISION: PER COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
DIMENSIONAL PLAN

MAURER SURVEYING, INC.
4800 WEST SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
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PREPARED FOR:
FIRST MERCHANTS BANK
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET
C.4

DATE
JANUARY 29, 2015

JOB NO.
1817-C.4

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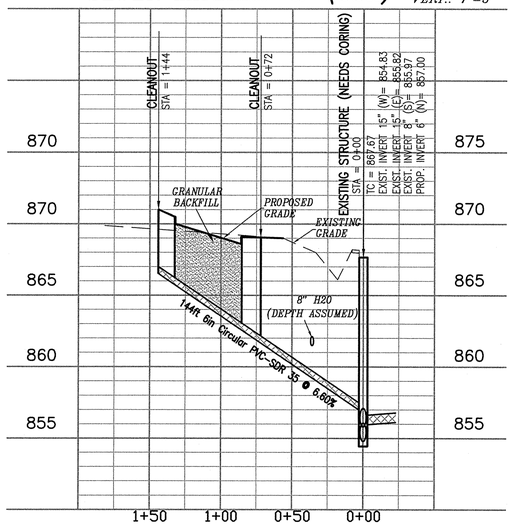
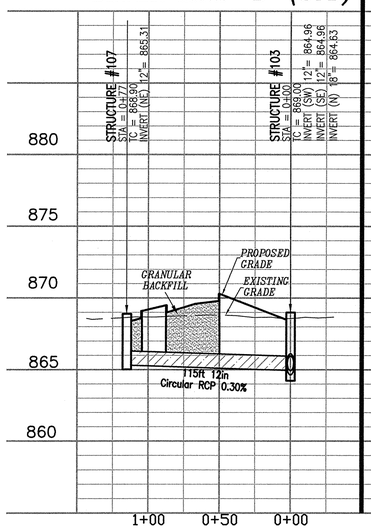
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

PROFILE of SANITARY SEWER LATERAL "A" (SSA)

SCALES:
HORIZ.: 1"=50'
VERT.: 1"=5'

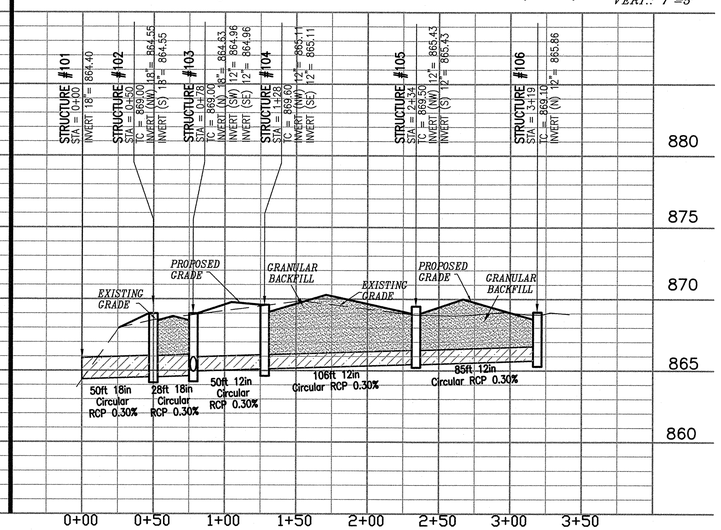


PROFILE of STORM SEWER LINE "B" (STB)



PROFILE of STORM SEWER LINE "A" (STA)

SCALES:
HORIZ.: 1"=50'
VERT.: 1"=5'



BENCHMARK

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

BM

ELEVATION : 865.01

BENCHMARK

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

TBM

ELEVATION : 868.47

PROPOSED LEGEND

- -PROPOSED STORM (CURB) INLET
- (114) -PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L. -BUILDING SETBACK LINE
- -PROPOSED FIRE HYDRANT
- 000.0 -PROPOSED GRADE
- -PROPOSED GRANULAR BACKFILL
- (HC) -PROPOSED HANDICAP ACCESSIBLE RAMP
- ES -PROPOSED ELECTRIC SERVICE
- GS -PROPOSED GAS SERVICE
- FO -PROPOSED FIBER OPTIC

EXISTING LEGEND

- -EXISTING SANITARY SEWER
- (S) -EXISTING SANITARY MANHOLE
- -EXISTING STORM SEWER
- -EXISTING STORM (BEEHIVE) INLET
- -EXISTING STORM (CURB) INLET
- -EXISTING UTILITY POLE
- -EXISTING GAS VALVE
- GAS -EXISTING GAS LINE
- T -EXISTING TELEPHONE PEDESTAL
- -EXISTING CABLE PEDESTAL
- 12" -EXISTING WATERLINE
- -EXISTING WATER METER
- -EXISTING WATER VALVE
- 824 -EXISTING CONTOUR LINE
- UGE -EXISTING UNDERGROUND ELECTRIC
- -EXISTING ELECTRIC TRANSFORMER
- -EXISTING STREET SIGN
- -EXISTING LITE

NOTE:
CONTRACTOR TO INSTALL 4" CONDUITS FOR ALL UTILITY SERVICE LINES UNDER THE PARKING AND DRIVE AREAS.

NOTE:
CONTRACTOR TO REDUCE OUTLET FROM AN 8" TO A 6" TO REDUCE THE SITE'S RELEASE

STR. NO. 101
Sta. 0+00 "STA"
END SECTION

STR. NO. 102
Sta. 0+50 "STA"
Sta. 0+00 "STB"
Std. Storm Structure
w/ Neenah R-3286-8V Casting

STR. NO. 103
Sta. 0+78 "STA"
Std. Storm Structure
w/ Neenah R-3286-8V Casting

STR. NO. 104
Sta. 1+28 "STA"
Std. Storm Structure
w/ Neenah R-3286-8V Casting

STR. NO. 107
Sta. 1+15 "STB"
Std. Storm Structure
w/ Neenah R-3286-8V Casting

STR. NO. 106
Sta. 3+19 "STA"
Std. Storm Structure
w/ Neenah R-3286-8V Casting

STR. NO. 105
Sta. 2+34 "STA"
Std. Storm Structure
w/ Neenah R-3286-8V Casting

EXIST. SAN MH TO BE CORED

GRASSY BRANCH ROAD

STATE ROAD 32

EXISTING FIRE HYD.

PROP. BLDG.
FIN. FLR. = 871.50
2,659 Sq. Ft.±

30' BUILDING SETBACK

60' PUBLIC RIGHT-OF-WAY

PROP. 5' SIDEWALK

FUTURE 5' WALK

EXIST. ASPHALT

FUTURE ROAD

EXIST. 15" RCP

EXIST. T/C=867.50
INV.=865.04

EXIST. T/C=868.17
INV.=865.37

EXIST. T/C=868.06
INV.=865.71

EXIST. 12" RCP

DIRT ADDED TO CREATE SLIGHT MOUND

DOMESTIC LINE

WATER METER

6" SIDEWALK

CLEANOUT

53' INGRESS-EGRESS & UTILITY ESMT.

PROPOSED SAN. LAT.

8' ASPHALT TRAIL PATH

EXIST. CONC.

EXIST. WALK

STATE OF INDIANA INST. NO. 2001-0074790

TBM

UTILITY STATEMENT:

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SCALE: AS SHOWN
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL
PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA
PROFESSIONAL SURVEYOR
2/20/15

DATE: 2/20/15
REVISION: PER COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
UTILITY PLAN

MAURER SURVEYING, INC.
4600 W. SMITH VALLEY ROAD, STE P, GREENWOOD, INDIANA 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

PREPARED FOR:
FIRST MERCHANTS BANK
10938 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET
C.5

DATE
JANUARY 29, 2015

JOB NO.
1817-C.5

NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
6. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

NOTE:

TRENCHES SHALL BE SHEETED AND BRACED AS NECESSARY TO PROTECT WORKMEN AND ADJACENT STRUCTURES. ALL TRENCHING SHALL BE DONE IN ACCORDANCE WITH O.S.H.A. STANDARDS TO PROTECT WORKMEN.

THE CONTRACTOR SHALL FIELD LOCATE AND MEASURE ALL SEWER LATERALS ON EACH LOT AND PROVIDE THE ENGINEER WITH MEASUREMENTS AND LOCATIONS FOR AS-BUILT DRAWING.

WHEREVER ANY SANITARY SEWERS CONSTRUCTED IN THIS SECTION CONNECT TO ANY EXISTING SANITARY SEWER OR SANITARY MANHOLE, THE EXISTING MANHOLE HOLE OR SEWER SHALL BE PLUGGED TO PREVENT ANY, DEBRIS OR SURFACE WATER FROM ENTERING THE EXISTING SYSTEM.

ALL MANHOLES INDICATED ON THE CONSTRUCTION PLANS FOR THIS SECTION ARE TO BE COMPLETED IMMEDIATELY UPON COMMENCING CONSTRUCTION OF THE MANHOLE. ALL MATERIAL TO FINISH THE MANHOLE MUST BE ON SITE READY TO FINISH THE STRUCTURE ONCE THE BASE IS SET.

THE STORM WATER QUALITY UNIT SHOWN ON THESE PLANS SHALL BE THE UNIT INSTALLED DURING THE DEVELOPMENT OF THIS PROPERTY. NO SUBSTITUTIONS SHALL BE PREMITTED.

ALL CASTINGS SHALL HAVE STANDARD "ENVIRONMENTALLY FRIENDLY LOGOS" EMBOSSED INTO THE INLET.

CITY ENGINEER HAS THE RIGHT TO REQUIRE ADDITIONAL EROSION CONTROL MEASURES IN THE FIELD AS CONDITIONS WARRANT.

PROPOSED LEGEND

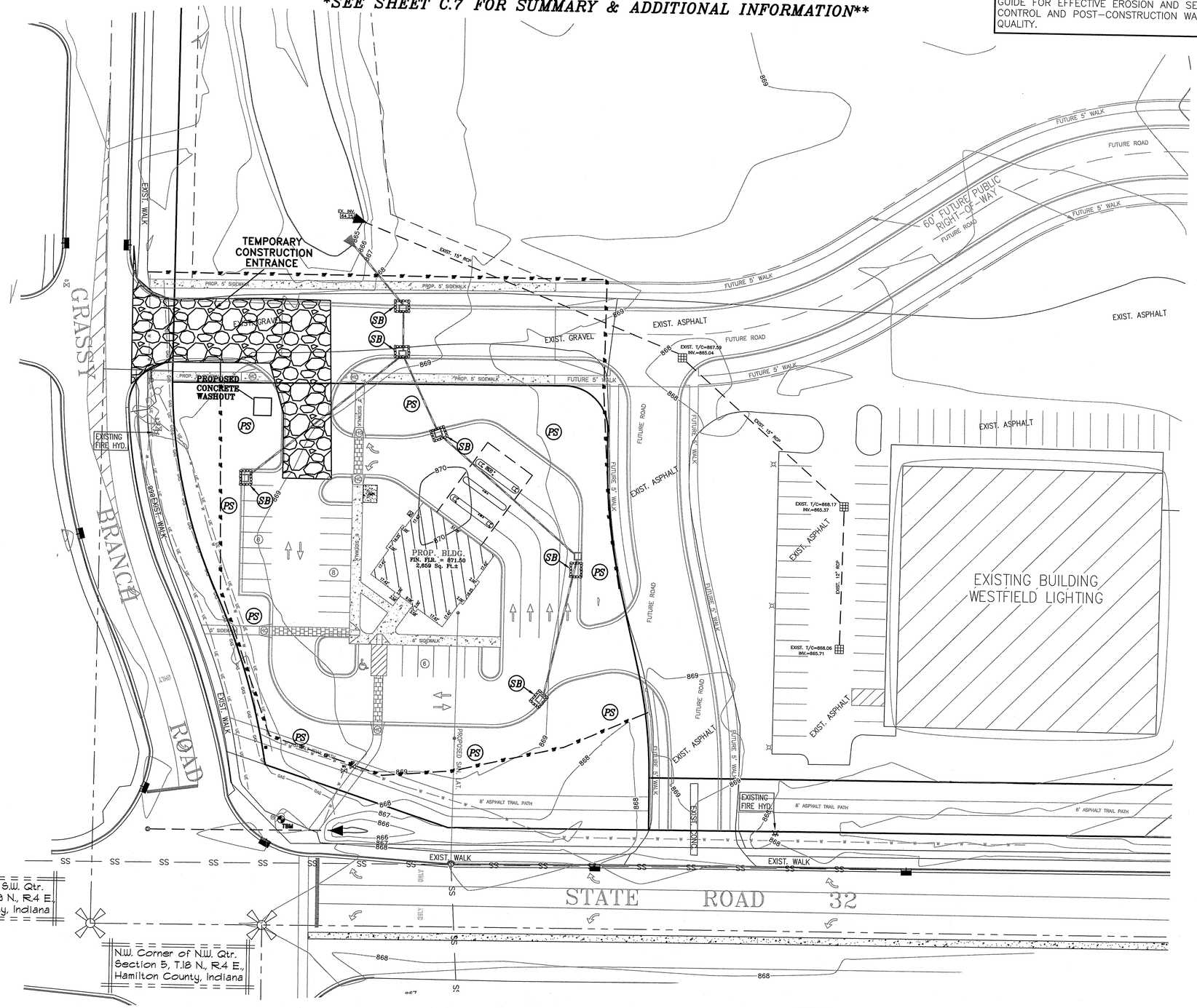
- –PROPOSED STORM (CURB) INLET
- (11) –PROPOSED STORM STRUCTURE NUMBER
- 90' B.S.L.–BUILDING SETBACK LINE
- –PROPOSED FIRE HYDRANT
- –PROPOSED GRADE
- –PROPOSED GRANULAR BACKFILL
- (HC) –PROPOSED HANDICAP ACCESSIBLE RAMP

EXISTING LEGEND

- –EXISTING SANITARY SEWER
- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM (BEEHIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- –EXISTING GAS VALVE
- EG –EXISTING GAS LINE
- –EXISTING TELEPHONE PEDESTAL
- –EXISTING CABLE PEDESTAL
- EX12" –EXISTING WATERLINE
- –EXISTING WATER METER
- –EXISTING WATER VALVE
- 864 –EXISTING CONTOUR LINE
- UGE –EXISTING UNDERGROUND ELECTRIC
- –EXISTING ELECTRIC TRANSFORMER
- –EXISTING STREET SIGN
- –EXISTING LITE

THIS SHEET FOR EROSION CONTROL PURPOSES ONLY
SEE DETAIL SHEETS FOR EROSION CONTROL DETAILS
SEE SHEET C.7 FOR SUMMARY & ADDITIONAL INFORMATION*

ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL – PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST-CONSTRUCTION WATER QUALITY.



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

HOLEY MOLEY SAYS,
"DON'T DIG BLIND"

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

BENCHMARK

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

TBM

ELEVATION : 868.47

BENCHMARK

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

BM

ELEVATION : 865.01

LEGEND

- (PS) – PERMANENT SEED
- (SF) – SILT FENCE
- (TS) – TEMPORARY SEED
- (MB) – EROSION CONTROL BLANKET

UTILITY STATEMENT:

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SCALE: 1"=30'
DRAWN BY: AB
CHECKED BY: FM
CERTIFIED BY: PAUL MAURER

SEAL
PAUL WILLIAM MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR
2/20/15

DATE:	REVISION:
2/20/15	PER COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD
SHEET NAME:
EROSION CONTROL PLAN

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

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

SHEET
C.6

DATE
JANUARY 29, 2015

JOB NO.
1817-C.6

THIS SHEET FOR EROSION CONTROL PURPOSES ONLY
SEE DETAIL SHEET FOR EROSION CONTROL DETAILS

PROJECT INDEX

Assessment of Construction Plan Elements (Section A)

A1 – Index showing locations of required Plan Elements

A2 – 11 by 17 inch Site Plan

A3 – Narrative describing the nature and purpose of the project
- FIRST MERCHANTS BANK is a 1.49 Acre Commercial Use Parcel. This project will include a new 2,695 square foot building with associated parking and the reconstruction of a drive.

A4 – Vicinity map showing project location
- *A Vicinity Map is shown on the Title Sheet for this set of plans.*

A5 – Legal Description of the Project Site
- *The legal description for this site is shown on the Existing Site Conditions (Sheet # C.2), and this sheet.*

A6 – Location of all lots and proposed site improvements (roads, utilities, structures, etc.)
- *The location of all proposed site improvements are as shown on the Dimensional Plan, Sheet C.4 of this set of plans.*
LATITUDE: N40°02'36" LONGITUDE: W86°06'31"

A7 – Hydrologic unit code (14 digit)
- *The Hydrologic unit code for this site is 05120201140010*

A8 – Notation of any State or Federal water quality permits.
- *NONE REQUIRED.*

A9 – Specific points where stormwater discharge will leave the site
- The majority of the stormwater runoff from this proposed site will flow Northerly through a new storm system and outlet into an existing dry detention pond. The existing dry detention outlets Northerly into a storm system associated with the neighborhood to the North. The rest of the site will continuing flowing Southerly and Westerly in and along the swale along S.R. 32.

A10 – Location and name of all wetlands, lakes, and watercourses on and adjacent to the site
- *This proposed development lies within the Cool Creek Watershed. No wetlands or Lakes are on site or adjacent to the site.*

A11 – Identification of all receiving waters
- *This site lies within the Cool Creek Watershed.*

A12 – Identification of potential discharges to ground water (abandoned wells, sinkholes, etc.)
- No discharge to ground water will occur. Runoff from the site will be sheet drained to a existing detention area with its overflow running Northerly into an existing storm system which eventually outlets into Cool Creek.

A13 – 100–year floodplains, floodways, and floodway fringes
- *The 100 yr floodway, floodplains, and flood fringe will lie within the banks of the proposed pond.*

A14 – Pre–construction and post construction estimate of Peak Discharge (10–year storm event)
- *The pre–development peak discharge for the 10–year storm event for the overall site = n/a cfs*
- *The post–development peak discharge for the 10–year storm event for the overall site = n/a cfs*

A15 – Adjacent land use, including upstream watershed
- *Major Highway to the West, Commercial to the East South and North.*

A16 – Locations and approximate boundaries of all disturbed areas (Construction Limits)
- *See detail this sheet, which depicts the total disturbed area for the site*

A17 – Identification of existing vegetation cover
- *The existing vegetation for this site is pavement and grass.*

A18 – Soils map including soil descriptions and limitations Per Indiana Erosion Control Manual
- *See Soils Map this sheet*
- *Br = Brookston Silty Clay Loam, 0 to 2 percent slopes.*
- *CrA = Crosby Silt Loam, 0 to 2 percent slopes.*

A19 – Locations, size and dimensions of proposed stormwater systems (e.g pipes, swales and channels)
- *The location of the proposed stormwater system is as shown on this plan, The size of all stormwater systems are as shown on sheet C.5 of these construction plans.*

A20 – Plans for any off–site construction activities associated with this project (sewer/water tie–ins)
- *None*

A21 – Locations of proposed soil stockpiles and/or borrow/disposal areas
- *No Temporary stockpile areas are anticipated for this project, The contractor shall be responsible for removing all excess from project site.*

A22 – Existing site topography at an interval appropriate to indicate drainage patterns
- *See the Existing Site Conditions sheet being sheet C.2 of these plans*

A23 – Proposed final topography at an interval appropriate to indicate drainage patterns
- *See the Grading Plan being sheet C.3 of these plans*

Assessment of Stormwater Pollution Prevention Plan (Section B)

B1 – Description of Potential pollutant sources associated with construction activities
- *The potential pollutant sources associated with construction activities for this site would be material used for construction of the site, fuel storage areas, fueling locations, leaking vehicles and equipment, which could be exposed to the soils within the development. The contractor is urged to protect the site and maintain a single storage and fueling area on site. Although fuel leakage will happen, the contractor is urged to maintain this area so that pollutants to the soil is kept to a minimum.*

B2 – Sequence describing stormwater quality measure implementation relative to land disturbing activities:
- *Install perimeter sediment control measures (e.g. silt fence)*
Silt fence and appropriate erosion control measures shall be installed prior to any construction.
Silt fence to be "NUTEC 3 NWS–6" or approved equal.
- *Install stone for construction entrance and employee parking and vehicle maintenance area.*
- *As areas are brought of rough grade, permanent seed fertilize & mulch*
- *Construct basin and stabilize side slopes with permanent seed and mulch or blanket*
- *Construct forebays and set sediment marker as shown in detail on sheet 5.*
- *Protect storm inlets immediately after installation*
- *All installed erosion and sediment control practices must be monitored at least weekly and again after each rain event. Any noted deficiencies must be corrected immediately.*
- *Any area of disturbed soil, which will remain inactive for 15 days or more must be seeded with the appropriate temporary vegetative covers. (see temp. seeding dates)*
- *The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis. At a minimum, practices need to be inspected weekly, after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where measures need to be repaired or replaced. Failing practices should be repaired or replaced immediately.*
- *Builders are to coordinate staging of erosion control as per detail labeled "Construction Sequence of Building Site Erosion Control Practices"*
- *Developers and Contractors must meet the design criteria, standards and specifications outlined in the Indiana Handbook for Erosion Control in Developing Areas.*
- *Developer to place permanent seed on all side and rear easement areas and temporary seed in all other areas, at appropriate time during construction*
- *Marion County and the State has the right to require additional erosion control measures in the field as conditions warrant.*
- *See Details sheets of these plans for installation, Application and methods for erosion control devices and practices.*
- *All slopes exposed during construction shall have SC–150 Erosion Control Blankets installed on them.*

B3 – Stable construction entrance locations and specifications (at all points of ingress and egress)
- *Construction entrance are proposed as shown on sheet C.6.*

B4 – Sediment control measures for sheet flow areas
- *The majority of this site is sheet flow.*

B5 – Sediment control measures for concentrated flow areas
- *All swale and street areas will maintain a concentrated flow. This plan shows the proposed seeding and sequence for these areas along with the proposed inlet protection.*

B6 – Storm sewer inlet protection measures, locations and specifications
- *Inlet protection is shown on this plan. See Details sheets for details and specifications.*

B7 – Runoff control measures (e.g. diversions, rock check dams, slope drains, etc.)
- *Sediment in run–off water shall be trapped by the use of such methods as debris basins and silt traps until the disturbed area is stabilized.*

B8 – Storm water outlet protection specifications
- *20 square yards of 12" hand laid rip rap to be installed at the upstream side of the outlet structure and 15 square yards of 12" hand laid rip–rap to be installed on the downstream side of the outlet pipe.*

B9 – Grade stabilization structures, locations and specifications
- *These items are not proposed within this development*

B10 – Location, dimensions, specifications, and construction details of each stormwater quality measure
- *All proposed measures are as shown on sheet C.4, details of each measure are shown on sheet C.9.*

B11 – Temporary surface stabilization methods appropriate for each season (including sequencing)
- *No Temporary seeding is needed.*

B12 – Permanent surface stabilization specifications (include sequencing)
- *Permanent surface stabilization is as shown on sheet C.6.*

B13 – Material handling and spill prevention plan
- *The potential pollutant sources associated with construction activities for this site would be material used for construction of the site, fuel storage areas, fueling locations, leaking vehicles and equipment, which could be exposed to the soils within the development. The contractor is urged to protect the site and maintain a single storage and fueling area on site. Although fuel leakage will happen, the contractor is urged to maintain this area so that pollutants to the soil is kept to a minimum. All pollutants that could enter the stormwater during contruction would be routed through proposed water quality structures.*
Contractor to clean any spills immediately to protect the soils from pollutants.

B14 – Monitoring and maintenancing guidelines for each proposed stormwater quality measure
- *The contractor/developer has full responsibility of inspecting the erosion control measures on a daily basis. At a minimum, practices need to be inspected weekly, after each storm event, and daily during prolonged storm events. Inspection of practices during a storm event is advantageous because the inspector can easily identify where measures need to be repaired or replaced. Failing practices should be repaired or replaced immediately. See this sheet C.5 and sheet C.9 for details.*

B15 – Erosion & sediment control specifications for individual building lots
- *Builders are to coordinate staging of erosion control as per detail labeled "Construction Sequence of Building Site Erosion Control Practices"*
- *Developers and Contractors must meet the design criteria, standards and specifications outlined in the Indiana Handbook for Erosion Control in Developing Areas.*

Stormwater Pollution Prevention Plan – Post Construction Component (Section C)

C1 – Description of pollutants and their sources associated with the proposed land use
- *The potential pollutants for this proposed land use are grease, oil, fertilizers, etc.*

C2 – Sequence describing stormwater quality measure implementation
- *Permanent stabilization (I.E. seeding, erosion control blanket) shall be implemented as construction disturbances have been eliminated. The existing wetlands located in the existing dry detention pond.*

C3 – Description of proposed post construction stormwater quality measures
- *The wetlands in the existing dry detention will act as the stormwater water quality.*

C4 – Location, dimensions, specifications, and construction details of each stormwater quality measure.
- *All proposed measures are as shown on Sheet C.2*

C5 – Description of maintenance guidelines for post construction stormwater quality measures
- *Proposed storm sewer inlets shall be monitored to ensure sediment accumulation does distract from proper flow/function. All grass areas to be monitored to ensure a vigorous vegetative growth. All BMP maintenance should be as stated in the BMP Operation and Maintance Manual.*

NOTE:

A SELF–MONITORING PROGRAM THAT INCLUDES THE FOLLOWING MUST BE IMPLEMENTED:
- A) A TRAINED INDIVIDUAL SHALL PERFORM A WRITTEN EVALUATION OF THE PROJECT SITE;
  1. BY THE END OF THE NEXT BUSINESS DAY FOLLOWING EACH MEASURABLE STORM EVENT; AND
  2. AT A MINIMUM OF ONE (1) TIME PER WEEK.
- B) THE EVALUATION MUST ADDRESS:
  1. THE MAINTENANCE OF EXISTING STORM WATER QUALITY MEASURES TO ENSURE THEY ARE FUNCTIONING PROPERLY; AND
  2. IDENTIFY ADDITIONAL MEASURES NECESSARY TO REMAIN IN COMPLIANCE WITH ALL APPLICABLE STATUTES AND RULES.
- C) WRITTEN EVALUATION REPORTS MUST INCLUDE:
  1. THE NAME OF THE INDIVIDUAL PERFORMING THE ACTION;
  2. THE DATE OF THE EVALUATION;
  3. PROBLEMS IDENTIFIED AT THE PROJECT SITE; AND
  4. DETAILS OF CORRECTIVE ACTIONS RECOMMENDED AND COMPLETED.

TEMPORARY SEEDING DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
WHEAT or RYE												
OATS												
ANNUAL RYGRASS												

PERMANENT SEEDING DATES

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
NON–IRRIGATED*												
IRRIGATED												
DORMANT SEEDING**												

IRRIGATION NEEDED DURING THIS PERIOD, TO CONTROL EROSION AT TIMES OTHER THAN IN THE SHADED AREAS, USE MULCH.

* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED.

** INCREASE SEEDING RATE BY 50 PERCENT.

SEEDING LEGEND

TEMPORARY SEED: SEE NOTE BELOW FOR AREAS TO BE SEEDED

ALL BARE AREAS SCHEDULED TO BE LEFT IDLE FOR 15 DAYS OR MORE MUST BE STABILIZED WITH TEMPORARY SEEDING AND/OR MULCHING
ANNUAL RYEGRASS AT 1 LB. PER 1000 SQ. FT.
STRAW MULCH AT 2 TONS PER ACRE

PERMANENT SEED:
KENTUCKY BLUEGRASS AT 40 LBS. PER ACRE
CREEPING RED FESCUE AT 40 LBS. PER ACRE
STRAW MULCH AT 2 TONS PER ACRE

TEMPORARY SEED:
ANNUAL RYEGRASS AT 40 LB. PER ACRE
SPRING OATS AT100 LBS. PER ACRE

SEEDING NOTE:

ALL TEMPORARY SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.11 OF THE "INDIANA HANDBOOK for EROSION CONTROL in DEVELOPING AREAS".

ALL PERMANENT SEEDING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.12 OF THE "INDIANA HANDBOOK for EROSION CONTROL in DEVELOPING AREAS".

ADDITONAL NOTES:

–THE SILT FENCE AND APPROPRIATE EROSION CONTROL SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION.

–ALL SLOPES EXPOSED DURING CONSTRUCTION SHALL HAVE SC–150 EROSION CONTROL BLANKETS INSTALLED ON THEM.

–ALL SILT FENCE MATERIAL SHALL BE "NUTEC 3 NWS–6 OR APPROVED EQUAL.

ALL EROSION CONTROL MEASURES SHALL BE IN COMPLIANCE WITH THE INDIANA STORM WATER QUALITY MANUAL – PLANNING AND SPECIFICATION GUIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL AND POST–CONSTRUCTION WATER QUALITY.

BENCHMARK

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

BM

ELEVATION : 865.01

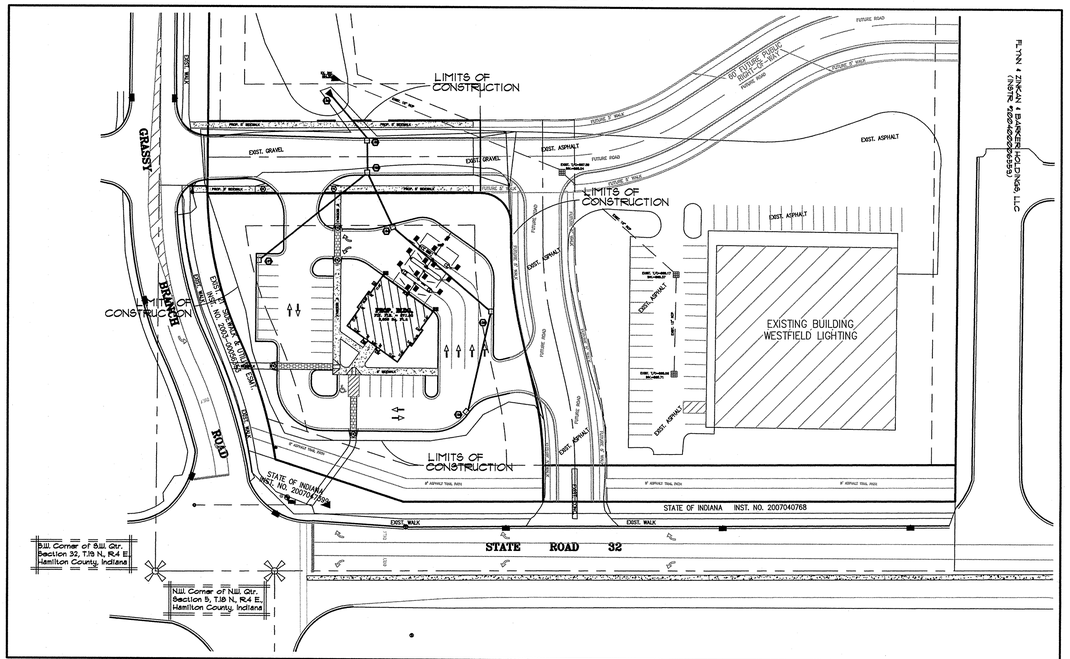
BENCHMARK

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

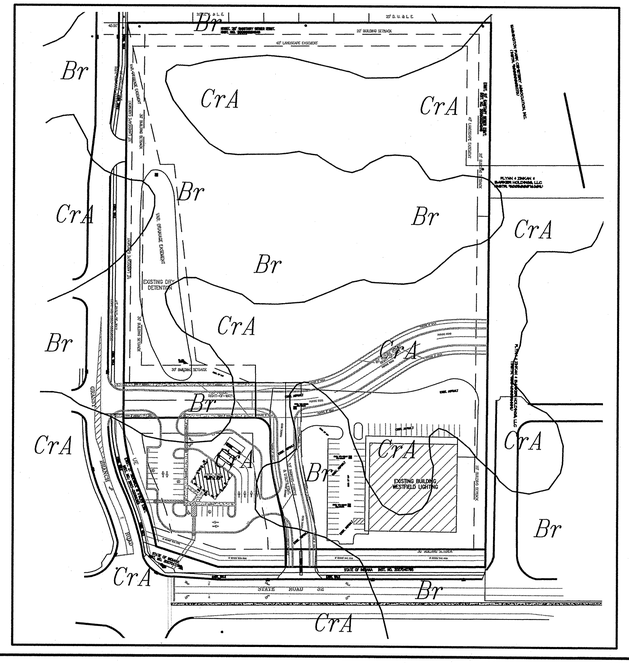
TBM

ELEVATION : 868.47

TOTAL DISTURBED AREA



SOILS MAP



LEGAL DESCRIPTION

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

COMMENCING at the Southwest corner of said Southwest Quarter Section; thence North 00 degrees 23 minutes 32 seconds East (Basis of Bearings are State Plane Coordinate System - IN East) along the West line of said Quarter Section 315.45 feet; thence North 89 degrees 35 minutes 36 seconds East 34.33 feet to the POINT OF BEGINNING of the herein described parcel; thence continuing North 89 degrees 35 minutes 36 seconds East 232.42 feet to a Point of Curvature of a curve concave Southwesterly with a Radius Point that bears South 00 degrees 24 minutes 24 seconds East 25.00 feet; thence Southeasterly along said curve through a Central Angle of 90 degrees 00 minutes 04 seconds a distance of 39.27 feet; thence South 00 degrees 24 minutes 20 seconds East 22.47 feet to a Point of Curvature of a curve concave Easterly with a Radius Point that bears North 89 degrees 35 minutes 40 seconds East 325.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 50 minutes 38 seconds a distance of 72.86 feet; thence South 13 degrees 14 minutes 59 seconds East 48.21 feet to a Point of Curvature of curve concave Westerly with a Radius Point that bears South 76 degrees 45 minutes 01 seconds West 275.00 feet; thence Southerly along said curve through a Central Angle of 12 degrees 50 minutes 38 seconds a distance of 61.65 feet; thence South 00 degrees 24 minutes 20 seconds East 30.47 feet to the North line of the land of the State of Indiana, as recorded in Instrument Number 200704799, in the Office of the Hamilton County Recorder; thence the next two (2) courses being along the North lines of said State of Indiana; (1) South 89 degrees 38 minutes 53 seconds West 115.98 feet; (2) North 72 degrees 02 minutes 07 seconds West 135.31 feet to the West line of an Existing Right-of-Way Deeded Back to Grantor, as recorded in Instrument Number 200300060947, in the Office of the Hamilton County Recorder, said point also being a Point of Non-curvature of a curve concave Westerly with a Radius Point that bears South 79 degrees 11 minutes 35 seconds West 359.00 feet; thence the next two (2) courses being along said West line; (1) Northerly along said curve through a Central Angle of 13 degrees 50 minutes 29 seconds a distance of 86.73 feet to a Point of Reverse Curvature of a curve concave Easterly with a Radius Point that bears North 65 degrees 21 minutes 06 seconds East 321.00 feet; (2) Northerly along said curve through a Central Angle of 21 degrees 39 minutes 13 seconds a distance of 121.31 feet to a Point of Curvature of a curve concave Southeasterly with a Radius Point that bears North 87 degrees 00 minute 19 seconds East 15.00 feet; thence Northeasterly along said curve through a Central Angle of 92 degrees 35 minutes 17 seconds a distance of 24.24 feet to the Point of Beginning, containing 1.458 acres, more or less.

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

UTILITY STATEMENT:

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

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HOLEY MOLEY SAYS, "DON'T DIG BLIND"

1–800–382–5544 CALL TOLL FREE

1–800–428–5200 FOR CALLS OUTSIDE OF INDIANA

SCALE: N/A
DRAWN BY: AB
CHECKED BY: FM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED LAND SURVEYOR No. 880006 STATE OF INDIANA 2/20/15

DATE:	REVISION:
2/20/15	PER COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
EROSION CONTROL PLAN

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

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

SHEET
C.7

DATE
JANUARY 29, 2015

JOB NO.
1817–C.7

NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.

   ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

BENCHMARK

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

BM

ELEVATION : 865.01

BENCHMARK

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

TBM

ELEVATION : 868.47

Plant Material List

Quantity	Botanical Name	Common Name	Key
21	To be Determined	Ornemental Tree	Ot
14	To be Determined	Shade Tree	St
241	To be Determined	Bushes	Bs

EXISTING LEGEND

- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM MANHOLE
- –EXISTING STORM (B-HIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- –EXISTING GAS LINE
- –EXISTING TELEPHONE PEDESTAL
- –EXISTING WATERLINE
- –EXISTING WATER METER
- –EXISTING CONTOUR LINE
- –EXISTING UNDERGROUND ELECTRIC
- –EXISTING LITE
- –EXISTING UNDERGROUND CABLE
- –EXISTING FIRE HYDRANT

TREE AND BUSH NOTE

ALL TREES AND BUSHES SHALL CONFORM TO THE "CITY of WESTFIELD ZONING ORDINANCE".

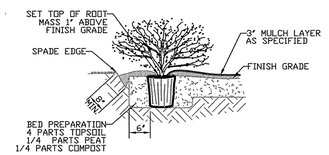
THE TYPES SHOWN ARE FOR THE "TYPE" REFERENCE ONLY. DEVELOPER SHALL PROVIDE THE CITY OF WESTFIELD WITH INFORMATION ABOUT SPECIFIC PLANTINGS, TO ASSURE THAT THE SPECIES THEY USE ARE ON THE "ZONING ORDINANCES" LIST OF ACCEPTABLE TYPES.

NOTE:
ALL LANDSCAPE AREAS SHALL BE GRASS UNLESS NOTED OTHERWISE.

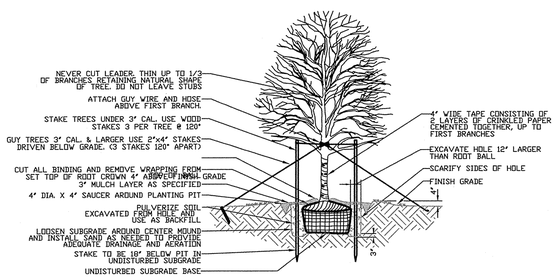
GRAPHIC SCALE

20 0 10 20 40

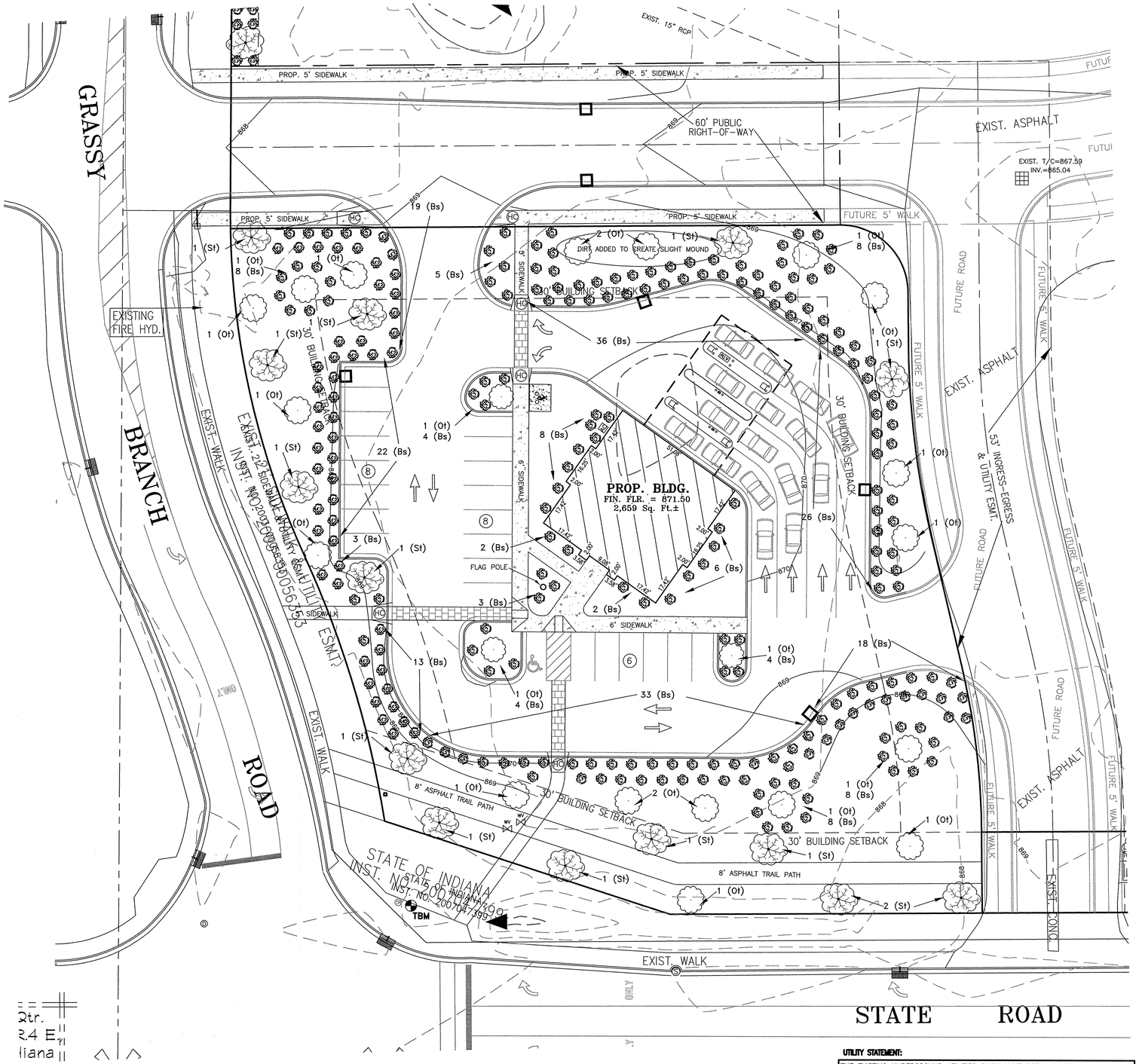
(IN FEET)
1 inch = 20 ft.



SHRUB AND SMALL TREE PLANTING DETAIL
NOT TO SCALE



SHADE TREE PLANTING DETAIL
NOT TO SCALE



INSTALLATION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT INDUSTRY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE LANDSCAPE CONTRACTOR SHALL PLACE A COMPACTED LAYER OF 4" TOPSOIL OVER ARES TO BE ESTABLISHED SHRUB BEDS. SUBSTITUTION MAY BE PERMITTED PROVIDED THE NURSERY CAN DEMONSTRATE THAT THE SUBSTITUTION IS SUPERIOR IN QUALITY AND LESS SUSCEPTIBLE TO INSECT DAMAGE.

UTILITY STATEMENT:

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SCALE: 1"=20'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR

2/20/15

DATE	REVISION:
2/20/15	LANDSCAPING ADDED PER COMMENTS

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 35, WESTFIELD

SHEET NAME:
LANDSCAPE PLAN

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

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

SHEET
C.8

DATE
JANUARY 29, 2015

JOB NO.
1817-C.8

SITE WORK GENERAL NOTES AND SPECIFICATIONS

GENERAL: WHEREVER A CONFLICT OR DEFICIENCY OCCURS BETWEEN THE CONSTRUCTION STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF WESTFIELD, THE HIGHER OR MORE RESTRICTIVE STANDARD OR SPECIFICATION SHALL APPLY.

A. NOTICES AND PERMITS

1. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county and state agencies prior to starting construction.
2. It shall be the Contractor's responsibility to determine the exact location of all existing utilities in the vicinity of the construction area prior to starting construction.
3. It shall be the Contractor's responsibility for notification and coordination of all construction with the respective utility companies.
4. It shall be the responsibility of the Developer and Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Developer have a qualified inspector on the job site at all times during construction.
5. It is essential that the work to be done in conjunction with this project shall be installed according to these specifications. The Engineer will be required to certify to certain portions of this project upon completion. Therefore, it is necessary to obtain approval and acceptance by the City of Westfield that construction was done in compliance with these plans and specifications.

B. CLEARING AND GRUBBING

1. Clearing and grubbing shall consist of cutting, removal and satisfactory disposal of all trees, down timber, brush, projecting roots, stumps, rubbish, boulders, broken concrete, fencing (as designated) and other material on the project site and within the boundary as shown on the Construction Documents and/or as designated by "Construction Limits".
2. Special care shall be taken to insure that the trees to be left remaining in the project area shall not receive limb, bark or root injuries. When such injuries occur, all rough edges of scarred areas shall be removed in accordance with accepted horticultural practice and the scars coated thoroughly with an asphaltum base tree paint.
3. All "unsuitable material" from clearing operations stated in Item B-1 shall be removed to disposal area(s) off of the project site; unless a "Bury Pit" shall be utilized in an area where it shall not be beneath building areas and/or pavement areas and shall not be located in an area where storm drainage structures shall be located or where impoundment of surface drainage may occur.
4. Materials shall not be disposed of by burning unless approved by the local Fire Marshal.

C. TREE REMOVAL AND PROTECTION

1. Trees shall be removed from the project site only where the area is to be occupied by road and surface areas in accordance with specifications of City of Westfield.
2. Trees shall be removed from the project site as directed by the Developer and so designated.
3. Trees shall be removed from the project site where they interfere directly with the placement of storm or sanitary sewers and that such excavation is or will be fatal to such adjacent trees.
4. The Contractor shall endeavor to save and protect trees of value and worth which do not impair construction of improvements as designated. In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measures to be taken, if any, to preserve such trees.
5. The Contractor shall be responsible for determining the method for protection of tops, trunks and roots of existing trees on the project site that are to remain. Existing trees subject to construction damage shall be boxed, fenced or otherwise protected before any adjacent work is started. Earth or material and equipment shall not be stockpiled or stored within the spread of branches. Branches which need to be removed or are broken shall be neatly trimmed and scars shall be covered with tree paint.

D. STRIPPING OF TOPSOIL

1. The Contractor shall verify that all topsoil has been removed in the areas to be occupied by road, walks and designated building areas. Topsoil shall be removed to a depth of six (6) inches or deeper, if necessary, to remove vegetable matter where required.
2. Topsoil shall be kept separated from suitable fill materials and shall not be used as fill under pavement and/or building areas.
3. Topsoil shall be stored at a location where is does not interfere with construction operations. Excess topsoil shall be used for finish grading on site of drainage swales, yards of new residences, buffer strips, etc.
4. Topsoil shall be reasonably free from subsoil debris and stones.

E. GRADING

1. The Contractor shall perform all grading operations to bring subgrades, after final compaction, to the required grades and sections for site improvement.
2. Subgrade shall be proofrolled with suitable equipment and all spongy and otherwise unsuitable material shall be removed and replaced with suitable material.
3. Subgrade shall be prepared in compliance with IN D.O.T. standard specifications and as per City of Westfield Subdivision Control and Land Development ordinance.
4. See ROAD CONSTRUCTION
5. All fill material shall be formed from soil free of deleterious material. Prior to placement of fill a sample of the proposed fill material should be submitted to the Soils Engineer for his approval.
6. All fill material in areas outside building and pavement areas shall be compacted lightly and protected from erosion by one or more of the methods of Item G. Areas where building and pavement construction is feasible shall not have unsuitable material placed in that location and fill shall be compacted to 95% Standard Proctor or better. These areas shall be determined by the Developer's representative.
7. All embankment construction shall be prepared in compliance with IN D.O.T. Standard Specifications, version 2004 or latest edition.

F. STANDARD SEWER CONSTRUCTION

1. Current City of Westfield, County and State specifications shall prevail as to materials and methods of construction.
2. The Contractor shall be responsible for obtaining or verifying all permits for all or portions of this project to starting construction.
3. Sanitary sewers shall be installed in accordance with the Indiana Department of Environmental Management.
4. All sanitary sewers deeper than 15 feet shall be classed as A.S.T.M.-2241 S.D.R. 26 heavy wall pipe. All sanitary sewers less than 15 feet deep and 15 inches or less in diameter shall be classed as A.S.T.M.-D3034 S.D.R. 35 poly-vinyl chloride pipe. All sanitary sewers 18 inches or greater in diameter shall conform to A.S.T.M. F-679 requirements. All sanitary fittings shall be classed as heavy wall S.D.R. 26. Contractor shall review plan and profiles and verify depth in order to accurately order the appropriate pipe type for each application. Sanitary sewers located under surface water bodies shall be constructed with DIP or constructed of PVC having a SDR ratio of 21 and in conformance with ASTM D2241.
5. Sanitary manholes shall be precast concrete in accordance with A.S.T.M. C-478.
6. Castings shall be of type and kind as shown on the detail sheet.
7. Plastic sanitary sewers shall be marked for easy identification.
8. Water and sewer line crossings and separations shall be in accordance with the Indiana Department of Environmental Management (IDEM) and IAC 327-3-Rule 6.
   a. Where water lines and sewer lines cross a minimum of 18" clearance is required, the sewer line shall be constructed of waterworks grade cast iron pipe with mechanical joints.
   b. Where water lines and sanitary sewer lines run parallel with one another, a minimum of 10' horizontal separation shall be maintained.
9. All future sewer installation, either connected to or extended from this system, shall be constructed in accordance with these specifications.
10. No roof drains, footing drains, and/or surface water drains my be connected to the sanitary sewer system, including temporary connections during construction.
11. Buildings shall be serviced by a 6" minimum sanitary sewer lateral. The sewer laterals' terminations shall be indicated on the surface with a metal fence post set immediately above said termination point. The ends shall be plugged and sealed with a water tight clay or plastic disc. Wyes are to be tilted up to 45 degrees from the horizontal, with suitable fittings for all changes in direction.
12. The Contractor shall provide Maurer Surveying, Inc. with "as-built" locations and information for all sanitary sewers and laterals including elevations.
13. Manhole sections shall have "O" rings, mastic in bulk, or rubber type gaskets which shall meet A.S.T.M. C-433.
14. Manhole waterstops shall be installed at all connections to manholes, where flexible type manhole connections are not used.
15. All precast manholes shall be bedded on a granular foundation as shown in the details, All PVC pipe shall be bedded in #6, 7,, 8 or 9 granular backfill.
16. The Contractor shall remove by pumping or other suitable methods any water which may accumulate in trenches.
17. TESTING: The Contractor shall be responsible for all tests for leakage, infiltration and deflection as established by the City of Indianapolis and the Indiana Department of Environmental Management (IDEM) and IAC 327 - 3 Rule 6. Leakage and Deflection Test Limits are 200 GPD/in-mile and 5% maximum deflection. Any portions not passing said tests for acceptance shall be repaired or replaced at the Contractor's expense, including re-excavation and backfill. All testing shall be observed by a Professional Engineer for certification. Manholes shall be air tested in accordance with ASTM C1244-93, Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.
18. Pipe shall be laid in open trenches, except when conditions require and the appropriate approving agencies given written permission for tunneling or jacking of pipe.
19. Trench shall be opened sufficiently ahead of pipe laying to reveal obstructions and shall be properly protected and/or barricaded when left unattended.
20. Trenches shall be sheeted and braced as necessary to protect workmen and adjacent structures. All trenching shall be done in accordance with O.S.H.A. standards to protect workmen.
21. Manhole invert flow channels shall be U-shaped with concrete and smoothly finished with the benchwalls extending to the crown of the incoming and outgoing pipes. Benchwalls shall be sloped at a minimum of 2% upward to the manhole walls. Changes in size and grade shall be made by smooth true curves for all connecting sewers at each manhole.
22. Granular backfill shall be required under all pavement areas and within 5' of the edge of pavement. (see Section J).
23. The Contractor is responsible for ensuring that safe working conditions exist and safety procedures are being followed at the Work site, and shall maintain a trench safety system in compliance with OSHA Part 1926 of the Code of Federal Regulations. The Utilities Department's, Engineer's or any other Inspector is NOT responsible for policing the Contractor's safety program. If, in the course of routine inspection, an unsafe condition is noted, the inspector will notify the Contractor of this condition and report it to the Engineer. If the condition continues to exist, the inspector shall again notify the Engineer, document the unsafe condition in writing and through a photograph, and leave the jobsite. The Engineer will contact IOSHA land request that they dispatch an inspector immediately.
24. Wherever any Sanitary Sewers constructed in this section connect to any existing Sanitary Sewers, the existing manhole or sewer shall be plugged to prevent any debris, or surface water from entering the existing system. The plug shall remain in place during the entire construction period.
25. City of Westfield shall be notified in advance of all sanitary sewer testing.

G. EROSION PROTECTION DURING CONSTRUCTION

1. The Contractor shall provide adequate erosion protection measure during construction such as, but not limited to:
   a. Siltation basins
   b. Silt traps
   c. Straw bale dams
   d. Soil cement
   e. Mulch and seeding
   f. Soil stabilization fabric
   g. Jute netting
2. Details and placement specifications for the above items are available on request from the Engineer.
3. See "Erosion Control Plan" and Details for more erosion control measures.

H. STORM SEWER CONNECTION

1. Storm sewer structures shall comply with current specifications of the City, County and all agencies in respect to design and quality of construction.
2. All storm sewer construction inside public right-of-way, either existing or to be dedicated, shall be in accordance with IN D.O.T. Standard Specifications, 2004 Edition.
3. Where reinforced concrete pipe is shown on the construction plans, it shall be in accordance with A.S.T.M. C-76 Class III Wall "B" unless otherwise specified on the plans. All concrete pipes must have O-Ring joints.
4. Where corrugated metal pipe is shown on the construction plans, it shall be 14 gauge unless otherwise specified and shall have the connecting bands and seals as specified by the manufacturer. C.M.P. may be either aluminum pipe or zinc coated steel sheets in accordance with A.S.T.M. A-444.
5. Manholes, catchbasins and inlets will be poured in place or precast concrete. If the contractor elects to use precast structures, he shall submit shop drawings to the engineer prior to construction.
6. Precast concrete and steel for manholes and inlets shall be in accordance with A.S.T.M. C-478.
7. Castings shall be as shown on the detail sheet(s) for manufacturer, type and model number.

I. UTILITIES

1. Electric and Telephone:
   a. Conduit shall be required for all crossings under pavement areas.
   b. Granular backfill shall be required for all crossings under pavement areas.
   c. Concrete pads for electric and telephone transformers shall be set at the approximate ground grade as shown on the Site Development Grading Plans for the respective locations.
   d. The Contractor shall be responsible for coordinating with each utility their installation of any lines or conduits or any other equipment required in the project. The utilities shall be notified prior to the placement of pavement a minimum of 48 hours so that they might install any crossings.

J. GRANULAR BACKFILL

Shall be in accordance with IN D.O.T. Standard Specifications. The material shall be Compacted Aggregate No. 53 under or within 5 feet of all pavement per City of Indianapolis.

K. PAVEMENT CONSTRUCTION

1. All street construction shall be in accordance with the plans and specifications and conform to the minimum standards of IN D.O.T. Standard Specifications, 2004 or latest Edition.
   a. Concrete shall be 6 bag, Class "A" (minimum 4000 psi aftercuring. 5% to 7% air entrainment and curing compound required.
   b. See details for bituminous pavement section.
2. Subgrade shall be prepared in compliance with IN D.O.T. standard specifications. No traffic shall be permitted on the prepared subgrade prior to paving.
3. Backfilling of utility trenches with granular material under pavement areas is required and shall be compacted to 95% Standard Proctor. (See Section J).

L. CONCRETE CURB AND WALKS

1. See detail sheet for type and details.
2. Concrete shall be ready mixed Portland cement conforming to A.S.T.M. C-150 and water. Aggregate shall conform to A.S.T.M. C-33. Concrete shall be 6 bag Class "A" with compressive strength of concrete at 28 days being minimum 4000 p.s.i. Where required, reinforcement shall be welded steel wire fabric conforming to A.S.T.M. a-185. 5% to 7% air entrainment and curing compound required.
3. Application
   a. Place concrete only on a moist, compacted subgrade or base free from loose material. Place no concrete on muddy or frozen subgrade.
   b. Concrete shall be deposited so as to require as little rehandling as practicable. When concrete is to be placed at an atmospheric temperature of 35 degrees F or less, IN D.O.T. Specifications, 2004 or latest Edition shall apply.
   c. Except as otherwise specified, cure all concrete by one of the methods described in IN D.O.T. Specifications, 2004 or latest Edition.

M. FINISH GRADING AND SEEDING

1. Over the approved rough grade (see Section E), spread 4" minimum of topsoil or approved fill to such depth as will finish to the required finish grades and contours after rolling and natural settlement. New grades shall slope uniformly between levels established on the plans and intersections of new grades with existing grades shall be uniform and smooth.
2. Fertilizer and agricultural limestone shall be spread uniformly over the area to be seeded. They shall be mixed into the top 2" of soil with a disk harrow, rotary tiller or other approved equipment. Fertilizer shall be spread at the rate of 800 pounds per acre and agricultural limestone at the rate of 1/2 ton per acre unless otherwise specified.

SCALE: N/A
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED LAND SURVEYOR No. 880006 STATE OF INDIANA
1/29/15

DATE	REVISION:

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
GENERAL SPECIFICATIONS

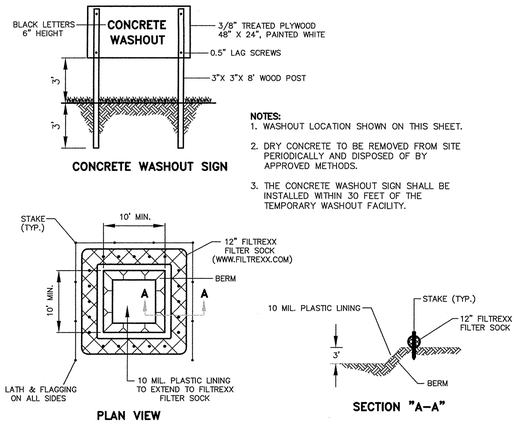
MAURER SURVEYING, INC.
4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD INDIANA 46142
OFFICE - 317-881-5898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

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

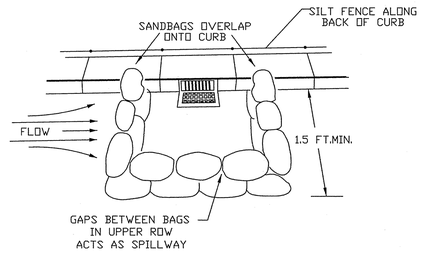
SHEET
C.9

DATE
JANUARY 29, 2015

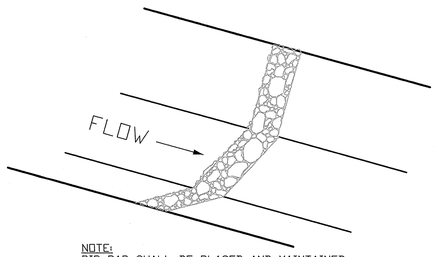
JOB NO.
1817-C.9



CONCRETE WASHOUT AREA

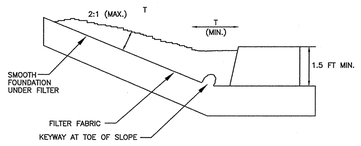


SANDBAG PROTECTION DETAIL @ CURB INLET

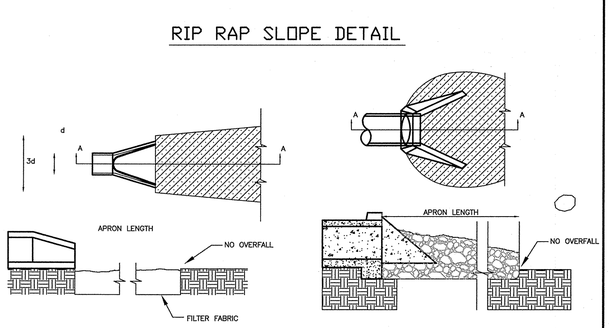


NOTE:
RIP-RAP SHALL BE PLACED AND MAINTAINED IN SWALE SO TO PREVENT SILT AND DEBRIS FROM ENTERING INTO DOWNSTREAM DRAINAGE FACILITIES DURING CONSTRUCTION. IT SHALL REMAIN IN PLACE UNTIL ADEQUATE VEGETATION IS ACHIEVED WITHIN THE SITE.

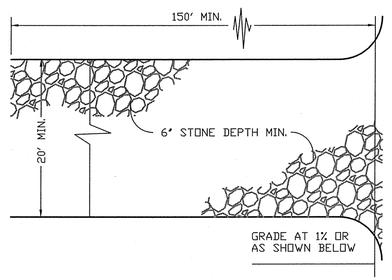
RIP RAP BARRIER EROSION CONTROL DETAILS



RIP RAP SLOPE DETAIL



RIP RAP OUTLET DETAILS



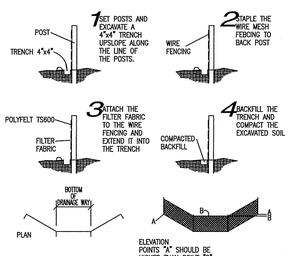
PLAN VIEW

1. STONE SIZE SHALL CONFORM TO ASTM D48 SIZE #1 (2" TO 3" DIA.)
2. PERIODIC STONE TOP DRESSING & WASHING AS REQUIRED.

TEMPORARY CONSTRUCTION ENTRANCE DETAIL

SILT FENCE FABRIC SPECIFICATIONS
POLYFELT TS600 OR EQUIVALENT

PROPERTY	TEST PROCEDURE	UNIT	VALUE
GRAB TENSILE	ASTM D4632	POUNDS	165
GRAB ELONGATION	ASTM D4632	PERCENT	>50
PUNCTURE	ASTM D4833	POUNDS	90
TRAPEZOIDAL TEAR	ASTM D4533	POUNDS	75
MULLEN BURST	ASTM D3786	PSI	255
WATER FLOW RATE	ASTM D4491	gpm/w^2	170
PERMITIVITY	ASTM D4491	SEC^{-1}	2.0
PERMEABILITY, K	ASTM D4491	CM/SEC	0.4
A.O.S.	ASTM D4751	Sieve Size	100-60
	ASTM D4751	MM	0.15-0.25
FABRIC WEIGHT	ASTM D3776	oz/yd^2	6.0
THICKNESS	ASTM D1777	M	80
U.V. RESISTANCE (500 HOURS)	ASTM D4355	PERCENT STRENGTH RETAINED	>80



FILTER FENCE INSTALLATION DETAIL

STEP 1. EVALUATE THE SITE.

Before construction, evaluate the entire site, marking for protection any important trees and associated rooting zones, unique areas to be preserved, on site septic system absorption fields, and vegetation suitable for filter strips, especially in perimeter areas.

Identify Vegetation To Be Saved.

–Select and identify the trees, shrubs, and other vegetation that you want to save (see "Vegetative Filter Strips" under Step 2 below).

Protect Trees and Sensitive Areas.

–To prevent root damage, do not grade, burn, place soil piles, or park vehicles near trees or in areas marked for preservation.
–Place plastic mesh or snow fence barriers around the tree's dripline to protect the area below their branches.
–Place a physical barrier, such as plastic fencing, around the area designated for a septic system absorption field (if applicable).

STEP 2. INSTALL PERIMETER EROSION AND SEDIMENT CONTROLS.

Identify the areas where sediment-laden runoff could leave the construction site, and install perimeter controls to minimize the potential for off-site sedimentation. It's important that perimeter controls are in place before any other earth-moving activities begin.

Protect Down-Slope Areas.

With Vegetation Filter Strips

–On slopes of less than 6 percent, preserve a 20 to 30 foot wide vegetative buffer strip around the perimeter of the property, and use it as a filter strip for tapping sediment.
–Do not now filter strip vegetation shorter than 4 inches.

With Silt Fence

–Use silt fencing along the perimeter of the lot's downslope side(s) to trap sediment(see Exhibit #3).

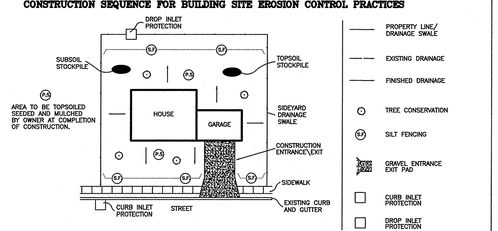
Install Gravel Drive.

–Restrict all lot access to this drive to prevent vehicles from tracking mud onto roadways (see Exhibit #4)

Protect Storm Sewer Inlets.

–Protect nearby storm sewer drop inlets with stone-filled or gravel-filled geotextile bags (see Exhibit #1) or equivalent measures before disturbing soil.
–Protect nearby storm sewer curb inlets with stone-filled or material (see Exhibit #2), straw bales, or equivalent measures before disturbing soil.

CONSTRUCTION SEQUENCE FOR BUILDING SITE EROSION CONTROL PRACTICES



NOTE: 1. EROSION/SEDIMENT CONTROL MEASURES MUST BE FUNCTIONAL AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE STRUCTURE(S).

SAMPLE EROSION/SEDIMENT CONTROL PRACTICE PLAN FOR A TYPICAL ONE-OR TWO-FAMILY DWELLING UNDER CONSTRUCTION

STEP #3. PREPARE THE SITE FOR CONSTRUCTION.

Prepare the site for construction and for installation of utilities. Make sure all contractors (especially the excavating contractor) are aware of areas to be protected.

Salvage and Stockpile the Topsoil/Subsoil.

–Remove topsoil (typically the upper 4 to 6 inches of soil material) and stockpile.
–Remove subsoil and stockpile separately from the topsoil.
–Locate the stockpile away from any downslope street, driveway, stream, lake, wetland, ditch, or drainageway.
–Immediately after stockpiling, temporary-seed the stockpiles with anual rye or winter wheat and/or place sediment barriers around the perimeter of the piles.

STEP 4. BUILD THE STRUCTURE(S) AND INSTALL THE UTILITIES.

Construct the home and install the utilities; also install the sewage disposal system and drill the water will (if applicable); then consider the following.

Install Downspout Extenders.

–Although not required, downspout extenders are highly recommended as a means of preventing lot erosion from roof runoff.
–Add the extenders as soon as the gutters and downspouts are installed (see Exhibit #5).
–Be sure the extenders have a stable outlet, such as the street, sidewalk, or a well vegetated area.

STEP 5. MAINTAIN THE CONTROL PRACTICES.

Maintain all erosion and sediment control practices until construction is completed and the lot is stabilized.
–Inspect the control practices a minimum of twice a week and after each storm event, making any needed repairs immediately.
–Toward the end of each work day, sweep or scrape up any soil tracked onto roadways. Do not flush areas with water.
–By the end of the next work day after a storm event, clean up any soil washed off-site.

STEP 6. REVEGATE THE BUILDING SITE.

Immediately after all outside construction activities are completed, stabilize the lot with sod, seed, and /or mulch.

Redistribute the Stockpiled Subsoil and Topsoil.

–Spread the stockpiled subsoil to rough grade.
–Spread the stockpiled topsoil to a depth of 4 to 6 inches over rough-graded areas.
–Fertilize and lime according to soil test results of recommendations of a seed supplier of a professional landscaping constructor.

Seed of Sod Bare Areas.

–Contact local seed suppliers of professional landscaping contractors for recommended seeding mixtures and rates.
–Follow recommendations of a professional landscaping constructor for installation of sod.
–Water newly seeded/sodded areas everyday or two to keep the soil moist. Less watering is needed once grass is 2 inches tall.

Mulch Newly Seeded Areas.

–Spread straw mulch on newly seeded areas, using 1 1/2 to 2 bales of straw per 1,000 square feet.
–On flat or gently sloping land, anchor the mulch by crimping it 2 to 4 inches into the soil. On step slopes, anchor the mulch with netting or tackifiers. An alternative to anchored mulch would be the use of erosion control blankets.

STEP 7. REMOVE REMAINING TEMPORARY CONTROL MEASURES.

Once the sod and/or vegetation is well established, remove any remaining temporary erosion and sediment control practices, such as:
–Downspout extenders. (Or shorten to outlet onto the vegetated areas, allowing for maximum infiltration).
–Storm sewer inlet portection measures.

SCALE: N.A.
DRAWN BY: FM
CHECKED BY: FM
CERTIFIED BY: PAUL MAURER
SEAL: PAUL MEREE MAURER REGISTERED No. 880006 STATE OF INDIANA
DATE: 1/29/15
REVISION:

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
GENERAL DETAILS

MAURER SURVEYING, INC.
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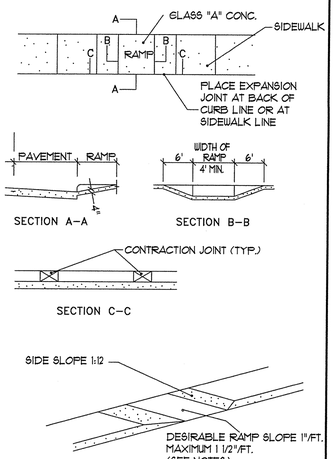
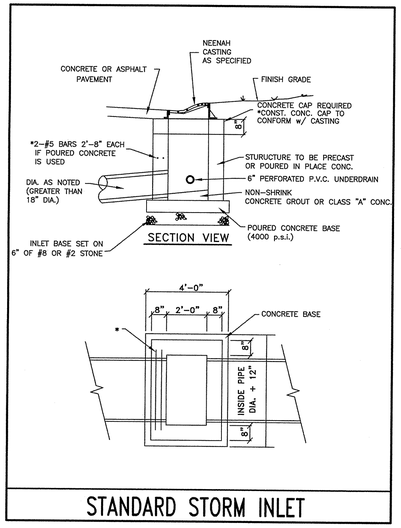
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

SHEET
C.10

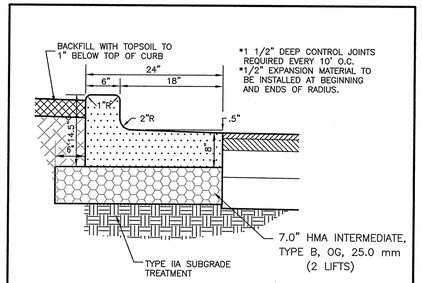
DATE
JANUARY 29, 2015

JOB NO.
1817-C.10

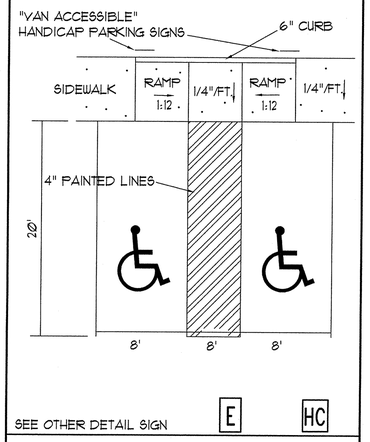




STANDARD STORM INLET

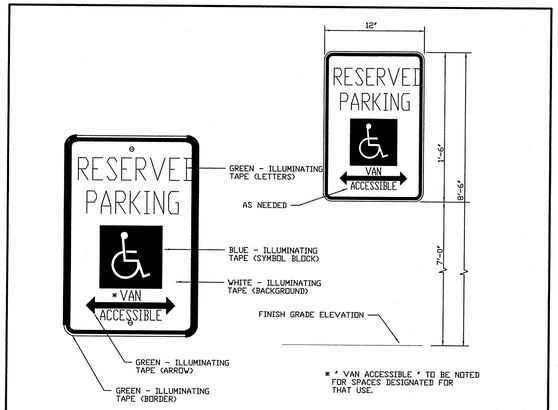


6" STAND-UP CONC. CURB & GUTTER [J]



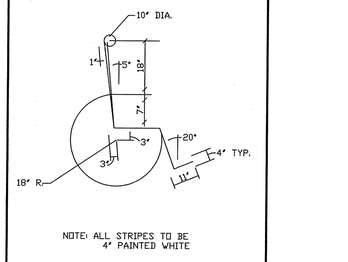
SEE OTHER DETAIL SIGN [E] [HC]

HANDICAP PARKING SPACE & RAMP



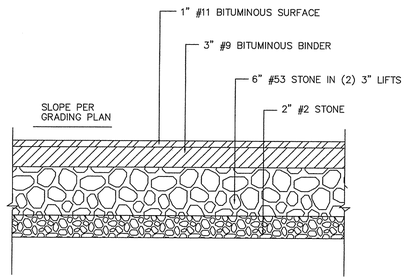
WALL MOUNT HANDICAP PARKING SIGN DETAIL
NOT TO SCALE

ADA ACCESSIBLE PARKING SIGN DETAIL



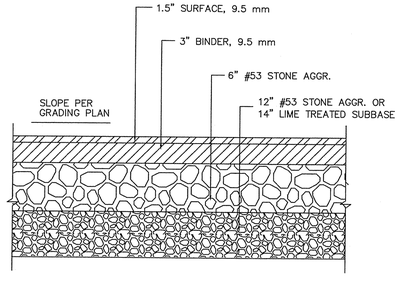
NOTE: ALL STRIPES TO BE 4" PAINTED WHITE

HANDICAP PARKING SYMBOL DETAIL



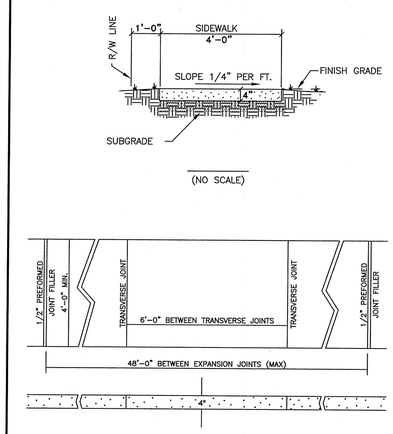
TYPICAL PAVEMENT SECTION [B]
NO SCALE

"HEAVY DUTY" BITUMINOUS PAVEMENT SECTION



NO SCALE

BITUMINOUS PAVEMENT SECTION WITHIN RIGHT-OF-WAY [L]



CONCRETE SIDEWALK DETAIL

SCALE: NA
DRAWN BY: FM
CHECKED BY: FM
CERTIFIED BY: PAUL M. AURER

SEAL
PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA
1/29/15

DATE: REVISION:

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LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

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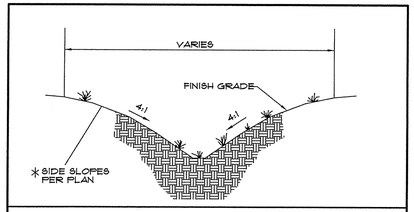
10333 N. MERIDIAN STREET
INDIANAPOLIS, IN 46290

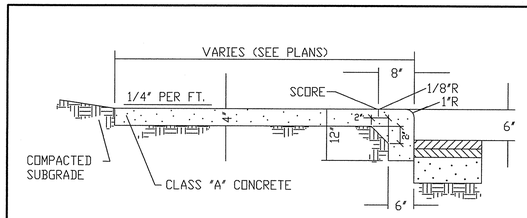
SHEET
C.11

DATE
JANUARY 29, 2015

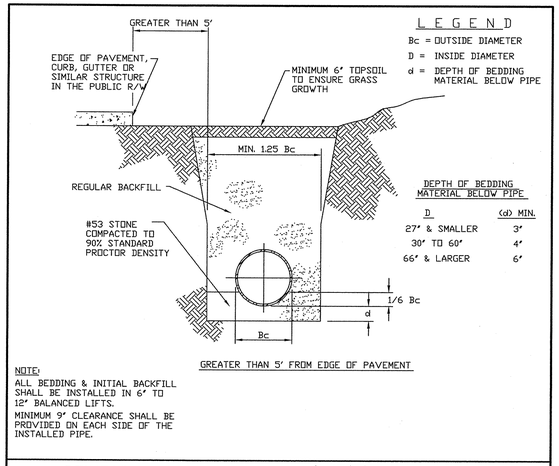
JOB NO.
1817-11



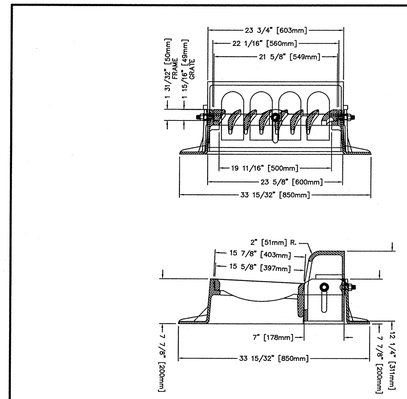
TYPICAL SWALE CROSS-SECTION



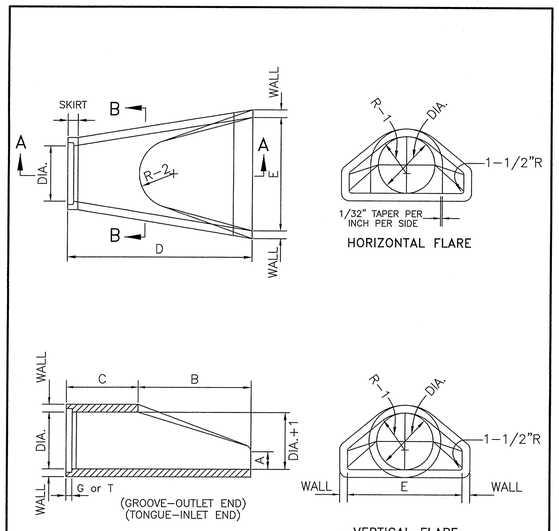
WALK & CURB DETAIL A



REINFORCED CONCRETE PIPE (RCP) TRENCH DETAIL GREATER THAN 5' OF EDGE OF PAVEMENT



NEENAH 3286-8V CASTING



DIA.	WALL	C or T	WT. SEC.	A	B	C	D	E	DIA.+1	R-1	R-2	SKIRT
12	2	1 1/2	530	4	24	48 7/8	72 7/8	24	13	10 1/16	9	3 1/2
15	2 1/4	2	740	6	27	46	73	30	16	12 1/2	11	3 1/2
18	2 1/2	2 1/2	990	9	27	46	73	36	19	15 1/2	12	4
21	2 3/4	2 1/4	1280	9	35	38	73	42	22	16 1/8	13	4
24	3	2 1/2	1520	9 1/2	43 1/2	30	73 1/2	48	25	16 11/16	14	4 1/2
27	3 1/4	2 1/2	1930	10 1/2	48	25 1/2	73 1/2	54	28	17 3/4	14 1/2	4 1/2
30	3 1/2	3	2190	12	54	19 3/4	73 3/4	60	31	18 5/16	15	5
33	3 3/4	3 3/8	3150	13 1/2	58 1/2	39 1/4	97 3/4	66	34	23 3/4	17 1/2	5 1/2
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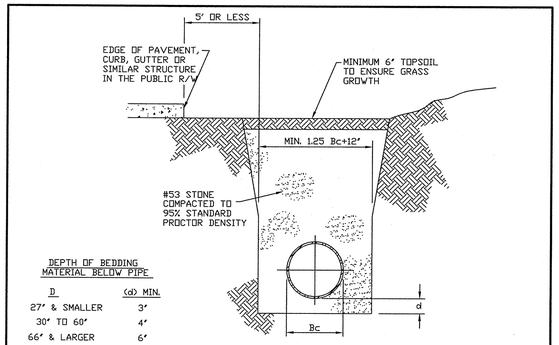
78	7 1/2	6 1/2	14430	24	78	21	99	114	79	41 15/16	24	8 1/2
84	8	7	16350	24	78	21	99	120	85	44 13/16	24	9

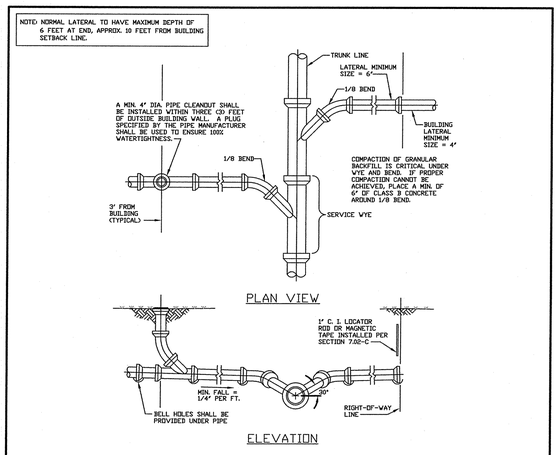
NOTES:

1. MANUFACTURE OF END SECTION IS IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.

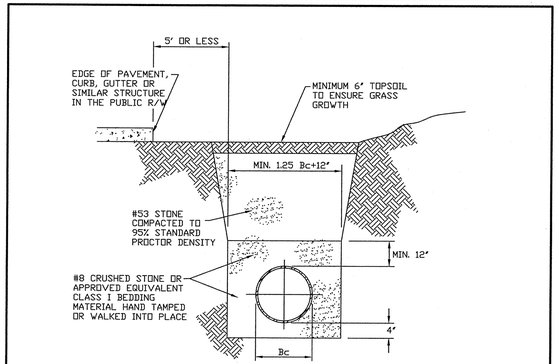
PRECAST CONCRETE FLARED HEADWALLS



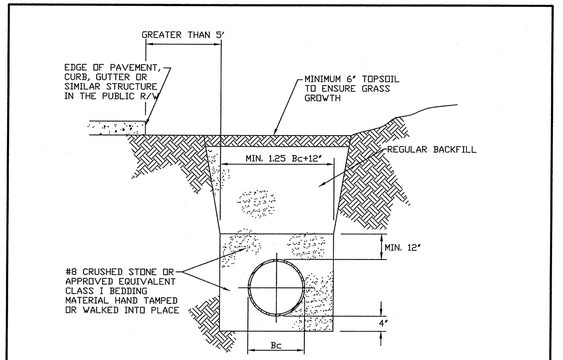
REINFORCED CONCRETE PIPE (RCP) TRENCH DETAIL WITHIN 5' OF EDGE OF PAVEMENT



SERVICE CONNECTION FOR SHALLOW SEWERS (LESS THAN 15' DEEP)



PLASTIC PIPE (PVC & HDPE) TRENCH DETAIL WITHIN 5' OF EDGE OF PAVEMENT



PLASTIC PIPE (PVC & HDPE) TRENCH DETAIL GREATER THAN 5' OF EDGE OF PAVEMENT

SCALE: NA
DRAWN BY: PM
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL: PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR
1/29/15

DATE | REVISION:

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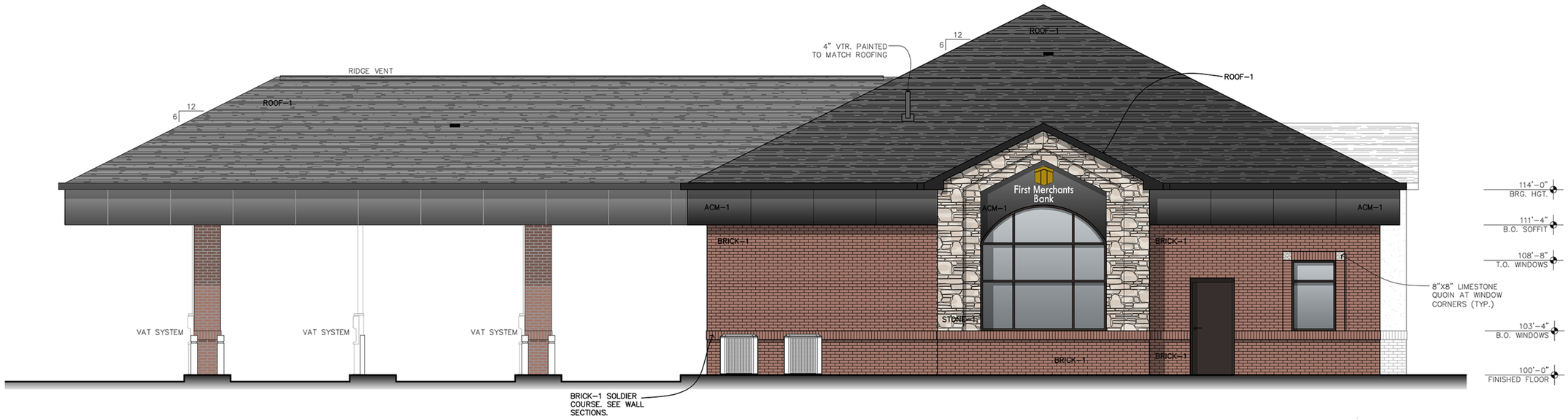
SHEET
C.12

DATE
JANUARY 29, 2015

JOB NO.
1817-C.12



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"

1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

A NEW FACILITY FOR:
FIRST MERCHANTS BANK

EXTERIOR ELEVATIONS

US Architects
9200 W. SMITH STREET
YORKTOWN, INDIANA 47396
TELEPHONE 765-405-1220
FAX 765-405-1219
WEB usarchitectsmuncie.com

JERRY G. HOFFMAN, PARTNER
KEITH L. GARY, PARTNER

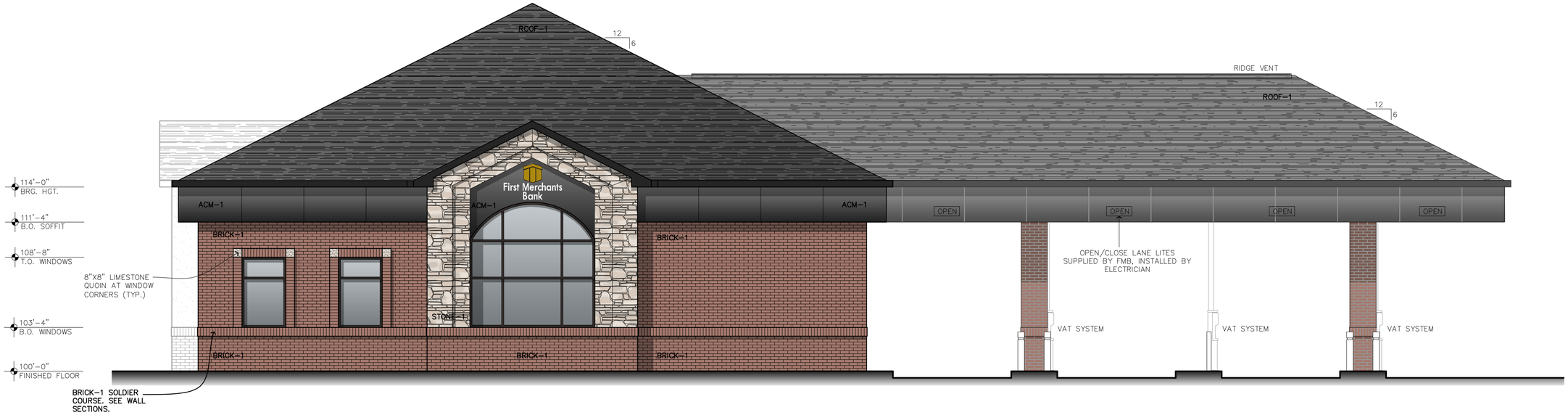
DRAWN: AM
CHECKED:
REVISIONS:

DATES
CD PHASE
START DATE: 00/00/00
FINISH DATE: 00/00/00

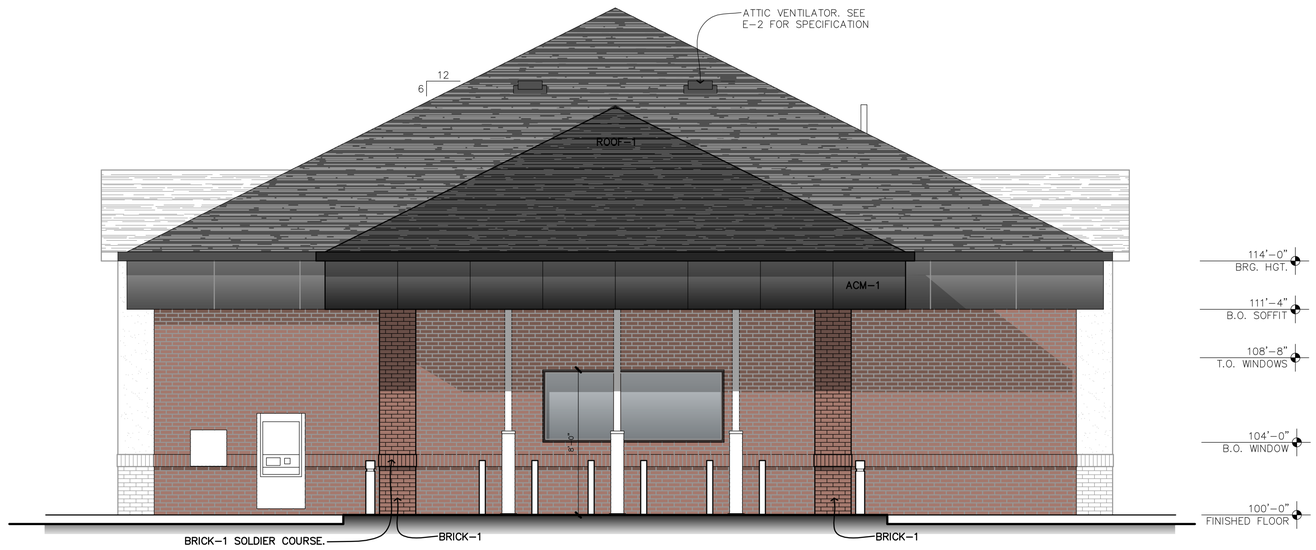
PLOT INFORMATION
FILE NAME: _A2.dwg
PLOT DATE: 2/20/2015 9:23
CAD OPER.: KAF

SEAL
JERRY G. HOFFMAN REGISTERED No. AR00034274 STATE OF INDIANA REGISTERED ARCHITECT

SHEET
A-2.0



2 SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 REAR ELEVATION
SCALE: 1/4"=1'-0"

A NEW FACILITY FOR:
FIRST MERCHANTS BANK

EXTERIOR ELEVATIONS

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DRAWN: AM
CHECKED:
REVISIONS:

DATES
CD PHASE
START DATE: 00/00/00
FINISH DATE: 00/00/00

PLOT INFORMATION
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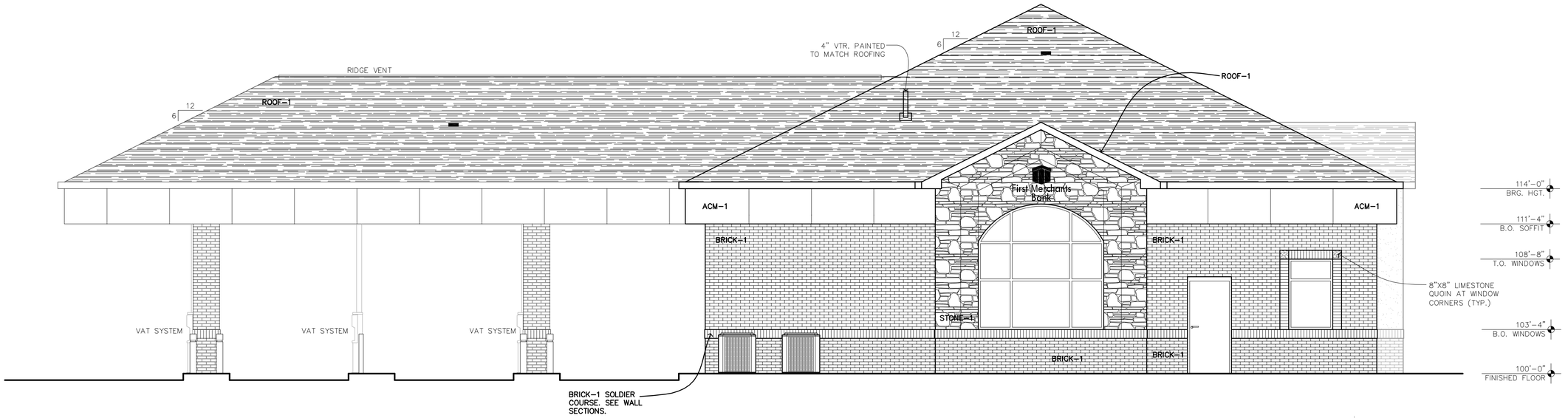
PLOT DATE: 2/20/2015 9:23 A
CAD OPER.: KAF

SEAL
JERRY G. HOFFMAN REGISTERED No. AR00034274 STATE OF INDIANA REGISTERED ARCHITECT

SHEET
A-2.1



2 SIDE ELEVATION
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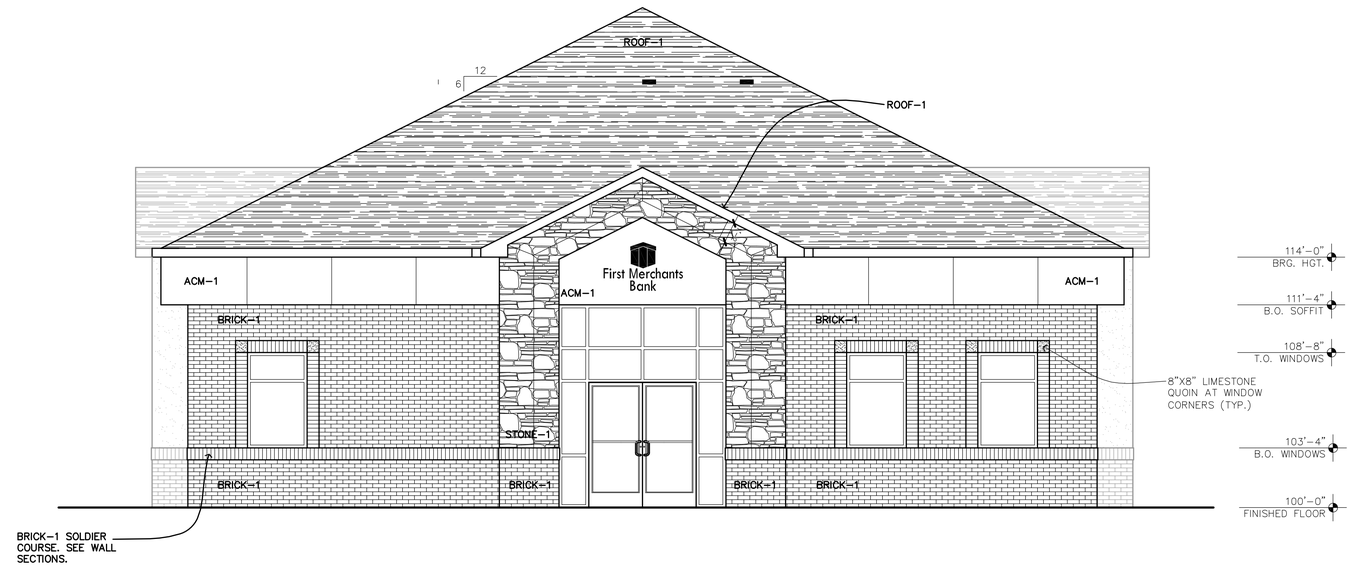

1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

A NEW FACILITY FOR:
FIRST MERCHANTS BANK

EXTERIOR ELEVATIONS

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CHECKED: JH
REVISIONS:

DATES
CD PHASE
START DATE: 00/00/00
FINISH DATE: 00/00/00

PLOT INFORMATION
FILE NAME: _A2.dwg
PLOT DATE: 1/27/2015 11:14
CAD OPER.: KAF

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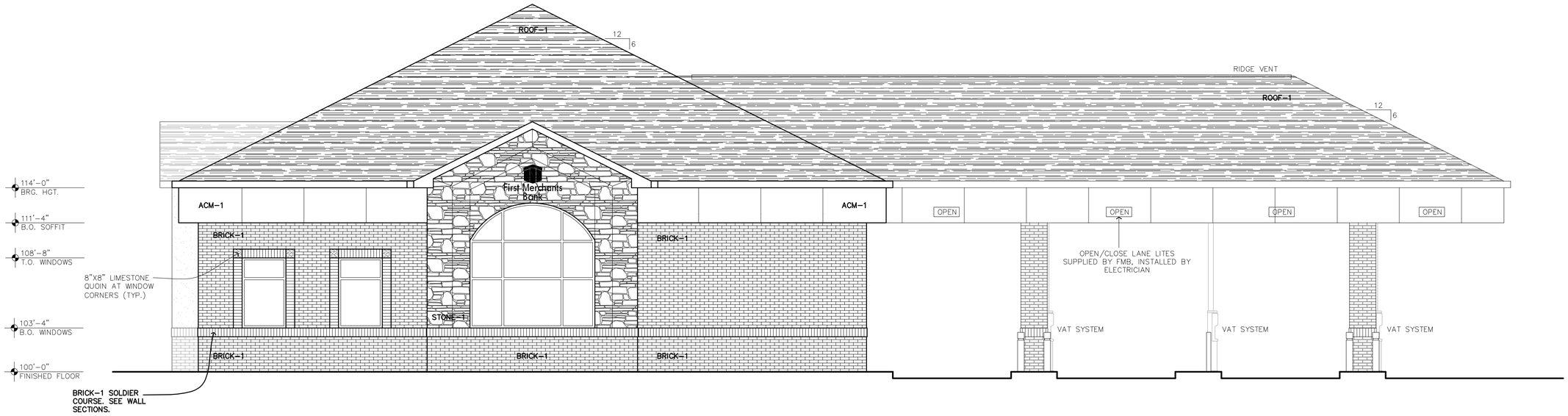

2 SIDE ELEVATION
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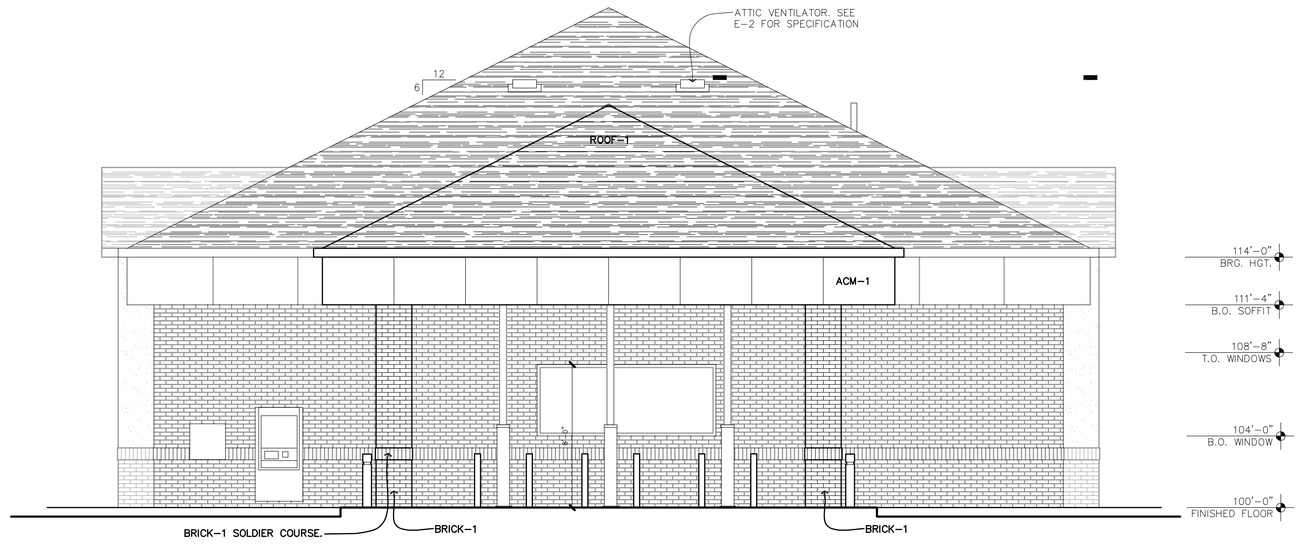

1 REAR ELEVATION
SCALE: 1/4"=1'-0"

A NEW FACILITY FOR:
FIRST MERCHANTS BANK

EXTERIOR ELEVATIONS

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SHEET
A-2.1

Luminaire Schedule

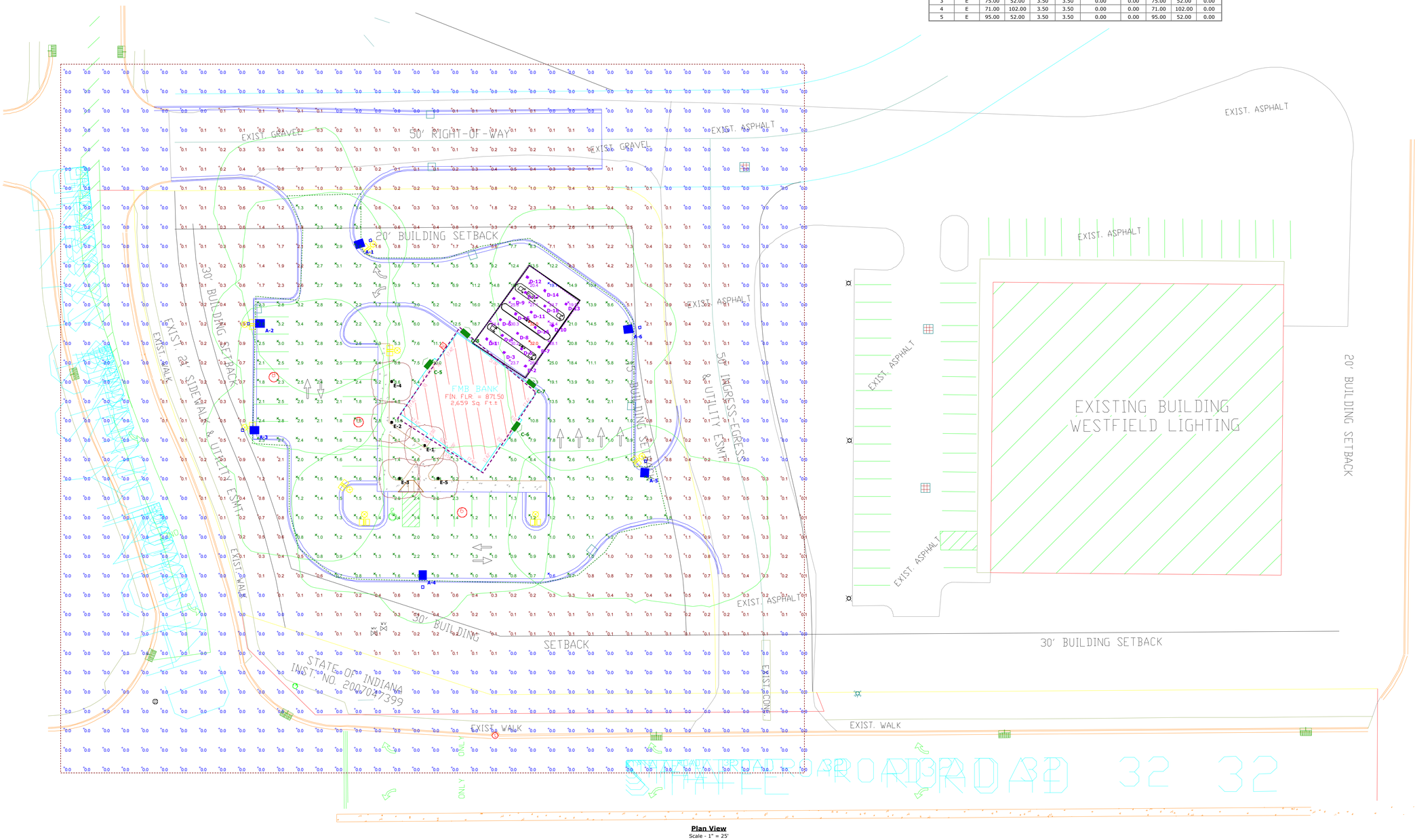
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	6	Lithonia Lighting	DSX1 LED 60C 700 50K TFTM MVOLT HS	DSX1 LED WITH (2) 30 LED LIGHT ENGINES, TYPE TFTM OPTIC, 5000K, @ 700mA WITH HOUSE SIDE SHIELD	LED	1	DSX1_LED_60C_700_50K_TFTM_MVOLT_HS.ies	9632.744	0.95	131
	C	4	Lithonia Lighting	CSXW LED 30C 700 50K TFTM MVOLT	CSXW LED WITH 1 LIGHT ENGINE (30 LEDs), 700mA DRIVER, 5000K LED, TYPE FORWARD THROW OPTICS	LED	1	CSXW_LED_30C_700_50K_TFTM_MVOLT.ies	7678.861	0.95	69
	D	18	Lithonia Lighting	DSXSC LED 20C 1000 50K T5W MVOLT	DSX SURFACE CANOPY FIXTURE WITH 2 LIGHT ENGINES, 1000mA DRIVER, 5000K LEDs, T5W OPTIC.	LED	1	DSXSC_LED_20C_1000_50K_T5W_MVOLT.ies	6209.56	0.95	74
	E	5	Lithonia Lighting	DSXB LED 16C 700 50K SYM MVOLT	DSXB WITH 4 LIGHT BOARDS (16 LEDs), 700mA DRIVER, 5000K COLOR TEMP, AND SYMMETRIC OPTIC	LED	1	DSXB_LED_16C_700_50K_SYM_MVOLT.ies	2215.076	0.95	39

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
CANOPY	+	26.0 fc	32.0 fc	19.1 fc	1.7:1	1.4:1	0.8:1
PARKING LOT	+	5.2 fc	32.0 fc	0.6 fc	53.3:1	8.7:1	0.2:1
SITE CALCULATIONS	+	1.3 fc	32.0 fc	0.0 fc	N/A	N/A	0.0:1

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	A	60.00	175.00	25.00	25.00	251.85	0.00	58.85	174.62	0.00
2	A	-3.00	132.00	25.00	25.00	90.00	0.00	-1.79	132.00	0.00
3	A	-6.00	77.00	25.00	25.00	90.00	0.00	-4.79	77.00	0.00
4	A	87.00	-4.00	25.00	25.00	0.00	0.00	87.00	-2.79	0.00
5	A	202.00	61.00	25.00	25.00	184.09	0.00	201.91	59.79	0.00
6	A	199.00	130.00	25.00	25.00	261.67	0.00	197.80	129.82	0.00
5	C	90.00	111.00	12.00	12.00	309.81	0.00	90.00	111.00	0.00
6	C	135.00	79.00	12.00	12.00	125.54	0.00	135.00	79.00	0.00
7	C	143.00	101.00	12.00	12.00	39.81	0.00	143.00	101.00	0.00
8	C	109.00	127.00	12.00	12.00	38.66	0.00	109.00	127.00	0.00
1	D	120.00	124.00	12.00	12.00	303.69	0.00	120.00	124.00	0.00
2	D	140.00	110.00	12.00	12.00	303.69	0.00	140.00	110.00	0.00
3	D	129.00	117.00	12.00	12.00	303.69	0.00	129.00	117.00	0.00
4	D	128.00	126.00	12.00	12.00	303.69	0.00	128.00	126.00	0.00
5	D	138.00	119.00	12.00	12.00	303.69	0.00	138.00	119.00	0.00
6	D	127.00	134.00	12.00	12.00	303.69	0.00	127.00	134.00	0.00
7	D	147.00	120.00	12.00	12.00	303.69	0.00	147.00	120.00	0.00
8	D	136.00	127.00	12.00	12.00	303.69	0.00	136.00	127.00	0.00
9	D	134.00	145.00	12.00	12.00	303.69	0.00	134.00	145.00	0.00
10	D	154.00	131.00	12.00	12.00	303.69	0.00	154.00	131.00	0.00
11	D	143.00	138.00	12.00	12.00	303.69	0.00	143.00	138.00	0.00
12	D	141.00	156.00	12.00	12.00	303.69	0.00	141.00	156.00	0.00
13	D	161.00	142.00	12.00	12.00	303.69	0.00	161.00	142.00	0.00
14	D	150.00	149.00	12.00	12.00	303.69	0.00	150.00	149.00	0.00
15	D	135.00	137.00	12.00	12.00	303.69	0.00	135.00	137.00	0.00
16	D	145.00	130.00	12.00	12.00	303.69	0.00	145.00	130.00	0.00
17	D	140.00	148.00	12.00	12.00	303.69	0.00	140.00	148.00	0.00
18	D	150.00	141.00	12.00	12.00	303.69	0.00	150.00	141.00	0.00
1	E	88.00	69.00	3.50	3.50	0.00	0.00	88.00	69.00	0.00
2	E	71.00	81.00	3.50	3.50	0.00	0.00	71.00	81.00	0.00
3	E	75.00	52.00	3.50	3.50	0.00	0.00	75.00	52.00	0.00
4	E	71.00	102.00	3.50	3.50	0.00	0.00	71.00	102.00	0.00
5	E	95.00	52.00	3.50	3.50	0.00	0.00	95.00	52.00	0.00



Plan View
Scale - 1" = 25'

FIRST MERCHANTS-WESTFIELD
PARKING LOT LIGHTING
POINT ILLUMINATION STUDY

Designer
R. A. MCILRATH
Date
1/29/2015
Scale
AS NOTED
Drawing No.
463-00915A1
Summary

CSXW LED
LED Wall Luminaire

CONTOUR SERIES

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

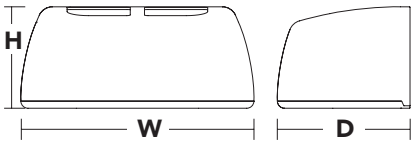
Specifications

Height: 7-1/8" *(29.2 cm)*

Width: 16-3/8" *(41.6cm)*

Depth: 9-5/16" *(23.6 cm)*

Weight (max): 30 lbs *(13.6 kg)*

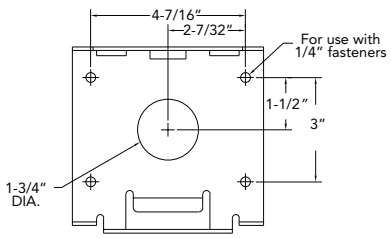


Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED								
Series	**LEDs**	**Drive current**	**Color temperature**[1]	**Distribution**	**Voltage**	**Mounting**	**Options**	**Finish** *(required)*
CSXW LED	**30C** 30 LEDs	**700** 700 mA **1000** 1000 mA	**40K** 4000K **50K** 5000K	**T2M** Type II, medium **T3M** Type III, medium **T4M** Type IV, medium **TFTM** Type forward throw, medium	**MVOLT**[2] **120**[2] **208**[2] **240**[2] **277**[2] **347**[3] **480**[3]	**Shipped included** (blank) Surface mount **Shipped separately** **BBW** Surface-mounted back box (for conduit entry)[4]	**Shipped installed** **PE** Photoelectric cell, button type[5,6] **DMG** 0-10V dimming driver (no controls) **SF** Single fuse (120, 277, 347V)[7] **DF** Double fuse (208, 240, 480V)[7] **Shipped separately**[4] **VG** Vandal guard **WG** Wire guard	**DDBXD** Dark bronze **DBLXD** Black **DNAXD** Natural aluminum **DWHXD** White **DDBTXD** Textured dark bronze **DBLBXD** Textured black **DNATXD** Textured natural aluminum **DWHGXD** Textured white

Mounting Detail



Accessories

Ordered and shipped separately.

CSXWBBW DDBXD U	Back box accessory (specify finish)
CSXWWG U	Wire guard accessory
CSXWVG U	Vandal guard accessory

NOTES

1. Configured with 4000K (/40K) provides the shortest lead times. Consult factory for 5000K (/50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
3. Available with 700 mA options only (30C 700).
4. Also available as a separate accessory; see Accessories information at left.
5. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
6. Must be ordered with fixture; cannot be field installed.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K (4000K, 70 CRI)					50K (5000K, 67 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	30C 700 --K	69W	T2M	6,695	2	0	2	97	7,183	2	0	2	104
				T3M	7,068	2	0	2	102	7,582	2	0	2	110
				T4M	7,017	2	0	2	102	7,528	2	0	2	109
				TFTM	7,158	2	0	2	104	7,679	2	0	2	111
	1000 mA	30C 1000 --K	104W	T2M	8,868	2	0	2	85	9,560	2	0	2	92
				T3M	9,361	2	0	2	90	10,091	2	0	2	97
				T4M	9,293	2	0	2	89	10,018	2	0	2	96
				TFTM	9,481	2	0	2	91	10,220	2	0	2	98

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **CSXW LED** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.91	0.85

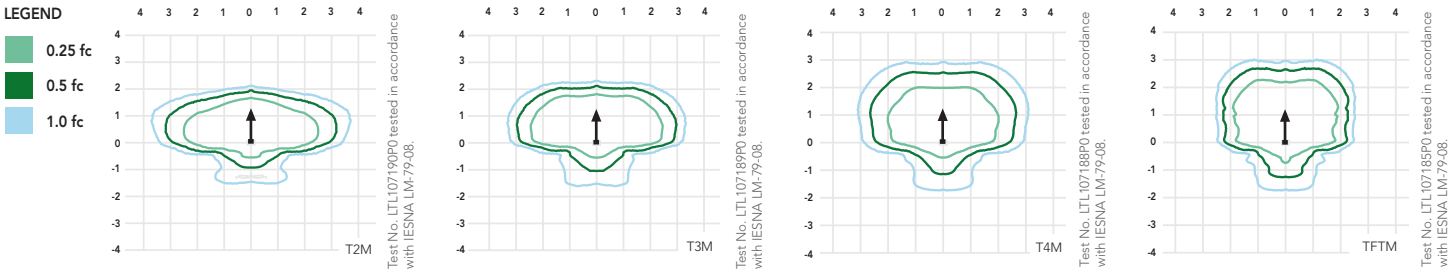
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30C	700	70W	0.695	0.412	0.367	0.331	0.247	0.186
	1000	104W	1.034	0.599	0.528	0.472	0.382	0.302

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's CSXW homepage.

Isofootcandle plots for the CSXW LED 30C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
The Contour Series Wall LED luminaire is ideal for commercial building mounted applications from over-the-door to 20 ft mounting heights.

CONSTRUCTION
Rugged, die-cast, single-piece aluminum housing. Unique flow-through design for optimized thermal management. Modularity allows for ease of maintenance and potential for future system upgrades. Metallic screen covers the top of the housing, preventing debris build-up while allowing for air flow. Housing is completely sealed against moisture and environmental contaminants.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS
Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000K (70 CRI) or optional 5000K (67 CRI) configurations. The CSXW has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of 30 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Universal mounting mechanism with integral mounting support allows fixture to hinge down. Bubble level provides correct alignment with every installation.

LISTINGS
CSA Certified to U.S. and Canadian standards. Light engine is IP66 rated. Luminaire is IP65 rated.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

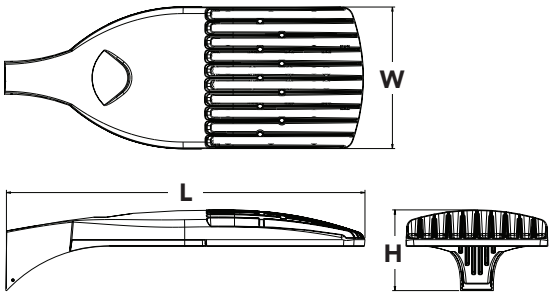
Type

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

Specifications

EPA:	1.2 ft² (0.11 m²)
Length:	33″ (83.8 cm)
Width:	13″ (33.0 cm)
Height:	7-1/2″ (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

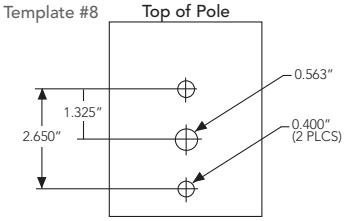
EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

DSX1 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish *(required)*
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** [1] 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K(70 CRI) AMBPC Amber phosphor converted [2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [4] 480 [4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [5] RPUMBA Round pole universal mounting adaptor [5] **Shipped separately** [6] KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)	**Shipped installed** PER NEMA twist-lock receptacle only (no controls) [7] DMG 0-10V dimming driver (no controls) [8] DCR Dimmable and controllable via ROAM® (no controls) [9] DS Dual switching [10,11] PIR Motion sensor, 8-15′ mounting height [12] PIRH Motion sensor, 15-30′ mounting height [12] BL30 Bi-level switched dimming, 30% [11,13] BL50 Bi-level switched dimming, 50% [11,13]	**Shipped installed** HS House-side shield [14] WTB Utility terminal block [15] SF Single fuse (120, 277, 347V) [16] DF Double fuse (208, 240, 480V) [16] L90 Left rotated optics [17] R90 Right rotated optics [17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Drilling

Template #8 — Top of Pole



DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	**DM29AS**	2 at 90° *
DM28AS	2 at 180°	**DM39AS**	3 at 90° *
DM49AS	4 at 90° *	**DM32AS**	3 at 120° **

Example: SSA 20 4C **DM19AS** DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25″ O.D. minimum.

**For round pole mounting (RPA) only.

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [18]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [18]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [18]
SC U	Shorting cap [18]
DSX1HS 30C U	House-side shield for 30 LED unit
DSX1HS 40C U	House-side shield for 40 LED unit
DSX1HS 60C U	House-side shield for 60 LED unit
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [6]

For more control options, visit DTL and ROAM online.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8″	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8″	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4″	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

1. Rotated optics only available with 60C.
2. AMBPC only available with 530mA or 700mA.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
4. Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
5. Available as a separate combination accessory: PUMBA (finish) U.
6. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8″ mast arm (not included).
7. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
8. DMG option for 347v or 480v requires 1000mA
9. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
10. Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
11. Requires an additional switched circuit.
12. PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DS or DCR.
13. Dimming driver standard. MVOLT only. Not available with DCR.
14. Also available as a separate accessory; see Accessories information.
15. WTB not available with DS.
16. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
17. Available with 60 LEDs (60C option) only.
18. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/-10%. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 80 minimum CRI)					40K (4000 K, 70 minimum CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30C (30 LEDs)	700 mA	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053	2	0	2	104
			T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
			T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
			T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
			T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
			T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
			TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
			T5VS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
			T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
			T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
			T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109
	1000 mA	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
			T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
			T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
			T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
			T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
			T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
			TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
			T5VS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101
			T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100
			T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102
			T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99
40C (40 LEDs)	700 mA	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
			T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
			T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
			T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
			T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
			T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
			TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
			T5VS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
			T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
			T5M	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113
			T5W	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110
	1000 mA	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
			T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98
			T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
			T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
			T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
			T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
			TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
			T5VS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101
			T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99
			T5M	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101
			T5W	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98
60C (60 LEDs)	700 mA	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
			T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
			T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
			T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
			T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
			T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
			TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
			T5VS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
			T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
			T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
			T5W	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112
	1000 mA	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
			T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
			T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
			T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
			T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
			T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
			TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
			T5VS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98
			T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97
			T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98
			T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

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Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

			Current (A)					
Number of LEDs	Drive Current (mA)	System Watts	120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

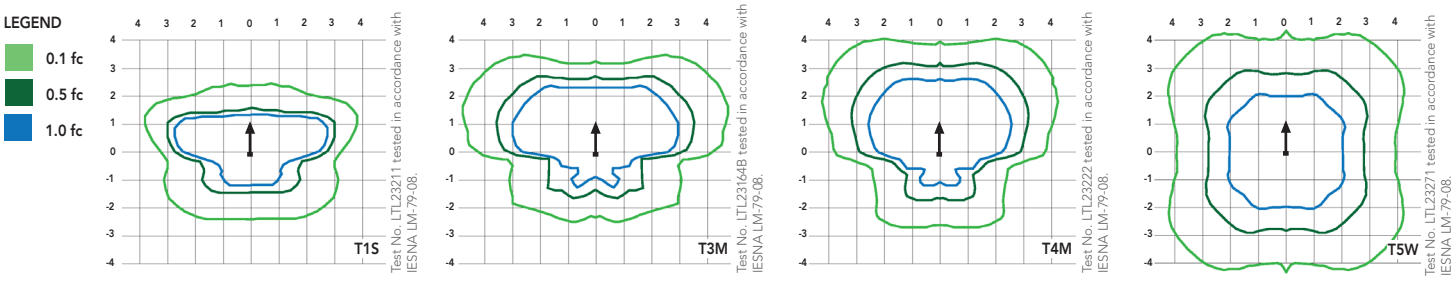
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Full warranty terms located at:
www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Specifications subject to change without notice.

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D-Series
LED Bollard

d-series

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

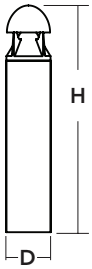
The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Specifications

Diameter: 8" Round *(20.3 cm)*

Height: 42" *(106.7 cm)*

Weight (max): 27 lbs *(12.25 kg)*



Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED								
Series	**LEDs**	**Drive current**	**Color temperature**	**Distribution**	**Voltage**	**Control options**	**Other options**	**Finish** *(required)*
DSXB LED	**Asymmetric** 12C 12 LEDs[1] **Symmetric** 16C 16 LEDs[2]	350 350 mA 450 450 mA [3,4] 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength [3,4]	ASY Asymmetric [1] SYM Symmetric [2]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [4]	**Shipped installed** PE Photoelectric cell, button type DMG 0-10V dim-ming driver (no controls) ELCW Emergency battery backup[6]	**Shipped installed** SF Single fuse (120, 277, 347V) [4,7] DF Double fuse (208, 240V) [4,7] H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts [8]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB [8]

NOTES

1. Only available in the 12C, ASY version.
2. Only available in the 16C, SYM version.
3. Only available with 450 AMBLW version.
4. Not available with ELCW.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6. Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
7. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
8. MRAB U not available with L/AB4 option.

LITHONIA LIGHTING

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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	715	45	1	0	1	889	56	1	0	1	953	60	1	0	1					
	530	22	985	45	1	0	1	1,239	56	1	0	1	1,334	61	1	0	1					
	700	31	1,263	41	1	0	1	1,588	51	1	0	1	1,712	55	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric 4 Engines (16 LEDs)	350	20	923	46	1	0	1	1,161	58	1	0	1	1,251	63	1	0	1					
	530	28	1,274	46	1	0	1	1,603	57	1	0	1	1,726	62	1	0	1					
	700	39	1,634	42	1	0	1	2,055	53	1	0	1	2,215	57	1	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

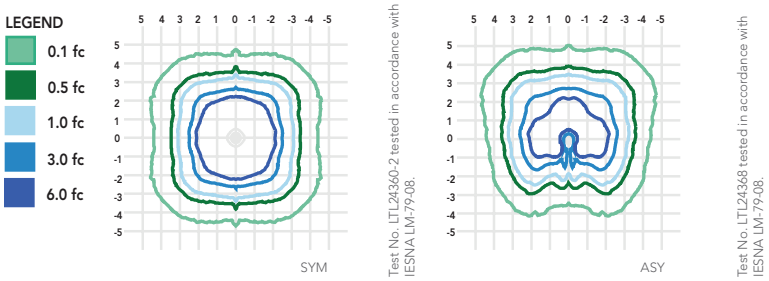
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Bollard homepage.

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE
The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION
One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH
Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL
Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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D-Series
LED Surface Canopy

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d-series

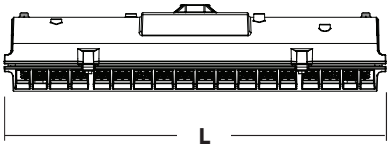
Specifications

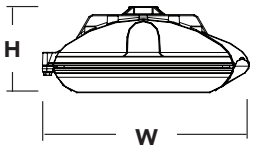
Length: 17-3/4" *(45.1 cm)*

Width: 8-1/2" *(21.6 cm)*

Height: 3-7/16" *(8.7 cm)*

Weight (max): 16 lbs *(7.3 kg)*





Introduction

The D-Series LED Surface Canopy luminaire is ideal for covered walkways or drive-thrus, semi-covered outdoor aisles, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaire counts while still meeting IES criteria, lowering overall energy consumption.

Its expected service life of over 100,000 hours (20 years of nighttime operation) combined with the available motion/ambient sensor offers an extremely low maintenance solution that yields quick payback.

Ordering Information

EXAMPLE: DSXSC LED 20C 700 40K T5M MVOLT SRM DWHXD

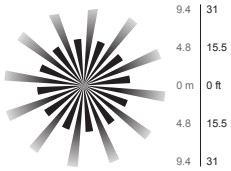
DSXSC LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish *(required)*
DSXSC LED	10C 10 LEDs (one engine) [1,2] 20C 20 LEDs (two engines) 30C 30 LEDs (three engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[3]	T5E Type V, entryway [4] T5M Type V, medium T5W Type V, wide T5R Type V, rectangular ASY Asymmetric	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [6] 480 [6]	**Shipped included** SRM Surface mount	**Shipped installed** DMG 0-10V dimming driver (no controls) HS House-side shield (housing visor) [7] SF Single fuse (120, 277, 347V) [8,9] DF Double fuse (208, 240, 480V) [8,9] PIR360SS Motion/ambient sensor, 8-15' mounting height [9,10] PIRH360SS Motion/ambient sensor, 15-30' mounting height [9,10] SPD Separate surge protection [11] XAD XPoint Wireless enabled [12] CFMH Cover finish matches housing [13] **Shipped separately** BDS Bird shroud [7]	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze

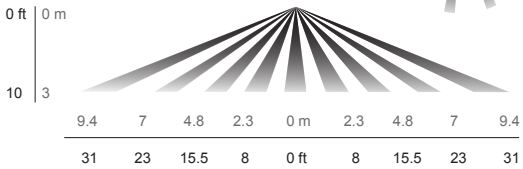
Motion Sensing

The motion/ambient sensor options (PIR360SS or PIRH360SS) have 360° of passive infrared sensing and adjustable bi-level dimming to save energy when there are no occupants.

TOP VIEW

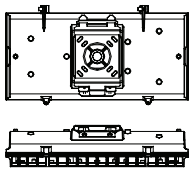


SIDE VIEW



Mounting Options

Surface Mounting



Accessories

Ordered and shipped separately.

DSXSCHS U	House-side shield (1 per light engine)
DSXSCBDSSJ DWHXD U	Bird shroud for SRM on surface J-box only, white (specify finish)

NOTES

1. Available with 700mA or 1000mA option only.
2. Not available with 347 or 480V.
3. AMBPC only available with 530mA or 700mA.
4. DesignLights Consortium qualified.
5. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
6. N/A with one light engine (10C). Only available with 700mA or 1000mA.
7. Also available as a separate accessory; see Accessories information at left.
8. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
9. Not available with XAD.
10. PIR360SS specifies the SensorSwitch SBOR-10-ODP control; PIRH360SS specifies the SensorSwitch SBOR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard.
11. See the electrical section on page 3 for more details.
12. Dimming driver standard. Available 120v or 277v only. Not available with fusing, PIR360SS or PIRH360SS.
13. Available with DNAXD or DDBXD only.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	30K (3000 K, 80 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 65 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	700 mA	10C 700--K	26W	ASY	1,792	0	0	1	69	2,253	1	0	1	87	2,428	1	0	1	93
				T5E	1,882	1	0	0	72	2,366	1	0	0	91	2,550	1	0	0	98
				T5M	1,889	1	0	0	73	2,375	2	0	0	91	2,560	2	0	0	98
				T5R	1,860	2	0	2	72	2,339	2	0	2	90	2,521	2	0	2	97
				T5W	1,771	2	0	1	68	2,226	2	0	1	86	2,399	2	0	1	92
	1000 mA	10C1000 --K	37W	ASY	2,444	1	0	1	66	3,074	1	0	1	83	3,314	1	0	1	90
				T5E	2,566	1	0	0	69	3,227	2	0	0	87	3,479	2	0	0	94
				T5M	2,576	2	0	0	70	3,241	2	0	1	88	3,493	2	0	1	94
				T5R	2,537	2	0	2	69	3,191	2	0	2	86	3,440	3	0	3	93
				T5W	2,414	2	0	1	65	3,037	2	0	1	82	3,274	3	0	1	88
20C (20 LEDs)	350 mA	20C 350 --K	25W	ASY	1,995	1	0	1	80	2,511	1	0	1	100	2,705	1	0	1	108
				T5E	2,095	1	0	0	84	2,637	1	0	0	105	2,840	2	0	0	114
				T5M	2,103	2	0	0	84	2,647	2	0	0	106	2,851	2	0	1	114
				T5R	2,071	2	0	2	83	2,607	2	0	2	104	2,808	2	0	2	112
				T5W	1,971	2	0	1	79	2,481	2	0	1	99	2,672	2	0	1	107
	530 mA	20C 530 --K	37W	ASY	2,803	1	0	1	76	3,526	1	0	1	95	3,799	1	0	1	103
				T5E	2,943	2	0	0	80	3,702	2	0	0	100	3,989	2	0	0	108
				T5M	2,955	2	0	1	80	3,717	2	0	1	100	4,005	2	0	1	108
				T5R	2,910	2	0	2	79	3,660	3	0	3	99	3,944	3	0	3	107
				T5W	2,770	2	0	1	75	3,483	3	0	1	94	3,754	3	0	1	101
	700 mA	20C 700 --K	46W	ASY	3,449	1	0	1	75	4,337	1	0	1	94	4,675	1	0	1	102
				T5E	3,621	2	0	0	79	4,554	2	0	0	99	4,909	2	0	0	107
				T5M	3,636	2	0	1	79	4,572	3	0	1	99	4,928	3	0	1	107
				T5R	3,580	3	0	3	78	4,502	3	0	3	98	4,853	3	0	3	106
				T5W	3,407	3	0	1	74	4,285	3	0	1	93	4,619	3	0	1	100
	1000 mA	20C 1000 --K	74W	ASY	4,632	1	0	1	63	5,828	1	0	1	79	6,283	1	0	2	85
				T5E	4,864	2	0	0	66	6,119	2	0	0	83	6,597	2	0	1	89
				T5M	4,883	3	0	1	66	6,143	3	1	1	83	6,623	3	0	1	90
				T5R	4,808	3	0	3	65	6,050	3	0	3	82	6,522	3	0	3	88
				T5W	4,577	3	0	1	62	5,758	3	0	2	78	6,207	3	0	2	84
30C (30 LEDs)	350 mA	30C 350 --K	35W	ASY	3,022	1	0	1	86	3,799	1	0	1	109	4,097	1	0	1	117
				T5E	3,172	2	0	0	91	3,989	2	0	0	114	4,302	2	0	0	123
				T5M	3,185	2	0	1	91	4,005	2	0	1	114	4,319	3	0	1	123
				T5R	3,137	2	0	2	90	3,944	3	0	3	113	4,253	3	0	3	122
				T5W	2,985	2	0	1	85	3,754	3	0	1	107	4,048	3	0	1	116
	530 mA	30C 530 --K	53W	ASY	4,239	1	0	1	80	5,333	1	0	1	101	5,748	1	0	1	108
				T5E	4,451	2	0	0	84	5,599	2	0	0	106	6,035	2	0	0	114
				T5M	4,468	3	0	1	84	5,622	3	0	1	106	6,059	3	0	1	114
				T5R	4,400	3	0	3	83	5,536	3	0	3	104	5,967	3	0	3	113
				T5W	4,188	3	0	1	79	5,269	3	0	1	99	5,679	3	0	1	107
	700 mA	30C 700 --K	67W	ASY	5,170	1	0	1	77	6,504	1	0	2	97	7,011	1	0	2	105
				T5E	5,428	2	0	0	81	6,829	3	0	1	102	7,362	3	0	1	110
				T5M	5,450	3	0	1	81	6,856	3	0	1	102	7,391	3	0	2	110
				T5R	5,367	3	0	3	80	6,752	3	0	3	101	7,278	3	0	3	109
				T5W	5,108	3	0	1	76	6,426	3	0	2	96	6,927	3	0	2	103
	1000 mA	30C 1000 --K	107W	ASY	6,775	1	0	2	63	8,520	2	0	2	80	9,187	2	0	2	86
				T5E	7,113	3	0	1	66	8,946	3	0	1	84	9,646	3	0	1	90
				T5M	7,141	3	0	1	67	8,982	3	0	2	84	9,685	3	0	2	91
				T5R	7,032	3	0	3	66	8,845	4	0	4	83	9,537	4	0	4	89
				T5W	6,693	3	0	2	63	8,418	4	0	2	79	9,077	4	0	2	85

Note: Available with phosphor-converted amber LEDs (nomenclature AMBPC). These LEDs produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files (for 530mA and 700mA drive currents only).

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.98

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
10C	700	26W	0.25	0.15	0.13	0.11	–	–
	1000	37W	0.37	0.21	0.18	0.16	–	–
20C	350	25W	0.23	0.13	0.12	0.10	–	–
	530	37W	0.33	0.19	0.17	0.14	–	–
	700	46W	0.43	0.25	0.22	0.19	0.15	0.11
	1000	74W	0.68	0.39	0.34	0.29	–	–
30C	350	35W	0.33	0.19	0.16	0.14	–	–
	530	53W	0.50	0.29	0.25	0.22	–	–
	700	67W	0.66	0.38	0.33	0.29	0.23	0.17
	1000	107W	1.01	0.58	0.50	0.44	–	–

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSXSC LED 10C 1000			
	1.0	0.97	0.94	0.90
	DSXSC LED 30C 1000			
	1.0	0.93	0.89	0.80
	DSXSC LED 30C 700			
	1.0	0.98	0.97	0.95

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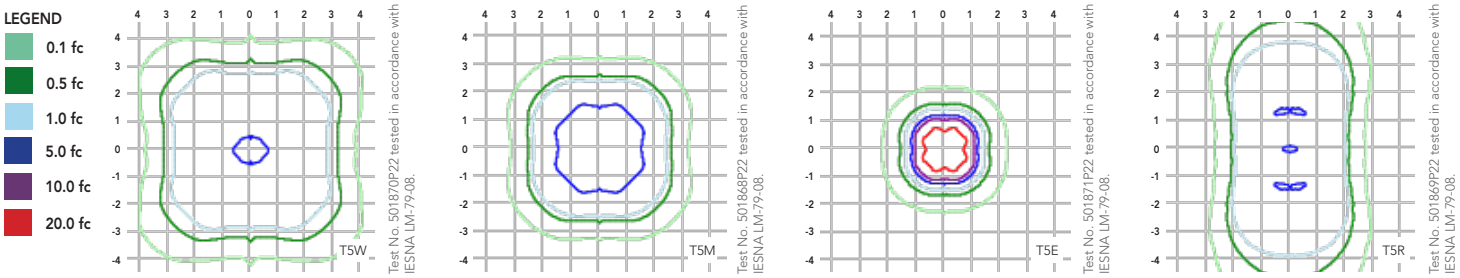
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Parking Garage homepage.

Isofootcandle plots for the DSXSC LED 30C 700 40K. Distances are in units of mounting height (8').



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life, and easy-to-install design of the D-Series LED Surface Canopy luminaire make it the smart choice for canopy lighting in commercial, industrial and institutional applications with mounting heights of 8-15'.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP66) and is suitable for hose-down.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded proprietary acrylic lenses provide five different photometric distributions suited to a variety of canopy and walkway applications. Light engines are available in 3000 K (80 min. CRI), 4000 K (70 min. CRI) or 5000 K (65 min. CRI) configurations.

ELECTRICAL

Light engines consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life. The electronic driver has a power factor of >90%, THD <20%, and a minimum 2.5 KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Mounts to a 4x4" recessed or surface mount outlet box using a quick-mount kit (included); kit contains galvanized steel luminaire and outlet box plates and a full pad gasket. Kit has an integral mounting support that allows the luminaire to hinge down for easy electrical connections. Luminaire and plates are secured with captive screws. Supply leads are 12" in length as standard. For longer supply leads, please consult factory.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product — Fuel Pump Canopy Luminaires category. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

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

PROJECT OVERVIEW

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

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

PUD DISTRICT ORDINANCE

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

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

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

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

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

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

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

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

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

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

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

DETAILED DEVELOPMENT PLAN (Chapter 10.7 (E))

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

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

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see DISTRICT, DEVELOPMENT and DESIGN STANDARDS comments herein).**
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located.
3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community such that:
    a. The design and location of proposed street and highway access point shall minimize safety hazards and congestion.
    d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
    e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

    Comment: The Department is continuing to work with the petitioner, in coordination with the Public Works Department and the Director of Grand Park.
4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas and cable service at a satisfactory level of service to meet the needs of the proposed development.

    Comment: Please coordinate with the Department of Public Works and utility providers.

DISTRICT STANDARDS (Chapter 4 of UDO)

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

1. Permitted Uses

    Comment: Complies with the PUD Ordinance, as proposed.
2. Minimum Lot Area
3. Minimum Lot Frontage
4. Minimum Building Setback Lines

a. Front Yard: 60 feet
b. Side Yard: 20 feet
c. Rear Yard: 20 feet

5. Minimum Lot Width
6. Maximum Building Height
7. Minimum Building Size

OVERLAY DISTRICT STANDARDS (Chapter 5 of UDO)

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

1. Architectural Standards (Article 6.3)

   Comment: If the Plan Commission is satisfied with the elevations identified in Exhibit C within the PUD Ordinance, then this item complies with the PUD Ordinance, as proposed.

2. Building Standards (Article 6.4)
3. Height Standards (Article 6.6)
4. Landscaping Standards (Article 6.8)

   Comment: The proposed PUD Ordinance incorporates a landscape plan (identified as Exhibit D of the PUD Ordinance) to establish the applicable landscaping standards. The Department recognizes the unique nature of the proposed development and is continuing to review the proposed landscape plan and is coordinating with the petitioner accordingly.

5. Lighting (Article 6.9)
6. Lot Standards (Article 6.10)
7. Parking and Loading Standards (Article 6.14)

   Comment: Complies with the proposed PUD Ordinance, as proposed.

8. Setback Standards (Article 6.16)
9. Sign Standards (Article 6.17)

   Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

10. Vision Clearance Standards (Article 6.19)
11. Yard Standards (Article 6.12)

DESIGN STANDARDS (Chapter 8 of UDO)

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

1. Easement Standards (Article 8.3)
2. Pedestrian Network Standards (Article 8.7)

   Comment: The Department is continuing to work with the petitioner to determine the appropriate pedestrian connections with the Grand Park Sports Campus.
3. Street and Right-of-Way Standards (Article 8.9)
4. Surety Standards (Article 8.12)
5. Utility Standards (Article 8.13)

STAFF COMMENTS

1. Hold a public hearing at the March 2, 2015, APC meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at (317)379-9080 or amurray@westfield.in.gov.

ORDINANCE NUMBER 15-04

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

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

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

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

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

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

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

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

SECTION 1. APPLICABILITY OF ORDINANCE.

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

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

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

SECTION 2. PERMITTED USES.

2.1 Commercial Recreational Facility and ancillary uses contained therein, including but not limited to the following: related offices, Sit Down Restaurant, Medium Intensity Retail, Commercial Entertainment Facility uses, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the "ECD Director").

SECTION 3. DEVELOPMENT STANDARDS.

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

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

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

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

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

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

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

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

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

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

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

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

Cindy J. Gossard, Clerk-Treasurer

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

_____
J. Andrew Cook, Mayor

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

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard; Clerk-Treasurer

EXHIBIT "A" – LEGAL DESCRIPTION

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

EXHIBIT "B" – CONCEPT PLAN

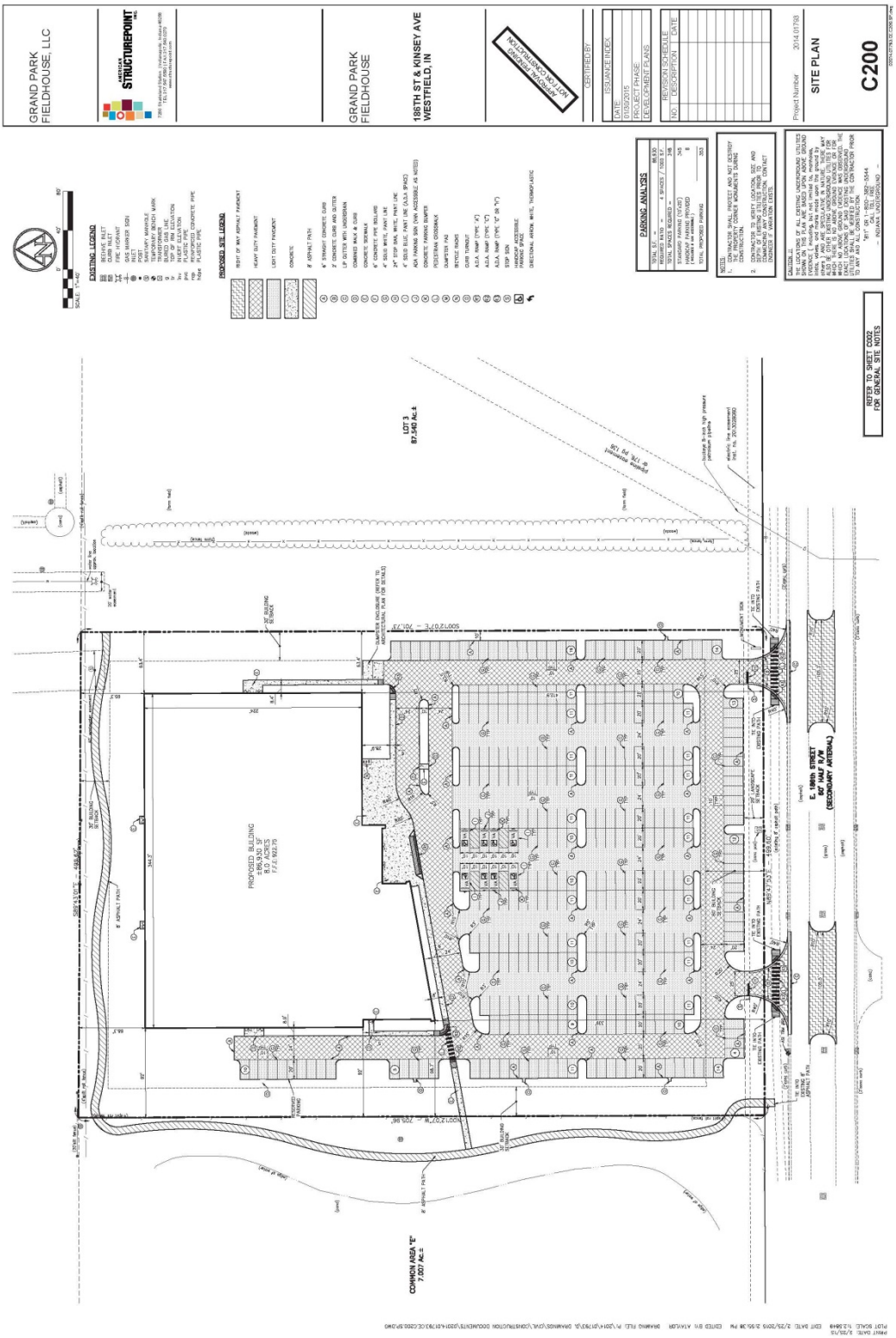
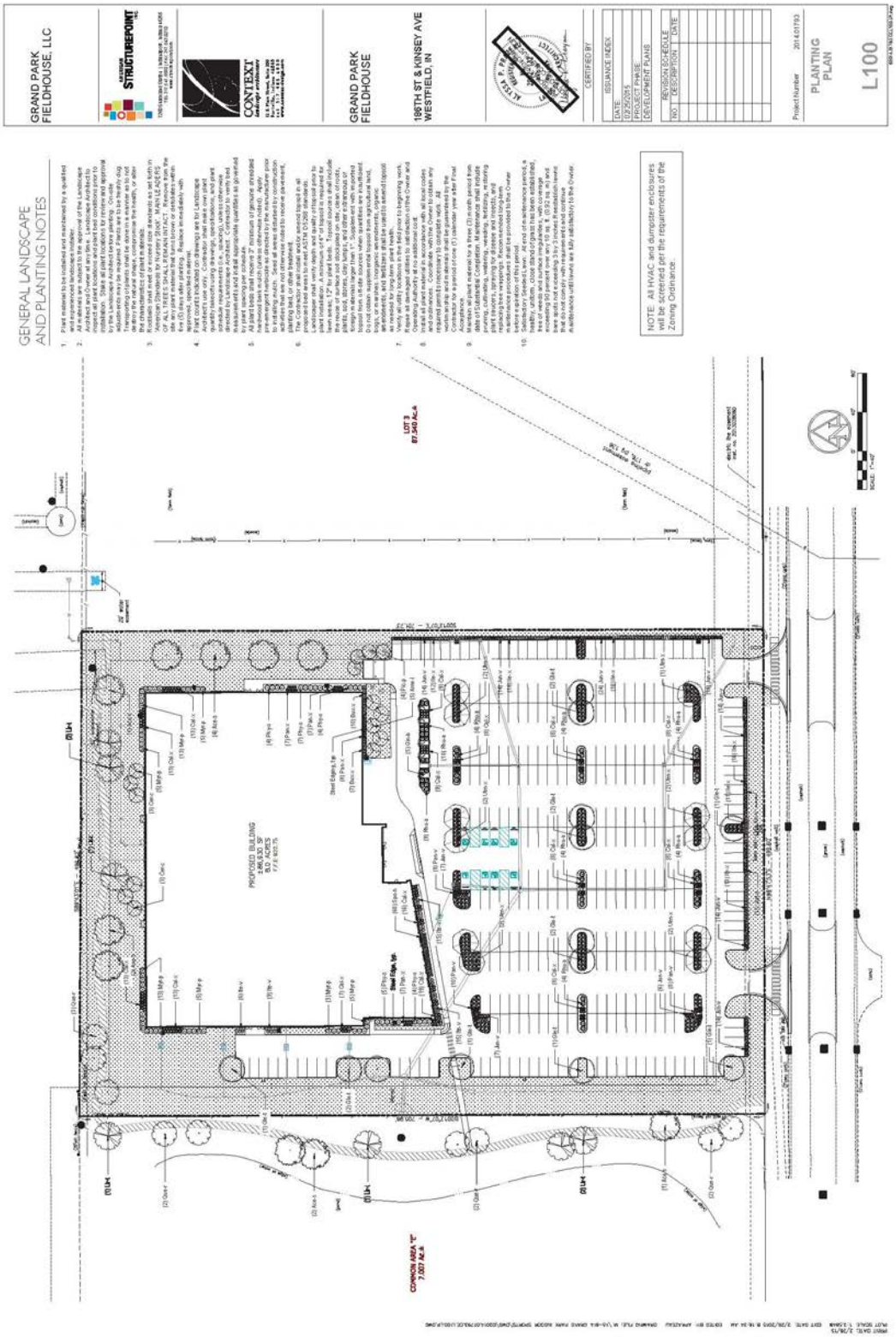
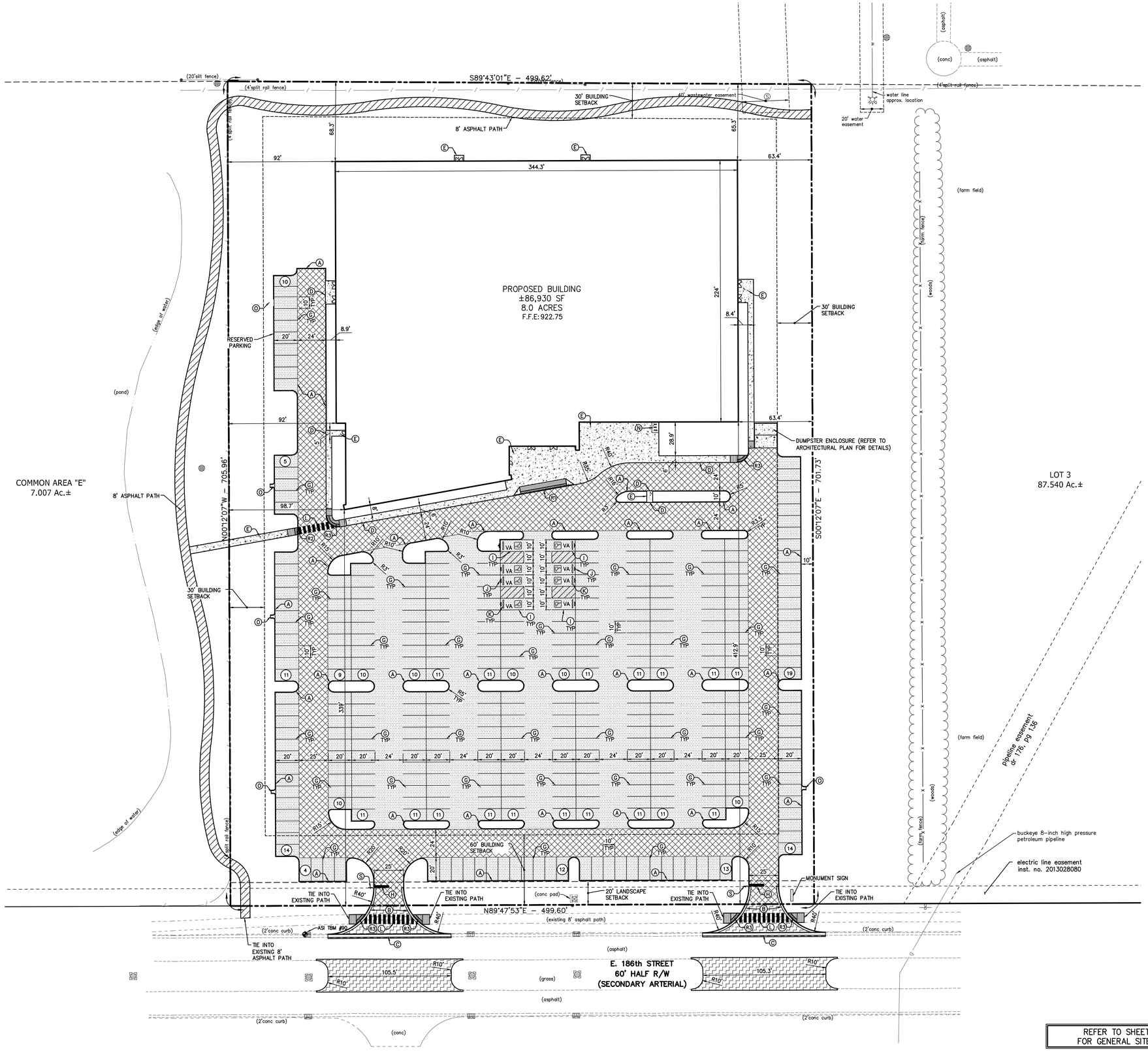


EXHIBIT "C" – BUILDING ELEVATIONS

EXHIBIT "D" – LANDSCAPING PLAN





0' 40' 80'

SCALE: 1"=40'

EXISTING LEGEND

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

PROPOSED SITE LEGEND

	RIGHT OF WAY ASPHALT PAVEMENT
	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	CONCRETE
	8' ASPHALT PATH
A	6" STRAIGHT CONCRETE CURB
B	2' CONCRETE CURB AND GUTTER
C	LIP GUTTER WITH UNDERDRAIN
D	COMBINED WALK & CURB
E	CONCRETE SIDEWALK
F	6" CONCRETE PIPE BOLLARD
G	4" SOLID WHITE, PAINT LINE
H	24" STOP BAR, WHITE, PAINT LINE
I	4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
J	ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
K	CONCRETE PARKING BUMPER
L	PEDESTRIAN CROSSWALK
M	DUMPSTER PAD
N	BICYCLE RACKS
O	CURB TURNOUT
R1	A.D.A. RAMP (TYPE "A")
R2	A.D.A. RAMP (TYPE "C")
R3	A.D.A. RAMP (TYPE "G" OR "H")
S	STOP SIGN
	HANDICAP ACCESSIBLE PARKING SPACE
	DIRECTIONAL ARROW, WHITE, THERMOPLASTIC

PARKING ANALYSIS

TOTAL S.F. =	86,930
REQUIRED RATIO =	4 SPACES / 1000 S.F.
TOTAL SPACES REQUIRED =	348
STANDARD PARKING (10'x20')	345
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	8
TOTAL PROPOSED PARKING	353

NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

CAUTION !!

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

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

REFER TO SHEET C002
FOR GENERAL SITE NOTES

GRAND PARK
FIELDHOUSE, LLC

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

GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE PLAN

C200

PRINT DATE: 2/25/15
PLOT SCALE: 1:2.5849
EDIT DATE: 2/25/2015 2:55:38 PM
EDITED BY: ATAYLOR
DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C200.SP.DWG
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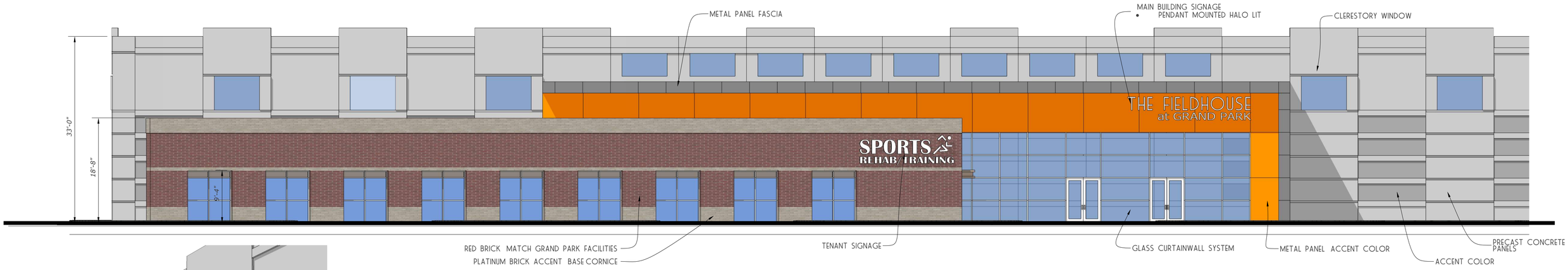
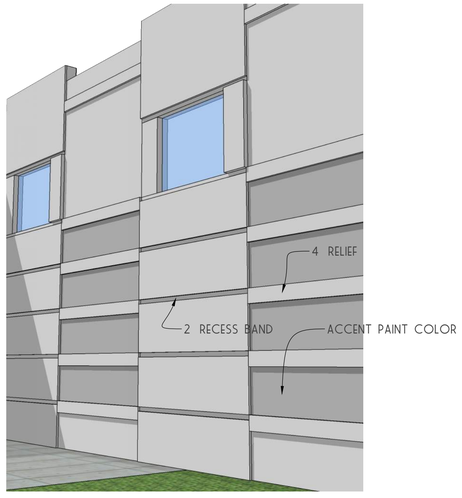
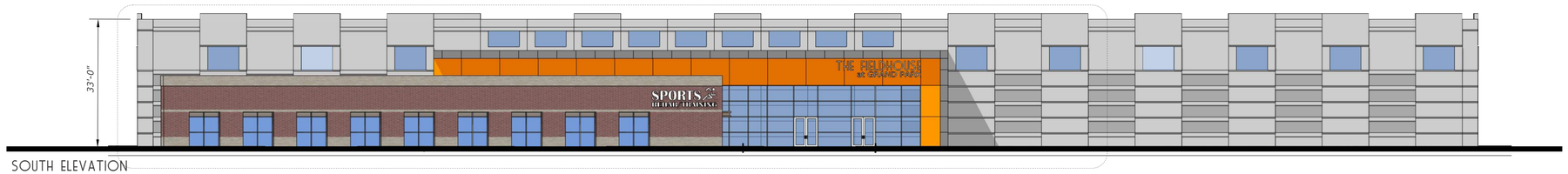
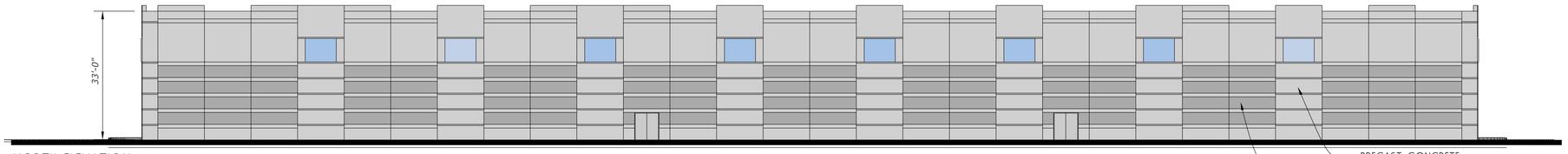




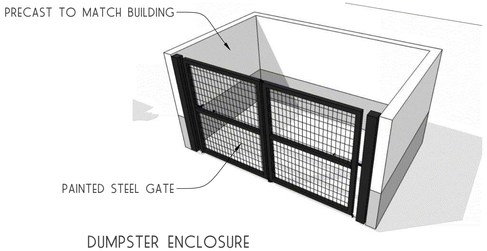
PRECAST DETAIL



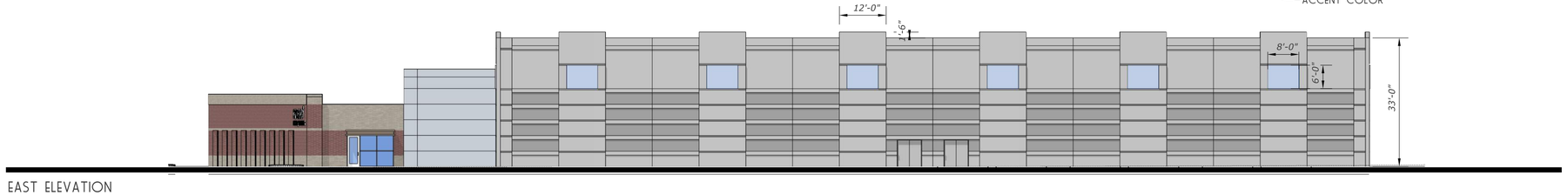
SOUTH ELEVATION



NORTH ELEVATION

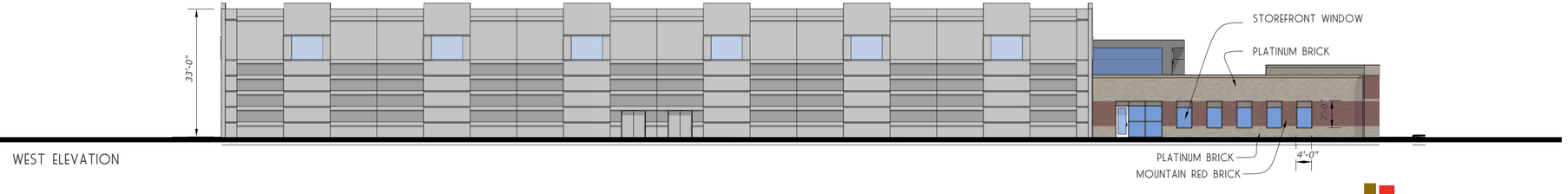


DUMPSTER ENCLOSURE



EAST ELEVATION

MONUMENT SIGN



WEST ELEVATION

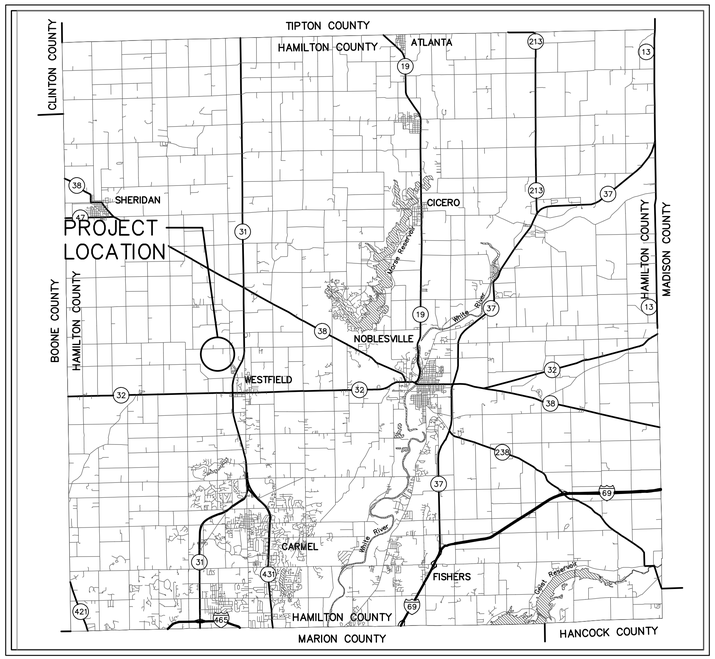
ELEVATIONS

GRAND PARK FIELDHOUSE

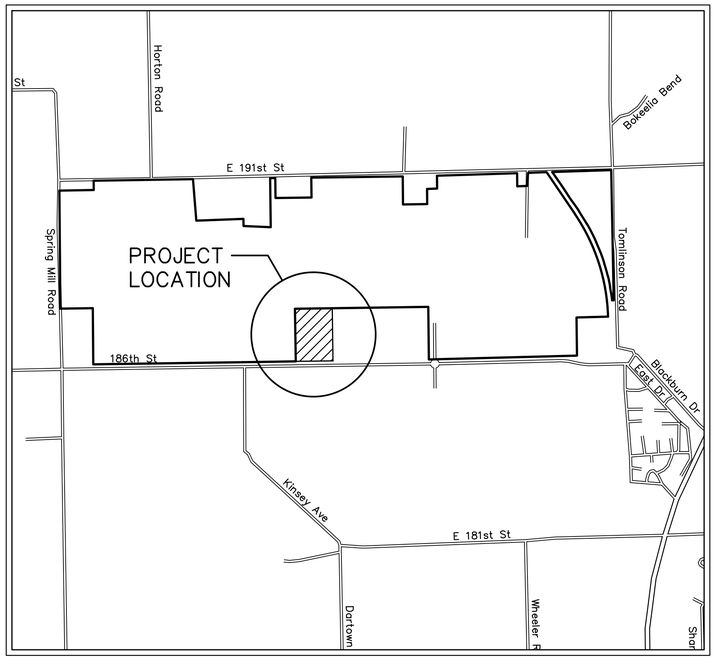
FEB 23 2015

AMERICAN STRUCTUREPOINT INC.

DEVELOPMENT PLANS
FOR
GRAND PARK
INDOOR SPORTS FACILITY
WESTFIELD, INDIANA 46074
S.E. 1/4 SECTION 26, T19N, R3E, WASHINGTON TOWNSHIP, HAMILTON COUNTY



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

INDEX	
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SITE PLAN	C200
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UTILITY PLAN	C301
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LANDSCAPE PLAN	L100
LANDSCAPE DETAILS	L101
SITE LIGHTING PHOTOMETRY PLAN	C900

PLAN DATE: 01/30/2015

UTILITY CONTACTS

CITY OF WESTFIELD – PUBLIC WORKS
KEN ALEXANDER
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3100

CITY OF WESTFIELD – ENGINEERING
PHIL SUNDLING
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3136

CITY OF WESTFIELD – FIRE DEPARTMENT
GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD, INDIANA 46074
(317) 804–3307

CITY OF WESTFIELD – PARKS DEPARTMENT
MELODY JONES
2728 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 804–3184

GAS PIPELINES:
INDIANA GAS / VECTREN
DON PERDUE
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
(317) 776–5550

BUCKEYE PARTNERS, L.P.
MARTY WHITE
940 BUCKEYE ROAD
LIMA, OHIO 45804
(419) 993–8008

HAMILTON COUNTY SURVEYOR'S OFFICE
GREG HOYES
ONE HAMILTON COUNTY SQUARE, SUITE 188
NOBLESVILLE, INDIANA 46060
(317) 776–8495

HAMILTON COUNTY HIGHWAY DEPARTMENT
DAVE LUCAS
1700 S. 10th STREET
NOBLESVILLE, INDIANA 46060
(317) 773–7770

ELECTRIC:
DUKE ENERGY – NOBLESVILLE OFFICE
JASON KEENAN
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
(317) 776–5335

COMMUNICATIONS:
COMCAST CABLE
MATT STRINGER
9750 EAST 150th STREET, SUITE 1600
NOBLESVILLE, INDIANA 46060
(317) 774–3384

AT&T
MICHAEL HAYNES
5858 N. COLLEGE
INDIANAPOLIS, INDIANA 46220
(317) 252–4007

GAS:
INDIANA GAS / VECTREN
RESA GLOVER & CHARLOTTE MAY
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
(317) 776–5550

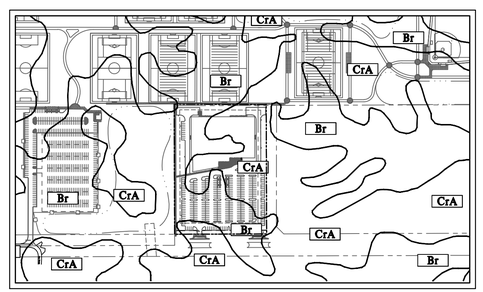
CITIZENS GAS OF WESTFIELD
RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, INDIANA 46202
(317) 927–4684

SANITARY SEWER AND WATER
CITIZENS WESTFIELD
HARRY NIKIDES
2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 927–4338

PLANS PREPARED FOR:
GRAND PARK, LLC

PLANS PREPARED BY:

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



SOILS MAP
NOT TO SCALE

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

REV	DATE	DESCRIPTION

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
811 OR 1–800–382–5544
CALL TOLL FREE
– INDIANA UNDERGROUND –

APPROVAL PENDING
NOT FOR CONSTRUCTION

ANDREW R. TAYLOR, P.E.

C001
JOB# 2014.01793

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
EDIT DATE: 1/30/15 - 3:28 PM EDITED BY: RWINDHORST DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\2014.01793.CE.C001.TS.DWG

GENERAL NOTES

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

SITE NOTES

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

DEMOLITION NOTES

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

GRADING NOTES

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

UTILITY NOTES

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

EROSION CONTROL NOTES

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

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

NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
"811" OR 1-800-382-5544
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- INDIANA UNDERGROUND -

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NOT FOR CONSTRUCTION

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2014.01793

GENERAL NOTES

C002

02014.01793.CE.C002.GN.dwg

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
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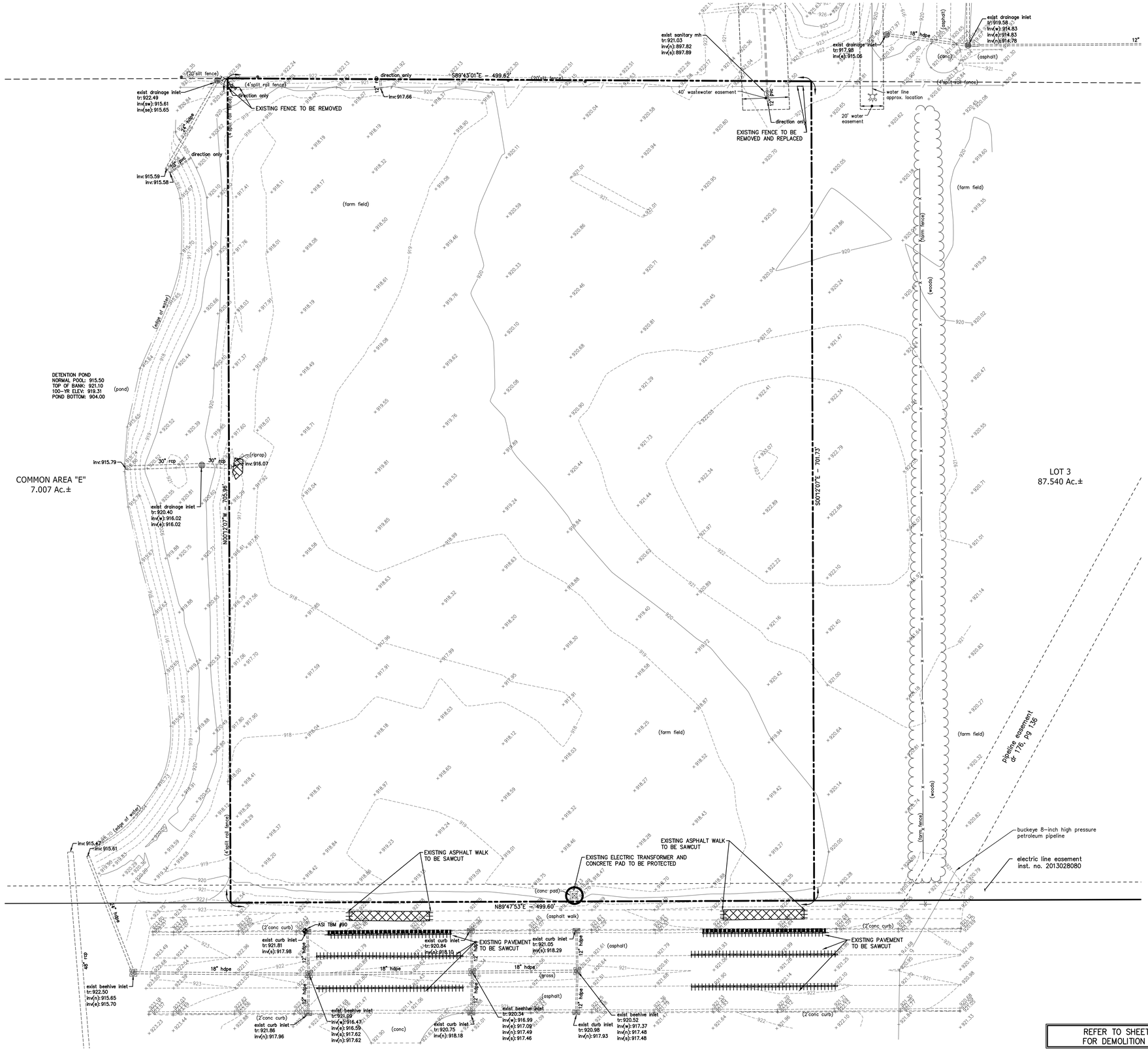

0' 40' 80'

SCALE: 1"=40'

EXISTING LEGEND

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

DEMOLITION LEGEND

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

BENCH INFORMATION (NAVD 88)

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

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

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

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

GAS LINE NOTES:

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

NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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CAUTION !!

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REFER TO SHEET C002
FOR DEMOLITION NOTES

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

EXISTING TOPOGRAPHY/ DEMOLITION PLAN

C100

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
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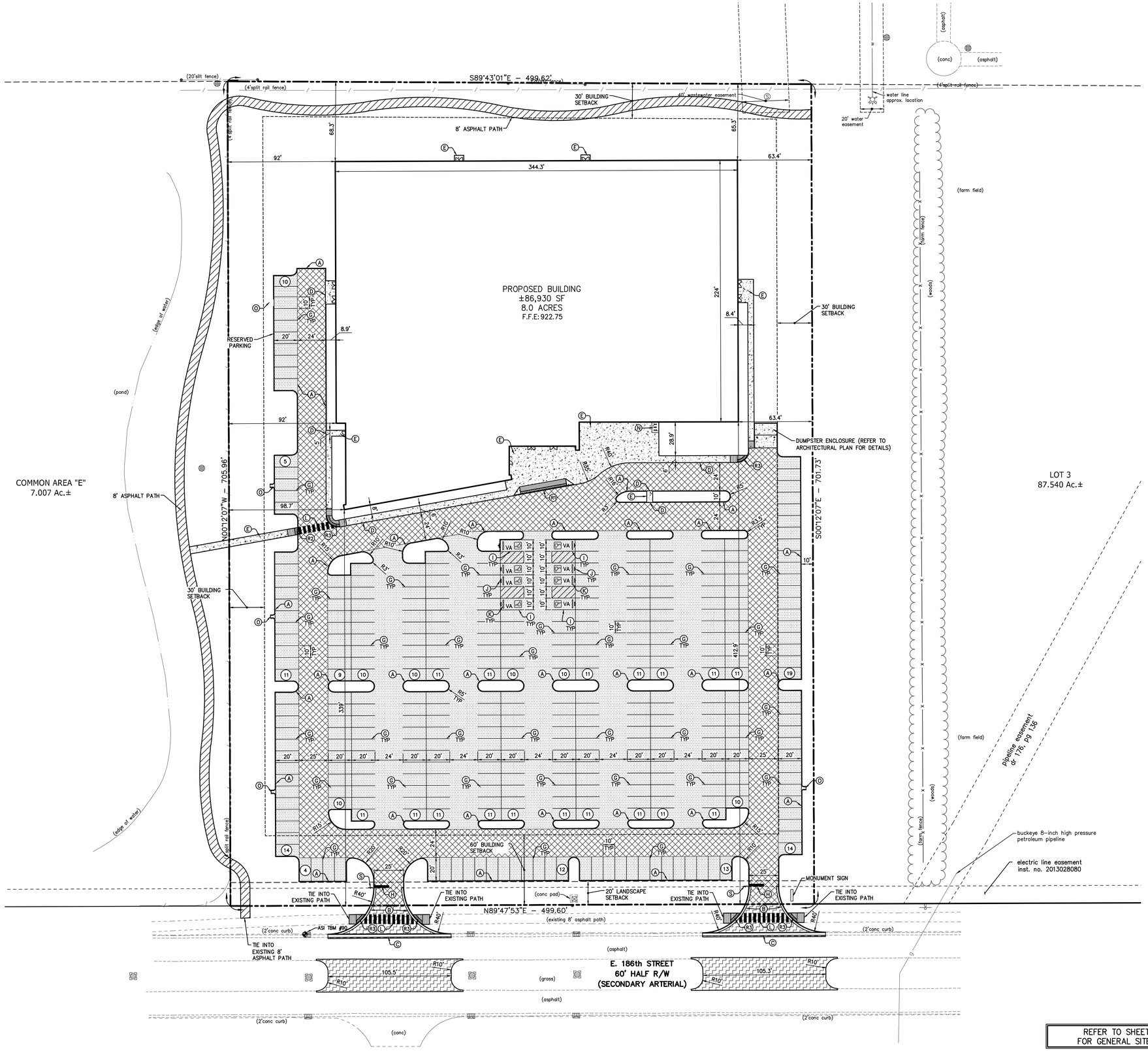

0' 40' 80'

SCALE: 1"=40'

EXISTING LEGEND

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

PROPOSED SITE LEGEND

	RIGHT OF WAY ASPHALT PAVEMENT
	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT
	CONCRETE
	8' ASPHALT PATH
A	6" STRAIGHT CONCRETE CURB
B	2' CONCRETE CURB AND GUTTER
C	LIP GUTTER WITH UNDERDRAIN
D	COMBINED WALK & CURB
E	CONCRETE SIDEWALK
F	6" CONCRETE PIPE BOLLARD
G	4" SOLID WHITE, PAINT LINE
H	24" STOP BAR, WHITE, PAINT LINE
I	4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
J	ADA PARKING SIGN (VAN ACCESSIBLE AS NOTED)
K	CONCRETE PARKING BUMPER
L	PEDESTRIAN CROSSWALK
M	DUMPSTER PAD
N	BICYCLE RACKS
O	CURB TURNOUT
R1	A.D.A. RAMP (TYPE "A")
R2	A.D.A. RAMP (TYPE "C")
R3	A.D.A. RAMP (TYPE "G" OR "H")
S	STOP SIGN
	HANDICAP ACCESSIBLE PARKING SPACE
	DIRECTIONAL ARROW, WHITE, THERMOPLASTIC

PARKING ANALYSIS

TOTAL S.F. =	86,930
REQUIRED RATIO =	4 SPACES / 1000 S.F.
TOTAL SPACES REQUIRED =	348
STANDARD PARKING (10'x20')	345
HANDICAP PARKING PROVIDED (INCLUDES 8 VAN ACCESSIBLE)	8
TOTAL PROPOSED PARKING	353

NOTES:

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REFER TO SHEET C002
FOR GENERAL SITE NOTES

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DATE:
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DEVELOPMENT PLANS

REVISION SCHEDULE		
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SITE PLAN

C200

PRINT DATE: 2/25/15
PLOT SCALE: 1:2.5849
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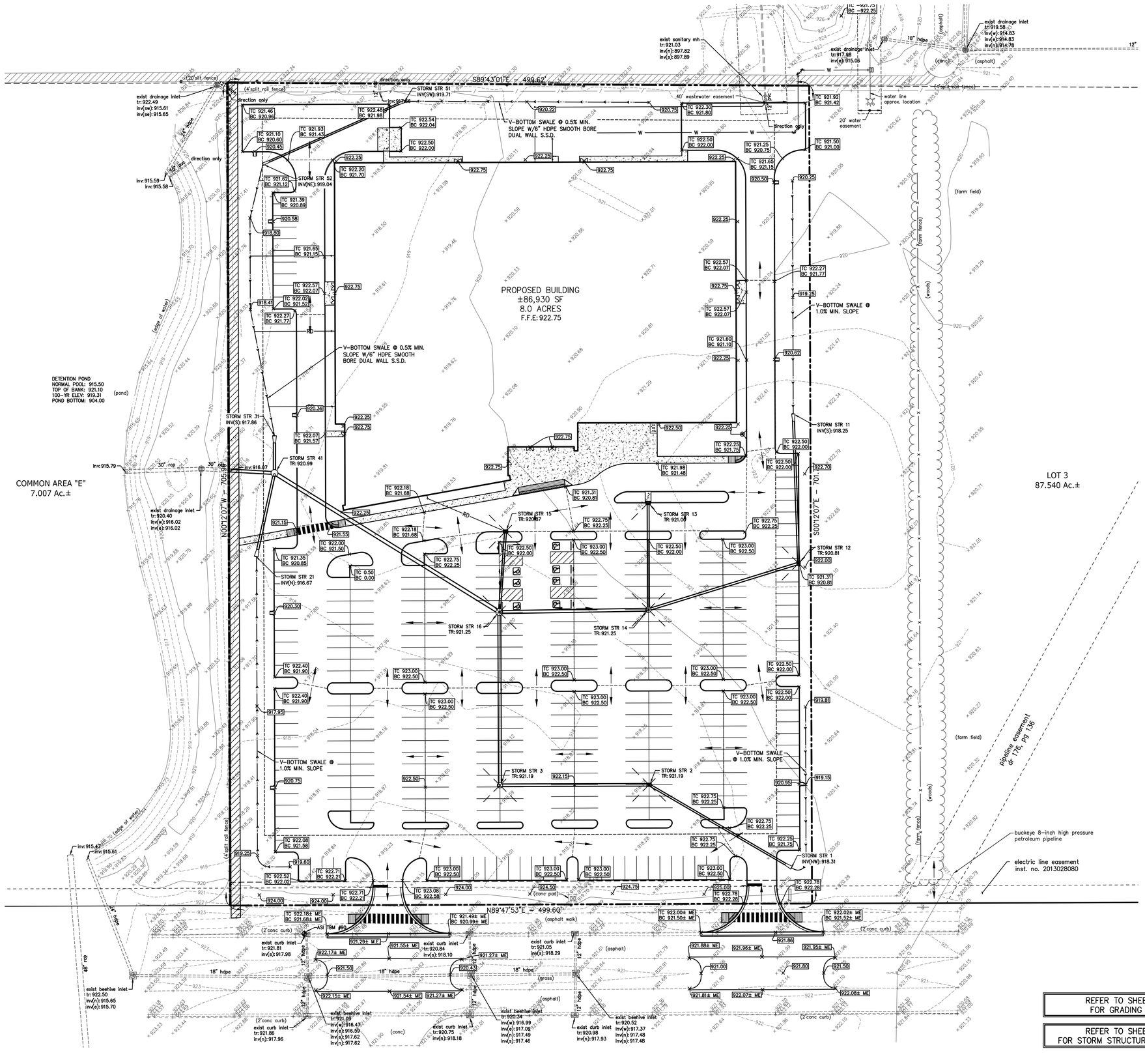

SCALE: 1"=40'

EXISTING LEGEND

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

PROPOSED GRADING LEGEND

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

BENCH INFORMATION (NAVD 88)

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

TBM #52
RR SPIKE 2'UP IN SOUTH SIDE 12" TREE IN NORTH/SOUTH FENCE LINE ON NORTH SIDE OF SECTION LINE.
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REFER TO SHEET C002 FOR GRADING NOTES

REFER TO SHEET C302 FOR STORM STRUCTURE DATA TABLE

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Project Number 2014.01793

GRADING PLAN

C300

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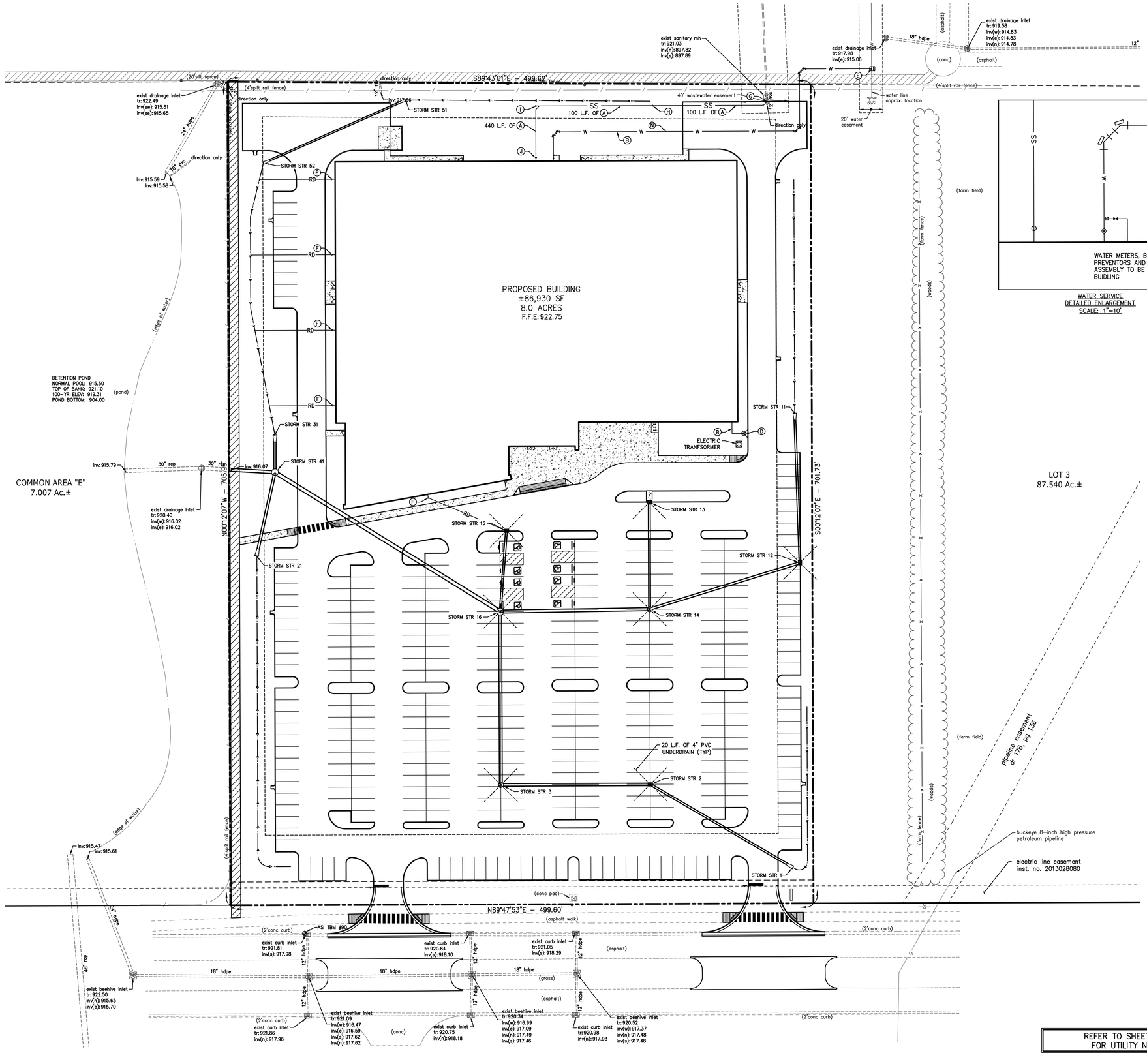

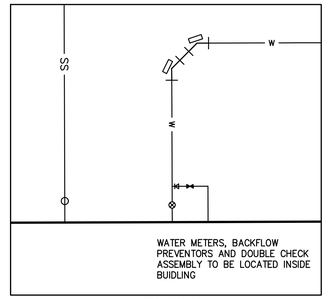

WATER SERVICE
DETAILED ENLARGEMENT
SCALE: 1"=10'

0' 40' 80'

SCALE: 1"=40'

EXISTING LEGEND

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

PROPOSED UTILITY LEGEND

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

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

BENCH INFORMATION (NAVD 88)

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

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

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

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

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– INDIANA UNDERGROUND –

REFER TO SHEET C002
FOR UTILITY NOTES

GRAND PARK
FIELDHOUSE, LLC

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

GRAND PARK
FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

UTILITY PLAN

C301

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
EDIT DATE: 1/30/2015 3:36:17 PM
EDITED BY: RWINDHORST
DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C301.UP.DWG

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849 EDIT DATE: 1/30/2015 3:36:24 PM EDITED BY: RWINDHORST DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C302.SDT.DWG

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

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

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

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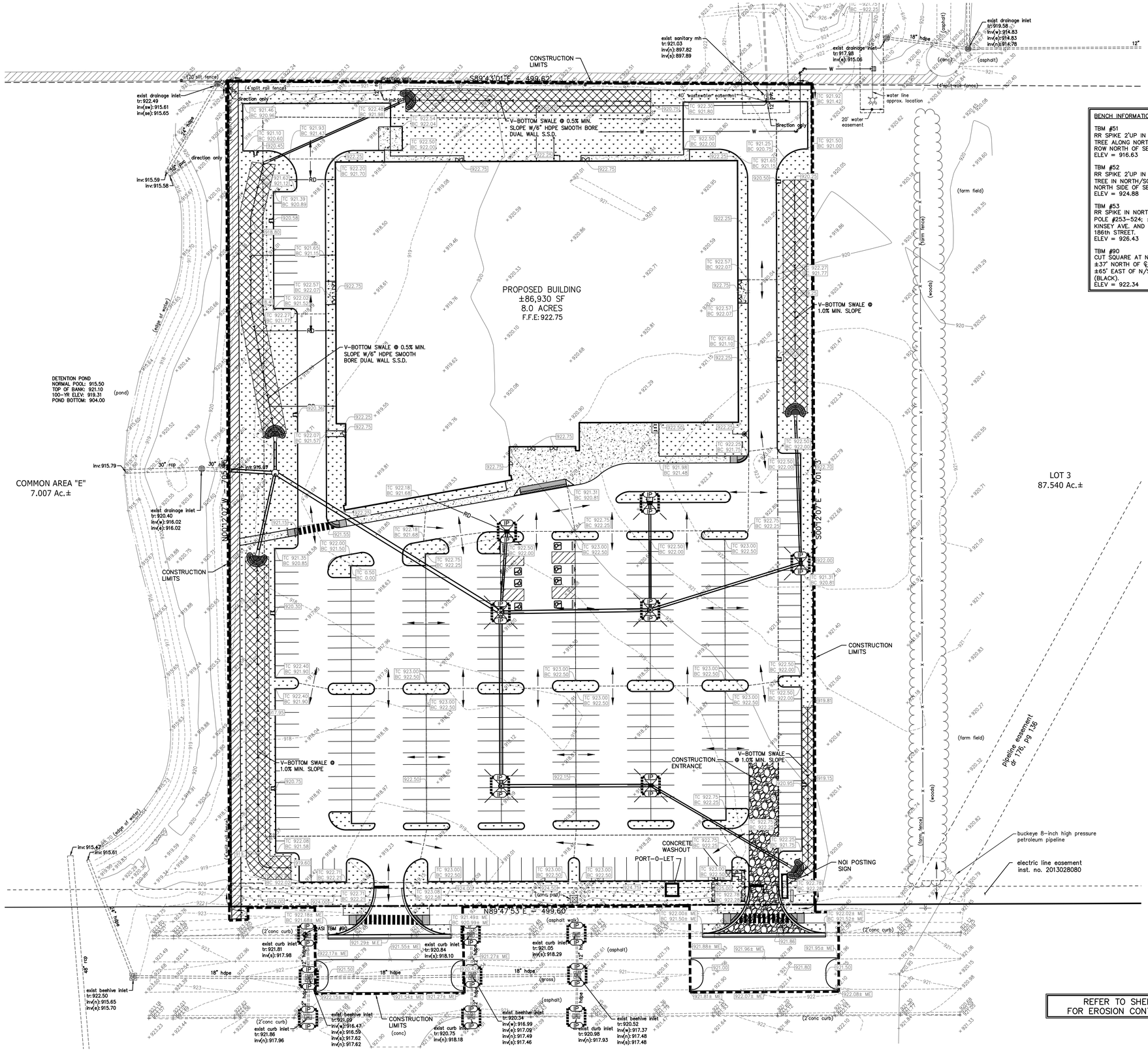
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

STRUCTURE DATA TABLE

C002

02014.01793.CE.C302.SDT.dwg



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EXISTING LEGEND

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

PROPOSED EROSION CONTROL LEGEND

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

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EROSION CONTROL PLAN

C400

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

PRINT DATE: 1/30/15
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EDITED BY: ATRACEY
DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C410.SWPPP.DWG

SITE NAME

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

PROJECT LOCATION

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

OWNER'S INFORMATION

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

OPERATOR'S INFORMATION

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

NOTICE OF INTENT

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

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

A2 11" x 17" PLAT

Refer to the Site Plan.

A3 PROJECT NARRATIVE

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

A4 VICINITY MAP

Refer to Title Sheet

A5 LEGAL DESCRIPTION OF THE PROJECT SITE

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

A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS

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

A7 HYDROLOGIC UNIT CODE (HUC)

05120201090030

A8 STATE AND FEDERAL WATER QUALITY PERMITS

A Rule 5 IDEM Permit is required.

A9 SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE

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

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

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

A11 IDENTIFICATION OF ALL RECEIVING WATERS

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

A12 IDENTIFICATION OF ALL POTENTIAL DISCHARGES TO GROUND WATER

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

A13 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES

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

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

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

A15 ADJACENT LAND USE

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

A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS

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

A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER

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

A18 SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS

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

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

A19 LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS

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

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

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

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

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

A22 EXISTING SITE TOPOGRAPHY

Refer to the Existing Topography Plan

A23 PROPOSED FINAL SITE TOPOGRAPHY

Refer to the Grading Plan

B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES

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

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

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

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

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

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

B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS

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

B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS

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

B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS

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

B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS

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

B7 RUNOFF CONTROL MEASURES

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

B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS

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

B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS

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

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

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

B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON

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

B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS

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

B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Spill Response Plan
Minor – Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill.
- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly.

Semi-Significant Spills – Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill:
- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
- Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly.
- Contact 911 if the spill could be a safety issue.
- Contact supervisors and designated site inspectors immediately.
- Contaminated solids are to be removed to an approved landfill.

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

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

B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS

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

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

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

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

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

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

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

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

C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION

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

C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES

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

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

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

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

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

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

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

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

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

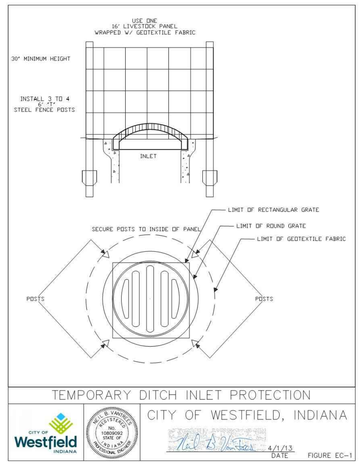
ISSUANCE INDEX
DATE:
01/30/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

STORM WATER POLLUTION PREVENTION PLAN

C410

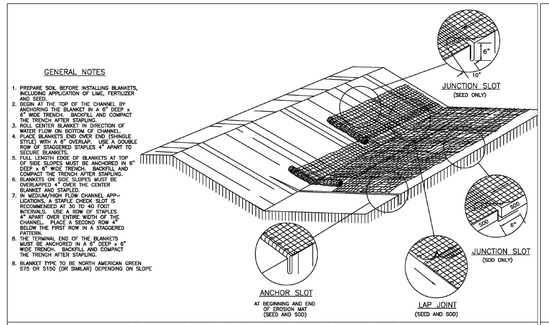


TEMPORARY DITCH INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-1

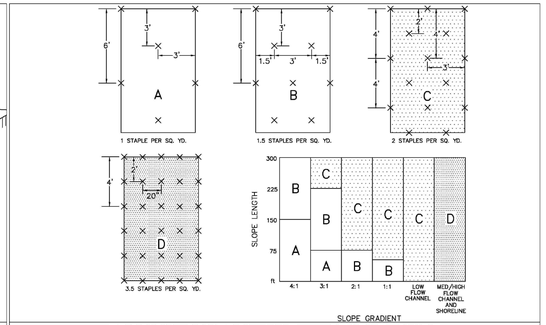


EROSION CONTROL MAT – SLOPE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE EC-2

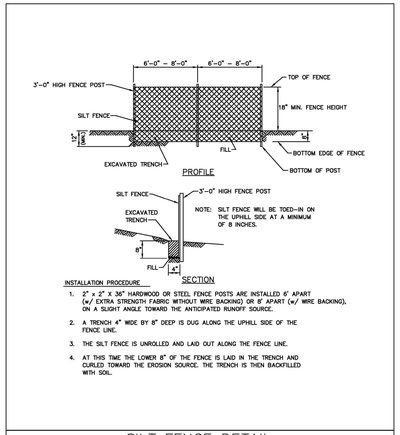


EROSION CONTROL MAT – STAPLE GUIDE

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE EC-3



INSTALLATION PROCEDURE

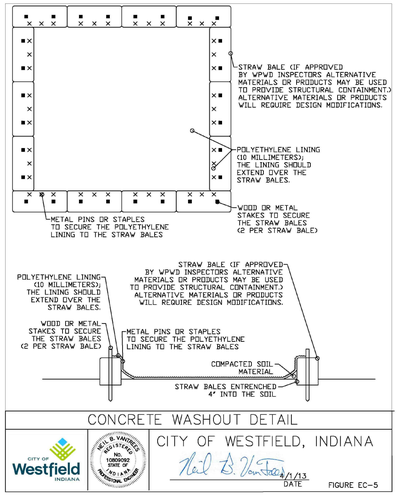
1. 2" x 2" x 36" HARDWOOD OR STEEL FENCE POSTS ARE INSTALLED 6' APART (w/ EXTRA STRENGTH FABRIC WITHOUT WIRE BACKING) OR 8' APART (w/ WIRE BACKING), ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE.
2. A TRENCH 4" WIDE BY 8" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE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

SILT FENCE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-4

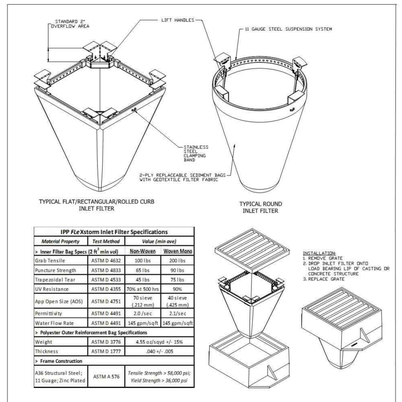


CONCRETE WASHOUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-5



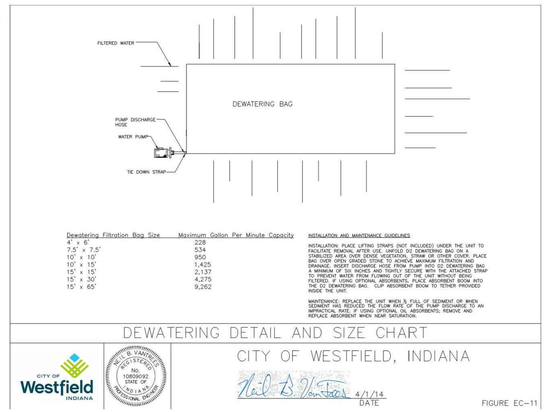
IPP Flo Xstorm Inlet Filter Specifications			
Material Property	Test Method	Value (min ave)	
> Inner Filter Bag Specs (5 ft² min wall)		Non-Woven	Woven Mono
Grab Tensile	ASTM D 4632	100 lbs	200 lbs
Puncture Strength	ASTM D 4833	45 lbs	90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs	75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs	90%
App Open Size (AOS)	ASTM D 4751	70 U.S.sieve (212 mm)	40 U.S.sieve (425 mm)
Permittivity	ASTM D 4491	2.0 /sec	2.0 /sec
Water Flow Rate	ASTM D 4491	145 gpm/sq ft	145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications			
Weight	ASTM D 3776	4.55 oz/sq yd +/- 15%	
Thickness	ASTM D 1777	.040 +/- .005	
> Frame Construction			
A36 Structural Steel; 11 Gauge; Zinc Plated	ASTM A 576	Tensile Strength = 58,000 psi; Yield Strength = 36,000 psi	

INLET PROTECTION

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-6



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

INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: PLACE LIFTING STRAPS (NOT INCLUDED) UNDER THE UNIT TO FACILITATE REMOVAL AFTER USE. UNFOLD DO DEWATERING BAG ON A STABILIZED SURFACE AWAY FROM STORM DRAINS AND WATER BODIES. PLACE BAG OVER OPEN GRADED STONE TO ACHIEVE MAXIMUM FILTRATION AND DRAINAGE. INSERT DISCHARGE HOSE FROM PUMP INTO DO DEWATERING BAG. SECURE HOSE TO BAG WITH HOSE CLAMP. SECURE LID TO BAG WITH VELCRO STRAP TO PREVENT WATER FROM FLOWING OUT OF THE UNIT WITHOUT BEING FILTERED. IF USING OPTIONAL ABSORBENTS, PLACE ABSORBENT BOOM INTO THE DO DEWATERING BAG. CLIP ABSORBENT BOOM TO TETHER PROVIDED INSIDE THE UNIT.

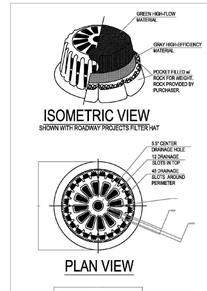
MAINTENANCE: REPLACE THE UNIT WHEN IS FULL OF SEDIMENT OR WHEN SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN UNACCEPTABLE RATE. IF USING OPTIONAL OIL ABSORBENTS, REMOVE AND REPLACE ABSORBENT WHEN NEAR SATURATION.

DEWATERING DETAIL AND SIZE CHART

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE EC-11



SPECIFICATIONS

LOCATION

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

DIMENSIONS

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

MATERIALS

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

INSTALLATION

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

MAINTENANCE

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

GRAVEL CONSTRUCTION ENTRANCE (SITES LARGER THAN TWO ACRES)

NOT TO SCALE (REV. 11/13)

SEEDING SPECIFICATIONS

SEEDBED PREPARATION

- GRADE AND APPLY SOIL AMENDMENTS.

SEEDING FREQUENCY

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

DENSITY OF VEGETATIVE COVER

- NINETY PERCENT OR GREATER OVER THE SOIL SURFACE.

MATERIALS

- SOIL AMENDMENTS – SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION). USING AVAILABLE SOIL TESTING SERVICES, OR AND 500 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT, CONSIDER THE USE OF REDUCED PHOSPHOROUS APPLICATION WHERE SOIL TESTS INDICATE ADEQUATE PHOSPHOROUS LEVELS IN THE SOIL PROFILE.
- SEED – SELECT APPROPRIATE PLANT SPECIES SEED OR SEED MIXTURES ON THE BASIS OF SOIL TYPE, SOIL PH, SEASON OF THE STATE, TIME OF YEAR, AND WHETHER LAND USE IN THE AREA TO BE SEEDED (SEE TABLE 1).
- MULCH – STRAW, HAY, WOOD FIBER, ETC. (TO PROTECT SEEDBED, RETAIN MOISTURE, AND ENCOURAGE PLANT GROWTH) ANCHORED TO PREVENT REMOVAL BY WIND OR WATER OR COVERED WITH PREMANUFACTURED EROSION CONTROL BLANKETS.

SEEDING APPLICATIONS

TIME OF YEAR

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

SEEDBED PREPARATION

1. TEST SOIL TO DETERMINE pH AND NUTRIENT LEVELS.
2. APPLY LIME AS DETERMINED BY THE RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF A SOIL TEST 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 SEED MIXTURES BASED ON SOIL TYPE, SOIL PH, SEASON, AND TIME OF YEAR SEEDED ON SITE CONDITIONS, SOIL pH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING, THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. OF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.

SEEDING MAINTENANCE

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

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS

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

OPEN LAWN–MAINTENANCE AREAS
(REMAINING IDLE MORE THAN SIX MONTHS)

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

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

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. SMOOTH BROME GRASS –RED CLOVER*	35 LBS. 20 LBS.	5.5 TO 7.0
2. TALL FESCUE** –WHITE CLOVER*	50 LBS. 2 LBS.	5.5 TO 7.5
3. TALL FESCUE** –RED CLOVER*	50 LBS. 20 LBS.	5.5 TO 7.5
4. ORCHARD GRASS –RED CLOVER* –WHITE CLOVER*	30 LBS. 20 LBS. 2 LBS.	5.6 TO 7.0
5. CROWNVETCH* –TALL FESCUE**	10 LBS. 30 LBS.	5.6 TO 7.0

LAWNS AND HIGH–MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL pH
1. PERENNIAL RYEGRASS –WHITE*	150 LBS. 2 LBS.	5.5 TO 7.0
2. KENTUCKY BLUEGRASS –TALL FESCUE** –SMOOTHBROME –TIMOTHY –PERENNIAL RYEGRASS –WHITE CLOVER**	30 LBS. 10 LBS. 2 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	100 LBS. 50 LBS. 20 LBS.	5.5 TO 7.5

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

**TALL FESCUE PROVIDES LITTLE COVER FOR, AND MAY BE TOXIC TO SOME SPECIES OF WILDLIFE. IT SHOULD NOT BE USED IN AREAS WHERE WILDLIFE HABITAT IS A PRIMARY GOAL. SEE YOUR LOCAL RESEARCH OR ALTERNATIVES SUCH AS BUFFALOGRASS, ORCHARDGRASS, SMOOTH BROMEGRASS, AND SWITCHGRASS. THIS RESEARCH, IN CONJUNCTION WITH DEMONSTRATION AREAS, SHOULD FOCUS ON EROSION CONTROL CHARACTERISTICS, WILDLIFE TOXICITY, TURF DISABILITY, AND DROUGHT RESISTANCE.

NOTES:

1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES AT THE FOLLOWING RATES:
   a. OATS – 64 LBS. PER ACRE (ONE–FOURTH BUSHEL PER ACRE)
   b. WHEAT – NO MORE THAN ONE–HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

PERMANENT SEEDING WITH MULCH

NOT TO SCALE (REV. 11/13)

MULCH SPECIFICATIONS

MATERIALS

TABLE 1. SLOPE STEEPNESS RESTRICTIONS

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

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

COVERAGE

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

ANCHORING

TABLE 2. MULCH ANCHORING METHODS

ANCHORING METHOD*	HOW TO APPLY
MULCH ANCHORING TOOL OR FARM DISK (DULL, SERRATED, AND BLADES SET STRAIGHT)	CRIMP OR PUNCH THE STRAW OR HAY TWO TO FOUR INCHES INTO THE SOIL. OPERATE MACHINERY ON THE CONTOUR OF THE SLOPE.
CLEATING WITH DOZER TRACKS	OPERATE DOZER UP AND DOWN SLOPE TO PREVENT FORMATION OF RILLS BY DOZER CLEATS.
WOOD HYDROMULCH FIBERS	APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
SYNTHETIC TACKIFIERS, BINDERS, OR SOIL STABILIZERS	APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
NETTING (SYNTHETIC OR BIODEGRADABLE MATERIAL)	INSTALL NETTING IMMEDIATELY AFTER APPLYING MULCH. ANCHOR NETTING WITH STAPLES. EDGES OF NETTING STRIPS SHOULD OVERLAP WITH EACH UP–SLOPE STRIP OVERLAPPING THE NEXT DOWN–SLOPE STRIP. DO NOT USE NETTING ON STEEP SLOPES. BEST SUITED TO SLOPE APPLICATIONS, IN MOST INSTANCES. INSTALLATION DETAILS ARE SITE SPECIFIC. SO MANUFACTURER'S RECOMMENDATIONS SHOULD BE FOLLOWED.

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

MULCH APPLICATION

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

MULCH MAINTENANCE

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

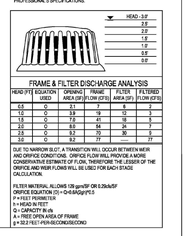
REPLACEMENT FILTERS: MODEL #R-140

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

FILTER MAT INSTALLATION
FILTER MAT IS LOCATED DIRECTLY OVER FILTER FRAME. TO KEEP FILTER FRAME IN PLACE OVER STRUCTURE, ROCK POCKETS ARE DOWN DIRECTLY INTO FILTER MAT MATERIAL. EVERY FILTER HAT COMES IN ONE PIECE FOR EASY INSTALLATION.

MAINTENANCE
A) TEMPORARY EROSION, SEDIMENTATION & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT AFTER EACH RAIN FOR CUTS, UNDERCUTTING, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.

SPECIFICATIONS
FILTER FABRIC SILT-SAVER HAT SHALL BE BASED ON DESIGN PROFESSIONALS SPECIFICATIONS.



FRAME & FILTER DISCHARGE ANALYSIS

HEAD (FT)	EQUATION / USED	OPENING / AREA (SF)	FRAME / FLOW (CFS)	FILTER / AREA (SF)	FILTERED / FLOW (CFS)
0.5	Q	2.1	3	6	2
1.0	Q	5.9	19	12	5
1.5	Q	7.6	41	18	9
2.0	Q	8.5	64	24	13
2.5	Q	9.2	70	30	17
3.0	Q	9.7	75	36	21

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

FILTER MATERIAL ALLOWS 128 gpm/SF OR 0.28cfs/SF
ORIFICE EQUATION (Q = C•d•SA(2g•H)^0.5
P = FEET PERIMETER
h = HEAD IN FEET
Q = CAPACITY IN cfs
A = FREE OPEN AREA OF FRAME
g = 32.2 FEET PER SECOND/SECOND

SILT SAVER INLET PROTECTION MODEL #R-100

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE EC-15

PRINT DATE: 1/30/15
PLOT SCALE: 1:2.5849
EDIT DATE: 1/30/2015 11:11:42 AM
EDITED BY: ATRACEY
DRAWING FILE: P:\2014\01793\D. DRAWINGS\CIVIL\CONSTRUCTION DOCUMENTS\02014.01793.CE.C420.ECD.DWG

GRAND PARK FIELDHOUSE, LLC

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

GRAND PARK FIELDHOUSE

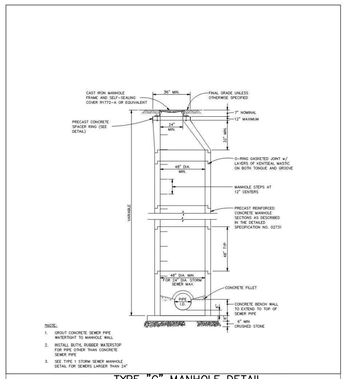
186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

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

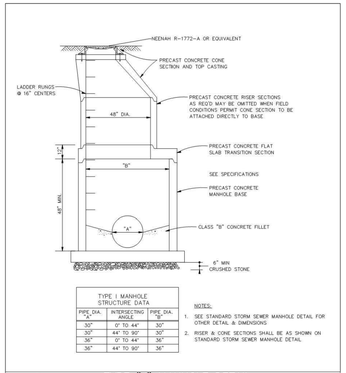
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



TYPE "C" MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

11/7/13 DATE FIGURE ST-1



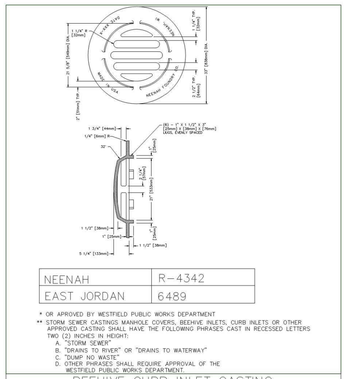
TYPE I MANHOLE STRUCTURE DATA		
PIPE DIA. "A"	INTERSECTING PIPE ANGLE	PIPE DIA. "B"
30"	0° TO 44°	30"
30"	44° TO 90°	30"
36"	0° TO 44°	36"
36"	44° TO 90°	36"

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

TYPE "J" MANHOLE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-2



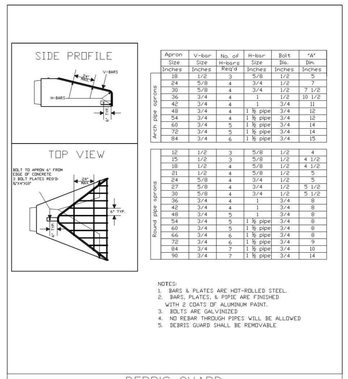
NEENAH	R-4342
EAST JORDAN	6489

* OR APPROVED BY WESTFIELD PUBLIC WORKS DEPARTMENT.
** STORM SEWER OUTINGS MANHOLE COVERS. BEEHIVE INLETS, CURB INLETS OR OTHER APPROVED CASTING SHALL HAVE THE FOLLOWING PHRASES CAST IN RECESSED LETTERS TWO (2) INCHES IN HEIGHT:
A. "STORM SEWER"
B. "DRAINS TO RIVER" OR "DRAINS TO WATERWAY"
C. "DUMP NO WASTE"
D. OTHER PHRASES SHALL REQUIRE APPROVAL OF THE WESTFIELD PUBLIC WORKS DEPARTMENT.

BEEHIVE CURB INLET CASTING

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-10



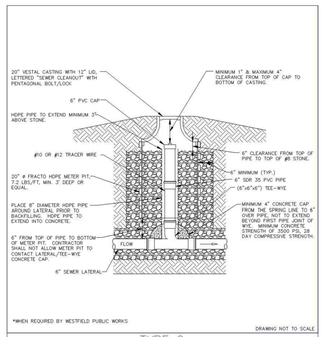
Apron Size	V-bar Size	No. of H-bars	H-bar Size	Bolt Dia.	"A" Dia.
	Inches	Inches	Each	Inches	Inches	Inches
Apron over 18" Storm Sewer Pipe	18	1/2	3	5/8	1/2	5
	24	5/8	4	3/4	1/2	7
	30	5/8	4	3/4	1/2	7 1/2
	36	3/4	4	1	1/2	10 1/2
	42	3/4	4	1	3/4	11
	48	3/4	4	1 ½ pipe	3/4	12
	54	3/4	4	1 ½ pipe	3/4	12
	60	3/4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

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

DEBRIS GUARD

CITY OF WESTFIELD, INDIANA

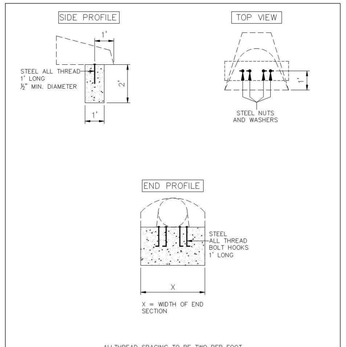
4/1/13 DATE FIGURE ST-29



TYPE 2 CLEAN-OUT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE S-15

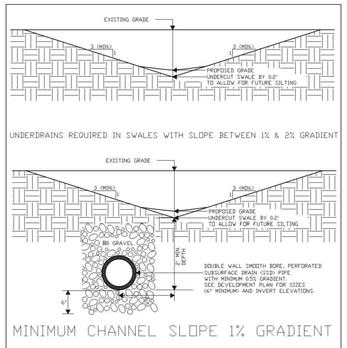


ALLTHREAD SPACING TO BE TWO PER FOOT
EX: 12" END SECTION = 2 ALLTHREAD
24" END SECTION = 4 ALLTHREAD

ANCHOR FOR CONCRETE END SECTIONS

CITY OF WESTFIELD, INDIANA

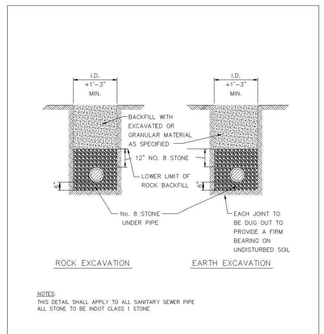
4/1/13 DATE FIGURE ST-30



TYPICAL SWALE DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE ST-43

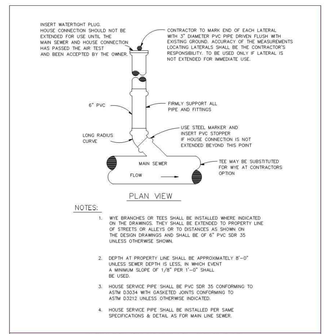


NOTES
THIS DETAIL SHALL APPLY TO ALL SANITARY SEWER PIPE
ALL STONE TO BE INDOT CLASS 1 STONE

SEWER PIPE BEDDING DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-5



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

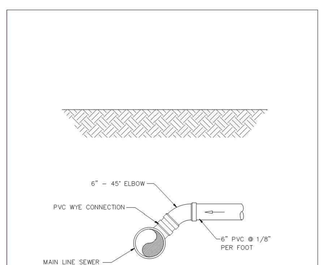
HOUSE/BUILDING SERVICE CONNECTION DETAIL 1

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-10

ADA PARKING SYMBOL AND STRIPING
NOT TO SCALE

ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

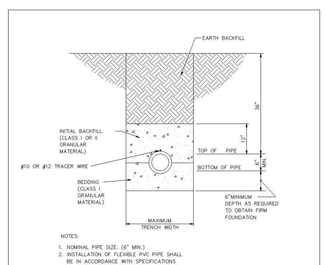


SECTIONAL VIEW

HOUSE/BUILDING SERVICE CONNECTION DETAIL 2

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-11

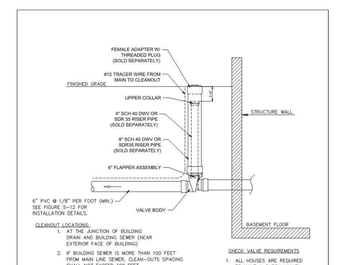


NOTES:
1. NOMINAL PIPE SIZE, (6" MIN.)
2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND GRAVELS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

HOUSE/BUILDING SERVICE BEDDING DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE FIGURE S-12



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

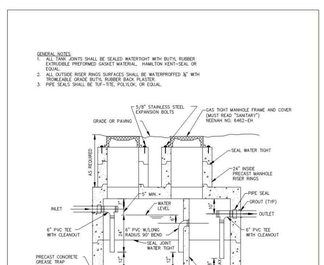
GENERAL REQUIREMENTS:
THE LOWEST FLOOR ELEVATION REGARDING GRAVITY SERVICE MUST BE A MIN.THREE (3.0) FEET ABOVE TOP NEAREST MANHOLE RIM.

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

HOUSE/BUILDING SERVICE CLEAN-OUT/CHECK VALVE DETAIL

CITY OF WESTFIELD, INDIANA

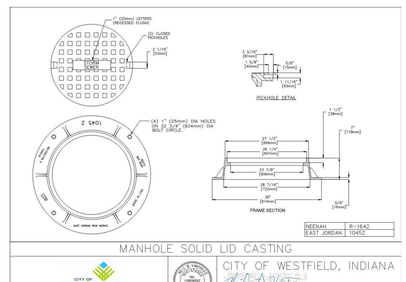
4/1/13 DATE FIGURE S-13



GREASE TRAP DETAIL

CITY OF WESTFIELD, INDIANA

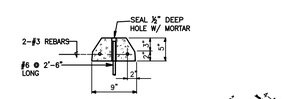
4/1/14 DATE FIGURE S-14

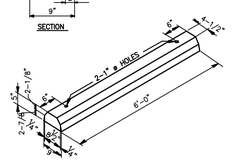


MANHOLE SOLID LID CASTING

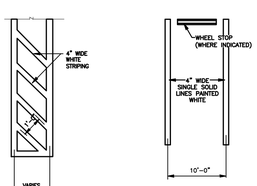
CITY OF WESTFIELD, INDIANA

4/1/14 DATE FIGURE ST-7





CONCRETE WHEEL STOP
NOT TO SCALE



PARKING SPACE STRIPING
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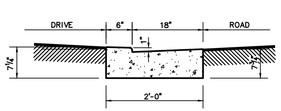

CONCRETE LIP GUTTER
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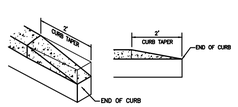

CURB TAPER
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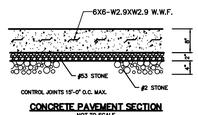

CONCRETE PAVEMENT SECTION
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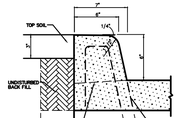
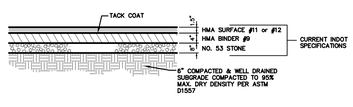


INTEGRAL CONCRETE CURB
NOT TO SCALE



HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

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GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE DETAILS

C500

02014.01793.CE.C500.SD.dwg

PRINT DATE: 1/30/15
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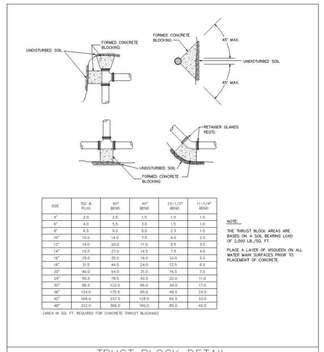


SIZE	TEE & PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
4"	2.0	2.5	1.5	1.0	1.0
6"	4.5	5.5	3.0	1.5	1.5
8"	8.0	9.5	5.0	2.5	1.5
10"	12.0	14.0	7.5	4.0	2.0
12"	14.0	20.0	11.0	5.5	3.0
14"	19.0	27.0	14.5	7.5	4.0
16"	25.0	35.5	19.0	10.0	5.0
18"	31.5	44.5	24.0	12.5	6.5
20"	40.0	54.0	31.0	16.5	7.5
24"	56.5	78.5	44.0	23.0	11.0
30"	86.5	122.0	66.0	34.0	17.0
36"	124.0	175.5	95.0	48.5	24.5
42"	168.0	237.5	128.5	65.5	33.0
48"	222.0	314.0	170.0	85.5	42.5

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

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

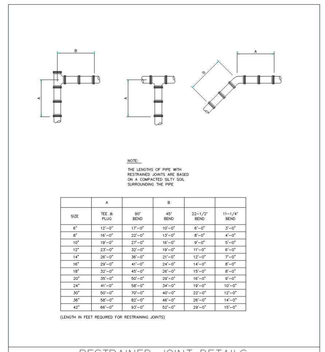
PLACE A LAYER OF VISQUEEN ON ALL WATER MAIN SURFACES PRIOR TO PLACEMENT OF CONCRETE.

TRUST BLOCK DETAIL

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE W-2



NOTE:
THE LENGTHS OF PIPE WITH RESTRAINED JOINTS ARE BASED ON A COMPACTED SILTY SOIL SURROUNDING THE PIPE

SIZE	A		B		
	TEE & PLUG	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND
6"	13'-0"	17'-0"	10'-0"	5'-0"	2'-0"
8"	14'-0"	22'-0"	13'-0"	6'-0"	4'-0"
10"	19'-0"	27'-0"	16'-0"	9'-0"	5'-0"
12"	23'-0"	32'-0"	18'-0"	11'-0"	6'-0"
14"	26'-0"	36'-0"	21'-0"	12'-0"	7'-0"
16"	29'-0"	41'-0"	24'-0"	14'-0"	8'-0"
18"	32'-0"	45'-0"	26'-0"	15'-0"	8'-0"
20"	35'-0"	50'-0"	29'-0"	16'-0"	9'-0"
24"	41'-0"	58'-0"	34'-0"	19'-0"	10'-0"
30"	50'-0"	70'-0"	40'-0"	22'-0"	12'-0"
36"	58'-0"	82'-0"	48'-0"	26'-0"	14'-0"
42"	67'-0"	93'-0"	57'-0"	29'-0"	15'-0"

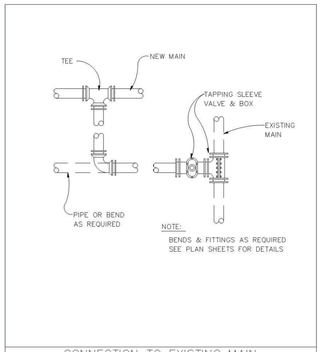
(LENGTH IN FEET REQUIRED FOR RESTRAINING JOINTS)

RESTRAINED JOINT DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE W-3



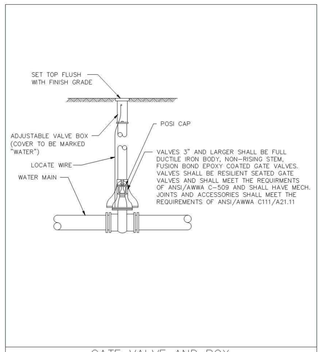
NOTE:
BENDS & FITTINGS AS REQUIRED SEE PLAN SHEETS FOR DETAILS

CONNECTION TO EXISTING MAIN

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE W-5

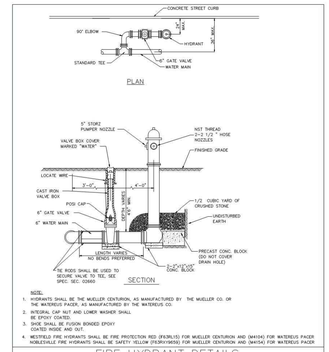


GATE VALVE AND BOX

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE W-6



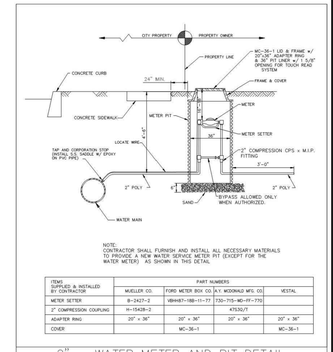
NOTE:
1. HYDRANTS SHALL BE THE MUELLER CENTURION, AS MANUFACTURED BY THE MUELLER CO. OR THE WATEROUS PACER, AS MANUFACTURED BY THE WATEROUS CO.
2. INTEGRAL CAP NUT AND LOWER WASHER SHALL BE EPOXY COATED.
3. SHOE SHALL BE FUSION BONDED EPOXY COATED INSIDE AND OUT.
4. WESTFIELD FIRE HYDRANTS SHALL BE FIRE PROTECTION RED (R10R/4) FOR MUELLER CENTURION AND (5R4/14) FOR WATEROUS PACER NOBLESVILLE FIRE HYDRANTS SHALL BE SAFETY YELLOW (7.5Y8/11E10) FOR MUELLER CENTURION AND (5Y8/14) FOR WATEROUS PACER

FIRE HYDRANT DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE W-7



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

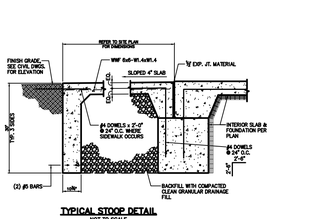
ITEM TO BE INSTALLED & INSTALLED BY CONTRACTOR	PART NUMBERS			
	MUELLER CO.	FORD METER BOX CO. [A = MCDONALD MFG. CO]		VESTAL
METER SETTER	B-2427-2	VBH487-1BB-11-77	732-715-NU-FF-770	
2" COMPRESSION COUPLING	H-15428-2		47530J7	
ADAPTER RING	20" x 36"	20" x 36"	20" x 36"	20" x 36"
COVER		MC-36-1		MC-36-1

2" – WATER METER AND PIT DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE W-10



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

PVC BEDDING DETAIL

CITY OF WESTFIELD, INDIANA

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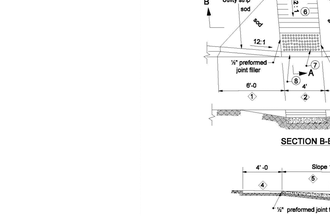
FIGURE W-14

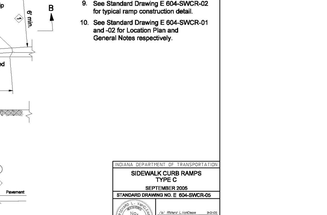


CONCRETE JOINT DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE P-5



TYPICAL SIDEWALK SECTION
NOT TO SCALE

* 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, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH I.N.D.O.T. SPECIFICATIONS.

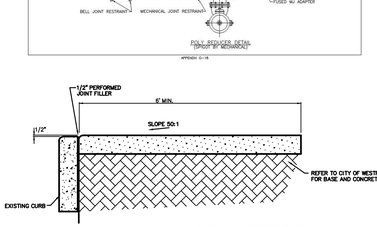
CONCRETE SIDEWALK
NOT TO SCALE

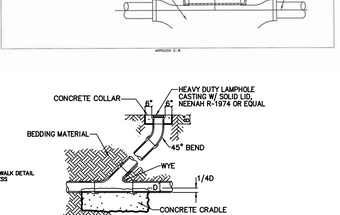
SIDEWALK DETAILS

CITY OF WESTFIELD, INDIANA

4/1/13 DATE

FIGURE P-10





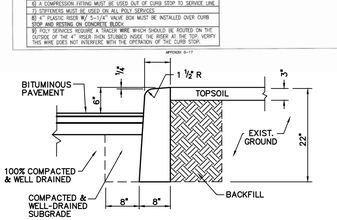
NOTE:
HDPE (D11) PIPE DOES NOT REQUIRE SPECIAL BACKFILL UNLESS DIRECTED ON THE PLANS OR REQUIRED BY THE DIRECTOR OR THEIR DESIGNEE.

WATER MAIN INSTALLATION DETAIL

CITY OF WESTFIELD, INDIANA

4/1/14 DATE

FIGURE W-1



NOTES :
6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawings E 604-SWCR-02 for details of the detectable warning surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
10. Sidewalk across approach shall be sloped at 50:1 maximum transversely.
11. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
12. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.
13. Vertical face curb optional.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB'S RAMPS TYPE G AND TYPE H
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-09

NOTES :
6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of detectable warnings surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
9. Curb optional. Shall be used when necessary based on field conditions.
10. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
11. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMP TYPE K
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-10

NOTES :
6. See Standard Drawing E 604-SWCR-02 for groove details.
7. See Standard Drawing E 604-SWCR-02 for details of the detectable warning surface.
8. See Standard Drawing E 604-SWCR-02 for alternate curb construction.
9. See Standard Drawing E 604-SWCR-02 for typical ramp construction detail.
10. See Standard Drawing E 604-SWCR-01 and -02 for Location Plan and General Notes respectively.

INDIANA DEPARTMENT OF TRANSPORTATION
SIDEWALK CURB RAMPS TYPE C
SEPTEMBER 2005
STANDARD DRAWING NO. E 604-SWCR-05

TYPICAL STOOP DETAIL
NOT TO SCALE

NOTES:
1) ALL SIZE D, C, AND PVC MAINS REQUIRE A TAPPING SADDLE
2) ALL SIZE POLY MAINS REQUIRE A FUSED ON TAPPING SADDLE FOR 1-1/2" AND 2" SERVICE LINES.
3) SADDLES AND TAPPING CORP. STOP SUPPLIED & INSTALLED BY CEG. THIS MATERIAL WILL NOT BE SUPPLIED ON DEVELOPER PROJECTS.
4) ALL TAP EXCAVATIONS ARE REQUIRED TO BE BACKFILLED WITH GRANULAR OR FOAMABLE FILL TO A POINT 2'-0" ABOVE WATER MAIN.
5) SWING JOINT DIRECTION MUST NOT DEVIATE FROM DRAWING.
6) A COMPRESSION FITTING MUST BE USED OUT OF CURB STOP TO SERVICE LINE.
7) STIFFENERS MUST BE USED ON ALL POLY SERVICES.
8) 4" PLASTIC RISER W/ 5-1/4" VALVE BOX MUST BE INSTALLED OVER CURB STOP AND RESTING ON CONCRETE BLOCK.
9) POLY SERVICES REQUIRE A TRACER WIRE WHICH SHOULD BE ROUTED ON THE OUTSIDE OF THE 4" RISER THEN STUBBED INSIDE THE RISER AT THE TOP. VERIFY THIS WIRE DOES NOT INTERFERE WITH THE OPERATION OF THE CURB STOP.

SIDEWALK NEXT TO CURB
NOT TO SCALE

CLEANOUT DETAIL
NOT TO SCALE

NOTE: CLASS "A" BEDDING TO BE UTILIZED FOR ALL CLEANOUT INSTALLATIONS (SEE DETAIL)

CONCRETE MONOLITHIC CURB DETAIL
NOT TO SCALE

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SITE DETAILS

C501

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CHAPTER 03400 STORM SEWER PIPES AND OPEN CULVERT MATERIALS

SECTION 03401 GENERAL

03401.01 Introduction

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

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

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

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

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

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

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

Pipe Marking

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

03401.02 Minimum Size for Storm Sewers

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

03401.03 Materials

Manholes, Inlets, and Other Structures

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

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

1. Cement shall be Portland cement and shall meet the requirements of ASTM Specification C150, ACI 301, and ACI 318. Concrete for precast manhole sections shall be 3000 psi concrete. Monolithic manholes shall use 4000 psi concrete. Ready-mix concrete shall conform to ASTM C94, Alternate 2. Maximum size of aggregate shall be 3/4 inch. Slump shall be between 2 and 5 inches.
2. Forms for chamber and structures shall be plywood or other approved material. Steel forms shall be used for the inside face of monolithic concrete manholes. Doghouse structures shall be permitted with approval from the WPWD.
3. Reinforcing steel shall conform to ASTM A615, Grade 60 deformed bars, or ASTM A616 Grade 60 deformed bars.
4. Mortar Materials:
   1. Sand - ASTM Designation C144, passing a No. 8 sieve.
   2. Cement - ASTM Designation C150, Type 1.
   3. Water - shall be potable.

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

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

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

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

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

Catch Basins

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

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

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

Castings

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

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

The following castings types are required:

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

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

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

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

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

Bench Walls

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

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

Reinforced Concrete Pipe and Fittings

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

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

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

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

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

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

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

Polyvinyl Chloride Pipe and Fittings

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

Corrugated Metal Pipe and Pipe Arches

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

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

Bituminous Coated Welded Seam Helically Corrugated Steel Pipe

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

Bituminous Coated and Paved Invert Welded Seam Helically Corrugated Steel Pipe

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

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

Smooth Lined Welded Seam Helically Corrugated Steel Pipe

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

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

Bituminous Coated Pipe Couplings

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

Aluminum Alloy Structural Plate

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

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

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

Aluminized Steel Pipe and Arches

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

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

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

Coupling bands shall be hugger bands.

Multi-plate Pipe and Pipe Arches

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

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

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

Detailed instructions regarding erection shall be furnished by the manufacturer.

PVC Composite Pipe and Fittings

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

Corrugated Polyethylene Pipe and Fittings

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

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

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

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

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

Subsurface Drain Tiles

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

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

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

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

CHAPTER 03500 INSTALLATION OF STORMWATER FACILITIES

SECTION 03501 GENERAL

03501.01 Pipe Cover, Grade, and Separation from Sanitary Sewers

Pipe

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

Rear Yard Swale

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

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

03501.02 Alignment

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

03501.03 Manholes/Inlets

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

1. Where two or more storm sewers converge.
2. Where pipe size or the pipe material changes.
3. Where a change in horizontal alignment occurs.
4. Where a change in pipe slope occurs.

5. At intervals in straight sections of sewer, not to exceed the maximum allowed. The maximum distance between storm sewer manholes shall be as shown in Table 03501-2.

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

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

03501.04 Installation and Workmanship

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

03501.05 Special Hydraulic Structures

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

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

03501.06 Connections to Storm Sewer System

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

Blind connections to storm sewer pipes shall not be allowed.

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

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

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

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

03501.07 Inspection and Rejection of Pipe

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

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

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

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

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

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

03501.08 Handling Pipe

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

03501.09 Notice to WPWD

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

03501.10 Laying Pipe

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

03501.11 Pipe Bedding and Haunching

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

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

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

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

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

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

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

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

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

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

03501.12 Concrete Cradle (Class "A" Bedding)

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

03501.13 Manholes and Other Structures

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

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

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

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

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

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

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

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

TABLE 03501-1

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

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

TABLE 03501-2

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

GRAND PARK FIELDHOUSE, LLC

AMERICAN STRUCTUREPOINT INC.

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

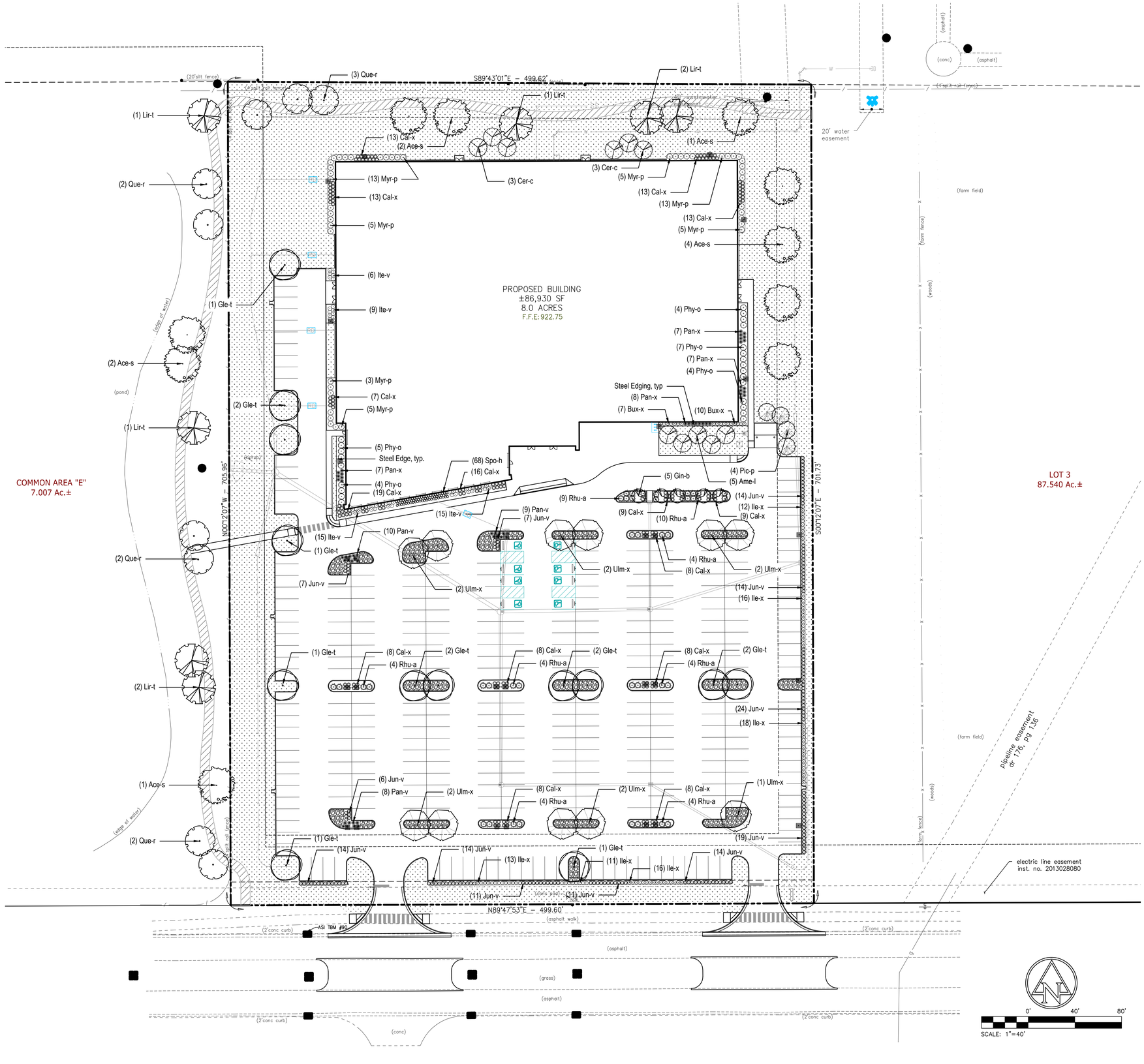
Project Number 2014.01793

SITE DETAILS

C502

02014.01793.CE.C500.SD.dwg

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



GENERAL LANDSCAPE AND PLANTING NOTES

1. Plant material to be installed and maintained b□a □uali□ied and e□perienced landscape installer.
2. All materials are subject to the appro□al o□the Landscape Architect and Owner at an□time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Sta□e all plant locations □or re□iew and appro□al b□the Landscape Architect be□ore plantin□. On□site adjustments ma□be re□uired. Plants are to be □reshl□du□. Transportin□o□plants shall be done in a manner as to not destro□the natural shape, compromise the health, or alter the characteristics o□plant materials.
3. Rootballs shall meet or e□ceed si□e standards as set □orth in □American Standards □or Nurser□Stoc□. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remo□e □rom the site an□plant material that turns brown or de□oliates within □i□e 5□da□s a□ter plantin□. Replace immediatel□with appro□ed, speci□ied material.
4. Plant counts indicated on drawin□s are □or Landscape Architect□s use onl□. Contractor shall ma□e own plant □uantit□ta□eo□s usin□drawin□s, speci□ications, and plant schedule re□uirements □i.e., spacin□, unless otherwise directed b□Landscape Architect. Contractor to □eri□bed measurements and install appropriate □uantities as □o□erned b□plant spacin□ per schedule.
5. All plant beds shall recei□e 3" minimum o□□enuine shredded hardwood bar□mulch □unless otherwise noted□ Appl□ pre□emer□ent herbicide as directed b□the manu□acturer prior to installin□ mulch. Seed all areas disturbed b□construction acti□ities that are not otherwise noted to recei□e pa□ement, plantin□ bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall □eri□depth and □ualit□o□topsoil prior to plant installation. A minimum o□4" o□topsoil is re□uired □or lawn areas□12" □or plant beds. Topsoil sources shall include the reuse o□sur□ace soil stoc□piled on site, clean o□roots, plants, sod, stones, cla□lumps, and other e□traneous or □orei□n materials lar□er than 1". Supplement with imported topsoil □rom o□□site sources when □uantities are insu□□icient. Do not obtain supplemental topsoil □rom a□ricultural land, bo□s, or marshes. Inor□anic amendments, or□anic amendments, and □ertili□ers shall be used to amend topsoil as needed □or lon□□term plant health.
7. Veri□□all utilit□locations in the □ield prior to be□innin□ wor□. Repair all dama□ed utilities to satis□action o□the Owner and Operatin□ Authorit□at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain an□ re□uired permits necessar□ to complete wor□. All wor□manship and materials shall be □uaranteed b□the Contractor □or a period o□one □1□calendar □ear a□ter Final Acceptance.
9. Maintain all plant material □or a three □3□month period □rom date o□Substantial Completion. Maintenance shall include prunin□, culti□atin□, waterin□, weedin□, □ertili□in□, restorin□ plant saucers, spra□in□□or disease and insects, and replacin□ tree wrappin□s. Recommended lon□□term maintenance procedures shall be pro□ided to the Owner be□ore e□piration o□this period.
10. Satis□actor□Seeded Lawn: At end o□maintenance period, a health□, uni□orm, close stand o□□rass has been established, □ree o□weeds and sur□ace irre□ularities, with co□era□e e□ceedin□90 percent o□er an□10 s□. □t. □0.92 s□. m□and bare spots not e□ceedin□3 b□3 inches.Reestablish lawns that do not compl□with re□uirements and continue maintenance until lawns are □ull□satis□actor□to the Owner.

NOTE: All HVAC and dumpster enclosures will be screened per the re□uirements o□the □onin□ Ordinance.

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GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

ALYSSA P. PRA… REGISTERED LANDSCAPE ARCHITECT 20032… STATE OF INDIANA … ARCHITECT

CERTIFIED BY

ISSUANCE INDEX
DATE:
02/25/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING PLAN

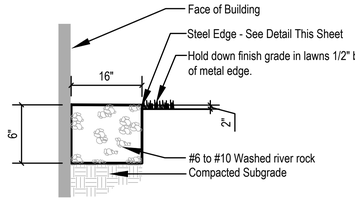
L100

02014.01793.CE.L100.LP.dwg

PRINT DATE: 2/26/15
PLOT SCALE: 1:2.5849
EDIT DATE: 2/26/2015 8:16:34 AM EDITED BY: APRAZEAU DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS\DWG\02014.01793.CE.L100.LP.DWG

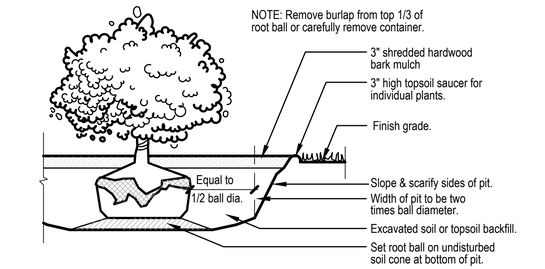
PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Size	Container	Notes
TREES					
Ace-s	Acer saccharum 'Legacy'	Legacy Surgar Maple	1.5" cal.	B&B	matched
Cer-c	Cercis canadensis	Eastern Redbud	clump form	B&B	3-5 stems
Gin-b	Ginkgo biloba "Princeton Sentry'	Princeton Sentry Sugar Maple	1.5" cal.	B&B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

Areas to recei□e lawn

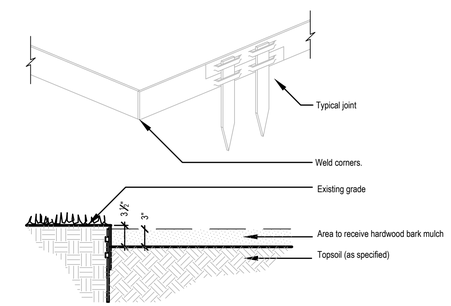


NOTES:
1. Maintain straight and true edge.
2. Outside edge shall not jog back and fort in response to slight building facade undulations and changes.
3. Do not place steel edging along the edge of hard surfaces, such as sidewalks. Mow strip material shall be graded in such a manner that the pavement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

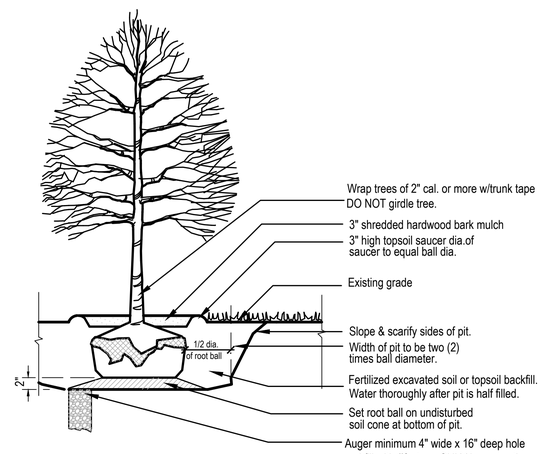
MOW STRIP
Not to Scale



SHRUB PLANTING
Not to Scale



STEEL EDGE
Not to Scale



TREE PLANTING
Not to Scale

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ALYSSA P. PRAZEAU
REGISTERED
20100124
STATE OF INDIANA
LICENSED LANDSCAPE ARCHITECT

CERTIFIED BY

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

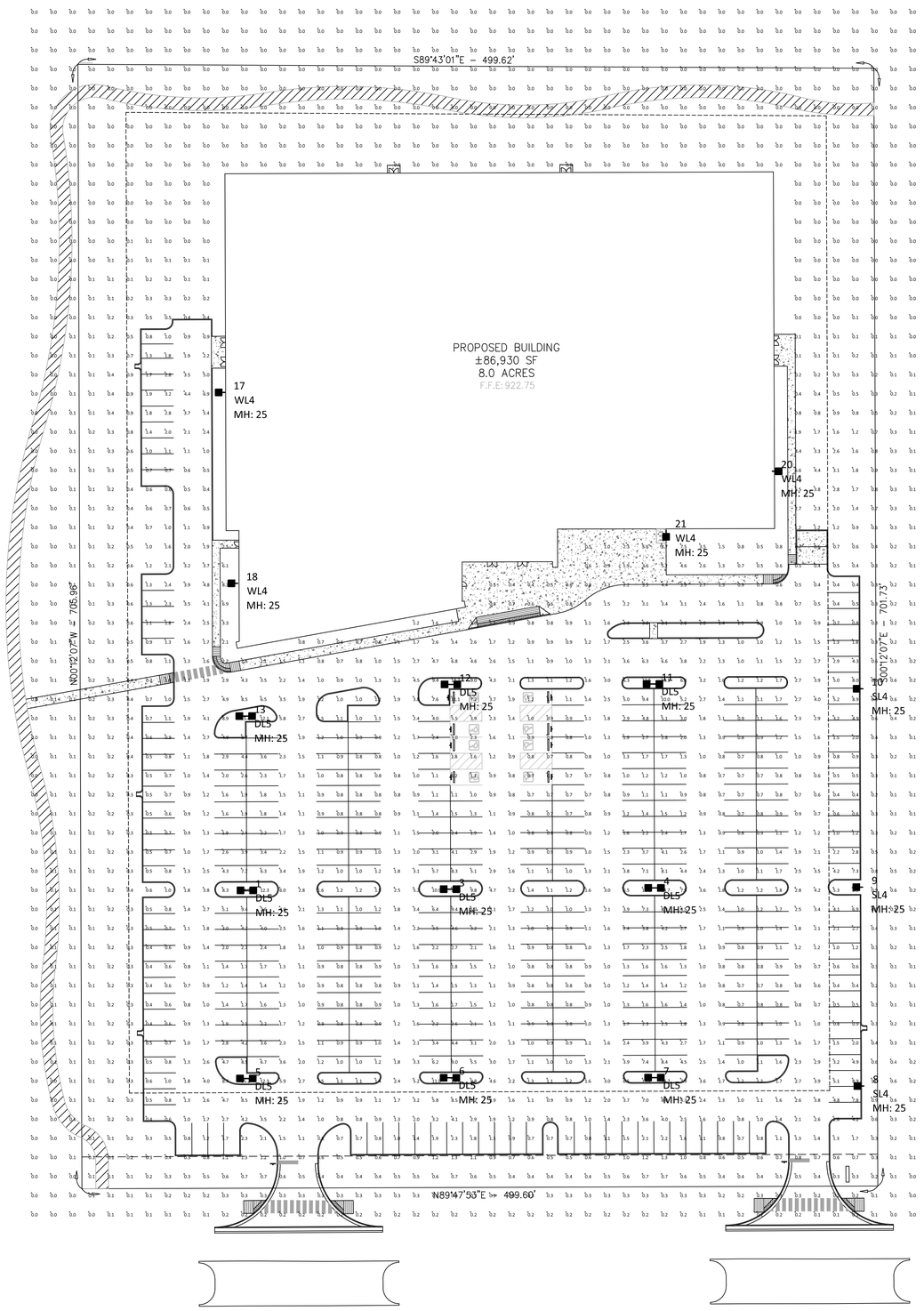
Project Number 2014.01793

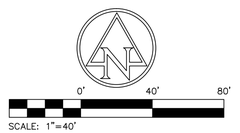
PLANTING DETAILS

L101

02014.01793.CE.L100.LP.dwg

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





SITE LIGHTING NOTES:

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

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

3. FOOTCANDLE VALUES ARE SHOWN AT GRADE LEVEL.

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

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

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GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

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

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

SITE LIGHTING PHOTOMETRY PLAN

C900

LIGHTING DISTRIBUTION CB06461–R1
CBMC
5855 KOPETSKY DR | INDIANAPOLIS, IN 46217
317–780–8350| WWW.CBMCINC.COM

CB06461–R1.dwg

PRINT DATE: 2/25/15
PLOT SCALE: 1:2.5849
EDIT DATE: 2/25/2015 4:16:31 PM EDITED BY: WPROCTOR DRAWING FILE: P:\RUSS\STRUCTUREPOINT WESTFIELD BASEBALL BLDG\CB06461–R1.DWG

Petition Number:	1503-SPP-03 & 1503-ODP-06
Subject Site Address:	West side of Shady Nook Rd. approximately 1,800ft north of SR 32.
Petitioner:	Langston Development Co., Inc.
Representative:	Gordan Kritz, Stoeppelwerth & Associates, Inc.
Request:	Petitioner requests Development Plan and Primary Plat review for 125 single-family residential lots on approximately 53.338 acres+/- in the Sheffield Park PUD District
Current Zoning:	Sheffield Park PUD (Ordinance 14-51) Underlying Zoning is SF-4
Current Land Use:	Agricultural
Approximate Acreage:	53.338 acres +/-
Property History:	Sheffield Park PUD Ordinance 14-51
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Landscape Plan
Staff Reviewer:	Pam Howard, Associate Planner

History and 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 2, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

- **Staff Comment – See Development Plan Review section below.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:
    a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
        - **Staff Comment - COMPLIANT**
    b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
        - **Staff Comment -See section 6.19 below**
    c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
        - **Staff Comment - COMPLIANT**

d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
    - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**

e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
    - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
    - **Staff Comment –Working with petitioner to ensure compliance.**

g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
    - **Staff Comment - COMPLIANT**

2. Detention and Retention Areas:
    a. Natural Appearance:
        - Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
        - Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
        - Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
        - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**

    b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
        - **Staff Comment - COMPLIANT**

c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
    - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
    a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
        - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**
    b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
        - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**
    c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
        - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**
4. Minimum Lot Landscaping Requirements
    a. Single Family Residential (per Lot under 8,000 SF)
        - Shade Trees – 2
        - Ornamental or Evergreen Trees – 1
        - Shrubs – 4
        - **Staff Comment – Not applicable**
    b. Single-Family Residential (per Lot over 8,000 SF)
        - Shade Trees – 4
        - Ornamental or Evergreen Trees – 2
        - Shrubs – 4

- **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**

c. Open Space/Common Area (per acre)
- Shade Trees, Ornamental, or Evergreen Trees – 10
- Shrubs – 0
- **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**

5. Foundation Plantings
- **Not Applicable to DPR. To be reviewed at building permit stage.**

6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
- **Staff Comment – Compliant**

b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
- **Staff Comment - Not Applicable.**

c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

Staff Comment –Petitioner working with WPWD to ensure compliance.

7. Buffer Yard Requirements Required Buffer Yard between SF4 (Sheffield Park) and SF2 (Lakes of Westfield):

a. Width: 30ft
b. Shade Trees: 3 per 100 linear feet
c. Evergreen Trees: 3 per 100 linear feet
d. Shrubs: 10 per 100 linear feet
   - **Staff Comment –Working with petitioner to ensure that all plantings are either within buffer yard or lot easement. Planting numbers are compliant.**

8. Parking Area Landscaping
   - **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment – COMPLIANT**

1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
   - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
   - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
   - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
   - **Staff Comment - Not Applicable.**
3. Industrial Districts

- **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

1. No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.
   - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.
    - **Staff Comment – COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
    - **Staff Comment - Petitioner working with WPWD and utility companies to ensure compliance.**
2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
    - **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
    - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.
    - **Staff Comment –Not applicable**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
   - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
   - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
   - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
   - **Staff Comment - Acknowledged. Please include in covenants document.**
5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
   - **Staff Comment – Areas identified, will be reviewed for compliance at the time of Improvement Location Permit review.**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
   - **Staff Comment –Not applicable to this submittal. Amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
   - **Staff Comment - Acknowledged.**

8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
   - **Staff Comment – Not applicable**
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
   - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
    - **Staff Comment - Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
   Staff Comment - Petitioner working with WPWD to ensure compliance.
4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
   Staff Comment - Petitioner working with WPWD to ensure compliance.
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

Staff Comment - COMPLIANT

6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
   Staff Comment – COMPLIANT, connection shown along Hawks Crest Way.
7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
   - **Staff Comment - COMPLIANT**
9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
    - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: **– Petitioner working with WPWD to ensure compliance.**
2. Private Streets: **– Petitioner working with WPWD to ensure compliance.**

3. Design Principles: **-- COMPLIANT**
    - General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
        i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
        ii. In an orderly and logical manner.
        iii. With concern for connectivity to adjacent parcels.
        iv. With concern for pedestrian and vehicular safety.
        v. To provide reasonably direct access to the primary circulation system.
    - Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
    - Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.
4. Improvement Standards: **– Petitioner working with WPWD to ensure compliance.**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. **– Petitioner working with WPWD to ensure compliance.**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. **– Petitioner working with WFD to ensure compliance.**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public

Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. **– Petitioner working with WPWD to ensure compliance.**

- If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
- If requested core borings are for the acceptance of concrete Streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) **–Petitioner working with WPWD to ensure compliance.**

Street Sign Standards (Article 8.11) **– Petitioner working with WPWD to ensure compliance.**

Surety Standards (Article 8.12) **– Petitioner working with WPWD to ensure compliance.**

Utility Standards (Article 8.13) **– Petitioner working with WPWD and utility companies to ensure compliance.**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

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

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
    a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i)Subdivision name and location; (ii) Any street related to the

subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.

- **Staff Comment – Working with petitioner to obtain map containing names of adjacent property owners or subdivision names.**

b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.

- **Staff Comment - COMPLIANT**

c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

- Proposed name of the subdivision.
  - **Staff Comment - COMPLIANT**
- Names and addresses of the owner, owners, land surveyor or land planner.
  - **Staff Comment - COMPLIANT**
- Title, scale, north point and date.
  - **Staff Comment - COMPLIANT**
- Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
  - **Staff Comment –Working with petitioner to obtain completed landscape plan and ensure compliance.**
- Easements (locations, widths and purposes).
  - **Staff Comment – Petitioner working with WPWD, HCSO, and utility companies to ensure compliance.**
- Statement concerning the location and approximate size or capacity of utilities to be installed.
  - **Staff Comment – Petitioner working with WPWD and utility companies to ensure compliance.**
- Layout of Lots (showing dimensions, numbers and square footage);
  - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
  - **Staff Comment - COMPLIANT**

- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
    - **Staff Comment - COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
    - **Staff Comment - COMPLIANT**
- Building setback lines.
    - **Staff Comment – COMPLIANT**
- Legend and notes.
    - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
    - **Staff Comment – Petitioner working with WPWD and HCSO to ensure compliance.**
- Other features or conditions which would affect the subdivision favorable or adversely.
    - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
    - **Staff Comment - COMPLIANT**
- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
    - **Staff Comment – Petitioner working with WPWD to ensure compliance.**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
    - **Staff Comment - Not applicable.**
- If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
    - **Staff Comment – Petitioner working with HCSO to ensure compliance.**
- If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
    - **Staff Comment – Petitioner working with IDNR to ensure compliance.**

d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

- **Staff Comment – Working with petitioner to obtain a copy of the covenants and restrictions.**

DEVELOPMENT PLAN REVIEW

Sheffield Park PUD (Ordinance 14-51)

Section 6: General Regulations

The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Building Setback Line for a Side Yard: 5ft

- **Staff Comment—COMPLIANT**

6.2 Minimum Lot Width: 65ft

- **Staff Comment—COMPLIANT**

6.3 Minimum Building Height: 2 ½ stories

- **Staff Comment—Not applicable at DPR, will be review with building permit**

6.4 Minimum Living Area: (Single Story: 1,500sf; Two Story: 1,700sf)

- **Staff Comment—Not applicable at DPR, will be review with building permit**

UDO Chapter 4.7—SF4: Single-Family High Density District

A. Minimum Lot Size: 9,000sf
   - **Staff Comment—COMPLIANT**
B. Minimum Lot Frontage: 40ft
   - **Staff Comment—Working with petitioner to bring Lot 85 into compliance.**
C. Minimum Building Lines
   1. Front Yard: 25ft
      - **Staff Comment—COMPLIANT**
   2. Rear Yard: 25ft
      - **Staff Comment—COMPLIANT**

Section 7: Development Standards

7.1 Architectural Standards

- **Staff Comment—Not applicable at DPR, will be reviewed with building permit**

7.2 Landscaping Standards

- *Article 6.8(N) Buffer Yard Requirements* shall only apply in the areas labelled "Buffer Yard" on the Concept Plan. Additionally, the existing vegetation, labeled as "Preserved Natural Buffer Yard" on the Concept Plan, shall be preserved pursuant to Article 6.8(E) and satisfy the required Buffer Yard planting materials in these areas. A tree preservation easement shall be established within the Preserved Natural Buffer Yard. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") in excess of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.
    - **Staff Comment—Working with petitioner to add tree preservation easement to landscape plan.**
- Lots marked with an asterisk (*) on the Concept Plan shall provide at least one of the following:
    i. Three (3) shade trees and three (3) evergreen trees per lot within 30' of the Rear Lot Line. The trees shall be located either on the Real Estate or on the property directly south of the Real Estate. If the trees are located on the property directly south of the Real Estate, then a recorded landscape easement shall be established, and the trees shall be plated within the easement; or
    ii. Rear Building Façade Enhancements, as prescribed in *Article 6.3(C)(b)(i)(b).*
        - **Staff Comment—Not applicable at DPR, will be reviewed with building permit**

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 of the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- **Staff Comment– Petitioner working with WPWD to ensure compliance.**

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; however, the Minimum Open Space for the District shall be enhanced to require a minimum of twenty percent (20%). All Open Space shall be common area and deeded to and maintained by a homeowners' association.

- **Staff Comment—COMPLIANT**

Section 10: Amenities

10.1 At least two (2) of the following shall be included within the District:

A. Clubhouse (minimum of 650Sf);
B. Swimming pool;
C. Playground;
D. Open Space or park (minimum of 5,000sf);
E. Trail;
F. Basketball court;
G. Volleyball court;
H. Picnic area

- **Staff Comment—Not applicable at DPR, will be reviewed with building permit (per Section 10.3 below)**

10.2 In the event the construction of the District is phased, at least one (1) amenity shall be constructed in each of the first two (2) phases.

- **Staff Comment—Not applicable at DPR, will be reviewed with building permit**

10.3 The Overall Development Plan shall identify the area(s) to be set aside for amenities. The specific details of the amenity areas (Detailed Development Plans) shall be reviewed by the Department for further compliance at the time of the Improvement Location Permit review.

- **Staff Comment—COMPLIANT**

Staff Comments

1. 1503-SPP-03 (Primary Plat) and 1503-ODP-06 (Overall Development Plan) are eligible for a public hearing at the March 2, 2015 meeting of the APC. No action is required of the APC at this time.
2. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

AERIAL LOCATION EXHIBIT

SHEFFIELD PARK

WESTFIELD, IN

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:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=125

SITE = 52.264Ac.±
TOTAL COMMON AREA =12.46Ac.±

OPEN SPACE PROVIDED:
12.46Ac.± (23.8%)

ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.

DESCRIPTION

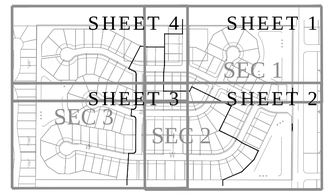
A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 00 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022, Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

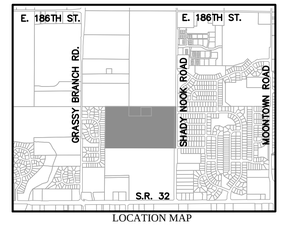
Thursday, January 29, 2015
HAM

SHEFFIELD PARK
PRIMARY PLAT
ZONING PUD

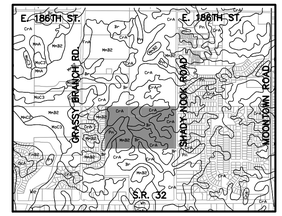
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KEY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Pn
SCALE: 1"=2000'

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

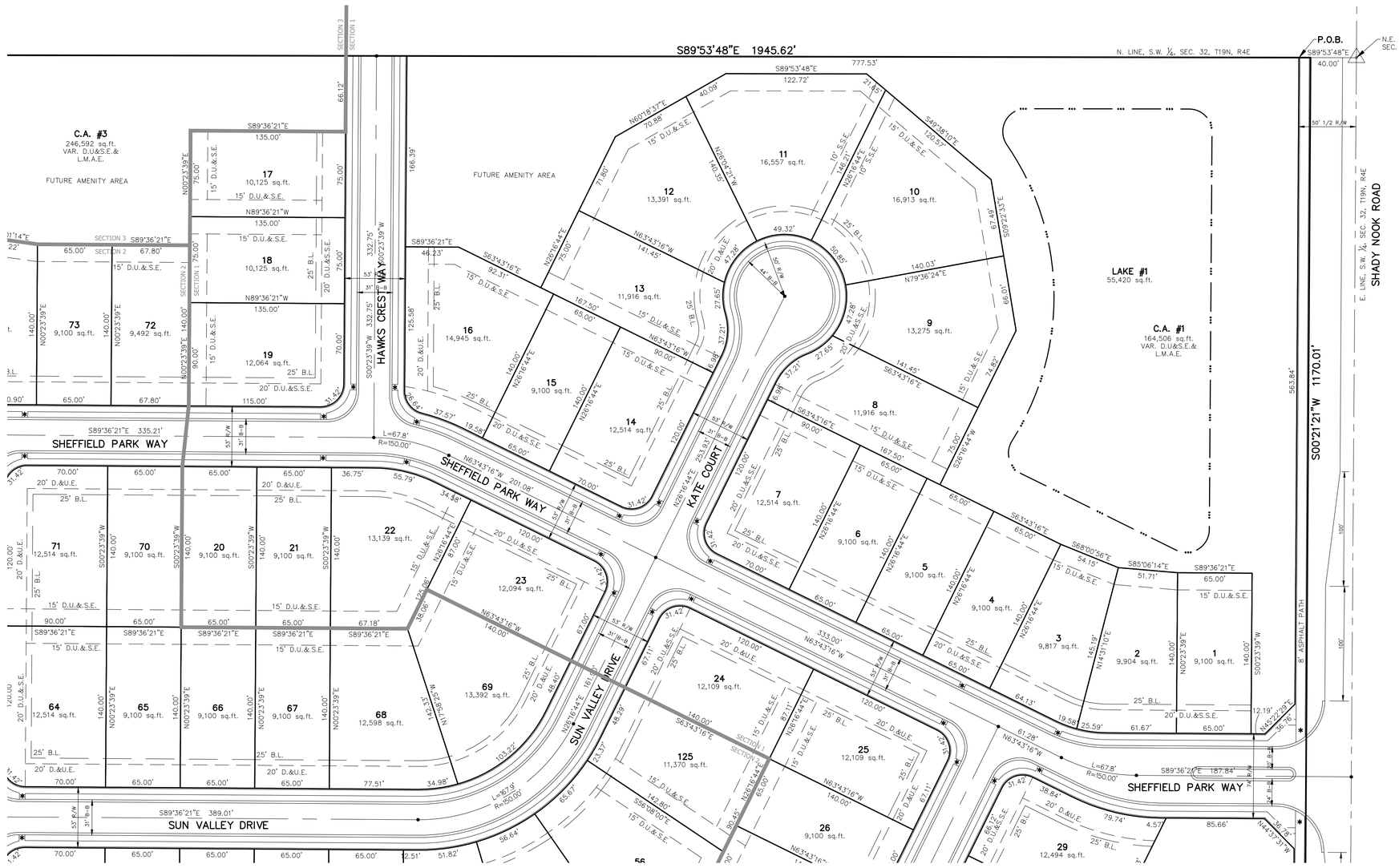
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.



LEGEND

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

Know what's **below.**
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	DATE	REVISIONS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, A CONSTRUCTION SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/30/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO.
1
OF 8 SHEETS

S & A JOB NO.
7042SLAN

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

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Thursday, January 29, 2015
HAM

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(IN FEET)
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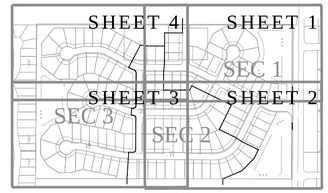

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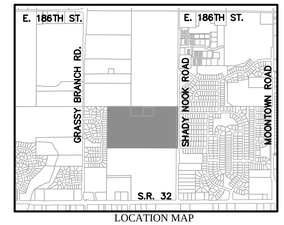
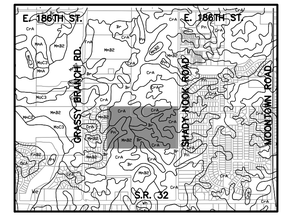


LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Pn
SCALE: 1"=2000'

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.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

LEGEND

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

Know what's **below.**
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	REVISIONS	DATE

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, OR A SUBDIVISION SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/30/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
PRIMARY PLAT
SHEFFIELD PARK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO.
2
OF 8 SHEETS

S & A JOB NO.
70425LAN

SHEFFIELD PARK

PRIMARY PLAT

ZONING PUD

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:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=125

SITE = 53.338Ac.±
TOTAL COMMON AREA =12.46Ac.±

OPEN SPACE PROVIDED:
12.46Ac.± (23.4%)

ZONING PUD

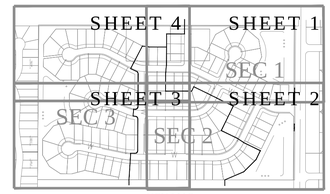
DESCRIPTION

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

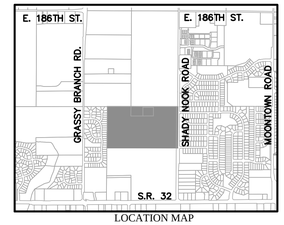
Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 00 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022, Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

Thursday, January 29, 2015
HAM

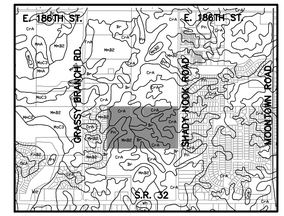
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KEY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Pn
SCALE: 1"=2000'

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.

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D.E.	DRAINAGE EASEMENT
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L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

811 Know what's below. Call before you dig.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

	REVISIONS	BY
	DATE	

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, SUITE SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/24/2014

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:	CHECKED BY:	
HAM	BKR	

SHEET NO. 3 OF 8 SHEETS

S & A JOB NO. 70425LAN

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:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

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TOTAL COMMON AREA =12.46Ac.±

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ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.

SHEFFIELD PARK

PRIMARY PLAT

ZONING PUD

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Thursday, January 29, 2015
HAM

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(IN FEET)
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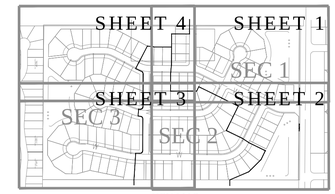
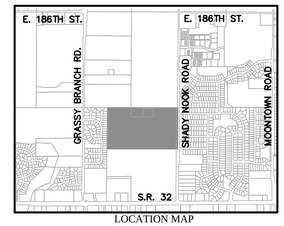
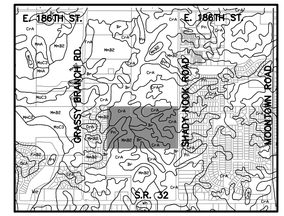


KEY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=2000'



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SCALE: 1"=2000'

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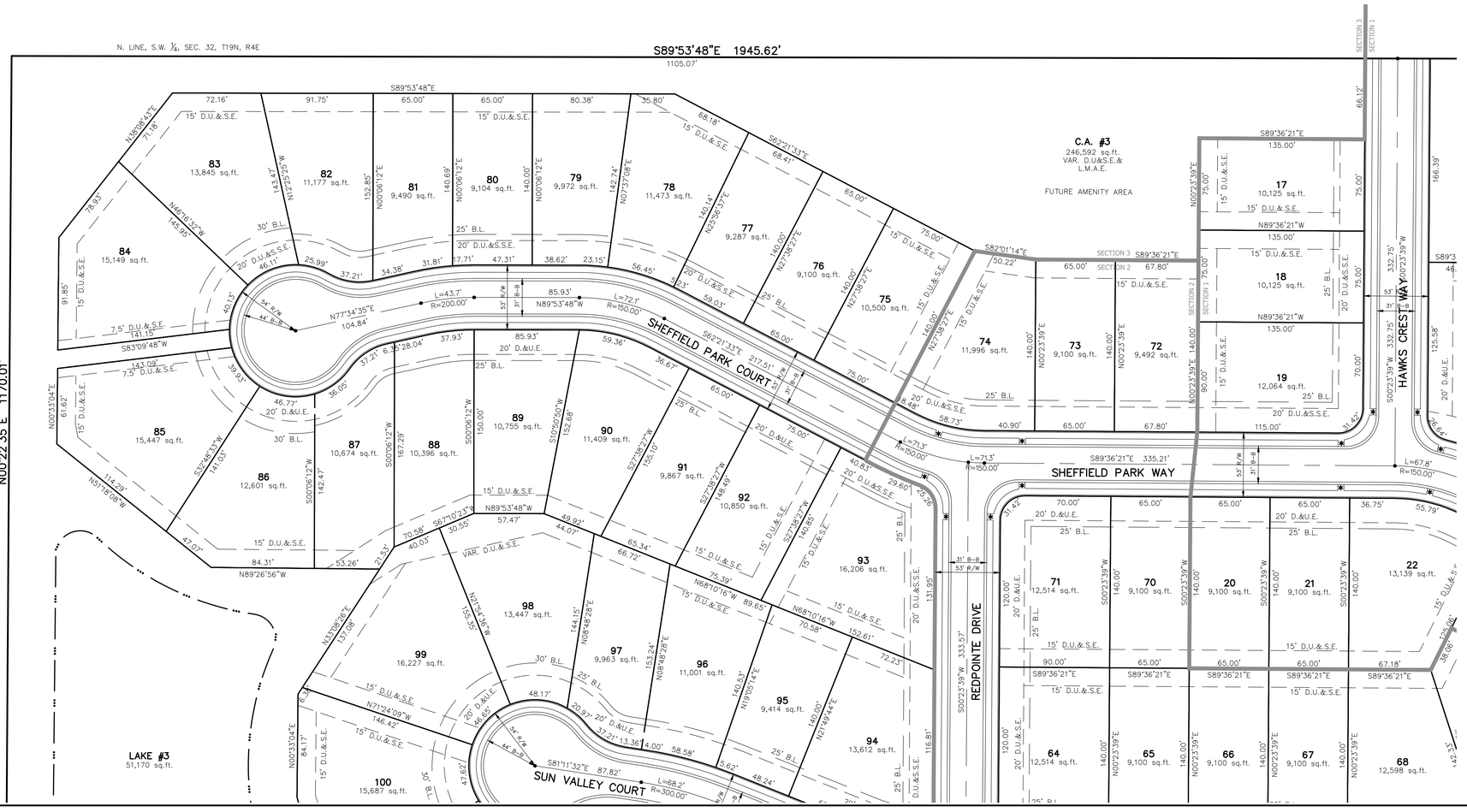

LEGEND

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C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

Know what's below. Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	REVISIONS	DATE

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CERTIFIED: 1/30/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON TIME AND WAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
HAM		BKR

SHEET NO.
4
OF 8 SHEETS
S & A JOB NO.
7042SLAN

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

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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=125

SITE = 52.264Ac.±
TOTAL COMMON AREA =12.46Ac.±

OPEN SPACE PROVIDED:
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ZONING PUD
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SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.

SHEFFIELD PARK
DEVELOPMENT PLAN
ZONING PUD

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Thursday, January 29, 2015
HAM

GRAPHIC SCALE
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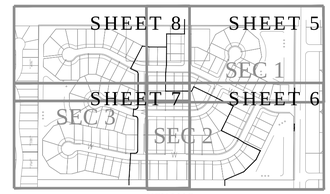
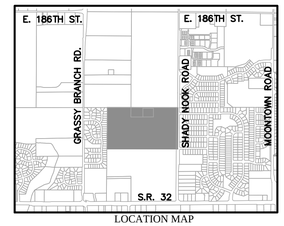


KEY MAP
N.T.S.



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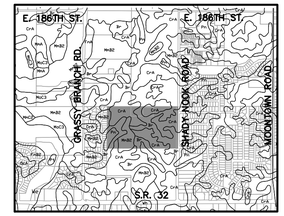

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*	HANDICAP RAMP

FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINE
TELEPHONE LINE
BURIED CABLE T.V. LINE
CABLE T.V. LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE; MANHOLE
SANITARY CLEANOUT
STORM SEWER LINE; MANHOLE & END SECTION
CURB INLET
BEEHIVE OR ROUND INLET
SQUARE FLAT INLET
FENCE LINE
SET NAIL – UNLESS OTHERWISE NOTED
SET CAPPED REBAR STAMPED S&A FIRM #0008
SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S. HAMILTON COUNTY SURVEYOR
(M) MEASURED
(R) RECORDED
N.A.E. NO ACCESS EASEMENT

P.W.P. POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDESTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

8.30 EXISTING CONTOUR
W EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

Know what's below. Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

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CERTIFIED: 1/30/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

BY	DATE	REVISIONS

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
HAM		BKR

SHEET NO.
5
OF 8 SHEETS
S & A JOB NO.
70425LAN

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:
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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
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TOTAL LOTS=125

SITE = 52.264Ac.±
TOTAL COMMON AREA =12.46Ac.±

OPEN SPACE PROVIDED:
12.46Ac.± (23.8%)

ZONING PUD
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SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.

SHEFFIELD PARK
DEVELOPMENT PLAN
ZONING PUD

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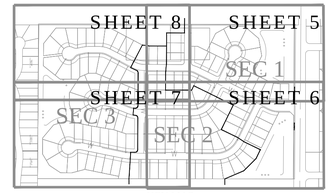
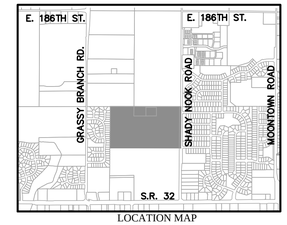
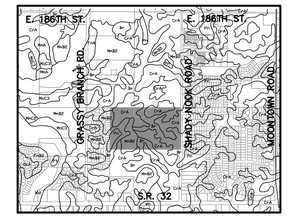


KEY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Pn
SCALE: 1"=2000'

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 til plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

Pn - Patton silty clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

LEGEND

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

FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINE
TELEPHONE LINE
BURIED CABLE T.V. LINE
CABLE T.V. LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE; MANHOLE
SANITARY CLEANOUT
STORM SEWER LINE; MANHOLE & END SECTION
CURB INLET
BEEHIVE OR ROUND INLET
SQUARE FLAT INLET
FENCE LINE
SET NAIL – UNLESS OTHERWISE NOTED
SET CAPPED REBAR STAMPED S&A FIRM #0008
SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S. HAMILTON COUNTY SURVEYOR
(M) MEASURED
(R) RECORDED
N.A.E. NO ACCESS EASEMENT

P.W.P. POWER POLE
LIGHT POLE
E.T. ELECT. TRANSFORMER
E.P. ELECT. PEDESTAL
E.M. ELECT. METER
GUY WIRE
TELEPHONE POLE
T.P. TELEPHONE PEDESTAL
T.M. TELEPHONE MANHOLE
CABLE T.V. POLE
T.V.P. CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TR. TRAFFIC MANHOLE
T.C.BOX TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
M.B. MAILBOX

8.30 EXISTING CONTOUR
W EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
W PROPOSED WATER LINE

811 Know what's below. Call before you dig.

IUPPS Dig Safely. Indiana Underground Plant Protection Service

BY	DATE	REVISIONS

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, TOPOGRAPHIC SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/30/15

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:	CHECKED BY:	
HAM	BKR	

SHEET NO.
6
OF 8 SHEETS
S & A JOB NO.
70425LAN

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:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=125

SITE = 52.264Ac.±
TOTAL COMMON AREA =12.46Ac.±

OPEN SPACE PROVIDED:
12.46Ac.± (23.8%)

ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
REAR YARD - 25' min.
LOT WIDTH - 65' min.

DESCRIPTION

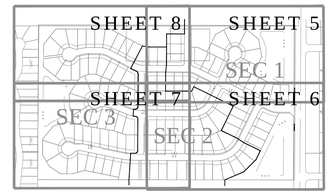
A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northeast corner of said Quarter Section; thence North 89 degrees 53 minutes 48 seconds West 40.00 feet along the North line of said Southwest Quarter to the West Right-of-Way of Shady Nook Road as recorded in Instrument Number 9609652193 in the Office of the Recorder of Hamilton County, Indiana, also being the POINT OF BEGINNING of this description; thence South 00 degrees 21 minutes 21 seconds West 1,170.01 feet along said Right-of-Way line, parallel with the East line of said Southwest Quarter; thence North 89 degrees 53 minutes 48 seconds West 1,946.04 feet to the East line of Grassy Knoll, Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9338022, Plat Cabinet 1, Slide 333 in said Recorder's Office; thence North 00 degrees 22 minutes 35 seconds East 1,170.01 feet along said East line, also being the East line of Grassy Knoll, Section 2, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 9430151, Plat Cabinet 1, Slide 436 in said Recorder's Office to the Northeast corner of said Section 2, also being the North line of said Southwest Quarter; thence South 89 degrees 53 minutes 48 seconds East 1,945.62 feet along said North line to said West Right-of-Way line also being the place of beginning, containing 52.264 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

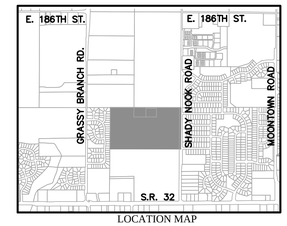
Thursday, January 29, 2015
HAM

SHEFFIELD PARK
DEVELOPMENT PLAN
ZONING PUD

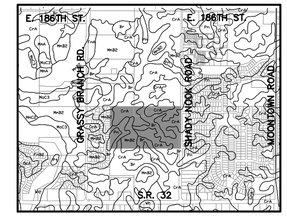
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



KEY MAP
N.T.S.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Pn
SCALE: 1"=2000'

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.

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LEGEND

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D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
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Know what's **below.** **Call** before you dig.

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REVISIONS	DATE	BY

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CERTIFIED: 1/30/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
SHEFFIELD PARK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
HAM		BKR

SHEET NO. 7 OF 8 SHEETS

S & A JOB NO. 70425LAN

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:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=125

SITE = 52.264Ac.±
TOTAL COMMON AREA =12.46Ac.±

OPEN SPACE PROVIDED:
12.46Ac.± (23.8%)

ZONING PUD
FRONT YARD - 25' min.
SIDE YARD - 5' min.
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SHEFFIELD PARK
DEVELOPMENT PLAN
ZONING PUD

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Thursday, January 29, 2015
HAM

GRAPHIC SCALE
50 0 25 50
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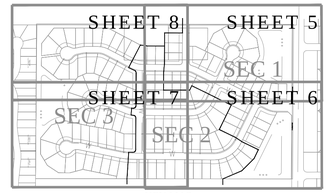
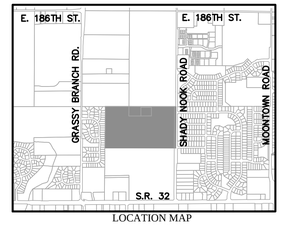


KEY MAP
N.T.S.



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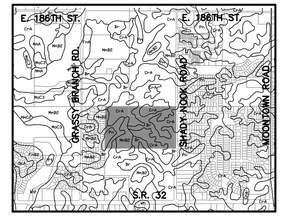

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ELECT. METER
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W PROPOSED WATER LINE

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Indiana Underground Plant Protection Service

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CERTIFIED: 1/30/15

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

BY	DATE	REVISIONS

STOEPPELWERTH
& ASSOCIATES, INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
HAM		BKR

SHEET NO.
8
OF 8 SHEETS

S & A JOB NO.
70425LAN

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

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CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
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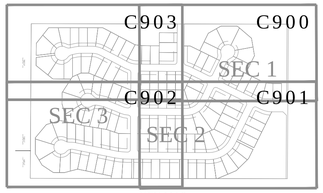
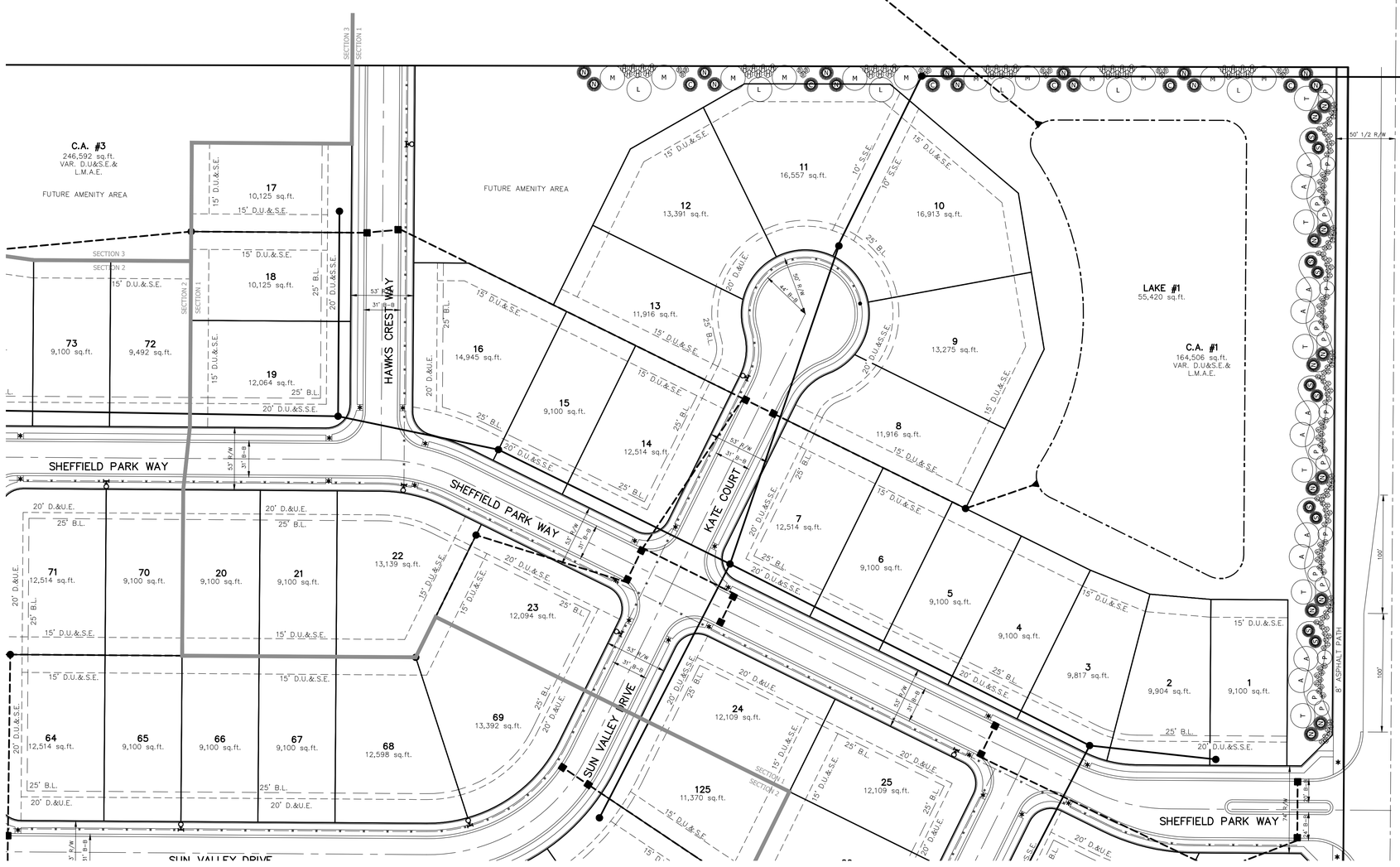


KEY MAP
N.T.S.

SHEFFIELD PARK
LANDSCAPE PLAN
ZONING PUD



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SHADE TREES
- (L) Greenspire Linden — Tilia cordata
- (A) Autum Blaze Maple — Acer freemanii
- (M) Red Sunset Maple — Acer rubrum
- (T) Tulip Tree — Liriodendron tulipifera

EVERGREEN TREES
- (C) Colorado Blue Spruce — Picea pungens
- (N) Norway Spruce — Picea abies
- (S) Serbian Spruce — Picea omorika

DECIDUOUS TREES
- (P) Prairie Fire Crabapple — Malus 'Prairifire'

DECIDUOUS SHRUBS
- (H) Hummingbird Summersweet — Clethra alnifolia
- (B) Purple Pride Dwarf Beautyberry — Callicarpa dichotoma 'Issai'

NO.	REVISIONS	BY	DATE

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A SUBDIVISION SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/30/15

STOEPPELWERTH
A L W A Y S O N .
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
SHEFFIELD PARK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO.
C900

S & A JOB NO.
70425LAN

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:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
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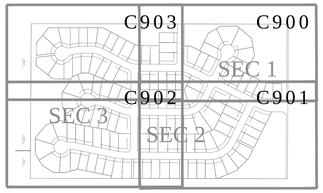

KEY MAP
N.T.S.

SHEFFIELD PARK
LANDSCAPE PLAN
ZONING PUD

GRAPHIC SCALE

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NO.	REVISIONS	BY	DATE

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LANDSCAPE ARCHITECT

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CERTIFIED: 1/30/15

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& ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

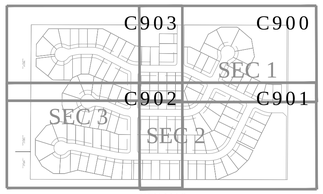
DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO.
C901

S & A JOB NO.
7042SLAN

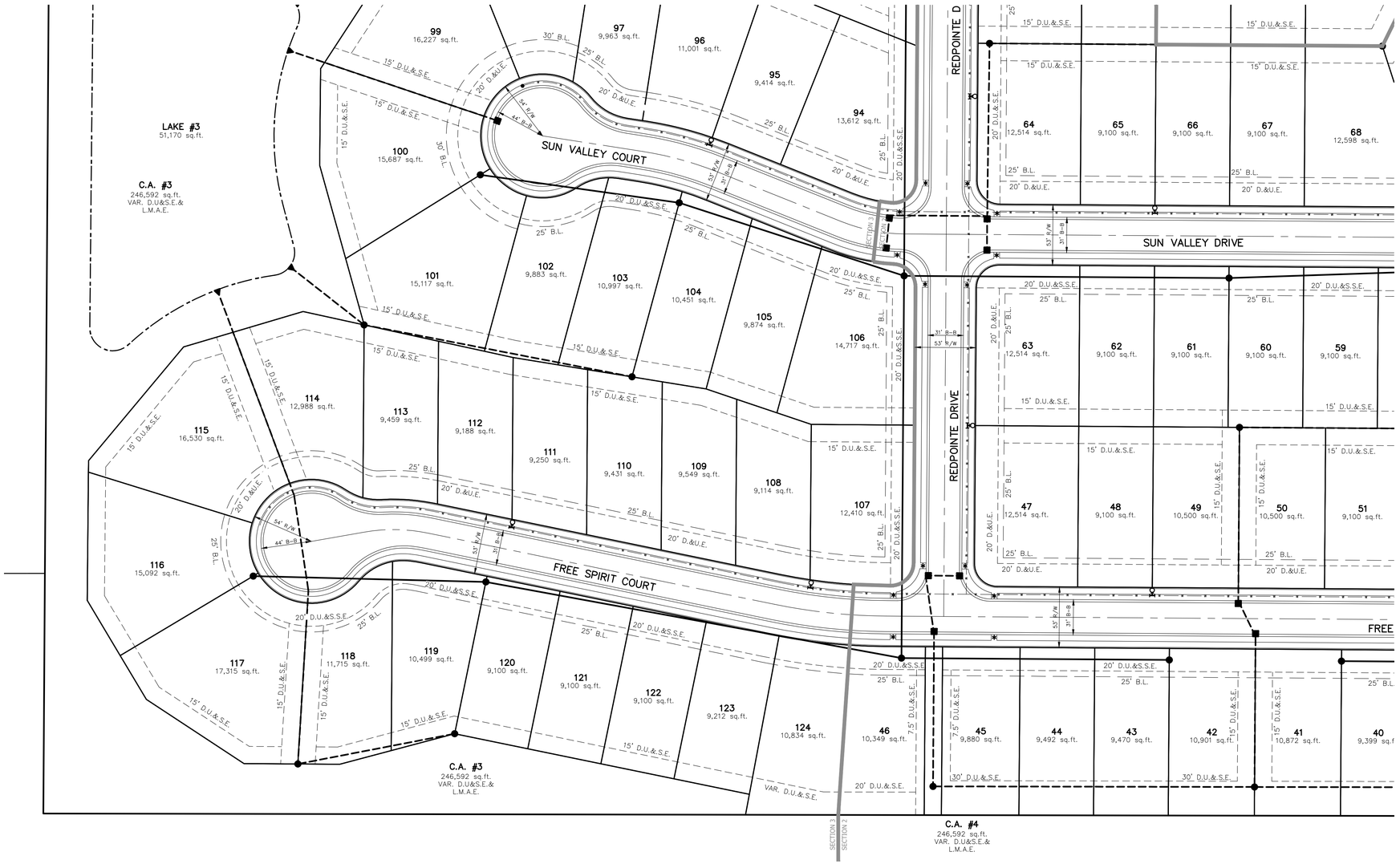
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46033
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



KEY MAP
N.T.S.

SHEFFIELD PARK
LANDSCAPE PLAN
ZONING PUD



GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

SHADE TREES
- (L) Greenspire Linden — Tilia cordata
- (A) Autum Blaze Maple — Acer freemanii
- (M) Red Sunset Maple — Acer rubrum
- (T) Tulip Tree — Liriodendron tulipifera

EVERGREEN TREES
- (C) Colorado Blue Spruce — Picea pungens
- (N) Norway Spruce — Picea abies
- (S) Serbian Spruce — Picea omorika

DECIDUOUS TREES
- (P) Prairie Fire Crabapple — Malus 'Prairifire'

DECIDUOUS SHRUBS
- (H) Hummingbird Summersweet — Clethra alnifolia
- (B) Purple Pride Dwarf Beautyberry — Callicarpa dichotoma 'Issai'

BY	REVISIONS	DATE

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A SUBDIVISION SURVEY, OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 1/30/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:
HAM		BKR

SHEET NO.
C902

S & A JOB NO.
7042SLAN

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

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CONTACT: JIM LANGSTON
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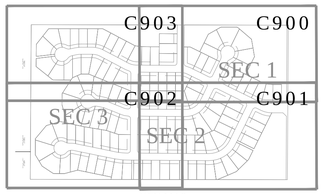
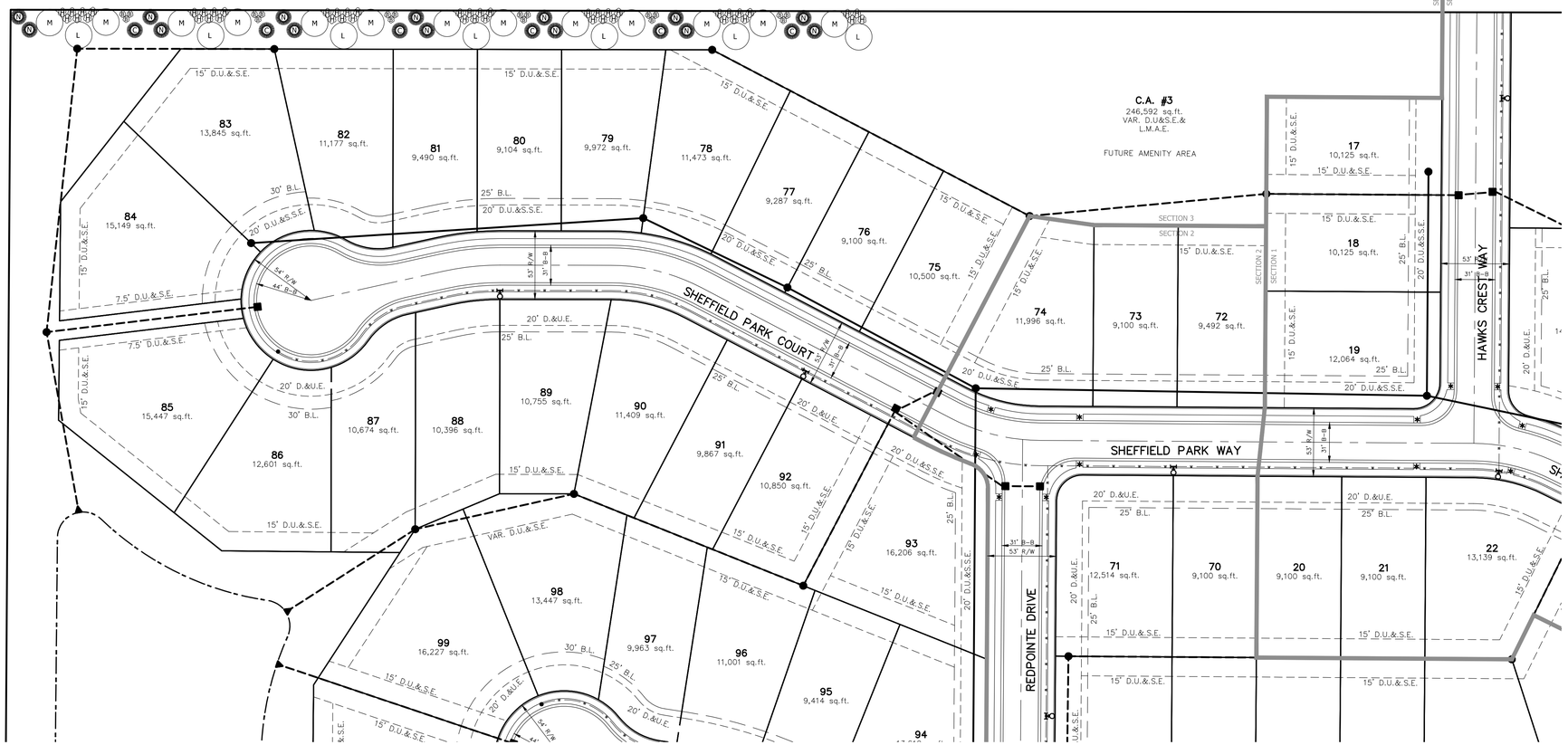


KEY MAP
N.T.S.

SHEFFIELD PARK
LANDSCAPE PLAN
ZONING PUD



GRAPHIC SCALE
50 0 25 50
(IN FEET)
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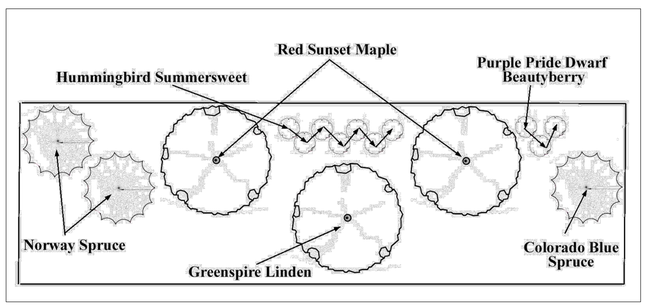
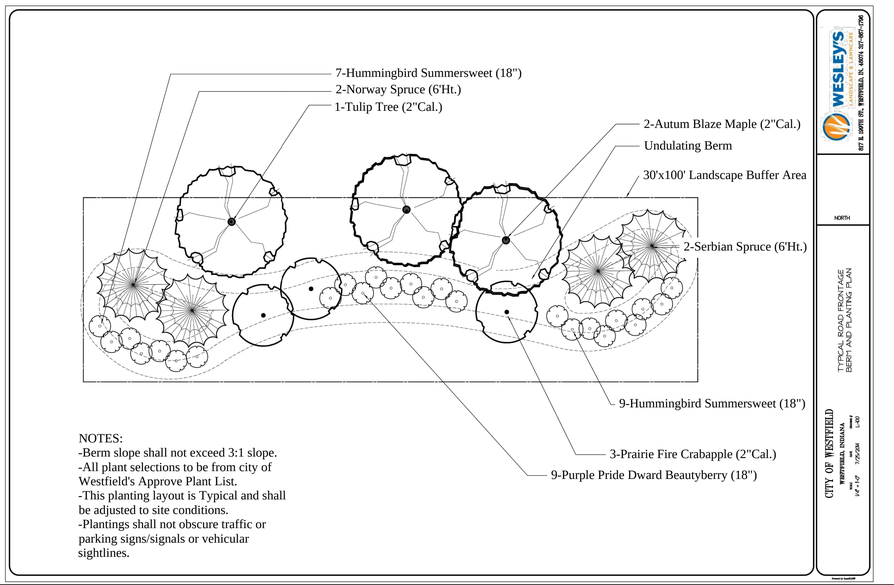


TYPICAL BUFFER PLANTINGS



NOTES:
-Berm slope shall not exceed 3:1 slope.
-All plant selections to be from city of Westfield's Approve Plant List.
-This planting layout is Typical and shall be adjusted to site conditions.
-Plantings shall not obscure traffic or parking signs/signals or vehicular sightlines.

WESLEY'S LANDSCAPE & LAWNCARE
837 E. 169TH ST., WESTFIELD, IN. 46074 317-867-0796

NORTH

TYPICAL ROAD FRONTAGE BERM AND PLANTING PLAN

CITY OF WESTFIELD
WESTFIELD, INDIANA
SCALE: 1"=10'-0" DATE: 1/30/15

REVISIONS | BY | DATE

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 1/30/15

STOEPPELWERTH & ASSOCIATES INC.
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:
SHEFFIELD PARK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO.
C903

S & A JOB NO.
70425LAN

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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1132 SOUTH RANGELINE ROAD, SUITE 100
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CONTACT: JIM LANGSTON
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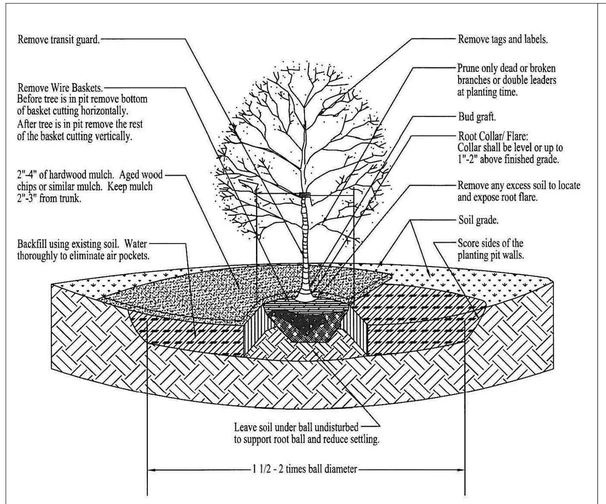
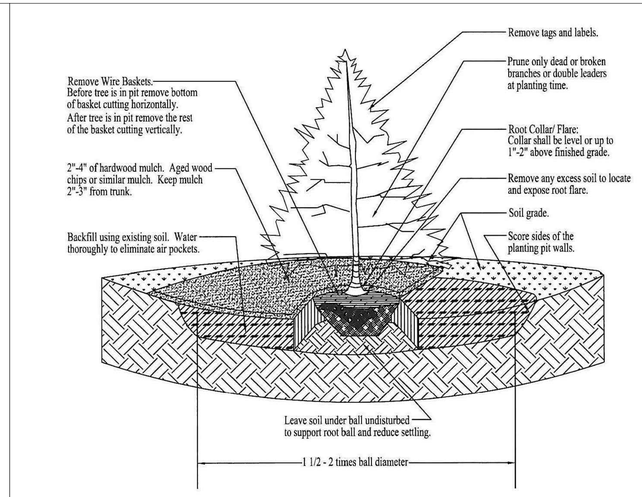
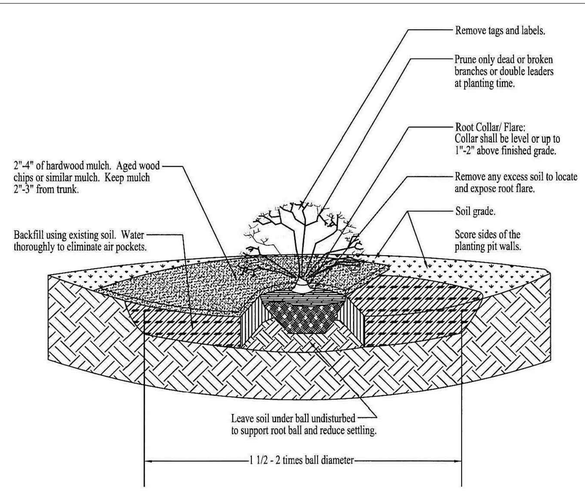
SHEFFIELD PARK
LANDSCAPE PLAN
ZONING PUD



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

2631 LF Grassy Branch Frontage

Road Frontage Requirement
88 Shade Trees Required
20 Oaks
42 Maples
29 Locust
91 Shade Trees Shown

Buffer Yard Requirements
88 Evergreen Trees Required
439 Evergreen Bushes Required
88 60% of Bushes substituted for Everygreen Trees (3 to1)
175 40% of Required Number of Bushes
NET REQUIREMENTS
176 Evergreen Trees
175 Evergreen Bushes
76 Colorado Spruce
48 Norway Spruce
52 Serbian Spruce
176 Evergreen Trees Shown

Group Bush Plantings
92 Arborvitae
69 Holly
14 Holly at Entry way
175 Evergreen Bushes Shown

1176 LF Northeast Frontage
Buffer Yard Requirements
39 Evergreen Trees Required
196 Evergreen Bushes Required
39 60% of Bushes substituted for Everygreen Trees (3 to1)
78 40% of Required Number of Bushes
NET REQUIREMENTS
78 Evergreen Trees
78 Evergreen Bushes
27 Colorado Spruce
25 Norway Spruce
26 Serbian Spruce
78 Evergreen Trees Shown

39 Holly
40 Arborvitae
79 Evergreen Bushes Shown

1445 LF Shady Nook Road Frontage
Road Frontage Requirement
48 Shade Trees Required
12 Oaks
10 Maples
26 Locust
48 Shade Trees Shown

BY	REVISIONS	DATE

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Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE DETAILS

PREPARED FOR:
SHEFFIELD PARK
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
32	19N	R4E
DRAWN BY:		CHECKED BY:

SHEET NO.
C904

S & A JOB NO.
70425LAN

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

PROCEDURAL

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

PROJECT OVERVIEW

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

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

The applicable zoning district is the Hull and House PUD District, pursuant to Ordinance 12-25 adopted by the City Council on July 9, 2012 (recorded as Instrument No. 2012041159, in the Office of the Recorder of Hamilton County on July 17, 2012) (see **Exhibit 6**). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district.

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

Section 2. Permitted Uses

Comment(s): Compliant

Section 3. Development Standards

Comment(s): Compliant

Underlying Zoning District Standards (*Article 4.16*)

GB: General Business District

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

State Highway 32 Overlay District (*Article 5.3*)

1. Purpose and Intent
2. Applicability
3. Permitted Uses
   Comment(s): Compliant
4. Access and Control
   Comment(s): Compliant
5. Setback Requirements
   Comment(s): Compliant.
6. Accessory Buildings
   Comment(s): Compliant (no accessory buildings proposed)
7. Building Height Requirements
   Comment(s): Compliant
8. Building Size Requirement
   Comment(s): Compliant
9. Architectural Design Requirements:
   1. General Design Theme Standards
   2. Building Elevations:

   Comment(s):

   - *Petitioner is currently working with the Economic and Community Development Department (the "Department") to ensure that the proposed cornices are articulated three-dimensionally.*
   - *Proposed building elevations do not comply. Because building is less than 10,000 square feet, the façades shall have offsets at no more than forty (40) foot intervals at least four (4) feet in depth.*
   - *Petitioner is currently working with the Department to ensure that the same quality of architecture is provided across all façades.*

   i. Openings:

   Comment(s): Compliant

   ii. Gutters and Downspouts:

   Comment(s): Petitioner is currently working with the Department to ensure the gutters and downspouts are visually integrated.

   iii. Roofs:
      1. Pitched Roofs:

   Comment(s): Compliant

2. Flat Roofs:

Comment(s):

- *Petitioner is currently working with the Department to ensure that the cornice is three-dimensionally articulated.*
- *Petitioner is currently working with the Department to ensure that the parapet walls are fully integrated.*
- *South elevations do not comply. No roof modulation or variation provided and creates a "box-shaped" appearance and does not comply with the 360 architecture requirement.*

iv. Main Entrances:

Comment(s): Compliant.

v. Windows:

Comment(s): Compliant

vi. Awnings:

Comment(s): No awnings proposed.

vii. Drive-thrus and Fueling Stations:

Comment(s): Compliant.

viii. Building Materials:

Comment(s): Compliant

ix. Accessory Buildings:

Comment(s): No accessory buildings proposed.

10. Trail Corridor Requirement:

Comment(s): Compliant

11. Miscellaneous Requirements:

1. Loading Berths:

Comment(s): Petitioner is working with the Department to provide more information on the location of any loading berths (no loading berth facilities shown on the Detailed Development Plan.

2. Mechanical Equipment:

Comment(s): Petitioner is working with the Department to provide more information as to the location of any mechanical equipment, whether roof-mounted or ground.

3. Walls and Fencing:

Comment(s): No fence or wall is proposed.

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

1. Development Plan Scope:
2. General Plan Requirements:
   Comment(s): Compliant
3. Primary or Secondary Plat:
   Comment(s): Compliant
4. Landscape Plan:
   Comment(s): (see Development Standards comments below)
5. Open Space and Development Amenity Plan:
   Comment(s):
6. Lighting Plan:
   Comment(s): Compliant
   a. Multi-Family Residential, Business, and Industrial Standards:
      Comment(s): Compliant
   b. Lighting Plan:
      Comment(s): Compliant
7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
8. Building Elevations:
   Comment(s): Petitioner is working with the Department to ensure three-dimensional architecture is provided. Additionally, the petitioner will provide material samples for the Public Hearing (scheduled for March 2, 2015)
9. Integrated Developments:
   Comment(s): Petitioner will continue to coordinate with Westfield Department of Public Works ("WPWD")
10. Traffic Impact Study:
    Comment(s): Petitioner will continue to coordinate with WPWD
11. Statement of Development Build-Out:
    Comment(s): Petitioner is currently working with the Department to provide a narrative statement of development build-out

---

Development Standards (*Chapter 6*)

1. Architectural Standards (*Article 6.3*)

Comment(s): Petitioner will continue to work with the Department regarding: (i) the location and screening of mechanical equipment; (ii) 360 degree architecture; (iii) building offsets; (iv) flat roofs; and (v) windows

2. Building Standards (*Article 6.4*)
   Comment(s): Compliant
3. Height Standards (*Article 6.6*)
   Comment(s): Compliant
4. Landscaping Standards (*Article 6.8*)
   a. Groundcover:
   b. Energy Conservation:
   c. Noise Reduction:
   d. Minimum Lot Landscaping Requirements:
      i. Business Uses:
         1. 10 Shade Trees / acre
         2. 10 Ornamental or Evergreen Trees / acre
         3. 25 shrubs / acre
      ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited

   Comment(s): Compliant

   e. Foundation Plantings:
   Comment(s): Petitioner is working with the Department to provide foundation plantings along the east elevation

   f. External Street Frontage Landscaping Requirements:
   Comment(s): Petitioner is working with the Department to provide the following additional plantings:

   Abutting SR 32
   - *One (1) additional ornamental or evergreen tree*
   - *Fifty-two (52) additional shrubs*

   Abutting Westfield Park Road
   - *One (1) additional shade trees*
   - *Two (2) additional ornamental or evergreen trees*
   - *Thirteen (13) additional shrubs*

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

   h. Parking Area Landscaping:
   Comment(s): Compliant
      i. Interior Parking Area Islands:

Comment(s): Compliant

ii. Perimeter Parking Area Landscaping:

Comment(s): Compliant

5. Lighting Standards (*Article 6.9*)
   Comment(s): Compliant
6. Lot Standards (*Article 6.10*)
   Comment(s): Compliant
7. Performance Standards (*Article 6.15*)
   Comment(s): Compliant
8. Setback Standards (*Article 6.16*)
   Comment(s): Compliant
9. Vision Clearance Standards (*Article 6.19*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance
10. Yard Standards (*Article 6.21*)
    Comment(s): Compliant

Design Standards (*Chapter 8*)

1. Block Standards (*Article 8.1*)
   Comment(s): Compliant
2. Easement Standards (*Article 8.3*)
   Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance
3. Monument and Marker Standards (*Article 8.5*)
   Comment(s): Secondary plat has been recorded and public improvement (if any) have been dedicated
4. Pedestrian Network Standards (*Article 8.7*)
   Comment(s): Compliant
5. Storm Water Standards (*Article 8.8*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance
6. Street and Right-of-Way Standards (*Article 8.9*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance
7. Surety Standards (*Article 8.12*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance
8. Utility Standards (*Article 8.13*)
   Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance

---

Staff Comments

1. No action is required at this time, except to hold a public hearing.

2. Prior to this petition appearing before you for approval consideration, the Petitioner will make any necessary revisions to the plans as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If you have any questions concerning the information or comments contained herein, please do not hesitate to contact Jeffrey M. Lauer in the Economic and Community Development Department at jlauer@westfield.in.gov or (317) 910-2927, prior to the March 2, 2015 meeting.

CITY OF Westfield INDIANA

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

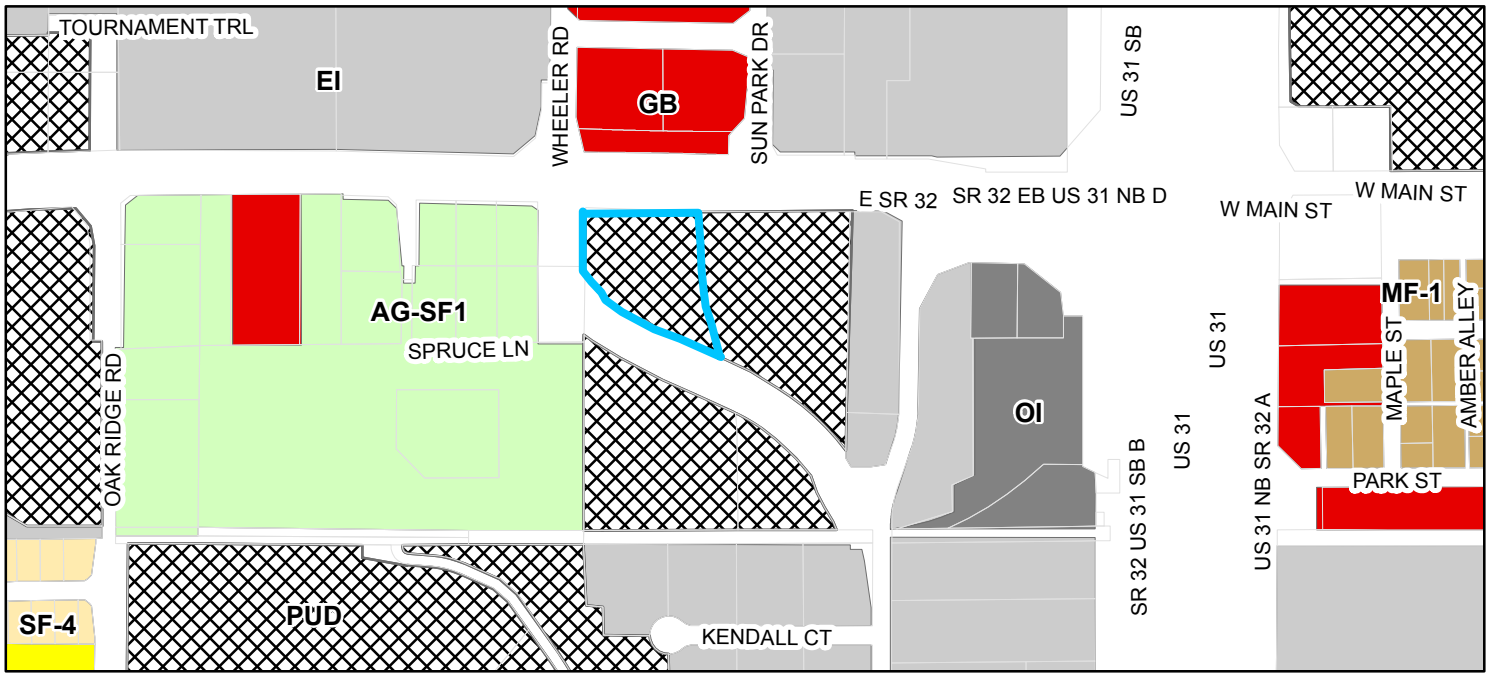
N W E S

Not To Scale

Aerial Location Map

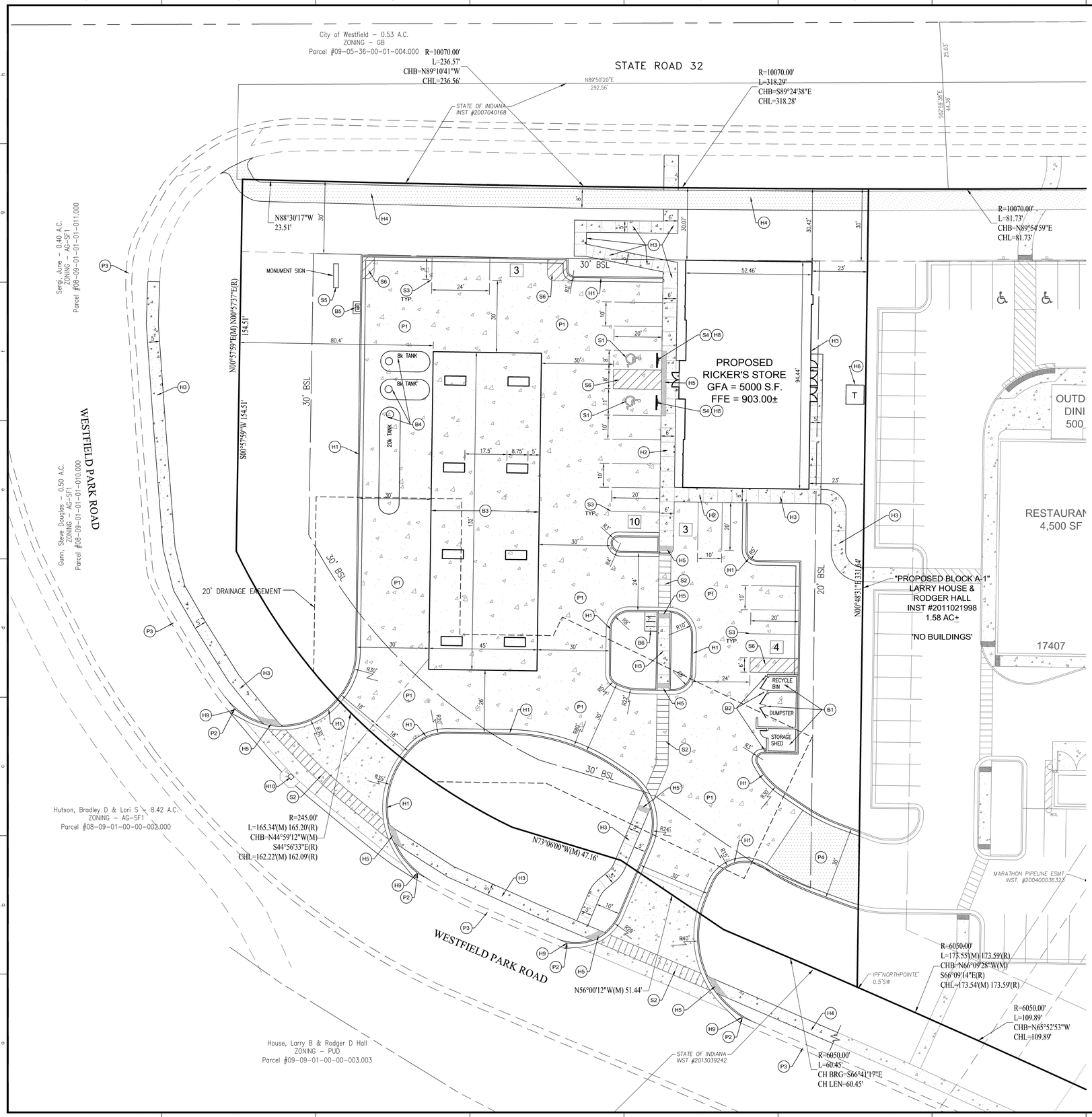
Site

Zoning Map



Zoning

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



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY CONCRETE PAVEMENT
- (P2) MATCH EXISTING CURB LINE
- (P3) EXISTING RIGHT OF WAY CURB.
- (P4) HEAVY DUTY ASPHALT

HARDSCAPE

- (H1) 6" CURB & GUTTER
- (H2) INTEGRAL WALK AND CURB
- (H3) CONCRETE SIDEWALK
- (H4) 8' ASPHALT WALKING PATH. EXTEND PATH WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES PATH FIRST, CONNECT TO THEIR TERMINUS LOCATION.
- (H5) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING.
  * PRIVATE WARNINGS TO BE GROOVED CONCRETE
  * RIGHT OF WAY WARNINGS TO BE TRUNCATED DOMES
- (H6) TRANSFORMER PAD LOCATION
- (H7) EXTEND SIDEWALK WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES SIDEWALK FIRST, CONNECT TO THEIR TERMINUS LOCATION.
- (H8) CONCRETE PARKING BARRIER
- (H9) TRANSITION STANDING CURB INTO RIGHT OF WAY CURB AND MAINTAIN A 1" FLOWLINE ACROSS THE ENTRY DRIVES.
- (H10) PROVIDE CONRETE COLLAR FOR INLET

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE
- (B2) PIPE BOLLARDS
- (B3) PROPOSED FUELING CANOPY
- (B4) UNDERGROUND FUEL STORAGE TANKS
- (B5) COMPRESSED AIR MACHINE w/CONCRETE BASE. SEE DETAIL ON C801.
- (B6) BIKE RACK

SIGNAGE & MARKINGS

- (S1) ADA PARKING SPACE
- (S2) PEDESTRIAN CROSSWALK
- (S3) 4" PAINTED WHITE SOLID LINES (TYP)
- (S4) ADA PARKING SIGN
- (S5) GROUND MOUNTED SIGN
- (S6) PAINTED ISLAND

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. 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.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. 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.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND

▬	=	EXISTING SIGN
▬MB	=	MAILBOX
⊗	=	EXISTING LIGHT
○BOL	=	EXISTING BOLLARD
○GP	=	GATE POST
⊠	=	TRANSFORMER
— — — —	=	RIGHT-OF-WAY LINE
R.O.W.	=	RIGHT-OF-WAY
F.F.E.	=	FINISH FLOOR ELEVATION
12	=	PARKING COUNT
♿	=	ADA PARKING
BSL	=	BUILDING SETBACK LINE
ESMT	=	EASEMENT
D&UE	=	DRAINAGE AND UTILITY EASEMENT
• PKF	=	EXISTING IRON PIN & OR PK (SET/FOUND)
	=	EXISTING TREE LINE
	=	PROPOSED DIRECTIONAL SIGN
I.E.E.	=	INGRESS/EGRESS EASEMENT
N.A.E.	=	NO ACCESS EASEMENT

SITE DATA

SITE AREA = 1.58 AC
BUILDING AREA = 5000 S.F.
ZONING = PUD

FRONT YARD BSL REQUIRED	= 30 FT
REAR YARD BSL REQUIRED	= 20 FT
EAST SIDE YARD BSL REQUIRED	= 20 FT

PARKING REQUIRED:
PARKING REQUIREMENT: 1 SPACE PER EMPLOYEE PLUS 2 SPACES PER SERVICE STALL
PARKING REQUIRED = 15 SPACES
PARKING DIMENSIONS = 10' x 20'

PARKING PROVIDED:
18 - STANDARD SPACES
2 - ADA SPACES
20 - TOTAL SPACES

BICYCLE PARKING:
1 BIKE PER 30 VEHICULAR SPACES
1 REQUIRED FOR SITE. INSTALL 3 LOOP BACK RACK WHERE SHOWN

OPEN SPACE:
20.0% REQUIRED
40.9% PROVIDED

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.	W14.0230
DWG NAME:	w14230-C200 site.dwg
DESIGNED BY:	RJW
DRAWN BY:	RJW
CHECKED BY:	BJS
DATE:	01.30.2015

REVISIONS	DATE	BY
PRIMEL REVISIONS	12.31.2014	RJW
TAC SUBMITTAL	01.30.2015	RJW

JAMES K. SHINNEMAN REGISTERED LAND SURVEYOR NO. 10200392 STATE OF INDIANA PROFESSIONAL ENGINEER
JAMES K. SHINNEMAN P.E. 10200392

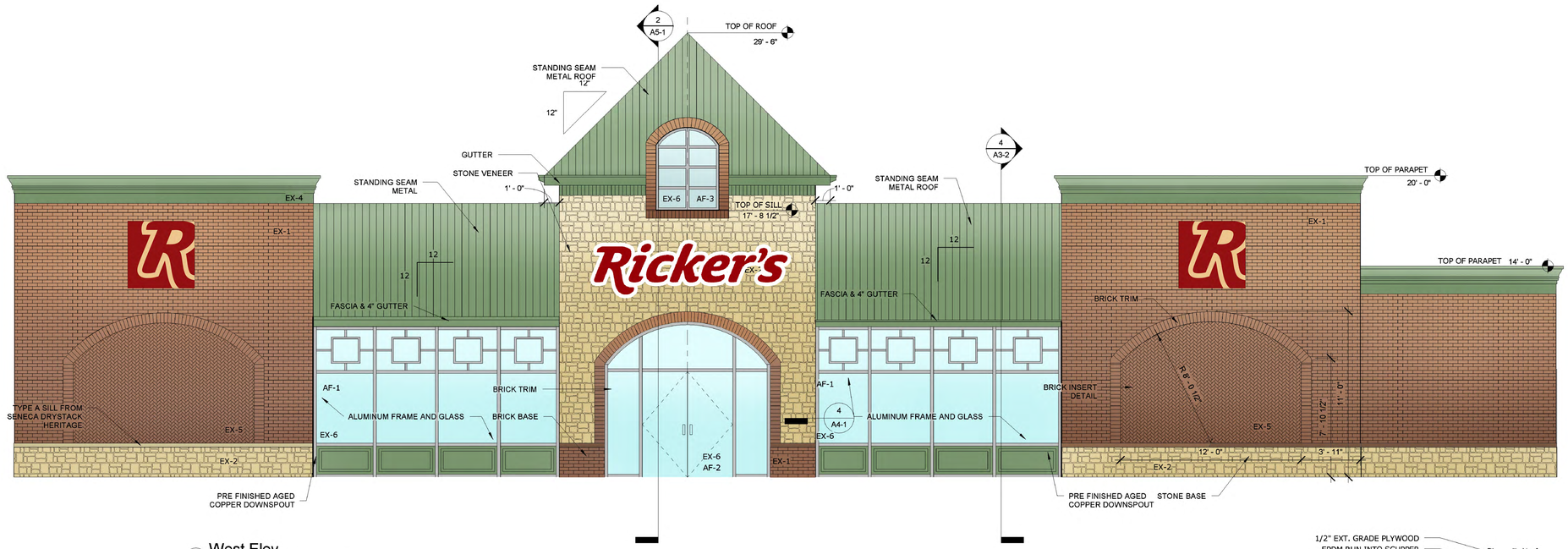
PREPARED FOR: Ricker's
at HALL & HOUSE P.U.D.
RICKER'S STORE - 17531 Wheeler Road, Westfield, IN 46074
FUELING CENTER - 17541 Wheeler Road, Westfield, IN 46074

SITE PLAN
Part of the NW¼ of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

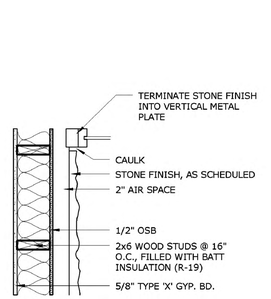
SHEET NO.
C200

PROJECT NO.
W14.0230

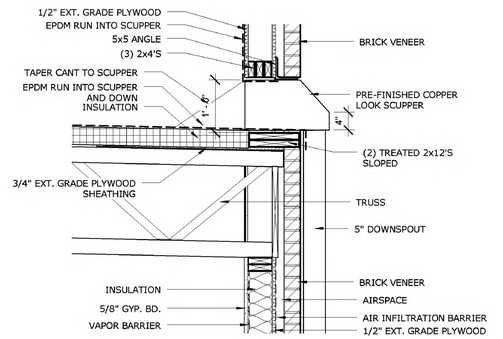
LOCATION: H:\2014\w14230\Engineering\design\cornet\w14230-C200 site.dwg
USER: rjwilson
DATE/TIME: January 29, 2015 - 6:01pm
PLOTTED BY: schoettle



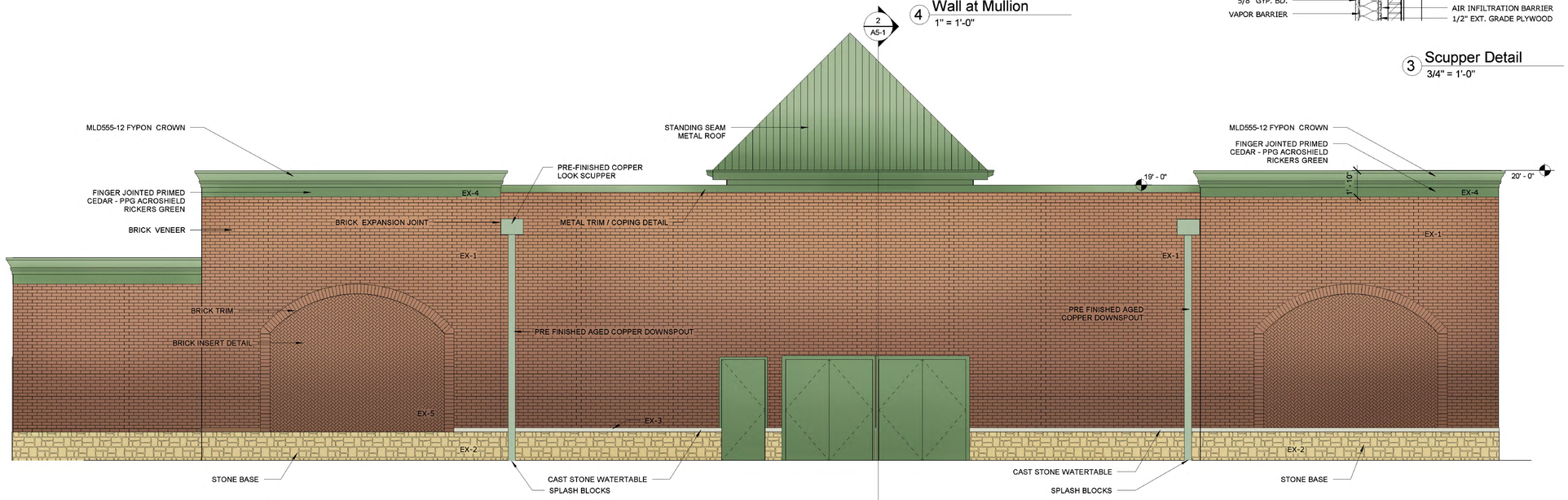
2 West Elev
1/4" = 1'-0"



4 Wall at Mullion
1" = 1'-0"



3 Scupper Detail
3/4" = 1'-0"



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

krM Architecture+

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

Ricker's

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

Westfield, IN
Hall & House Development

Reference Plan
Scale: N.T.S.

NORTH

Seal

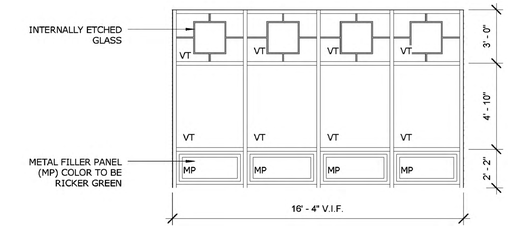
NOT FOR CONSTRUCTION

Mark	Date	Description

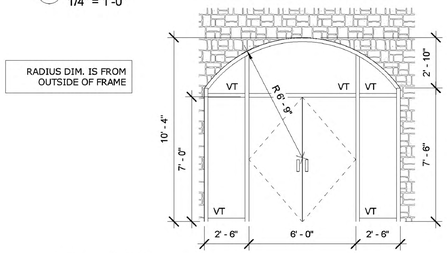
Date:	**01.13.15**
Drawn By:	**MrY**
Checked By:	**MM**
Project Number:	**.**
Copyright: krM Architecture+ 2010	

Exterior Elevations

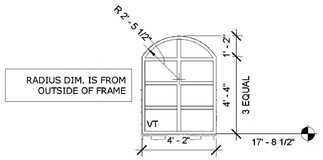
A4-1



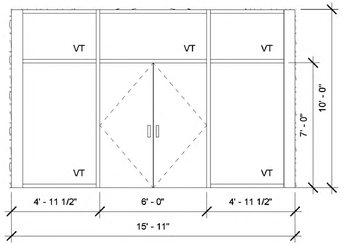
3 Elev. AF-1
1/4" = 1'-0"



4 Elev. AF-2
1/4" = 1'-0"



7 Elev. AF-3
1/4" = 1'-0"



5 Elev. AF-4
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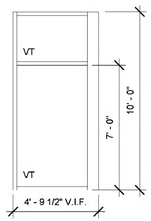
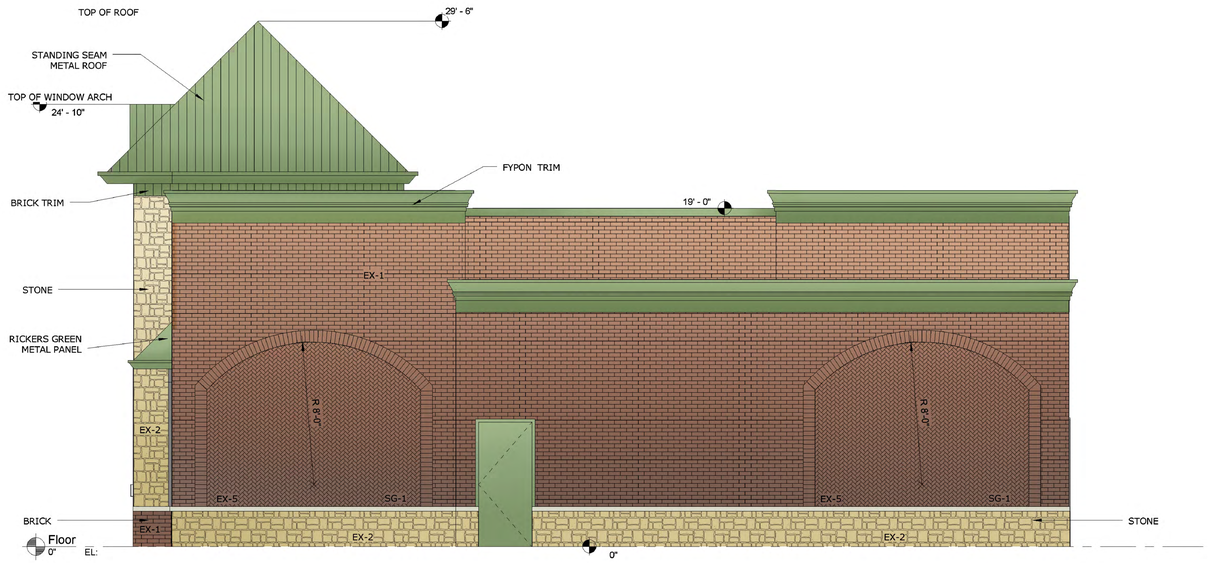
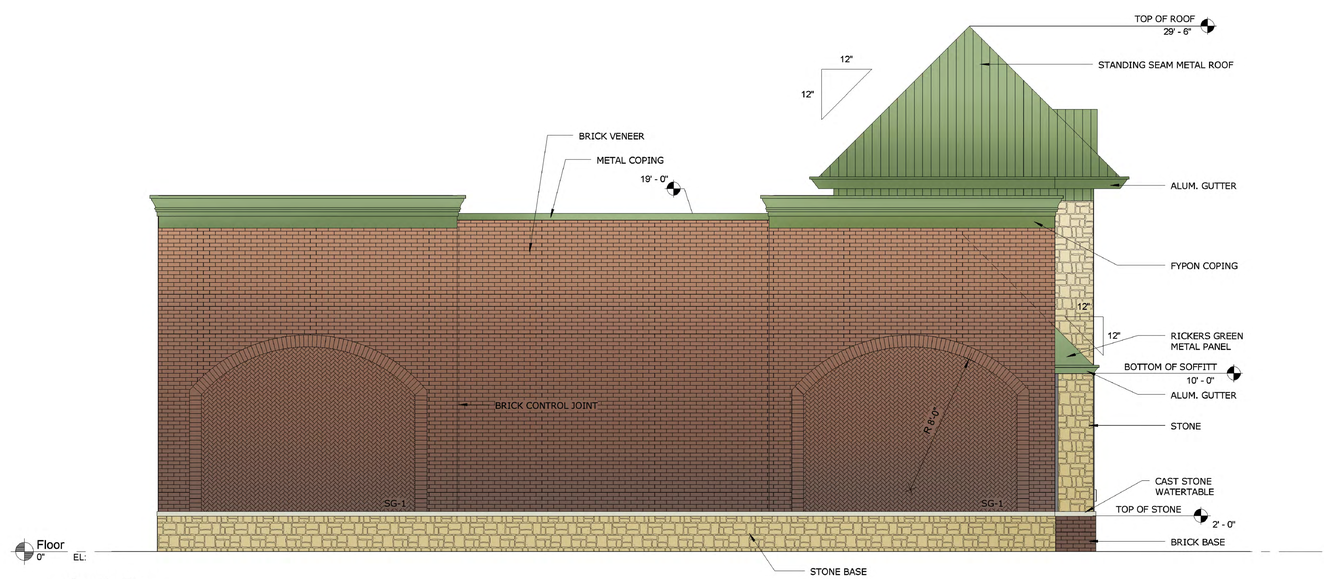


6 Elev. AF-6
1/4" = 1'-0"



2 North Elev.
1/4" = 1'-0"



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

krM Architecture+

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Ricker's

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765-643-3016
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Westfield, IN
Hall & House Development

Reference Plan
Scale: N.T.S.

NORTH

Seal

MICHEL L. MAYBERRY REGISTERED STATE OF INDIANA ARCHITECT
NOT FOR CONSTRUCTION 2007

Signature

Mark	Date	Description

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

Copyright: krM Architecture+ 2010

Exterior Elevations

A4-2

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

ORDINANCE NUMBER 12-25

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

This is a planned unit development ordinance (the "Hall and House PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

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

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

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

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

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

SECTION 1. APPLICABILITY OF ORDINANCE

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

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

COPY

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

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

SECTION 2. PERMITTED USES

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

SECTION 3. DEVELOPMENT STANDARDS

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

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

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

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

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

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

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Signed

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

Cindy J. Gossard, Clerk-Treasurer

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

J. Andrew Cook, Mayor

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

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Larry House and Rodger Hall

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

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

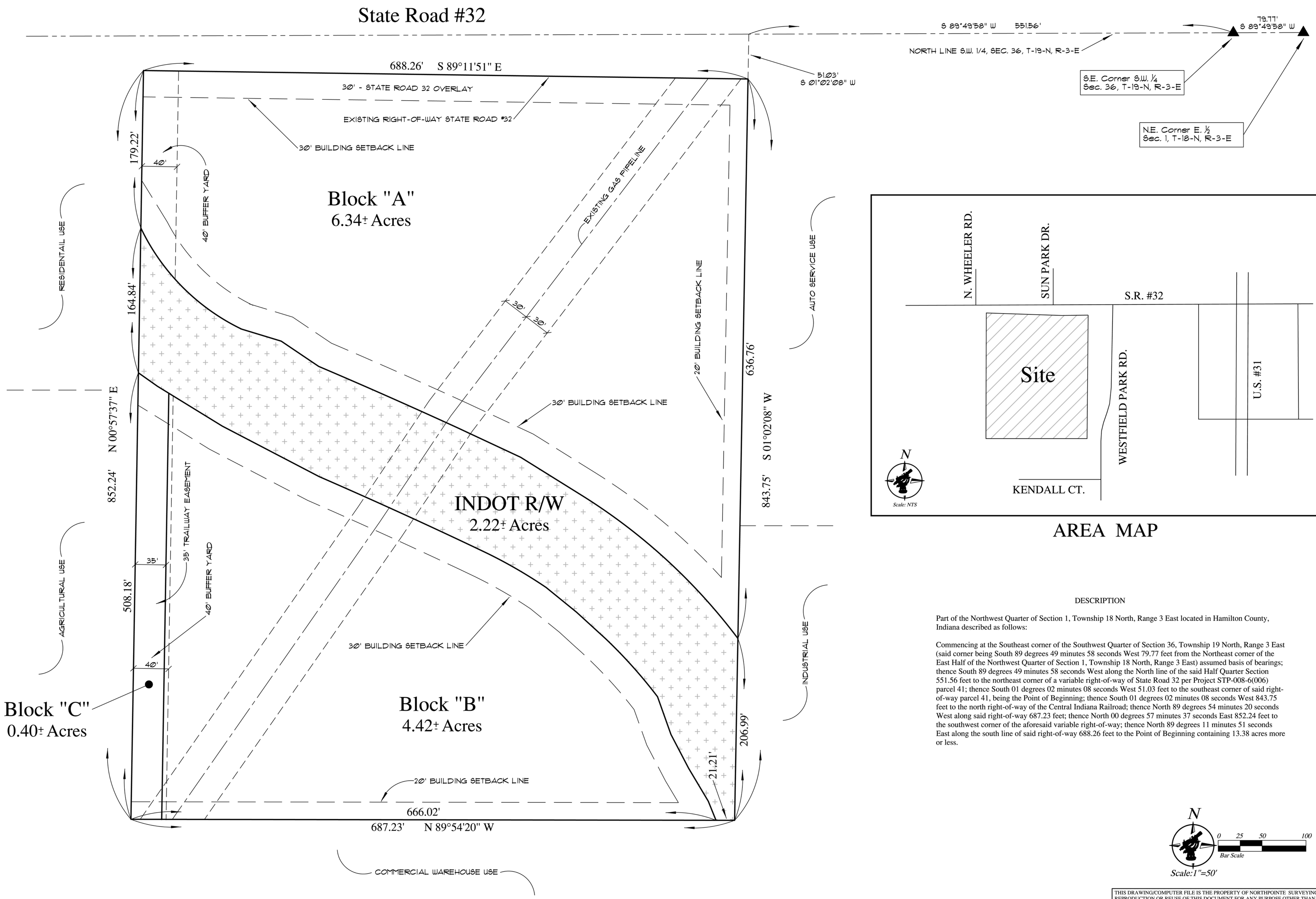
EXHIBIT "A"

DESCRIPTION

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

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

Exhibit "B"



AREA MAP

DESCRIPTION

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

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

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Seal

SCALE	DRAWN BY	CHECKED BY
1"=50'		DJS

PREPARED FOR

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

PROJECT NAME

Hall & House Commercial Subdivision

City of Westfield, Hamilton County, Indiana

SHEET TITLE

Conceptual Plan

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

Sheet 1 of 1

Date: 04-09-2012

Job # 12-0028

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

PETITION HISTORY

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

PROCEDURAL

Public Hearing:

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

Statutory Considerations:

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

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

PROJECT OVERVIEW

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

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

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

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

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

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

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

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

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

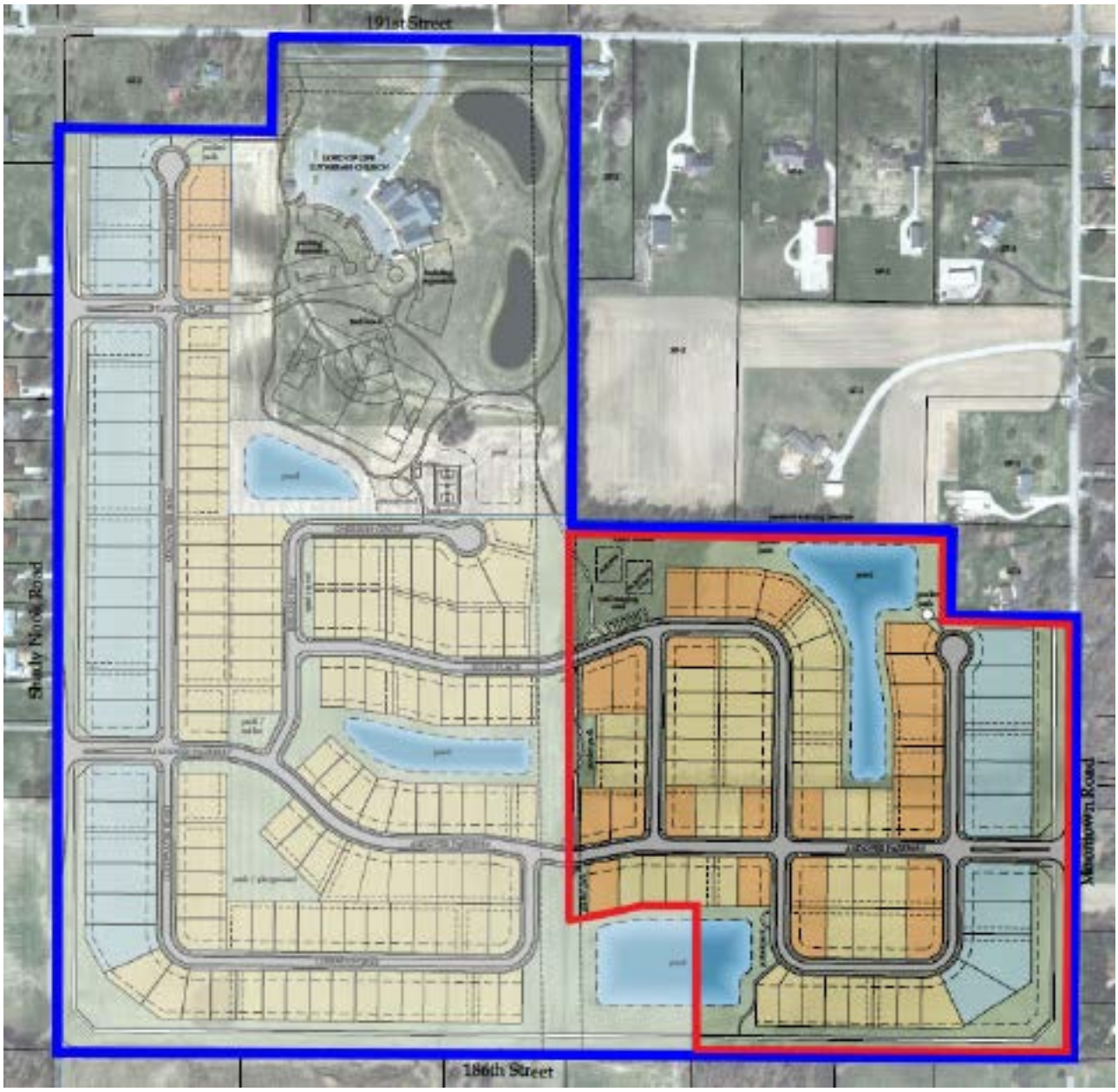
c) Changes to the Secondary Playground Requirement: The amendment proposes a Dog Park in lieu of the Secondary Playground or "Tot Lot" requirement.

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

STAFF COMMENTS

1. Open a public hearing at the March 2, 2015, APC meeting, close the hearing at the March 16, 2015 meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.

Andover North Zoning District Map



ANDOVER NORTH PUD

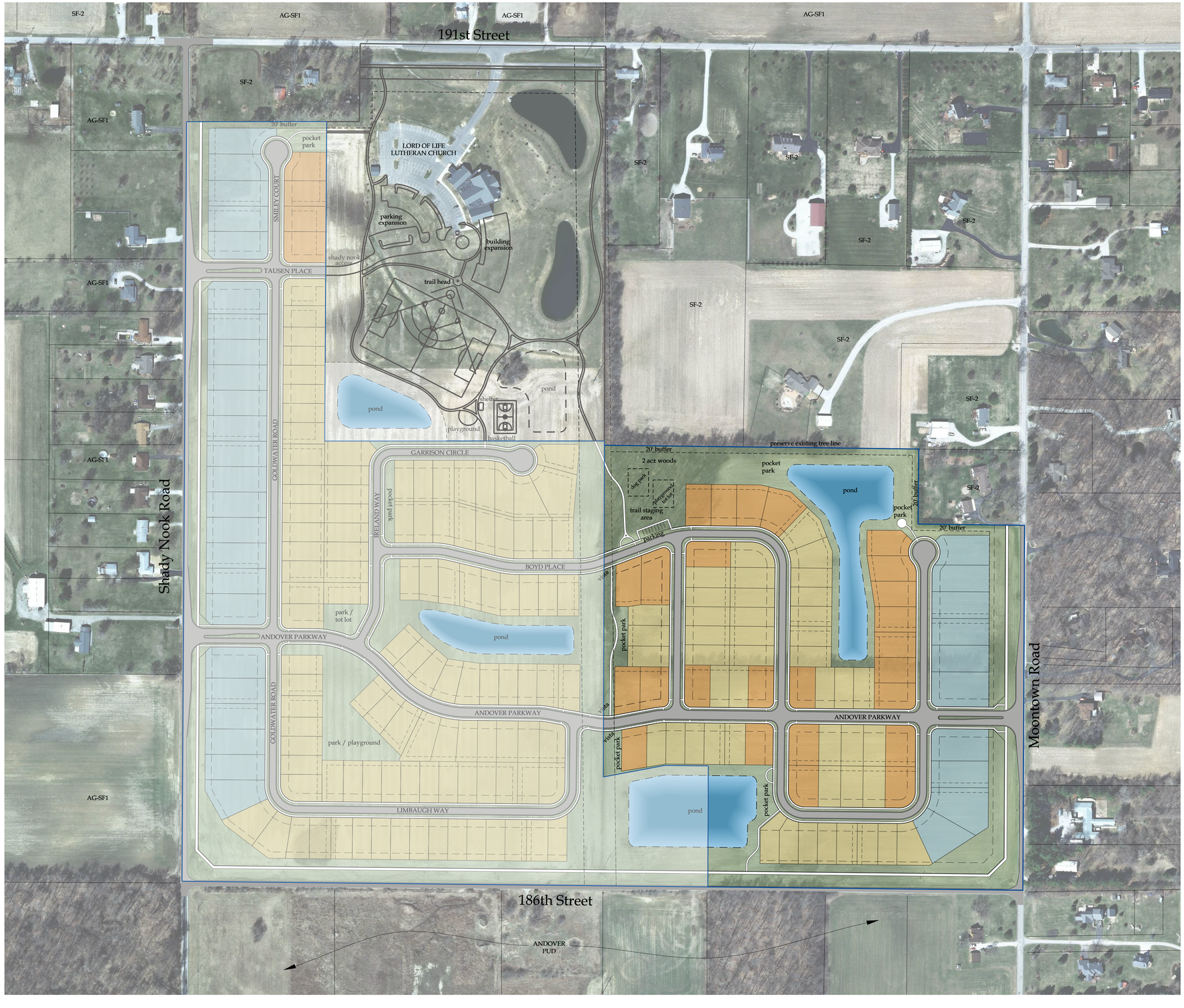
AREA SUBJECT TO TEXT AMENDMENT

N

concept plan

ANDOVER NORTH

Westfield, IN



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

ANDOVER NORTH SUMMARY

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

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

STOEPPELWERTH

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppelwerth.com

February 10, 2015

ORDINANCE 15-05

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE ANDOVER NORTH- PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 06-12 AND 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 Plan Commission ("Commission") considered a petition (docket ____-PUD-___) filed with the Commission requesting an amendment to Ordinance 06-12, enacted by the Town Council on May 8, 2006, (referred to hereinafter as the "Andover North PUD").

WHEREAS, on March _____, 2015, the Commission took action to forward Docket _____-PUD-___ to the Westfield City Council with a favorable recommendation in accordance with Indiana Code 36-7-4-608, as required by Indiana Code 36-7-4-1505;

WHEREAS, on _____ ___, 2015, 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 Indiana Code 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT FURTHER ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 06-12, and TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The following shall be added as an asterisk to the table included in Section 6 NUMBER OF DWELLING UNITS:

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

SECTION 2. The following shall be added to the end of Section 6, NUMBER OF DWELLING UNITS:

> If the number of K-1 Lots exceeds twenty five (25) the number above twenty five (25) may apply toward the K-2 Lots minimum, so long as the combination of K-1 and K-2 lots actually developed is a minimum of sixty five (65).

SECTION 3. SECTION 8, Paragraph F, shall be amended as follows:

> A minimum of thirty (30%) of the gross area of the residential Real Estate shall be Open Space, which shall superseded the Green Belt Space, Secondary Green Space, and all other Open Space Requirements set forth in the Zoning Ordinance. Any of the area of the Real Estate that is dedicated to or reserved for the use of a neighborhood association or the public as well as any are in which title or an

easement is granted to a municipality shall be included in the Open Space calculation.

SECTION 4. SECTION 10. AMENITIES shall be amended as follows:

The Following shall be provided:

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

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

E. Playground and/or "Tot Lot" (minimum 4,000 square feet);
F. Basketball court;
G. Picnic area:
H. ~~Secondary Playground or "Tot Lot"~~ Dog park (minimum of 1,500 square feet)
I. Soccer field;
J. Softball diamond;
K. Vistas; and
L. A total of ~~six (6)~~ ten (10) pocket parks (minimum 2,000 square feet).

SECTION 5. EXHIBIT 5, DEVELOPME~~T~~tN STANDARDS MATRIX shall be amended as follows:

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

SECTION 6. EXHIBIT 9, DEVELOPMENT PHASING, shall remove the Amenity "Clubhouse" from the Amenity Phasing table.

SECTION 7. The property covered by _____ - PUD - _____ shall be subject to the Landscaping Standards included in Section 6.8 of the Unified Development Ordinance of the City of Westfield adopted by Ordinance _____ and not those included as applicable under the Andover North PUD.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. Russell L. Brown

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 2015 at _____ __.m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-__

This ____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-__

This _____ day of _____ 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

Petition Number:	1502-SPP-07 & 1502-ODP-01
Subject Site Address:	Northwest of 151st Street & Ditch Road
Petitioner:	Estridge Development Management LLC
Request:	Petitioner requests Development Plan and Primary Plat review for 97 single-family residential lots on approximately 36.84 acres+/- in the Harmony PUD District
Current Zoning:	Harmony PUD District, Underlying Zoning is SF-4
Current Land Use:	Agricultural
Approximate Acreage:	36.84 acres+/-
Property History:	Harmony PUD Ordinance 12-14 Harmony PUD Text Amendment Ordinance 14-55
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Detailed Development Plan 6. Landscape Plan 7. Waiver Request Response From Public Works 8. Text Amendment Parcel Map (Ord. 14-55)
Staff Reviewer:	Pam Howard, Associate Planner

Procedural

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

Project Overview

The proposal is for the primary platting and development plan approval of 97 single-family detached lots within the third section of the Harmony project. The proposed layout includes four (5) different lot types: mew lots (42'); two (2) different sizes of alley-loaded lots (42' and 50'); and 60' front-loaded lots.

The petitioner is requesting a subdivision waiver for four (4) of the City's subdivision control standards: 1) to reduce the centerline radius from 150' to 80'; 2) to reduce the driveway separation requirement from 75' to 30'; 3) to reduce the alley width requirement from 20' to 18'; and 4) to reduce the sight

triangle distances from 40' to 20'. See the Subdivision Waiver Request section of this report, along with Exhibit 7 for commentary on each waiver request.

The petition was reviewed by the Technical Advisory Committee at its January 20, 2015 meeting.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

- **Staff Comment - All current SF-4 standards have been modified by the Harmony PUD Ordinance.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:
    a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
        - **Staff Comment - COMPLIANT**

b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
   - **Staff Comment -See section 6.19 below**

c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
   - **Staff Comment - COMPLIANT**

d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
   - **Staff Comment –COMPLIANT**

e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
   - **Staff Comment – COMPLIANT**

f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

g. **Staff Comment - COMPLIANT**

h. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
   - **Staff Comment - COMPLIANT**

2. Detention and Retention Areas:
   a. Natural Appearance:
      - Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
      - Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
      - Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

- **Staff Comment - COMPLIANT**

b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
   - **Staff Comment - COMPLIANT**

c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
   - **Staff Comment - COMPLIANT**

3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
   a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
      - **Staff Comment - COMPLIANT**

   b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
      - **Staff Comment - COMPLIANT**

   c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
      - **Staff Comment - COMPLIANT**

4. Minimum Lot Landscaping Requirements
   a. Single Family Residential (per Lot under 8,000 SF)
      - Shade Trees – 2
      - Ornamental or Evergreen Trees – 1
      - Shrubs – 4
      - **Staff Comment - COMPLIANT**

   b. Single-Family Residential (per Lot over 8,000 SF)
      - Shade Trees – 4
      - Ornamental or Evergreen Trees – 2
      - Shrubs – 4
      - **Staff Comment - COMPLIANT**

c. Open Space/Common Area (per acre)
   - Shade Trees, Ornamental, or Evergreen Trees – 10
   - Shrubs – 0
   - **Staff Comment - COMPLIANT**

5. Foundation Plantings
   - **Not Applicable to DPR. To be reviewed at building permit stage.**
6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
   a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
      - **Staff Comment – Superseded by Harmony PUD**
   b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
      - **Staff Comment - Not Applicable.**
   c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
      - **Staff Comment - COMPLIANT**
7. Buffer Yard Requirements
   - **Staff Comment - Not Applicable. Superseded by Harmony PUD.**
8. Parking Area Landscaping
   - **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment – Not Applicable.**

1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
   - **Staff Comment - COMPLIANT**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
   - **Staff Comment - COMPLIANT**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
   - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
   - **Staff Comment - Not Applicable.**
3. Industrial Districts
   - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

1. No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.
    - **Staff Comment – Petitioner has submitted waiver request to reduce the distance from 40' to 20'. Public works does not support this request. See Exhibit 7 for further details.**

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - COMPLIANT**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.
    - **Staff Comment – COMPLIANT**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the

location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.

- **Staff Comment - COMPLIANT**

2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
   - **Staff Comment - COMPLIANT.**
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
   - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.
   - **Staff Comment – COMPLIANT**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
   - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
   - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
   - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

- **Staff Comment - COMPLIANT**

5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
   - **Staff Comment - Pathway amenities are COMPLIANT. Other amenities will be reviewed during a subsequent Detailed Development Plan Review(s).**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
   - **Staff Comment - Not applicable to this submittal. Other amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**
7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
   - **Staff Comment - Acknowledged.**
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
   - **Staff Comment - COMPLIANT**
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
   - **Staff Comment - COMPLIANT**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
    - **Staff Comment - Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

- **Staff Comment - COMPLIANT**

2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
   - **Staff Comment - COMPLIANT**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
   Staff Comment - COMPLIANT
4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
   Staff Comment - COMPLIANT
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
   Staff Comment - COMPLIANT
6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
   Staff Comment - Not applicable.
7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
   - **Staff Comment - COMPLIANT**
8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
   - **Staff Comment - COMPLIANT**

9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
    - **Staff Comment - COMPLIANT**
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
    - **Staff Comment - COMPLIANT**

Storm Water Standards (Article 8.8)

1. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
    - **Staff Comment - COMPLIANT**

Streets and Right-of-Way Standards (Article 8.9)

1. Dedication of Right-of-way: **– COMPLIANT**
2. Private Streets: **– COMPLIANT**
3. Design Principles: **-- COMPLIANT**
    - General Street Layout: Street and Alley layout shall provide access to all Lots and parcels of land within a development, and where Streets cross other Streets, jogs shall not be created. Streets shall be laid out on the parent tract:
        i. In a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community.
        ii. In an orderly and logical manner.
        iii. With concern for connectivity to adjacent parcels.
        iv. With concern for pedestrian and vehicular safety.
        v. To provide reasonably direct access to the primary circulation system.
    - Regard to Contour and Natural Features: Streets shall be adjusted to the contour of the land so as to produce useable Lots and streets of reasonable gradient. Consideration shall be given to all natural features, such as existing stands of trees, streams and creeks, historic locations, or similar conditions which, if preserved, will add attractiveness and value to the community.
    - Connectivity: Streets shall align and connect with existing or planned streets and provide for connections with adjacent property. Proposed streets, where appropriate, shall be extended to the boundary line of the tract to be developed so as to provide for normal circulation of traffic within the vicinity. Regard shall be given to the

Thoroughfare Plan and Comprehensive Plan. Cul-de-sacs are discouraged and shall only be permitted where such street continuation is prevented due to topography or other physical condition, or unless such extension is found by the Plan Commission to be unnecessary for the coordination of development within the development or between the development and adjoining property.

4. Improvement Standards**– COMPLIANT**
5. Delay of Surface Layer: A Developer may request permission from the Plan Commission to delay the installation of the surface layer of asphalt until the binder layer of asphalt has had sufficient time to prove its durability under the stress of heavy construction traffic, but this delay shall not exceed one (1) year. The Developer shall be required to submit a separate performance bond to cover the cost of the installation of the surface layer of asphalt. **– COMPLIANT**
6. Fire Hydrants: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department. **– COMPLIANT**
7. Acceptance of Improvements: Before any financial surety (see also Article 8.12 Surety Standards) covering a Street installation is released, the Plan Commission, Council, or Director may request that core borings (asphalt or concrete) of the Street be provided to the Public Works Department or the County Highway Department, or their designated representative(s), at the Developer's expense, for thickness determination. **– COMPLIANT**
    - If requested core borings are for the acceptance of asphalt Streets, then the Developer shall employ and pay for the services of an independent testing laboratory to take cores at selected locations and perform Marshall Stability, flow and density test, and percent of compaction determination on completed asphalt work.
    - If requested core borings are for the acceptance of concrete streets, then the Developer shall provide satisfactory test results from an independent testing laboratory.

Street Light Standards (Article 8.10) **– COMPLIANT**

Street Sign Standards (Article 8.11) **– COMPLIANT**

Surety Standards (Article 8.12) **– COMPIANT**

Utility Standards (Article 8.13) **– COMPLIANT**

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common

areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

- **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
    a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i)Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
        - **Staff Comment - COMPLIANT**
    b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
        - **Staff Comment - COMPLIANT**
    c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
        - Proposed name of the subdivision.
            - **Staff Comment - COMPLIANT**
        - Names and addresses of the owner, owners, land surveyor or land planner.
            - **Staff Comment - COMPLIANT**
        - Title, scale, north point and date.
            - **Staff Comment - COMPLIANT**
        - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
            - **Staff Comment - COMPLIANT**
        - Easements (locations, widths and purposes).
            - **Staff Comment - COMPLIANT**

- Statement concerning the location and approximate size or capacity of utilities to be installed.
    - **Staff Comment - COMPLIANT**
- Layout of Lots (showing dimensions, numbers and square footage);
    - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
    - **Staff Comment - COMPLIANT**
- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
    - **Staff Comment - COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
    - **Staff Comment - COMPLIANT**
- Building setback lines.
    - **Staff Comment - COMPLIANT**
- Legend and notes.
    - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
    - **Staff Comment - COMPLIANT**
- Other features or conditions which would affect the subdivision favorable or adversely.
    - **Staff Comment - COMPLIANT**
- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
    - **Staff Comment - COMPLIANT**
- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
    - **Staff Comment - COMPLIANT**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
    - **Staff Comment - Not applicable.**
- If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

- **Staff Comment - COMPLIANT**

- If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
  - **Staff Comment – Not applicable.**

d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

- **Staff Comment - COMPLIANT**

DEVELOPMENT PLAN REVIEW

Harmony PUD (Ordinance 12-14)

Section 1.3. Open/Green Space. A minimum of 69 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

- **Staff Comment – COMPLIANT**

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

- **Staff Comment – COMPLIANT**

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

- **Staff Comment – COMPLIANT**

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

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

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

- **Staff Comment – COMPLIANT**

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

- **Staff Comment – COMPLIANT**

Mew Lots (Lots 177-187)

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 0' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

42' Alley-Load Lots (Lots 171-176, 188-192)

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 30' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

50' Alley-Load Lot (Lots 193-203)

1. Minimum Lot Width at Building Line – 50' – **COMPLIANT**

2. Minimum Lot Area – 5,500 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,700 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

60' Front-Load Lots (Remainder of lots in Section 3)

1. Minimum Lot Width at Building Line – 60' – **COMPLIANT**
2. Minimum Lot Area – 7,200 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 2,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

70' Front-Load Lots— **Not applicable to Section 3**

1. Minimum Lot Width at Building Line –
2. Minimum Lot Area – 8,400 SF –
3. Minimum Lot Frontage on a Public Way – 40' –
4. Minimum House Size (total square footage) – 2,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**

7. Minimum Front Yard Setback – 20' –Minimum Side Yard Setback – 5' – **Not Applicable to DPR. To be reviewed at building permit stage.**
10. Minimum Rear Yard Setback – 20' –

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
   - **Staff Comment – COMPLIANT**
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
   - **Staff Comment – COMPLIANT**

The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

- **Staff Comment – Acknowledged**

B. Development Amenities.

A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a playground area.

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:
   1. The clubhouse within Area A of the Mixed Use District
   2. The recreation area within the Single Family Residential District, and
   3. Area B within the Mixed use district
      - **Staff Comment – Not applicable to Section 3.**

B. In addition to the bicycle parking facilities required under Section 4.3,A,3, bicycle parking facilities that will accommodate a minimum of town (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.
   - **Staff Comment – Not applicable to Section 3.**

Section 5.2. Buffer Yard Requirements.

A. Buffer yards shall not be required internal to the Real Estate.
   - **Staff Comment – COMPLIANT**

B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.

- **Staff Comment – COMPLIANT**

C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.

- **Staff Comment – COMPLIANT**
  - Ditch Road (1,560.9')
    - 20' – 40' Buffer Yard **-- COMPLIANT**
    - Evergreen Trees =
    - Ornamental Trees =
    - Evergreen Shrubs =

D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.

- **Staff Comment – Not applicable to Section 3**

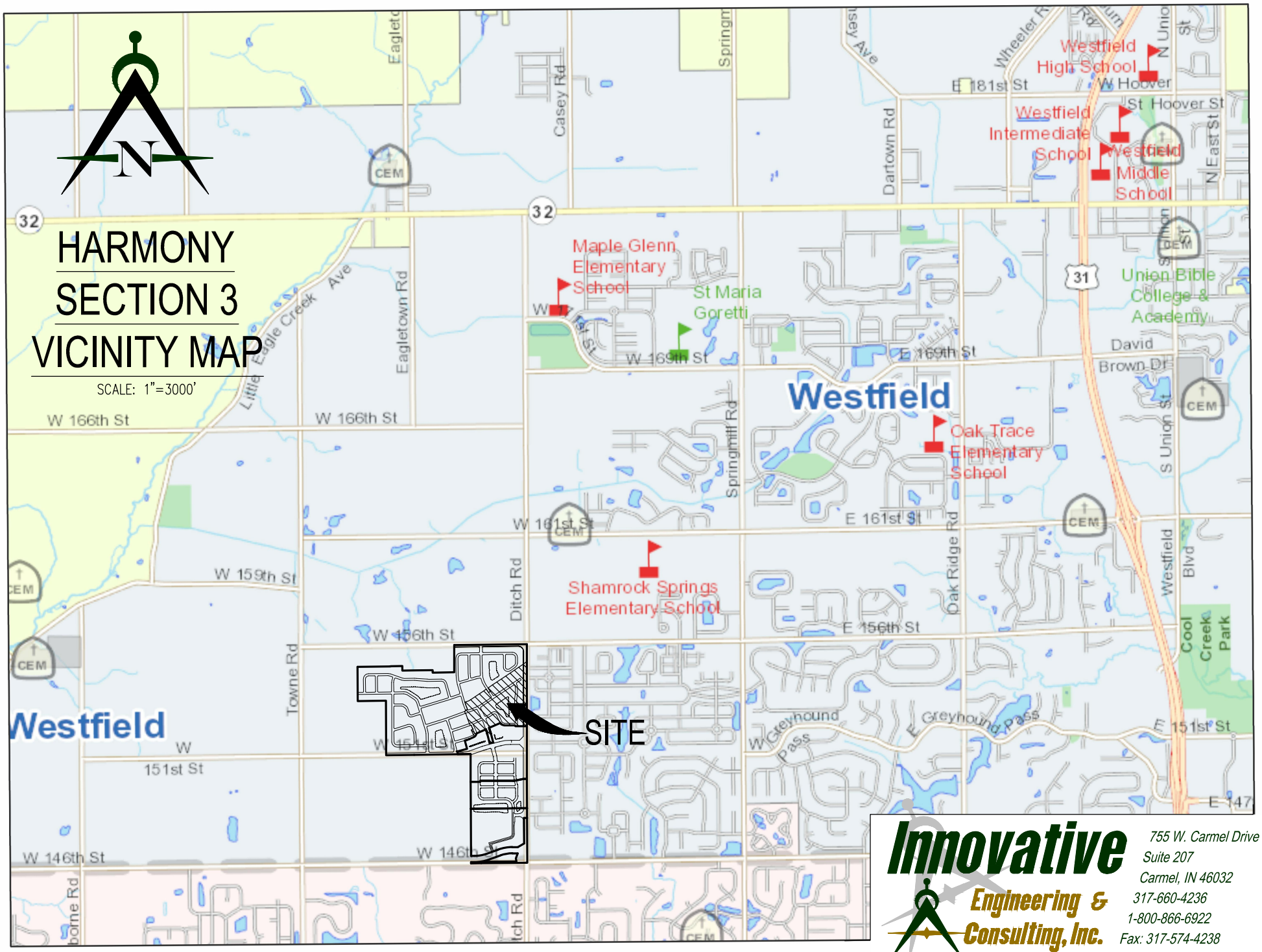
Staff Comments

1. The submitted Primary Plat and Overall Development Plan comply with the applicable zoning ordinances, except as otherwise noted herein with regard to the Petitioner's requested waivers, as further noted below:
   a. Reduce the driveway separation requirement from 75 feet to 30 feet;
   b. Reduce the alley width requirement from 20 feet to 18 feet;
   c. Reduce the vision clearance triangle distance from 40 feet to 20 feet; and
   d. Reduce the centerline radius from 150 feet to 80 feet.
2. The Department recommends approval of the petition with the following conditions, in accordance with the recommendations of the Public Works Department outlined in Exhibit 7:
   a. Approve the waiver to reduce the driveway separation requirement from 75 feet to 30 feet with the condition that the measurement is from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline);
   b. Approve the waiver to reduce the alley width requirement from 20 feet to 18 feet with the condition that the reduction is only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the Indiana Fire Code, Section 503.2.1; and
   c. Approve the reduction in the vision clearance triangle distance from 40 feet to 20 feet, subject to approval by the Public Works Department upon its receipt and review of

evidence and supporting documentation from the developer that adequate sight distances will be maintained.

d. Deny the reduction of the centerline radius from 150 feet to 80 feet.
e. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.

3. If the waiver requests are not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next APC meeting to allow the petitioner an opportunity to revise the plans to bring them into compliance. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



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HARMONY
SECTION THREE
PRIMARY PLAT

SECTION 16, T18N, R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Indiana 811
Know what's below.
Call before you dig.

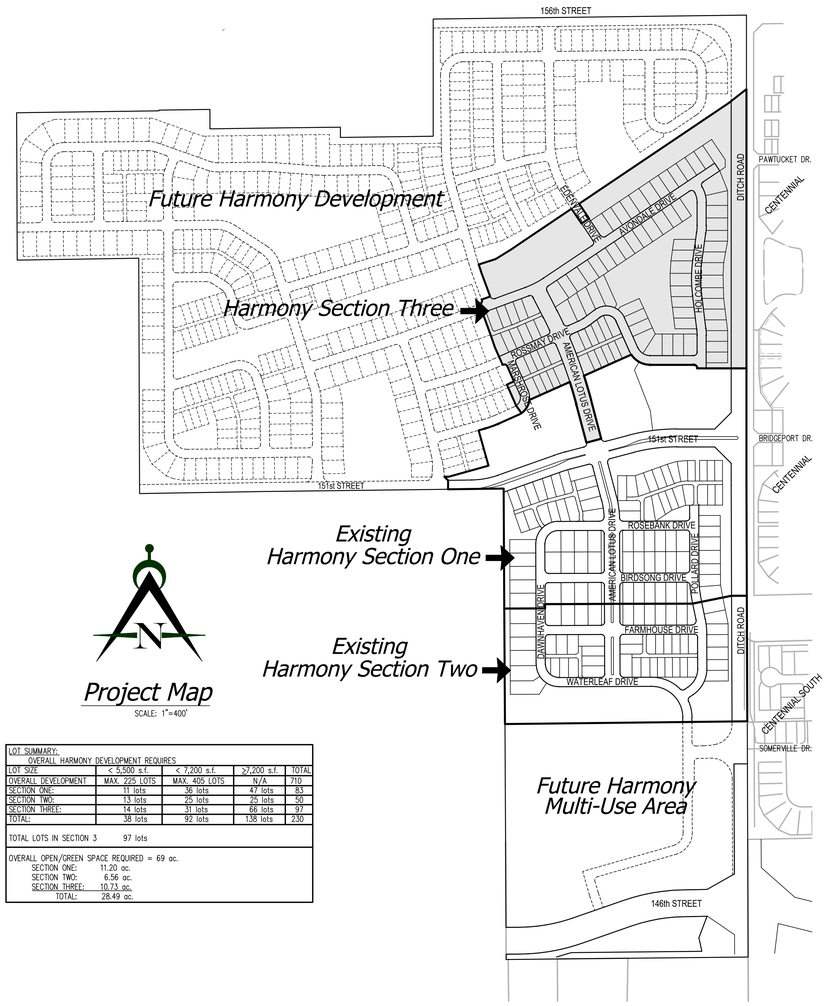
Sheet Index

Sheet No.	Description
P100	Title Sheet
P101–P103	Primary Plat
P201–P202	Overall Development Plan
P203–P204	Detailed Development Plan
L101–L102	Landscape Plan

Legal Description
Harmony Primary Plat – Section 3

A part of the Northeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter section, thence North 00 degrees 00 minutes 00 seconds West on and along the East line of said Quarter Section, also being on and along the East boundary line of Harmony Section One, a residential subdivision recorded as Instrument Number 2014047702 in the office of the Recorder of Hamilton County, Indiana, a distance of 655.29 feet to the Point of Beginning, also being the northeast corner of said Harmony Section One, the next twelve (12) courses being on and along the North Boundary of Said Harmony Section One; (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 276.00 feet to a point on a non-tangent curve concave to the southwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; (2) thence northwesterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 45 degrees 00 minutes 00 seconds West and a length of 28.28 feet); (3) thence North 90 degrees 00 minutes 00 seconds West a distance of 243.31 feet to a point on a tangent curve concave to the northeast having a central angle of 56 degrees 40 minutes 38 seconds and a radius of 125.50 feet; (4) thence northwesterly on and along said curve an arc distance of 124.15 feet (said arc being subtended by a chord having a bearing of North 61 degrees 39 minutes 41 seconds West and a length of 119.14 feet); (5) thence South 65 degrees 59 minutes 41 seconds West a distance of 289.43 feet to a point on a non-tangent curve concave to the southwest having a central angle of 03 degrees 15 minutes 59 seconds and a radius of 2543.00 feet; (6) thence southeasterly on and along said curve an arc distance of 144.98 feet (said arc being subtended by a chord having a bearing of South 16 degrees 22 minutes 45 seconds East and a length of 144.96 feet); (7) thence South 14 degrees 44 minutes 46 seconds East a distance of 220.68 feet; (8) thence South 75 degrees 15 minutes 14 seconds West a distance of 86.00 feet; (9) thence North 14 degrees 44 minutes 46 seconds West a distance of 220.68 feet to a point on a tangent curve concave to the southwest having a central angle of 03 degrees 03 minutes 21 seconds and a radius of 2457.00 feet; (10) thence northwesterly on and along said curve an arc distance of 131.04 feet; (said arc being subtended by a chord having a bearing of North 16 degrees 16 minutes 26 seconds West and a length of 131.03 feet); (11) thence South 65 degrees 59 minutes 41 seconds West a distance of 247.55 feet to a point on a non-tangent curve concave to the northwest having a central angle of 47 degrees 33 minutes 28 seconds and a radius of 105.50 feet; (12) thence southwesterly on and along said curve an arc distance of 87.57 feet (said arc being subtended by a chord having a bearing of South 30 degrees 52 minutes 38 seconds West and a length of 85.08 feet); thence North 35 degrees 20 minutes 38 seconds West a distance of 51.00 feet; thence North 24 degrees 00 minutes 19 seconds West a distance of 128.94 feet; thence North 65 degrees 59 minutes 41 seconds East 33.78 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; thence northeasterly on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of North 20 degrees 59 minutes 41 seconds East and a length of 14.14 feet); thence North 24 degrees 00 minutes 19 seconds West a distance of 80.00 feet to a point on a tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence westerly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 69 degrees 00 minutes 19 seconds West and a length of 28.28 feet); thence North 23 degrees 57 minutes 04 seconds West a distance of 51.00 feet; thence North 24 degrees 00 minutes 19 seconds West a distance of 55.17 feet; thence North 18 degrees 55 minutes 28 seconds West a distance of 56.31 feet; thence North 20 degrees 06 minutes 30 seconds West a distance of 130.00 feet to a point on a tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; thence on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of North 65 degrees 06 minutes 30 seconds West and a length of 14.14 feet); thence North 20 degrees 06 minutes 30 seconds West a distance of 51.00 feet; thence North 69 degrees 53 minutes 30 seconds East a distance of 10.32 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; thence northeasterly on and along said curve an arc distance of 31.42 feet (said arc being subtended by a chord having a bearing of North 24 degrees 53 minutes 30 seconds East and a length of 28.28 feet); thence North 69 degrees 53 minutes 30 seconds East a distance of 51.00 feet; thence North 20 degrees 06 minutes 30 seconds West a distance of 151.83 feet to a point on a tangent curve concave to the East having a central angle of 2 degrees 49 minutes 57 seconds and a radius of 774.50 feet; thence northerly on and along said curve an arc distance of 38.31 feet (said arc being subtended by a chord having a bearing of North 18 degrees 41 minutes 30 seconds West and a length of 38.30 feet); thence North 72 degrees 19 minutes 20 seconds East a distance of 102.85 feet; thence North 58 degrees 42 minutes 37 seconds East a distance of 81.38 feet; North 56 degrees 03 minutes 19 seconds East a distance of 324.79 feet; thence South 33 degrees 53 minutes 10 seconds East a distance of 99.61 feet; thence North 56 degrees 06 minutes 50 seconds East a distance of 51.00 feet; thence North 33 degrees 53 minutes 10 seconds East a distance of 99.67 feet; thence North 56 degrees 03 minutes 19 seconds East a distance of 1006.02 feet; thence North 52 degrees 05 minutes 15 seconds East a distance of 127.65 feet to a point on the East line of said quarter section; thence South 00 degrees 00 minutes 00 seconds East on and along said east line a distance of 1560.90 feet to the Point of Beginning. Containing 36.84 acres more, or less.



Project Map

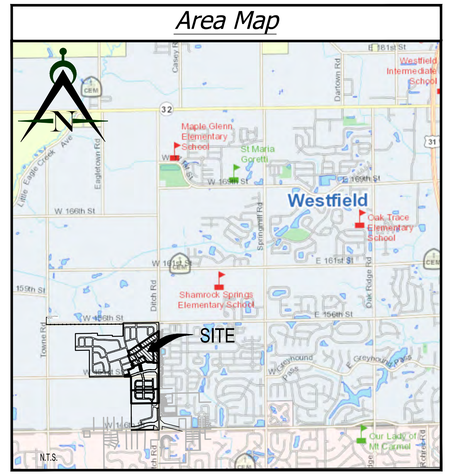
SCALE: 1"=400'

LOT SUMMARY: OVERALL HARMONY DEVELOPMENT REQUIRES				
LOT SIZE	< 5,500 s.f.	< 7,200 s.f.	≥7,200 s.f.	TOTAL
OVERALL DEVELOPMENT	MAX. 225 LOTS	MAX. 405 LOTS	N/A	710
SECTION ONE:	11 lots	36 lots	47 lots	83
SECTION TWO:	1.3 lots	25 lots	25 lots	50
SECTION THREE:	14 lots	31 lots	66 lots	97
TOTAL:	38 lots	92 lots	138 lots	230

TOTAL LOTS IN SECTION 3 — 97 lots

OVERALL OPEN/GREEN SPACE REQUIRED = 69 ac.
SECTION ONE: 11.20 ac.
SECTION TWO: 6.56 ac.
SECTION THREE: 10.73 ac.
TOTAL: 28.49 ac.

Area Map



Developer:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209
Contact: Bryan Stumpf
Email: BryanStumpf@estridge.net

Engineer:

Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive
Suite 207
Carmel, IN 46032
317-660-4236
1-800-866-6922
Fax: 317-574-4238
Contact: Jerry Kittle
Email: jkittle@innovativeeci.com

Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive
Suite 207
Carmel, IN 46032
317-660-4236
1-800-866-6922
Fax: 317-574-4238

REVISIONS:

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

Harmony Section Three
Single Family Subdivision
Westfield, Indiana

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE:	DRAWN BY:
01/05/15	kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # P100

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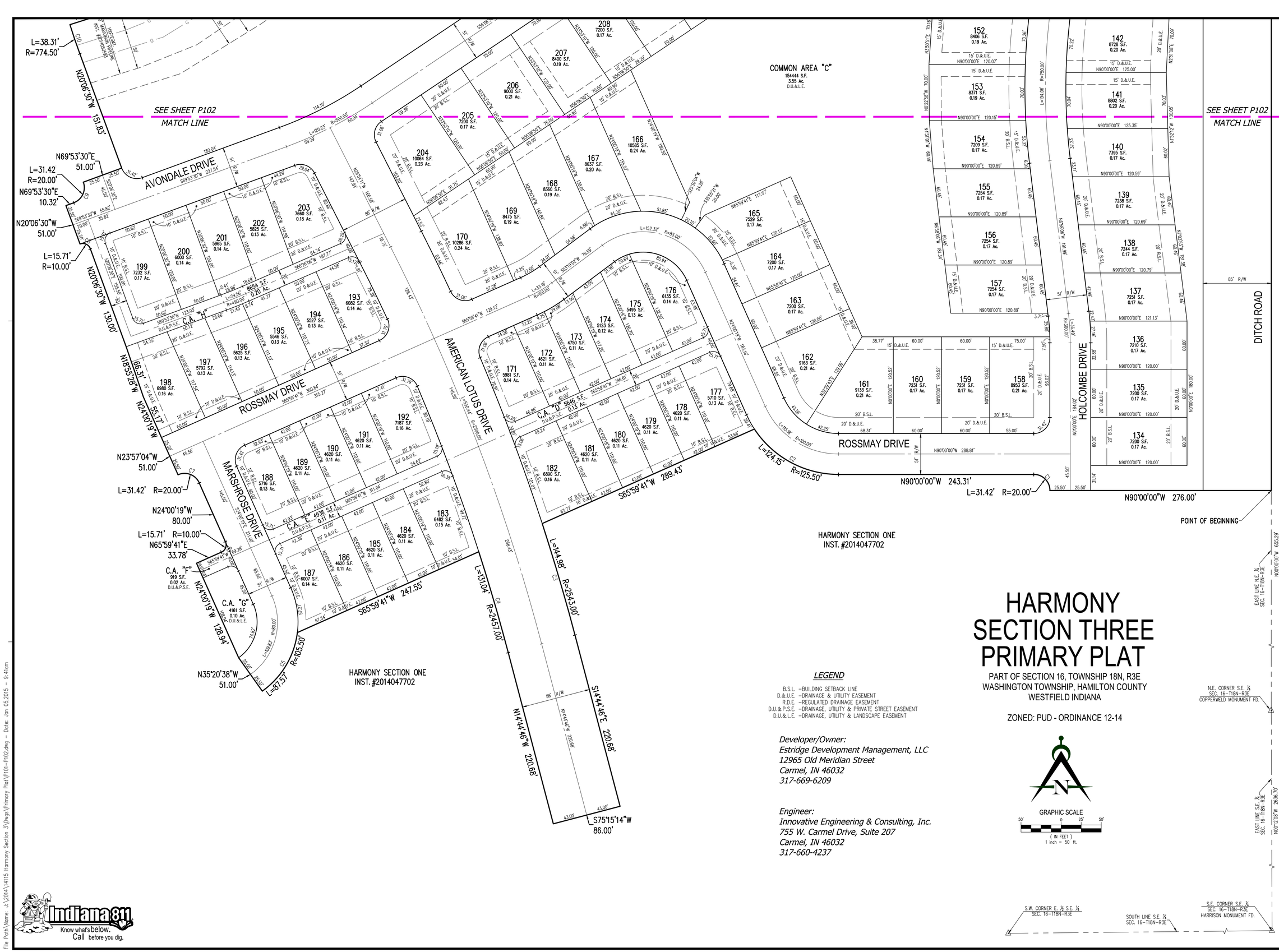
HARMONY SECTION THREE PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14



LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. –DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT

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

Engineer:
Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive, Suite 207
Carmel, IN 46032
317-660-4237

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

Indiana 811
Know what's below.
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Suite 207
Carmel, IN 46032
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1-800-966-6922
Fax: 317-574-4238

REVISIONS:

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

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

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JOB NUMBER: 14115

SHEET # P101

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Indiana 811
Know what's below.
Call before you dig.

HARMONY SECTION THREE PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

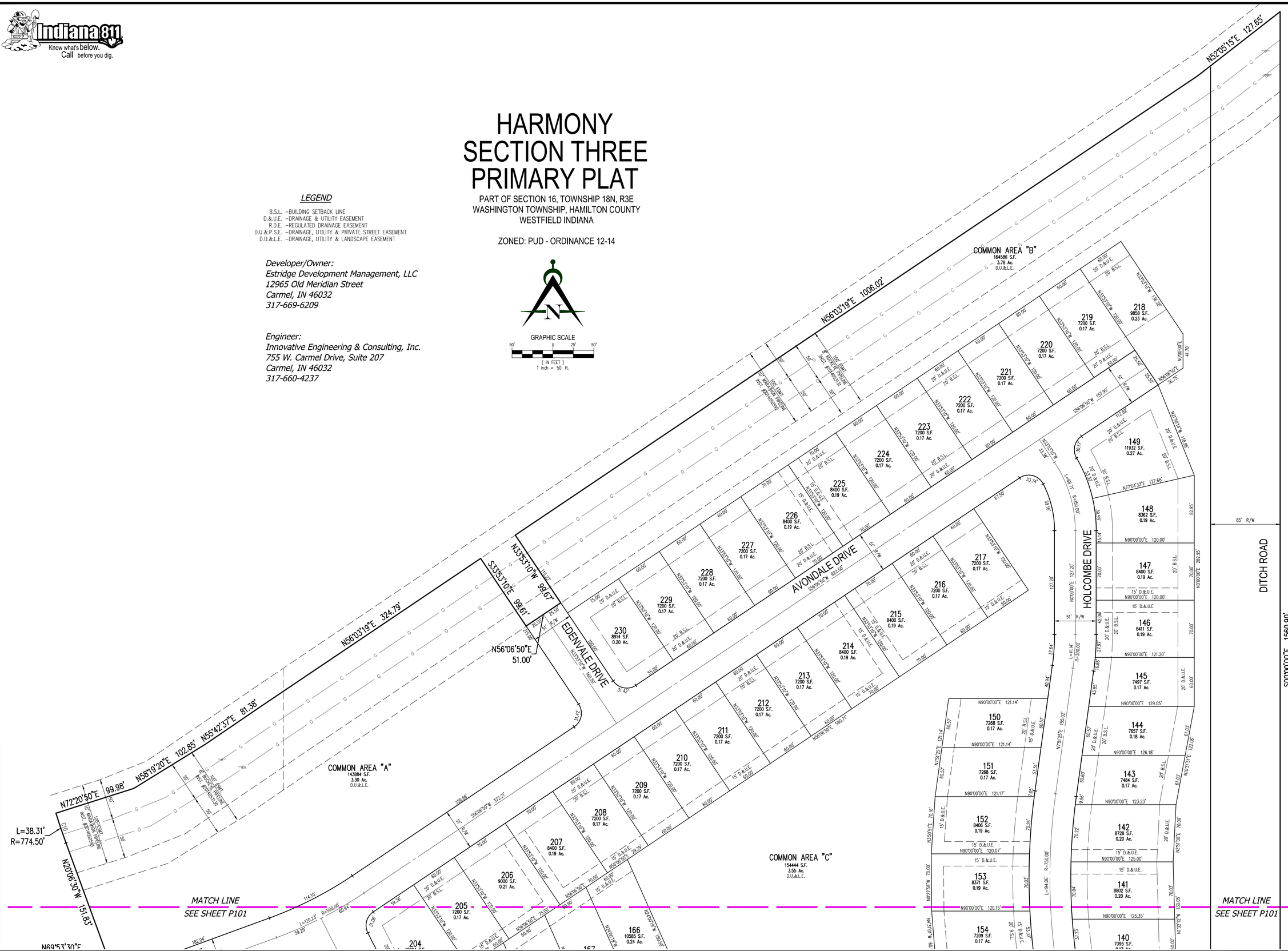
LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. –DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT

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

Engineer:
Innovative Engineering & Consulting, Inc.
755 W. Carmel Drive, Suite 207
Carmel, IN 46032
317-660-4237

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.



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REVISIONS:

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Harmony Section Three
Single Family Subdivision
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PRELIMINARY
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JOB NUMBER: 14115

SHEET # P102

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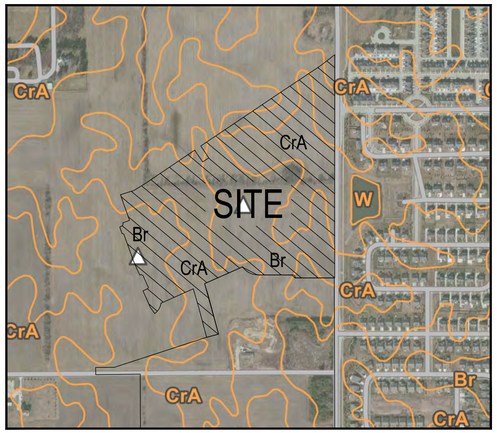


SOILS MAP

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW. WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.

SECTION THREE - CURVE DATA

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	31.42'	20.00'	90° 00' 00"	N45° 00' 00"W	28.28'	20.00'
C2	124.15'	125.50'	56° 40' 38"	N61° 39' 41"W	119.14'	67.68'
C3	144.98'	2543.00'	3° 15' 59"	S16° 22' 45"E	144.96'	72.51'
C4	131.04'	2457.00'	3° 03' 21"	N16° 16' 26"W	131.03'	65.54'
C5	87.57'	105.50'	47° 33' 28"	S30° 52' 38"W	85.08'	46.48'
C6	15.71'	10.00'	90° 00' 00"	N20° 59' 41"E	14.14'	10.00'
C7	31.42'	20.00'	90° 00' 00"	N69° 00' 19"W	28.28'	20.00'
C8	15.71'	10.00'	90° 00' 00"	N65° 06' 30"W	14.14'	10.00'
C9	31.42'	20.00'	90° 00' 00"	N24° 53' 30"E	28.28'	20.00'
C10	38.31'	774.50'	2° 50' 02"	N18° 41' 30"W	38.30'	19.16'

UTILITY STATEMENTS:

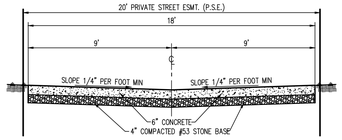
POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL IN AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A LIFT STATION IS PROPOSED NEAR THE INTERSECTION OF AVONDALE DRIVE AND EDENVALE DRIVE PUMPING THRU AN 8" FORCE MAIN TO THE EXISTING TOWNE ROAD LIFT STATION. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

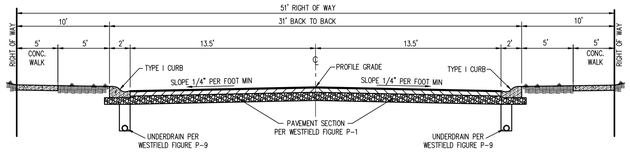
HAMILTON COUNTY REGULATED DRAINS
THE HINSHAW AND HENELY REGULATED DRAIN CROSS THE PROPOSED PROJECT AREA. COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCTED THIS DRAIN WILL BE REQUIRED TO BE APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

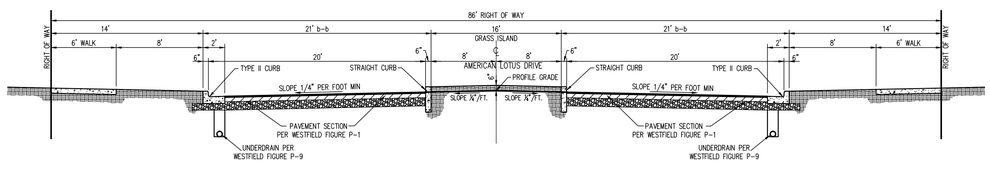
NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



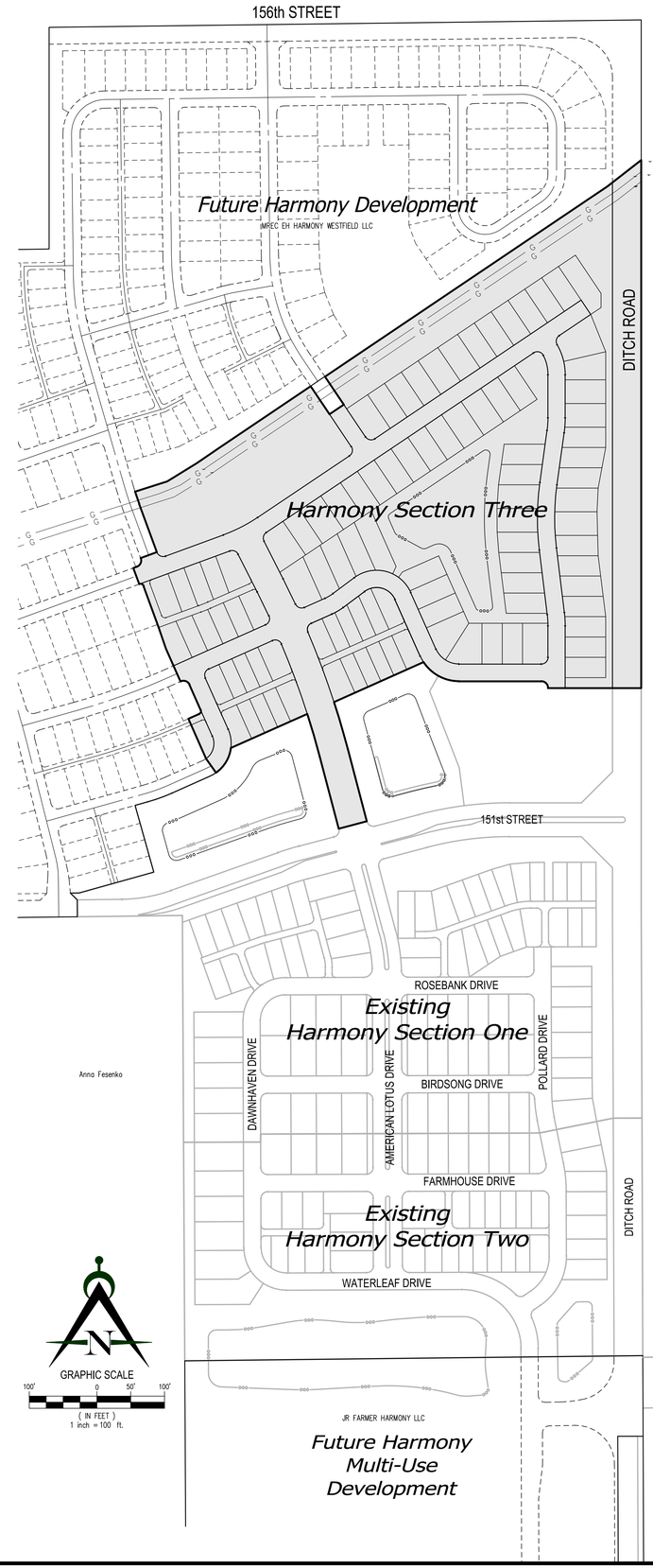
TYPICAL ALLEY SECTION
NTS



TYPICAL STREET SECTION – LOCAL STREET
NTS



TYPICAL DIVIDED STREET SECTION – LOCAL STREET
NTS



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REVISIONS:

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

Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE:	DRAWN BY:
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JOB NUMBER: 14115

SHEET # P103

Indiana 811
Know what's below.
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156th STREET

PROPOSED 8" FORCE MAIN TO TOWNE ROAD LIFT STATION APPROXIMATELY 5,380 L.F. (total length)

SEE SHEET P202 MATCH LINE

FUTURE HARMONY DEVELOPMENT

PROPOSED HARMONY SECTION THREE

PROPOSED LIFT STATION

POND 7

POND 3 COMMON AREA "A"

POND 4

FUTURE CLUB HOUSE & RECREATION AREA

EXISTING HARMONY SECTION ONE

PAWTUCKET DR.

75.00' 75.00'

OSBORN & COLLINS REGULATED DRAIN (APPROXIMATE LOCATION)

DITCH ROAD

DITCH ROAD 75.00' 75.00'

ARM #5 OF THE OSBORN & COLLINS REGULATED DRAIN (APPROXIMATE LOCATION)

EXISTING CENTENNIAL

BRIDGEPORT DR.

151st STREET

Indiana 811
Know what's below.
Call before you dig.

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1 inch = 100 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- Swale (E)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

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Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Overall Development Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE:	DRAWN BY:
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JOB NUMBER: 14115

SHEET # P201

File Path\Name: J:\2014\14115 Harmony Section 3\Dwgs\Primary Plat\P201-P202.dwg - Date: Jan 05,2015 - 9:42am

156th STREET

PROPOSED 8" FORCE MAIN
TO TOWNE ROAD LIFT STATION
APPROXIMATELY 5,380 L.F.
(total length)

MATCH LINE
SEE SHEET P101

FUTURE HARMONY DEVELOPMENT

PROPOSED
LIFT STATION

PROPOSED HARMONY
SECTION THREE

FUTURE HARMONY DEVELOPMENT

POND 4

MATCH LINE
SEE SHEET P101

151st STREET

GRAPHIC SCALE
100' 0 50' 100'
(IN FEET)
1 inch = 100 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- Swale (ft)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

Indiana 811
Know what's below.
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REVISIONS:

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Estridge Development Management, LLC
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Carmel, IN 46032
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Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Overall Development Plan

PRELIMINARY
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DATE:

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JOB NUMBER: 14115

SHEET # P202

SEE SHEET P204
MATCH LINE

SEE SHEET P204
MATCH LINE

PROPOSED 8" FORCE MAIN TO TOWNE ROAD LIFT STATION APPROXIMATELY 5,380 L.F.

PROPOSED LIFT STATION

AMERICAN LOTUS DRIVE

ROSSMAY DRIVE

MARSHROSE DRIVE

HOLCOMBE DRIVE

DITCH ROAD

FUTURE HARMONY DEVELOPMENT

POND 7
NORMAL POOL ELEV.-906.00
100 YR. ELEV.-911.66
10 YR. ELEV.-
D.U.&L.E.

POND 3
NORMAL POOL ELEV.-904.70
100 YR. ELEV.-909.37
10 YR. ELEV.-906.57

POND 4
NORMAL POOL ELEV.-903.60
100 YR. ELEV.-909.37
10 YR. ELEV.-906.57

FUTURE HARMONY CLUB HOUSE & RECREATION AREA

FUTURE JR. TENNIS COURTS

FUTURE TENNIS COURTS

FUTURE ½ COURT BASKET BALL

FUTURE PICKLE BALL COURTS

FUTURE TOT LOT

COMMON AREA "J"

EXISTING HARMONY SECTION ONE

151st STREET

C.A. "A"

75.00' ARM #5 OF THE OSBORN & COLLINS REGULATED DRAIN (APPROXIMATE LOCATION)
12" CMP
INV. W 910.35
INV. E 910.10

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Road Slope
- Swale (E)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction

Indiana 811
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REVISIONS:

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Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Detailed Development Plan

PRELIMINARY
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JOB NUMBER: 14115

SHEET # P203

File Path\Name: J:\2014\14115 Harmony Section 3\Dwgs\Primary Plat\P203-P204.dwg -- Date: Jan 05,2015 -- 9:44am

Indiana 811
Know what's below.
Call before you dig.

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Road Slope
- Swale (E)
- Water Main
- Existing Trees
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction

FUTURE HARMONY DEVELOPMENT

FUTURE HARMONY DEVELOPMENT

D.U.&L.E.

100' E/M 345 KV MARATHON PIPELINE

100' E/M 8" BUCKEYE PIPELINE

75.00'
OSBORN & COLLINS REGULATED DRAIN
(APPROXIMATE LOCATION)

DITCH ROAD

HOLCOMBE DRIVE

EDENVALE DRIVE

AVONDALE DRIVE

PROPOSED 8" FORCE MAIN TO TOWNE ROAD LIFT STATION APPROXIMATELY 5,380 L.F.

PROPOSED LIFT STATION

POND 7
NORMAL POOL ELEV.=906.00
100 YR. ELEV.=911.66
10 YR. ELEV.=
D.U.&L.E.

MATCH LINE
SEE SHEET P203

MATCH LINE
SEE SHEET P203

Lots 204–230, 140–154, 166, 167 — NO PAD, F.F.E. per lot; 20' D.&U.E., 15' D.&U.E., 25' B-B, 31' R/W

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Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Detailed Development Plan

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SHEET # P204

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SEE SHEET L102
MATCH LINE

SEE SHEET L102
MATCH LINE

PROPOSED LIFT STATION

FUTURE HARMONY DEVELOPMENT

AMERICAN LOTUS DRIVE

ROSSMAY DRIVE

MARSHROSE DRIVE

HOLCOMBE DRIVE

DITCH ROAD

WEST 151st STREET

POND 7
NORMAL POOL ELEV.–906.00
100 YR. ELEV.–911.66
10 YR. ELEV.–

POND 3
NORMAL POOL ELEV.–904.70
100 YR. ELEV.–909.37
10 YR. ELEV.–906.57

POND 4
NORMAL POOL ELEV.–903.60
100 YR. ELEV.–909.37
10 YR. ELEV.–906.57

COMMON AREA "J"

FUTURE HARMONY CLUB
HOUSE & RECREATION AREA

FUTURE JR. TENNIS COURTS

FUTURE ½ COURT BASKET BALL

FUTURE PICKLE BALL COURTS

FUTURE TOT LOT

FUTURE POOL AREA

FUTURE TENNIS COURTS

EXISTING HARMONY SECTION ONE

C.A."A"

NOTE:
BUFFER PLANTING ALONG DITCH ROAD TO MATCH THE PLANTING IN SECTIONS 1 & 2.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- Water Main
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

GRAPHIC SCALE
50' 0 25' 50'
(IN FEET)
1 inch = 50 ft.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL
AR–RS	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B&B	3–3.5" CAL.
LT	Liriodendron tulipifera	Tulip Tree	B&B	3–3.5" CAL.
TS	Tilia tomentosa	Silver Linden	B&B	3–3.5" CAL.
ZS–GV	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	4–5" CAL.
CL	Celtis Laevigata	Sugar Hackberry	B&B	3–3.5" CAL.
PC–A	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	B&B	3.–3.5" CAL.

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Harmony Section Three
Single Family Subdivision
Westfield, Indiana
Landscape Plan

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JOB NUMBER: 14115

SHEET # L101

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GRAPHIC SCALE

50' 0 25' 50'

(IN FEET)
1 inch = 50 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- Water Main
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL
AR-RS	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	B&B	3-3.5" CAL.
LT	Liriodendron tulipifera	Tulip Tree	B&B	3-3.5" CAL.
TS	Tilia tomentosa	Silver Linden	B&B	3-3.5" CAL.
ZS-GV	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	4-5" CAL.
CL	Celtis Laevigata	Sugar Hackberry	B&B	3-3.5" CAL.
PC-A	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	B&B	3.-3.5" CAL.

FUTURE HARMONY DEVELOPMENT

POND 8

COMMON AREA "B"

FUTURE HARMONY DEVELOPMENT

COMMON AREA "A"

EDENVALE DRIVE

AVONDALE DRIVE

HOLCOMBE DRIVE

DITCH ROAD

POND 7
COMMON AREA "C"
100 YR. ELEV.-911.66
10 YR. ELEV.-

218 219 220 221 222 223 224 225 226 227 228 229 230 215 216 217 214 213 212 211 210 209 208 207 206 205 204 166 167 149 148 147 146 145 144 143 142 141 140 150 151 152 153 154

NOTE:
BUFFER PLANTING ALONG DITCH ROAD TO MATCH THE PLANTING IN SECTIONS 1 & 2.

MATCH LINE
SEE SHEET L101

MATCH LINE
SEE SHEET L101

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Harmony Section Three
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Westfield, Indiana
Landscape Plan

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AGENCY
APPROVAL

DATE:

DATE:	DRAWN BY:
01/05/15	kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 14115

SHEET # L102

February 26, 2015

TO: Jerry W. Kittle
Director of Engineering – Innovative Engineering & Consulting, Inc.
755 West Carmel Drive, Suite 207
Carmel, IN 46032

RE: Harmony Subdivision Section 3
Primary Plat Application – Waiver Requests – IECI Job No. 14115

Thank you for your letter, dated February 23, 2015, regarding the requested waivers for the Harmony Subdivision, Section 3. Our responses are as follows:

1.) Centerline radius waiver – Public Works does not support this request. The minimum radius requirements are designed and set forth in conjunction with Chapter 3 of the AASHTO publication *A Policy on Geometric Design of Highways and Streets* (Green Book) for the safety and comfort of motorists. The 80' radius proposed is well below the requirements and we believe that safety would be needlessly jeopardized.

2.) Driveway separation waiver – Public Works is aware of the ambiguity in our specifications regarding the minimum separation required for driveways and we will be working to clarify and improve these requirements. As such, Public Works is supportive of your waiver request. The 30' separation shall be measured from the intersection of the R/W, not the intersection of the centerline of the roadways.

3.) Alley waiver – see revised G-10 City of Westfield Standard Drawing that was approved by the Board of Public Works and Safety on 2/25/15. These alleys are not intended to be local streets. As such, Public Works is supportive of your waiver request.

4.) Sight distance triangle waiver – Public Works is willing to support the waiver given the developer provides exhibits per Chapter 46 of the Indiana Design Manual proving that adequate intersection sight distance will be provided within the 20' cuts. If adequate sight distance cannot be provided, Public Work will not support this waiver request.

If you have any additional questions or need any clarification please do not hesitate to ask.

Sincerely,

Phil Sundling, PE
Project Management Supervisor
City of Westfield Public Works Department
2706 E. 171st Street
Westfield, IN 46074
(317) 517-1945
psundling@westfield.in.gov

Mayor
Andy Cook

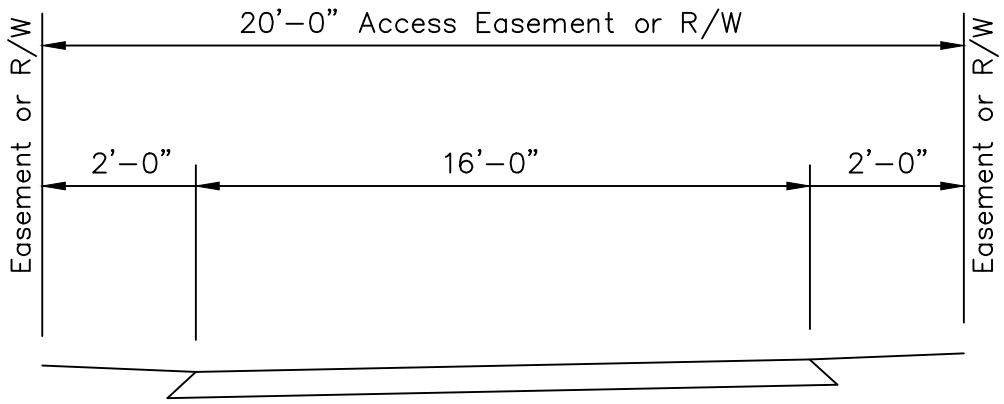
City Council
Jim Ake
Steven Hoover
Robert L. Horkay
Chuck Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov



TYPICAL SECTION – LOCAL ALLEY
Scale: NTS

NOTES:
1. If hydrants located in alley, pavement section shall be widened to 20'–0". Add'l R/W Req'd.
2. For residential applications, see figure P–1 for pavement section details.
   For mixed–use or commerical applications, see figure P–2 for pavement section details.
3. Pavement may be crowned or sloped to one side, no inverted crowns.
   Designer to handle drainage accordingly.
4. If two–way traffic is allowable, pavement shall be widened to 20'–0". Add'l R/W Req'd.
5. If utility, drainage or any other easements required, min. 10'–0" easements shall be added outside of the access easement/right–of–way.

TYPICAL CROSS SECTION: LOCAL ALLEY

CITY OF Westfield INDIANA

PHILLIP A. SUNDLING ★ REGISTERED ★ No. PE11300022 ★ STATE OF INDIANA ★ PROFESSIONAL ENGINEER

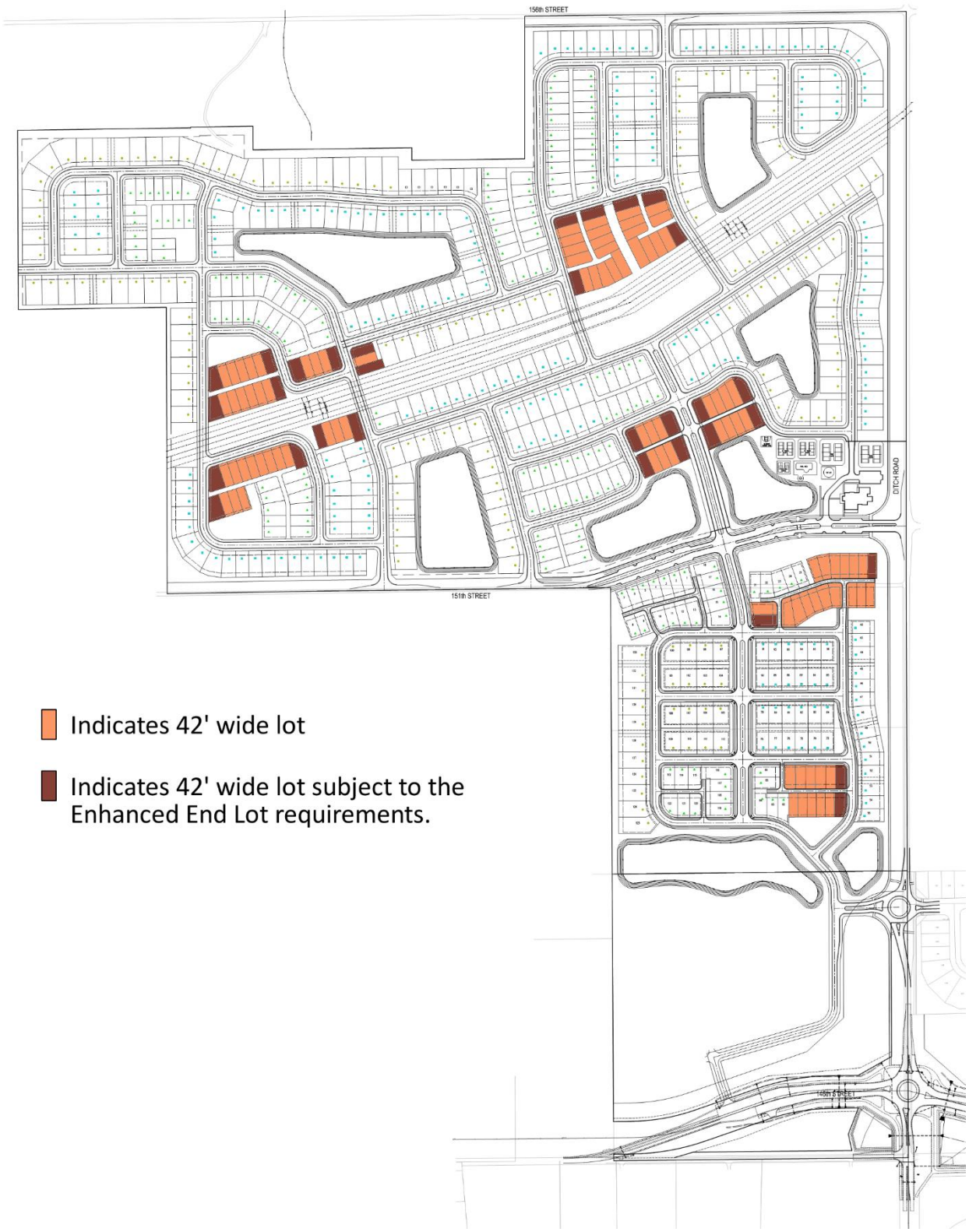
2/25/15
DATE

CITY OF WESTFIELD
INDIANA

FIGURE G–10

EXHIBIT B

ENHANCED END LOT MAP



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

PROCEDURAL

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

PROJECT OVERVIEW

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

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

The applicable zoning district is the Hull and House PUD District, pursuant to Ordinance 12-25 adopted by the City Council on July 9, 2012 (recorded as Instrument No. 2012041159, in the Office of the Recorder of Hamilton County on July 17, 2012) (see **Exhibit 5**). The PUD Ordinance establishes the GB: General Business District as the underlying zoning district.

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

Section 2. Permitted Uses

Comment(s): Compliant

Section 3. Development Standards

Comment(s): Compliant

Underlying Zoning District Standards (*Article 4.16*)

GB: General Business District

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

State Highway 32 Overlay District (*Article 5.3*)

1. Purpose and Intent
2. Applicability
3. Permitted Uses
   Comment(s): Compliant
4. Access and Control

   Comment(s): Compliant
5. Setback Requirements

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

   Comment(s): Compliant (no accessory buildings proposed)
7. Building Height Requirements

   Comment(s): Compliant
8. Building Size Requirement

   Comment(s): Compliant
9. Architectural Design Requirements:
   1. General Design Theme Standards
   2. Building Elevations:

   Comment(s):
   - *Petitioner is currently working with the Economic and Community Development Department (the "Department") to ensure that the offset standards are met with*

the proposed columns at the end-caps and are 20% of the building façade length and that these end caps are articulated three-dimensionally

- *Petitioner is currently working with the Department to ensure that proposed Building B elevations comply. Currently, they do not, because Building B is less than 10,000 square feet, the façades shall have offsets at no more than forty (40) foot intervals at least four (4) feet in depth*
- *Petitioner is currently working with the Department to ensure that the same quality of architecture is provided across all façades*

i. Openings:

Comment(s): Compliant

ii. Gutters and Downspouts:

Comment(s): Petitioner is currently working with the Department to ensure the gutters and downspouts are visually integrated

iii. Roofs:

1. Pitched Roofs:

Comment(s): N/A. No flat roofs proposed

2. Flat Roofs:

Comment(s):

- *Petitioner is currently working with the Department to ensure that the cornice is three-dimensionally articulated*
- *Petitioner is currently working with the Department to ensure that the parapet walls are fully integrated*
- *South elevations do not comply. No roof modulation or variation provided and creates a "box-shaped" appearance and does not comply with the 360 architecture requirement. The Department will continue to work with the petitioner to ensure that all building facades comply*
- *Petitioner is currently working with the Department to ensure that roof structure variations are at least five (5) feet in change*
- *Awaiting information to ensure that all vents will not be visible from adjacent lots or streets*

iv. Main Entrances:

Comment(s): Compliant

v. Windows:

Comment(s): Awaiting information on the "aluminum storefront" material mentioned on the elevations. Particularly whether or not that material is transparent or semi-opaque. Staff has requested the petitioner to bring a sample to the public hearing for demonstration

vi. Awnings:

Comment(s): Compliant

vii. Drive-thrus and Fueling Stations:

Comment(s): Compliant

viii. Building Materials:

Comment(s): Proposed elevation do not comply. E.I.F.S. material comprises more than 25% of all building façades, especially the west, south and east elevations.

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

10. Trail Corridor Requirement:
Comment(s): Two (2) additional shade trees required abutting the SR 32 trail corridor

11. Miscellaneous Requirements:
    1. Loading Berths:
    Comment(s): Petitioner is working with the Department to provide more information on the location of any loading berths (no loading berth facilities shown on the Detailed Development Plan

    2. Mechanical Equipment:
    Comment(s): Petitioner is working with the Department to provide more information as to the location of any mechanical equipment, whether roof-mounted or ground

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

Development Plan Approval – Application Documentation and Supporting Information (*Article 10.7(G)*

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

1. Development Plan Scope:
2. General Plan Requirements:
    Comment(s): Compliant
3. Primary or Secondary Plat:

    Comment(s): Compliant

4. Landscape Plan:

    Comment(s): (see Development Standards comments below)

5. Open Space and Development Amenity Plan:
    Comment(s): Compliant
6. Lighting Plan:
    Comment(s): (see Lighting Standards comments below)

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
8. Building Elevations:

   Comment(s): Petitioner is working with the Department to ensure three-dimensional architecture is provided. Additionally, the petitioner will provide material samples for the Public Hearing (scheduled for March 2, 2015)

9. Integrated Developments:

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

10. Traffic Impact Study:

    Comment(s): Petitioner will continue to coordinate with WPWD

11. Statement of Development Build-Out:

    Comment(s): Petitioner is currently working with the Department to provide a narrative statement of development build-out

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Development Standards (*Chapter 6*)

1. Architectural Standards (*Article 6.3*)

   Comment(s): Petitioner will continue to work with the Department regarding: (i) the location and screening of mechanical equipment; (ii) 360 degree architecture; (iii) building offsets; (iv) flat roofs; and (v) windows

2. Building Standards (*Article 6.4*)

   Comment(s): Compliant

3. Height Standards (*Article 6.6*)

   Comment(s): Compliant

4. Landscaping Standards (*Article 6.8*)
   a. Groundcover:
   b. Energy Conservation:
   c. Noise Reduction:
   d. Minimum Lot Landscaping Requirements:
      i. Business Uses:
         1. 10 Shade Trees / acre
         2. 10 Ornamental or Evergreen Trees / acre
         3. 25 shrubs / acre
      ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the

exception of Street Trees, as otherwise set forth herein, which may not be credited

Comment(s): Not Compliant. Six (6) additional shade trees required on the Monon Marketplace site and six (6) additional ornamental or evergreen trees required on the Monon Marketplace site

e. Foundation Plantings:
Comment(s): Nine (9) shrubs required along the front façade of Building B

f. External Street Frontage Landscaping Requirements:

Comment(s):

Abutting SR 32
Two (2) shade trees required within 30' of SR 32
Two (2) additional ornamental or evergreen trees required within 30' of SR 32
One hundred and seven (107) shrubs required within 30' of SR 32
Abutting Wheeler Road
Two (2) additional shade trees required
Twenty-five (25) additional shrubs required

g. Buffer Yard Requirements:
Comment(s): Buffer Yards not required
h. Parking Area Landscaping:
Comment(s): Compliant
i. Interior Parking Area Islands:

Comment(s): Compliant

ii. Perimeter Parking Area Landscaping:

Comment(s):

- *One hundred and twenty (120) shrubs required along the north property line of Monon Marketplace (this requirement is credited towards the External Road Frontage requirements. Planting 120 shrubs to comply with this standards would simultaneously comply with the External Road Frontage standards).*
- *Eleven (11) shade trees are required between the proposed Ricker's and Monon Marketplace (i.e., the west property line of the Monon Marketplace site). Additionally, one hundred and eleven (111) shrubs are required between the proposed Ricker's and Monon Marketplace site (i.e., the west property line of the Monon Marketplace site).*

- **Please note that required landscaping along the west property line (i.e., between the proposed Ricker's and proposed Monon Marketplace) may be installed in a landscape easement on Ricker's property (if agreed to by Ricker's) to meet Monon Marketplace's perimeter parking area landscaping requirement.*

5. Lighting Standards (*Article 6.9*)
   Comment(s): Not Compliant. Light meter readings exceed 1.0 foot candles at the west property line
6. Lot Standards (*Article 6.10*)
   Comment(s): Compliant
7. Performance Standards (*Article 6.15*)
   Comment(s): Compliant
8. Setback Standards (*Article 6.16*)
   Comment(s): Compliant
9. Vision Clearance Standards (*Article 6.19*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance
10. Yard Standards (*Article 6.21*)
    Comment(s): Compliant

Design Standards (*Chapter 8*)

1. Block Standards (*Article 8.1*)
   Comment(s): Compliant
2. Easement Standards (*Article 8.3*)
   Comment(s): Compliant
3. Monument and Marker Standards (*Article 8.5*)
   Comment(s): Compliant
4. Pedestrian Network Standards (*Article 8.7*)
   Comment(s): Compliant
5. Storm Water Standards (*Article 8.8*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance
6. Street and Right-of-Way Standards (*Article 8.9*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance
7. Surety Standards (*Article 8.12*)
   Comment(s): Petitioner will continue to coordinate with Public Works to ensure compliance

8. Utility Standards (*Article 8.13*)

Comment(s): Petitioner will continue to coordinate with Public Works and utility service providers to ensure compliance

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Staff Comments

1. No action is required at this time, except to hold a public hearing.
2. Prior to this petition appearing before you for approval consideration, the Petitioner will make any necessary revisions to the plans as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If you have any questions concerning the information or comments contained herein, please do not hesitate to contact Jeffrey M. Lauer in the Economic and Community Development Department at jlauer@westfield.in.gov or (317) 910-2927, prior to the March 2, 2015 meeting.

CITY OF Westfield INDIANA

Property Location Map
Monon Marketplace
1503-DDP-02

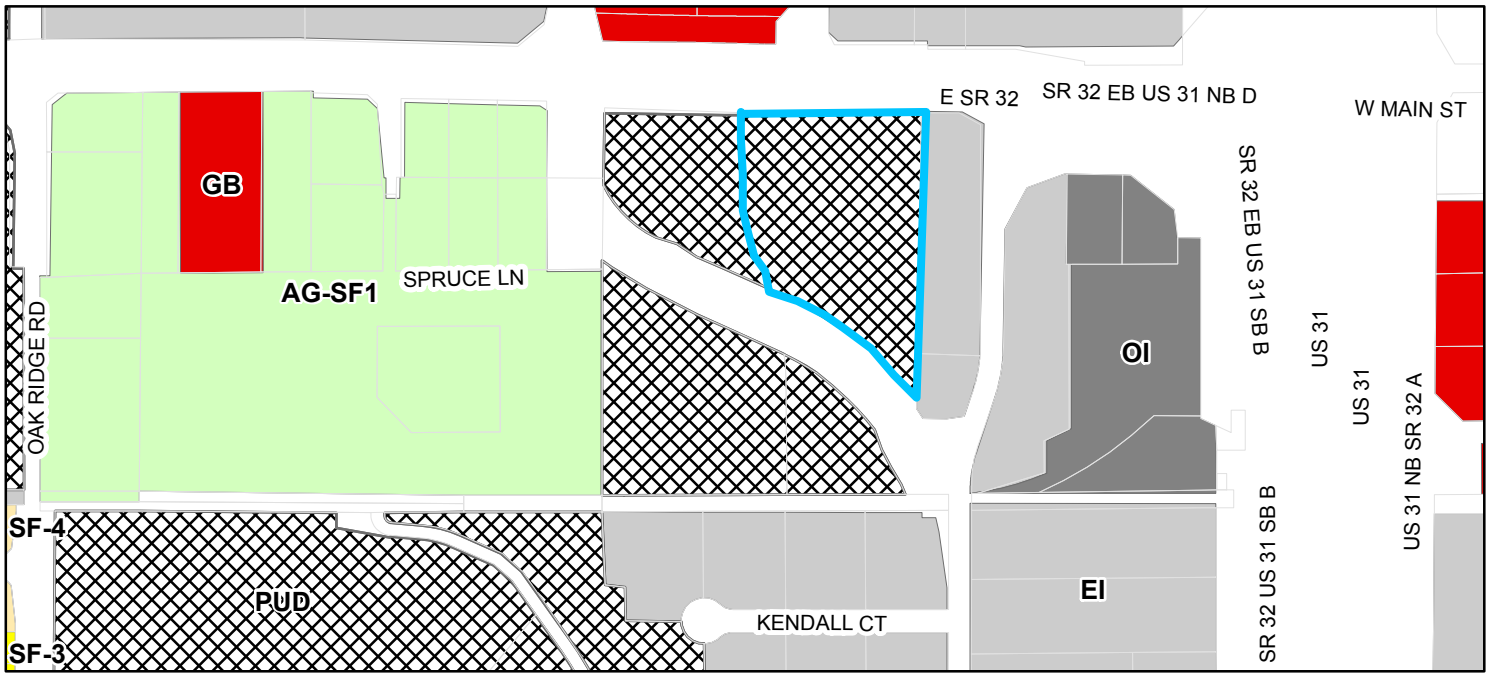
N W E S

Not To Scale

Aerial Location Map

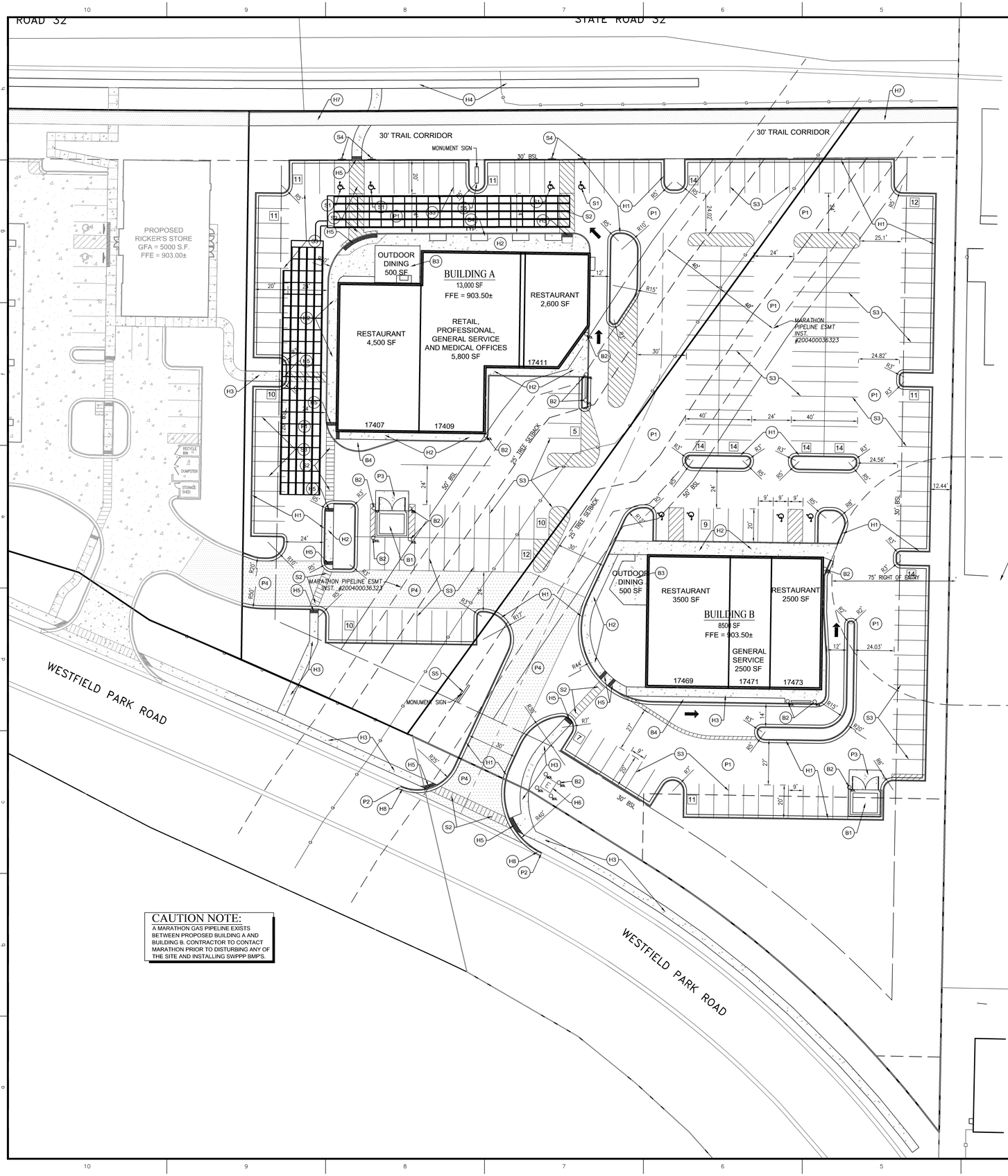
Site

Zoning Map



Zoning

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



CAUTION NOTE:

A MARATHON GAS PIPELINE EXISTS BETWEEN PROPOSED BUILDING A AND BUILDING B. CONTRACTOR TO CONTACT MARATHON PRIOR TO DISTURBING ANY OF THE SITE AND INSTALLING SWPPP BMP'S.

SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVEMENT
- (P2) MATCH EXISTING CURB LINE
- (P3) HEAVY DUTY CONCRETE PAVEMENT WITH 1' CHAMFERED CORNERS
- (P4) HEAVY DUTY ASPHALT PAVEMENT

HARDSCAPE

- (H1) 6" CURB & GUTTER
- (H2) INTEGRAL WALK AND CURB
- (H3) CONCRETE SIDEWALK
- (H4) EXISTING MULTI-USE PATH
- (H5) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING.
  - PRIVATE WARNINGS TO BE GROOVED CONCRETE
  - RIGHT OF WAY WARNINGS TO BE TRUNCATED DOMES
- (H6) TRANSFORMER PAD LOCATION
- (H7) 8' WIDE ASPHALT PATH
- (H8) TRANSITION STANDING CURB INTO R.O.W. CURB WITH 1" FLOW LINE

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (B2) PIPE BOLLARDS
- (B3) OUTDOOR DINING AREA. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- (B4) PLANTING BED

SIGNAGE & MARKINGS

- (S1) ADA PARKING SPACE
- (S2) PEDESTRIAN CROSSWALK
- (S3) 4" PAINTED WHITE SOLID LINES (TYP)
- (S4) ADA PARKING SIGN
- (S5) GROUND MOUNTED SIGN

SITE LIGHTING

- (L1) LIGHT POLE AND BASE. SEE LIGHTING DRAWINGS FOR FURTHER DETAIL

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. 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.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. 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.
14. 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.
15. 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.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 4.39 AC
BUILDING AREA = 8500 SF and 13,000 SF
ZONING = PUD

FRONT YARD BSL REQUIRED	= 30 FT
REAR YARD BSL REQUIRED	= 20 FT
WEST SIDE YARD BSL REQUIRED	= 20 FT

PARKING REQUIRED:
PARKING REQUIRED = 157 SPACES
PARKING DIMENSIONS = 9' x 20'
BICYCLE PARKING = 5 SPACES

PARKING PROVIDED:

206	- STANDARD SPACES
8	- ADA SPACES
214	- TOTAL SPACES

OPEN SPACE:
20.0% REQUIRED
25.3% PROVIDED

SITE PLAN LEGEND

	=	EXISTING SIGN
MB	=	MAILBOX
	=	EXISTING LIGHT
BOL	=	EXISTING BOLLARD
GP	=	GATE POST
	=	TRANSFORMER
	=	RIGHT-OF-WAY LINE
R.O.W.	=	RIGHT-OF-WAY
F.F.E.	=	FINISH FLOOR ELEVATION
12	=	PARKING COUNT
	=	ADA PARKING
BSL	=	BUILDING SETBACK LINE
ESMT	=	EASEMENT
D&UE	=	DRAINAGE AND UTILITY EASEMENT
• PKF	=	EXISTING IRON PIN & OR PK (SET/FOUND)
	=	EXISTING TREE LINE
	=	PROPOSED DIRECTIONAL SIGN
I.E.E.	=	INGRESS/EGRESS EASEMENT
N.A.E.	=	NO ACCESS EASEMENT

PARKING REQUIREMENTS PER WESTFIELD WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

BUILDING USE	EMPLOYEES	CLIENTS/GUEST	SQUARE FOOTAGE	PARKING REQUIREMENTS	PARKING SPACES
RESTAURANTS	31	(260) SEATS	13,100 S.F.	(1 SPACE FOR EACH (3) SEATS PLUS (1) SPACE PER EMPLOYEE	118
RETAIL, PROFESSIONAL AND GENERAL SERVICE OFFICES	8	—	6300 S.F.	(1) SPACE PER (300 S.F.)	21
MEDICAL OFFICE	3	(5) EXAM ROOMS	2000 S.F.	(3) SPACES FOR EACH EXAMING ROOM PLUS (1) SPACE PER EMPLOYEE	18
				TOTAL VEHICULAR SPACES REQUIRED	157
BICYCLE PARKING				(1) BICYCLE SPACE PER (30) VEHICULAR SPACES	5

SCALE: 1" = 30'
0 15 30 60

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

REVISIONS AND ISSUES	BY:
PRE-PLAT RESUBMIT 12-31-2014	RLW

PROJECT NO.	W14.0215
DWG NAME:	w14021 5-C200 site.dwg
DESIGNED BY:	RLW
DRAWN BY:	RLW
CHECKED BY:	BJS
DATE:	12-31-2014

JAMES K. SHINNEMAN REGISTERED LAND SURVEYOR NO. 10200392 STATE OF INDIANA PROFESSIONAL ENGINEER
NOTICE: THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND SEALED

JAMES K. SHINNEMAN P.E. 10200392

PREPARED FOR: GREENWALT CORPORATION

MONON MARKETPLACE

Block A-2, A-3 of the Hall & House P.U.D., 915 Westfield Park Road, Westfield, IN 46074

SITE PLAN

Part of the NW/4 of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
W14.0215

LOCATION: R:\2014\w14021\Engineering\design\constset\w14021 5--C200 site.dwg
LAYOUT: C200
DATE/TIME: January 29, 2015 -- 5:08pm
PLOTTED BY: wtodter

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

ORDINANCE NUMBER 12-25

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

This is a planned unit development ordinance (the "Hall and House PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

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

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

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

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

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

SECTION 1. APPLICABILITY OF ORDINANCE

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

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

COPY

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

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

SECTION 2. PERMITTED USES

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

SECTION 3. DEVELOPMENT STANDARDS

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

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

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

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

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

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

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Signed

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

Cindy J. Gossard, Clerk-Treasurer

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

J. Andrew Cook, Mayor

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

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Larry House and Rodger Hall

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

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

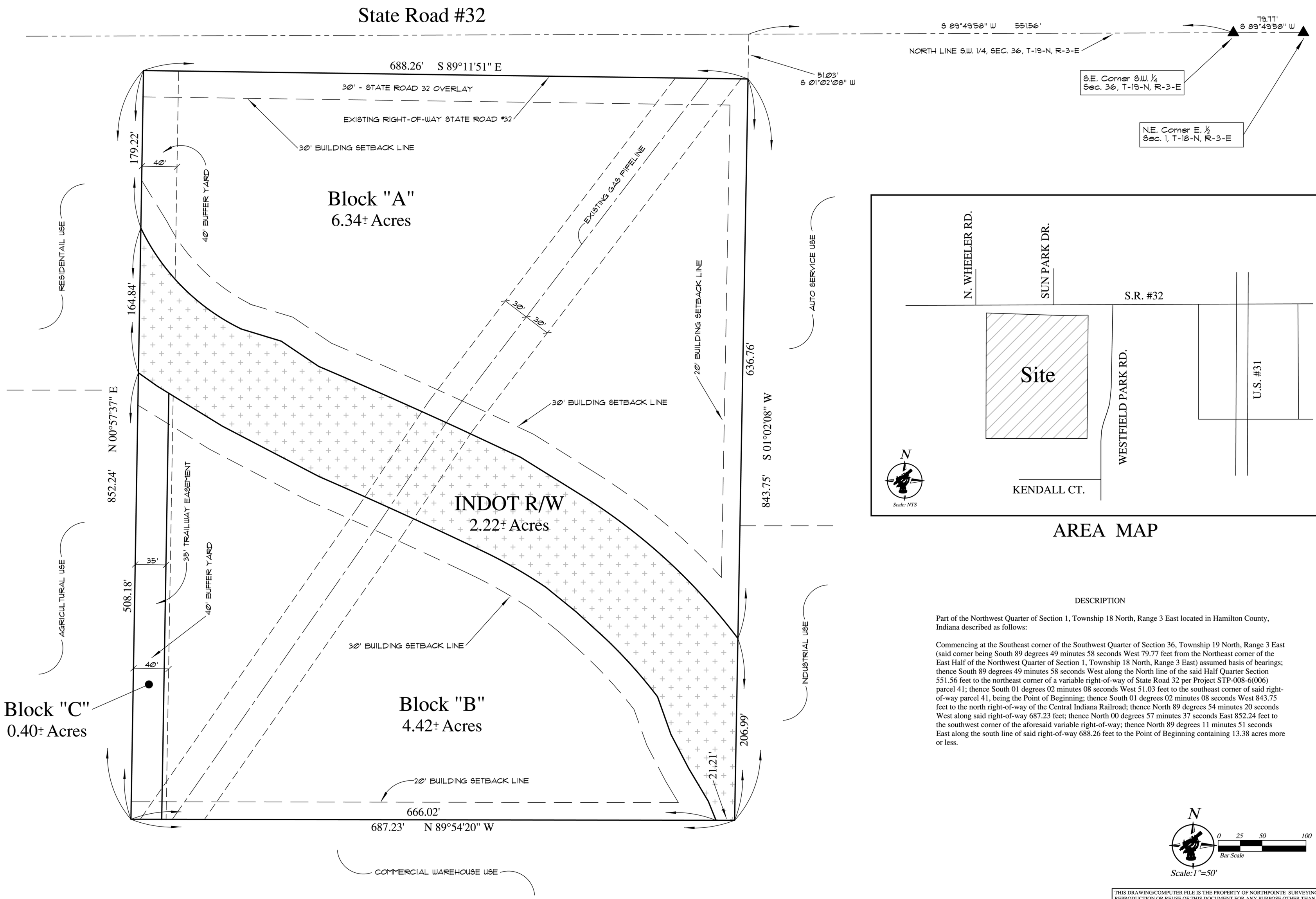
EXHIBIT "A"

DESCRIPTION

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

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

Exhibit "B"



AREA MAP

DESCRIPTION

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

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

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

Seal

SCALE	DRAWN BY	CHECKED BY
1"=50'		DJS

PREPARED FOR

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

PROJECT NAME

Hall & House Commercial Subdivision

City of Westfield, Hamilton County, Indiana

SHEET TITLE

Conceptual Plan

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

Sheet 1 of 1

Date: 04-09-2012

Job # 12-0028

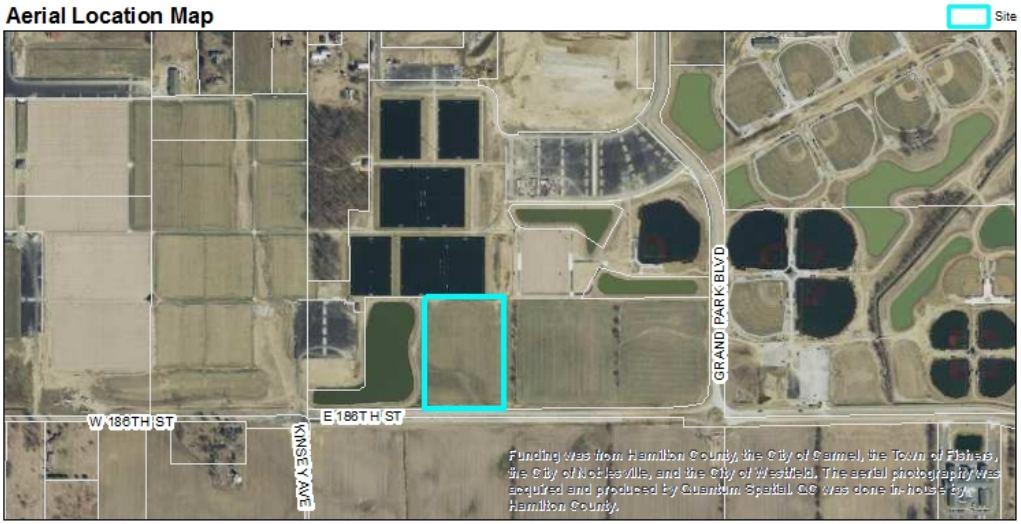
Grand Park Fieldhouse PUD
Exhibit 2 - Aerial Location Map

CITY OF Westfield INDIANA

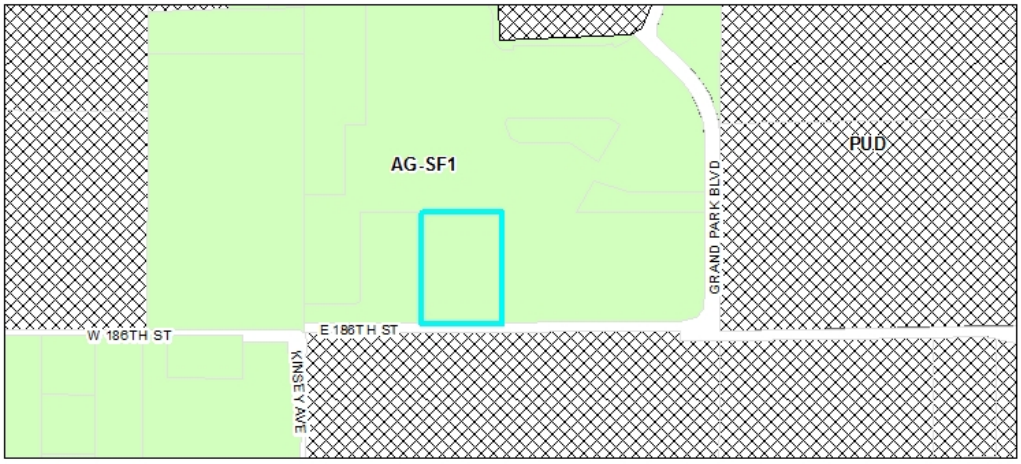
N W E S

Not To Scale

Aerial Location Map



Zoning Map



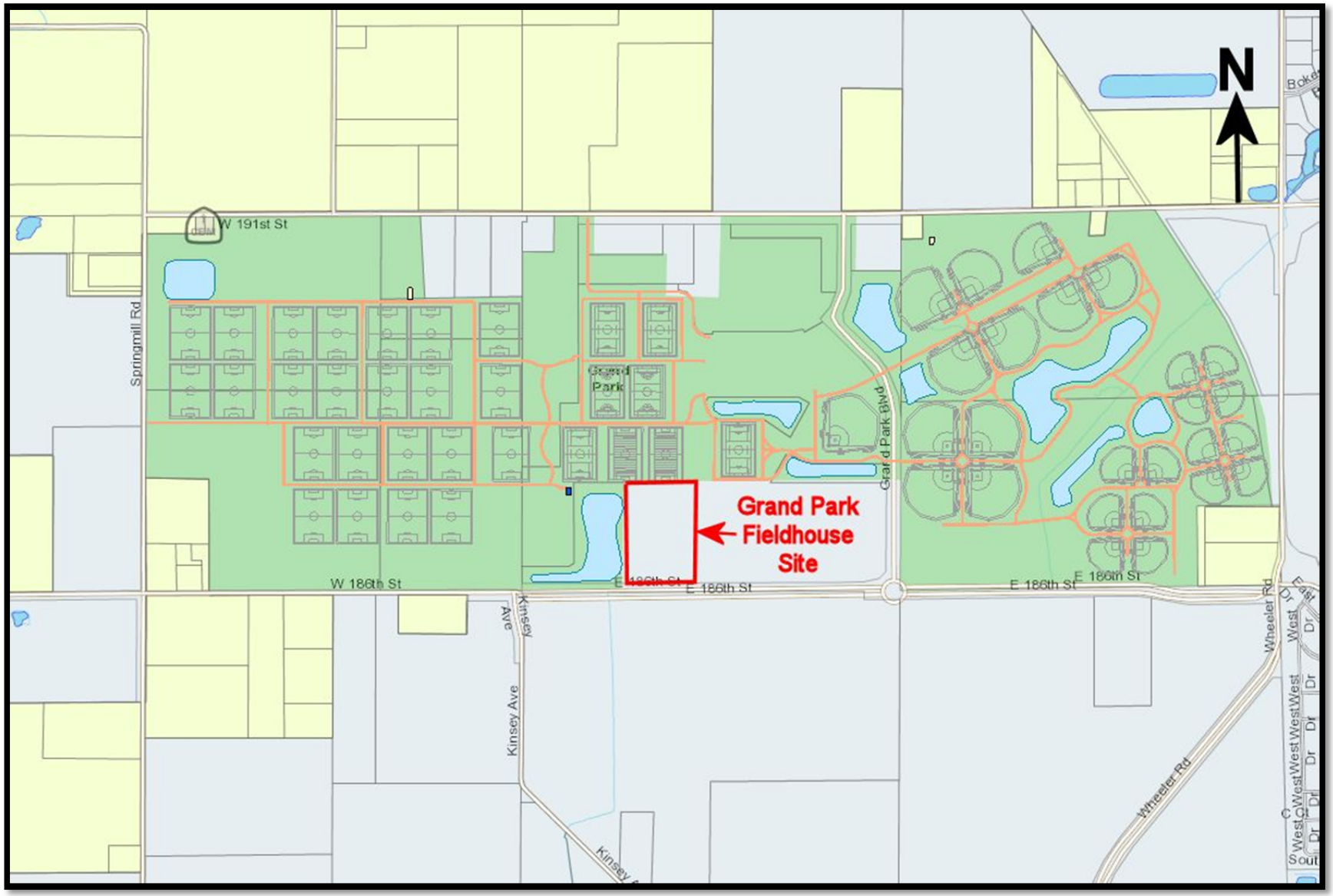
Zoning

PUD (Planned Unit Development)

AG-SF1 (Agriculture Single Family 1)

GRAND PARK FIELDHOUSE

Vicinity Map



US.55652917.01

Jesse Pohlman

From: Jesse Pohlman
Sent: Monday, March 02, 2015 9:07 AM
To: Jesse Pohlman
Subject: FW: Fence (Mapleridge)

On Mar 1, 2015, at 10:13 AM, Julia Baxter <julia.baxter@costcontrolsoftware.com> wrote:

> To Westfield Council Members,
>
> It has just today come to our attention that you received a letter from Drs. Terry and Jay Park that **miss stated our view point** related to a 6 foot fence bordering the proposed Maple Ridge development.
>
> The first we knew about a proposed fence was from Jim Langston about a week ago and we stated then that **we are very much opposed to a fence** that would obstruct the scenic view and natural migration of the wildlife. We have had NO discussions about a fence with the Parks or other neighbors and we were not copied when the Parks letter was sent to you.
>
> As for the suggestion that the fence would be 30 feet into our property seemed preposterous. In our book, if you want to obtain more property then you pay for it, instead of trying to take advantage of the circumstance and requesting free land plus the land giver pays for a fence !
>
> Our position is property lines that were purchased and taxes paid on it for over 30 years should be honored. Should there be a deed gap, then the gap be split 50/50. **If the neighbors want a fence, then they put it on their property and provide it at their cost.** But we really hope that they do not put up a fence as this will detracts from the open scenic view that we believe can be somewhat maintained by a good developer.
>
> We are truly sorry that we are not there today to speak to you personally, however, our two(2) sons, Sam and Ben, are there and Ben will speak on our behalf.
>
> Respectfully,
>
> Rick and Julia Baxter

Jesse Pohlman

From:	TerriParkDVM@aol.com
Sent:	Thursday, February 26, 2015 9:25 AM
To:	Council Members; jlangdev@langstondev.com; Alyson.Oliver@faegrebd.com; Steven.Hardin@FaegreBD.com; Jesse Pohlman; t.swinney@sbcglobal.net; micmead1 @aol.com; kathleenrobertson@gmail.com; jsb37gazebo@frontier.com; dltberry@hotmail.com
Subject:	Mapleridge PUD Update Opinion
Attachments:	MapleridgePUDUpdateOpinionDecember22.pdf

Council Members, Jim Langston staff, and neighbors:

Below is partial reprint of a letter I sent to all of you dated Dec 22, 2014 and the entire letter is attached as I forward the original e-mail. I was hoping that Tim Sweeney's request of a few days ago would result in some current information concerning the privacy fence. Please let us know what is pending with this prior to the Meeting on March 2nd so that we may have the latest information as well.

Thank You,

Terri Park, DVM
15525 Oak Road
NW bordering property of Mapleridge PUD

The one issue that has not yet been addressed at all is the privacy fence for the neighbors in the north and NW corner of the property. Many of us feel that this is an important matter to deter trespassers exploring the "country" around the development. Some homes are very close to the property lines in some cases and an old, broken-down farm fence with a strand of barbed wire rusting away on top will not deter any industrious youngster ready to explore their new surroundings. All of us have out buildings with equipment and attractive properties with ponds that will tempt would-be trespassers. Below is what I have suggested prior to the December 1 Planning meeting:

> **Privacy fencing, height 6',** should be erected to the interior of the 30' Preserved Natural Buffer Yard at the perimeter of Mapleridge beginning at the NE corner of the development and extending the entire north border to the NW corner, then continuing south to the NE corner of the ORL or beyond per request of that lot owner. The fence should not be installed within the 30' buffer because doing so would destroy existing trees. The tall trees will still be enjoyed by the new homeowners while ensuring that Mapleridge residents respect the privacy of the adjacent existing homeowners such as Joanne Robertson, Dan and Lori Thornberry, Tim Swinney, Jay and Terri Park, as well as Ben and Michelle Baxter. The fence must be maintained by Mapleridge neighborhood association including maintaining a dark brown stain to protect the wood and blend the fence into its more natural surroundings. A dark color allows it to recede from visual notice and will be the least obtrusive for all. We're not asking for an expensive stone or brick wall, just a secure wooden solid panel privacy fence to be maintained and repaired as needed. Nearly every subdivision I've observed has been required to have something similar to

appease the neighbors or block traffic noise and view. It needs to extend south to include at least the entire east border of Ben and Michelle Baxter's property in order to keep trespassers from just going around it and exploring. Most of us realize the Baxters will have trespassers attracted to their pond as well as the ponds owned by neighbors to the north. It seems to be an undeniable fact of human nature that this is predictable but can be deterred. It is not that we are un-neighborly, as most of us neighbors have asked and been given permission to have access to each other's properties because we all respect, do no damage and cause no harm.

Please take time to consider this last issue which is very important and is not an unusual request.

Terri Park, DVM

From: TerriParkDVM@aol.com
To: councilmembers@westfield.in.gov
Sent: 12/22/2014 4:15:01 P.M. Eastern Standard Time
Subj: Mapleridge PUD Update Opinion

From: TerriParkDVM@aol.com
To: jlangdev@langstondev.com, Alyson.Oliver@faegrebd.com, Steven.Hardin@FaegreBD.com, jpohlman@westfield.in.gov
CC: t.swinney@sbcglobal.net, micmead1@aol.com, kathleenrobertson@gmail.com, jsb37gazebo@frontier.com, dltberry@hotmail.com
Sent: 12/22/2014 4:08:48 P.M. Eastern Standard Time
Subj: Mapleridge PUD Update Opinion

To Jim Langston, City Council Members, and Neighbors:

Attached is a letter that evaluates the latest update. Please consider one last issue.

Thank You,
Terri Park, DVM

December 22, 2014

Jay and Terri Park
15525 Oak Road
Carmel, IN 46033
since 1978
across from Acorn Farm Antiques
and bordering Mapleridge to our east
ParkDVMs@aol.com

Jim Langston, City Council members, and fellow neighbors;

I have spoken with a few of the neighbors last week as we received and studied the revised plans for Mapleridge PUD on Oak Road. I think the revisions were well thought out. Changing the location entrance-exit will be much less bothersome with headlights and mail service for Roberston's; the more southern lots near the flood plane were adjusted to account for that it seems; the homes no longer have their backs facing Oak Road; the 4 board dark brown fence echoing Roberston's horse fence on the opposite side keeps neighborhood continuity; the loop drive instead of the private drive on top of the ridge is better—let's hope you can save the tree who's roots will be disrupted by the excavating the loop; the dead end for another connection with the Throgmartin property at the south end will be an asset to hopefully facilitate another exit on 161st St. in the future; the NO trail provision for the North and NW borders behind the neighbor's homes is also good. I am not as concerned as some about the size of the lots, since there is plenty of undevelopable greenspace for taking the dog for a walk, kicking the soccer ball around, or playing Frisbee or throwing and catching a baseball without having to get in the car to go to the park. Both adults and kids have a place to get some exercise after work or school and stay in their own neighborhood.

The one issue that has not yet been addressed at all is the privacy fence for the neighbors in the north and NW corner of the property. Many of us feel that this is an important matter to deter trespassers exploring the "country" around the development. Some homes are very close to the property lines in some cases and an old, broken-down farm fence with a strand of barbed wire rusting away on top will not deter any industrious youngster ready to explore their new surroundings. All of us have out buildings with equipment and attractive properties with ponds that will tempt would-be trespassers. Below is what I have suggested prior to the December 1 Planning meeting:

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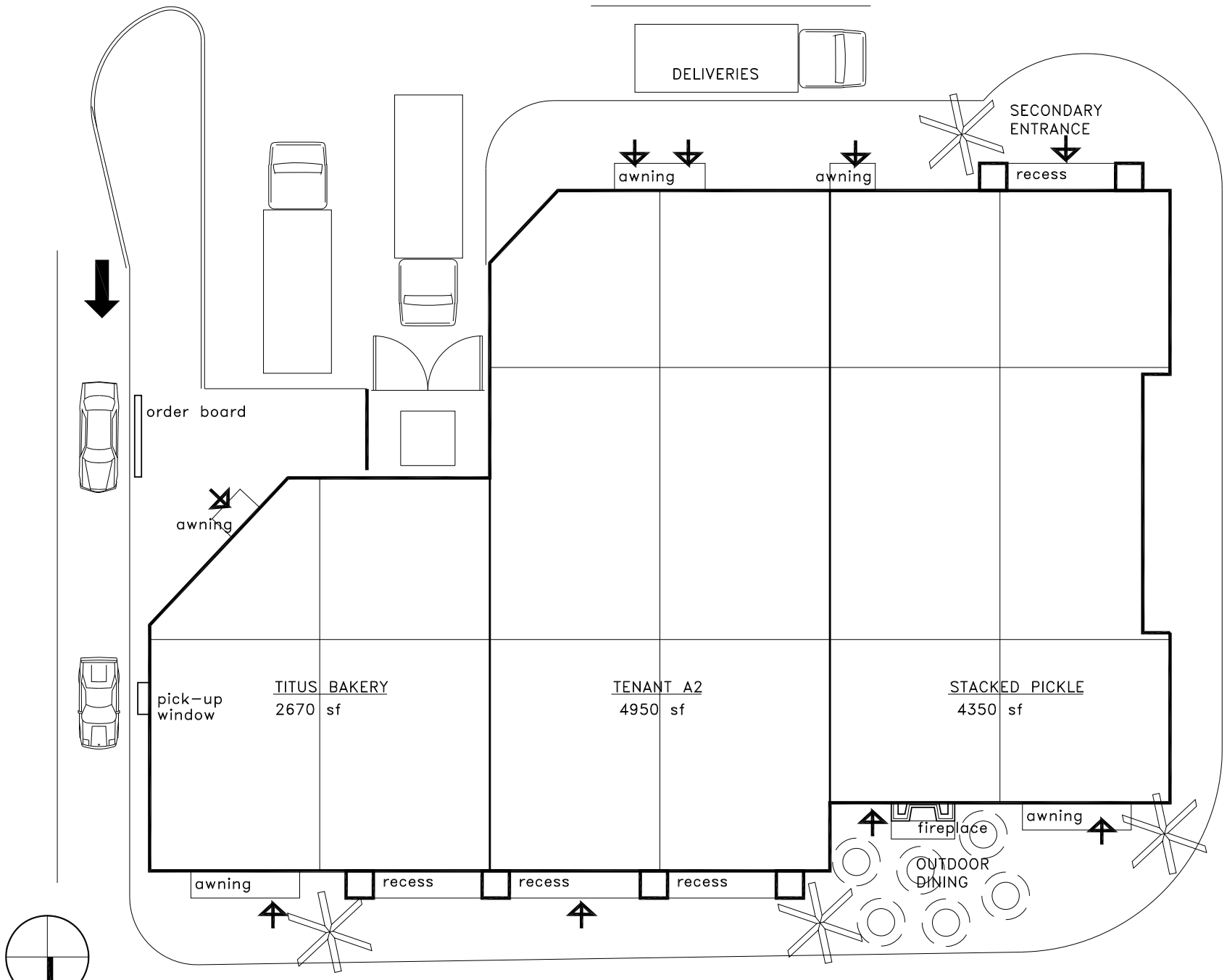
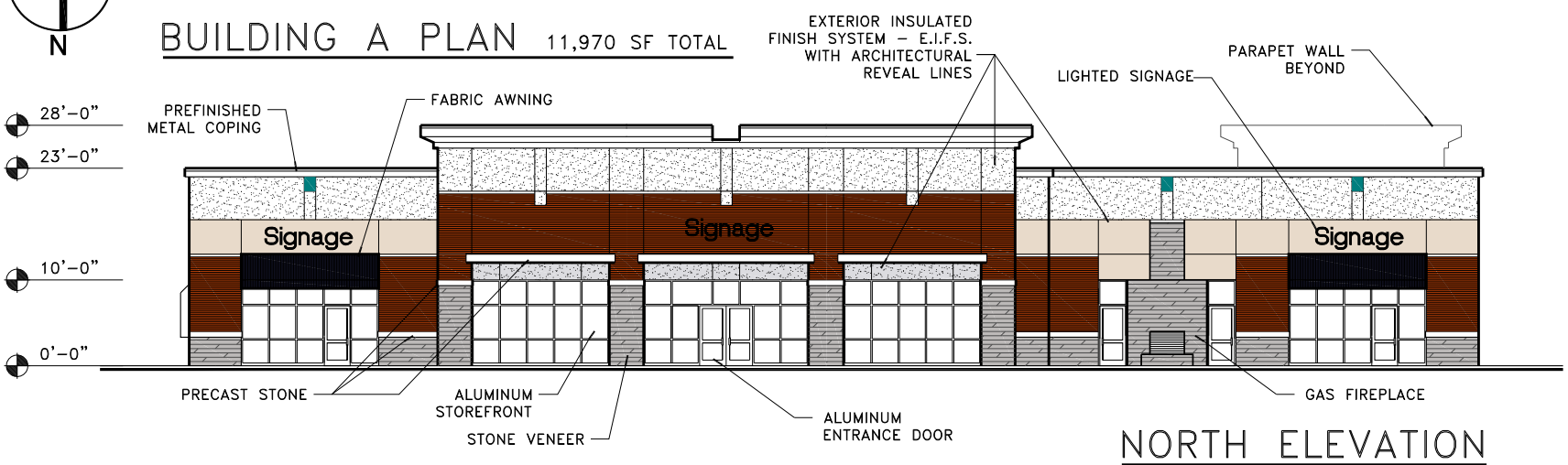
Please take time to consider this last issue which is very important and is not an unusual request.

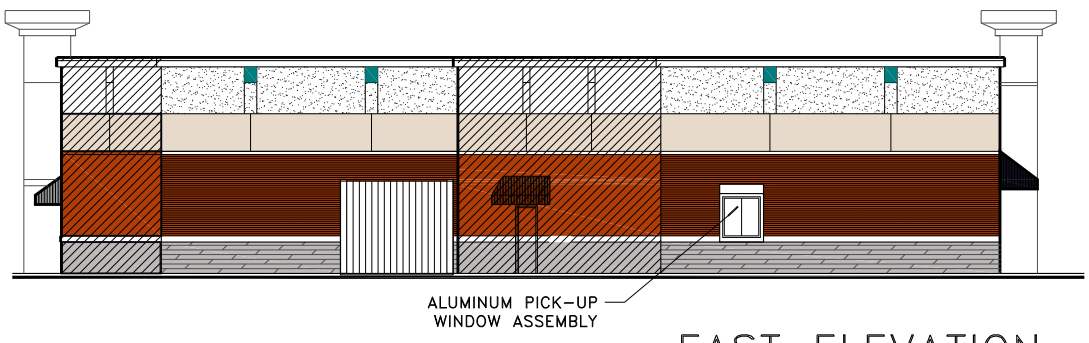
Terri Park, DVM



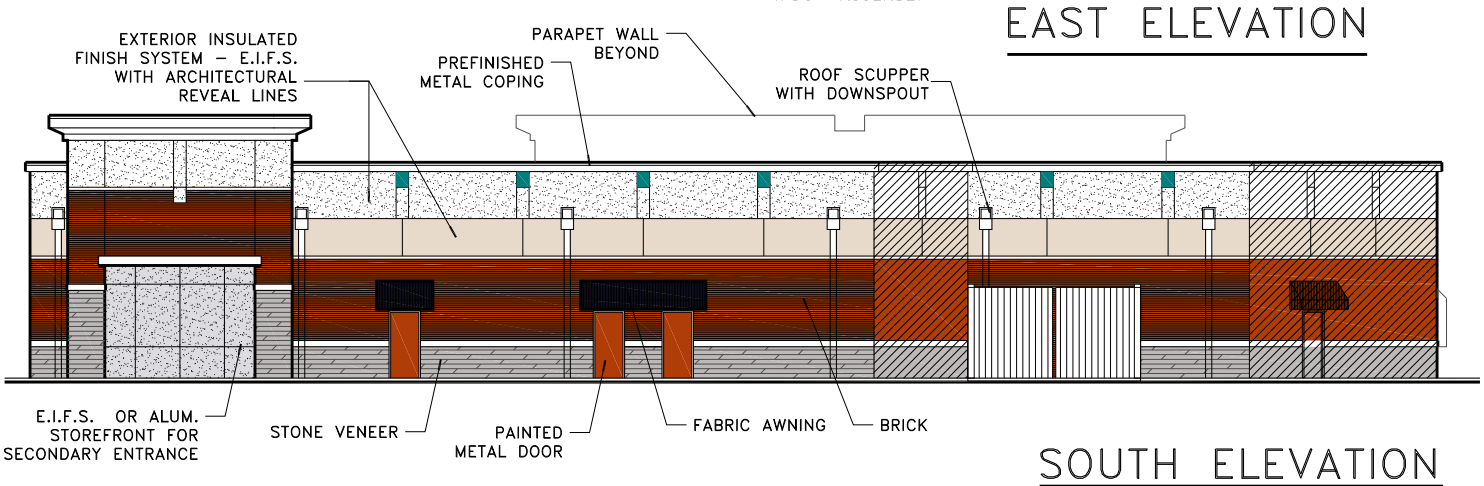
BUILDING A PLAN 11,970 SF TOTAL



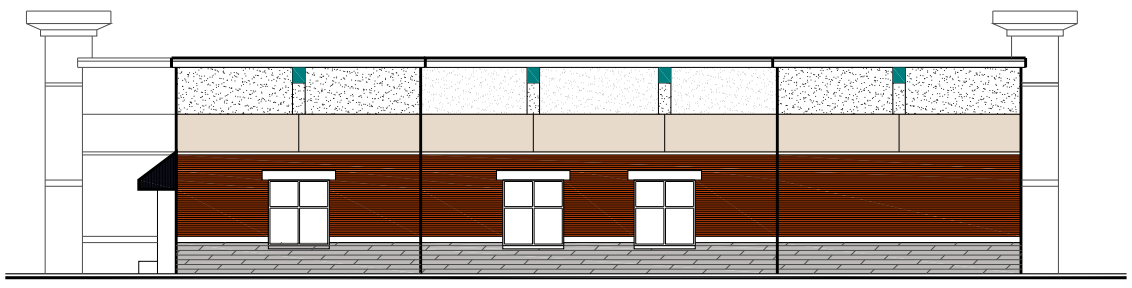
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



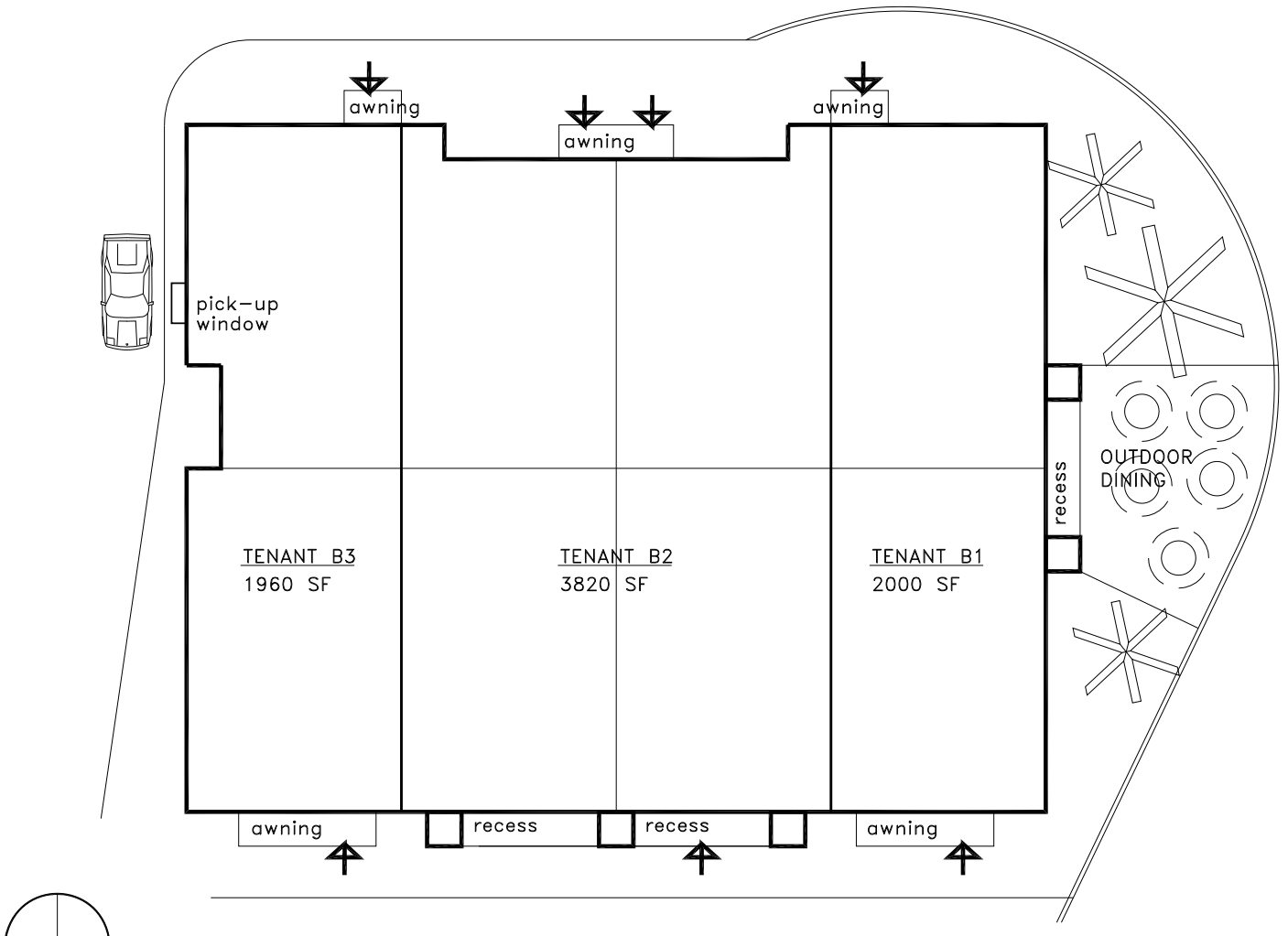
WEST ELEVATION

THE MONON MARKETPLACE
RETAIL CENTER

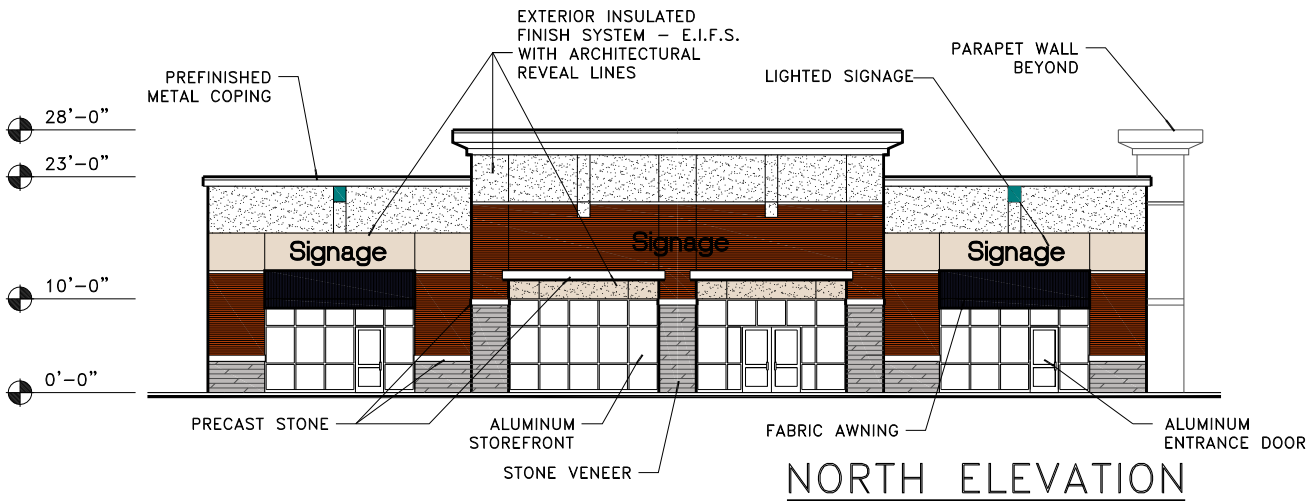
GREENWALT CORPORATION

Architura ARCHITECTURE PLANNING DESIGN CREATION

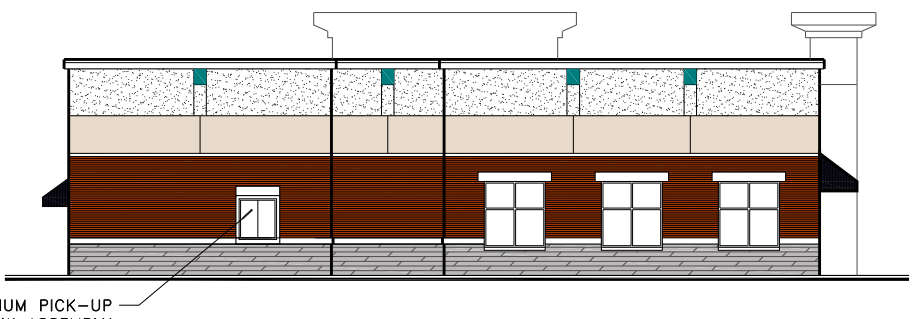
FEBRUARY 27, 2015



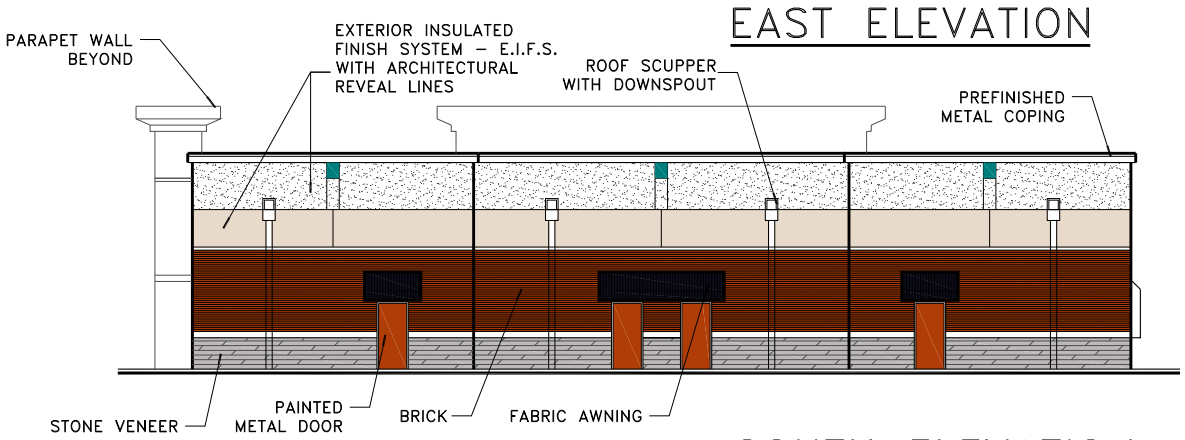
BUILDING B PLAN 7,780 SF TOTAL



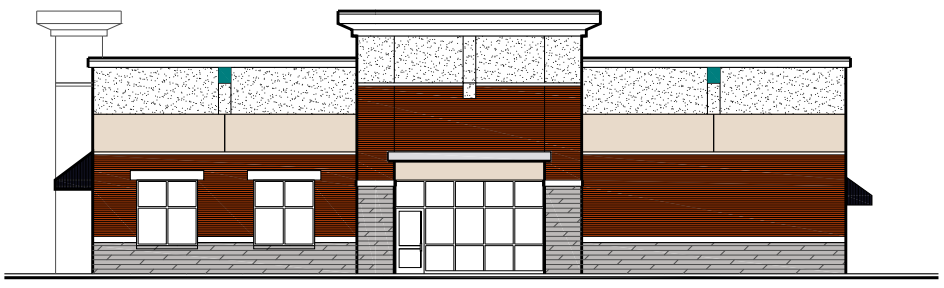
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



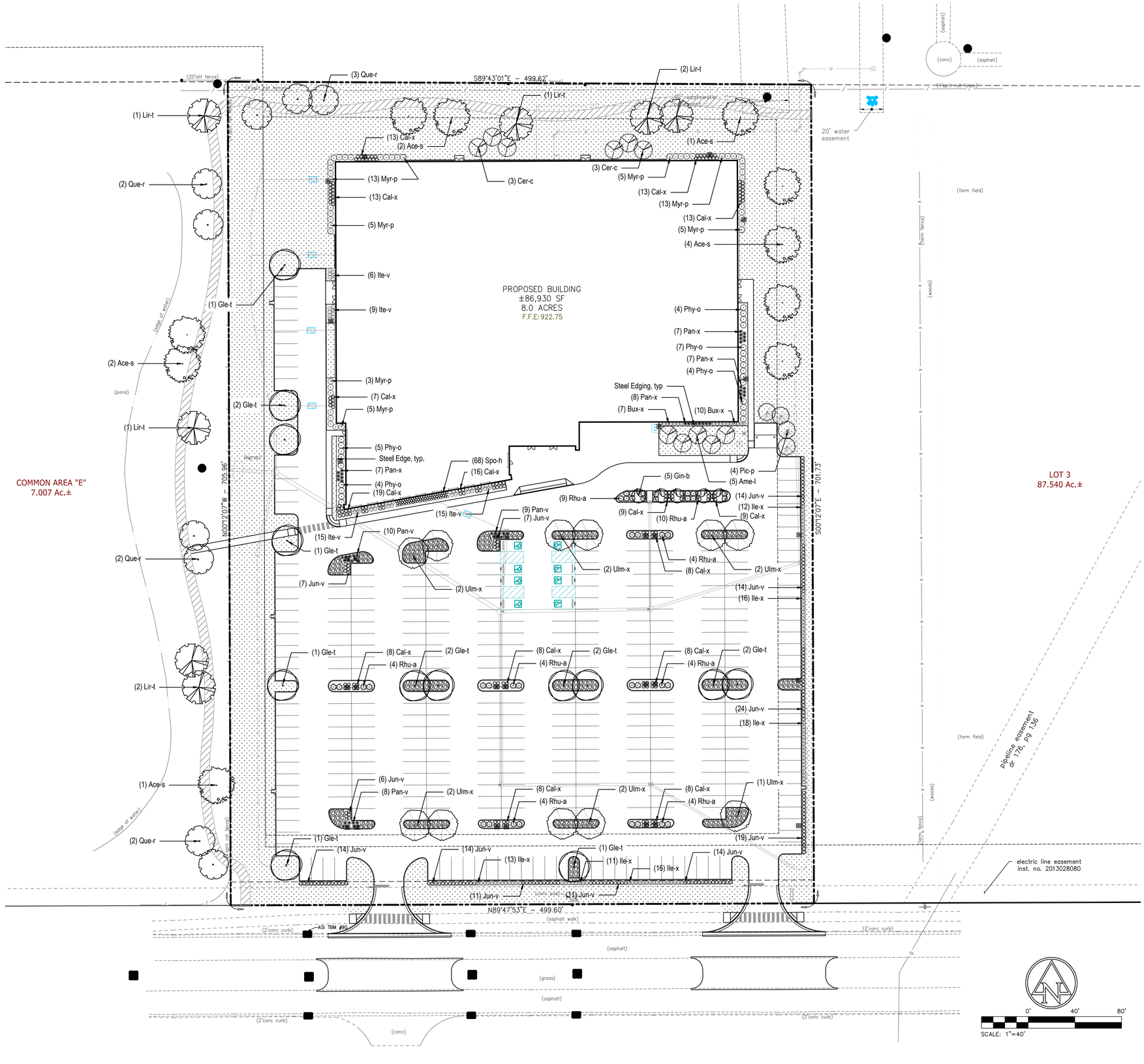
WEST ELEVATION

THE MONON MARKETPLACE
RETAIL CENTER

GREENWALT CORPORATION

Architura ARCHITECTURE PLANNING DESIGN CREATION

FEBRUARY 27, 2015



GENERAL LANDSCAPE AND PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

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

GRAND PARK FIELDHOUSE, LLC

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

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

GRAND PARK FIELDHOUSE

186TH ST & KINSEY AVE WESTFIELD, IN

ALYSSA P. PRAZEAU REGISTERED LANDSCAPE ARCHITECT STATE OF INDIANA 20002

CERTIFIED BY

ISSUANCE INDEX
DATE:
02/25/2015
PROJECT PHASE:
DEVELOPMENT PLANS

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01793

PLANTING PLAN

L100

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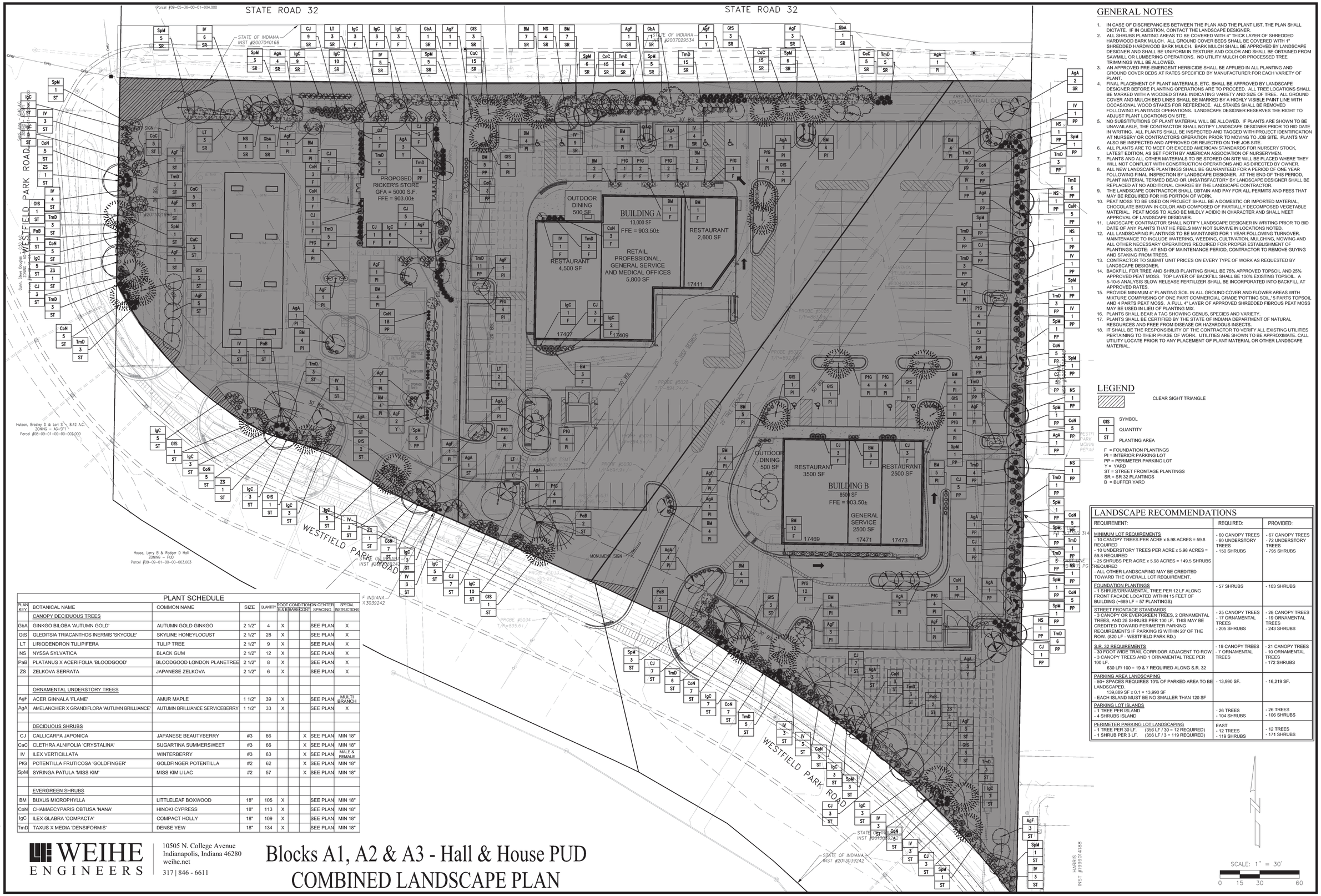
PRINT DATE: 2/26/15
PLOT SCALE: 1:2.5849
EDIT DATE: 2/26/2015 8:16:34 AM EDITED BY: APRAZEAU DRAWING FILE: M:\15-814 GRAND PARK INDOOR SPORTS\DWG\02014.01793.CE.L100.LP.DWG



GENERAL NOTES

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

LEGEND

CLEAR SIGHT TRIANGLE

SYMBOL	
GtS	
1	QUANTITY
ST	PLANTING AREA

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

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES								
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	4	X			SEE PLAN	X
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	28	X			SEE PLAN	X
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	9	X			SEE PLAN	X
NS	NYSSA SYLVATICA	BLACK GUM	2 1/2"	12	X			SEE PLAN	X
PaB	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2 1/2"	8	X			SEE PLAN	X
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	6	X			SEE PLAN	X
	ORNAMENTAL UNDERSTORY TREES								
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	1 1/2"	39	X			SEE PLAN	MULTI BRANCH
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	33	X			SEE PLAN	X
	DECIDUOUS SHRUBS								
CJ	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	#3	86			X	SEE PLAN	MIN 18"
CaC	CLETHRA ALNIFOLIA 'CRYSTALINA'	SUGARTINA SUMMERSWEET	#3	66			X	SEE PLAN	MIN 18"
IV	ILEX VERTICILLATA	WINTERBERRY	#3	63			X	SEE PLAN	MALE & FEMALE
PfG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#2	62			X	SEE PLAN	MIN 18"
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#2	57			X	SEE PLAN	MIN 18"
	EVERGREEN SHRUBS								
BM	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	18"	105	X			SEE PLAN	MIN 18"
CoN	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI CYPRESS	18"	113	X			SEE PLAN	MIN 18"
IgC	ILEX GLABRA 'COMPACTA'	COMPACT HOLLY	18"	109	X			SEE PLAN	MIN 18"
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18"	134	X			SEE PLAN	MIN 18"

LANDSCAPE RECOMMENDATIONS

REQUIREMENT:	REQUIRED:	PROVIDED:
MINIMUM LOT REQUIREMENTS - 10 CANOPY TREES PER ACRE x 5.98 ACRES = 59.8 REQUIRED - 10 UNDERSTORY TREES PER ACRE x 5.98 ACRES = 59.8 REQUIRED - 25 SHRUBS PER ACRE x 5.98 ACRES = 149.5 SHRUBS REQUIRED - ALL OTHER LANDSCAPING MAY BE CREDITED TOWARD THE OVERALL LOT REQUIREMENT.	- 60 CANOPY TREES - 60 UNDERSTORY TREES - 150 SHRUBS	- 67 CANOPY TREES - 72 UNDERSTORY TREES - 795 SHRUBS
FOUNDATION PLANTINGS - 1 SHRUB/ORNAMENTAL TREE PER 12 LF ALONG FRONT FACADE LOCATED WITHIN 15 FEET OF BUILDING (~689 LF = 57 PLANTINGS)	- 57 SHRUBS	- 103 SHRUBS
STREET FRONTAGE STANDARDS - 3 CANOPY OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LF. THIS MAY BE CREDITED TOWARD PERIMETER PARKING REQUIREMENTS IF PARKING IS WITHIN 20' OF THE ROW. (820 LF - WESTFIELD PARK RD.)	- 25 CANOPY TREES - 17 ORNAMENTAL TREES - 205 SHRUBS	- 28 CANOPY TREES - 19 ORNAMENTAL TREES - 243 SHRUBS
S.R. 32 REQUIREMENTS - 30 FOOT WIDE TRAIL CORRIDOR ADJACENT TO ROW. - 3 CANOPY TREES AND 1 ORNAMENTAL TREE PER 100 LF. 630 LF/ 100 = 19 & 7 REQUIRED ALONG S.R. 32	- 19 CANOPY TREES - 7 ORNAMENTAL TREES	- 21 CANOPY TREES - 10 ORNAMENTAL TREES - 172 SHRUBS
PARKING AREA LANDSCAPING - 50+ SPACES REQUIRES 10% OF PARKED AREA TO BE LANDSCAPED. 139,889 SF x 0.1 = 13,990 SF - EACH ISLAND MUST BE NO SMALLER THAN 120 SF	- 13,990 SF.	- 16,219 SF.
PARKING LOT ISLANDS - 1 TREE PER ISLAND - 4 SHRUBS ISLAND	- 26 TREES - 104 SHRUBS	- 26 TREES - 106 SHRUBS
PERIMETER PARKING LOT LANDSCAPING - 1 TREE PER 30 LF. (356 LF / 30 = 12 REQUIRED) - 1 SHRUB PER 3 LF. (356 LF / 3 = 119 REQUIRED)	EAST - 12 TREES - 119 SHRUBS	- 12 TREES - 171 SHRUBS

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

Blocks A1, A2 & A3 - Hall & House PUD
COMBINED LANDSCAPE PLAN

LOCATION: H:\2014\w140230\Engineering\design\conset\W140230-L100 combo landscape.dwg
DATE/TIME: February 27, 2015 - 2:32pm
PLOTTED BY: buisg

NOTICE, PERMITS, and NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING ANY CONSTRUCTION.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH THE RESPECTIVE UTILITY COMPANIES, PRIOR TO STARTING ANY CONSTRUCTION.
4. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
5. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.

   ALL CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT INFORMATION TO THE ENGINEERING/SURVEYING COMPANY UPON COMPLETION OF CONSTRUCTION.

BENCHMARK

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

BM

ELEVATION : 865.01

BENCHMARK

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

TBM

ELEVATION : 868.47

Plant Material List

Quantity	Botanical Name	Common Name	Key
21	To be Determined	Ornemental Tree	Ot
14	To be Determined	Shade Tree	St
241	To be Determined	Bushes	Bs

EXISTING LEGEND

- –EXISTING SANITARY MANHOLE
- –EXISTING STORM SEWER
- –EXISTING STORM MANHOLE
- –EXISTING STORM (B-HIVE) INLET
- –EXISTING STORM (CURB) INLET
- –EXISTING UTILITY POLE
- GAS –EXISTING GAS LINE
- –EXISTING TELEPHONE PEDESTAL
- WS –EXISTING WATERLINE
- –EXISTING WATER METER
- 864 –EXISTING CONTOUR LINE
- UGE –EXISTING UNDERGROUND ELECTRIC
- –EXISTING LITE
- FO –EXISTING UNDERGROUND CABLE
- –EXISTING FIRE HYDRANT

TREE AND BUSH NOTE

ALL TREES AND BUSHES SHALL CONFORM TO THE "CITY of WESTFIELD ZONING ORDINANCE".

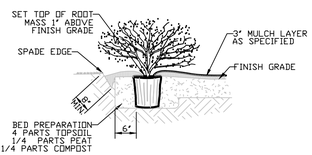
THE TYPES SHOWN ARE FOR THE "TYPE" REFERENCE ONLY. DEVELOPER SHALL PROVIDE THE CITY OF WESTFIELD WITH INFORMATION ABOUT SPECIFIC PLANTINGS, TO ASSURE THAT THE SPECIES THEY USE ARE ON THE "ZONING ORDINANCES" LIST OF ACCEPTABLE TYPES.

NOTE:
ALL LANDSCAPE AREAS SHALL BE GRASS UNLESS NOTED OTHERWISE.

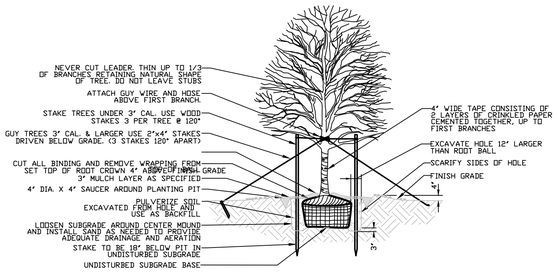
GRAPHIC SCALE

20 0 10 20 40

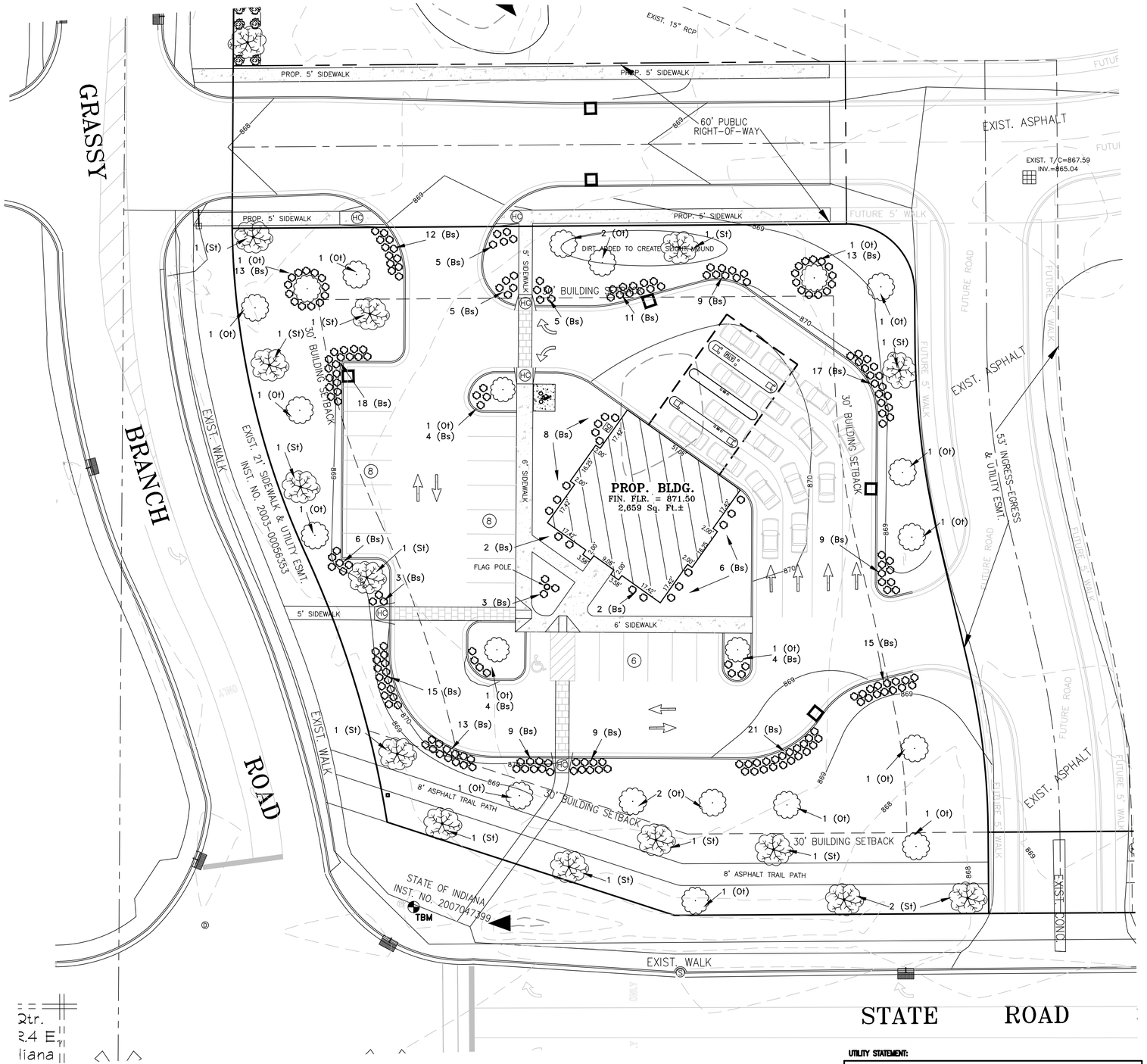
(IN FEET)
1 inch = 20 ft.



SHRUB AND SMALL TREE PLANTING DETAIL
NOT TO SCALE



SHADE TREE PLANTING DETAIL
NOT TO SCALE



INSTALLATION OF PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT INDUSTRY STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. THE LANDSCAPE CONTRACTOR SHALL PLACE A COMPACTED LAYER OF 4" TOPSOIL OVER ARES TO BE ESTABLISHED SHRUB BEDS. SUBSTITUTION MAY BE PERMITTED PROVIDED THE NURSERY CAN DEMONSTRATE THAT THE SUBSTITUTION IS SUPERIOR IN QUALITY AND LESS SUSCEPTIBLE TO INSECT DAMAGE.

UTILITY STATEMENT:

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

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SCALE: 1" = 20'
DRAWN BY: AB
CHECKED BY: PM
CERTIFIED BY: PAUL MAURER

SEAL
PAUL MAURER REGISTERED No. 880006 STATE OF INDIANA LAND SURVEYOR

DATE:	REVISION:
2/20/15	LANDSCAPING ADDED PER COMMENTS
3/2/15	LANDSCAPING ADJUSTED

PROJECT NAME:
FIRST MERCHANTS BANK
STATE ROAD 32, WESTFIELD

SHEET NAME:
LANDSCAPE PLAN

MAURER SURVEYING, INC.
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LAND SURVEYING, LAND DEVELOPMENT & BUILDER'S SERVICES

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SHEET
C.8

DATE
JANUARY 29, 2015

JOB NO.
1817-C.8