



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_16_2016

Tuesday, February 16, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, February 16, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - February 1, 2016

Documents: [February 1, 2016 Minutes](#)

Election of Officers

Review APC Rules & Procedures

ITEMS OF BUSINESS

1602-DDP-03

Central Christian Church

SEC of 151st Street and Towne Road

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

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

1601-PUD-01

Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road

Steve A. Wilson, Inc. by Nelson and Frankenberger requests a change in zoning from the Centennial North PUD District to the Wilshire PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Playground Equipment](#) | [Exhibit 6: Ordinance 15-46](#) | [Exhibit 7: Centennial North PUD Ord. 05-10](#) | [Exhibit 8: Neighborhood Meeting Summary](#)

1601-ODP-03 & 1601-SPP-02

Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road

Steve A. Wilson, Inc. by Nelson and Frankenberger requests Overall Development Plan and Primary Plat approval of 86 residential lots on approximately 38.951 acres +/-, located in the pending Wilshire PUD District.

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

1506-ZC-02 [PUBLIC HEARING]

Bent Creek Commitment Modification

Northwest corner of 159th Street and Towne Road

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Commitment Modification](#) | [Exhibit 4: Ordinance 4-43](#)

1506-ODP-16 & 1506-SPP-15 [PUBLIC HEARING]

Bent Creek

Northwest corner of 159th Street and Towne Road

Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 162 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Neighbor Meeting Summary February](#) | [Exhibit 7: Site Plan Comparison - May 2015 vs Feb 2016 Versions](#)

1510-ODP-20 & 1510-SPP-20 [CONTINUED]

Waters Edge West

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

1602-ODP-02 & 1602-SPP-03 [CONTINUED]

Waterford at the Bridgewater, Parcel L3

SEC of 151st Street and Carey Road

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

1602-ODP-04 & 1602-SPP-04 [CONTINUED]

West Rail

NEC of 156th Street and Ditch Road

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

1602-CPA-01 [CONTINUED]

The Conservancy Addendum

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

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

The Trails

East of Oak Ridge Road, South of State Road 32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment – Bridgewater Marketplace

Northwest corner of 146th Street and Gray Road

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

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 1, 2015
1506-ZC-02

Petition Number: 1506-ZC-02

Subject Site Address: *NWC 159th Street and Towne Road*

Petitioner: Langston Residential Development, LLC by Nelson & Frankenberger, P.C.

Request: Primary Plat and Overall Development Plan review for **Bent Creek** consisting of 158 single-family lots.

Current Zoning: SF2: Single-Family Low Density District with Zoning Commitments

Current Land Use: Vacant

Approximate Acreage: 129.74 acres+/-

Property History: 0407-REZ-05, Change of Zoning, Ordinance 04-43 (12/13/04)

Associated Cases: 1506-SPP-15, Primary Plat (pending)
1506-ODP-16, Overall Development Plan (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Commitment Modification
4. Ordinance 04-43

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

In accordance with Article 10.6 Commitments of the Unified Development Ordinance (the “UDO”), a commitment made pursuant to the UDO, may be modified or terminated only by a decision of the Plan Commission or Board to which the commitment was made.

The decision must be made: (i) at a public hearing by the Plan Commission or Board, as the case may be, after notice of the hearing has been provided under the applicable Rules of Procedure; and (ii) following an introductory presentation of the proposed modification to the Council, prior to the public hearing, if the proposed modification is to a commitment originally made in connection with a change of zoning petition.

Any modification or termination of the commitments shall not be effective until: (i) reduced to writing in a form approved by the City; (ii) approved by the Plan Commission or Board, as the case may be; (iii) executed and notarized by the current Property Owner of the real estate; and, (iv) recorded in the Office of the Recorder of Hamilton County, Indiana.

An introductory presentation of the proposed modification of commitments was made at the May 11, 2015, Council meeting. This petition has been properly noticed and is scheduled for a public hearing at the Plan Commission’s June 1, 2015, meeting.



PROJECT OVERVIEW

The 129.74-acre +/- site is located on the north side of 159th Street and the west side of Towne Road (see **Exhibit 2**), and is currently undeveloped. The property is zoned the SF2: Single-Family Low Density ("SF2") District, pursuant to Ordinance No. 04-43, adopted by the Council on December 13, 2004, with commitments (see **Exhibit 4**).

The petitioner desires to develop the site and has concurrently filed a request for approval of a Primary Plat (see 1506-SPP-15) and Overall Development Plan (see 1506-ODP-16), which are scheduled for a public hearing at the Plan Commission's June 1, 2015, meeting. The petitioner is requesting to modify the commitments (see **Exhibit 3**) in order to accommodate the proposed 158 lot single-family residential subdivision.

This modification of commitments is primarily intended to address the following:

1. Refine commitments to address the petitioner's particular home plans and desired neighborhood character; and
2. Remove commitments that are no longer necessary as a result of the Unified Development Ordinance.

The Modified Commitments are included at **Exhibit 3**. As proposed, the Modified Commitments would replace and supersede the commitments that were made in conjunction with the 2004 rezoning of the subject property under Ordinance 04-43 (see **Exhibit 4**). The Modified Commitments differ from the original commitments as follows:

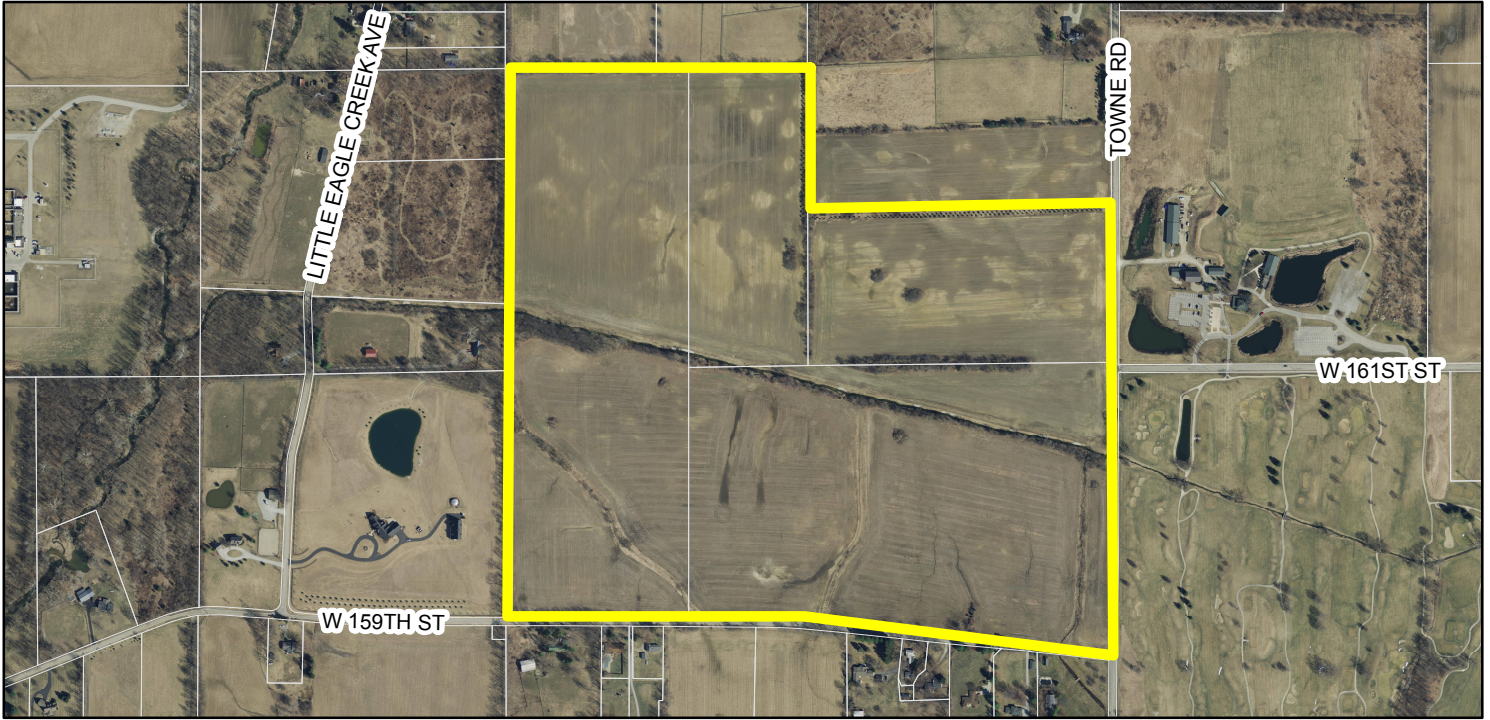
1. The commitment for specific buffer yard requirements along the southern perimeter of the project along (referred to in the original commitments under Section 3, Item 6 as "Buffer Area Two") is proposed to be removed. The City's UDO requires more restrictive street frontage planting and mounding treatment in this situation, so the previous Buffer Area Two standards would be redundant and unnecessary.
2. The petitioner is requesting to modify the masonry requirement for homes within this development. The current commitment calls for masonry on the first-floor of all sides of the building. The Modified Commitments would change that to require an 18-inch masonry wrap (minimum) on all sides of the building and masonry on all exposed basement walls. The Modified Commitments also include a character exhibit which demonstrates the style of homes that could be built within this development.

DEPARTMENT COMMENTS

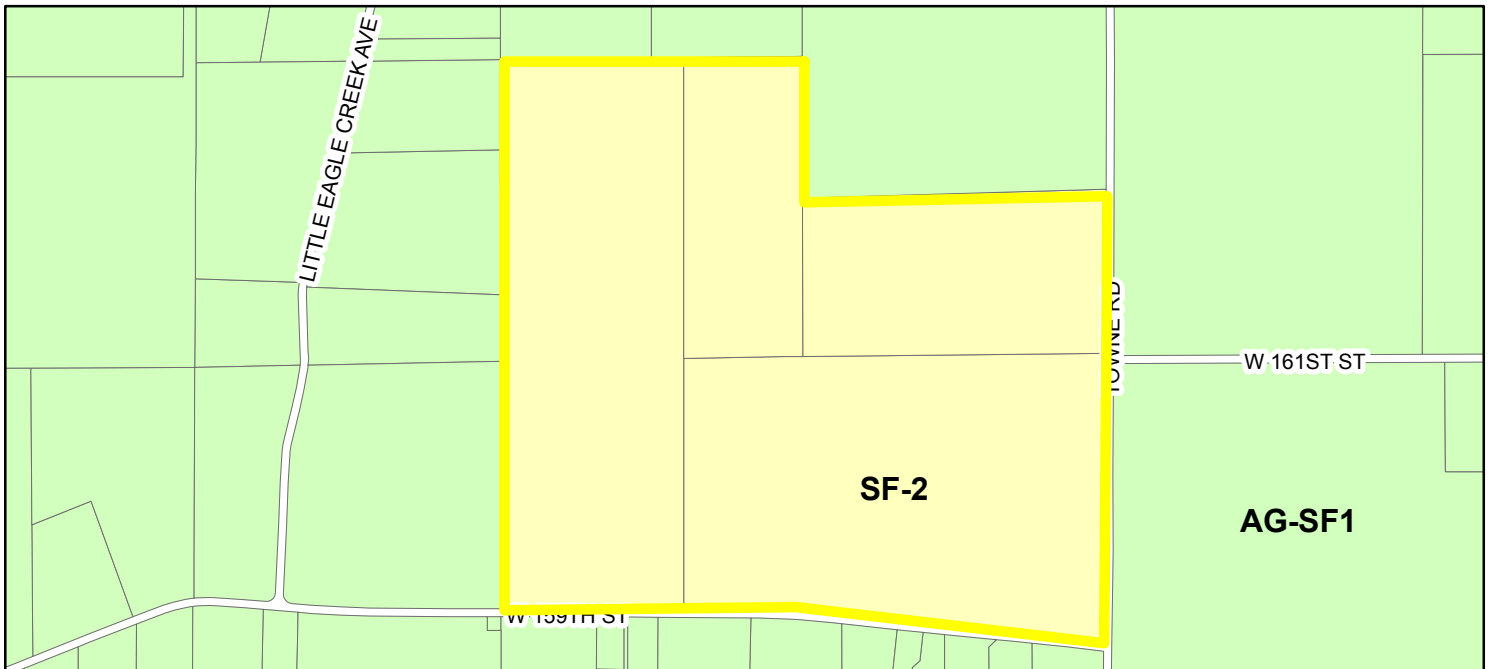
- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final deposition, the petitioner will make any necessary revisions to the commitments based on Plan Commission and public comments.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



Zoning  AG-SF1 (Agriculture - Single Family - 1)  SF-2 (Single Family - 2)

EXHIBIT B

MODIFICATION OF COMMITMENTS
CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference No. _____,
_____ and _____.

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

WHEREAS, on December 13, 2004, the Westfield Council (“Council”) enacted Ordinance 04-43, recorded as Instrument No. 200500009748 in the Office of the Recorder of Hamilton County, Indiana, which rezoned the subject real estate more particularly described in **Exhibit A** (“Real Estate”) from AG-SF1: Agriculture / Single Family Rural District to SF-2: Single-Family Low Density District;

WHEREAS, commitments concerning the use and development of the Real Estate, recorded as Instrument No. 200500009748 in the Office of the Recorder of Hamilton County, Indiana, were made to the Council effective upon the Council’s enactment of Ordinance 04-43 (“Previous Commitments”);

WHEREAS, Langston Residential Development, LLC (“Langston”) has filed a petition (Petition No. _____), with the Westfield-Washington Advisory Plan Commission (“Plan Commission”) requesting modification of the Previous Commitments with regard to the Real Estate, incorporated herein (the “Modified Commitments”);

WHEREAS, the Real Estate subject to the Modified Commitments is the real estate that was subject to Ordinance 04-43 and the Previous Commitments;

WHEREAS, in accordance with the Unified Development Ordinance (Article 10.6), an introductory presentation of the Modified Commitments was made to the Council on May 11, 2015;

WHEREAS, the Plan Commission held a public hearing regarding the Modified Commitments on June 1, 2015 (“Public Hearing”) and approved the Modified Commitments in accordance with Resolution No. 150-ZC-0;

NOW THEREFORE, Towne Road Development, Inc., (“Owner”) makes the following Modified Commitments to the Westfield-Washington Township Advisory Plan Commission regarding the use and development of the Real Estate:

Section 1. Modification of Previous Commitments. These Modified Commitments replace and supersede the Previous Commitments in their entirety as applicable to the Real Estate.

Section 2. Definitions.

1. ARB. The Architectural Review Road established by the Developer in the Declaration of Covenants.
2. Buffer Area One. That area of the Real Estate along part of the northern boundary of the Real Estate as indicated on the Drawing.
3. Corner Home. A home that is constructed on a Corner Lot.
4. Corner Lot. A Lot having frontage on two (2) public streets.
5. Declaration of Covenants. A Declaration of Covenants, Conditions and Restrictions for the Real Estate which shall be prepared by the Developer and recorded in the Office of the Recorder of Hamilton County, Indiana, Indiana, which may, from time to time, be amended.
6. Department. The Economic and Community Development Department of the City of Westfield.
7. Developer. Towne Road Development, Inc., its successor and assigns.
8. Drawing. The map which is attached hereto and incorporated herein by reference as **Exhibit B** and which outlines the perimeter of the Real Estate in yellow and identifies Buffer Area 1 in red.
9. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.
10. Historical Architectural Style. Historical Architectural Styles are established by and shall mean and refer to such homes as (i) colonial homes, (ii) cape cod homes, (iii) craftsman homes, (iv) traditional farmhouse homes, (v) French country homes, or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent versions of the foregoing.

The Departments shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a house plan as Historical Architectural Style. The denial by the Department of a house plan as a Historical Architectural Style may be appealed by the Developer to the Plan Commission.

11. Homeowner's Association. A nonprofit corporation established by for the promotion of the health, safety and welfare of the residents of the Real Estate once developed, and to manage, maintain, and repair the common areas within the Real Estate and any improvements located thereon.
12. Lot. A parcel of land designated as such upon the Plat (as hereinafter defined) upon which there is constructed one (1) single detached home.
13. Masonry. (i) Brick, limestone, natural stone, cultured stone, or other similar material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass and (ii) EIFS and stucco.
14. Overhang. The portion of the roof structure that extends beyond the exterior framing walls of a home.
15. Permitted Exterior Building Materials. Masonry, wood, concrete fiber board (Hardi-Plank or similar materials) or resin based products (fypon).
16. Plat. The subdivision plat or plats for the Real Estate recorded with the Hamilton County Recorder.
17. Ridgeline. The intersection of two (2) horizontal roof planes, or the angle formed by them, which form a peak or a pitched roof.

Section 3. Commitments Applicable to the Real Estate. The following commitments are applicable to the Real Estate:

1. Density:
 - a. No more than 168 single family residences shall be constructed upon the Real Estate.
2. Masonry Requirements:
 - a. All homes shall have Masonry (i) a minimum of 18" in height from foundation wrapped around the entire foundation and (i) on all exposed basement walls.
3. Character Exhibits. The Character Exhibits, attached hereto as **Exhibit C**, are 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.

4. Minimum Square Footage:

- a. One-story homes shall have a minimum living area of 2,300 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.
- b. Two-story homes shall have a minimum living area of 2,800 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.
- c. At least seventy percent (70%) of the homes shall have a minimum living area in excess of 2,800 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.

5. Permitted Exterior Building Materials.

- a. Permitted Exterior Building Materials shall be used in all exterior areas other than windows, doors, garage doors and roofs. Vinyl siding and aluminum siding are prohibited building materials.

6. Buffer Area One.

- a. The Developer shall install the Buffer Area One consisting of fifty (50) feet in width, which shall be common area and shall not be part of any Lot or Lots.
- b. Within such Buffer Area One, the Developer shall plant two (2) rows of spruce evergreen trees, each row being twenty (20) feet on center with such spruce evergreen trees being at least five (5) feet in height at time of planting. Such trees shall be installed contemporaneously with the commencement of the development of the Real Estate and shall be completed prior to the initial paving of any roads.
- c. The Declaration of Covenants shall provide (i) for the establishment of such Buffer Area One, (ii) that such Buffer Area One shall be maintained by the Homeowner's Association and (iii) that any trees located in Buffer Area One that die or are damaged shall be replaced by the Homeowner's Association.

7. Declaration of Covenants and Homeowner's Association.

- a. In connection with the development of the Real Estate, a Declaration of Covenants shall be recorded and a Homeowner's Association shall be established.

8. Roof Pitch.

- a. The roof pitch on the main roofline shall be 8 feet vertical to 12 feet horizontal, from front to back for homes with Historical Architectural Style and the roof pitch on front gables shall be 10 feet vertical to 12 feet horizontal. Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

9. Roof Ridgeline.

- a. A one-story home shall have a minimum of three (3) ridgelines, provided however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.
- b. A two-story home shall have a minimum of three (3) ridgelines, provided however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.
- c. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched roof area. Covered and enclosed porches shall count as ridgelines.

10. Corner Breaks.

- a. Each home shall have a minimum of three (3) corner breaks on the front and rear elevations. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of less than six (6) feet shall count toward this requirement.

11. Front Landscaping.

- a. Front yard landscaping shall include sixteen (16) shrubs, eighteen (18) inches in height at the time of planting.
- b. Front yard landscaping shall include at least one (1) yard tree (2" minimum caliper outside planting bed).

12. Miscellaneous.

- a. All new homes, landscaping and exterior color plans must be approved by the ARB prior to beginning construction.

- b. All driveways shall be concrete unless otherwise approved by the ARB.
- c. Uniform mailboxes, as determined by the ARB, shall be required.
- d. Dusk to dawn lights shall be required in a uniform location, as determined by the ARD.

Section 4. Modification of Commitments. These Modified Commitments shall continue in effect until modified or terminated. These Modified Commitments may be modified or terminated only in accordance with the Unified Development Ordinance, following a decision made at a public hearing after notice has been given in accordance with the Unified Development Ordinance and the Plan Commission's Rules of Procedure.

Section 5. Effective Date. These Modified Commitments shall be effective upon approval of Resolution No. 150-ZC-0 by the Plan Commission and after these Modified Commitments have been executed and notarized by the current property owner of the Real Estate and recorded in the Office of the Recorder of Hamilton County, Indiana.

Section 6. Recording. The undersigned hereby authorizes the Department to record these Modified Commitments in the Office of the Recorder of Hamilton County, Indiana, upon approval of Resolution No. 150-ZC-0.

Section 7. Enforcement. These Modified Commitments may be enforced by the Department, the Plan Commission, property owners of real estate adjoining the Real Estate, and all property owners of real estate within the Real Estate.

Section 8. Binding on Successors. These Modified Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 8, these Modified Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Towne Road Development, Inc., has caused these Modified Commitments to be executed as of the date identified on the Notary below.

Towne Road Development, Inc.

By: _____
James A. Caito, President

Date: _____, 2015

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared James A. Caito, President of Towne Road Development, Inc., who acknowledged the execution and the foregoing Modified Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2015 for and on behalf of said entity.

My Commission Expires: _____
_____ Notary Public

Residing in _____
County of _____ Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana.

Return to: James E. Shinaver, Nelson & Frankenberger, 3105 East 98th Street, Suite 170 Indianapolis, IN 46280 Indianapolis, Indiana.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

Exhibit A

(LEGAL DESCRIPTION)

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, **containing 129.742 acres, more or less.**

EXHIBIT B

(Drawing)



EXHIBIT C

(Character Exhibits)



33.00
13 2.00
none

200500009748
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
02-18-2005 At 11:39 am.
ORDINANCE 33.00

ORDINANCE NO. 04-43

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

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0407-REZ-05) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on November 23, 2004; and

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

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

SECTION 1. WC-16-04.

The Zoning Ordinance and the Zone Map of the Zoning Ordinance are hereby amended as described in the attached "Change in Zoning Classification 129 acres, North of 159th Street and West of Towne Road" document. The real estate property is reclassified from AG-SF1 to SF-2.

12/8/2004

Ordinance 04-43
159th and Town Road

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

WESTFIELD, HAMITON COUNTY, INDIANA THIS 13 **DAY OF**
Dec **2004**

WESTFIELD TOWN COUNCIL

Voting For

Teresa Otis Skelton
Teresa Otis Skelton

Jack Hart
Jack Hart

David Mikesell

Bob Smith
Bob Smith

Ronald W Thomas
Ron Thomas

Voting Against

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

Abstain

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

ATTEST:

Cindy Gossard
Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

12/8/2004

Ordinance 04-43
159th and Town Road

**WESTFIELD WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield Washington Township Advisory Plan Commission met in regular session on Monday, November 22, 2004, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended. Notice of public hearing on November 22, 2004, was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is as follows:

A change in zoning classification, from AG SF 1 to SF 2,
at the northwest corner of 159th Street and Towne Road, generally
(WWTAPC petition 0407-REZ-05).

A motion was approved to forward this request to the Westfield Town Council with a recommendation to approve (7-0-1(Peyton)).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield Washington Township Plan Commission held on November 22, 2004.



Kevin G. Buchheit, AICP, Secretary

November 23, 2004

Date

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Towne Road Development, Inc., the contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "A" (the "Real Estate"), makes the following Commitments (the "Commitments") applicable to the Real Estate.

Section 1. Exhibits. The following exhibits are attached hereto and incorporated herein by reference:

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

Exhibit "B". Attached hereto and incorporated herein by reference as Exhibit "B" (the "Drawing") is the map outlining the perimeter of the Real Estate.

Section 2. Definitions. Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

1. ARB: The Architectural Review Board established by the Developer in the Declaration of Covenants.
2. Buffer Area One: That area of the Real Estate along part of the northern boundary of the Real Estate as indicated on the Drawing.
3. Buffer Area Two: The area along the southern boundary of the Real Estate and part of the eastern boundary of the Real Estate, as indicated on the Drawing.
4. Corner Home. A home that is constructed on a Corner Lot.
5. Corner Lot. A Lot having frontage on two (2) public streets.
6. Declaration of Covenants. A Declaration of Covenants, Conditions and Restrictions for the Real Estate which shall be prepared by the Developer and recorded in the office of the Recorder of Hamilton County, Indiana, and which may, from time to time, be amended.
7. Department. The Community Development Department of the Town of Westfield, Indiana.

8. Developer. Towne Road Development, Inc., its successors and assigns.
9. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.
10. Historical Architectural Style. Historical Architectural Styles are established by and shall mean and refer to such homes as (i) colonial homes, (ii) cape cod homes, (iii) craftsman homes, (iv) traditional farmhouse homes, (v) french country homes, or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent versions of the foregoing.

The Department shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a house plan as a Historical Architectural Style. The denial by the Department of a house plan as a Historical Architectural Style may be appealed by the Developer to the Council.

11. Homeowners Association. A nonprofit corporation established for the promotion of the health, safety and welfare of the residents of the Real Estate once developed, and to manage, maintain, and repair the common areas within the Real Estate and any improvements located thereon.
12. Lot. A parcel of land designated as such upon the Plat (as hereinafter defined) upon which there is constructed one (1) single detached home.
13. Masonry. (i) Brick, limestone, natural stone, cultured stone, or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass and (ii) EIFS and stucco.
14. Overhang. The portion of the roof structure that extends beyond the exterior framing walls of a home.
15. Permitted Exterior Building Materials. Masonry, wood, concrete fiber board (Hardi-Plank or similar materials) or resin based products (fypon).
16. Plat. The subdivision plat or plats for the Real Estate recorded with the Hamilton County Recorder.
17. Ridgeline. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area.

Section 3. Commitments Applicable to the Real Estate. The following commitments are applicable to the Real Estate:

1. **Density:**
 - A. No more than 168 single family residences shall be constructed upon the Real Estate.
2. **Masonry Requirements:**
 - A. All homes shall have Masonry on the first floor, front, sides and rear.
 - B. The Masonry requirements may be modified by the Developer's Architectural Review Board (the "ARB") for up to 55 of the residences with a Historical Architectural Style.
3. **Minimum Square Footage:**
 - A. One-story homes shall have a minimum living area of 2,300 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.
 - B. Two-story homes shall have a minimum living area of 2,800 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.
 - C. At least seventy percent (70%) of the residences shall have a minimum living area in excess of 2,800 square feet, exclusive of garages, basements, porches, carports, and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.
4. **Permitted Exterior Building Materials:**
 - A. Permitted Exterior Building Materials shall be used in all exterior areas other than windows, doors, garage doors, and roofs. Vinyl siding and aluminum siding are prohibited as exterior building materials.
5. **Buffer Area One:**
 - A. Developer shall install the Buffer Area One consisting of fifty (50) feet in width, which shall be common area and shall not be part of any Lot or Lots.
 - B. Within such Buffer Area One, Developer shall plant two rows of spruce evergreen trees, each row being twenty (20) feet on center with such evergreen trees being at least five (5) feet in height at time of planting. Such trees shall be installed

contemporaneously with the commencement of development of the Real Estate and shall be completed prior to the initial paving of any roads.

- C. The Declaration of Covenants shall provide (i) for the establishment of such Buffer Area One, (ii) that such Buffer Area One shall be maintained by the Homeowners Association and (iii) that any trees located in Buffer Area One that die or are damaged shall be replaced by the Homeowners Association.
6. Buffer Area Two:
- A. Developer shall install Buffer Area Two consisting of thirty (30) feet in width which, in the Developer's discretion, may be either (i) partially or wholly within a common area or (ii) wholly or partially within a landscape easement located upon an adjacent lot.
 - B. Within such Buffer Area Two, the Developer shall install a mound which shall vary in height between two (2) and three (3) feet and, further, shall install landscaping in compliance with the landscape provisions of the Westfield/Washington Township Zoning Ordinance.
 - C. The Declaration of Covenants shall provide (i) that Buffer Area Two shall be maintained by the Homeowners Association, regardless of whether Buffer Area Two is located entirely within a common area or wholly or partially upon an adjacent lot and (ii) that any trees located within Buffer Area Two that die or are damaged shall be replaced by the Homeowners Association.
7. Declaration of Covenants and Homeowners Association:
- A. In connection with the development of the Real Estate, a Declaration of Covenants shall be recorded, and a Homeowners Association shall be established.
8. Roof Pitch:
- A. The roof pitch on the main roofline shall be 8 feet vertical to 12 feet horizontal, from front to back. The roof pitch on front gables shall be 10 feet vertical to 12 feet horizontal. Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
9. Roof Ridgeline:
- A. A one-story home shall have a minimum of three (3) ridgelines; provided, however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.

- B. A two-story home shall have a minimum of three (3) ridgelines; provided, however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.
 - C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.
10. Corner Breaks:
- A. Each home shall have a minimum of three (3) corner breaks on the front and rear elevations. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.
11. Front Landscaping:
- A. Front yard landscaping shall include sixteen (16) shrubs, eighteen (18) inches in height at the time of planting.
 - B. Front yard landscaping shall include at least 1 yard tree (2" minimum caliper outside planting bed)
12. Miscellaneous
- A. All new home, landscaping and exterior color plans must be approved by the ARB prior to beginning construction.
 - B. All driveways shall be concrete unless otherwise approved by the ARB.
 - C. Uniform mailboxes, as determined by the ARB, shall be required.
 - D. Dusk to dawn yard lights shall be required in a uniform location, as determined by the ARB.

Section 4. Binding on Successors

These Commitments are binding on the Developer, each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 4 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 5. Effective Date

The Commitments contained herein shall be effective upon the occurrence of all of the following events:

1. The adoption of an ordinance by the Town Council of Westfield, Indiana, assigning the requested SF2 Classification to the Real Estate; and
2. The commencement of the development of the Real Estate in accordance with the assignment of the requested SF2 classification.

Section 6. Recording

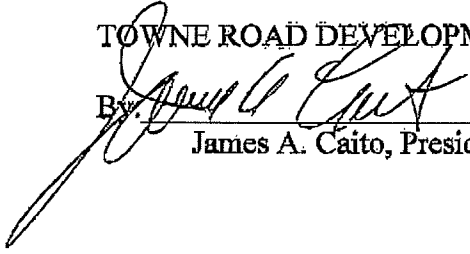
The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 7. Enforcement

These Commitments may be enforced by the Town Council of Westfield, Indiana and any property owner within the Real Estate.

IN WITNESS WHEREOF, DEVELOPER has caused these Commitments to be executed as of the date first written above.

TOWNE ROAD DEVELOPMENT, INC.

By: 

James A. Caito, President

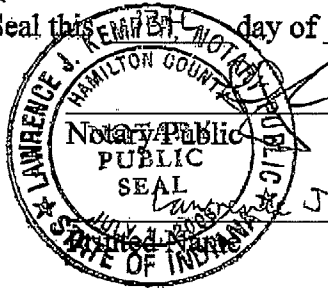
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared James A. Caito, President of Towne Road Development, Inc., and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this 24th day of December, 2004.

My Commission Expires:

Residing in _____ County



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

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EXHIBIT "A" - Page 1 of 2

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 795.62 feet; thence South 00 degrees 02 minutes 15 seconds West parallel to the West line of said Quarter Section a distance of 2,408.31 feet to the centerline of 159th Street; thence North 89 degrees 46 minutes 19 seconds West along said centerline 797.10 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the place of beginning, containing 43.913 acres, more or less.

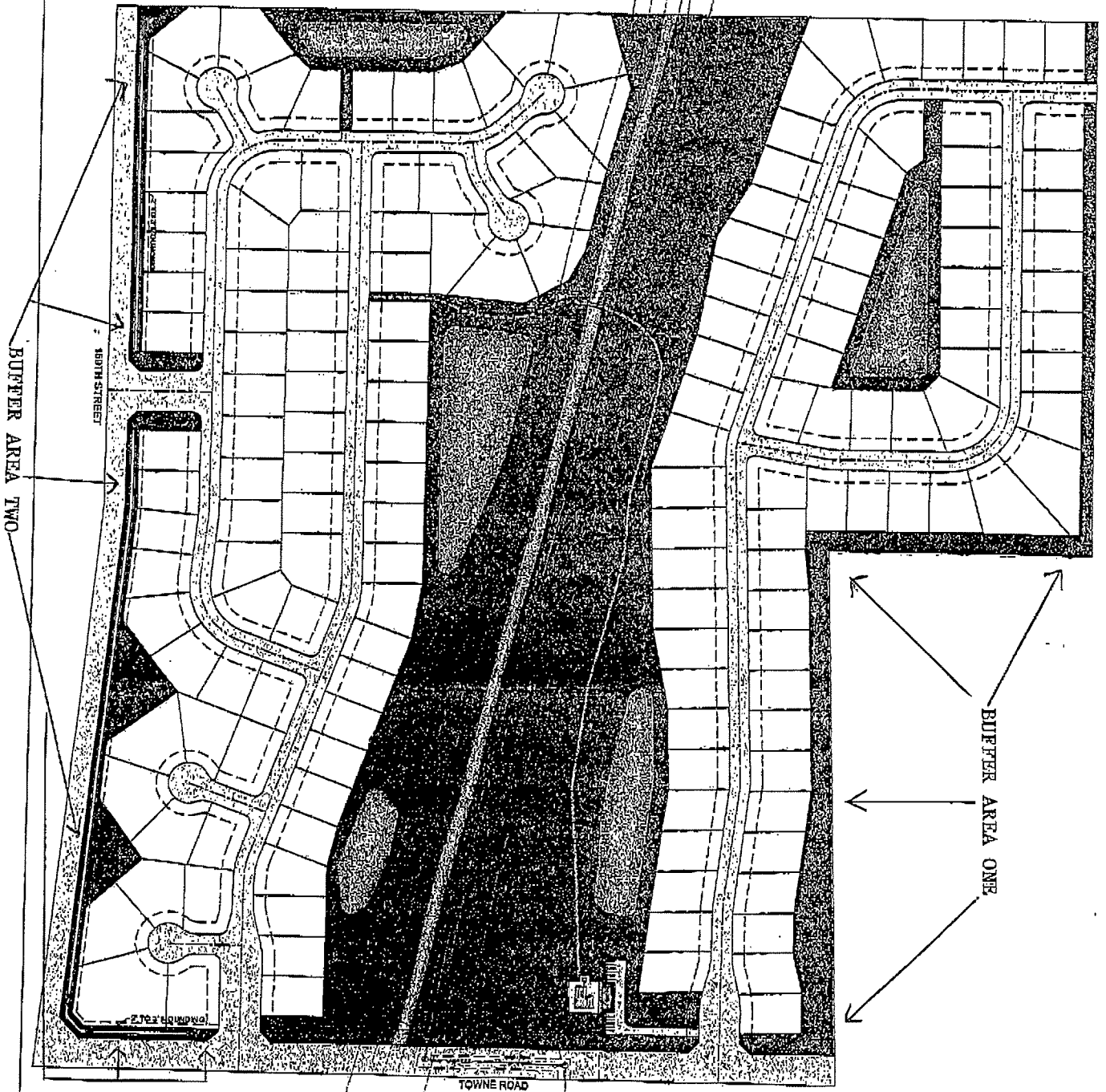
EXHIBIT "A" - Page 2 of 2

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 440.65 feet to the Southeast corner of the real estate described in Instrument Number 98-10055 in the Office of the Recorder, Hamilton County, Indiana; thence North 00 degrees 02 minutes 15 seconds East along the East line of said real estate 2,408.31 feet to the North line of the Southwest Quarter of said Northeast Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along said North line 528.21 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in said Recorder's Office by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 85.829 acres, more or less.

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EXHIBIT "B"





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 16, 2016
1506-SPP-15 & 1506-ODP-16

Petition Number: 1506-SPP-15 & 1506-ODP-16

Subject Site Address: *NWC 159th Street and Towne Road*

Petitioner: Langston Residential Development, LLC by Nelson & Frankenberger, P.C.

Request: Primary Plat and Overall Development Plan review for **Bent Creek** consisting of 158 single-family lots.

Current Zoning: SF2: Single-Family Low Density District with Zoning Commitments

Current Land Use: Vacant

Approximate Acreage: 129.74 acres+/-

Property History: 0407-REZ-05 Change of Zoning, Ordinance 04-43 (12/13/04)

Associated Cases: 1506-ZC-02, Zoning Commitment modification (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. Neighbor Meeting Summary; February 4, 2016
7. Site Plan Comparison (May 2015 vs. Feb. 2016 versions)

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

Approval of a Primary Plat and an Overall 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.

This petition received a public hearing at the Advisory Plan Commission's (the "APC") June 1, 2015 meeting. Since that time, the petitioner has worked to resolve items that were raised during the June 1, 2015 public hearing. Because the petition did not have any action within six (6) months of its initial hearing, the Department has required this petition to receive an additional public hearing at the February 16, 2016 APC meeting, in accordance with the APC Rules of Procedure.

PROJECT OVERVIEW

The 129.74-acre+/- site is located on the north side of 159th Street and the west side of Towne Road (see **Exhibit 2**). The property is zoned Single-Family 2 and is also bound by commitments that were made when



the property was zoned to SF-2 in 2004 (Ordinance 04-43). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) for the development and subdivision of the property into 162 single-family residential lots.

A neighborhood meeting was held on February 4, 2016. A summary of that meeting has been provided for reference (see **Exhibit 6**).

The petition was reviewed by the Technical Advisory Committee at its May 19, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's February 4, 2016 meeting.

MODIFICATIONS SINCE JUNE 1, 2015

In response to public comments raised during the June 1, 2015 public hearing, the Overall Development Plan and Primary Plat were modified as follows:

1. Entrance on 159th Street moved to the west, across from a field instead of homes.
2. North/south internal street moved to be more centrally-located within the project.
3. Amenity area moved to be more centrally-located within the project.
4. Right-of-way stubs added to property to the west and north(east).
5. Pavement within the right-of-way stub to the north(west) was shortened, per neighbor request.
6. Internal pedestrian pathways extended.
7. 4 residential lots have been added (158 lots to 162 lots).

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

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

- 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.

Comment: Staff is working with petitioner to ensure compliance.

- 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.

Comment: Staff is working with petitioner to ensure compliance.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: Staff is working with petitioner to ensure compliance.

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: Staff is working with petitioner to ensure compliance.

- 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.

Comment: Staff is working with petitioner to ensure compliance.

DESIGN STANDARDS (Chapter 8 of UDO)

The Primary Plat complies except for those items identified as outstanding below, that need addressed prior to approval:

- 20) Block Standards (Article 8.1).
- 21) Easement Standards (Article 8.3).

Comment: Staff is working with petitioner to ensure compliance.



22) Monument and Marker Standards (Article 8.5).

23) Open Space and Amenity Standards (Article 8.6)

Comment: Staff is working with petitioner to ensure compliance.

24) Pedestrian Network Standards (Article 8.7)

25) Storm Water Standards (Article 8.8)

Comment: Staff is working with petitioner to ensure compliance.

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

Comment: Staff is working with petitioner to ensure compliance.

27) Street Light Standards (Article 8.10)

28) Street Sign Standards (Article 8.11)

29) Surety Standards (Article 8.12)

30) Utility Standards (Article 8.13)

Comment: Staff is working with petitioner to ensure compliance.

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

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

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

Comment: Staff is working with petitioner to ensure compliance.

32) Address and legal description of the property.

33) Boundary lines of the property including all dimensions.

34) 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.

35) 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.

36) 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.

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

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

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



- 40) Location and dimensions of all existing structures and paved areas.
- 41) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 42) Location of all Floodplain areas within the boundaries of the property.
- 43) Names of legal ditches and streams on or adjacent to the site.
- 44) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Staff is working with petitioner to ensure compliance.

- 45) Identify buildings proposed for demolition.
- 46) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 47) 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).
- 48) Traffic Impact Study.

Comment: Staff is working with petitioner to ensure compliance.

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:

- 49) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 50) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 51) 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.

Comment: Staff is working with petitioner to ensure compliance.

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

Comment: Staff is working with petitioner to ensure compliance.

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

Comment: Staff is working with petitioner to ensure compliance.



- 52) 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: Staff is working with petitioner to ensure compliance.

DISTRICT STANDARDS

The plans comply with **Article 4.5 (SF2 District)**, as applicable to a Primary Plat and Overall Development Plan.

- 53) Minimum Lot Area: 15,000 square feet (may be reduced by 3 x the lot width if utilizing a 59' street cross-section to accommodate street trees).

- 54) Minimum Lot Frontage: 50 feet

Comment: Staff is working with petitioner to ensure compliance.

- 55) Minimum Building Setback Lines:

- a) Front Yard: 30 feet (may be reduced by 3 feet if utilizing a 59' street cross-section to accommodate street trees).
- b) Side Yard: 12 feet
- c) Rear Yard: 30 feet

- 56) Minimum Lot Width: 100 feet

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:

- 57) Architectural Standards (Article 6.3)

- a) Perimeter Lots (Article 6.3(C)(1))
- b) Streetscape Diversity (Article 6.3(C)(2)). At minimum of two (2) of the following three (3) design objectives shall be met:

Comment: Staff is working with petitioner to ensure compliance.

- i) The front façade of a front-load garage shall be recessed from the Front Building Facade by at least five (5) feet. A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall also meet this objective.



- ii) Building Setback Lines shall vary within each Block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow a range of six (6) feet offset within the Block and have a minimum variation of two (2) feet increments from adjacent Lots. Staggered Building Setback Lines may not be required to meet this standard where winding streets or a similar development design achieve the same effect.
- iii) Single-Family Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:
 - (1) Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
 - (2) Have a different primary siding color than the adjacent Lot; and
 - (3) Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

c) Building Materials (Article 6.3(C)(3))

Comment: This will be reviewed for compliance by the Department at the time of the building permit review for each individual home.

58) Building Standards (Article 6.4)

59) Landscaping Standards (Article 6.8)

a) Detention and Retention Areas

Comment: Staff is working with petitioner to ensure compliance.

b) Street Trees

Comment: Staff is working with petitioner to ensure compliance.

c) Minimum Lot Landscaping Requirements

Comment: Staff is working with petitioner to ensure compliance.

SF Residential (over 8,000 sq.ft.) 158 Lots	Required	Provided	Difference
Shade Trees	632	4 per Lot	Compliant
Evergreen/Ornamental Trees	316	2 per Lot	Compliant
Shrubs	632	4 per Lot	Compliant



Open Space/Common Area	Required	Provided	Difference
48 acres			
Shade/Evergreen/Ornamental Trees	480	522	+42

d) External Street Frontage Landscaping

Towne Road (1,500')	Required	Provided	Difference
Shade Trees	45	45	Compliant
Evergreen Trees	60	60	Compliant
Ornamental Trees	45	45	Compliant
Shrubs	375	375	Compliant
30' Landscaping Area		Yes	Compliant
3' Undulating Mound		Cannot determine height	Label mound height on detail

159 th Street (2,100')	Required	Provided	Difference
Shade Trees	63	60	Compliant
Evergreen Trees	84	84	Compliant
Ornamental Trees	63	63	Compliant
Shrubs	525	525	Compliant
30' Landscaping Area		Yes	Compliant
3' Undulating Mound		Cannot determine height	Label mound height on detail



e) Buffer Yard Requirements

West Buffer Yard (2,398 feet)	Required	Provided	Difference
Shade Trees	72	51	-21
Evergreen Trees	72	51	-21
Shrubs	240	170	-70
30' Buffer Yard		Yes	Compliant

North Buffer Yard (1,324 feet)	Required	Provided	Difference
Shade Trees	40	36	-4
Evergreen Trees	40	35	-5
Shrubs	133	120	-13
30' Buffer Yard		Yes	Compliant

Buffer Area One (1,969 feet)	Required	Provided	Difference
Shade Trees	60	0	-60
Evergreen Trees	60	182	+122
Shrubs	197	0	-197
30' Buffer Yard		Yes	Compliant

60) Lot Standards (Article 6.10)

Comment: Staff is working with petitioner to ensure compliance.

61) Setback Standards (Article 6.16)

62) Vision Clearance Standards (Article 6.19)

Comment: Staff is working with petitioner to ensure compliance.

63) Yard Standards (Article 6.21)



COMPLIANCE WITH COMMITMENTS: (pending 1506-ZC-02)

This report identifies all commitments that are applicable at the Primary Plat and Overall Development stage of the review process. All commitments concerning architectural design will be reviewed as building permits for individual buildings are submitted.

64) Density. No more than 168 single-family residences shall be constructed upon the Real Estate. – **COMPLIANT**

65) Buffer Area One. -- **COMPLIANT**

- a) The Developer shall install Buffer Area One consisting of fifty (50) feet in width, which shall be common area and shall not be part of any Lot or Lots.
- b) Within such Buffer Area One, the Developer shall plant two (2) rows of spruce evergreen trees, each row being twenty (20) feet on center with such spruce evergreen trees being at least five (5) feet in height at time of planting. Such trees shall be installed contemporaneously with the commencement of the development of the Real Estate and shall be completed prior to the initial paving of any roads.
- c) The Declaration of Covenants shall provide (i) for the establishment of such Buffer Area One, (ii) that such Buffer Area One shall be maintained by the Homeowner's Association and (iii) that any trees located in Buffer Area One that die or are damaged shall be replaced by the Homeowner's Association.

66) Front Landscaping.

- a) Front yard landscaping shall include sixteen (16) shrubs, eighteen (18) inches in height at the time of planting.

Comment: Staff is working with petitioner to ensure compliance.

- b) Front yard landscaping shall include at least one (1) yard tree (2" minimum caliper outside planting bed).

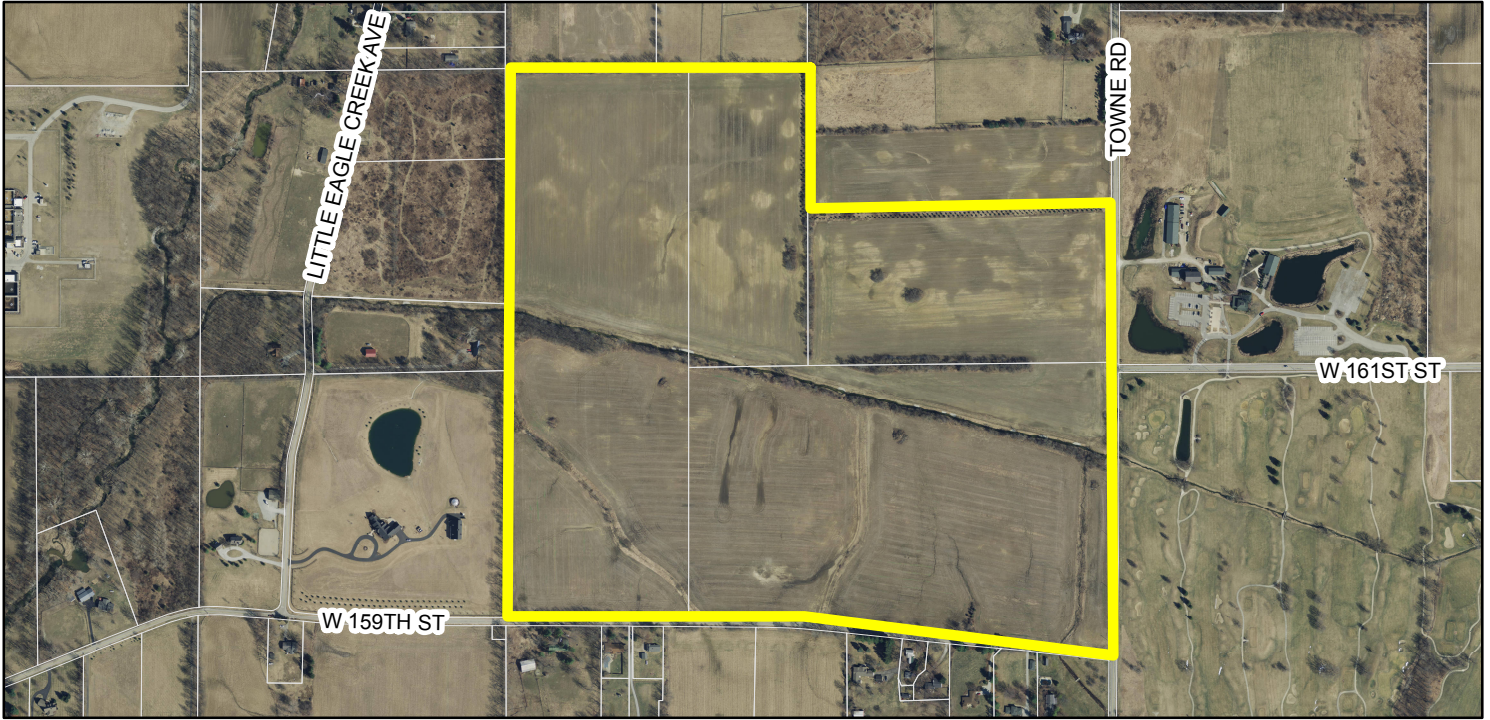
Comment: Staff is working with petitioner to ensure compliance.

STAFF COMMENTS

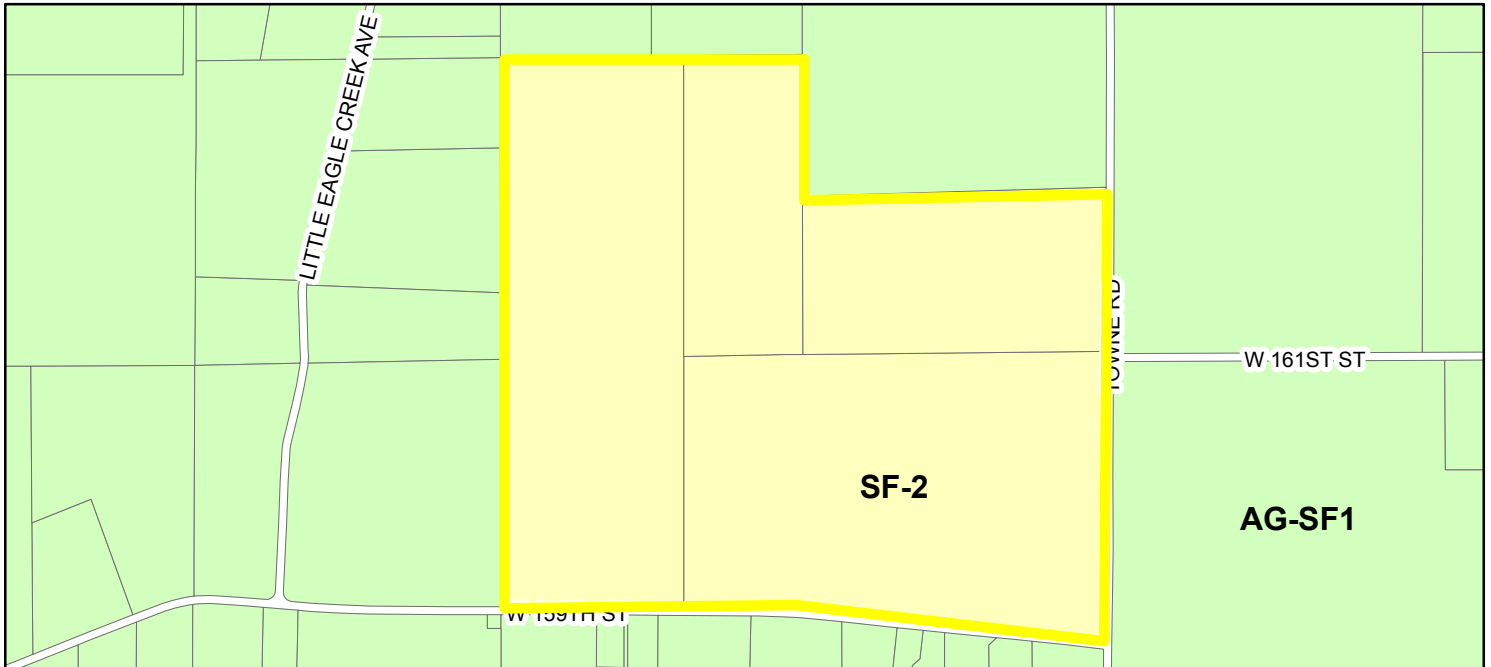
- 1) No action is required at this time except to hold the public hearing.
- 2) Prior to the final disposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Aerial Location Map

Site



Zoning Map



Zoning AG-SF1 (Agriculture - Single Family - 1) SF-2 (Single Family - 2)

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1152 SOUTH RAVENLINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±

OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 1/2 STORIES

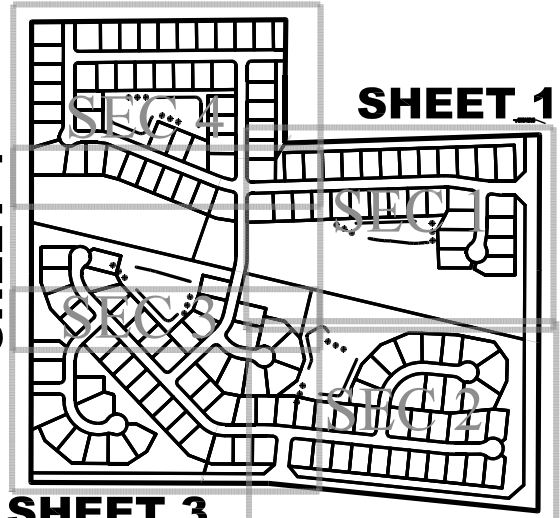
DESCRIPTION

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

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S:\98\98160\98160-PLAT.dwg
January 13, 2005
RICKO PIRKRO

SHEET 5



KEY MAP

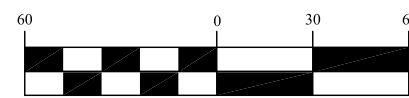
1"=1000'

*SHEET 6 - Curve Tables

NOW OR FORMERLY
THOMAS M. &
LISABETH D. ARMSTRONG
INSTR. No. 98-39293

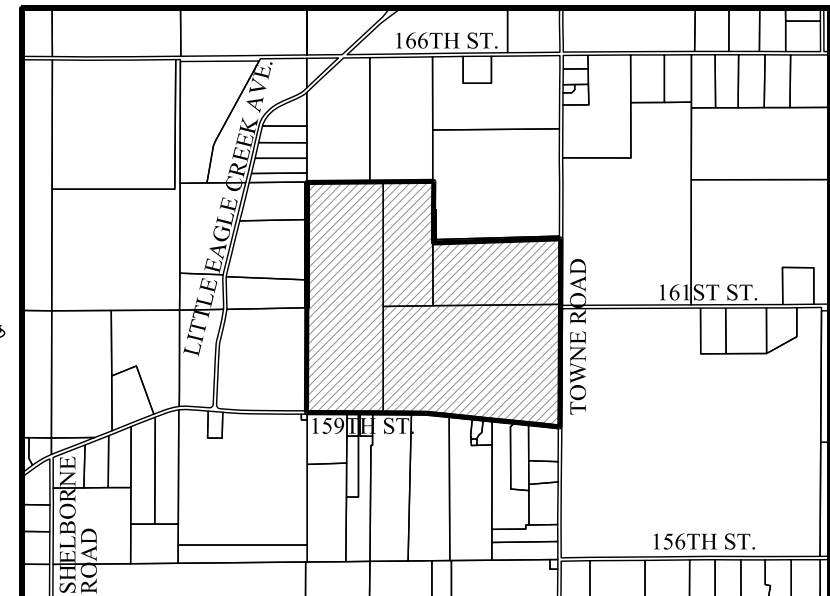
BENT CREEK PRIMARY PLAT ZONING SF2

GRAPHIC SCALE



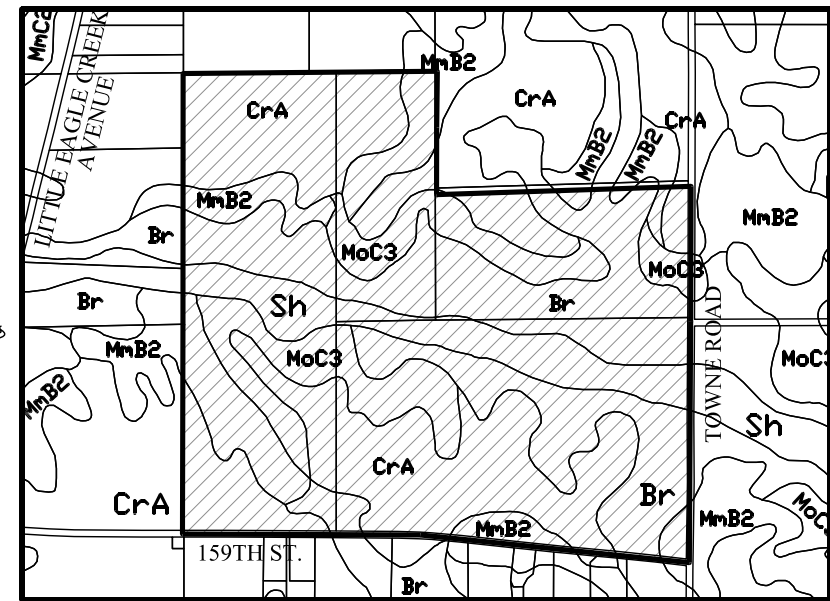
(IN FEET)
1 inch = 60 ft.

COMMON AREAS INDEX			
SECTION 1		SECTION 4	
C.A. 1	557,735 sq. ft.	C.A. 9	261,851 sq. ft.
C.A. 2	78,598 sq. ft.	C.A. 10	131,619 sq. ft.
C.A. 3	46,830 sq. ft.	C.A. 11	23,467 sq. ft.
SECTION 2		C.A. 12	9,987 sq. ft.
C.A. 4	16,824 sq. ft.	TOTAL	1,969,789 sq. ft.
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SECTION 3			
C.A. 6	153,810 sq. ft.		
C.A. 7	67,315 sq. ft.		
C.A. 8	227,927 sq. ft.		



LOCATION MAP

SCALE: 1"=2000'



SOILS MAP

Br, CrA, MmB2, Sh, Moc3

SCALE: 1"=1000'

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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LEGEND

- 30 LOT NUMBER
- D.E. DRAINAGE EASEMENT
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- 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.



THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACTION OR
ORIGINAL BOUNDARY SURVEY. A ROUTE
REPORT OR SURVEYOR LOCATION
REPORT.
CERTIFIED: 05/01/15
DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYSON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5953 Fax: (317) 849-5942

PREPARED FOR:
TOWNSHIP: 18N
RANGE: R3E
CHECKED BY:
HAM BKR
SHEET NO.
1
OF 11 SHEETS
S & A JOB NO.
49160 2014

REV. PER TAC COMMENTS
REVISIONS
DATE

CDK
BY

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
TOWNE ROAD DEVELOPMENT, INC.
1152 SOUTH RAVENLINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±

OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 1/2 STORIES

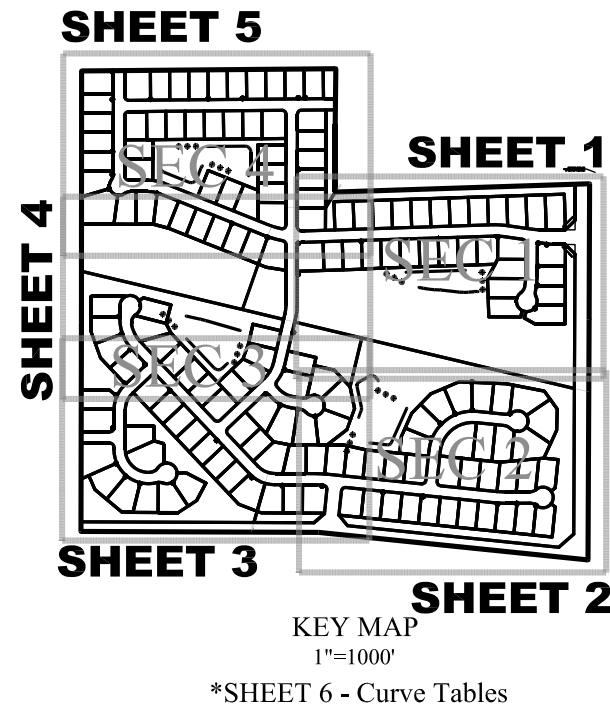
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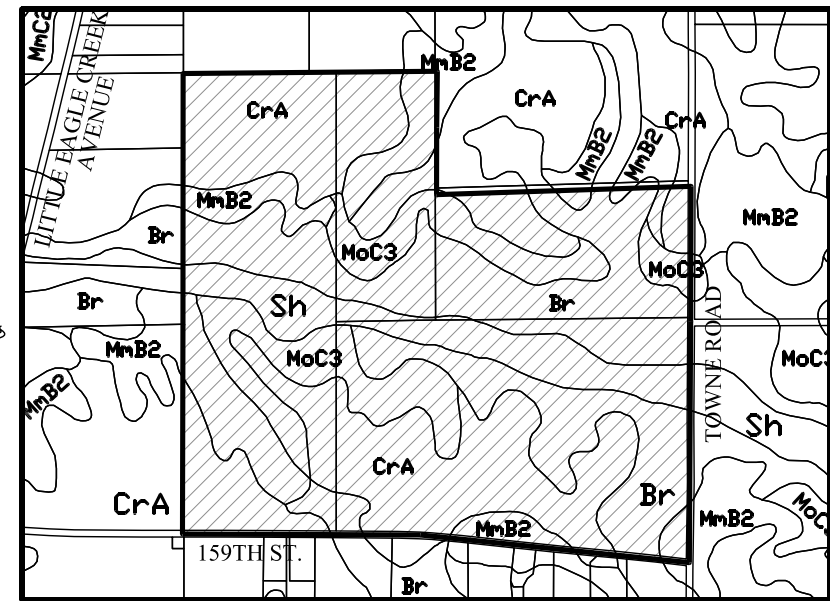
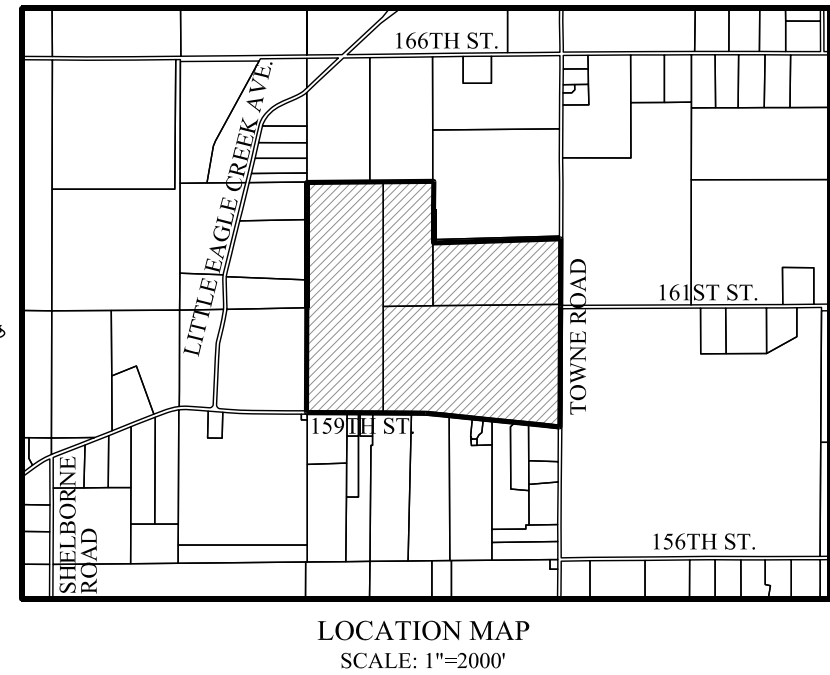
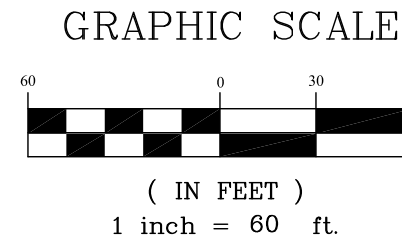
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S:\98\98\legal\PRD-PLAT.dwg
January 13, 2005
(R)DK (P)KRG

BENT CREEK PRIMARY PLAT ZONING SF2



COMMON AREAS INDEX			
SECTION 1		SECTION 4	
C.A. 1	557,735 sq. ft.	C.A. 9	261,851 sq. ft.
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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYSON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5953 Fax: (317) 849-5942

PREPARED FOR:

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 2 OF 11 SHEETS
S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
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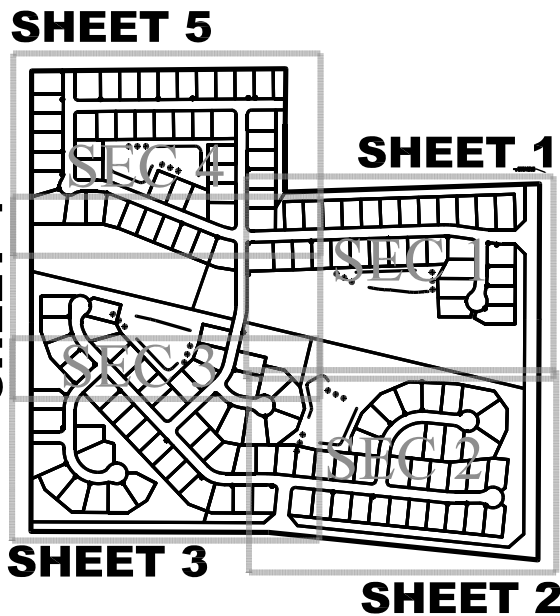
SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY (DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
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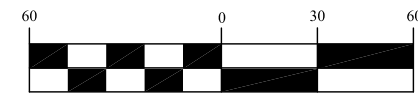
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January 13, 2005
(RDKG/PJKRG)



KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

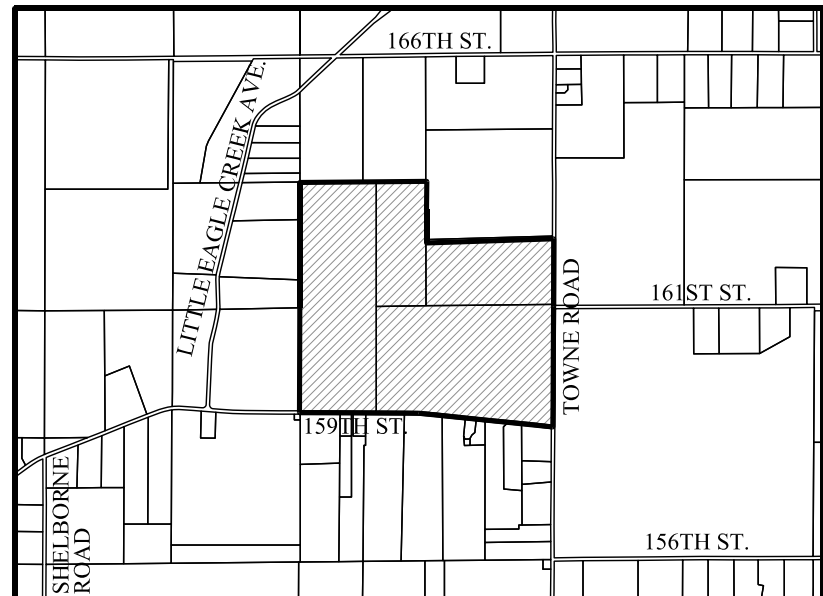
BENT CREEK PRIMARY PLAT ZONING SF2

GRAPHIC SCALE

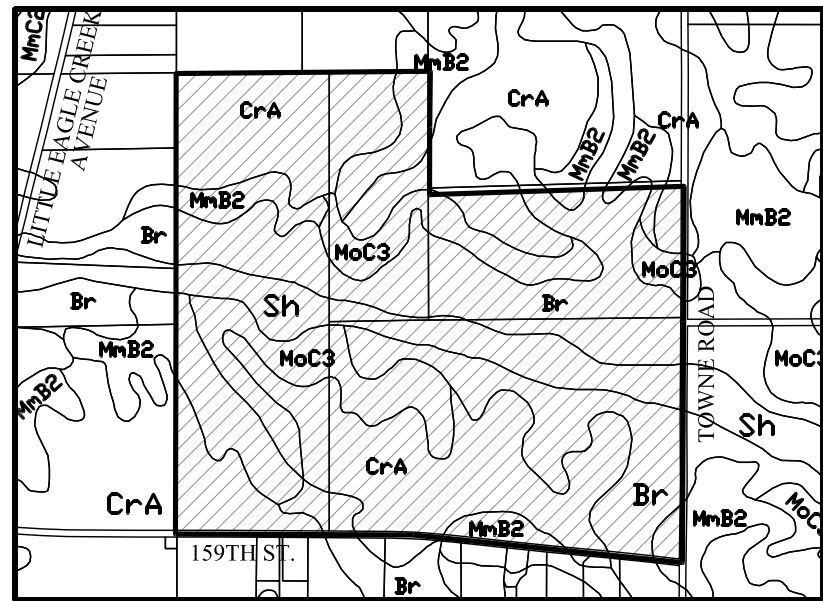


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LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
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- B-B BACK TO BACK OF CURB
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Know what's below.
Call before you dig.



STOEPPELWERTH ALWAYSON. 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5933 Fax: (317) 849-5942		REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 05/01/15	DATE: 02/05/16	REV. PER TAC COMMENTS	BY
PRIMARY PLAT		BENT CREEK		WASHINGTON TOWNSHIP	
PREPARED FOR:		SECTION: 8		TOWNSHIP: 18N	RANGE: R3E
DRAWN BY: HAM		CHECKED BY: BKR		SHEET NO. 3	
OF 11 SHEETS		S & A JOB NO.		49160 2014	

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
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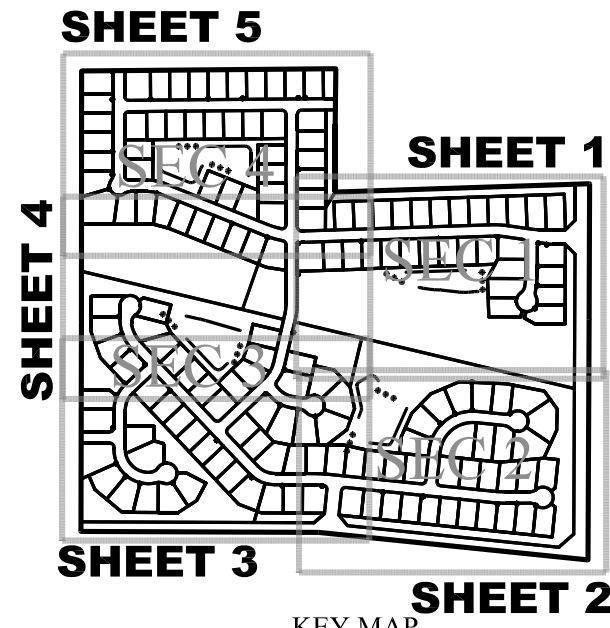
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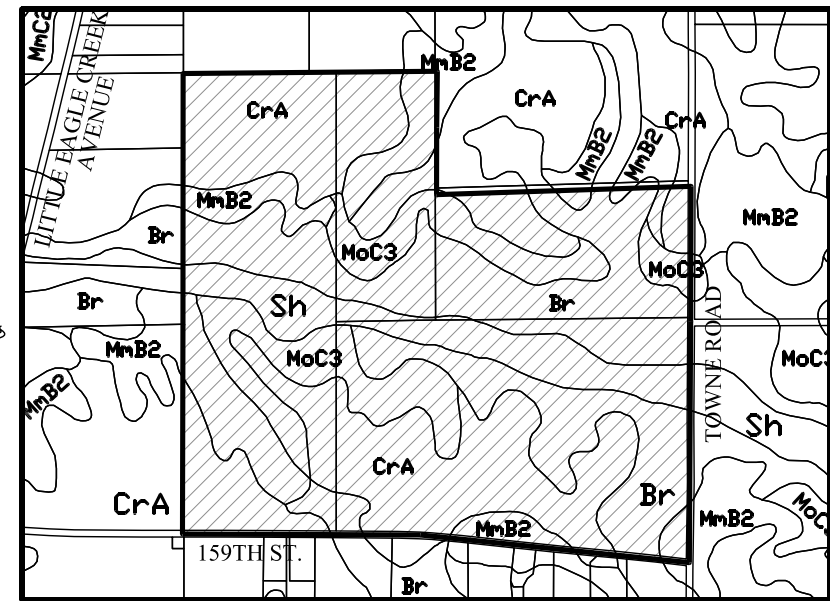
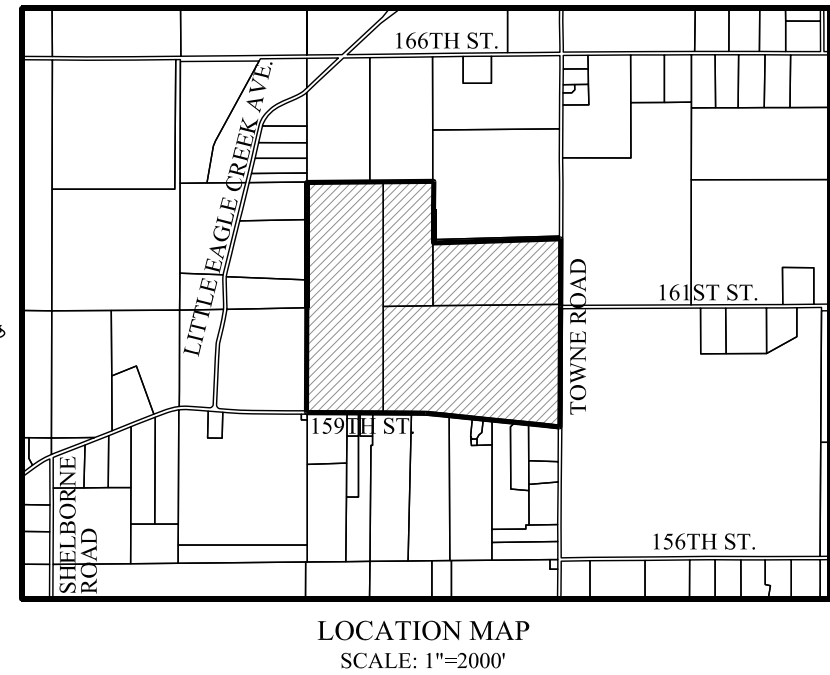
BENT CREEK PRIMARY PLAT ZONING SF2



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STOEPPELWERTH ALWAYSON 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5955 Fax: (317) 849-5942		PREPARED FOR:	SECTION: 8	TOWNSHIP: 18N
PRIMARY PLAT	BENT CREEK	DRAWN BY: HAM	CHECKED BY: BKR	RANGE: R3E
WASHINGTON TOWNSHIP		SHEET NO. 4		
HAMILTON CO., INDIANA		OF 11 SHEETS S.A.A. JOB NO. 49160 2014		

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SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±

OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

SITE DATA	
ZONING	SF2 SINGLE-FAMILY
CLASSIFICATION	LOW DENSITY DISTRICT
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 1/2 STORIES

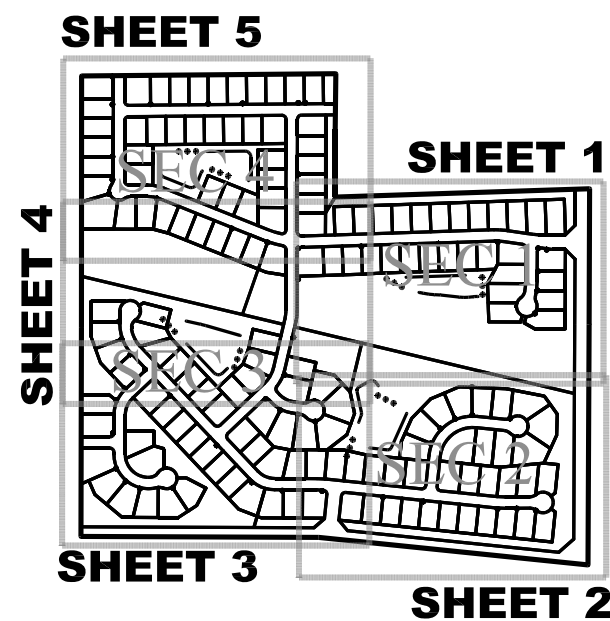
DESCRIPTION

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S:\98160\\legal\\PRD-PLAT.dwg
January 13, 2005
RJKDK (PJKRG)

BENT CREEK PRIMARY PLAT ZONING SF2

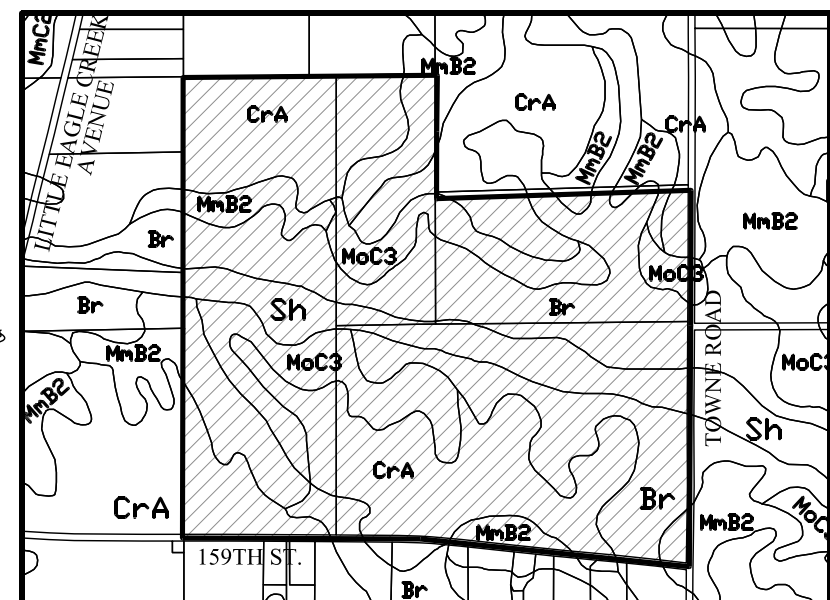
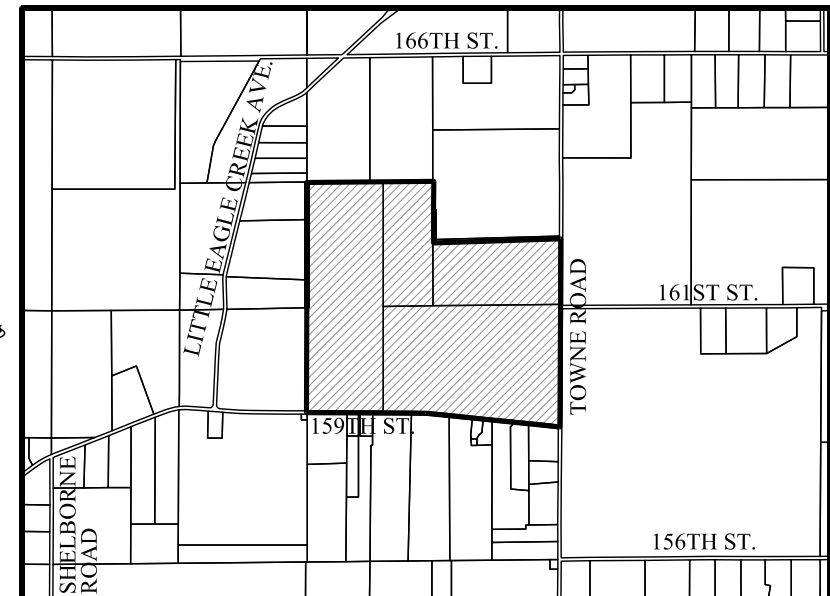


*SHEET 6 - Curve Tables

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

COMMON AREAS INDEX			
SECTION 1		SECTION 4	
C.A. 1	557,735 sq. ft.	C.A. 9	261,851 sq. ft.
C.A. 2	78,598 sq. ft.	C.A. 10	131,619 sq. ft.
C.A. 3	46,830 sq. ft.	C.A. 11	23,467 sq. ft.
SECTION 2		C.A. 12	9,987 sq. ft.
C.A. 4	16,824 sq. ft.	TOTAL	1,969,789 sq. ft.
C.A. 5	393,826 sq. ft.		45.22 acres
SECTION 3			
C.A. 6	153,810 sq. ft.		
C.A. 7	67,315 sq. ft.		
C.A. 8	227,927 sq. ft.		



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.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 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
- S.S.E. SANITARY SEWER EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS 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.



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEY FOR LOCATION REPORT.

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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSTEAD
CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYSON
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5933 Fax: (317) 849-5942

PREPARED FOR:
SECTION: 8 TOWNSHIP: 18N RANGE: 3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 5 OF 11 SHEETS
S & A JOB NO. 49160 2014

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:
TOWN ROAD DEVELOPMENT, INC.
1152 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±

OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY (DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
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MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2 1/2 STORIES

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S:\98160\\gkntz\PLAT.plt
January 13, 2005
RDKDK (PKRKG)

SHEET 11

SHEET 7

SHEET 10

SHEET 9

SHEET 8

KEY MAP

1"=1000'

NOW OR FORMERLY
THOMAS M. &
LISABETH D. ARMSTRONG
INSTR. No. 98-39293

BENT CREEK DEVELOPMENT PLAN ZONING SF2

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Br-Brookston silt 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 - Crosssilt 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

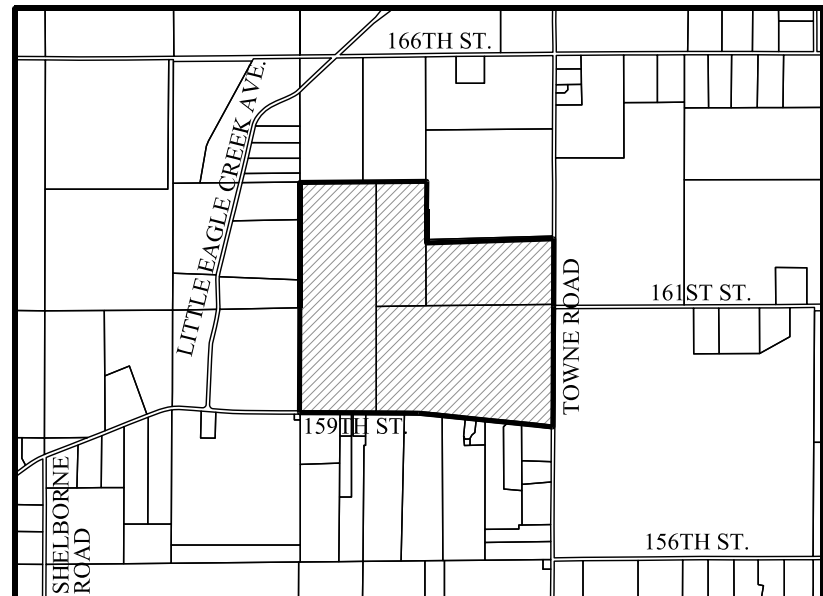
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 55 acres in size.

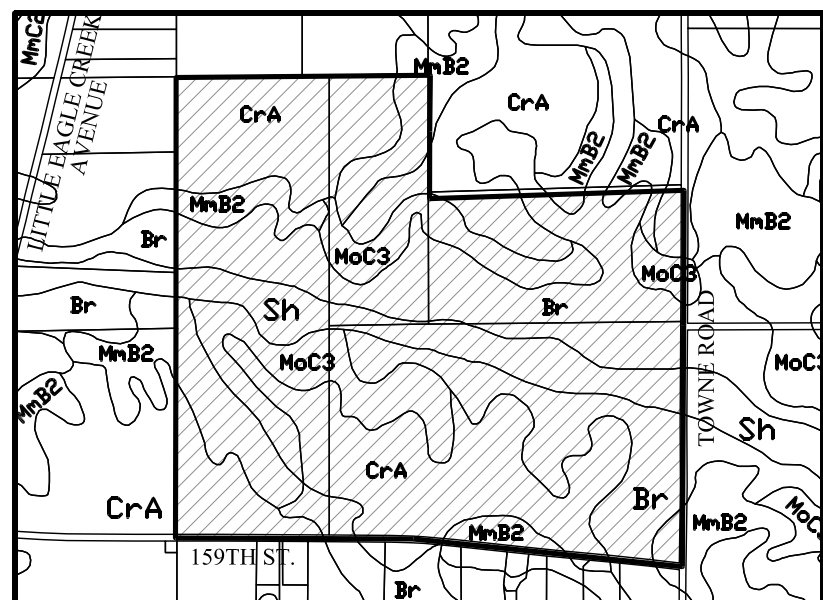
Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



LOCATION MAP

SCALE: 1"=2000'



SOILS MAP

Br, CrA, MmB2, Sh, MoC3

SCALE: 1"=1000'

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 |
| S.L.E. | SIGN & LANDSCAPE EASEMENT |
| B.L. | BUILDING LINE |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| 830 | EXISTING CONTOUR |
| W | EXISTING WATER LINE |
| —●— | PROPOSED SANITARY SEWER |
| —●— | PROPOSED STORM SEWER |
| W | PROPOSED WATER LINE |
| —●— | FLOW LINE |
| —●— | BURIED ELECTRIC LINE |
| —●— | OVERHEAD ELECTRIC LINES |
| —●— | BURIED TELEPHONE LINE |
| —●— | TELEPHONE LINE |
| —●— | BURIED CABLE T.V. LINE |
| —●— | CABLE T.V. LINE |
| —●— | GAS LINE |
| W | 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 |
| L.P. | LIGHT POLE |
| E.T. | ELECT. TRANSFORMER |
| E.P. | ELECT. PEDESTAL |
| E.M. | ELECT. METER |
| G.W. | GUY WIRE |
| T.P. | TELEPHONE POLE |
| T.P.E. | TELEPHONE PEDESTAL |
| T.P.M. | TELEPHONE MANHOLE |
| C.T.V.P. | CABLE T.V. POLE |
| C.T.V.E. | CABLE T.V. PEDESTAL |
| T.S.P. | TRAFFIC SIGNAL POLE |
| T.M. | TRAFFIC MANHOLE |
| T.C.B. | TRAFFIC CONTROL BOX |
| G.V. | GAS VALVE |
| G.M. | GAS METER |
| W.V. | WATER METER |
| W.V.V. | WATER VALVE |
| F.H. | FIRE HYDRANT |
| M.B. | MAILBOX |



Know what's below.
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THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR SURVEY FOR LOCATION.			DATE	12/15/16	REV. PER TAC COMMENTS	BY
DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR			CERTIFIED: 05/01/15			
STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942						
DEVELOPMENT PLAN			HAMILTON CO., INDIANA			
BENT CREEK						
PREPARED FOR:			SECTION: 8 TOWNSHIP: 18N RANGE: R3E			
DRAWN BY: HAM			CHECKED BY: BKR			
SHEET NO. 7			OF 11 SHEETS			
S&A JOB NO. 49160			2014			

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1152 SOUTH RAVENLINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±

OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

SITE DATA	
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MIN. FRONT YARD	30'
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S:\98160\98160.PRIJ-PLAT.dwg
January 13, 2005
(RDKK) (FKRG)

SHEET 11

SHEET 7

SHEET 10

SHEET 9

SHEET 8

KEY MAP

1"=1000'

BENT CREEK DEVELOPMENT PLAN ZONING SF2

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Br-Brookston silt 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

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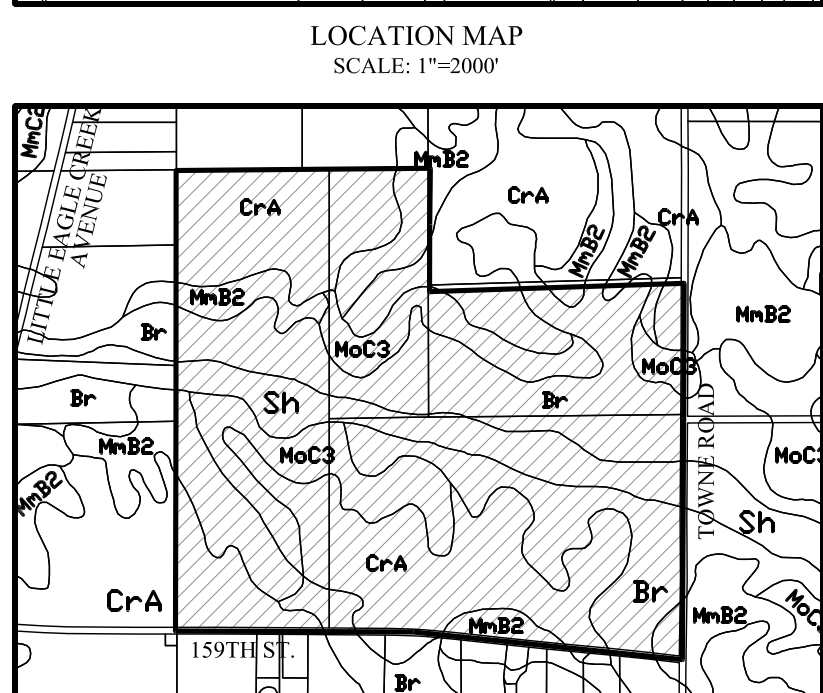
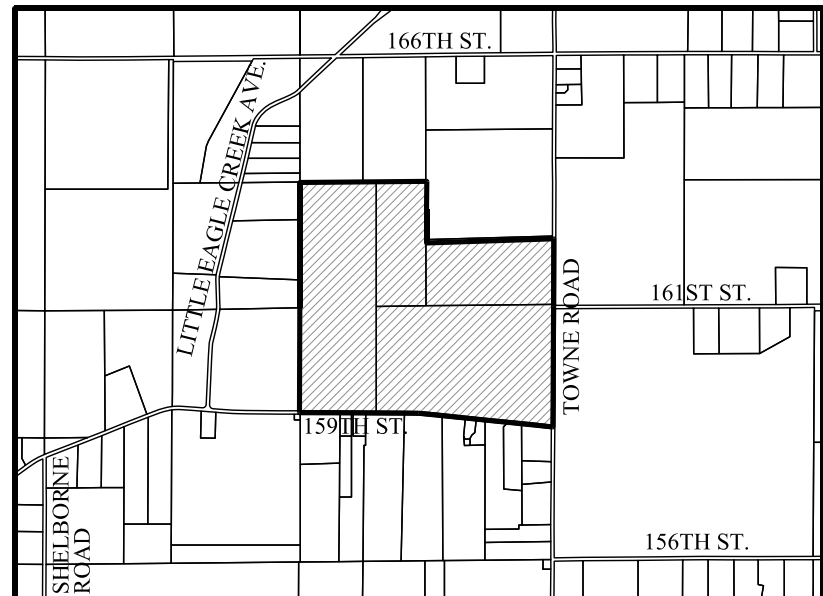
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SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'

LEGEND	
30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
—S30—	EXISTING CONTOUR
—W—	EXISTING WATER LINE
—P—	PROPOSED SANITARY SEWER
—W—	PROPOSED WATER LINE
—F—	FLOW LINE
—E—	BURIED ELECTRIC LINE
—E—	OVERHEAD ELECTRIC LINES
—T—	BURIED TELEPHONE LINE
—T—	TELEPHONE LINE
—C—	BURIED CABLE T.V. LINE
—C—	CABLE T.V. LINE
—G—	GAS LINE
—W—	WATER LINE
—S—	SANITARY SEWER LINE; MANHOLE
—S—	SANITARY CLEANOUT
—S—	STORM SEWER LINE; MANHOLE & END SECTION
—S—	CURB INLET
—S—	BEEHIVE OR ROUND INLET
—S—	SQUARE FLAT INLET
—S—	FENCE LINE
—S—	SET NAIL - UNLESS OTHERWISE NOTED
—S—	SET CAPPED REBAR STAMPED S&A FIRM #0008
—S—	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
—S—	HAMILTON COUNTY SURVEYOR
—S—	MEASURED
—S—	RECORDED
—S—	NO ACCESS EASEMENT
—S—	POWER POLE
—S—	ELECT. TRANSFORMER
—S—	ELECT. PEDESTAL
—S—	ELECT. METER
—S—	GUY WIRE
—S—	TELEPHONE POLE
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—S—	GAS METER
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—S—	FIRE HYDRANT
—S—	MAILBOX



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DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYSON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5953 Fax: (317) 849-5942

DEVELOPMENT PLAN
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
TOWNSHIP 18N
RANGE 3E
CHECKED BY:
BKR

SHEET NO.
8
OF 11 SHEETS
S & A JOB NO.
49160 2014

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 46032
CONTACT: JIM LANGSTON
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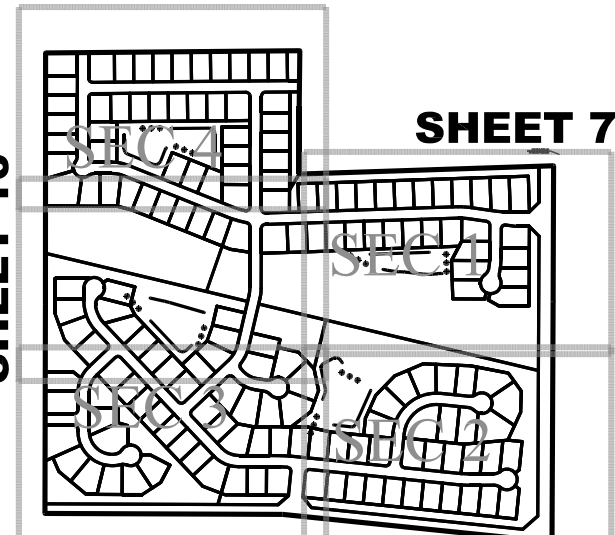
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S:\98160\legal\PRD-PLAT.dwg
January 13, 2005
(RDKG) (FKRG)

SHEET 11

SHEET 7

SHEET 10



SHEET 9

SHEET 8

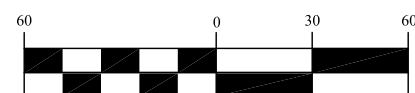
KEY MAP

1"=1000'

BENT CREEK DEVELOPMENT PLAN ZONING SF2



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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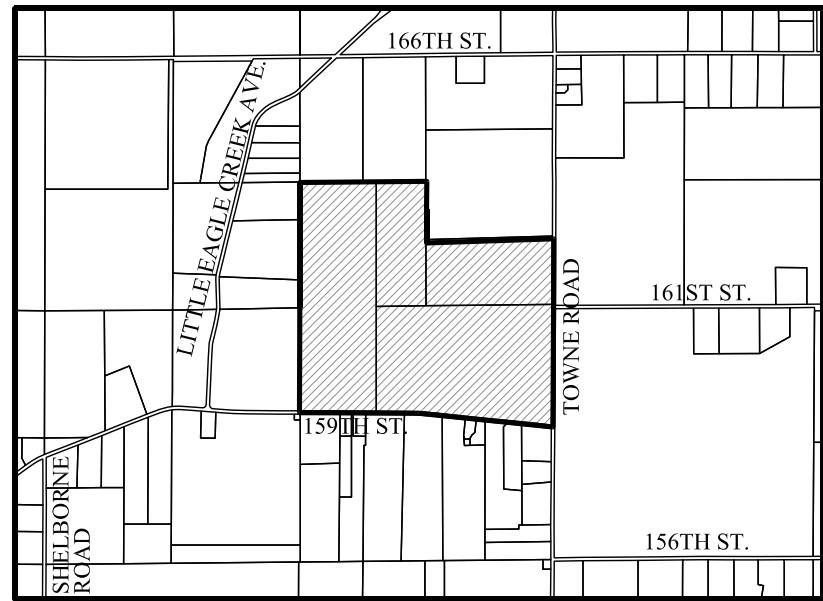
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MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

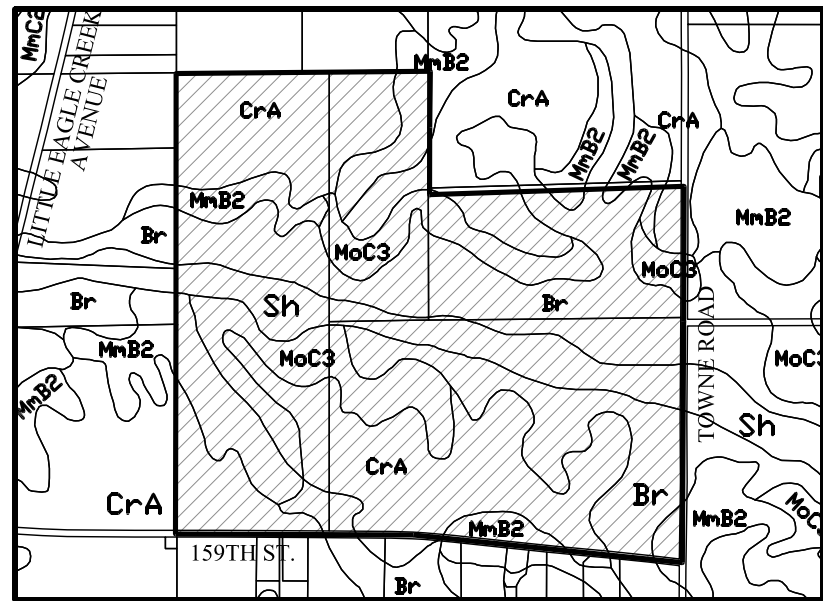
Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



LOCATION MAP

SCALE: 1"=2000'



SOILS MAP

Br, CrA, MmB2, Sh, MoC3

SCALE: 1"=1000'

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
---	EXISTING CONTOUR
---	EXISTING WATER LINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED WATER LINE
---	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
---	HAMILTON COUNTY SURVEYOR
---	MEASURED
---	RECORDED
---	NO ACCESS EASEMENT
---	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



Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEILANCE OF A SURVEY OR LOCATION REPORT.

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSTEAD
CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYSON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

BENT CREEK

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8
DRAWN BY: HAM
SHEET NO. 9
OF 11 SHEETS
S&A JOB NO. 49160 2014

TOWNSHIP: 18N
RANGE: R3E
CHECKED BY: BKR

REV. PER TAC COMMENTS
REVISIONS
DATE

CDK
BY

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

THIS INSTRUMENT PREPARED FOR:
TOWN ROAD DEVELOPMENT, INC.
1152 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=162

SITE = 129.74Ac±
TOTAL COMMON AREA =45.22Ac±

OPEN SPACE PROVIDED:
45.22Ac± (34.9%)

SITE DATA	
ZONING	SF2 (SINGLE-FAMILY)
CLASSIFICATION	LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

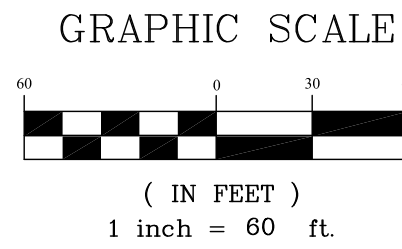
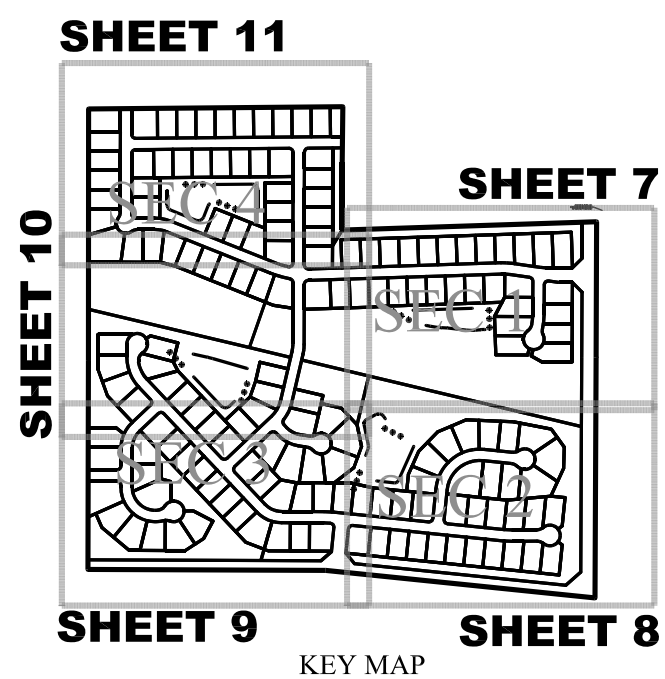
DESCRIPTION
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

S:\99160\legal\PRD-PLAT.dwg
January 13, 2005
(RDKG) (FKRG)

DESCRIPTION

BENT CREEK DEVELOPMENT PLAN ZONING SF2



Br-Brookston silt 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

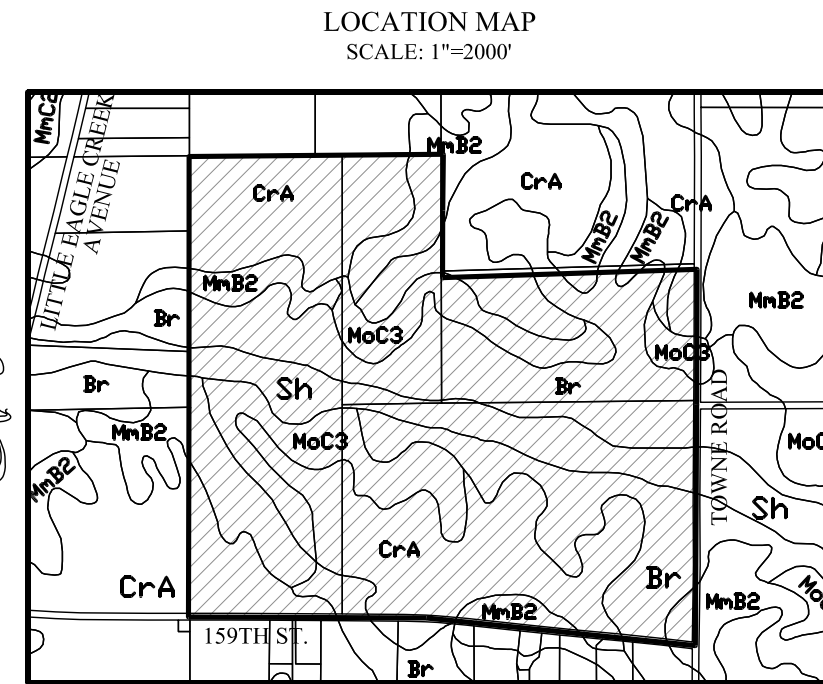
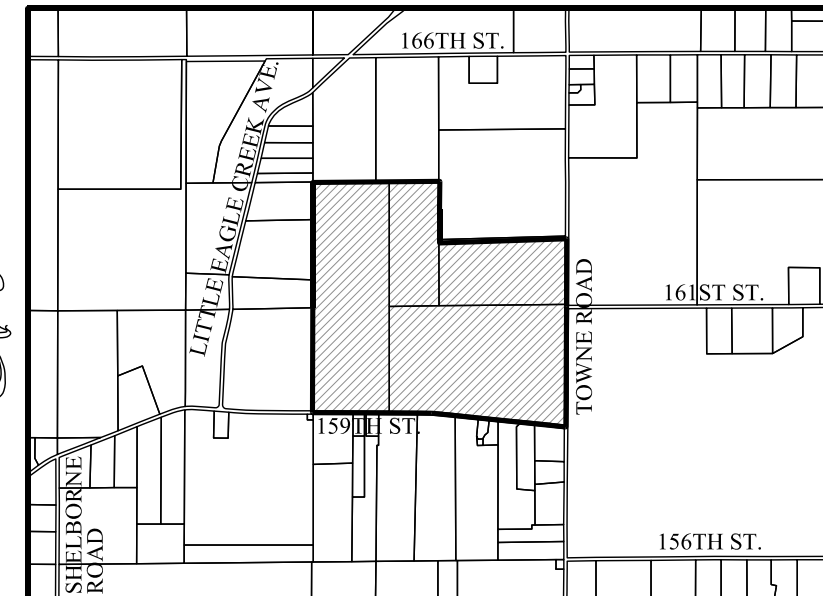
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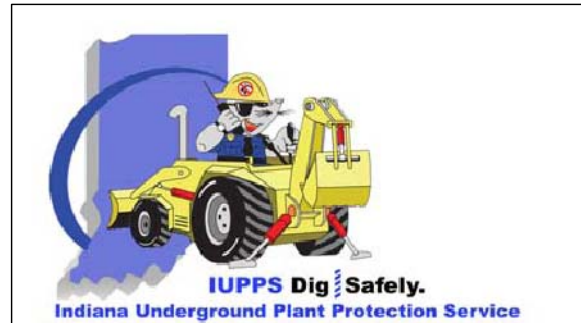
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- D.U.E. DRAINAGE & UTILITY EASEMENT
- S.L.E. SIGN & LANDSCAPE EASEMENT
- B.L. BUILDING LINE
- C.A. COMMON AREA
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- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
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- PROPOSED STORM SEWER
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- TELEPHONE LINE
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- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX



STOEPPELWERTH ALWAYSON. 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5953 Fax: (317) 849-5942		REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 05/01/15	REV. PER TAC COMMENTS REVISIONS DATE	CDK BY
DEVELOPMENT PLAN BENT CREEK WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		SECTION: 8 TOWNSHIP: 18N RANGE: R3E DRAWN BY: HAM CHECKED BY: BKR SHEET NO. 10 OF 11 SHEETS S&A JOB NO. 49160 2014	PREPARED FOR:	

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

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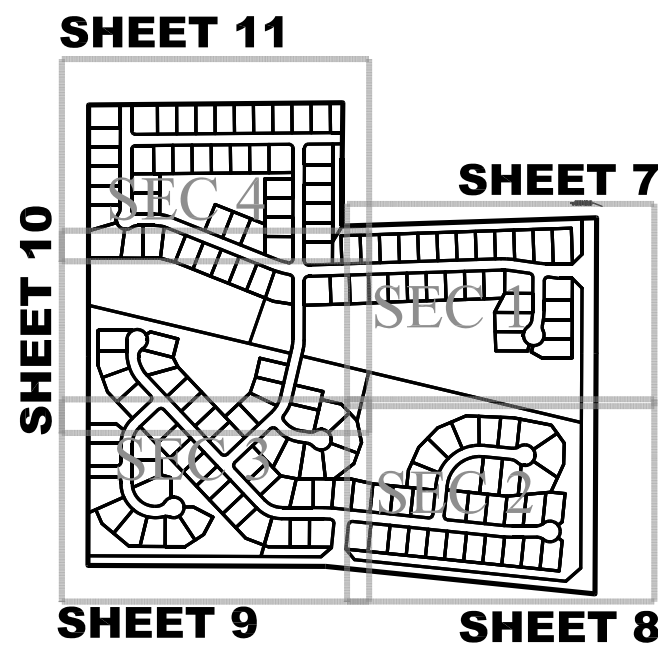
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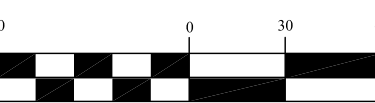
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S:\98160\legal\PRD-PLAT.dwg
January 13, 2005
(R)GDK (P)KRG

BENT CREEK DEVELOPMENT PLAN ZONING SF2



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

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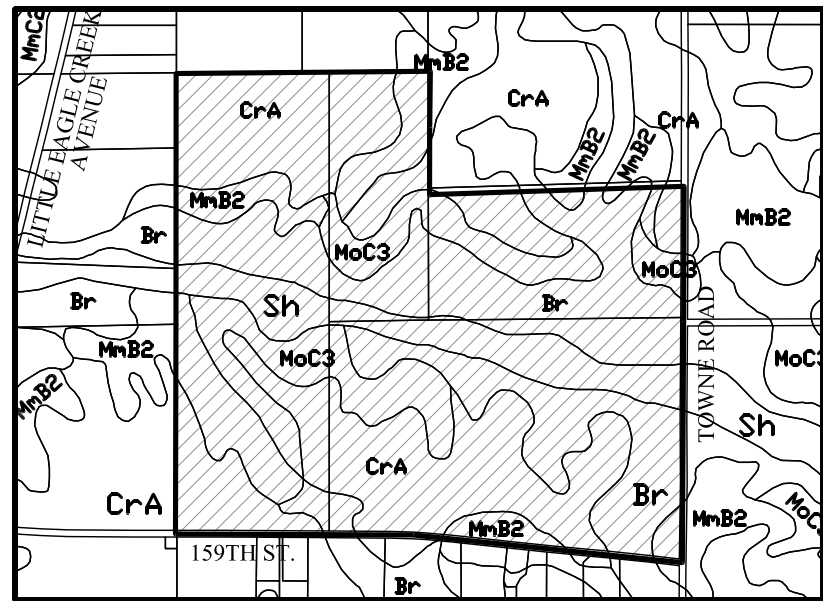
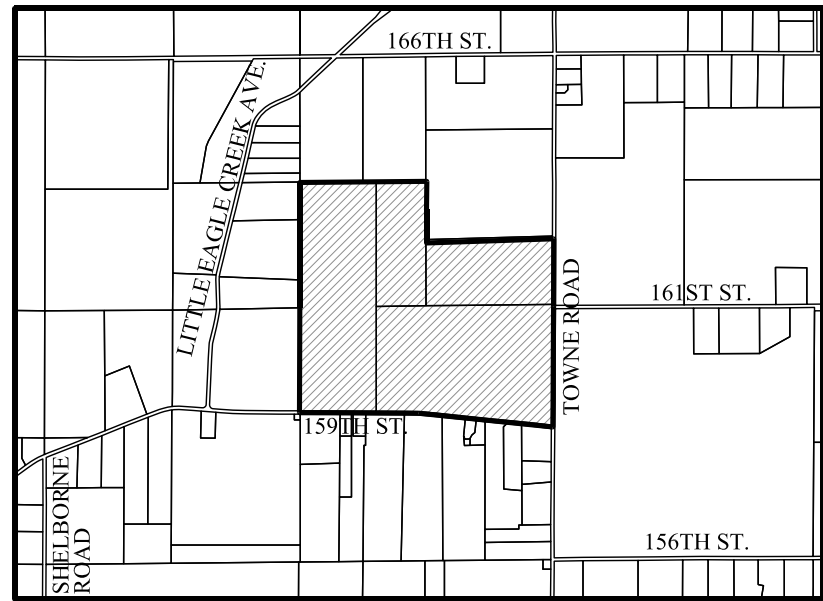
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Know what's below.
Call before you dig.



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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
DENNIS D. OLMSTEAD
CERTIFIED: 05/01/15

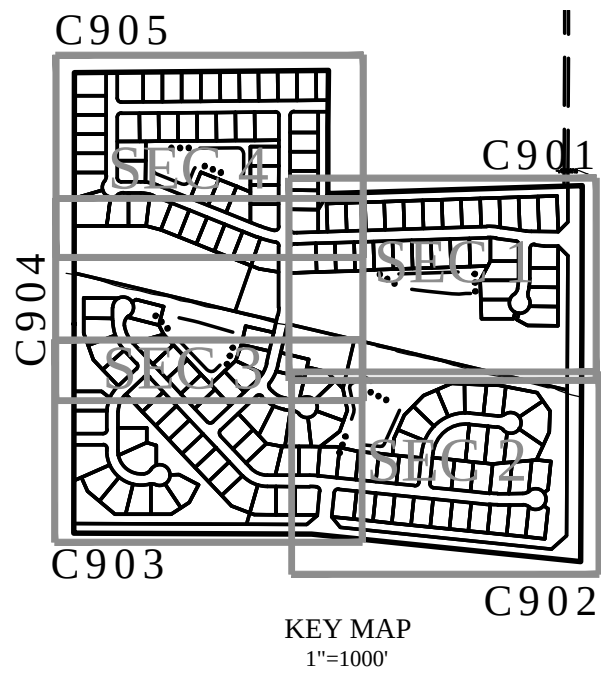
STOEPPELWERTH
ALWAYSON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5953 Fax: (317) 849-5942

DEVELOPMENT PLAN
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 11 OF 11 SHEETS
S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 100TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



BENT CREEK

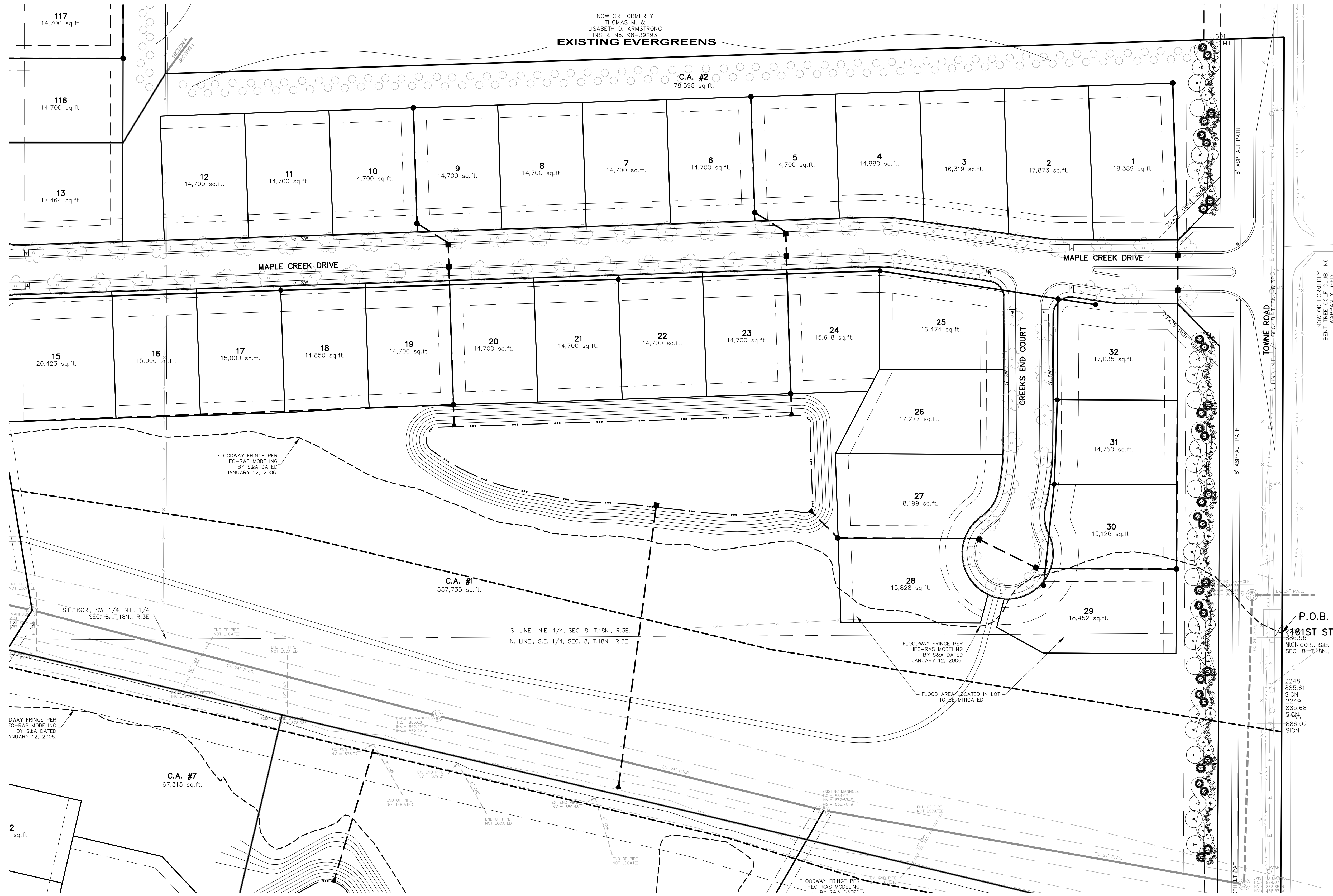
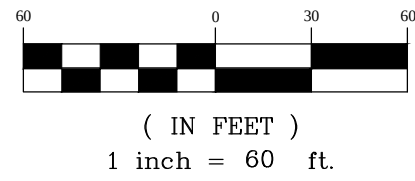
LANDSCAPE PLAN

ZONING SF2

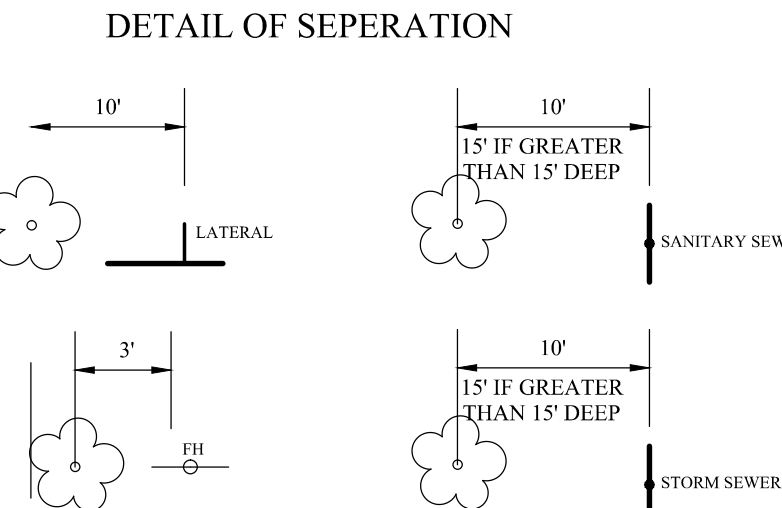
NOTES:

1. TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
2. TREES SHALL NOT BE PLANTED WITHIN 4' OF ASPHALT PATH OR SIDEWALK.
3. 4 SHADE TREES, 2 ORNAMENTAL/EVERGREEN AND 4 SHRUBS WILL BE PLANTED AS PART OF EACH HOMES LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE HOMES
4. STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVE WAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST. SEE SHEET C904 FOR SPECIES.

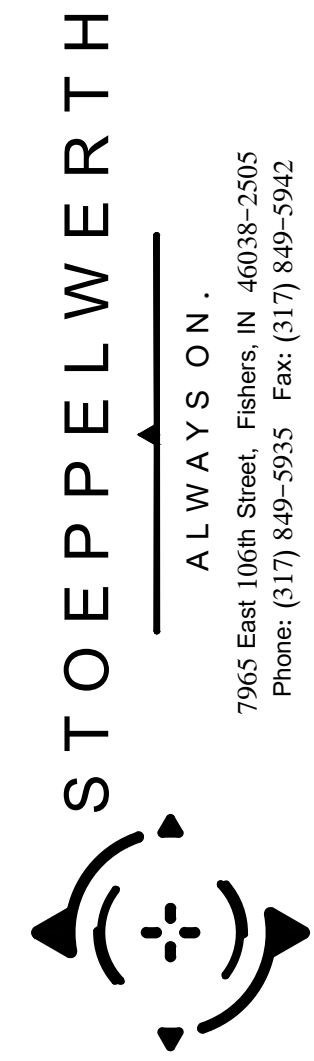
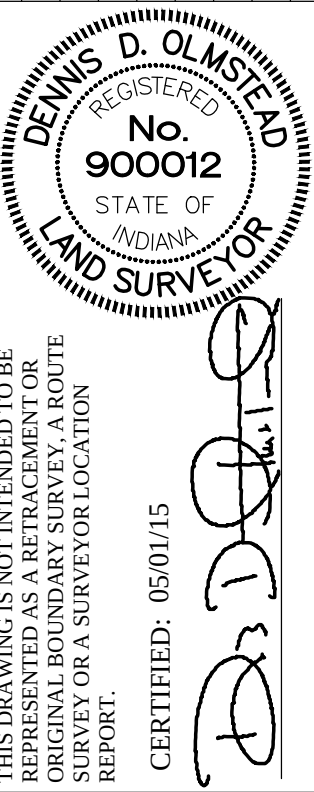
GRAPHIC SCALE



SHADE TREES	NUMBER
A Autum Blaze Maple	165
T Tulip Tree	36
L Liriodendron tulipifera	36
EVERGREEN TREES	
N Norway Spruce	165
P Picea abies	78
S Serbian Spruce	78
Picea omorika	78
DECIDUOUS TREES	
P Prairie Fire Crabapple	78
Malus 'Prairifire'	78
DECIDUOUS SHRUBS	
H Hummingbird Summersweet	721
Clethra alnifolia	721
B Purple Pride Dwarf Beautyberry	469
Callicarpa dichotoma 'Issai'	469
Proposed Street Tree	381

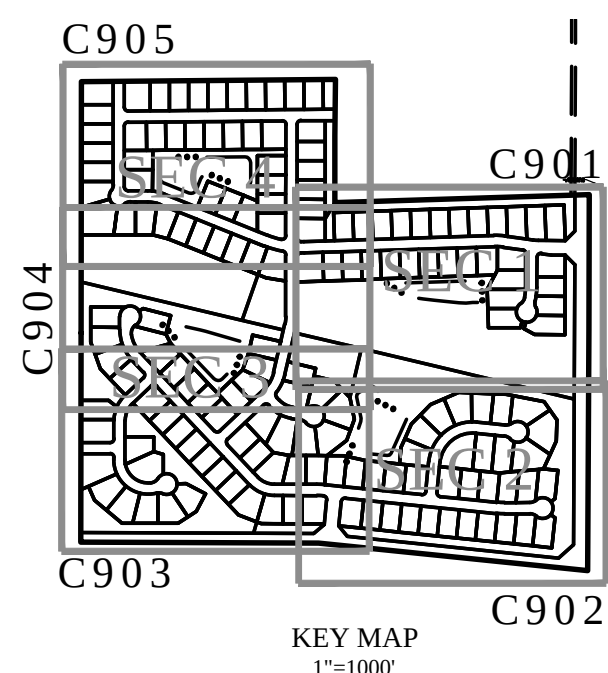


Know what's below.
Call before you dig.



LANDSCAPE PLAN	TOWNSHIP	RANGE
BENT CREEK	18N	R3E
PREPARED FOR:	DRAWN BY:	CHECKED BY:
HAMILTON CO., INDIANA	HAM	BKR
SHEET NO.	C901	
S & A JOB NO.	49160	2014

THIS INSTRUMENT PREPARED FOR:
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1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
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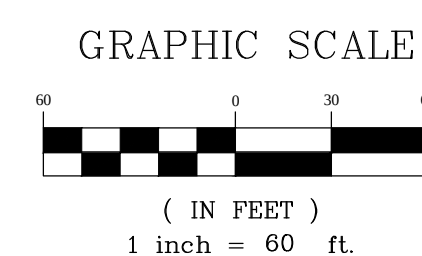


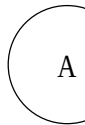
BENT CREEK

LANDSCAPE PLAN

ZONING SF2

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	<u>EVERGREEN TREES</u>	
	Norway Spruce Picea abies	165
	Serbian Spruce Picea omorika	78
	<u>DECIDUOUS TREES</u>	
	Prairie Fire Crabapple Malus 'Prairifire'	78
	<u>DECIDUOUS SHRUBS</u>	
	Hummingbird Summersweet Clethra alnifolia	721
	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	469
	Proposed Street Tree	381



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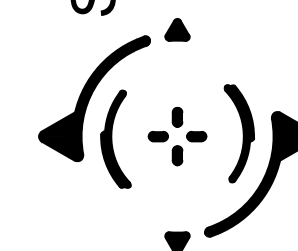
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CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

05/01/15

OEPPEL WERTH
 ALWAYS ON .
 965 East 106th Street, Fishers, IN 46038-2505
 Phone: (317) 849-5935 Fax: (317) 849-5942



LANDSCAPE PLAN

BENT CREEK

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 8	TOWNSHIP: 18N	RANGE: R3E
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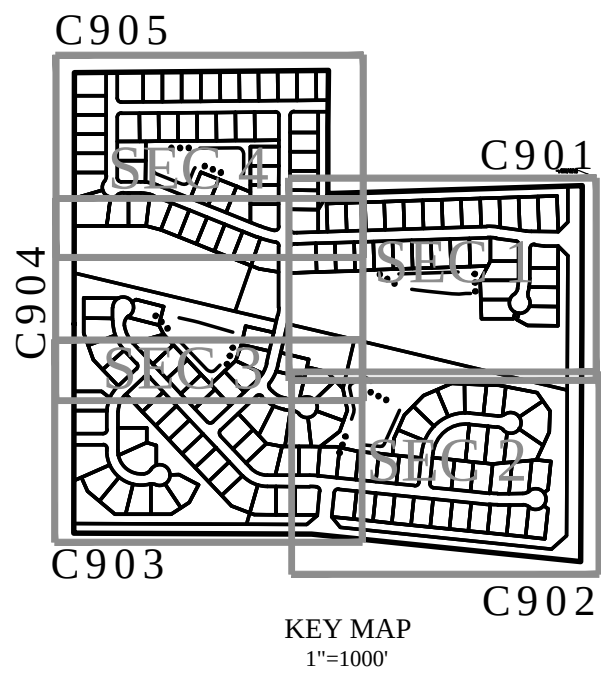
DRAWN BY: HAM	CHECKED BY: BKR
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SHEET NO.
C902

S & A JOB NO.
49160 2014

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 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



BENT CREEK

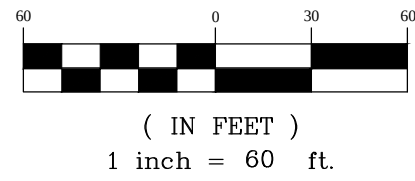
LANDSCAPE PLAN

ZONING SF2

NOTES:

1. TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
2. TREES SHALL NOT BE PLANTED WITHIN 4' OF ASPHALT PATH OR SIDEWALK.
3. 4 SHADE TREES, 2 ORNAMENTAL/EVERGREEN AND 4 SHRUBS WILL BE PLANTED AS PART OF EACH HOMES LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE HOMES
4. STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVE WAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST. SEE SHEET C904 FOR SPECIES.

GRAPHIC SCALE



SHADE TREES

NUMBER

A	Autum Blaze Maple Acer freemanii	165
T	Tulip Tree Liriodendron tulipifera	36

EVERGREEN TREES

N	Norway Spruce Picea abies	165
S	Serbian Spruce Picea omorika	78

DECIDUOUS TREES

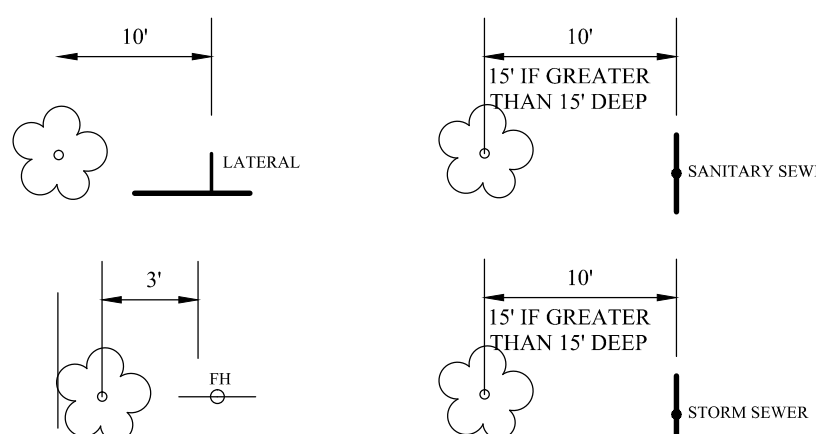
P	Prairie Fire Crabapple Malus 'Prairifire'	78
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DECIDUOUS SHRUBS

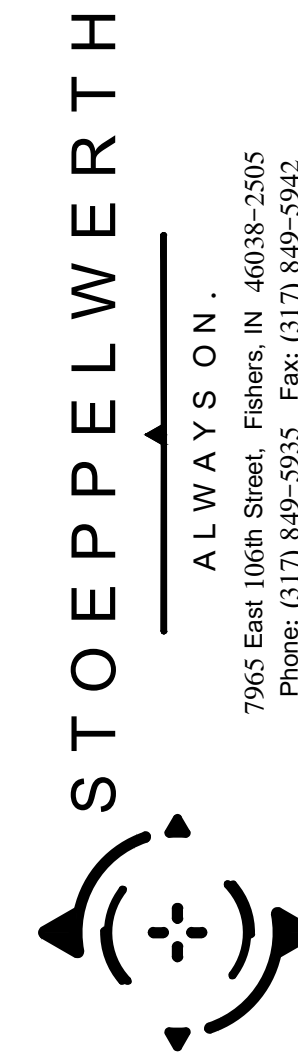
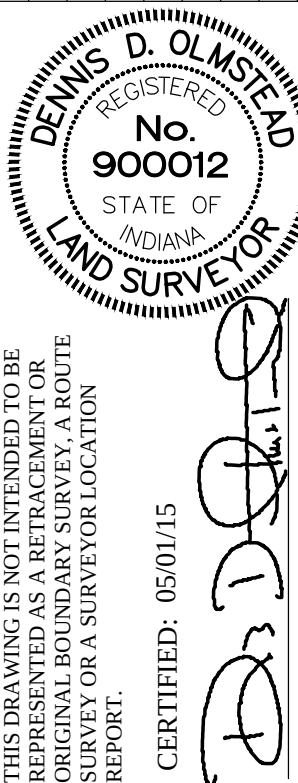
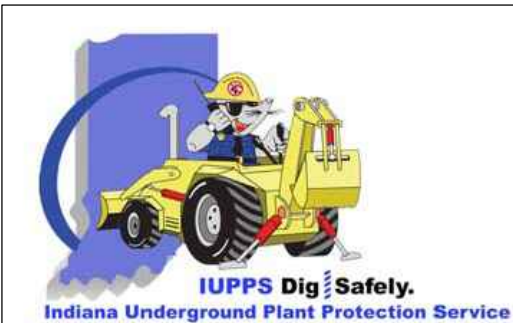
H	Hummingbird Summersweet Clethra alnifolia	721
B	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	469

☼	Proposed Street Tree	381
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DETAIL OF SEPERATION



Know what's below.
Call before you dig.



LANDSCAPE PLAN

BENT CREEK

PREPARED FOR:

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION: 8 TOWNSHIP: 18N RANGE: R3E

DRAWN BY: HAM CHECKED BY: BKR

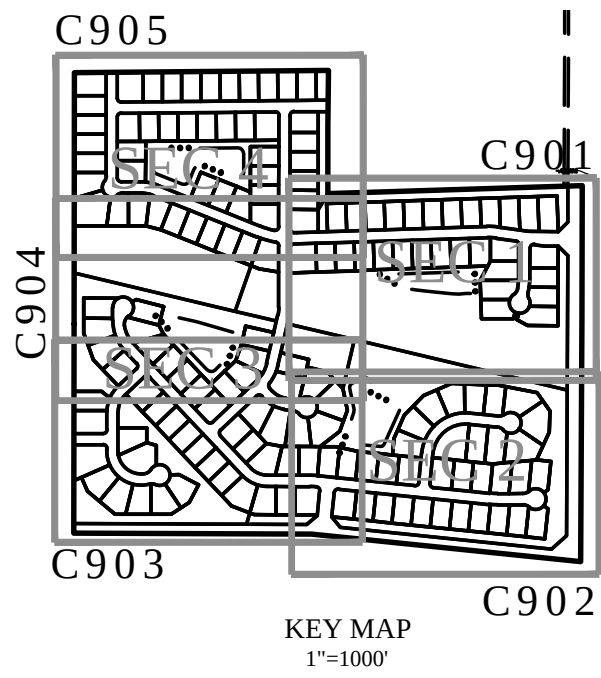
SHEET NO.

C903

S & A JOB NO.
49160 2014

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 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



BENT CREEK

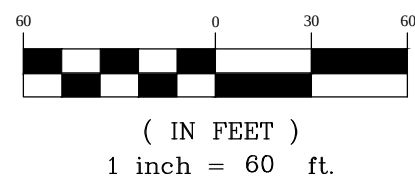
LANDSCAPE PLAN

ZONING SF2

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GRAPHIC SCALE



SHADE TREES

NUMBER

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T	Tulip Tree Liriodendron tulipifera	36

EVERGREEN TREES

N	Norway Spruce Picea abies	165
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DECIDUOUS TREES

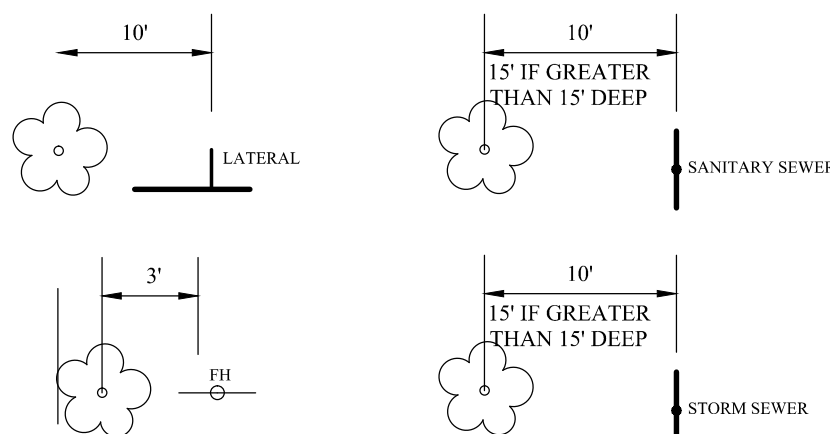
P	Prairie Fire Crabapple Malus 'Prairifire'	78
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DECIDUOUS SHRUBS

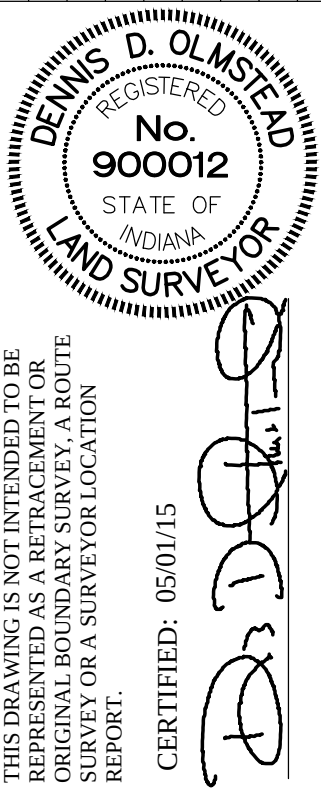
H	Hummingbird Summersweet Clethra alnifolia	721
B	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	469

⬤	Proposed Street Tree	381
---	----------------------	-----

DETAIL OF SEPERATION



Know what's below.
Call before you dig.



STOEPPELWERTH

ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

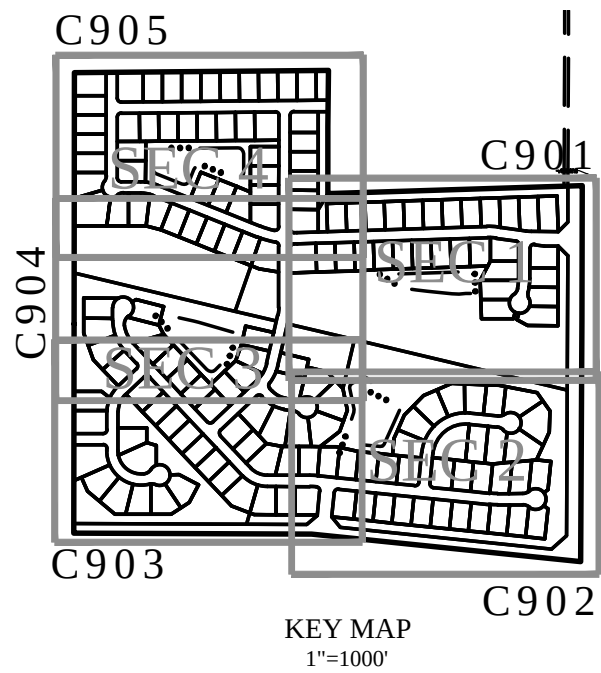
SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR

SHEET NO.
C904

S & A JOB NO.
49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
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THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



BENT CREEK

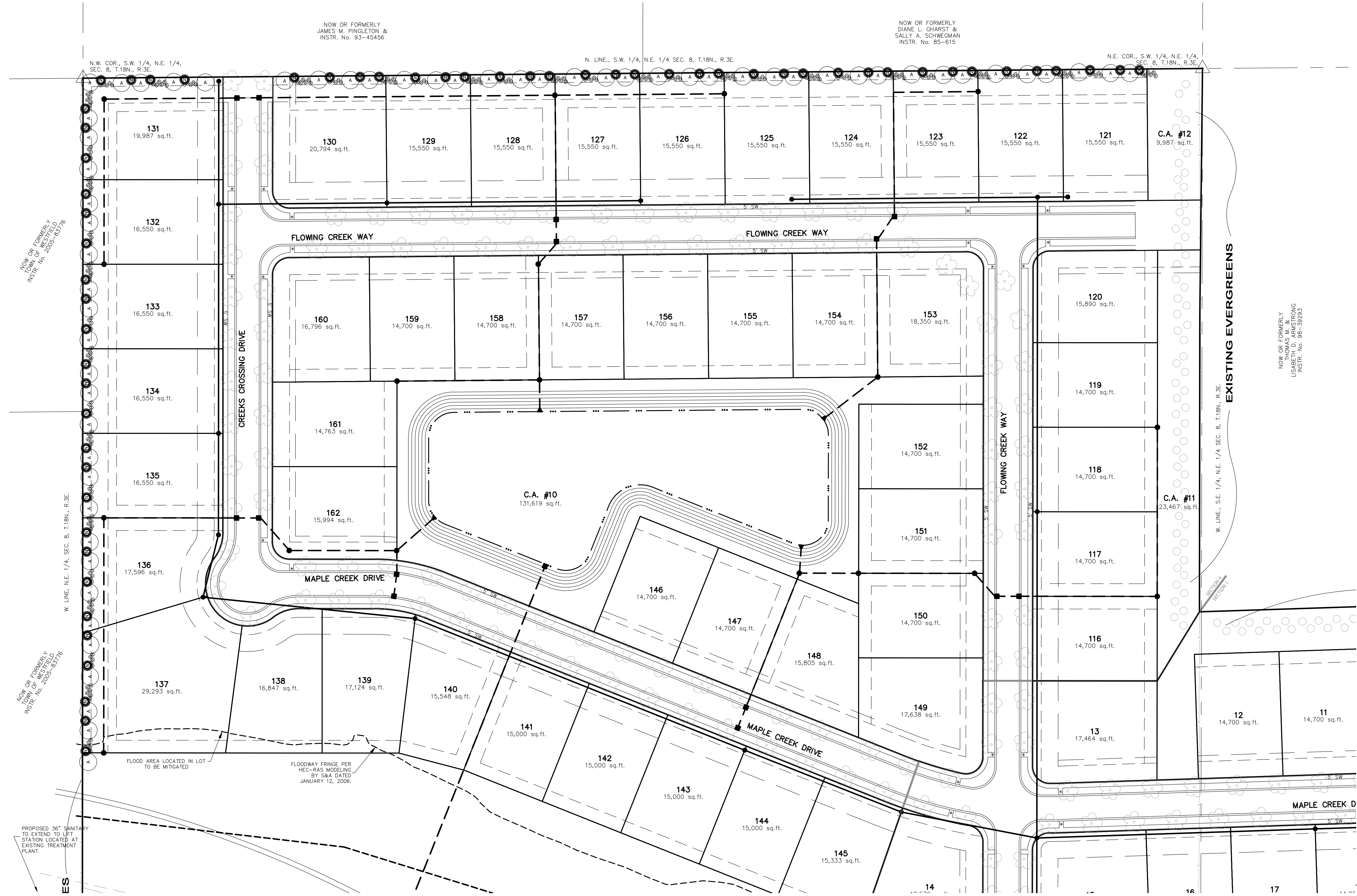
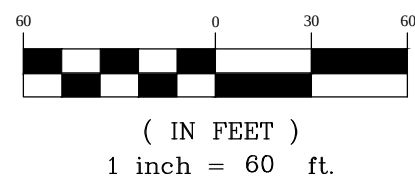
LANDSCAPE PLAN

ZONING SF2

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GRAPHIC SCALE



SHADE TREES

A

Autum Blaze Maple
Acer freemanii

NUMBER

165

T

Tulip Tree
Liriodendron tulipifera

36

EVERGREEN TREES

N

Norway Spruce
Picea abies

165

S

Serbian Spruce
Picea omorika

78

DECIDUOUS TREES

P

Prairie Fire Crabapple
Malus 'Prairifire'

78

DECIDUOUS SHRUBS

H

Hummingbird Summersweet
Clethra alnifolia

721

B

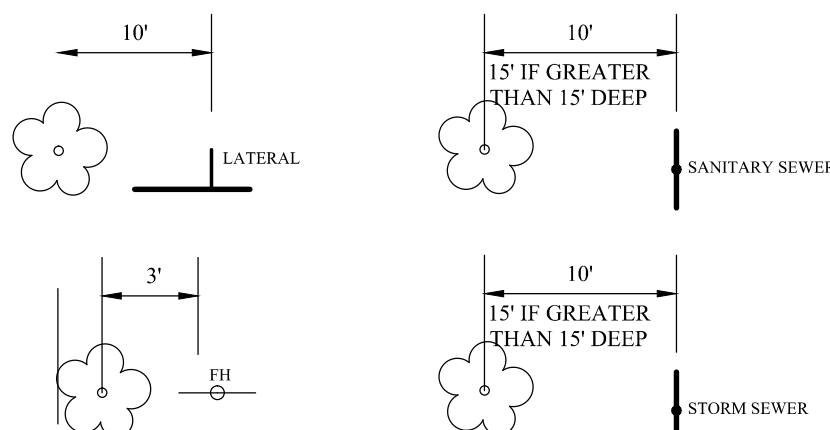
Purple Pride Dwarf Beautyberry
Callicarpa dichotoma 'Issai'

469

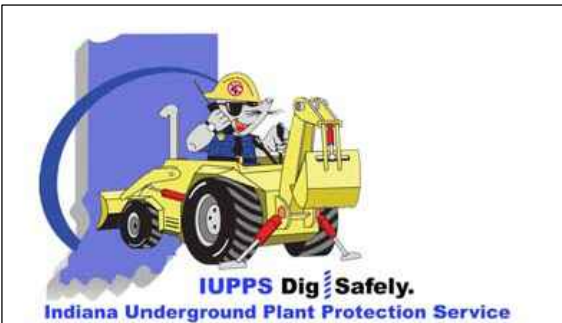
Proposed Street Tree

381

DETAIL OF SEPERATION



Know what's below.
Call before you dig.

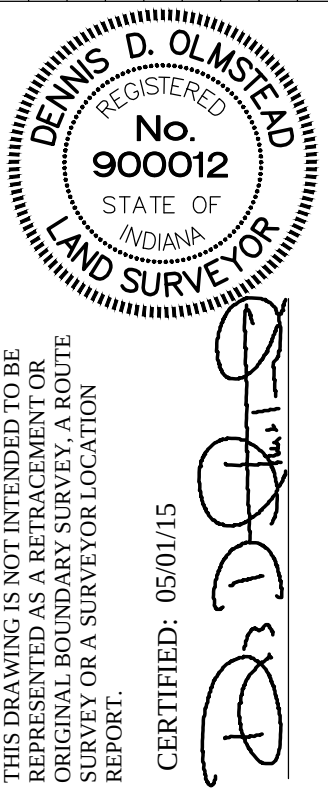


STOEPPELWERTH
ALWAYS ON.

LANDSCAPE PLAN
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. C905

S & A JOB NO.
49160 2014



REV. PER TAC COMMENTS

REVISIONS

DATE

BY

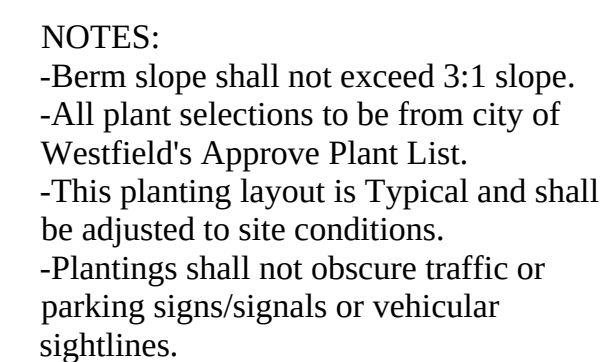
THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

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3 SHADE TREES / 3 EVERGREEN TREES / 10 SHRUBS PER 100 LINEAL FEET



CITY OF WESTFIELD
WESTFIELD, INDIANA
SHEET NO. 1-4D DATE 7/25/2014 SCALE 1"=4'-0"

LANDSCAPE PLAN

BENT CREEK

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

		PREPARED FOR:	
SECTION: 8	TOWNSHIP: 18N	RANGE: R3E	
DRAWN BY: HAM		CHECKED BY: BKR	
SHEET NO. C906			
S & A JOB NO. 49160 2014			

THIS INSTRUMENT PREPARED BY:
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CONTACT: JIM LANGSTON
PHONE: 317-846-7017

BENT CREEK

LANDSCAPE PLAN

ZONING SF2

NOTES:

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City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Type A Street Trees for new construction											
Aesculus hippocastanum	Horse Chestnut	50-75'	40-65'	White with red or yellow markings - flowering peak in mid May	Upright-oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Bark of chestnut has needle-sharp thorns
Acer triflorum	Three Flowered Maple	25-30'	25-30'	Greenish-yellow - April	upright-spreading to full, dense, and round headed trunk usually divided, spreading, flat-topped to rounded crown	Full sun to part shade	Medium	Orange-red	No	slow	
Cercis canadensis	Eastern Redbud	20-25'	25-35'	Pink - late April to early May	rounded with distinct, stiff, branching. Strong horizontal lines	Full sun to part shade	Medium	Yellow	Yes	medium	
Cornus kousa	Kousa Dogwood	15-25'	15-30'	White to pinkish - early June for about 6 weeks	broad rounded, low branched	Full sun to part shade	Medium	Red Yellow-orange-red	No	slow to medium	
Crataegus crus-galli	Cockspur Hawthorn	25-35'	25-35'	White, odorous - May	round headed, upright-arching-spreading	Full sun to part shade	Medium	Insigificant	No	medium	Resembles the American Elm
Eucommia ulmoides	Hardy Rubber Tree	40-60'	30-50'	Greenish-brown - April	short trunk, wide spreading crown	Full sun to part shade	Medium	Golden bronze	Yes	slow, medium in youth	
Fagus grandifolia	American Beech	50-80'	40-80'	Yellowish-green - April or early May	densely pyramidal to oval or rounded, branch to ground	Full sun to part shade	Medium	yellow, orange or red	No	slow to medium	
Fagus sylvatica	European Beech	35-55'	20-40'	Yellowish-green - April or early May	wide spreading, great variation	Full sun	Medium	Yellow	No	slow to medium, fast with fertilizer	Male tree only
Ginkgo biloba	Maindenhair Tree	50-80'	30-40'	Green - April to May	short trunk, open-spreading and fine textured vertically ascending irregular branches, obovate crown	Full sun	Medium	Yellow	Yes	fast	Commonly exhibit dieback in the crown
Gleditsia triacanthos variety inermis	Thornless Honeylocust	60-80'	60-80'	Greenish-yellow - May to June	round headed, branches upright-arching-spreading	Full sun to part shade	Medium	Insigificant	No	slow	
Gymnocladus dioica	Kentucky Coffee Tree	60-80'	40-55'	Greenish-white - April to May	round headed, branches upright-arching-spreading	Full sun to part shade	Medium	Insigificant	No	slow	
Maackia amurensis	Maackia	20-30'	20-30'	Dull white - June to July, doesn't flower every year	oval to spreading, upright branching	Full sun	Medium	Orange	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Pyrus calleryana	Redspire Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Medium	Orange	No	fast	

City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Cornus mas	Cornelian Cherry Dogwood	15-25'	15-20'	Yellow - late March or early April	multi-stemmed, oval rounded outline, branching to ground	Full sun to part shade	Medium	Orange-red to red	No	medium fast when young, slows with age	
Crataegus phaeospermum	Washington Hawthorn	25-30'	25-30'	White - early June, short bloom	broadly oval to rounded, dense	Full sun	Medium	Orange-red	No	slow	
Crataegus viridis	Winter King Hawthorn	25-35'	25-35'	White - late May	rounded, spreading, dense	Full sun	Medium	Orange-red	Yes	slow	Drops numerous spined seed pods in the fall
Liquidambar styraciflua	Sweetgum	60-80'	40-60'	Yellow-green - May	oblong to rounded crown	Full sun	Medium	Showy red, orange & yellow	Yes	medium to fast	
Liriodendron tulipifera	Tulip Tree	60-90'	30-50'	Yellow with orange band - late May thru mid June	oval rounded multi-stemmed, pyramidal to rounded	Full sun to part shade	Medium	Pretty golden-yellow	Yes	fast	
Magnolia x soulangeana	Saucer Magnolia	20-25'	20-25'	White flushed with purple sometimes fragrant mid to late April	upright-oval, densely branched	Full sun to part shade	Medium	Light green	Hybrid	medium	More shrub-like
Magnolia stellata "Royal Star"	Royal Star Magnolia	10-20'	8-15'	White - March to April	round-headed, upright spreading	Full sun to part shade	Medium	Brownish-yellow	No	slow	More shrub-like
Magnolia virginiana	Sweet Bay Magnolia	10-35'	10-35'	White, lemon-scented - mid June	multi-stemmed, open, upright spreading	Full sun to part shade	Medium to wet	Brownish-yellow	Yes	medium to fast	More shrub-like
Malus species	Crabapples	15-25'	15-25'	Varies	range from low rounded like to narrowly upright to pendulous irregularly rounded or flat-topped crown	Full sun	Medium	Varies	Hybrid	varies	will not tolerate heavy pollution
Myrica sylvatica	Black Gum, Black Tupelo	30-50'	20-30'	Greenish-white - May to June	irregularly rounded, horizontal or drooping branches	Full sun to part shade	Medium to wet	Scarlet red	Yes	slow to medium	
Ostrya virginiana	Eastern Hop Hornbeam	25-40'	20-30'	Red-brown (male) light green (female) - April	broad spreading, short trunk, open rounded crown	Full sun	Medium	Yellow-orange	Yes	slow	female plants can become invasive
Philodendron amurense	Amur Corktree	30-45'	30-60'	Yellowish-green - May and early June	broad spreading, short trunk, open rounded crown	Full sun	Medium	Yellow	No	medium	
Prunus cerasifera	Cherry Plum	15-25'	15-25'	White or slightly pink - April	upright-oval, spreading branches	Full sun to part shade	Medium	Insigificant	No	fast	
Prunus 'Kanzan'	Japanese Flowering Cherry	25-30'	25-30'	Deep pink - April	upright-oval, spreading branches	Full sun to part shade	Medium	Yellow to orange-bronze	No	fast	
Prunus serrulata	Japanese Flowering Cherry	15-25'	15-25'	White to pink - April	round-headed, upright spreading	Full sun to part shade	Medium	Yellow to bronze to red	No	medium	
Prunus subhirtella pendula	Weeping Cherry	20-25'	15-25'	Pink to white - late March to early April	gracefully weeping	Full sun to part shade	Medium	Yellow	No	fast	

9

12

New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Acer tataricum	Tatarian Maple	15-20'	15-20'	Greenish-white - April to May	multi-stemmed, rounded to wide spreading	Full sun to part shade	Medium	Yellow-red	No	slow to medium	may naturalize
Aesculus hippocastanum	Horse Chestnut	50-75'	40-65'	White with red or yellow marking - flowering peak in mid-May	Upright-oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Bark of chestnut has needle-sharp thorns
Amelanchier canadensis	Shadbowl Serviceberry, Thicket Serviceberry	20-25'	15-30'	White - late March	upright, suckering, tightly multi-stemmed	Full sun to part shade	Medium	Orange-red	No	medium	
Amelanchier x grandiflora	Autumn Brilliance Serviceberry	15-25'	15-25'	White - April	multi-stemmed, rounded crown	Full sun to part shade	Medium	Orange-red	Hybrid	slow to medium	
Amelanchier laevis	Allegheny Serviceberry	15-40'	15-40'	White - April, short lived brown (male), green (female) around March	multi-stemmed, rounded crown	Full sun to part shade	Medium to wet	Orange-red	Yes	medium	medium to fast
Betula nigra	River Birch	40-70'	40-60'	usually divided oval + rounded to rounded	usually divided oval + rounded to rounded	Full sun	Medium	Yellow to yellow-green	No	slow to medium	
Carpinus betulus	European hornbeam	40-60'	40-60'	Green - April	multi-stemmed, wide-spreading, flat or round-topped (often irregular) crown	Full sun to part shade	Medium	Yellow, orange-red	Yes	slow	
Carpinus caroliniana	American Hornbeam	20-30'	20-35'	Green - April	irregular, cylindrical crown	Full sun to part shade	Medium to wet	yellow-orange	Yes	medium	Develop large taproot
Carpa cordiformis	Bittersweet Hickory	50-80'	30-50'	Green - April to May	irregular, cylindrical crown	Full sun to part shade	Medium to wet	yellow-orange	Yes	medium	Develop large taproot
Carpa glabra	Rugnut Hickory	50-80'	25-40'	Yellowish-green - April to May	regular open oval	Full sun to part shade	Medium	yellow-orange	Yes	medium	Develop large taproot
Carya laciniosa	Shellbark Hickory	60-80'	40-60'	Greenish-yellow - April to May	narrow oblong crown, high branching	Full sun to part shade	Medium to wet	Yellowish brown	Yes	medium	Develop large taproot
Carya ovata	Shagbark Hickory	70-90'	50-70'	Greenish-yellow - April to May	oblong crown, straight trunk	Full sun to part shade	Medium	Gold and showy	Yes	medium	Develop large taproot
Carya tomentosa	Mockernut Hickory	60-80'	40-60'	Yellowish-green - April to May	narrow to broadly rounded	Full sun to part shade	Medium	yellow-orange	Yes	medium	Develop large taproot
Celtis bavarigata	Sugar Hackberry	60-80'	60-80'	Green - late April to early May	rounded to broad rounded, often pendulous	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium	salt tolerant, recommended street tree
Celtis occidentalis	Common Hackberry	60-80'	60-80'	Green - late April to early May	broad top of ascending arching branches	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium to fast	recommended street tree
Cercidiphyllum japonicum	Katsura Tree	60-70'	40-50'	N/A	greatly variable low branching, broad, round crown	Full sun to part shade	Medium to wet	Yellowish-red	No	medium to fast	
Gladiolus kermesina (Ruta)	Yellowwood	30-50'	40-55'	White, fragrant - early June	spreading, low branched, broad horizontal branches form stratified layers	Full sun	Medium	Yellow-orange	Yes	medium	
Cornus alternifolia	Pagoda Dogwood	10-15'	12-20'	Yellowish-white, fragrant - late May to early June	spreading, low branched, broad horizontal branches form stratified layers	Full sun to part shade	Medium	Green-red	Yes	slow initially medium when established	

11

New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Pyrus calleryana "Aristocrat"	Aristocrat Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Pyrus calleryana "Capital"	Capital Pear	25-35'	8-12'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Quercus rubra	Red Oak	50-75'	50-75'	Yellowish-green, insignificant - May	round-topped and symmetrical	Full sun	Dry to medium	Dark red, showy	Yes	fast if in rich moist well-drained soil	
Syringa reticulata	Japanese Lilac Tree	20-30'	15-20'	White, fragrant - late May to June	somewhat oval to rounded crown, branches somewhat arching	Full sun	Medium	Insigificant	No	medium	
Tilia cordata	Little Leaf Linden	50-70'	35-50'	Pale yellow, fragrant - late June, early July	upright-oval to pyramidal-rounded	Full sun to part shade	Medium	Pale green to pale yellow	No	medium	Beees attracted to flowers, also attract Japanese beetles
Tilia tomentosa	Silver Linden	50-70'	30-50'	Pale yellow, fragrant - late June, early July	upright-oval to pyramidal-rounded, lower branches drooping	Full sun to part shade	Medium	Pale green to pale yellow	No	medium	Beees attracted to flowers, also attract Japanese beetles
Tilia x euclora	Crimean Linden	40-60'	20-30'	Pale yellowish-white - July	low branched, vase-shaped with ascending branches	Full sun to part shade	Medium	Pale green to pale yellow	Hybrid	slow to medium	Beees attracted to flowers, also attract Japanese beetles
Zelkova serrata	Japanese Zelkova	50-80'	50-80'	Green - April	round-headed, upright branching	Full sun	Medium	Red	No	medium, fast in youth	
Type B Street Trees for new construction											
Acer campestre	Hedge Maple	20-35'	25-35'	Yellowish-green - May	rounded and dense, often branched to ground	Full sun to part shade	Medium	Yellow	No	slow	
Acer x freemanii	Freeman Maple	40-55'	30-40'	Greenish-yellow to red - rarely flowers	Varies from fan-like to columnar to round-crowned	Full sun to part shade	Medium to wet	orange-red to scarlet-red	Hybrid	medium to fast	
Acer griseum	Paperbark Maple	20-30'	15-25'	Green - April	upright-oval, oval or rounded	Full sun to part shade	Medium	Red	No	slow	
Acer macrocarpum	Nikko Maple	30-45'	30-45'	Yellow - May	vase-shaped, full sun to round-headed	Full sun to part shade	Medium	Red	No	slow	
Acer nigrum	Black Maple	60-80'	40-70'	Greenish - April	Bright-oval to rounded	Full sun to part shade	Medium to wet	Showy yellow, orange or red	Yes	slow	
Acer rubrum	Red Maple	40-70'	30-50'	Red, sometimes yellow - late March or April	irregular, Ovoid, or rounded	Full sun to part shade	Medium to wet	Orange-red	Yes	medium to fast	
Acer saccharum	Sugar Maple	60-80'	40-70'	Greenish - before leaves in April	Upright-oval to rounded, dense	Full sun to part shade	Medium	yellow, orange or red	Yes	slow	

City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Prunus virginiana	Choke Cherry	20-25'	15-20'	White - April to May	small, suckering, crooked branches and slender twigs. Oval rounded crown	Full sun to part shade	Dry to medium	Yellow to orange	Yes	fast	may naturalize
Quercus alba	White Oak	50-80'	50-80'	Yellowish-green, insignificant, messy - May	rounded and dense, often branched to ground	Full sun	Dry to medium	Striking reddish & purplish	Yes	slow to medium	
Quercus bicolor	Swamp White Oak	50-60'	50-60'	Yellowish-green - May	broad, open, round-topped crown. Short, limby trunk	Full sun	Dry to medium	Yellow, sometimes reddish purple	Yes	slow to medium	
Quercus imbricaria	Shingle Oak	40-60'	40-60'	Yellowish-green, messy - May	broad rounded to upright-oval. Drooping lower lateral branches	Full sun	Medium	variable from yellow-brown to red-brown	Yes	slow to medium	
Quercus macrocarpa	Bur Oak	60-80'	60-80'	Yellowish-green, insignificant - April to May	pyramidal to oval broad open crown	Full sun	Dry to medium	Copper	Yes	slow	
Quercus shumardii	Schumard Oak	40-60'	30-40'	Greenish, messy - May	upright-oval to rounded, dense	Full sun to part shade	Medium to wet	Brownish-red	Yes	medium to fast	
Taxodium distichum	Bald Cypress	50-75'	20-45'	N/A	pyramidal. Flat-topped and cliche-esque in age	Full sun	Medium to wet	Cinnamon brownish	No	medium	

SECTION: 8 TOWNSHIP: 18N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. C907
S & A JOB NO. 49160 2014

PREPARED FOR:
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

STOEPPEL WERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

THIS DRAWING IS NOT INTENDED TO BE
ORIGINAL BOUNDARY SURVEY. A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.
CERTIFIED: 05/01/15
DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

REVISIONS
DATE

BENT CREEK NEIGHBORHOOD MEETING SUMMARY

Project: Bent Creek Docket No. 1506-ZC-02; 1506-SPP-15 and 1506-ODP-16

Date: Thursday, February 4, 2016 6:30 pm

Location: City of Westfield, City Hall Assembly Room

Attendees: Jim Langston and Richard Carriger – On Behalf of the Petitioners

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Kevin Todd – City of Westfield

See attached Sign-in Sheet for Neighbors who attended

Summary of Neighbor Questions and Petitioner's Responses:

1. Where is the location of the stub street to the west?
 - a. Jon Dobosiewicz (JD) explained that this is actually shown on the plans as a "future right of way" between lots 99 and 100 and it would be maintained as common area by the HOA; and, if and when in the future the property to the east may be developed it would provide a connection between the 2 properties.
2. Where is the proposed cell tower location on the Armstrong property?
 - a. JD explained that our team was not involved in the cell tower proposal and we do not know with certainty where it was to be located on the Armstrong property.
3. Where are the new path connections?
 - a. JD explained the location of the new path connections on the site by referring to the large presentation board that contained the site plan.
4. Where will the stub street to the north be located?
 - a. JD explained that this is shown on the plans between lots 120 and 121. JD also explained that the proposed stub street stops short of our property line and the remaining area to the north property line would be common area. JD also explained this common area to the east of the stub street would be maintained by the HOA. JD also explained that this design would allow for a future connection between our neighborhood and the property to the north, if and when the property to the north were developed in the future.
5. Describe to me the Common Areas along North property line.
 - a. JD explained that the common areas along the northern property line would be 50' in width adjacent to the Armstrong property and include the existing evergreen trees in addition to additional landscaping to the far norther properties.
6. Describe to me the Common Areas along Towne Road and 159th Street.
 - a. JD explained that the common areas along in these locations would be approximately 30' in width, would be landscaped with a berm and landscaping.
7. Cindy Spoljaric asked if any of these common areas would be designated as "conservancy areas".
 - a. JD explained that while none of these common areas would be designated as "conservancy areas", for any existing trees in these areas that were worth maintaining would be preserved, unless they had to be removed for utility, right of way, road improvement and other similar site needs.
8. Can you mow the grass in the common areas or will you keep it natural?

- a. JD explained that the grass in the common areas would be mowed.
9. Will the area along the western perimeter of the site be raised or bermed?
 - a. JD explained that this area would not be raised or bermed, but we would be adding some landscape plantings outside of the lots and we would be preserving any existing trees that were worth maintaining and that did not require removal for utility or site construction.
10. What will be the height of any new tree plantings and what species along the western perimeter?
 - a. JD explained that trees are required to be approximately 6' to 8' at planting, depending on the species. JD explained that he was not sure how tall these trees would grow to be and that he would need to review the landscape plan to determine the various species, but that the species were typically a mix of evergreen and deciduous trees. JD also explained that the general planting requirement along this area would be approximately 3 shade, 3 evergreen and 10 shrubs per 100'.
11. A few neighbors made general comments of appreciation for the Petitioner listening to and addressing the concerns of the surrounding neighbors in the revised plans.
12. What will be in the amenity area?
 - a. Jim Langston (JL) explained that the amenity area would most likely consist of a pool, maybe a play structure for children and maybe a basketball court.
13. When would you anticipate breaking ground if the zoning approvals are obtained; will the project be done in phases?
 - a. Richard Carriger (RC) explained that we are not exactly sure because the timing is partially dependent upon the City's timeline to begin road improvements to Towne Road.
 - b. RC explained that the project would be completed in phases.
14. What are the City's plans for any road improvements to 159th Street and Towne Road; What will be the ROW that you will be required to dedicate; Is the City planning a roundabout for 161st Street; Will the city "cut down" the hill on 159th Street?
 - a. JD explained that we don't know the exact plans for the City's road improvement projects around the perimeter of our site or at 161st Street, but that any interested neighbors should contact the City's planning staff for that information.
 - b. JD explained that we are required to dedicate 75' for Towne Road ROW and 50' for 159th ROW.
 - c. JD explained that we believe that the City will correct the "rise" on 159th Street, but that any surrounding neighbor wanting more specific information on the City's road projects for this area should contact the City's planning staff.
15. A neighbor made a comment that she wanted to make sure that we properly plan our drainage so that we do not add any additional drainage to the surrounding adjacent properties.
16. Who are the approved builders for this community?
 - a. JL explained that we do not have a specific set of approved builders, but the builders and the homes may be similar to the types of homes constructed in Oak Manor and Brookside.
 - b. JL explained that the homes would be in an estimated price range of between \$450,000 to \$700,000 and the lot size would be approximately 100' by 150'.
17. General questions were asked about utilities, storm drains and where the water would come from to serve the development.
 - a. JD provided general responses to these questions.

BENT CREEK

westfield, indiana

May 2015



BENT CREEK

westfield, indiana

February 2016





Petition Number: 1602-DDP-03

Subject Site Address: SEC of 151st Street and Towne Road (the "Property")

Petitioner: Central Christian Church

Request: Detailed Development Plan review for a new church building

Current Zoning: AG-SF1: Agriculture / Single-Family-1

Current Land Use: Unoccupied/Agricultural

Approximate Acreage: 19.99 acres+/-

Property History: 1601-SFP-02; Minor Secondary Plat (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Detailed Development Plan
5. Site Plan
6. Landscaping Plan
7. Building Elevations

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

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

This petition received a public hearing at the February 1, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the February 1, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION

The applicable zoning district is the AG-SF1: Agriculture / Single-Family-1 District. The project is for the construction of a new 25,000 square-foot church building and associated parking. The proposal anticipates future additions on the plans.

The waiver requests that were part of the February 1, 2016 presentation have been withdrawn. They are no longer necessary.



ZONING DISTRICT STANDARDS (Article 4.2)

AG-SF1: Agriculture / Single-Family-1

- | | |
|---|-------------------|
| 1. <u>Minimum Lot Area:</u> | Three (3) acres |
| 2. <u>Minimum Lot Frontage:</u> | 250 feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 100 feet |
| b. Side Yard: | 30 feet |
| c. Rear Yard: | 30 feet |
| 4. <u>Minimum Lot Width:</u> | 100 feet |
| 5. <u>Maximum Building Height:</u> | 2.5 stories |
| 6. <u>Minimum Living Area (Ground Floor):</u> | |
| a. Single Story: | 1,350 square feet |
| b. All Others: | 800 square feet |

Comment(s): Compliant with all AG-SF1 standards above.

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

Comment(s): Acknowledged.

2. General Plan Requirements: An Detailed Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':

- a. Title, scale, north arrow and date

Comment(s): Compliant.

- b. Proposed name of the development

Comment(s): Compliant.

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

Comment(s): Compliant.

- d. Address and legal description of the property

Comment(s): Compliant.



e. Boundary lines of the property including all dimensions

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

l. Location and dimensions of all existing structures and paved areas

Comment(s): *Compliant.*

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

Comment(s): *Compliant.*

n. Location of all Floodplain areas within the boundaries of the property

Comment(s): *No floodplains located on the Property.*

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

Comment(s): *Compliant.*



- p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
Comment(s): *Compliant.*
- q. Identify buildings proposed for demolition
Comment(s): *N/A.*
- r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
Comment(s): *N/A.*
- s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
Comment(s): *Compliant.*
- t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
Comment(s): *Compliant.*
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
Comment(s): *Petitioner is working with the City to ensure compliance. Staff can provide an update at the February 16, 2016 APC meeting.*
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements
Comment(s): *See Development Standards section below for comments.*
5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
Comment(s): *N/A.*



6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
Comment(s): See Development Standards section below for comments.
7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
Comment(s): Any signs shown on the Detailed Development Plan will not be reviewed for compliance. Approval of the Detailed Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.
8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
Comment(s): See Development Standards section below for comments.
9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof
Comment(s): N/A.
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope of the study
Comment(s): Compliant.
11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development
Comment(s): Compliant.



DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Accessory Buildings/Dumpster Enclosures (Article 6.1, H)
 - a) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
Comment(s): Compliant.
 - b) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
Comment(s): Compliant.
 - c) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
Comment(s): Compliant.
 - d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
Comment(s): Compliant.
 - e) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
Comment(s): Compliant.
 - f) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
Comment(s): Compliant.
 - g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
Comment(s): Acknowledged
 - h) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.
Comment(s): Compliant
2. Architectural Standards (SF Districts, Non-Residential Uses) (Article 6.3, D)
 - a) No loading spaces or loading docks shall be permitted to face a Street.
Comment(s): Compliant



- b) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.

Comment(s): N/A

- c) Building Materials: In order to ensure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

Comment(s): Compliant. The Department has determined that there is no surrounding residential character to emulate, nor are there nearby subdivision standards to be compatible with. The surrounding area is completely farm land.

3. Building Standards (Article 6.4)

Comment(s): Compliant.

4. Height Standards (Article 6.6)

Comment(s): Compliant.

5. Landscaping Standards (Article 6.8)

- a) Heating/Cooling Facilities Screening.

Comment(s): Compliant. Roof mounted, screened by parapet walls.

- b) Detention and Retention Areas.

Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

Comment(s): Compliant.

- c) Minimum Lot Landscaping:

Inst. Use/20 acres	Required	Provided	Difference
Shade Trees	40	110	+70
Ornamental or Evergreen Trees	60	84	+24
Shrubs	200	832	+632

- d) Foundation Plantings

West Façade (270')	Required	Provided	Difference
Shrubs or Ornamental Trees	23	23	0

North Façade (130')	Required	Provided	Difference
Shrubs or Ornamental Trees	11	11	0



e) External Street Frontage Requirements

Towne Road (1200')	Required	Provided	Difference
Shade or Evergreen Trees	36	37	+1
Ornamental Trees	24	25	+1
Shrubs	300	353	+53

151st Street (540')	Required	Provided	Difference
Shade or Evergreen Trees	17	17	0
Ornamental Trees	11	11	0
Shrubs	135	135	0

f) Buffer Yard Requirements

East (1200') Buffer Type A	Required	Provided	Difference
Shade Trees	36	42	+6
Evergreen Trees	36	36	0
Shrubs	120	151	+31
Buffer Yard Width	30'	0	Compliant

g) Interior Parking Area Landscaping

89,000 SF Parking Area	Required	Provided	Difference
Island Area	8,900 SF	10,300 SF	+1,400 SF
Trees + Shrubs	1 tree + 4 shrubs/island	1 tree + 4 shrubs/island	Compliant

h) Perimeter Parking Area Landscaping

West (430')	Required	Provided	Difference
Trees	15	32	+17
Shrubs	144	175	+21

6. Lighting Standards (Article 6.9)

Comment(s): Compliant.

7. Lot Standards (Article 6.10)

Comment(s): Compliant.



8. Parking and Loading Standards (Article 6.14)
a) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

If the proposed on-site storm water quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

Comment(s): *Compliant.*

- b) Bicycle Parking (Article 6.14, H)
Comment(s): *Compliant.*

9. Performance Standards (Article 6.15)
Comment(s): *To be monitored for compliance.*

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

11. Vision Clearance Standards (Article 6.19)
Comment(s): *Compliant.*

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

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)
Comment(s): *N/A*

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

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

4. Open Space and Amenity Standards (Article 8.6)
Comment(s): *N/A.*

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

6. Storm Water Standards (Article 8.8)
Comment(s): *Compliant.*



- | | |
|--------------------------------------|----------------|
| 7. Street and Right-of-Way Standards | (Article 8.9) |
| <i>Comment(s): Compliant.</i> | |
| 8. Street Light Standards | (Article 8.10) |
| <i>Comment(s): N/A</i> | |
| 9. Street Sign Standards | (Article 8.11) |
| <i>Comment(s): Compliant.</i> | |
| 10. Surety Standards | (Article 8.12) |
| <i>Comment(s): Compliant.</i> | |
| 11. Utility Standards | (Article 8.13) |
| <i>Comment(s): Compliant.</i> | |

DEPARTMENT COMMENTS

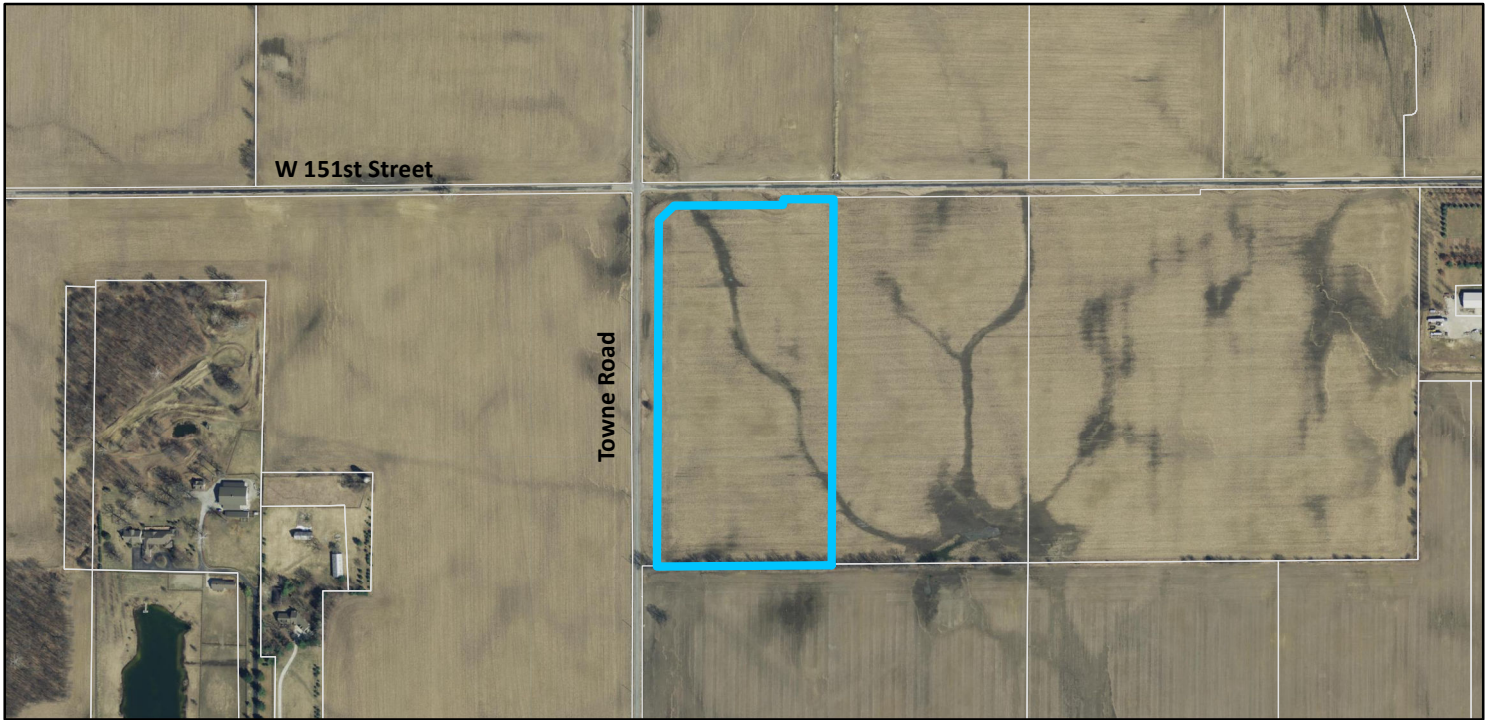
1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition with the following condition:**
 - **All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
3. If any APC member has questions prior to the public hearing, please contact Kevin Todd at ktodd@westfield.in.gov or 317.379.6467.



Property Location Map
Central Christian Church
1602-DDP-03



Aerial Location Map



Zoning Map



Zoning  AG-SF1 (Agriculture - Single Family - 1)  PUD (Planned Unit Development)

Central Christian Church Development Plan

NARRATIVE STATEMENT

Central Christian Church of Carmel Indiana owns approximately 81.89 acres (per deed) at the southeast corner of 151st Street and Towne Road. The church is looking to relocate from their current location in Carmel. They are submitting to the City of Westfield for consideration of a Development Plan for Central Christian Church. The church will be on the western approximately 19.99 acres. The church site will drain to a detention pond to be located near the south property line and will discharge into the legal drain which is located along the south property line and drains south. An easement will be in place over the property to the east of the church for this drainage outlet. The proposed right-of-way for Towne Road is 75' and 50' for 151st Street. There is a 150' right-of-way at the intersection for a future round-a-bout.

The utilities to serve this site are as follows:

- The sanitary sewer service is provided by Citizen's Westfield. There is an existing 24" main along the north side of 151st Street.
- The water service is provided by Citizen's Westfield. There is an existing 12" main approximately 1000' east of the subject site at the end of the Harmony residential project. This main will need to be extended to Towne Road. The Overall Development Plan shows the main being extended along the north side of 151st Street.
- The electric service is provided by Duke Energy. There are power poles along the south side of 151st Street and the west side of Towne Road.
- The gas service is provided by Vectren Gas. According to communications with Vectren, they will extend a main along 151st from the east to the site.

Originally two (2) waivers were requested. Both requests have been withdrawn.

CONSTRUCTION PLANS FOR CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD WESTFIELD, IN 46074

PLANS PREPARED FOR:

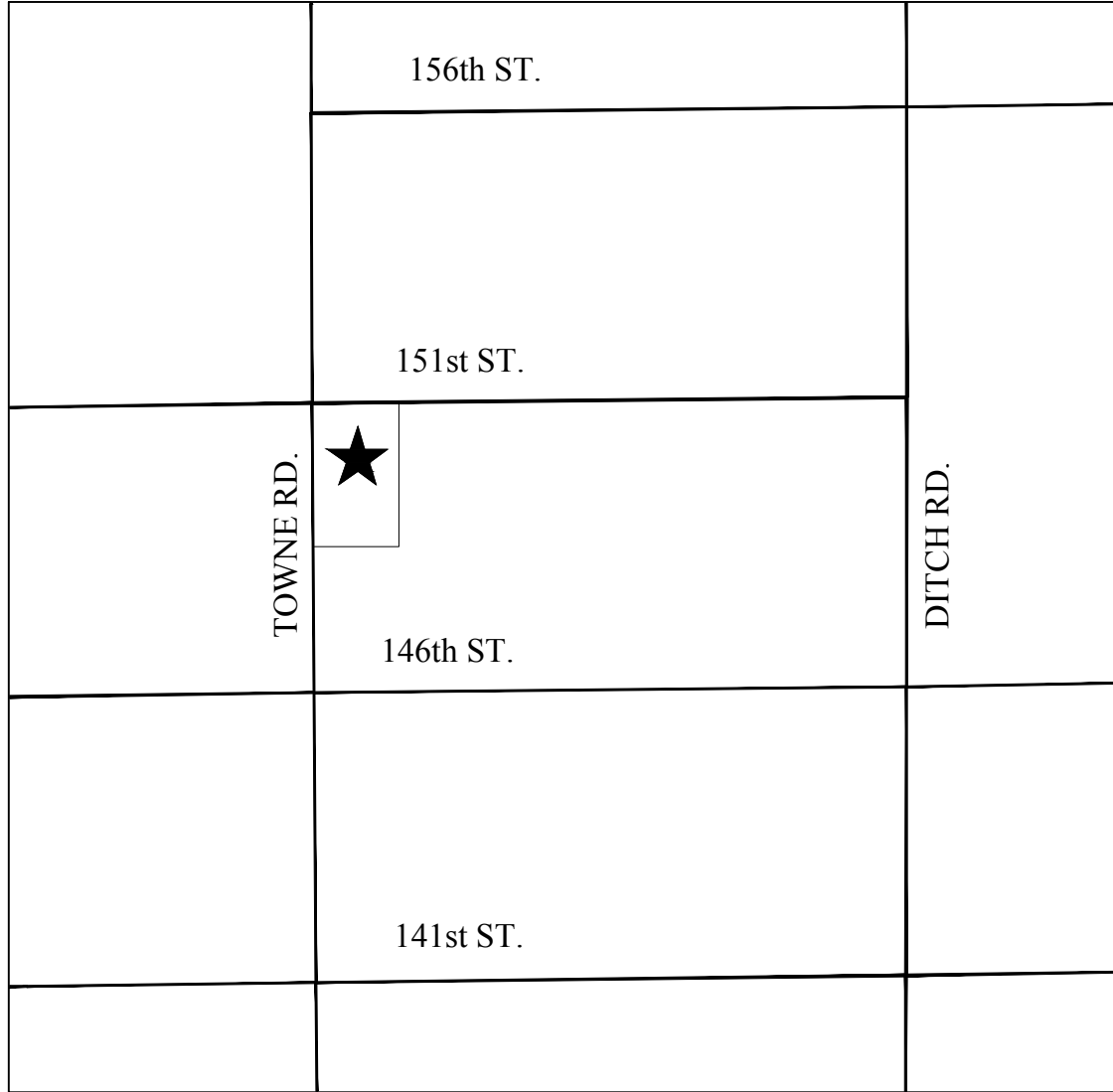
ASPEN GROUP
90 EXECUTIVE DRIVE, SUITE A
CARMEL, IN 46032
TELEPHONE: 317.852.5100
CONTACT PERSON: ADAM CHESTER, AIA
EMAIL: ACHESTER@ASPENGROUP.COM

PLANS PREPARED BY:

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: 317.846.6611
FAX: 317.843.0546
CONTACT PERSON: MARK THORPE, RLA
EMAIL: THORPEM@WEIHE.NET



★ PROJECT LOCATION
LOCATION MAP



★ PROJECT LOCATION
VICINITY MAP

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0115 F, DATED FEBRUARY 19, 2003.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- THIS SITE DOES NOT CONTAIN A WETLAND AS SHOWN ON THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE; WESTFIELD, INDIANA, NATIONAL WETLANDS INVENTORY ONLINE VIEWER, VIEWED NOVEMBER 2015.

LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST (BASIS OF BEARING) 662.07 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREE 02 MINUTES 59 SECONDS EAST 1315.46 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 35 SECONDS WEST 662.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREE 02 MINUTES 59 SECONDS WEST 1315.59 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.99 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)

TBM-1:
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP.
ELEV = 922.68 (NAVD 88)

WESTFIELD GENERAL NOTES

- ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
http://www.westfield.in.gov/egov/documents/1398688782_87299.pdf
- THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

OPERATING AUTHORITIES

VECTREN (GAS)
ATTENTION: BRIAN HARGER
P.O. BOX 1700
NOBLESVILLE, IN 46061
317.776.5560

AMERITECH (TELEPHONE)
ATTENTION: STEVE KREBS
5888 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317.252.4275

DUKE ENERGY (ELECTRIC)
ATTENTION: VINCENT LITERAL
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
317.776.5336

CITIZENS WESTFIELD
(WATER AND WASTEWATER)
MITCH HOUSE
MHOUSE@HNTB.COM
317-917-5294

CITIZENS WESTFIELD
(GAS)
RYAN BASCORE
RBASORE@CITIZENSENERGYGROUP.COM
317-927-6415

MARATHON PIPELINE, LLC
(GAS)
ATTENTION: AUSTIN GEYER
10722 E. COUNTY ROAD 300 NORTH
INDIANAPOLIS, IN 46234
AGUYER@MARATHONPETROLEUM.COM
317.291.9460 x1233

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3100

CITY OF WESTFIELD - COMM. DEVEL.
ATTENTION: MATT SKELTON
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317.804.3172

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
317.896.2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317.776.9626

INDOT
ATTENTION: SHELLEY HANEY
32 SOUTH BROADWAY
GREENFIELD, IN 46140
317.467.3492

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317.773.7770

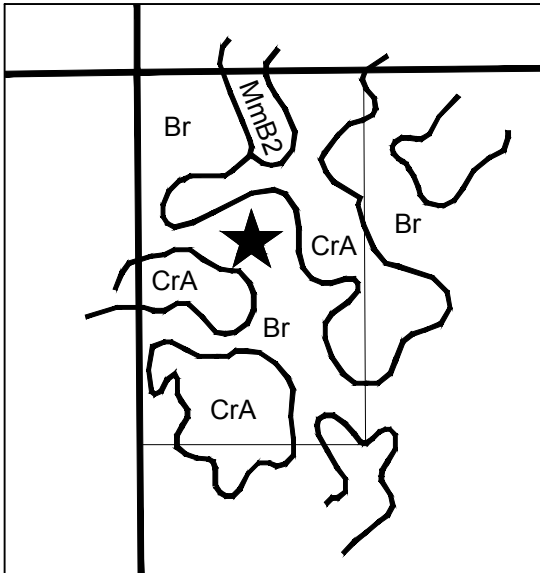
Sheet List Table	
Sheet Number	Sheet Title
C001	TITLE SHEET
ALTA	ALTA SURVEY
C100	SWPPP PHASE 1
C101	SWPPP PHASE 1
C102	SWPPP PHASE 2
C103	SWPPP SPECIFICATIONS
C104	SWPPP DETAILS
C105	SWPPP DETAILS
C106	SWPPP DETAILS
C200	SITE PLAN
C201	SITE PLAN
C202	SITE DETAILS
C203	SITE DETAILS
C300	GRADING PLAN
C301	GRADING PLAN
C302	GRADING PLAN
C500	SANITARY SEWER PLAN & PROFILE
C600	STORM SEWER PLAN & PROFILE
C601	STORM SEWER PLAN & PROFILE
C602	STORM SEWER PLAN & PROFILE
C603	DRAINAGE DETAILS
C604	DRAINAGE DETAILS
C700	WATER PLAN
C701	WATER PLAN
C800	UTILITY PLAN
C801	UTILITY DETAILS
C802	UTILITY DETAILS
C803	UTILITY DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN DETAILS
L200	LANDSCAPE DETAILS

SOILS TYPE LEGEND

Br BROOKSTON SILTY CLAY LOAM
THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, AND MODERATE PERMEABILITY. THIS SOIL HAS SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED AND PROTECTED FROM FLOODING. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM FROST ACTION AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS BECAUSE OF SEASONAL HIGH WATER TABLE AND HIGH POTENTIAL FROST ACTION. INSTALLATION OF DRAINAGE DITCHES ALONG ROADS HELPS TO LOWER THE WATER TABLE AND PREVENT DAMAGE FROM FROST ACTION. THE BASE MATERIAL FOR ROADS AND STREETS SHOULD BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL.

CrA CROSBY SILT LOAM
0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DRAINED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED OR REPLACED WITH SUITABLE MATERIAL.

MmB2 MIAMI SILT LOAM
2 TO 6 PERCENT SLOPES, ERODED. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.



★ PROJECT LOCATION
SOILS MAP

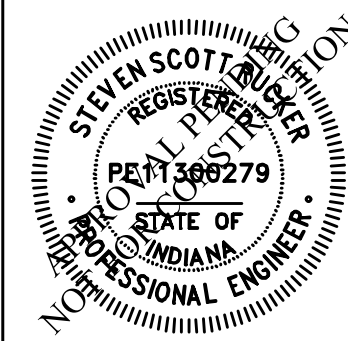


Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

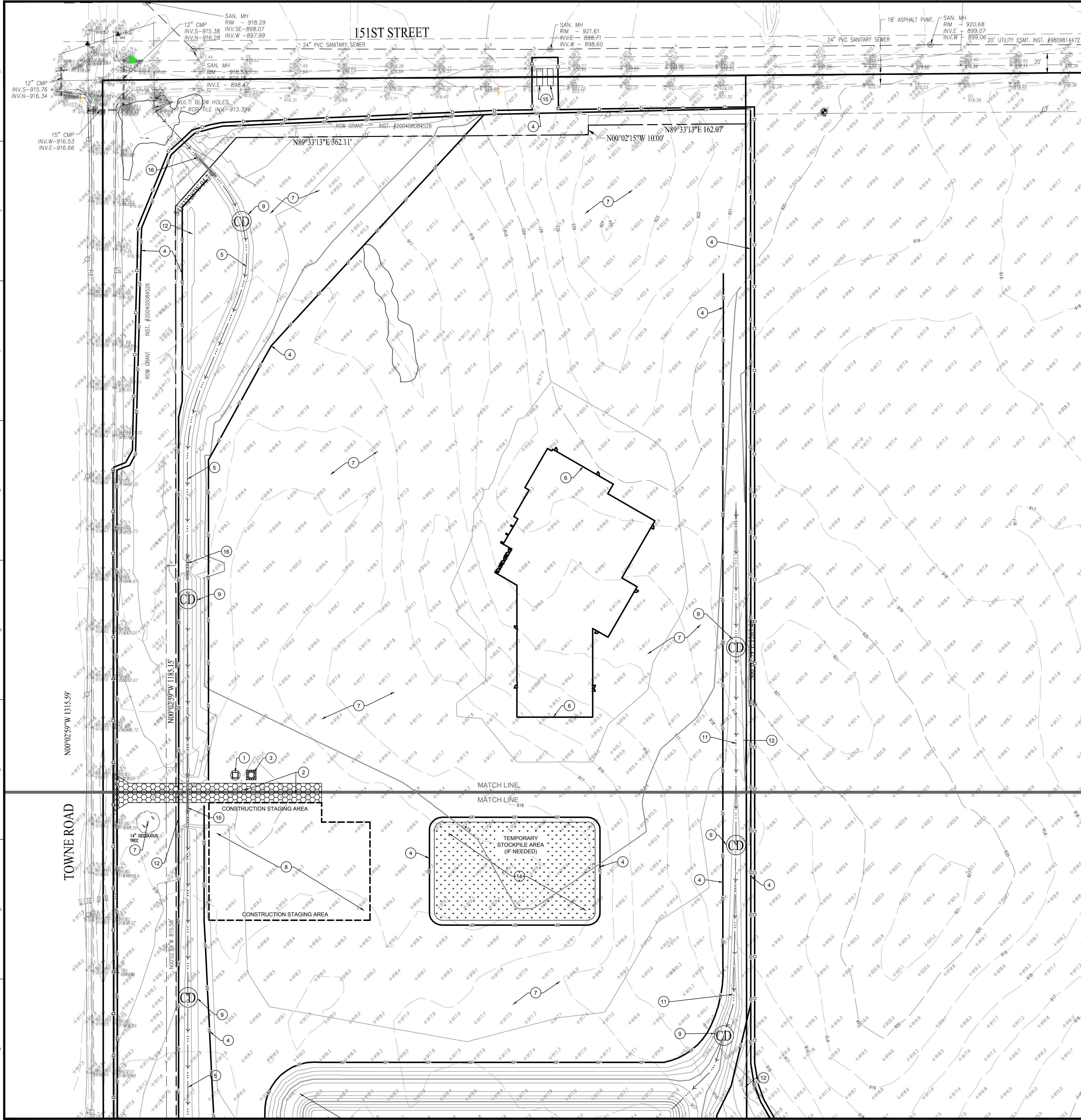
REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W15.0043
SUBMITTED FOR INITIAL REVIEW	10/30/2016	MLT	DWG NAME:	W15.0043-CDD-001 (this drawing)
REVISIONS FOR REVIEW COMMENTS	02/09/2016	MLT	DESIGNED BY:	RLW
			DRAWN BY:	RLW
			CHECKED BY:	JKS
			DATE:	02/09/2016



STEVEN SCOTT RUCKER P.E. (1390279)

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
TITLE SHEET
Part of SWM, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C001
PROJECT NO.
W15.0043



SITE PREPARATION / SWPPP PHASE 1 NOTES

1. INSTALL PERMIT POSTING AREA. 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
2. INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C104
3. INSTALL CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C105
4. INSTALL SILT FENCE. REFER TO DETAIL ON SHEET C105
5. CUT PROPOSED SWALE TO DIVERT OFFSET WATER
6. LIMITS OF PROPOSED BUILDING
7. REMOVE EXISTING TREE(S) AND VEGETATION
8. STAGING AREA. PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED.
9. ROCK CHECK DAM
10. CUT PROPOSED POND TO SERVE AS A SEDIMENT BASIN
11. DIVERSION SWALE
12. DIVERSION BERM
13. INSTALL PROPOSED OUTLET TO SERVE AS OUTLET FOR SEDIMENT BASIN. USE RIPRAP PAD AT OUTLET POINT FOR ADDITIONAL SEDIMENT FILTRATION.
14. STOCKPILE AREA (IF NEEDED)
15. OPEN CUT FOR UTILITY INSTALLATION
16. INSTALL PROPOSED STORM PIPES WITHIN SWALE ALONG WITH SWALE CONSTRUCTION ACTIVITIES.

LINE TYPES

— G — G — G —	UNDERGROUND GAS
— W — W — W —	UNDERGROUND WATER
— E(A) — E(A) — E —	AERIAL ELECTRIC
— C — C — C —	UNDERGROUND ELECTRIC
— C(A) — C(A) — C —	UNDERGROUND COMMUNICATIONS
— FO — FO — FO —	AERIAL COMMUNICATIONS
— FO(A) — FO(A) — FO —	UNDERGROUND FIBER OPTIC
— OHU — OHU — OHU —	AERIAL FIBER OPTIC CABLE
— FM — FM — FM —	OVERHEAD UTILITY
— FM — FM — FM —	FORCE MAIN
— FM — FM — FM —	SANITARY SEWER
— FM — FM — FM —	STORM SEWER
— FM — FM — FM —	RIGHT OF WAY LINE
— FM — FM — FM —	CHAIN LINK FENCE
— FM — FM — FM —	BOARD FENCE
— FM — FM — FM —	WROUGHT IRON FENCE
— FM — FM — FM —	FARM FENCE
— FM — FM — FM —	GUARD RAIL
— FM — FM — FM —	HAND RAIL
— FM — FM — FM —	SILT FENCE
— FM — FM — FM —	BUILDING SETBACK LINE
— FM — FM — FM —	BOUNDARY LINE
— FM — FM — FM —	FLOW LINE
— FM — FM — FM —	SECTION LINE
— FM — FM — FM —	INDEX CONTOUR
— FM — FM — FM —	INTERMEDIATE CONTOUR

SWPPP PHASE 1 LEGEND

- INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY. DROP INLET PROTECTION.
- CONSTRUCTION ENTRANCE
- STAGING AREA
- POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- INSTALL SILT DIKES (PAVEMENT AREA) AS SHOWN. CONTRACTOR TO ADD ADDITIONAL MEASURES AS CONSTRUCTION PHASING AND SITE CONDITIONS DICTATE
- CONCRETE WASHOUT
- STOCKPILE AREA (TEMPORARY SEEDING REQUIRED)
- SILT FENCE
- TREE PROTECTION
- ROCK CHECK DAM
- LIMITS OF DISTURBANCE

EXISTING AREAS

TOTAL SITE	= 19.99 AC.
DISTURBED	= 21.0 AC.
PERVIOUS	= 21.0 AC.
IMPERVIOUS	= 00.0 AC.

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED BY UTILITY COMPANY. ANY AND ALL UTILITIES NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

EROSION CONTROL NOTES

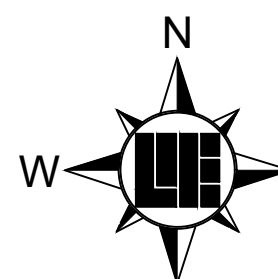
1. ALL DISTURBED AREAS SHALL BE SOODED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.
4. ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

EROSION CONTROL SPECIFICATIONS

1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 14 DAYS.
3. PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
4. PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
5. ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
7. DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 5" (327 IAC 5-5). CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL. IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
11. PORTABLE TOILETS MUST BE ANCHORED.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WESTFIELD PUBLIC WORKS INSPECTOR.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC



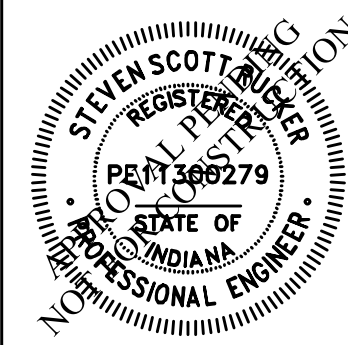
Within Indiana Call
811 or 800-322-5544
24 Hours a Day, 7 Days a Week
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 50'
0 25 50 50

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture

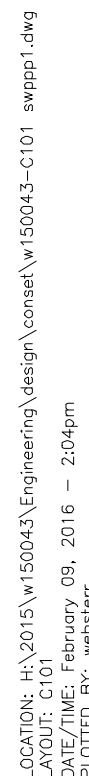
REVISIONS AND ISSUES	DATE	BY	DESCRIPTION
1	10.30.2015	WIS 0043	PROJECT NO. W15.0043
2	02.09.2018	WIS 0043	DATE: 02.09.2018
3			REVIEWED FOR PERMIT REVIEW
4			REVIEWED FOR REVIEW COMMENTS



STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SWPPP PHASE 1

SHEET NO.
C100
PROJECT NO.
W15.0043



- 1 INSTALL PERMIT POSTING AREA. 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- 2 INSTALL CONSTRUCTION ENTRANCE. REFER TO DETAIL ON SHEET C104
- 3 INSTALL CONCRETE WASHOUT. REFER TO DETAIL ON SHEET C105
- 4 INSTALL SILT FENCE. REFER TO DETAIL ON SHEET C105
- 5 CUT PROPOSED SWALE TO DIVERT OFFSET WATER
- 6 LIMITS OF PROPOSED BUILDING
- 7 REMOVE EXISTING TREE(S) AND VEGETATION
- 8 STAGING AREA. PROVIDE CONSTRUCTION DUMPSTER, FUELING AREA, AND PORT-O-LET AS NEEDED.
- 9 ROCK CHECK DAM
- 10 DIVERSION POND TO SERVE AS A SEDIMENT BASIN
- 11 DIVERSION SWALE
- 12 URUTION BERM
- 13 INSTALL PROPOSED OUTLET TO SERVE AS OUTLET FOR SEDIMENT BASIN. USE RIPRAP PAD AT OUTLET POINT FOR ADDITIONAL SEDIMENT FILTRATION.
- 14 STOCKPILE AREA (IF NEEDED)
- 15 OPEN CUT FOR UTILITY INSTALLATION
- 16 INSTALL PROPOSED STORM PIPES WITHIN SWALE ALONG WITH SWALE CONSTRUCTION ACTIVITIES.

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER DURING BIDDING AND DURING CONSTRUCTION ACTIVITIES ALL ITEMS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ANY MATERIALS AND/OR STRUCTURES NOT LOCATED ON THIS SURVEY FOR THE INSTALLATION OF THE NEW WORK.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK, AND TO VERIFY WHICH UTILITIES WILL BE REMOVED BY THE COMPANY OF THE CONTRACTOR TO REMOVE ANY UTILITIES NOT REMOVED BY THE UTILITY COMPANY SHALL BE REMOVED BY THE CONTRACTOR.
3. UTILITIES ARE SHOWN TO BE APPROXIMATE AND SHALL BE RELOCATED AND/OR CAPPED AND ABANDONED BEFORE CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
4. ALL DEMOLITION MATERIAL AND SALVAGEABLE MATERIAL IS THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE PROPERLY DISPOSED OF OFF THE SITE.
5. SLABS ON GRADE MUST BE REMOVED COMPLETELY AND TAKEN OFF THE SITE.
6. ALL UTILITIES MUST REMAIN ACTIVE FOR AREA TENANTS THAT ARE REMAINING. NO UTILITY SERVICE SHALL BE INTERRUPTED DURING THE CONSTRUCTION PROCESS.
7. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL, BUT ARE NOT SHOWN ON THE PLANS AS BEING REMOVED MAY BE DONE BY THE CONTRACTOR TO THE TREE(S) AND BE LOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.
9. IF THERE ARE ANY QUESTIONS CONCERNING THIS DEMOLITION PLAN, PLEASE CONTACT THE ENGINEER BEFORE CONTINUING WORK.

[illegible]

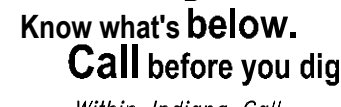
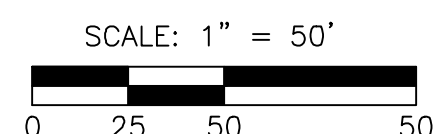
- - INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY DROP INLET PROTECTION.
- - CONSTRUCTION ENTRANCE
- - STAGING AREA
- - POSTING AREA - 4" PVC TUBE WITH END CAPS ATTACHED TO PROJECT CONSTRUCTION SIGN TO CONTAIN APPROVED CONSTRUCTION DRAWINGS AND PERMITS FOR INSPECTORS.
- - INSTALL SILT DIKES (PAVEMENT AREA) AS SHOWN. CONTRACTOR TO ADD ADDITIONAL MEASURES AS CONSTRUCTION PHASING AND SITE CONDITIONS DICTATE
- - CONCRETE WASHOUT
- - STOCKPILE AREA (TEMPORARY SEEDING REQUIRED)
- - SILT FENCE
- - TREE PROTECTION
- - ROCK CHECK DAM
- - LIMITS OF DISTURBANCE

TOTAL SITE	=	19.99	AC.
DISTURBED	=	21.0	AC.
PERVIOUS	=	21.0	AC.
IMPERVIOUS	=	00.0	AC.

1. ALL DISTURBED AREAS SHALL BE SODDED OR SEEDED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
2. INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
3. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.
4. ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

1. THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE UPON COMPLETION OF THE PROJECT. IF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
2. TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 14 DAYS.
3. PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
4. PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
5. ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA. THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
6. IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
7. DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR AUTHORITY. WATER GRASS AND EXECUTE NORMAL WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
8. THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
9. IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STRAINS/DITCHES IN SUCH A MANNER AS TO VIOLATE ANY STATE OR FEDERAL CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL(S). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN APPROVAL PRIOR TO ANY REQUEST FROM THE AUTHORITY AND TO SUBMIT A COMPLETED NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
10. FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
11. PORTABLE TOILETS SHALL BE ANCHORED.
12. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WESTFIELD PUBLIC WORKS INSPECTOR.

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46268
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC



PREPARED FOR:

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

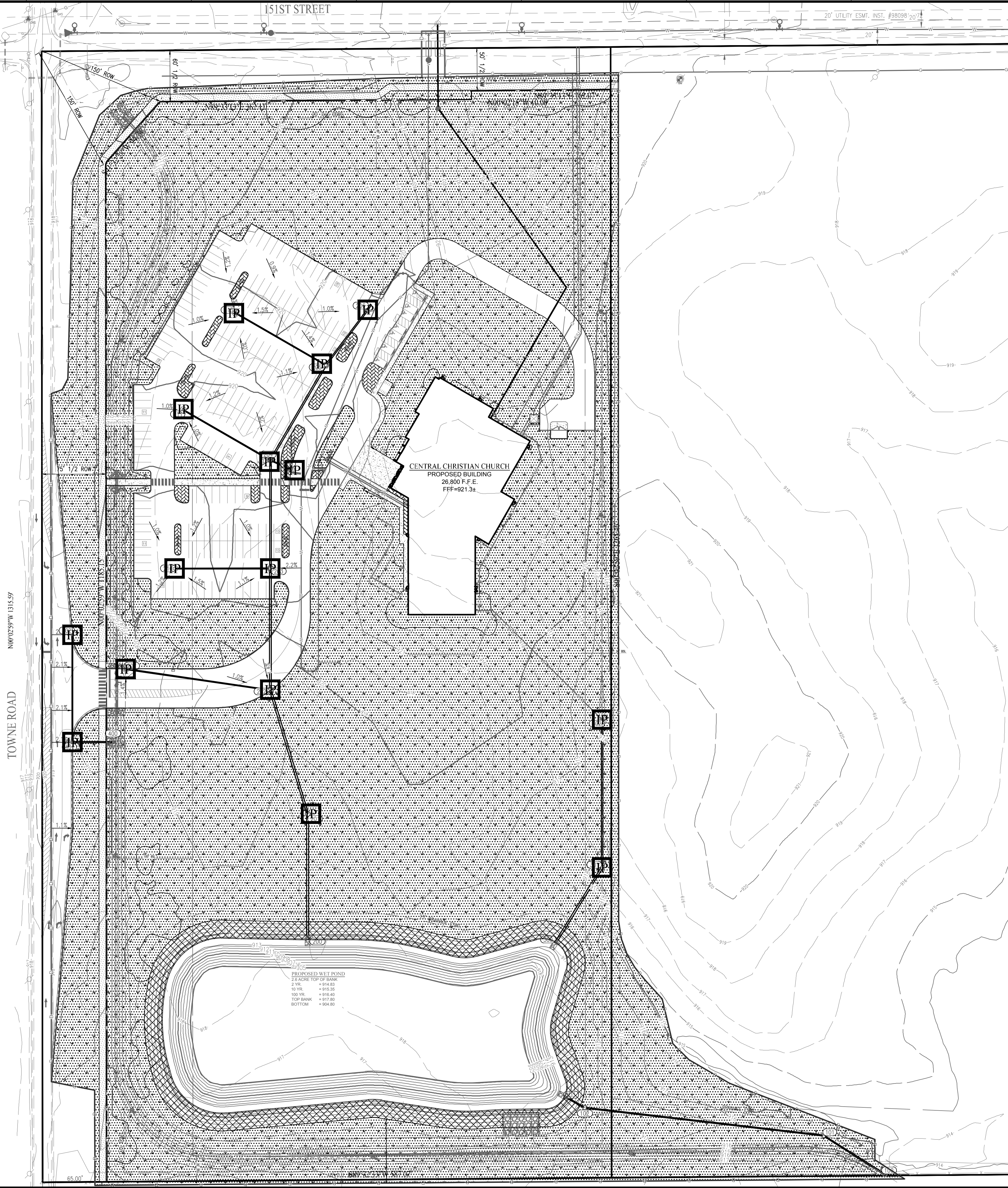
SHEET NO.

PROJECT NO.	
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W15.0043

LOCATION: h:\2015\150043\Engineering\Design\Central Christian Church\150043-C102 swppp2.dwg
DATE/PLT: February 09, 2016 - 2:00pm
PLOTED BY: weslerr

TOWNE ROAD
N010°25'50"W 1315.59'



LAND DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 33 MINUTES 13 SECONDS EAST (BASIS OF BEARING) 662.07 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION SOUTH 00 DEGREE 02 MINUTES 59 SECONDS EAST 1315.46 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 32 MINUTES 33 SECONDS WEST 662.07 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER NORTH 00 DEGREE 02 MINUTES 59 SECONDS WEST 1315.59 FEET TO THE PLACE OF BEGINNING, CONTAINING 19.99 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS AND RIGHTS OF WAYS.

ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)

TBM-1
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP.
ELEV = 922.68 (NAVD 88)

LINE TYPES

G	G	G	UNDERGROUND GAS
W	W	W	UNDERGROUND WATER
E(A)	E(A)	E(A)	AERIAL ELECTRIC
E	E	E	UNDERGROUND ELECTRIC
C	C	C	UNDERGROUND COMMUNICATIONS
C(A)	C(A)	C(A)	AERIAL COMMUNICATIONS
FO	FO	FO	UNDERGROUND FIBER OPTIC
FO(A)	FO(A)	FO(A)	AERIAL FIBER OPTIC CABLE
OHU	OHU	OHU	OVERHEAD UTILITY
FM	FM	FM	FORCE MAIN
SS	SS	SS	SANITARY SEWER
SS	SS	SS	STORM SEWER
RL	RL	RL	RIGHT OF WAY LINE
CL	CL	CL	CHAIN LINK FENCE
BF	BF	BF	BOARD FENCE
WIF	WIF	WIF	WROUGHT IRON FENCE
FF	FF	FF	FARM FENCE
GR	GR	GR	GUARD RAIL
HR	HR	HR	HAND RAIL
SF	SF	SF	SILT FENCE
BSL	BSL	BSL	BUILDING SETBACK LINE
BL	BL	BL	BOUNDARY LINE
FL	FL	FL	FLOW LINE
SL	SL	SL	SECTION LINE
IC	IC	IC	INDEX CONTOUR
IC	IC	IC	INTERMEDIATE CONTOUR

SWPPP PHASE 2 LEGEND

- INLET PROTECTION - USE SUBSURFACE INLET PROTECTION WITH OVERFLOW CAPABILITY DROP INLET PROTECTION ONLY
- PERMANENT/TEMPORARY SEEDING USE PLANTING CHART
- EROSION CONTROL BLANKET - USE S150BN BIO-NET AS SUPPLIED BY NORTH AMERICAN GREEN OR APPROVED EQUAL
- LIMITS OF DISTURBANCE (CONSTRUCTION LIMITS)
- RIPRAP, REFER TO GRADING PLAN SHEET C300 FOR SIZING
- MULCH AREA, SEE LANDSCAPE PLAN FOR ACTUAL LOCATION
- SITE DISCHARGE POINT

EROSION CONTROL NOTES

- ALL DISTURBED AREAS SHALL BE SODED OR SEED, EXCEPT BUILDING PAD AND LANDSCAPE BEDS. SEE LANDSCAPE PLANS FOR LOCATION OF LANDSCAPE BEDS.
- INSTALL SILT FENCE ALONG ALL DOWNSTREAM SLOPES. SILT FENCE TO FOLLOW CONTOUR.
- THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIAL IN THE STREET.
- THIS PLAN TO BE USED FOR EROSION CONTROL PURPOSES ONLY. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY THE INSPECTOR.
- THIS PLAN INDICATES EROSION CONTROL MEASURES REQUIRED AFTER SOIL STRIPPING AND PAD BUILDING HAS TAKEN PLACE. COORDINATE WITH DEVELOPER FOR MEASURES REQUIRED UNTIL PROPERTY TURNED OVER FOR DEVELOPMENT. COORDINATE WITH SOIL CONSERVATION DISTRICT REPRESENTATIVE FOR ANY OTHER MEASURES REQUIRED DUE TO SITE CONDITIONS.
- ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

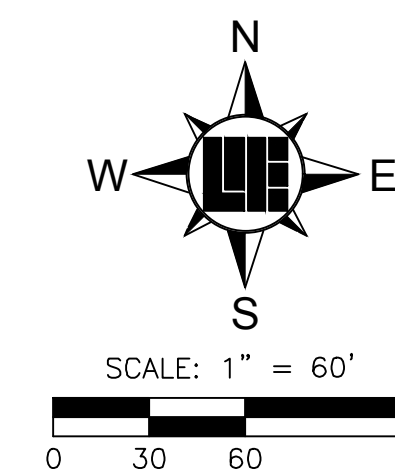
EROSION CONTROL SPECIFICATIONS

- THIS PLAN IS DESIGNED AS AN ATTEMPT TO PREVENT ANY AND ALL SEDIMENT FROM LEAVING THE CONSTRUCTION SITE BY WAY OF EROSION. IF EROSION OF SEDIMENT FROM THE SITE IS TAKING PLACE, THE CONTRACTOR AND/OR OWNER SHALL TAKE PREVENTATIVE ACTION IMMEDIATELY. THE ENGINEER SHALL BE CONSULTED IN THE EVENT THIS HAPPENS.
- TEMPORARY SEEDING IS TO BE APPLIED TO ANY DISTURBED AREA THAT WILL REMAIN UNALTERED IN EXCESS OF 14 DAYS.
- PERMANENT SEEDING IS TO BE APPLIED IMMEDIATELY TO AREAS THAT HAVE ACHIEVED FINAL AND FINISHED GRADE.
- PRESERVE EXISTING VEGETATION ON THE SITE WHENEVER AND WHEREVER POSSIBLE TO PREVENT TOPSOIL EROSION.
- ALL SEDIMENT CAPTURING MEASURES SHALL BE IMPLEMENTED PRIOR TO THE DISTURBANCE OF THE CONSTRUCTION AREA THEY ARE INTENDED TO SERVICE. ALL EROSION CONTROL MEASURES PROPOSED ARE TO BE PROPERLY MAINTAINED TO CONTINUE THEIR EFFECTIVENESS.
- IF GRADING OCCURS DURING THE MONTHS OF DECEMBER, JANUARY OR FEBRUARY DORMANT SEEDING PROCEDURES SHALL BE USED.
- DURING DRY WEATHER, KEEP LAWNS WATERED WITH SPRINKLERS OR OTHER APPROVED METHODS. RESEED ANY AREAS NOT GERMINATING OR DAMAGED AT INTERVALS AS MAY BE REQUIRED ACCORDING TO SEASONAL CONDITION AND/OR CONSTRUCTION ACTIVITY. WATER GRASS AND EXECUTE NECESSARY WEEDING UNTIL FULL STAND OF GRASS HAS BEEN OBTAINED.
- THE IMPLEMENTATION AND MAINTENANCE OF THE EROSION CONTROL IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.
- IT SHALL BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO MINIMIZE SEDIMENTATION (FROM ON-SITE CONSTRUCTION ACTIVITIES) FROM BEING DEPOSITED ONTO ADJACENT PROPERTIES AND RECEIVING STREAMS/DITCHES IN STRICT COMPLIANCE WITH "RULE 9" (327 IAC 15-5, CONSTRUCTION ACTIVITY STORM WATER RUNOFF CONTROL). IT SHALL ALSO BE THE CONTRACTOR'S AND/OR OWNER'S RESPONSIBILITY TO OBTAIN ANY APPROVALS REQUIRED FROM THE LOCAL AUTHORITY AND TO SUBMIT A COMPLETE NOTICE OF INTENT LETTER TO THE OFFICE OF WATER MANAGEMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PRIOR TO ANY CONSTRUCTION ACTIVITY.
- FOR SEASONAL VARIATIONS - SEE SEASONAL SOIL PROTECTION CHART IN THESE PLANS.
- PORTABLE TOILETS MUST BE ANCHORED.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED IN THE FIELD BY WESTFIELD PUBLIC WORKS INSPECTOR.

CONTACT PERSON FOR EROSION CONTROL & SEDIMENT PRACTICES

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
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TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
EMAIL: PARKERF@WEIHE.NET
CONTACT PERSON: FRED PARKER, CPESC

DISTURBED ACREAGE
= 21.0± AC.



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W15.0043
DWG NAME	W150043-C102 swppp2
DRAWN BY	RLW
CHECKED BY	JAS
DATE	02.09.2016

REVISIONS AND ISSUES

DATE	BY	REVISION
10.30.2015	MLT	SUBMITTED FOR INITIAL REVIEW
02.09.2016	MLT	REVIEWED FOR REVIEW COMMENTS

STEVEN SCOTT RUCKER P.E. 11300279

STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
PEAL 17-06279
STATE OF INDIANA
NATIONAL BOARD OF PROFESSIONAL ENGINEERS

PREPARED FOR

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SWPPP PHASE 2
Part of SWM, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C102
PROJECT NO.
W15.0043

LOCATION: N:\2010\W150043\Engineering\Design\Consent\W150043-C103 swppp spec.dwg
DATE/TIME: February 05, 2016 - 2:05pm
PLOT/DIT BY: wester

SECTION A - CONSTRUCTION PLAN ELEMENTS

- A1 PLAN INDEX - SEE BELOW
A2 11x17' PLAT - REDUCTION OF STORMWATER POLLUTION PREVENTION PLAN TO BE SUBMITTED WITH FULL SIZE PLAN
A3 PROJECT NARRATIVE - THIS IS A PROPOSED INSTITUTIONAL DEVELOPMENT ON APPROXIMATELY 17 ACRES. THE CONSTRUCTION SHALL CONSIST OF 1 BUILDING, ASPHALT PARKING, AND 1 ENTRY DRIVE.
A4 VICINITY MAP - SEE TITLE SHEET WITH SOIL MAP
A5 LEGAL DESCRIPTION - SEE SHEET C102, LAT. 40°02'07"N. LONG. 86°12'07"W
A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS - SEE STORMWATER POLLUTION PREVENTION PLAN AT HYDROLOGIC UNIT CODE (14 DIGIT) - 05120201120060
A8 NOTATION OF ANY STATE OR FEDERAL WATER QUALITY PERMITS - NOT APPLICABLE
A9 SPECIFIC POINTS WHERE STORMWATER DISCHARGE LEAVES SITE - LEGAL DRAIN OFFSITE TO THE SOUTHEAST
A10 LOCATION AND NAME OF WETLANDS, LAKES AND WATER COURSES ON AND ADJACENT TO SITE - NOT APPLICABLE
A11 IDENTIFICATION OF ALL RECEIVING WATERS - WILLIAMS CREEK
A12 IDENTIFICATION OF DISCHARGE TO GROUND WATER - NOT APPLICABLE
A13 100 YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES - NOT APPLICABLE
A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE (10 YEAR) -
Q10yr = 28.79 cfs Q10pnt = 1.25 cfs
A15 ADJACENT LANDUSE INCLUDING UPSTREAM WATERSHED - SEE STORMWATER POLLUTION PREVENTION PLAN
A16 CONSTRUCTION LIMITS - SEE STORMWATER POLLUTION PREVENTION PLAN
A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER - OLD ROW CROPS
A18 SOILS MAP WITH SOIL DESCRIPTIONS AND LIMITATIONS - SEE BOTTOM LEFT OF THIS SHEET
A19 LOCATIONS, SIZE & DIMENSIONS OF PROPOSED STORMWATER SYSTEMS - SEE STORMWATER POLLUTION PREVENTION PLAN
A20 PLANS FOR OFF-SITE CONSTRUCTION ACTIVITIES - NOT APPLICABLE
A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROWDISPOSAL AREAS - SEE SHEET C100
A22 EXISTING SITE TOPOGRAPHY - SEE STORMWATER POLLUTION PREVENTION PLAN
A23 PROPOSED FINAL TOPOGRAPHY - SEE STORMWATER POLLUTION PREVENTION PLAN

SECTION B - SWPPP - CONSTRUCTION PHASE

- B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES - POTENTIAL POLLUTANTS FROM CONSTRUCTION ACTIVITY SUCH AS ASPHALT FROM PAVING, CONCRETE, OIL GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT, SOIL EROSION, FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND DISTURBING ACTIVITIES -
1. A PRE-CONSTRUCTION MEETING WITH THE CITY OF WESTFIELD IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY EARTHWORK. ADDITIONALLY, IDEM IS REQUIRED TO BE CONTACTED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. CONSTRUCTION ENTRANCE - REMOVE EXISTING ASPHALT AND STRIP TOPSOIL AND PLACE STONE AT ACCESS POINT ALONG TOWNE ROAD.
3. INSTALL SILT FENCING AND ALL OTHER EROSION CONTROL MEASURES PRIOR TO ANY EARTH MOVING.
4. EARTHWORK - STRIP TOPSOIL, BEGIN ROUGH GRADING AND PREPARE BUILDING PAD AND ROUGH GRADE.
5. SANITARY SEWER - INSTALL SANITARY SEWER SYSTEM
6. STORM SEWER - INSTALL STORM SEWER SYSTEM AND CORRESPONDING INLET PROTECTION
7. UTILITIES - COORDINATE INSTALLATION OF ALL UTILITIES
8. FINISH GRADING AND PERMANENT EROSION CONTROL - FINISH GRADE AND PERMANENTLY SEED ALL PROPERTY PERIMETER AREAS.
9. PAVEMENT - INSTALL STONE, BASE COURSES AND FINISHED GRADINGS FOR ENTRY DRIVE.
10. CLEANUP - CONTRACTOR SHALL SPOIL ALL EXCESS MATERIALS, REGRADE AND STABILIZE ALL AREAS DISTURBED BY UTILITY INSTALLATIONS AND RESEED.
11. FINAL LANDSCAPING - INSTALL FINAL LANDSCAPING.
B3 CONSTRUCTION ENTRANCE - SEE STORMWATER POLLUTION PREVENTION PLAN AND SEE DETAIL IN LOWER LEFT CORNER OF PLAN
B4 SEDIMENT CONTROL PLAN FOR SHEET FLOW AREAS - SEE STORMWATER POLLUTION PREVENTION PLAN
B5 SEDIMENT CONTROL PLAN FOR CONCENTRATED FLOW AREAS - N/A
B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B7 RUNOFF CONTROL MEASURES - NOT APPLICABLE
B8 STORM WATER OUTLET PROTECTION SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B9 GRADE STABILIZATION MEASURES AND SPECS - SEE STORMWATER POLLUTION PREVENTION PLAN
B10 STORMWATER QUALITY CONSTRUCTION DETAILS - SEE STORMWATER POLLUTION PREVENTION PLAN
B11 TEMPORARY SURFACE STABILIZATION METHOD FOR EACH SEASON - SEE SEASONAL SOIL PROTECTION CHART
B12 PERMANENT SURFACE STABILIZATIONS - SEE SEASONAL SOIL PROTECTION CHART
B13 MATERIAL HANDLING AND SPILL POTENTIAL POLLUTANTS FROM CONSTRUCTION ACTIVITY SUCH AS ASPHALT FROM PAVING, CONCRETE FROM CURBING, SIDEWALKS. A CONCRETE WASHOUT AREA HAS BEEN DESIGNATED OIL, GREASE, ANTIFREEZE, GASOLINE AND DIESEL FUEL FROM CONSTRUCTION EQUIPMENT. IF THERE IS A SPILL FROM ONE OF THESE, IMMEDIATE CLEANUP SHOULD BE PERFORMED. FERTILIZER AND PESTICIDES FROM LANDSCAPING AND TRASH SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM.
SHALL MEET THE REQUIREMENTS OF IAC 2-6-1. FOLLOW MATERIAL SAFETY DATA SHEET (MSDS) GUIDELINES FOR CONTAMINANTS PRESENT ON SITE.
B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH STORMWATER QUALITY MEASURE - INSPECT ALL EROSION CONTROL AND STORMWATER QUALITY MEASURES WEEKLY AND AFTER EACH STORM EVENT OR HEAVY USE. REPAIR/REPLACE ANY COMPROMISED OR FAILED MEASURE AS REQUIRED. MORE SPECIFIC GUIDELINES ARE INCLUDED ON INDIVIDUAL DETAILS.
B15 EROSION & SEDIMENT CONTROL SPECS - N/A
B17 SEDIMENT CONTROL ASSOCIATED WITH DEWATERING AND DIRECTIONAL BORING OPERATIONS - IN THE EVENT THAT DEWATERING IS REQUIRED ON SITE, PROVIDE SEDIMENT AND OIL CONTAMINANT WITH THE USE OF THE ULTRA DEWATERING BAG, PART #9724-O/S AS PROVIDED BY ULTRATECH INTERNATIONAL, INC. AND SUPPLIED BY D2 LAND & WATER RESOURCES. REFER TO MANUFACTURER SPECIFICATIONS FOR ALTERNATE SIZES OF BAGS IF NEEDED. ALTERNATE EQUIPMENT MEASURES OF CONTAMINANT MAY BE APPROVED BY THE ENGINEER OR EROSION CONTROL PERSON IF ANOTHER PRODUCT OR METHOD OF CONTAMINANT IS DESIRED.

SECTION C - SWPPP - POST-CONSTRUCTION PHASE

- C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE - POTENTIAL POLLUTANTS FROM POST-CONSTRUCTION ACTIVITY SUCH AS SANDS AND SALTS FROM SNOW REMOVAL, OIL, GREASE, ANTIFREEZE, ETC. FROM VEHICLES INCLUDING HEAVY METAL FROM BRAKE PAD WEAR SHOULD BE PROPERLY ATTENDED TO TO REDUCE THE CONTAMINANTS FROM ENTERING THE STORM SYSTEM. TRASH SHOULD BE CLEANED UP TO REDUCE CLOGGING OF STORM SYSTEMS AND REDUCE POTENTIAL BACTERIA AND/OR OTHER BIOLOGICAL AGENTS FROM ENTERING IN THE STORM SYSTEM. EXCESS FERTILIZERS AND HERBICIDES SHOULD BE AVOIDED. CLEAN UP IMMEDIATELY IF ANY IS SPILLED.
C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #W01. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #W01 DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C4 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORM WATER QUALITY MEASURE - WATER QUALITY PROVIDED BY AN AQUA SWIRL AS-8, STRUCTURE #W01 DURING STORM SEWER INSTALLATION. ADDITIONAL WATER QUALITY MEASURES WILL BE IMPLEMENTED BY THE SITE OWNER AS PART OF THEIR SPILL PREVENTION, CONTROL, AND COUNTERMEASURE PLAN.
C5 DESCRIPTION OF MAINTENANCE GUIDELINES FOR POST CONSTRUCTION STORMWATER QUALITY MEASURES - MAINTENANCE GUIDELINES FOR THE AQUA SWIRL AS-6, STRUCTURE #W01, UNIT ARE INDICATED IN THE O&M MANUAL PROVIDED.

SECTION 1 EMERGENCY RESPONSE NUMBERS

EMERGENCY FOR ANY LIFE THREATENING PROBLEM	911
WESTFIELD FIRE DEPARTMENT	317.896.2704
WESTFIELD POLICE DEPARTMENT	317.776.6336
INDIANA DEPT. OF NATURAL RESOURCES	317.232.4200
INDIANA DEPT. OF ENVIRONMENTAL MANAGEMENT	317.233.7745
HAMILTON COUNTY COUNTY SOIL AND WATER	317.773.2181
CITY OF WESTFIELD PUBLIC WORKS	317.804.3100

SECTION 2 MATERIAL HANDLING AND SPILL PREVENTION PLAN

IN ORDER TO MINIMIZE THE RELEASE OF POTENTIAL POLLUTANTS DURING CONSTRUCTION THE CONTRACTORS SHALL IMPLEMENT THIS MATERIAL HANDLING AND SPILL PREVENTION PLAN. THE CONTRACTOR SHALL REVIEW THIS PLAN WITH ALL SUBCONTRACTORS AND REQUIRE THAT THEY IMPLEMENT THE PLAN AS WELL.

- CONSTRUCTION EQUIPMENT
A. FUELING, LUBRICATION AND FLUIDS: ALL OPERATIONS INVOLVING THE ADDITION OF FLUIDS TO EQUIPMENT SHOULD BE DONE IN ONE LOCATION, AS DESIGNATED BY THE CONSTRUCTION MANAGER, SO THAT SPILLS ARE LIMITED TO ONE LOCATION ON THE SITE, WHICH WILL FACILITATE THE CLEANUP OF SPILLS. IF AN ONSITE-FUELING TANK IS PLANNED TO BE ON SITE, IT SHALL BE DOUBLE WALLED AND STORED IN THIS DESIGNATED AREA. THIS LOCATION IS AN AREA THAT WILL NOT ALLOW SPILLED FLUIDS TO MIGRATE INTO SUBSURFACE SOILS. IN THE EVENT OF A SPILL, THE FLUID SHALL IMMEDIATELY BE CLEANED UP BY REMOVING THE CONTAMINATED SOIL OR STONE, WHICH SHALL BE DISPOSED OF IN AN ACCEPTABLE MANNER. SPILLS ON HARD SURFACES SHALL BE SOAKED UP BY AN ACCEPTABLE MATERIAL, SUCH AS OIL DRY AND THE ABSORBENT MATERIAL DISPOSED OF IN A PROPER MANNER. THE SPILL SHALL ALSO BE REPORTED IMMEDIATELY TO THE CONSTRUCTION MANAGER'S SUPERINTENDENT.
B. EQUIPMENT REPAIR, ESPECIALLY WHEN FLUIDS MUST BE REMOVED FROM THE EQUIPMENT OR THE POSSIBILITY OF FLUID SPILLS IS HIGH, SHOULD ALWAYS BE DONE OFFSITE AT A FACILITY THAT IS MORE SUITABLE THAN A CONSTRUCTION SITE TO HANDLE SPILLS. WHEN EQUIPMENT MUST BE REPAIRED ONSITE IT SHOULD BE MOVED TO THE MAINTENANCE AND FUELING AREA IF POSSIBLE. OTHERWISE, SUITABLE ON SITE CONTAINERS SHOULD BE PLACED UNDER THE EQUIPMENT DURING REPAIR TO CATCH ANY SPILLED FLUIDS AND THESE FLUIDS SHOULD BE DISPOSED OF IN A PROPER MANNER.
C. ALL REUSABLE FLUID CONTAINERS, SUCH AS GASOLINE CANS, SHALL BE INSPECTED FOR LEAKS EACH TIME THEY ARE USED. IF LEAKS ARE FOUND, THE FLUID SHALL BE REMOVED FROM THE CONTAINER IN A PROPER MANNER AND THE CONTAINER DISPOSED OF IN AN ACCEPTABLE MANNER. EMPTY DISPOSABLE CONTAINERS, SUCH AS GREASE TUBES AND LUBRICATING OIL AND BRAKE FLUID CONTAINERS, AND THEIR PACKAGING, SHALL BE DISPOSED OF IN A PROPER MANNER AND SHALL NOT BE LEFT ON THE GROUND OR IN THE OPEN ON THE CONSTRUCTION SITE.
- CONSTRUCTION MATERIALS AND THEIR PACKAGING
A. EROSION CONTROL MEASURE SHOWN ON THE SUBJECT PROJECT SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION IN THE PROPER SEQUENCING TO MINIMIZE SOIL EROSION. EROSION CONTROL SHALL BE INSPECTED AND MAINTAINED AS DESCRIBED ELSEWHERE ON THE PLANS. EXCESSIVE DISCHARGE OF SOIL ON THE SITE SHALL BE MINIMIZED BY REDUCING CONSTRUCTION TRAFFIC ACROSS BARE SOIL DURING DRY AND/OR WINDY WEATHER, AND BY APPLYING WATER OR OTHER ACCEPTABLE DUST CONTROL MEASURES TO THE SOIL. UPON COMPLETION OF CONSTRUCTION AND SUITABLE ESTABLISHMENT OF PERMANENT VEGETATION, TEMPORARY EROSION CONTROL MEASURES SUCH AS SILT FENCE, CHECK DAMS AND INLET PROTECTION DEVICES SHALL BE REMOVED IN A MANNER TO MINIMIZE ADDITIONAL LAND DISTURBANCE. ANY AREAS DISTURBED BY THESE OPERATIONS SHALL BE PROPERLY REVEGETATED.
B. LARGE WASTE MATERIALS CREATED BY CUTTING, SAWING, DRILLING, OR OTHER OPERATIONS SHALL BE PROPERLY DISPOSED OF IN SUITABLE WASTE CONTAINERS. THE SITE SHALL BE CHECKED AT THE END OF THE DAY, AS A MINIMUM, AND ALL WASTE MATERIALS, INCLUDING THOSE BLOWN ACROSS OR OFF THE SITE BY WIND SHALL BE PICKED UP AND DISPOSED OF IN SUITABLE CONTAINERS, WHERE POSSIBLE.
C. OPERATIONS SUCH AS SAWING THAT CREATE SMALL PARTICLES SHOULD BE PERFORMED IN ONE SPOT IN AN AREA PROTECTED FROM WIND, AND WASTE PARTICLES COLLECTED AND DISPOSED OF FREQUENTLY TO MINIMIZE WIND DISPERSAL. PACKAGING USED TO TRANSPORT MATERIALS TO THE SITE FOR CONSTRUCTION OF THE FACILITY SHALL BE DISPOSED OR PROPERLY, WHETHER THE MATERIAL IS TAKEN OUT OF ITS PACKAGE AND INCORPORATED INTO THE PROJECT IMMEDIATELY OR STORED ONSITE FOR FUTURE USE. PACKAGED MATERIALS STORED ONSITE SHALL BE INSPECTED REGULARLY AND ANY LOOSE PACKAGING SHALL BE REPAIRED OR DISPOSED OF PROPERLY.
C. ALL DEWATERING OF ACTIVITIES SHALL BE DONE IN ACCORDANCE TO GOOD EROSION CONTROL PRACTICES. THESE PRACTICES SHOULD INCLUDE THE USE OF DIRT BAGS SUCH AS SILT FENCE INLET PROTECTION. THE USE OF THESE TYPES OF DEWATERING DEVICES WILL REMOVE LARGE QUANTITIES OF SILT, SEDIMENT, AND DIRT AND PREVENT THESE MATERIALS TO ENTER THE STORM SEWER SYSTEM.
D. IF THE USE OF LIME IS USED TO STABILIZE THE SOIL OF THE SITE THEN ALL CONSTRUCTION EQUIPMENT USED SHALL BE CLEANED OF ALL EXCESS MATERIAL WITH WATER IN THE MAINTENANCE AND REFUELING AREA AS SHOWN WITHIN THESE PLANS.
E. NUTRIENTS AND FERTILIZERS SHALL ONLY BE USED TO ESTABLISH RAPID VEGETATION. WHEN THESE PRODUCTS ARE UTILIZED, THE USER SHOULD PAY STRICT ATTENTION TO THE PRODUCTS RECOMMENDED USAGE.
F. CONCRETE WASTE WATER
A. ALL CONCRETE WASTEWATER SHALL BE DISPOSED OF IN THE DESIGNED AREA AS DIRECTED BY THE CONSTRUCTION MANAGER. THIS AREA IS TO BE A 3' DEEP, 10' SQUARE PIT AS DETAILED ON THE EROSION CONTROL PLAN. THIS AREA SHALL BE INSPECTED ON A DAILY BASIS AT A MINIMUM. WHEN THIS AREA BECOMES FULL, THE POLLUTANTS SHALL BE EXCAVATED, PLACED IN AN ACCEPTABLE CONTAINER AND DISPOSED OF IN PROPER MANNER, BY THE EXCAVATION CONTRACTOR.
G. PAINT PRODUCTS
A. ALL EXCESS PAINT AND THEIR RELATED PRODUCTS SHALL BE DISPOSED OF IN THE MANNER AT WHICH THE MANUFACTURER SUGGESTS. UNDER NO CIRCUMSTANCES WILL PAINT OR THEIR RELATED PRODUCTS BE CLEANED OR DISPOSED OF IN SOIL, SANITARY SEWERS, STORM SEWERS OR DETENTION BASINS. ANY VIOLATION OF THIS SHALL BE REPORTED TO THE JOB SUPERINTENDENT.
IN THE EVENT OF ACCIDENTALLY CONTAMINATION ALL EFFORTS SHOULD BE WESTFIELD FIRE DEPARTMENT SHOULD BE CONTACTED IMMEDIATELY TO DETERMINE IF FURTHER MEASURES ARE NEEDED.

RULE 6. SPILLS OF OIL AND OTHER OBJECTIONABLE SUBSTANCES; REPORTING, CONTAINMENT AND CLEANUP

(REPEALED BY WATER POLLUTION CONTROL BOARD; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1734)

RULE 6.1. SPILLS; REPORTING, CONTAINMENT, AND RESPONSE

327 IAC 2-6-1-1 APPLICABILITY

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17
SEC. 1. THIS RULE APPLIES TO THE REPORTING AND CONTAINMENT OF, AND THE RESPONSE TO THOSE SPILLS OF HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND OBJECTIONABLE SUBSTANCES THAT ARE OF A QUANTITY, TYPE, DURATION AND IN A LOCATION AS TO DAMAGE THE WATERS OF THE STATE. NOTHING IN THIS RULE IS INTENDED TO AFFECT REPORTING OR CLEAN-UP REQUIREMENTS SET FORTH BY EITHER FEDERAL, STATE, OR LOCAL LAWS. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-1; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; READOPTED FILED JAN 10, 2001, 3:23 P.M.; 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-2 SPECIAL AREAS

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17
SEC. 2. CERTAIN AREAS OF THE STATE ARE RECOGNIZED AS HAVING UNIQUE GEOLOGY. A LARGE SECTION OF THE MID-SOUTHERN PART OF THE STATE IS A KARST REGION. PORTIONS OF SAINT JOSEPH, ELKHART, KOSCIUSKO, AND LAGRANGE COUNTIES CONTAIN A SOLE SOURCE AQUIFER AS REFERENCED IN 42 U.S.C. 300f-3(e). THE WATERS OF THE STATE ARE PARTICULARLY VULNERABLE TO DAMAGE FROM SPILLS IN THESE AREAS, AND CARE SHOULD BE EXERCISED WHEN EVALUATING DAMAGE FROM SPILLS. INFORMATION ABOUT THESE AREAS CAN BE OBTAINED BY CALLING THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF LAND QUALITY, EMERGENCY RESPONSE SECTION. AREA CODE 1-888-233-7745 FOR IN-STATE CALLS (TOLL FREE), (317) 233-7745 FOR OUT-OF-STATE CALLS. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-2; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; READOPTED FILED JAN 10, 2001, 3:23 P.M.; 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.; 20071219-IR-327070553BFA; ERRATA FILED MAY 27, 2008, 2:06 P.M.; 20080625-IR-327080419ACA)

327 IAC 2-6-1-3 EXCLUSIONS

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17
SEC. 3. NOTWITHSTANDING ANY OTHER SECTION OF THIS RULE, THE REPORTING REQUIREMENT OF THIS RULE DOES NOT APPLY TO THE FOLLOWING OCCURRENCES:
(1) DISCHARGES OR EXCEEDANCES THAT ARE UNDER THE JURISDICTION OF AN APPLICABLE PERMIT WHEN THE SUBSTANCE IN QUESTION IS A PETROLEUM, OR PARTS THEREOF, THAT ARE WHOLLY OR PARTIALLY WITHIN, FLOW THROUGH, OR BORDER UPON THIS STATE. THE TERM DOES NOT INCLUDE ANY PRIVATE POND OR ANY OFF-STREAM POND, RESERVOIR, OR FACILITY BUILT FOR REDUCTION OR CONTROL OF POLLUTION OR COOLING OF WATER PRIOR TO DISCHARGE UNLESS THE DISCHARGE FROM THE POND, RESERVOIR, OR FACILITY CAUSES OR THREATENS TO CAUSE WATER POLLUTION. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-4; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; ERRATA FILED MAY 7, 1997, 2:25 P.M.; 20071219-IR-327070553BFA)
(2) LAWFUL APPLICATION OF MATERIALS, INCLUDING, BUT NOT LIMITED TO:
(A) COMMERCIAL OR NATURAL FERTILIZERS AND PESTICIDES ON OR TO LAND OR WATER; OR
(B) DUST SUPPRESSION MATERIALS.
(3) THE APPLICATION OF PETROLEUM NECESSARY FOR CONSTRUCTION THAT DOES NOT DAMAGE WATERS OF THE STATE.
(4) SPILLS OF LESS THAN ONE (1) POUND OR ONE (1) PINT.
(5) SPILLS OF INTEGRAL OPERATING FLUIDS, IN THE USE OF MOTOR VEHICLES OR OTHER EQUIPMENT, THE TOTAL VOLUME OF WHICH IS LESS THAN OR EQUAL TO FIFTY-FIVE (55) GALLONS AND WHICH DO NOT DAMAGE WATERS OF THE STATE.
(6) OIL SHEENS PRODUCED AS A RESULT OF THE NORMAL OPERATION OF PROPERLY FUNCTIONING WATERCRAFT.
(7) A RELEASE OF A SUBSTANCE INTEGRAL TO A SPILL RESPONSE ACTIVITY THAT HAS BEEN APPROVED AND AUTHORIZED BY A STATE OR FEDERAL ONSCENE COORDINATOR. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-3; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; ERRATA FILED MAY 7, 1997, 2:25 P.M.; 20 IR 1738; READOPTED FILED JAN 10, 2001, 3:23 P.M.; 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-4 DEFINITIONS

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17; IC 14-8-2-7; IC 14-25-7-13; IC 14-25-7-15
SEC. 4. IN ADDITION TO THE DEFINITIONS CONTAINED IN IC 13-11-2-17(D), IC 13-11-2-35(A), IC 13-11-2-51, IC 13-11-2-158(A), IC 13-11-2-160, IC 13-11-2-260, IC 13-11-2-265, AND IN 327 IAC 1, THE FOLLOWING DEFINITIONS APPLY THROUGHOUT THIS RULE:
(1) "ANIMAL" MEANS ALL MAMMALS, BIRDS, REPTILES, AMPHIBIANS, FISH, CRUSTACEANS, AND MOLLUSKS.
(2) "AQUATIC LIFE" MEANS THOSE PLANTS AND MACROINVERTEBRATES THAT ARE DEPENDENT UPON AN AQUATIC ENVIRONMENT.
(3) "CONTAIN" MEANS TO TAKE SUCH IMMEDIATE ACTION AS NECESSARY TO DAM, BLOCK, RESTRAIN, OR OTHERWISE ACT TO MOST EFFECTIVELY PREVENT A SPILL FROM ENTERING WATERS OF THE STATE OR MINIMIZE DAMAGE TO THE WATERS OF THE STATE FROM A SPILL.
(4) "DAMAGE" MEANS THE ACTUAL OR IMMINENT ALTERATION OF THE WATERS OF THE STATE SO AS TO RENDER THE WATERS HARMFUL, DETRIMENTAL, OR INJURIOUS TO:
(A) PUBLIC HEALTH, SAFETY, OR WELFARE;
(B) DOMESTIC, COMMERCIAL, INDUSTRIAL, AGRICULTURAL, OR RECREATIONAL USES; OR
(C) ANIMALS OR AQUATIC LIFE.
(5) "DOWNSTREAM WATER USER" MEANS:
(A) A COMMUNITY PUBLIC WATER SUPPLY, AS IDENTIFIED BY THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-25-7-15(D);
(B) A SIGNIFICANT WATER WITHDRAWAL FACILITY AS REGISTERED WITH THE DEPARTMENT OF NATURAL RESOURCES UNDER IC 14-25-7-15;
(C) USERS OF RECREATIONAL WATERS; OR
(D) ANY OTHER USER MADE KNOWN TO THE PERSON WHO HAS A SPILL.
(6) "EXTREMELY HAZARDOUS SUBSTANCE" MEANS A SUBSTANCE IDENTIFIED PURSUANT TO 42 U.S.C. 11002 and 11004, (40 CFR 355 APPENDIX A).
(7) "FACILITY" MEANS ALL LAND, BUILDINGS, EQUIPMENT, STRUCTURES, AND OTHER STATIONARY ITEMS THAT ARE LOCATED ON A SINGLE SITE OR ON CONTIGUOUS SITES AND THAT ARE OWNED OR OPERATED BY THE SAME PERSON OR BY ANY PERSON WHO CONTROLS, IS CONTROLLED BY, OR IS UNDER COMMON CONTROL OR DETENTION WITH, SUCH PERSON.
(8) "FACILITY BOUNDARY" MEANS THE BOUNDARY OF A FACILITY OR AN EASEMENT OR RIGHT-OF-WAY.
(9) "HAZARDOUS SUBSTANCE" HAS THE MEANING SET FORTH IN 42 U.S.C. 9601(14).
(10) "MODE OF TRANSPORTATION" INCLUDES, BUT IS NOT LIMITED TO, CARRIAGE BY:
(A) RAIL AND MOTOR VEHICLES;
(B) AIRCRAFT;
(C) WATERCRAFT;
(D) PIPELINES; OR
(E) OTHER MEANS OF TRANSPORTATION;

SOILS TYPE LEGEND

Br	BROOKSTON SILTY CLAY LOAM THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, AND MODERATE PERMEABILITY. THIS SOIL HAS SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM FLOODING. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM FROST ACTION AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS BECAUSE OF SEASONAL HIGH WATER TABLE AND HIGH POTENTIAL FROST ACTION. INSTALLATION OF DRAINAGE DITCHES ALONG ROADS HELPS TO LOWER THE WATER TABLE AND PREVENT DAMAGE FROM FROST ACTION. THE BASE MATERIAL FOR ROADS AND STREETS SHOULD BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL.
CrA	CROSBY SILT LOAM 0 TO 2 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT THE ENGINEERING USES OF THIS SOIL ARE A SEASONAL HIGH WATER TABLE, MODERATE SHRINK-SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION, AND SLOW PERMEABILITY. THIS SOIL HAS SOME SEVERE LIMITATIONS FOR BUILDING SITES. THE SITES NEED TO BE ARTIFICIALLY DRAINED TO PREVENT WETNESS FROM BECOMING A PROBLEM. DWELLINGS AND SMALL BUILDINGS WITH BASEMENTS SHOULD NOT BE CONSTRUCTED ON THIS SOIL. USING PROPERLY DESIGNED FOUNDATIONS AND FOOTINGS HELPS TO PREVENT STRUCTURAL DAMAGE FROM LOW STRENGTH AND SHRINKING AND SWELLING OF THE SOIL. THIS SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS SHOULD BE REPLACED WITH SUITABLE MATERIAL.
MmB2	MIAMI SILT LOAM 2 TO 6 PERCENT SLOPES. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.

★ PROJECT LOCATION
SOILS MAP

IN COMMERCE. THIS DEFINITION EXCLUDES CARRIAGE WITHIN A FACILITY BY TRANSPORTATION EQUIPMENT OWNED, OPERATED, OR CONTROLLED BY THAT FACILITY.
(11) "OBJECTIONABLE SUBSTANCES" MEANS SUBSTANCES THAT ARE:
(A) OF A QUANTITY AND A TYPE, AND
(B) PRESENT FOR A DURATION AND IN A LOCATION, SO AS TO DAMAGE WATERS OF THE STATE. THIS DEFINITION EXCLUDES HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, PETROLEUM, AND MIXTURES THEREOF.
(12) "ON-SCENE COORDINATOR" MEANS A STATE OR FEDERAL OFFICIAL DESIGNATED BY THE DEPARTMENT, THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY, OR THE UNITED STATES COAST GUARD TO DIRECT AND COORDINATE SPECIAL SPILL RESPONSE ACTIVITIES.
(13) "RECREATIONAL WATERS" MEANS ANY WATER USED FOR:
(A) BOATING, SWIMMING, FISHING, HUNTING, TRAPPING, OR WILDLIFE VIEWING; OR
(B) PUBLIC ACCESS AREAS THAT ARE OWNED BY THE DEPARTMENT OF NATURAL RESOURCES OR THE FEDERAL GOVERNMENT, AS LISTED BY THE DEPARTMENT.
(14) "REPORTABLE QUANTITY" MEANS THE AMOUNT OF A HAZARDOUS SUBSTANCE OR EXTREMELY HAZARDOUS SUBSTANCE THAT IS REQUIRED TO BE REPORTED UNDER FEDERAL LAW UNDER 42 U.S.C. 9602(A) AND (B) AND 42 U.S.C. 9603(A). (40 CFR 302.4 OR 40 CFR 355 APPENDIX A.) (15) "SPILL" MEANS ANY UNEXPECTED, UNINTENDED, ABNORMAL, OR UNAPPROVED DUMPING, LEAKAGE, DRAINAGE, SEEPAGE, DISCHARGE OR OTHER LOSS OF PETROLEUM, HAZARDOUS SUBSTANCES, EXTREMELY HAZARDOUS SUBSTANCES, OR OBJECTIONABLE SUBSTANCES. THE TERM DOES NOT INCLUDE RELEASES TO IMPERMEABLE SURFACES WHEN THE SUBSTANCE DOES NOT MIGRATE OFF THE SURFACE OR PENETRATE THE SURFACE AND ENTER THE SOIL.
(16) "SPILL RESPONSE" FOR PURPOSES OF THIS RULE, MEANS THE FOLLOWING:
(A) THE SPILL IS CONTAINED; AND
(B) FREE MATERIAL IS REMOVED OR NEUTRALIZED.
(17) "SPILL REPORT" MEANS AN ORAL REPORT THAT INCLUDES THE FOLLOWING INFORMATION ABOUT A SPILL, TO THE EXTENT THAT THE INFORMATION IS KNOWN AT THE TIME OF THE REPORT:
(A) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PERSON MAKING THE SPILL REPORT.
(B) THE NAME, ADDRESS, AND TELEPHONE NUMBER OF A CONTACT PERSON IF DIFFERENT FROM (A).
(C) THE LOCATION OF THE SPILL.
(D) THE TIME OF THE SPILL.
(E) THE IDENTIFICATION OF THE SUBSTANCE SPILLED.
(F) THE APPROXIMATE QUANTITY OF THE SUBSTANCE THAT HAS BEEN OR MAY FURTHER BE SPILLED.
(G) THE DURATION OF THE SPILL.
(H) THE SOURCE OF THE SPILL.
(I) NAME AND LOCATION OF THE WATERS DAMAGED.
(J) THE IDENTITY OF ANY RESPONSE ORGANIZATION RESPONDING TO THE SPILL.
(K) WHAT MEASURES HAVE BEEN OR WILL BE UNDERTAKEN TO PERFORM A SPILL RESPONSE.
(L) ANY OTHER INFORMATION THAT MAY BE SIGNIFICANT TO THE RESPONSE ACTION.
(18) "WATERS," AS DEFINED IN IC 13-11-2-265, MEANS THE ACCUMULATIONS OF WATER, SURFACES OF THE UNDERGROUND, NATURAL AND ARTIFICIAL, PUBLIC AND PRIVATE, OR PARTS THEREOF, THAT ARE WHOLLY OR PARTIALLY WITHIN, FLOW THROUGH, OR BORDER UPON THIS STATE. THE TERM DOES NOT INCLUDE ANY PRIVATE POND OR ANY OFF-STREAM POND, RESERVOIR, OR FACILITY BUILT FOR REDUCTION OR CONTROL OF POLLUTION OR COOLING OF WATER PRIOR TO DISCHARGE UNLESS THE DISCHARGE FROM THE POND, RESERVOIR, OR FACILITY CAUSES OR THREATENS TO CAUSE WATER POLLUTION. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-4; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1731; ERRATA FILED MAY 7, 1997, 2:25 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-5 REPORTABLE SPILLS; FACILITY

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17
SEC. 5. THE FOLLOWING SPILLS FROM A FACILITY MUST BE REPORTED:
(1) SPILLS THAT DAMAGE THE WATERS OF THE STATE SO AS TO CAUSE DEATH OR ACUTE INJURY OR ILLNESS TO HUMANS OR ANIMALS.
(2) SPILLS FROM A FACILITY THAT HAS BEEN NOTIFIED IN WRITING BY A WATER UTILITY THAT IT IS IN LAND EROSION OR IS CAPABLE OF SUPPORTING A SALMONID FISHERY.
(3) WEATHER PROTECTION AREA AS APPROVED BY THE DEPARTMENT UNDER 327 IAC 8-4.1 THAT ARE:
(A) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS ONE HUNDRED (100) POUNDS OR THE REPORTABLE QUANTITY, WHICHEVER IS LESS;
(B) SPILLS OF PETROLEUM WHEN THE AMOUNT SPILLED EXCEEDS FIFTY-FIVE (55) GALLONS; OR
(C) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.
(3) SPILLS THAT DAMAGE WATERS OF THE STATE AND THAT:
(A) ARE LOCATED WITHIN A FACILITY BOUNDARY, OR
(B) ARE LOCATED WITHIN ONE HUNDRED (100) YARDS OF:
(I) ANY HIGH QUALITY WATER DESIGNATED AS AN OUTSTANDING STATE RESOURCE PURSUANT TO 327 IAC 2-1-2(3), INCLUDING LAKE MICHIGAN;
(II) ANY WATER DESIGNATED AS EXCEPTIONAL USE PURSUANT TO 327 IAC 2-13A(6)(ISC), 327 IAC 2-13A(6)(AND 327 IAC 2-1-11(B)).
(III) ANY WATER DESIGNATED AS CAPABLE OF SUPPORTING A SALMONID FISHERY PURSUANT TO 327 IAC 2-14(C)(1), EXCEPT LAKE MICHIGAN;
(C) OR
(4) ANY WATER THAT IS A FISH HATCHERY, FISH AND WILDLIFE AREA, NATURE PRESERVE, OR RECREATIONAL WATER OWNED BY THE DEPARTMENT OF NATURAL RESOURCES OR THE FEDERAL GOVERNMENT.
(4) FOR ANY SPILL WHICH DOES NOT MEET THE CRITERIA IN SUBDIVISIONS (1) THROUGH (3), THE FOLLOWING MUST BE REPORTED:
(A) SPILLS TO SURFACE WATERS:
(I) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS ONE HUNDRED (100) POUNDS OR THE REPORTABLE QUANTITY, WHICHEVER IS LESS;
(II) SPILLS OF PETROLEUM OF SUCH QUANTITY AS TO CAUSE A SHEEN UPON THE WATERS;
(III) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.
(B) SPILLS TO SOIL BEYOND THE FACILITY BOUNDARY:
(I) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS ONE HUNDRED (100) POUNDS OR THE REPORTABLE QUANTITY, WHICHEVER IS LESS;
(II) SPILLS OF PETROLEUM WHEN THE AMOUNT SPILLED EXCEEDS FIFTY-FIVE (55) GALLONS; OR
(III) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.
(C) SPILLS TO SOIL WITHIN THE FACILITY BOUNDARY:
(I) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS THE REPORTABLE QUANTITY;
(II) SPILLS OF PETROLEUM WHEN THE SPILLED AMOUNT EXCEEDS ONE THOUSAND (1,000) GALLONS; OR
(III) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.

(5) ANY SPILL FOR WHICH A SPILL RESPONSE HAS NOT BEEN DONE.
(WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-5; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1732; ERRATA FILED MAR 7, 1997, 2:25 P.M.; 20 IR 1738; READOPTED FILED JAN 10, 2001, 3:23 P.M.; 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-6 REPORTABLE SPILLS; TRANSPORTATION

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17
SEC. 6. THE FOLLOWING SPILLS FROM A MODE OF TRANSPORTATION MUST BE REPORTED:
(1) SPILLS THAT DAMAGE THE WATERS OF THE STATE SO AS TO CAUSE DEATH OR ACUTE INJURY OR ILLNESS TO HUMANS OR ANIMALS.
(2) SPILLS THAT DAMAGE SURFACE WATERS.
(3) SPILLS TO SOIL:
(A) SPILLS OF HAZARDOUS SUBSTANCES OR EXTREMELY HAZARDOUS SUBSTANCES WHEN THE AMOUNT SPILLED EXCEEDS ONE HUNDRED (100) POUNDS OR THE REPORTABLE QUANTITY, WHICHEVER IS LESS;
(B) SPILLS OF PETROLEUM WHEN THE AMOUNT SPILLED EXCEEDS FIFTY-FIVE (55) GALLONS; OR
(C) SPILLS OF OBJECTIONABLE SUBSTANCES AS DEFINED IN SECTION 4(11) OF THIS RULE.
(4) ANY SPILL FOR WHICH A SPILL RESPONSE HAS NOT BEEN DONE. (WATER POLLUTION CONTROL BOARD, 327 IAC 2-6-1-6; FILED FEB 25, 1997, 1:00 P.M.; 20 IR 1733; READOPTED FILED JAN 10, 2001, 3:23 P.M.; 24 IR 1518; READOPTED FILED NOV 21, 2007, 1:16 P.M.; 20071219-IR-327070553BFA)

327 IAC 2-6-1-7 REPORTABLE SPILLS; RESPONSIBILITIES

AUTHORITY: IC 13-14-8-7
AFFECTED: IC 13-11-2; IC 13-18-1; IC 13-18-3; IC 13-18-8; IC 13-18-17
SEC. 7. ANY PERSON WHO OPERATES, CONTROLS, OR MAINTAINS ANY MODE OF TRANSPORTATION FROM WHICH A SPILL OCCURS SHALL, UPON DISCOVERY OF A REPORTABLE SPILL TO THE SOIL OR SURFACE WATERS OF THE STATE, DO THE FOLLOWING:
(1) CONTAIN THE SPILL, IF POSSIBLE, TO PREVENT ADDITIONAL SPILLED MATERIAL FROM ENTERING THE WATERS OF THE STATE.
(2) UNDERTAKE OR CAUSE OTHERS TO UNDERTAKE ACTIVITIES NEEDED TO ACCOMPLISH A SPILL RESPONSE.
(3) AS SOON AS POSSIBLE, BUT WITHIN TWO (2) HOURS OF DISCOVERY, COMMUNICATE A SPILL REPORT TO THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF LAND QUALITY, EMERGENCY RESPONSE SECTION. AREA CODE 1-888-233-7745 FOR IN-STATE CALLS (TOLL FREE), (317) 233-7745 FOR OUT-OF-STATE CALLS. IF NEW OR UPDATED SPILL REPORT INFORMATION BECOMES KNOWN THAT INDICATES A SIGNIFICANT INCREASE IN THE LIKELIHOOD OF DAMAGE TO THE WATERS OF THE STATE, THE RESPONSIBLE PARTY SHALL NOTIFY THE DEPARTMENT AS SOON AS POSSIBLE. WITHIN TWO (2) HOURS OF THE TIME THE NEW OR UPDATED INFORMATION BECOMES KNOWN.
(4) SUBMIT TO THE INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, OFFICE OF LAND QUALITY, EMERGENCY RESPONSE SECTION (MC 66-30), 2525 N. SHADELAND AVE., SUITE 100, INDIANAPOLIS, IN 46219-1787, A WRITTEN COPY OF THE SPILL REPORT IF REQUESTED IN WRITING BY THE DEPARTMENT.
(5) EXCEPT FROM MODES OF TRANSPORTATION OTHER THAN PIPELINES, EXERCISE DUE DILIGENCE AND DOCUMENT ATTEMPTS TO NOTIFY THE FOLLOWING:
(A) FOR SPILLS TO SURFACE WATER THAT CAUSE DAMAGE, THE NEAREST AFFECTED DOWNSTREAM WATER USER LOCATED WITHIN TEN (10) MILES OF THE SPILL AND IN THE STATE OF INDIANA.
(B) AND
(C) FOR SPILLS TO SOIL OUTSIDE

LOCATION: H:\2016\W150043\Engineering\Design\Consent\W150043-C104.mxd
LAYOUT: C104.dwg
DATE: 02/09/2016
DRAWN BY: western
PLOTED BY: western

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS			
SEED SPECIES:	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES:
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 – OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 – APRIL 15
ANNUAL RYEGRASS	40 LBS.	¾ INCH	MARCH 1 – MAY 1 AUG. 1 – SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 – JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 – JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 – AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 – JULY 15

- PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
- SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES:

- MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
- A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
- APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

SEEDING

- SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
- APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES:

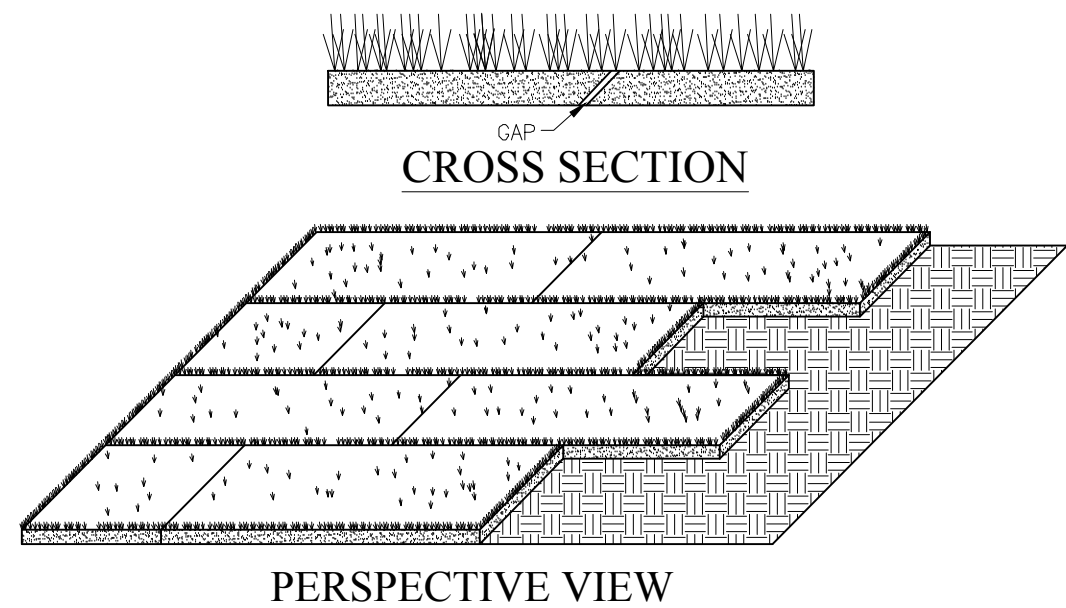
- IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
- DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
- IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
- APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL.

TEMPORARY SEED (only as needed)



SPECIFICATIONS

SITE PREPARATION

- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
- PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED.
- TO ENSURE ROOTING OF SOD.

MATERIALS

- SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES.) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- SOD - SELECT A HIGH QUALITY, HEA, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

INSTALLATION

- SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVEL, SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION

- APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
- GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
- WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE SEEDING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
 - IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
 - APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
 - WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
 - RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.
- ##### LAYING THE SOD
- INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
 - STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
 - IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
 - LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
 - BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
 - ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
 - IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

SLOPE APPLICATION

- INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
- WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION

- (SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)
- EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
- LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
- STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
- STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
- KEEP SOD MOIST UNTIL FULLY ROOTED.
- AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
- TIME MOWING TO AVOID RUTS IN TURF.
- FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MID-SUMMER.

REFERENCE IN CHAPTER 7 PAGES 47-50 IN THE INDIANA STORM WATER QUALITY MANUAL.

SOD APPLICATION DETAIL

(NO SCALE)

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

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

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

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

LAWNS AND HIGH-MAINTENANCE AREAS

SEED MIXTURES	RATE PER ACRE PURE LIVE SEED	OPTIMUM SOIL PH
1. BLUEGRASS	140 LBS.	5.5 TO 7.0
2. PERENNIAL RYEGRASS (TURF TYPE)	60 LBS. 90 LBS.	5.6 TO 7.0
3. TALL FESCUE (TURF TYPE) - BLUEGRASS	170 LBS. 50 LBS.	5.6 TO 7.5

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

NOTES:

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

INSTALLATION

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

SEEDBED PREPARATION

- TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
- APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
- TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE. 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.
- SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
- APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
- MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS.

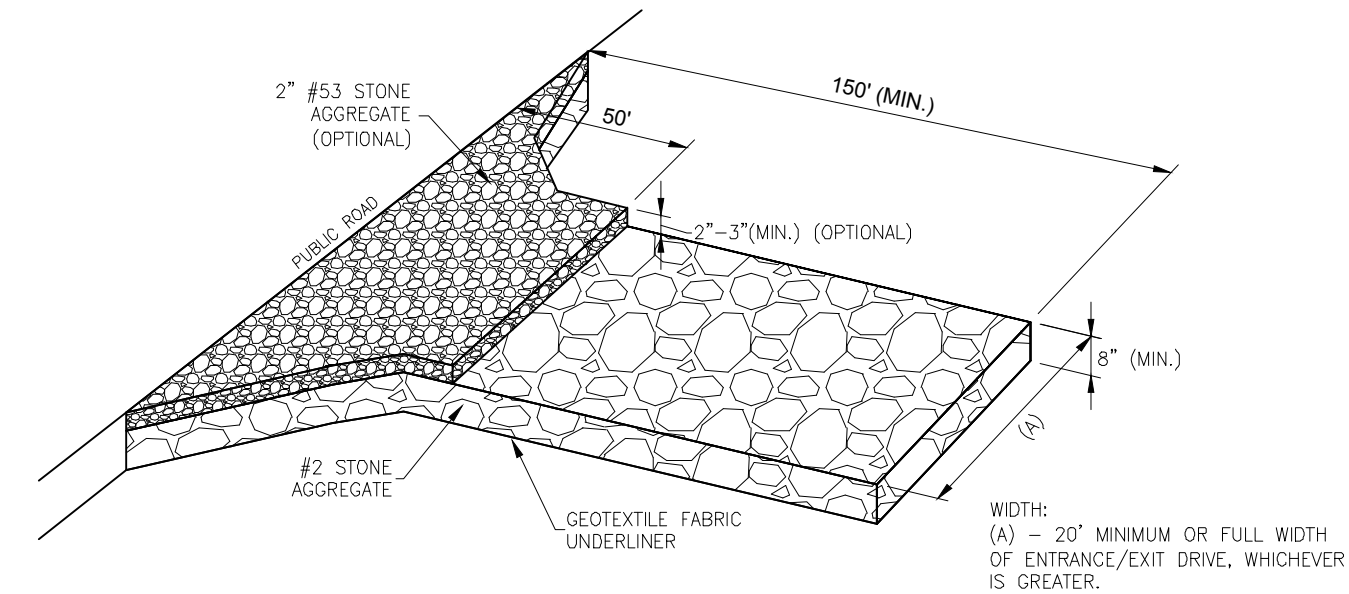
MAINTENANCE

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

TABLE 1. PERMANENT SEEDING RECOMMENDATIONS THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL.

PERMANENT SEED



INSTALLATION:

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

MAINTENANCE:

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

REFERENCED IN CHAPTER 7 PAGE 17-20 IN INIANA STORM WATER QUALITY MANUAL.

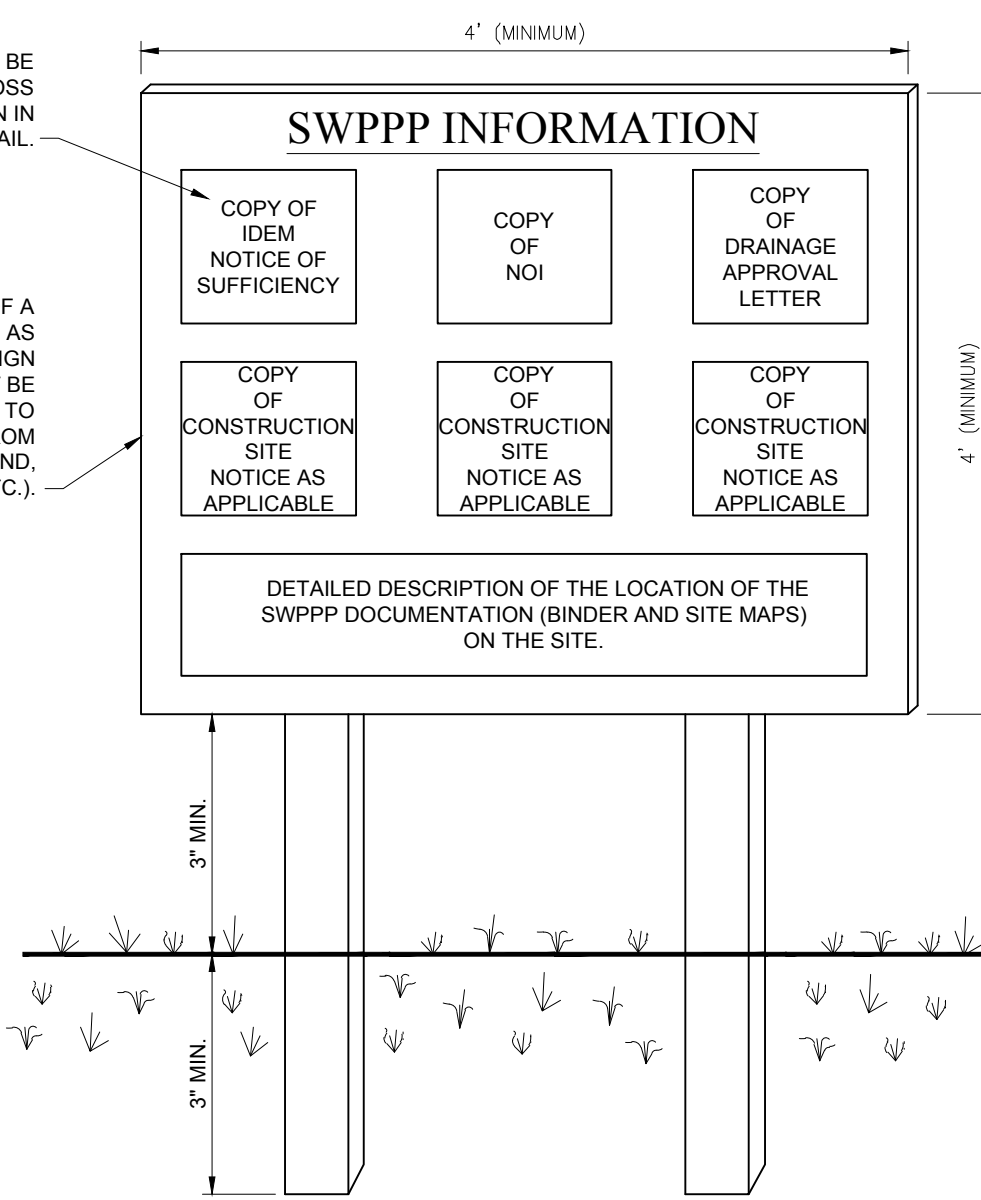
TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD

LARGE SITES - TWO ACRES OR LARGER

(NO SCALE)

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).



NOTES:

- THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

(NO SCALE)

811
Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-29,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SWPPP DETAILS

Part of SWMA, Section 16, Township 16 N, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.

C104

PROJECT NO.

W15.0043

REVISIONS AND NOTES	DATE	BY	PROJECT NO.
SUBMITTED FOR INITIAL REVIEW	02/09/2016	MLT	W15.0043
REVIEWED FOR REVIEW COMMENTS	02/09/2016	MLT	W15.0043

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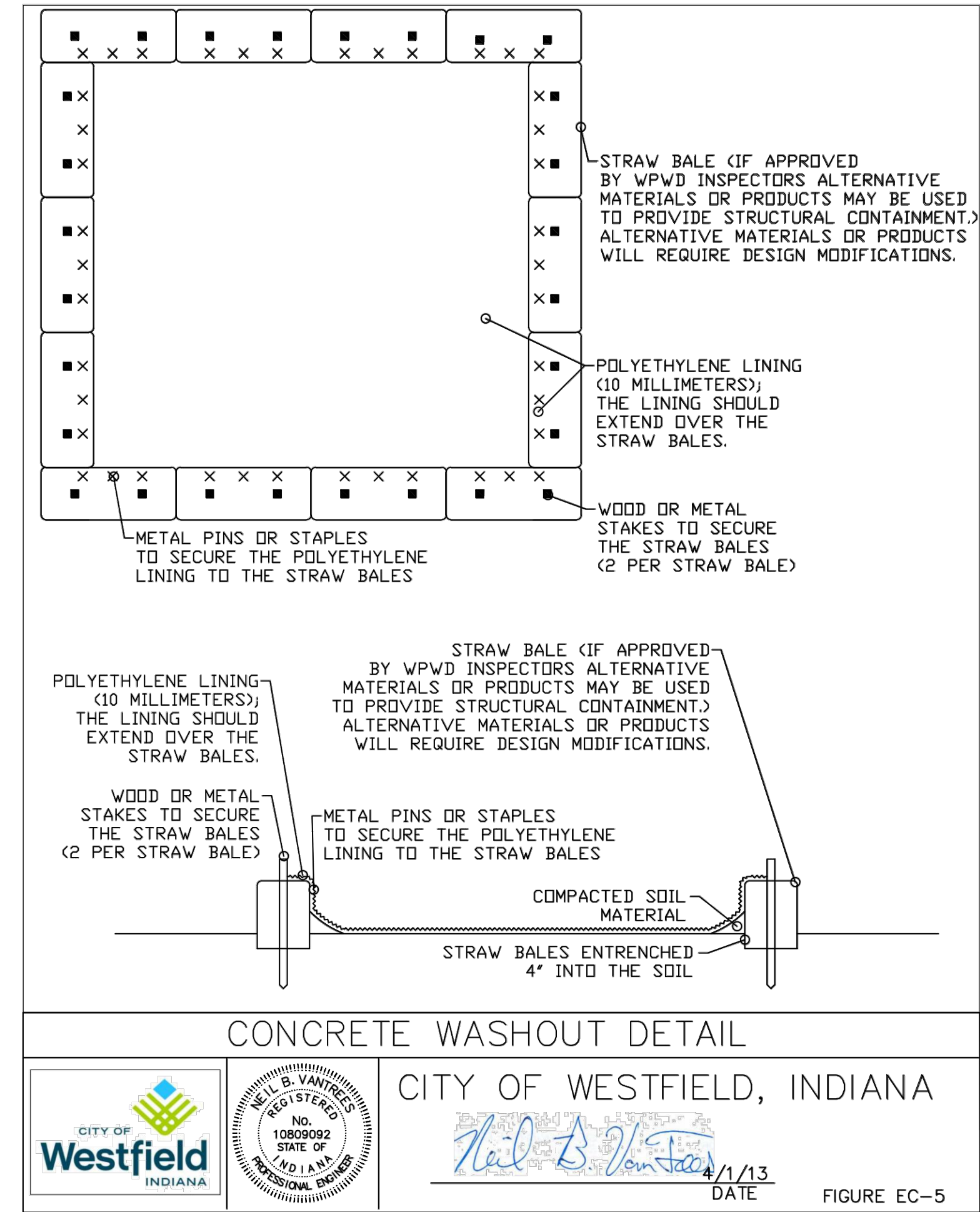
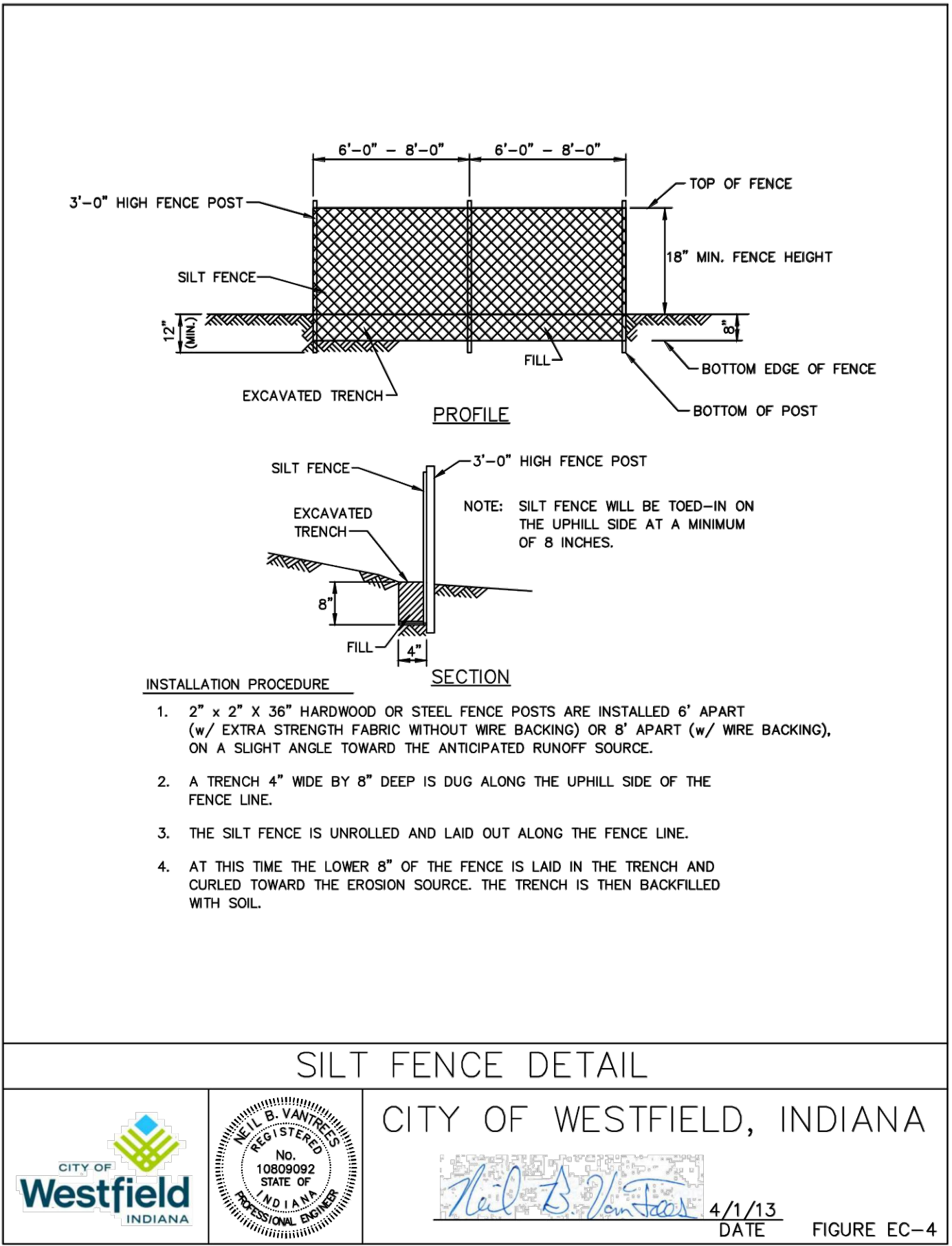
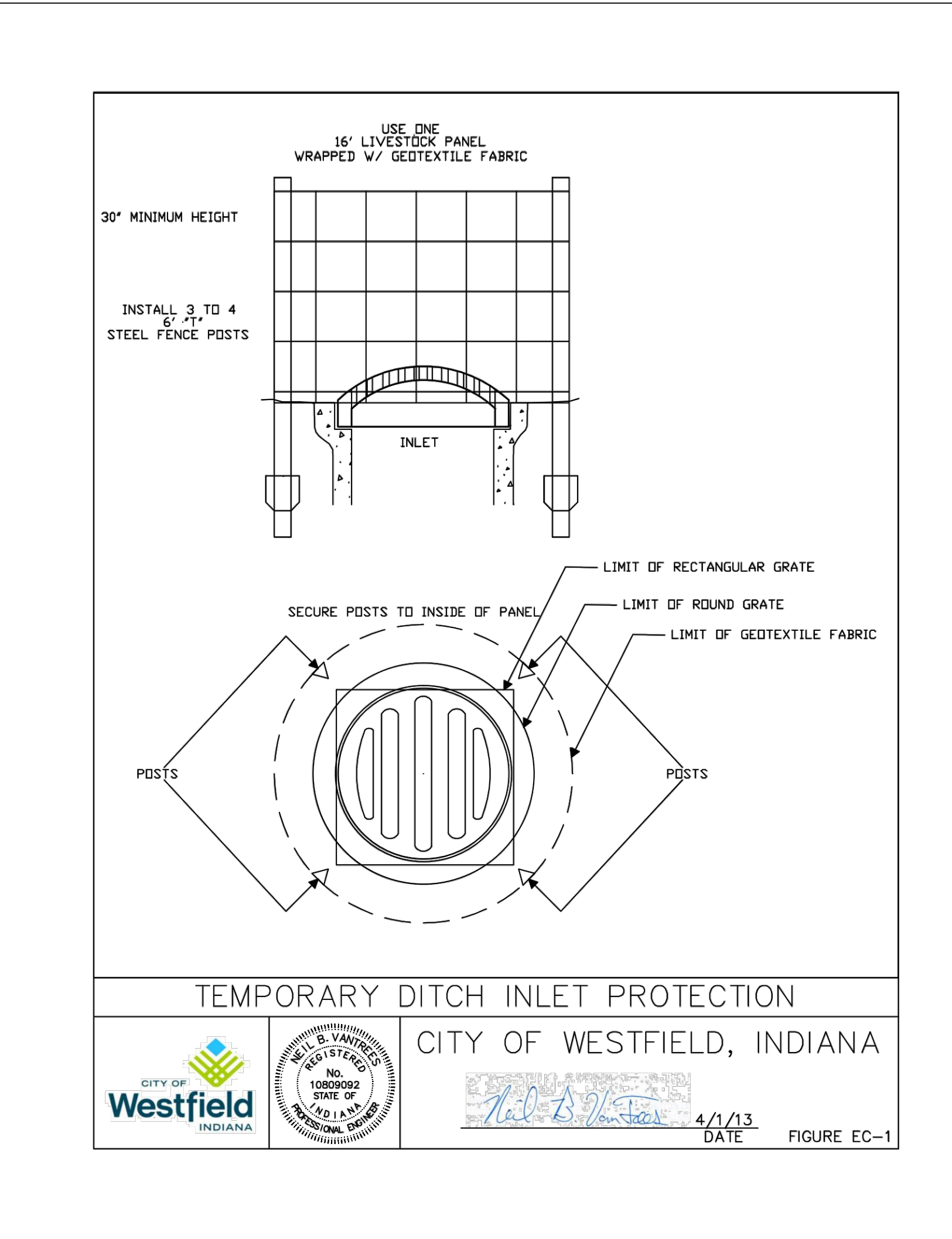
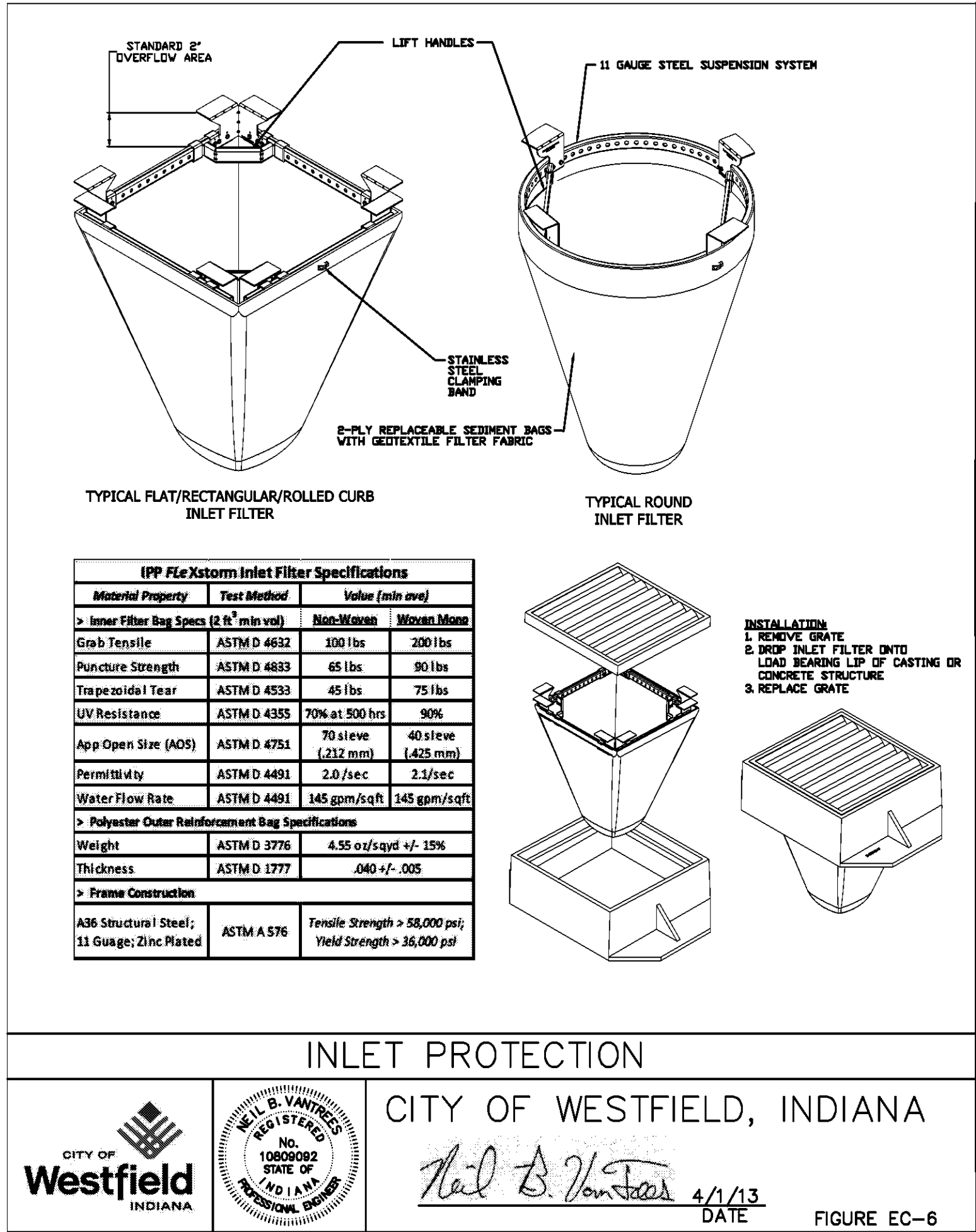
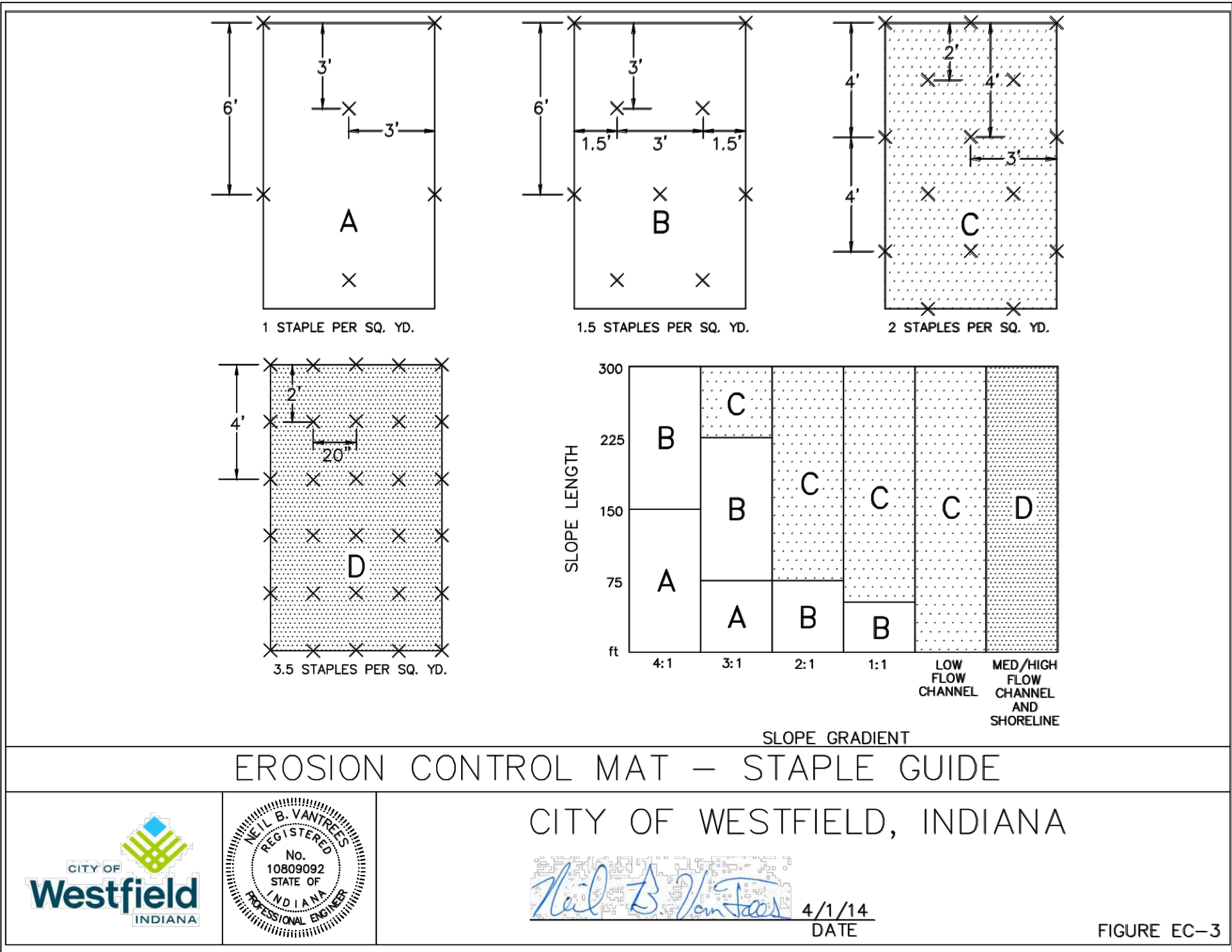
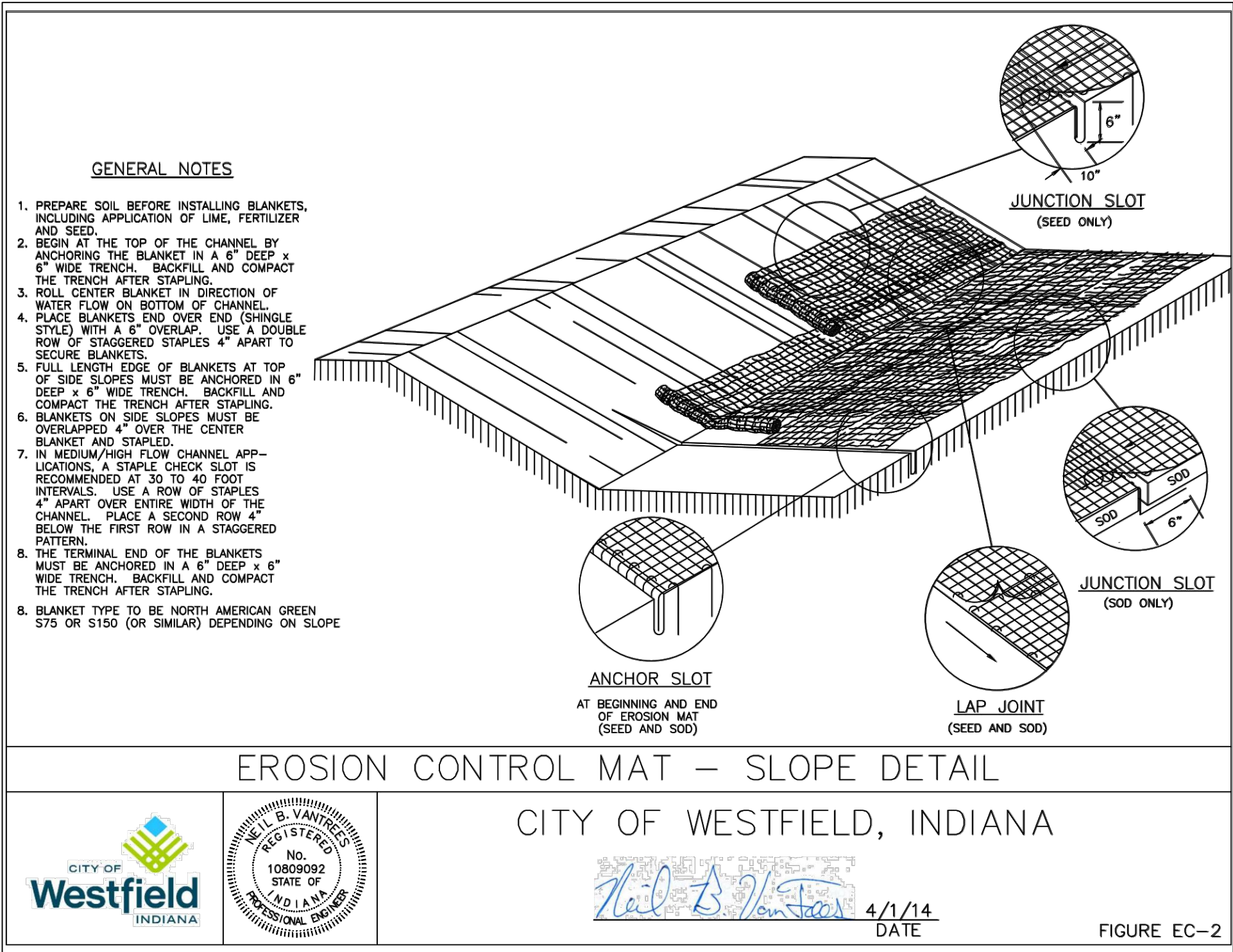
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PROJECT NO.	DWG NAME	DISIGNED BY	DRAWN BY	CHECKED BY	DATE
W150043	W15.0043	RCW	RLW	JMS	02/09/2016

PROJECT NO.	DWG NAME	DISIGNED BY
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PROJECT NO.: W15.0043
DWG NAME: W150043-C104 SWPPP det.dwg
DESIGNED BY: JMS
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 02.08.2016

REVISIONS AND ISSUES
SUBMITTED FOR INITIAL REVIEW
REVIEWED FOR REVIEW COMMENTS

STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
PE #1468279
STATE OF INDIANA
NO. 100000022

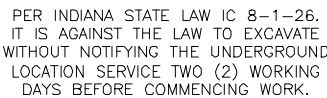
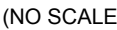
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CENTRAL CHRISTIAN CHURCH
151ST STREET & TOWNE ROAD, WESTFIELD, IN
SWPPP DETAILS

SHEET NO.:
PROJECT NO.:
W15.0043

811

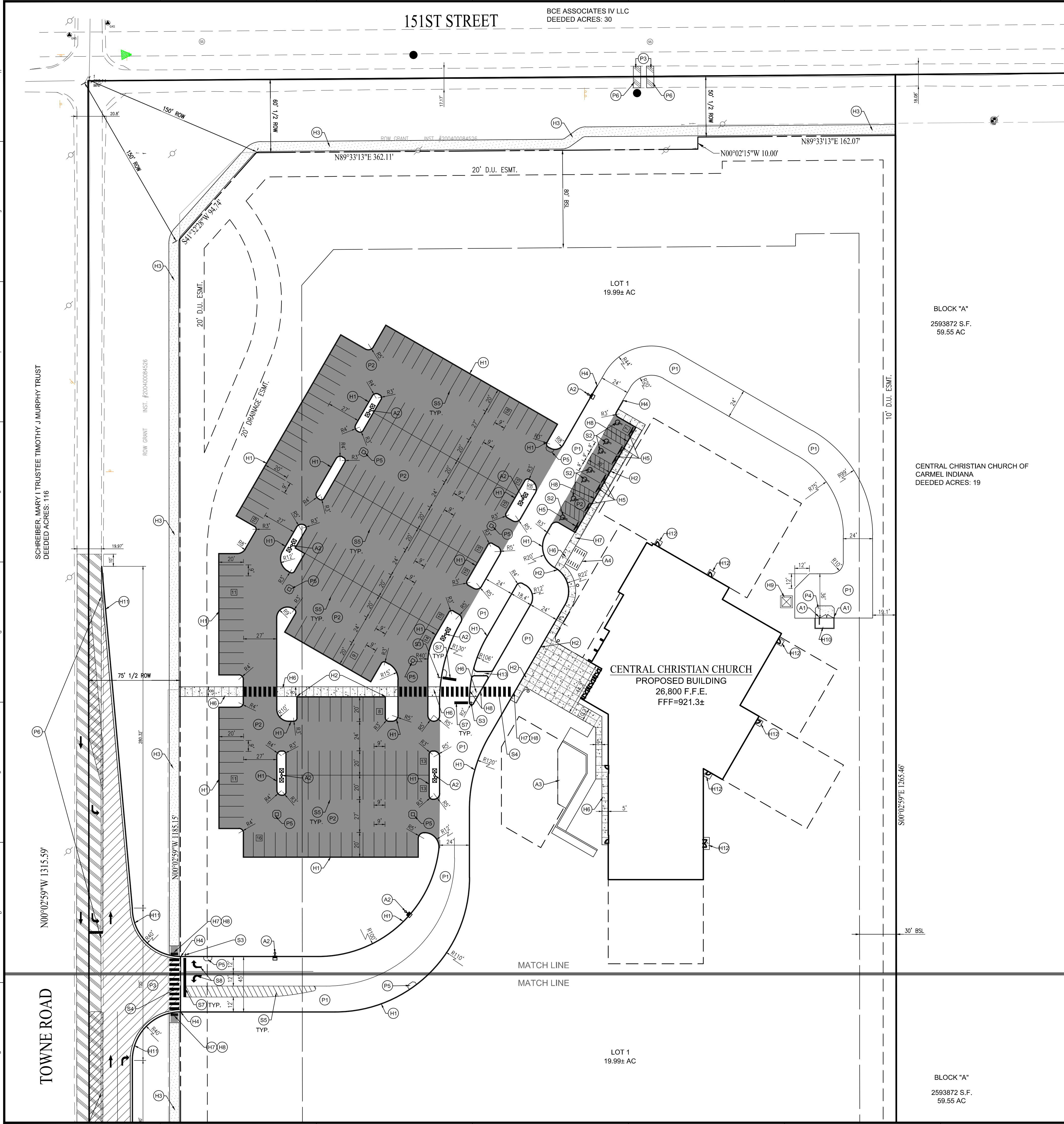
Know what's below.
Call before you dig.

Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.



PROJECT NO. W15.0043

LOCATION: h:\2016\150043\Engineering\Design\Central\150043-C200 site.dwg
DATE/TIME: February 11, 2016 - 2:45pm
PLOTTER: HP DesignJet T1100



SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) RIGHT-OF-WAY ASPHALT
- (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
- (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" EXTRUDED CURB ONSITE ONLY
- (H2) INTEGRAL WALK AND CURB
- (H3) 8" ASPHALT R.O.W. PATH
- (H4) TAPER CURB WITHIN 3 FEET
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA ACCESSIBLE RAMP
- (H8) PAVEMENT FLUSH WITH SIDEWALK
- (H9) TRANSFORMER PAD LOCATION
- (H10) DUMPSTER ENCLOSURE
- (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
- (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
- (H13) CONCRETE FLUME

ACCESSORIES

- (A1) BOLLARD
- (A2) LIGHT POLE AND BASE
- (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
- (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

SIGNAGE & MARKINGS

- (S1) POLE/GROUND SIGN LOCATION
- (S2) ADA PARKING SPACE
- (S3) STOP SIGN
- (S4) PEDESTRIAN CROSSWALK
- (S5) 4" PAINTED WHITE SOLID LINES (TYP)
- (S6) 4" PAINTED WHITE SOLID LINE ISLAND
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

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- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
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- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
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- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
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SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF
ZONING = AG-SF1
FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT
OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%
PARKING REQUIRED:
PARKING REQUIREMENT = 1 per 3 seats
PARKING REQUIRED = 435.5 = 145
PARKING DIMENSIONS = 9' x 20'
BIKE PARKING REQ'D = 8
PARKING PROVIDED:
207 - STANDARD SPACES
7 - ADA SPACES
214 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
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- TRANSFORMER
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- ELECTRIC JUNCTION BOX
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- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
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OTHER

- SIGN
- BSL
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

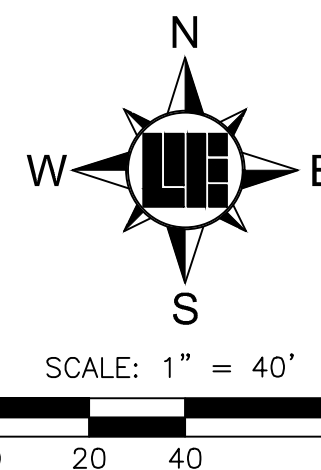
- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

PAVEMENT

- 1 1/2" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
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- BOUNDARY LINE
- SECTION LINE



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317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W15.0043
SUBMITTED FOR INITIAL REVIEW	10.30.2015	MLT	DWG NAME:	W150043-C200.sdw
REVIEWED FOR REVIEW COMMENTS	02.09.2016	MLT	DRAWN BY:	RLW
			CHECKED BY:	JKS
			DATE:	02.09.2016

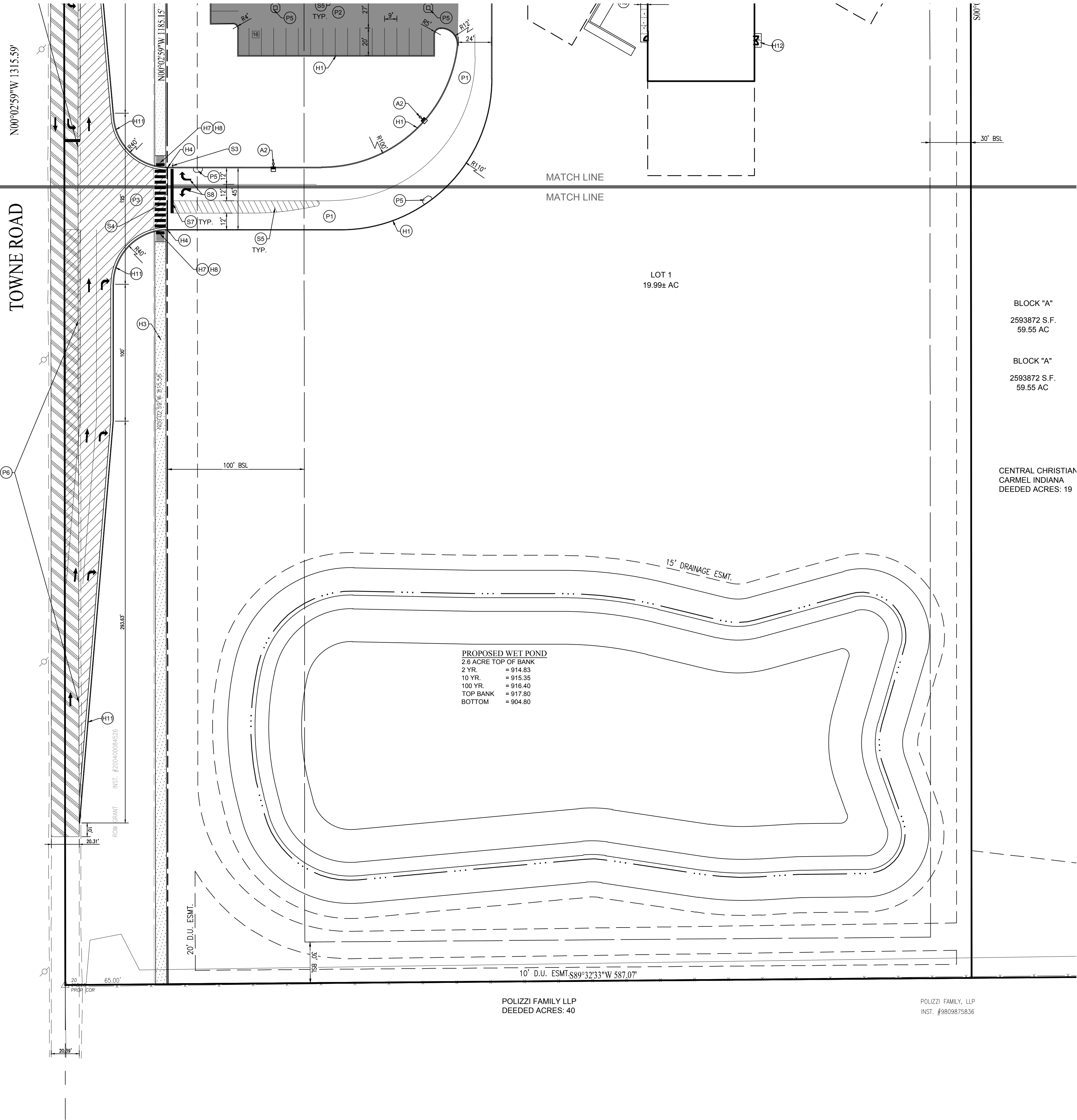
STEVEN SCOTT RUCKER P.E. 11300279
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PEAL 1366279

STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SITE PLAN

SHEET NO.
C200
PROJECT NO.
W15.0043

LOCATION: h:\2016\150043\Engineering\design\c201\150043-C200 816.dwg
DATE/TIME: February 09, 2016 - 2:06pm
PLOTTER: HP DesignJet T1100e



SITE PLAN NOTES

PAVEMENT

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OPEN SPACE PROVIDED: 11%
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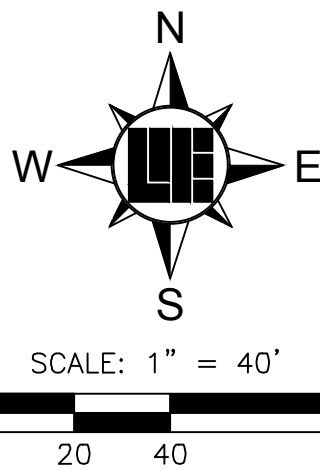
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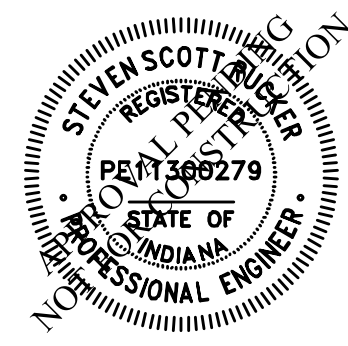
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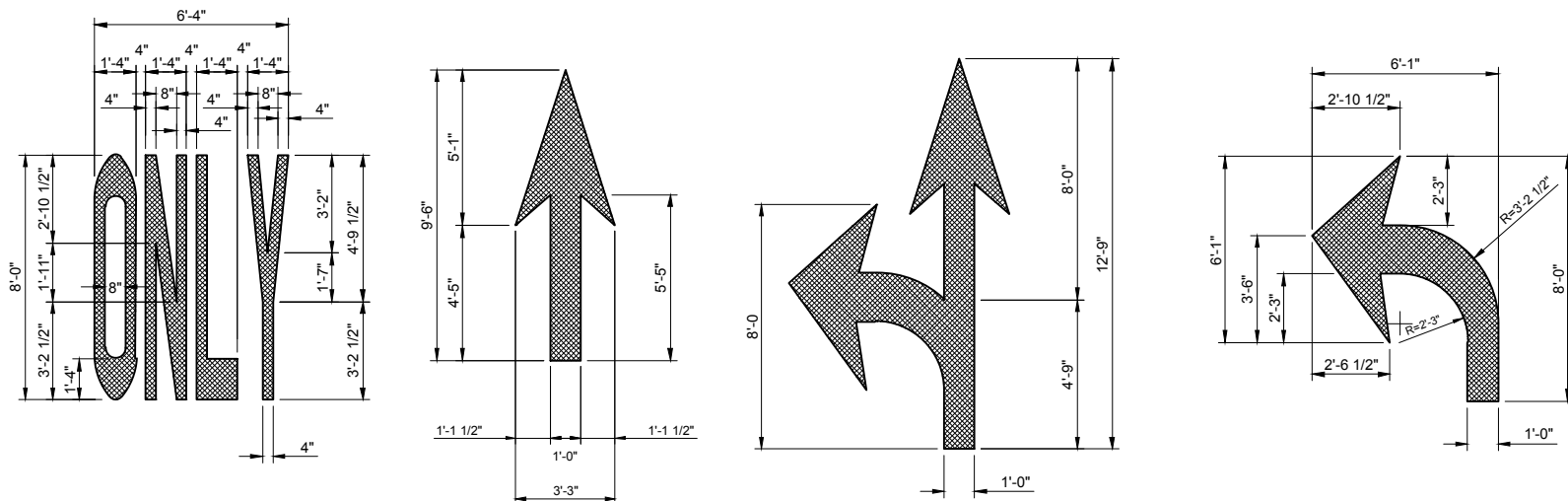
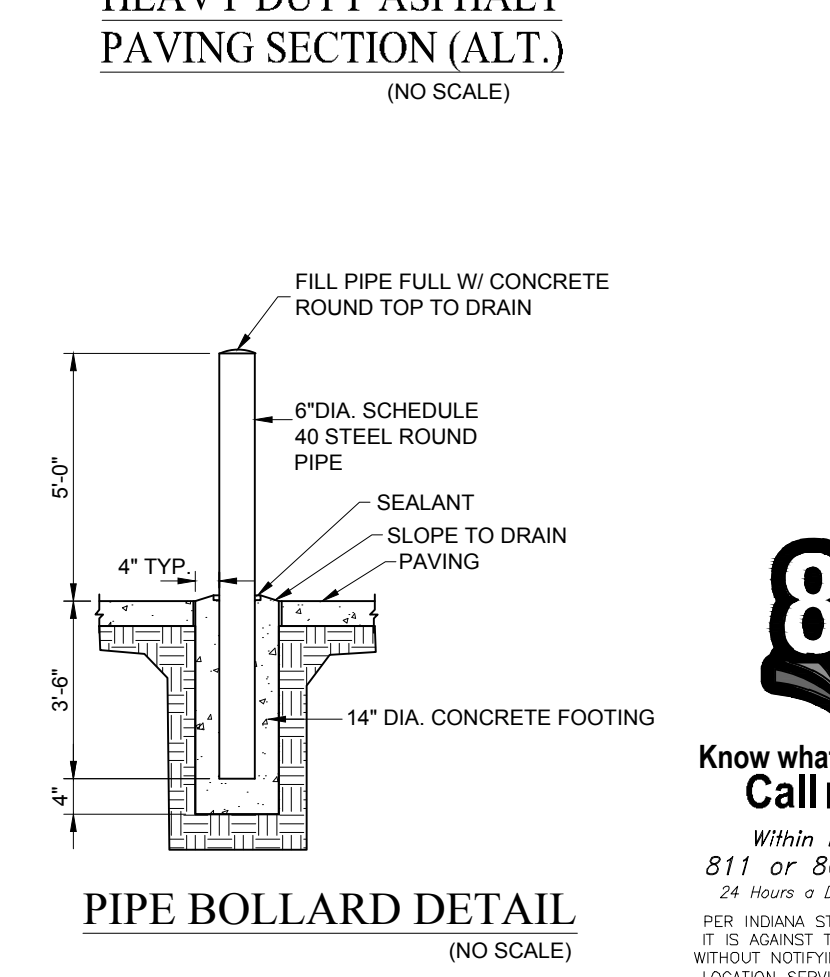
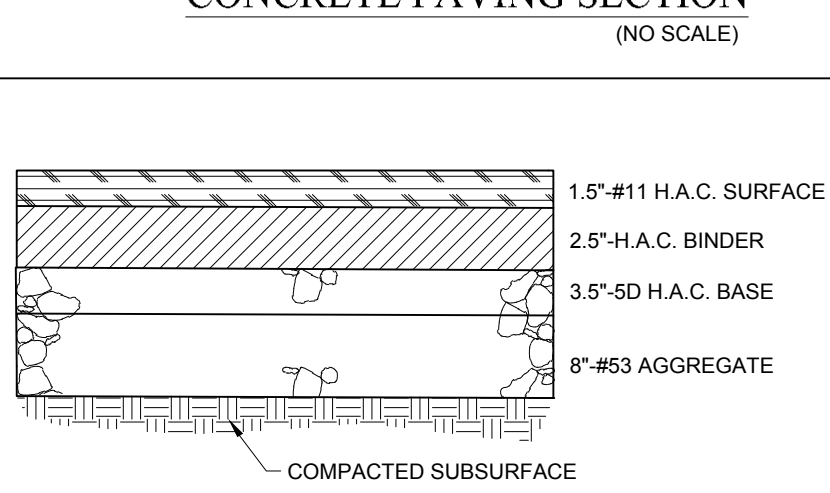
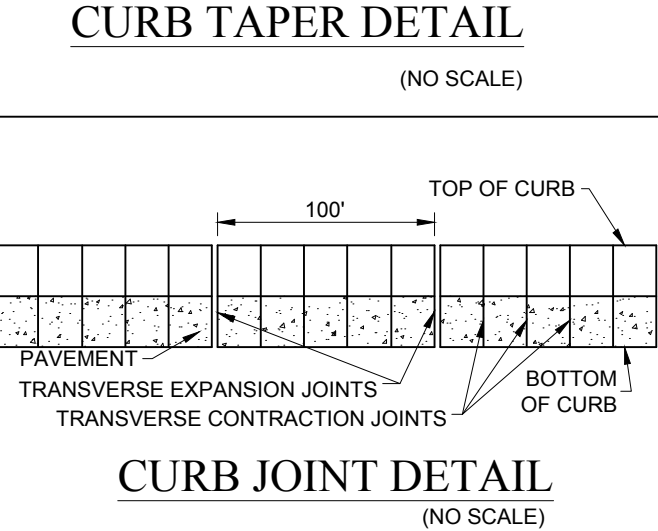
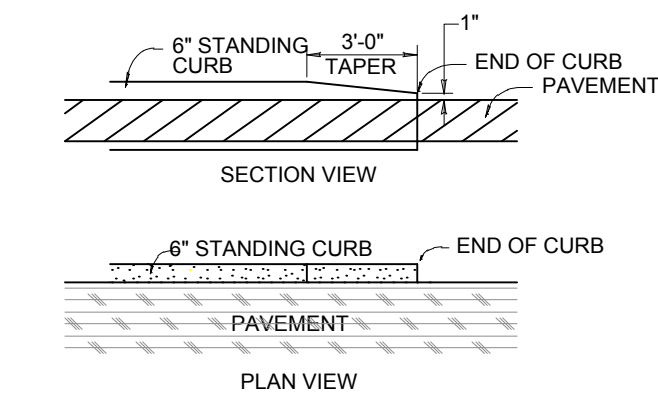
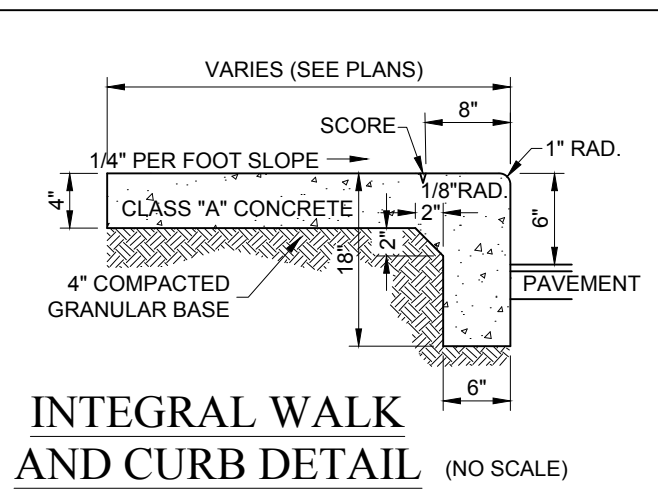
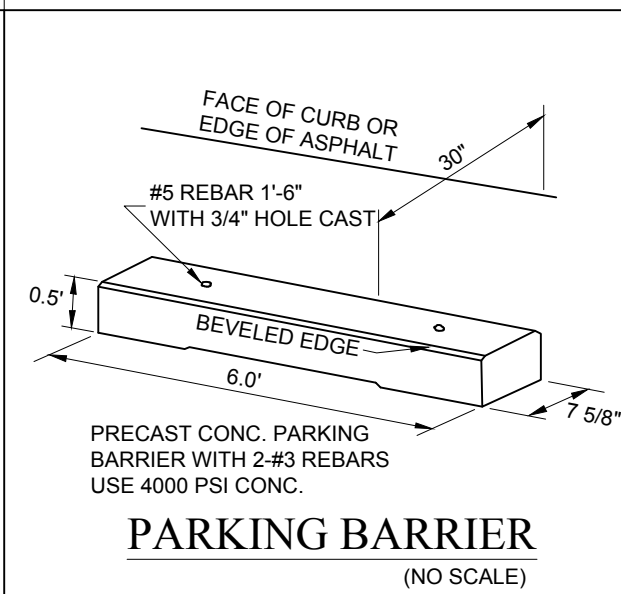
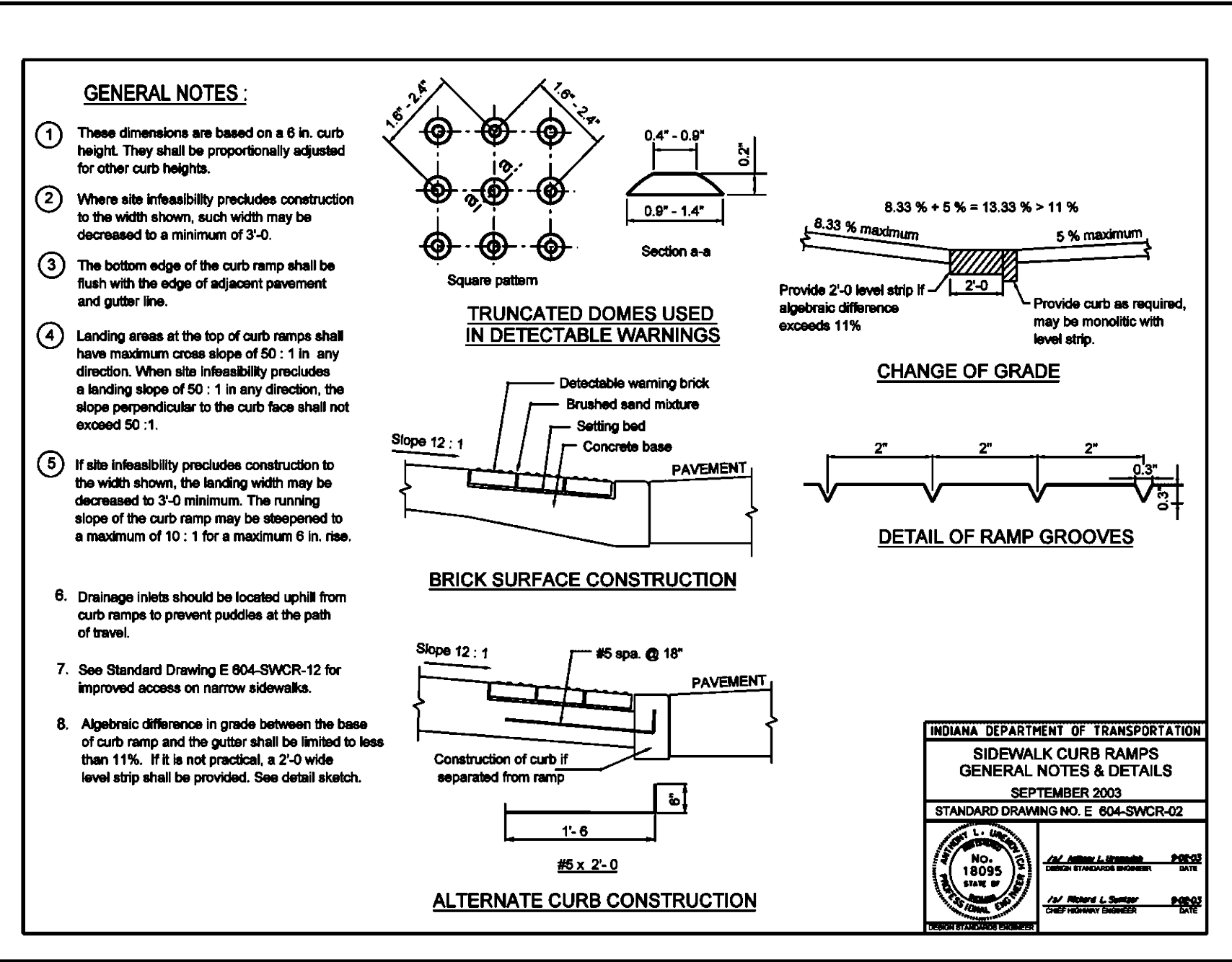
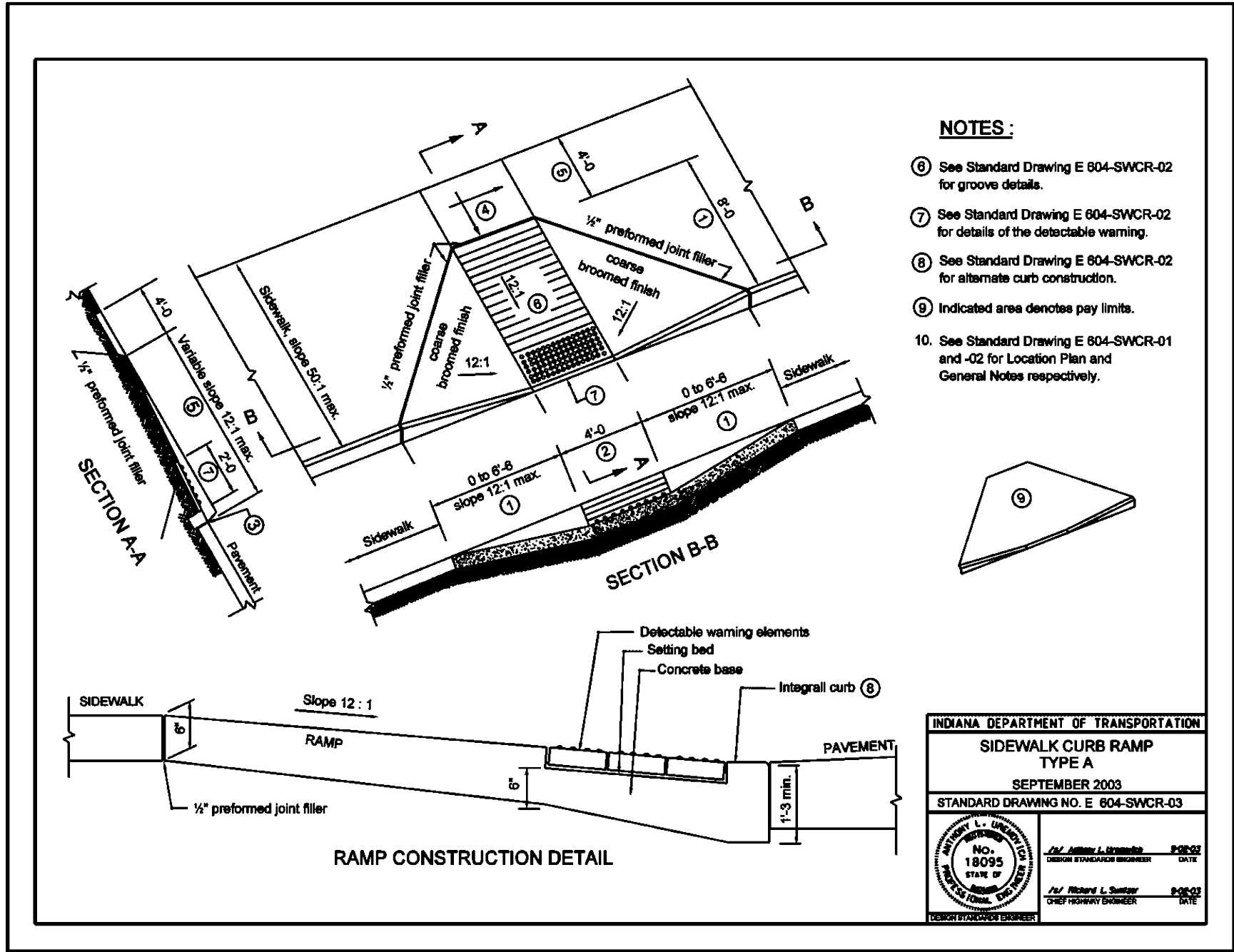
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REVIEWED FOR REVIEW COMMENTS	02.09.2016	MLT	DESIGNED BY	MLT
			DRAWN BY	MLT
			CHECKED BY	JCS
			DATE	02.09.2016



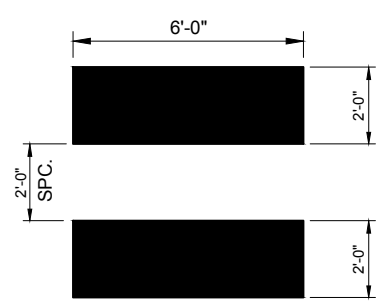
STEVEN SCOTT RUCKER P.E. 11390279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SITE PLAN

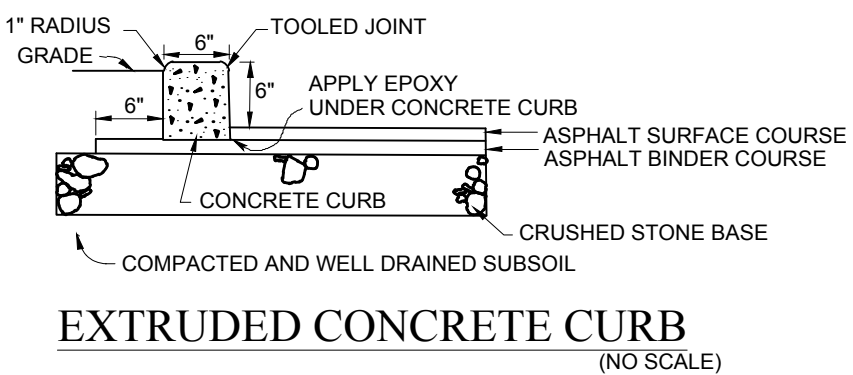
SHEET NO.
C201
PROJECT NO.
W15.0043



TRAFFIC MARKING DETAILS
(NO SCALE)



PEDESTRIAN CROSSWALK
(NO SCALE)



EXTRUDED CONCRETE CURB
(NO SCALE)

Diagram 1: Bicycle Rack Type

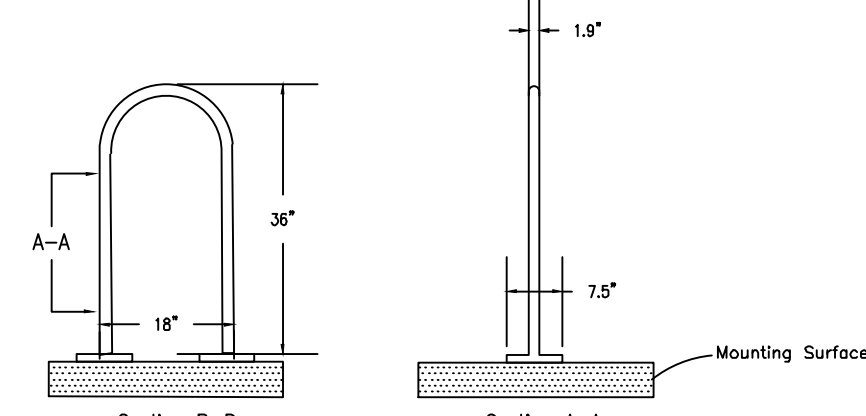
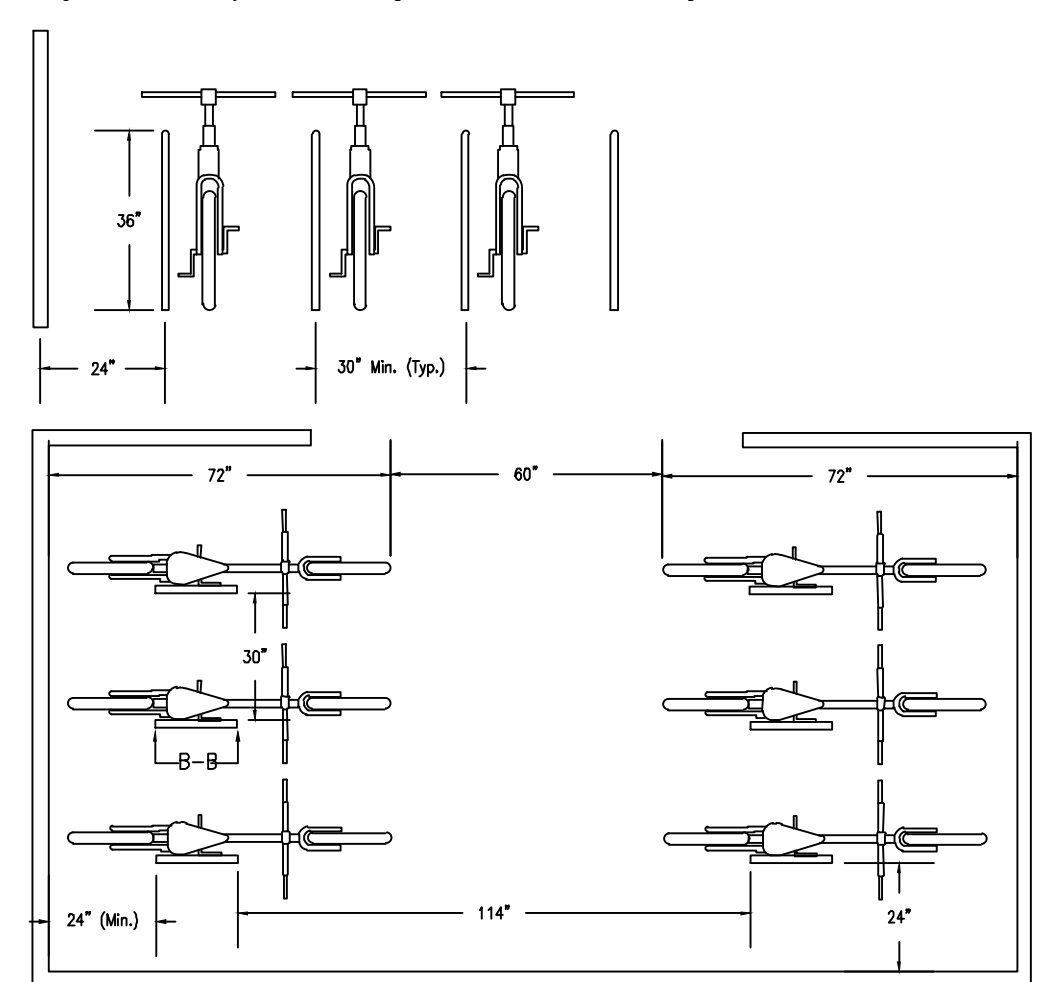
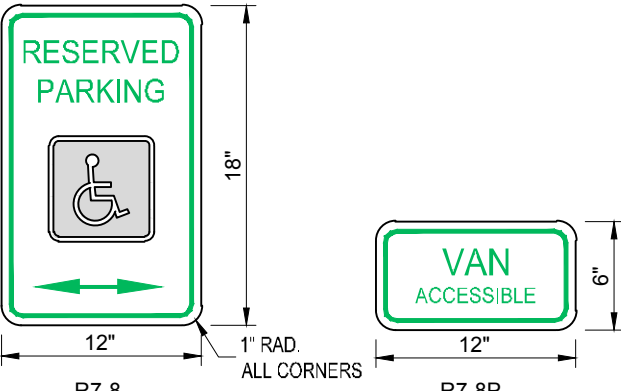


Diagram 2: Bicycle Parking Location and Design



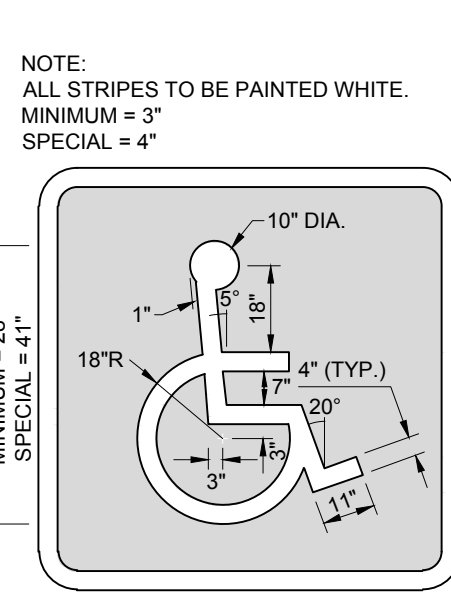
BICYCLE PARKING DETAIL
(NO SCALE)



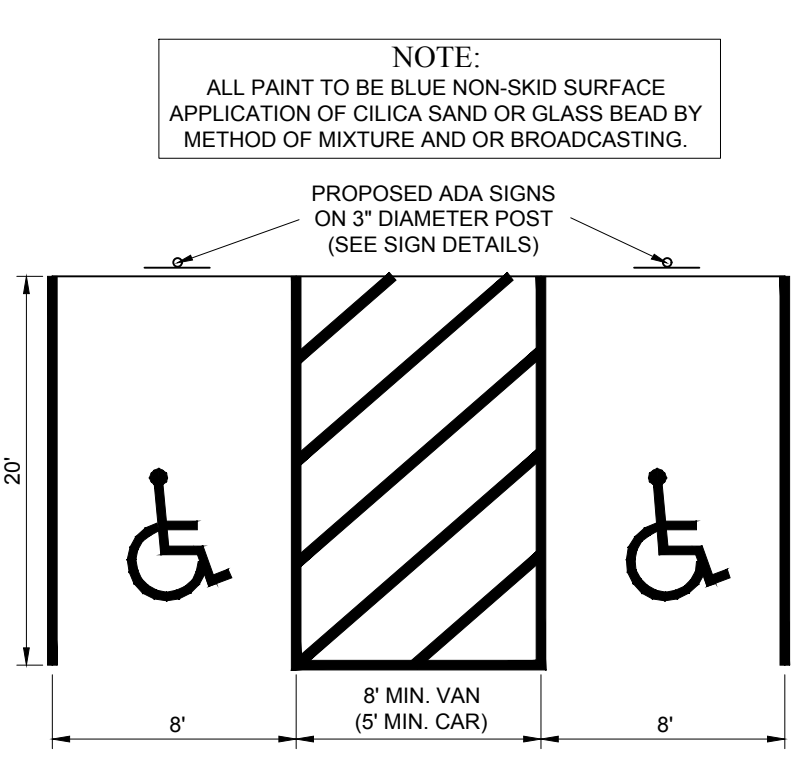
NOTE:
12"x18" 18 GAUGE HOT DIP GALVANIZED NON-REFLECTIVE SIGN WITH 12" POST DRIVEN 4 FEET INTO GROUND. POST SHALL BE 12" LONG GALVANIZED 2 1/2" OD STEEL POSTS. SET BOTTOM OF SIGN 7" ABOVE GRADE.

NOTE:
WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8 SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.

ADA SIGNS
(NO SCALE)



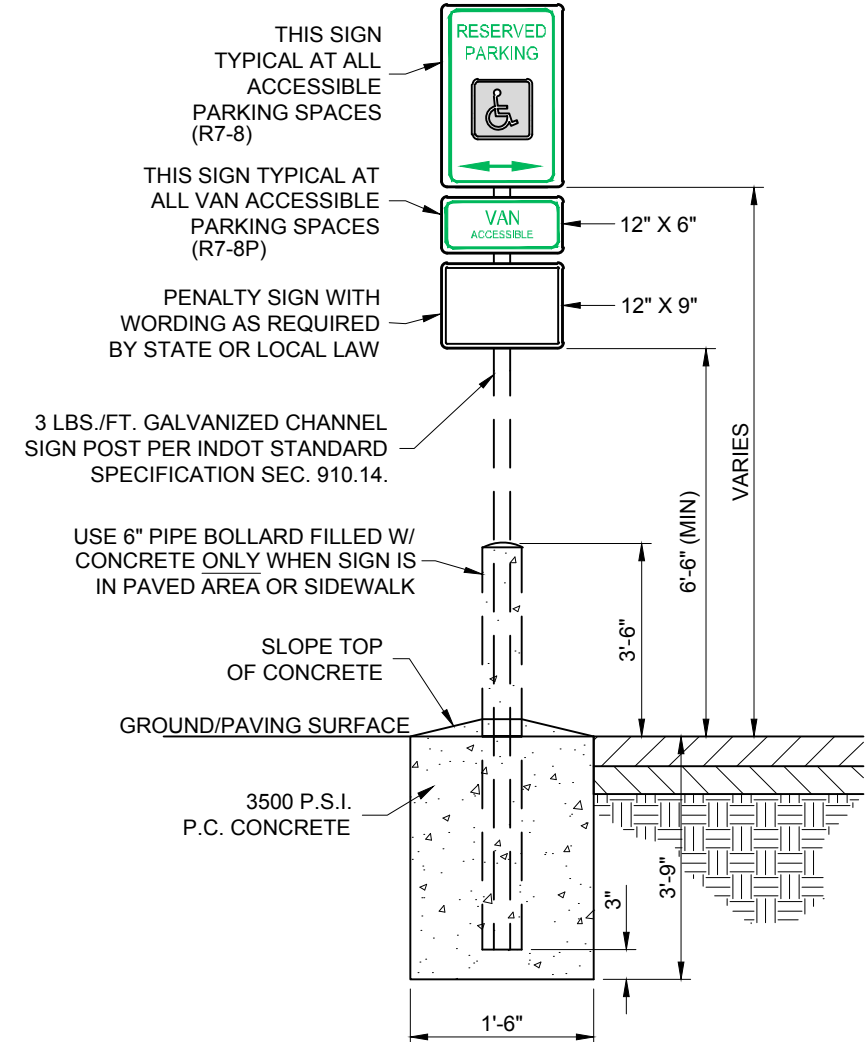
ADA PARKING
SYMBOL DETAIL
(NO SCALE)



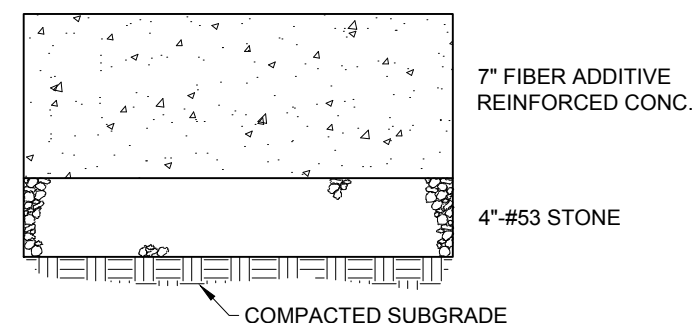
"ADA" PARKING SPACES
(NO SCALE)

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

WHERE PARKING SPACES THAT ARE RESERVED FOR PERSONS WITH DISABILITIES ARE DESIGNATED TO ACCOMMODATE WHEELCHAIR VANS, A VAN ACCESSIBLE (R7-8P) PLAQUE SHALL BE MOUNTED BELOW THE R7-8 SIGN. THE R7-8 SIGN SHALL HAVE A GREEN LEGEND AND BORDER AND A WHITE WHEELCHAIR SYMBOL ON A BLUE SQUARE ALL ON A WHITE BACKGROUND. THE R7-8P PLAQUE SHALL HAVE A GREEN LEGEND AND BORDER ON A WHITE BACKGROUND.



ADA SIGN BOLLARD
MOUNT DETAIL
(NO SCALE)

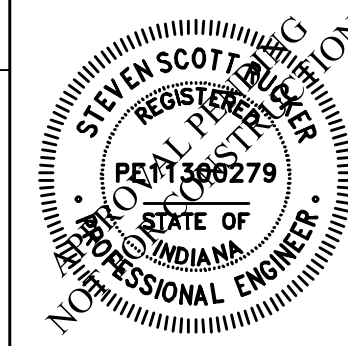


CONCRETE PAVING SECTION
(NO SCALE)

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Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W15.0043
SUBMITTED FOR INITIAL REVIEW	10/30/2015	ML	DWG NAME:	W150043-C201 site details.dwg
REVIEWED FOR REVIEW COMMENTS	02/09/2016	ML	DESIGNED BY:	RLW
			DRAWN BY:	RLW
			CHECKED BY:	JKS
			DATE:	02/09/2016

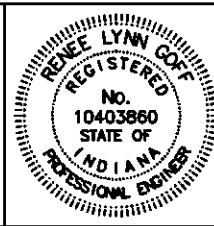
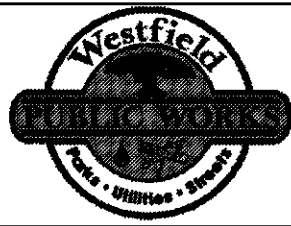
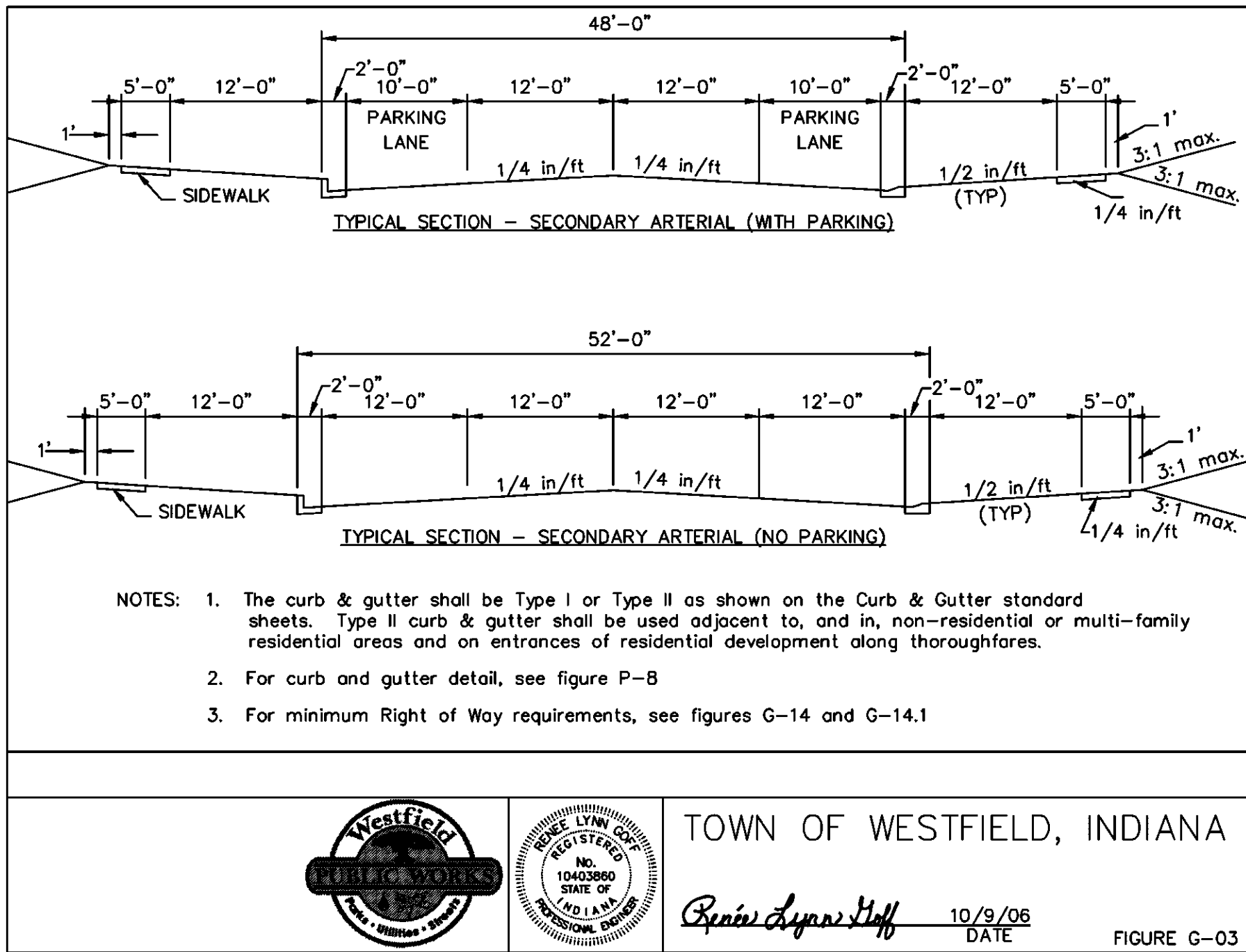


STEVEN SCOTT RUCKER, P.E. (1300279)

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SITE DETAILS
Part of SWM, Section 16, Township 16 North, Range 02 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C202
PROJECT NO.
W15.0043

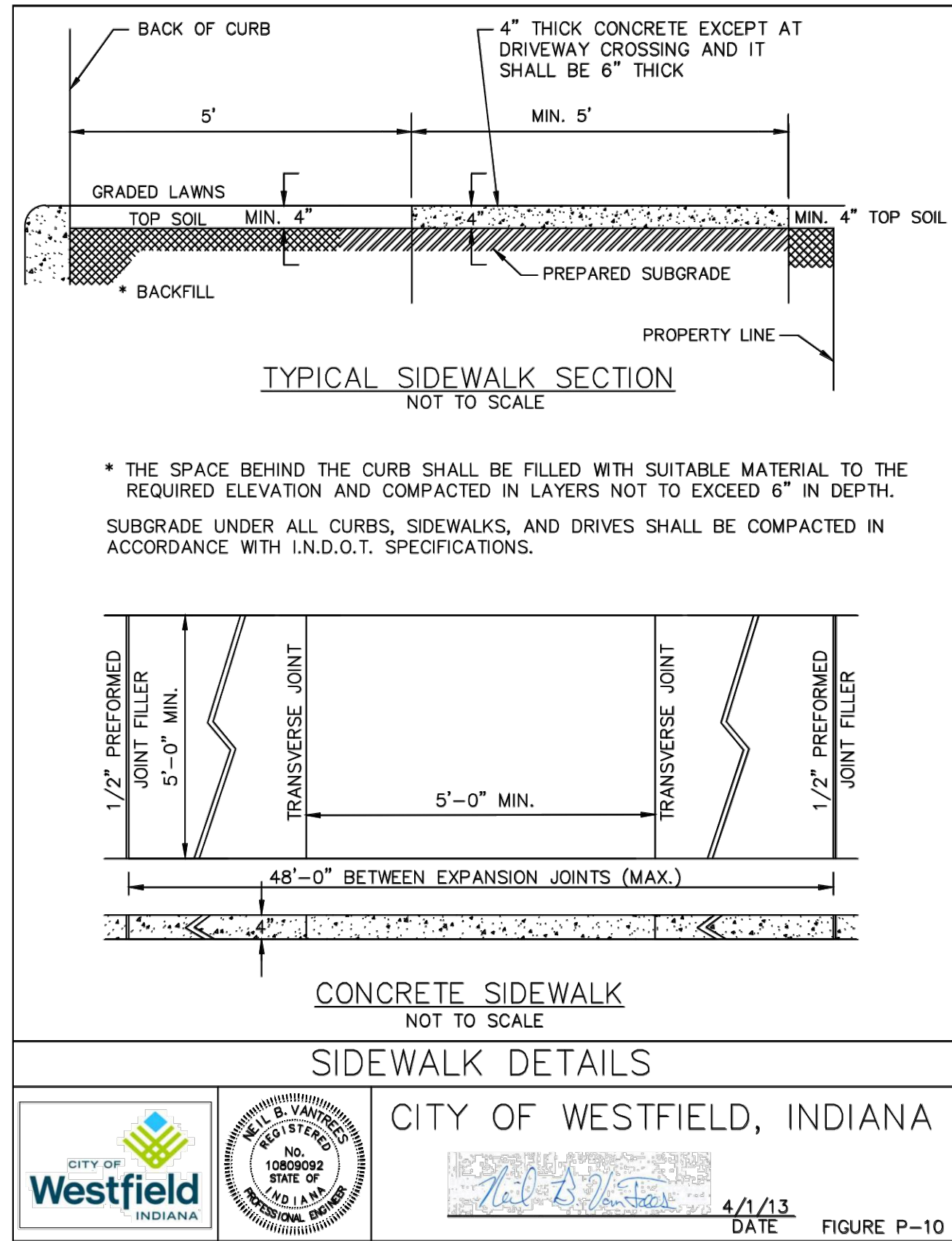
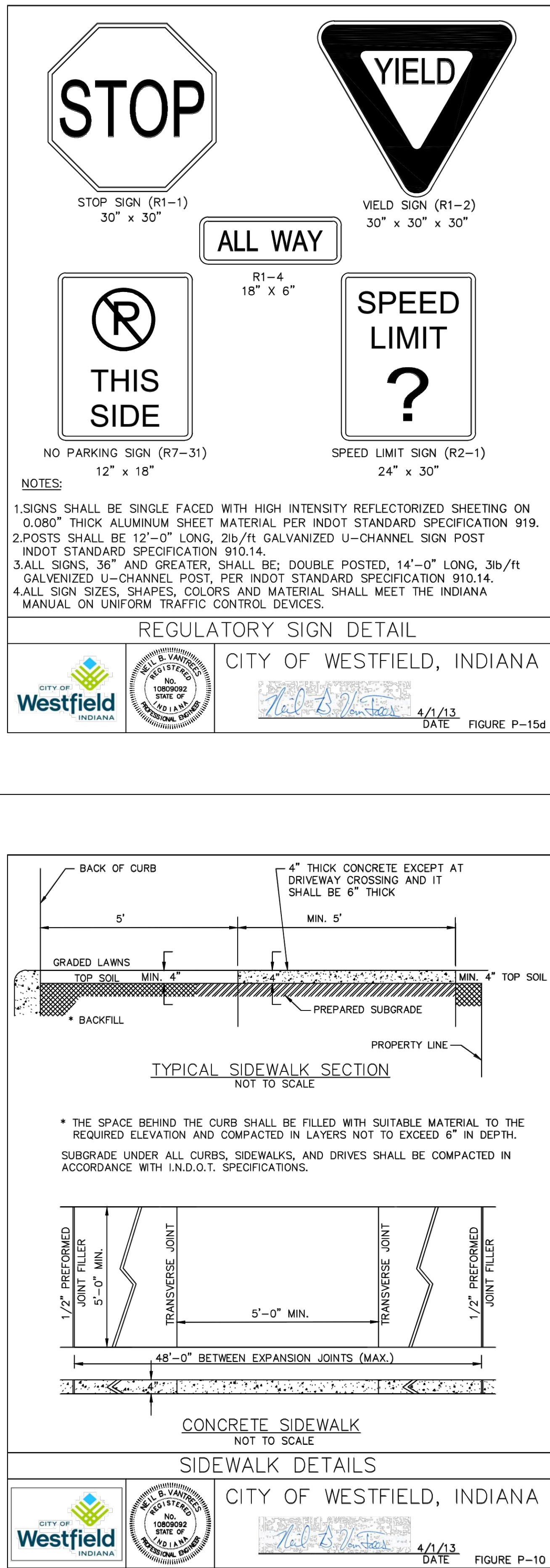
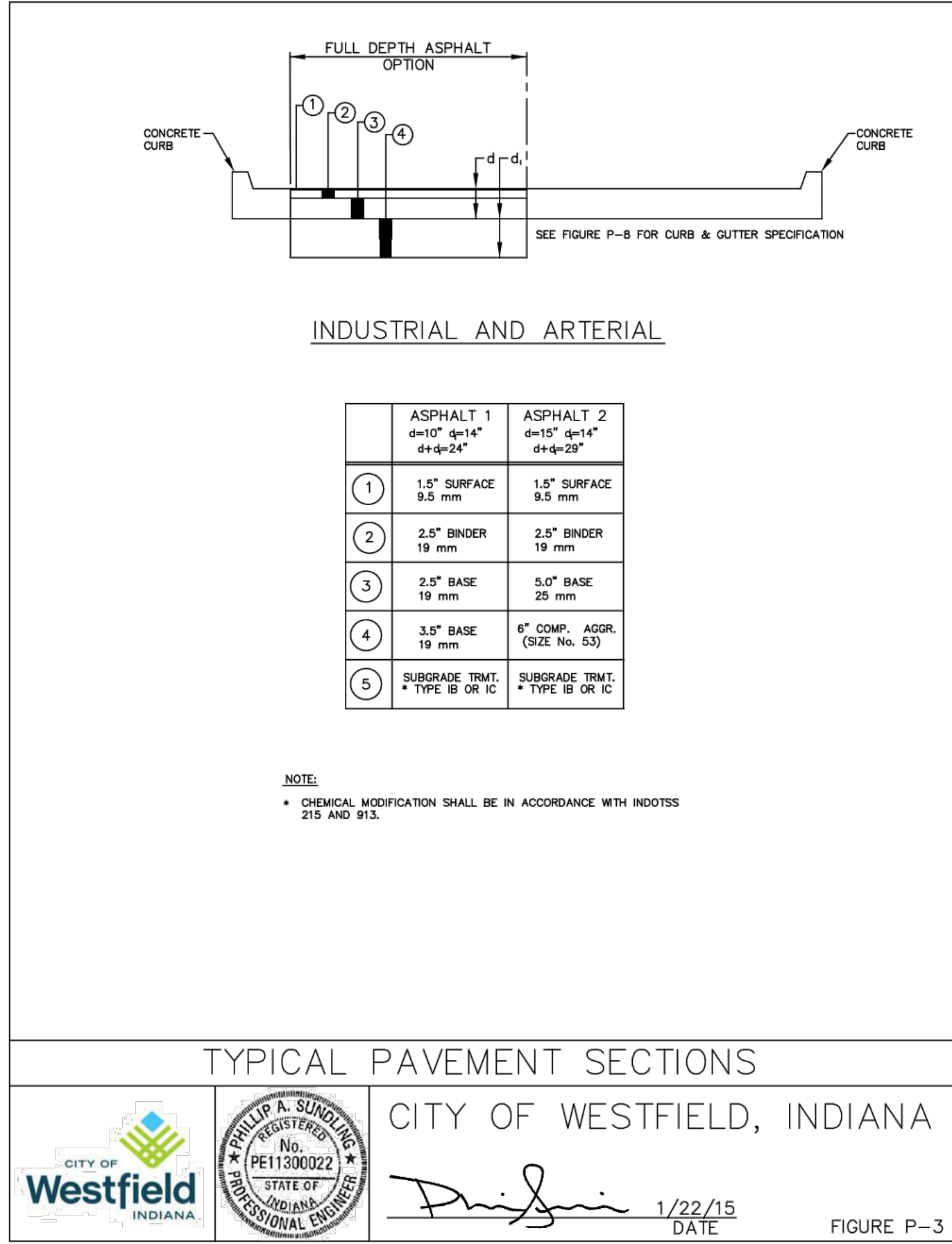
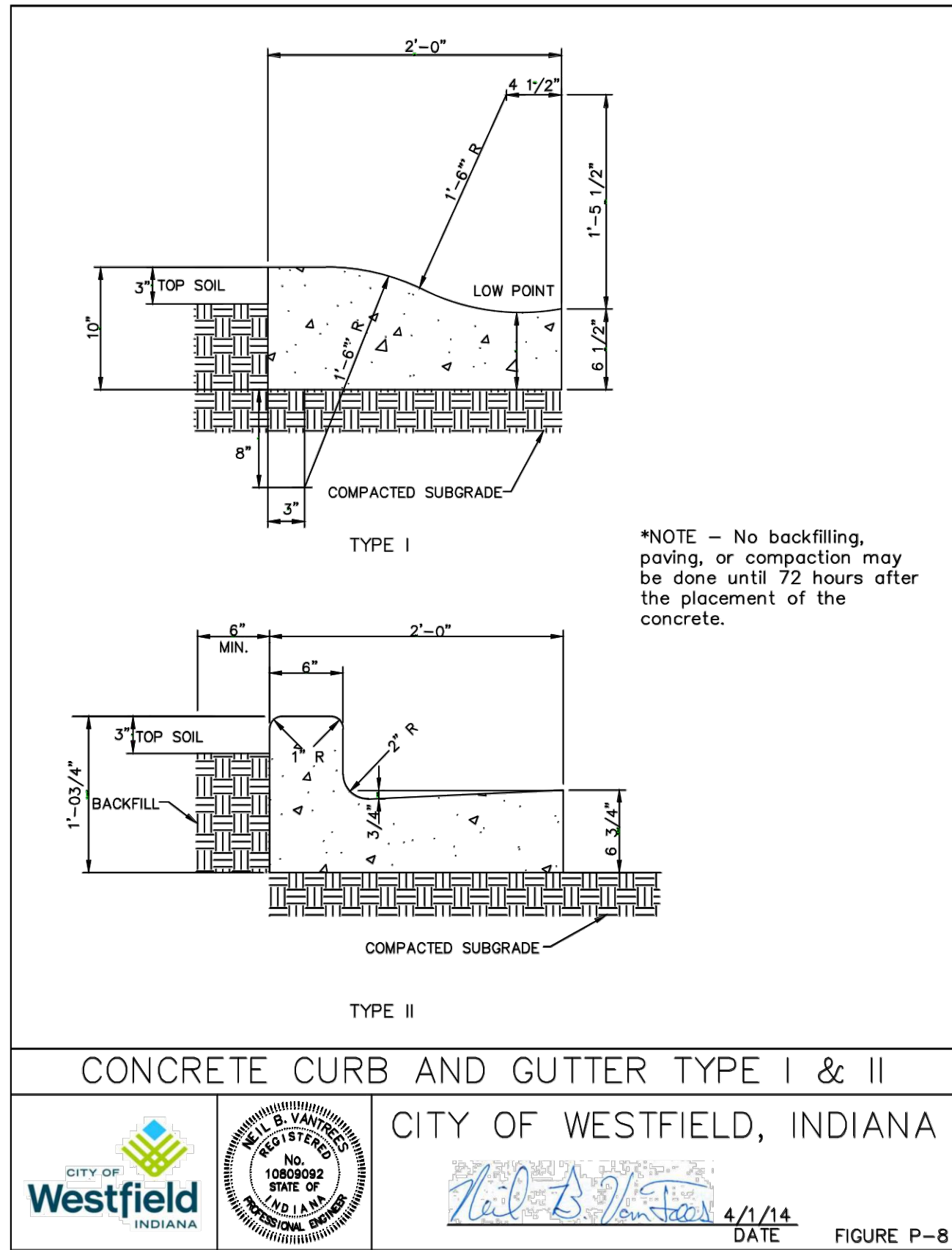
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DATE/PLT: February 09, 2016 - 2:08pm
PLOTED BY: wesster



TOWN OF WESTFIELD, INDIANA

Phillip A. Sandberg 10/9/06
DATE

FIGURE G-03



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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W15.0043
SUBMITTED FOR INITIAL REVIEW	10/30/2015	MLT	DWG NAME:	W150043-C201 site details.dwg
SUBMITTED FOR REVIEW COMMENTS	02/09/2016	MLT	DESIGNED BY:	RAW
			DRAWN BY:	RAW
			CHECKED BY:	JKS
			DATE:	02/09/2016



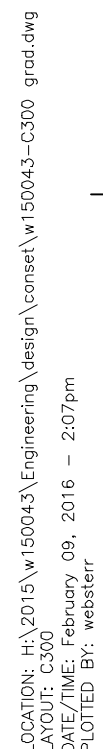
STEVEN SCOTT RUCKER P.E. 11300279

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SITE DETAILS
Part of SWM, Section 16, Township 16 North, Range 05 East, Washington Township, Hamilton County, Indiana

PREPARED FOR:

SHEET NO.

C203
PROJECT NO.
W15.0043



- 1 CONNECT DOWNSPOUTS TO 6" HDPE ROOF DRAINS
- 2 8" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 3 8" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 4 10" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 5 TYPE 2 ROOF DRAIN CLEANOUT. REFER TO DETAIL ON SHEET C603
- 6 4" SUBSURFACE DRAINS, DUAL WALLED HANCOR HQ OR EQUIVALENT
- 7 INSTALL 24" RCP CURVE AT @ 0.11%. REFER TO THIS PLAN FOR LENGTH AND INVERTS
- 8 INSTALL 5' x 10' x 15" REVETMENT RIP-RAP ON FILTER FABRIC
- 9 SWALE WITH SUBSURFACE DRAINAGE TILE. RISE EVERY 300'. REFER TO DETAIL ON SHEET C604
- 10 OUTLET CONTROL STRUCTURE. REFER TO DETAIL ON SHEET C604
- 11 INSTALL 4" DIAMETER MANHOLE AT OUTLET TILE FOR INSTALLATION OF POND OUTLET. HOLD EXISTING INVERT.
- 12 EMERGENCY OVERFLOW VEER 24" WIDE AT BASE, INV=-916.50, 100 YEAR ELEVATION=916.40

1. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR THE MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
2. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELTERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE PROPER COMPACTION. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE FILL MATERIAL. THE TEST SHALL BE RUN ON EACH LIFT, IN FIELD SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE IS 3:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE PROJECT AREA PRIOR TO CONSTRUCTION. ALL EXISTING UTILITIES AND STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF ALL UTILITIES AND STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SLOP ELEVATIONS ARE TO FINISHED GRADE.
6. COMPACTED 1% BORROW BACK FILL REQ. OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN ERROR OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
11. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 18" DEEP SHALL BE CUT OUT AND FILL TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/ DEVELOPER/ OR ENGINEER.
12. VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
13. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (IN THE CASE OF EXTERIOR DRAINAGE PIPES) BETWEEN SANITARY SEWER AND CULVERTS, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
14. ROOF DRAIN CONNECTIONS TO MANHOLES MUST HAVE WATER-TIGHT BOOT.
15. ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING. THESE TILES WILL BE RELOCATED AND DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

- SIGN
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- CURB & GUTTER ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- EMERGENCY FLOOD ROUTE

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
EASMT	EASEMENT
DRG & E.	DRAINAGE AND UTILITY EASEMENT
FL	FINISH FLOOR ELEVATION
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE PIPE
HDPE	VITRIFIED CLAY PIPE
PIP	HIGH DENSITY POLYETHYLENE PIPE
SD	DUCTILE IRON PIPE
STM	SUB SURFACE DRAIN PIPE
GSM	STORM
NTM	SANITARY
STR	STRUCTURE
CTR	CLEANOUT

B: 7 A21 - A DEMP. OF NATURAL RESOURCES
BRASS DISK STAMPED "LEE 7 A21" IN CONCRETE, 0.1
BELOW GROUND. LOCATED APPROX. 8 FT. WEST OF
WEST SIDE OF TOWNE ROAD APPROX. 1415 FT.
NORTH OF 151ST STREET.
ELEV = 923.74 (NAVD 88)

B: 6 A21 - A DEMP. OF NATURAL RESOURCES
BRASS DISK STAMPED "LEE 6 A21" IN CONCRETE, 0.1
BELOW GROUND. LOCATED APPROX. 8 FT. SOUTH
OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE
WEST OF TOWNE ROAD.
ELEV = 915.37 (NAVD 88)

TBM-1:
MAG NAIL SET IN THE WEST SIDE OF A POWER POLE
36 FT. SOUTH OF THE CENTERLINE OF 151ST
STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3
FT. UP.
ELEV = 922.68 (NAVD 88)



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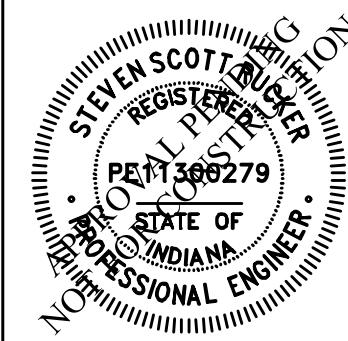
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
SUBMITTED FOR INITIAL REVIEW	10/30/2015	M.T	W15.00404
REVISED FOR REVIEW COMMENTS	02/09/2016	M.T	W1500404-52000
			DWG NAME:
			DESIGNED BY: RW
			DRAWN BY: RW
			CHECKED BY: JKS
			DATE:



STEVEN SCOTT RUCKER P.E. 1130027

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNNE ROAD, WESTFIELD, IN
GRADING PLAN

SHEET NO.

C300

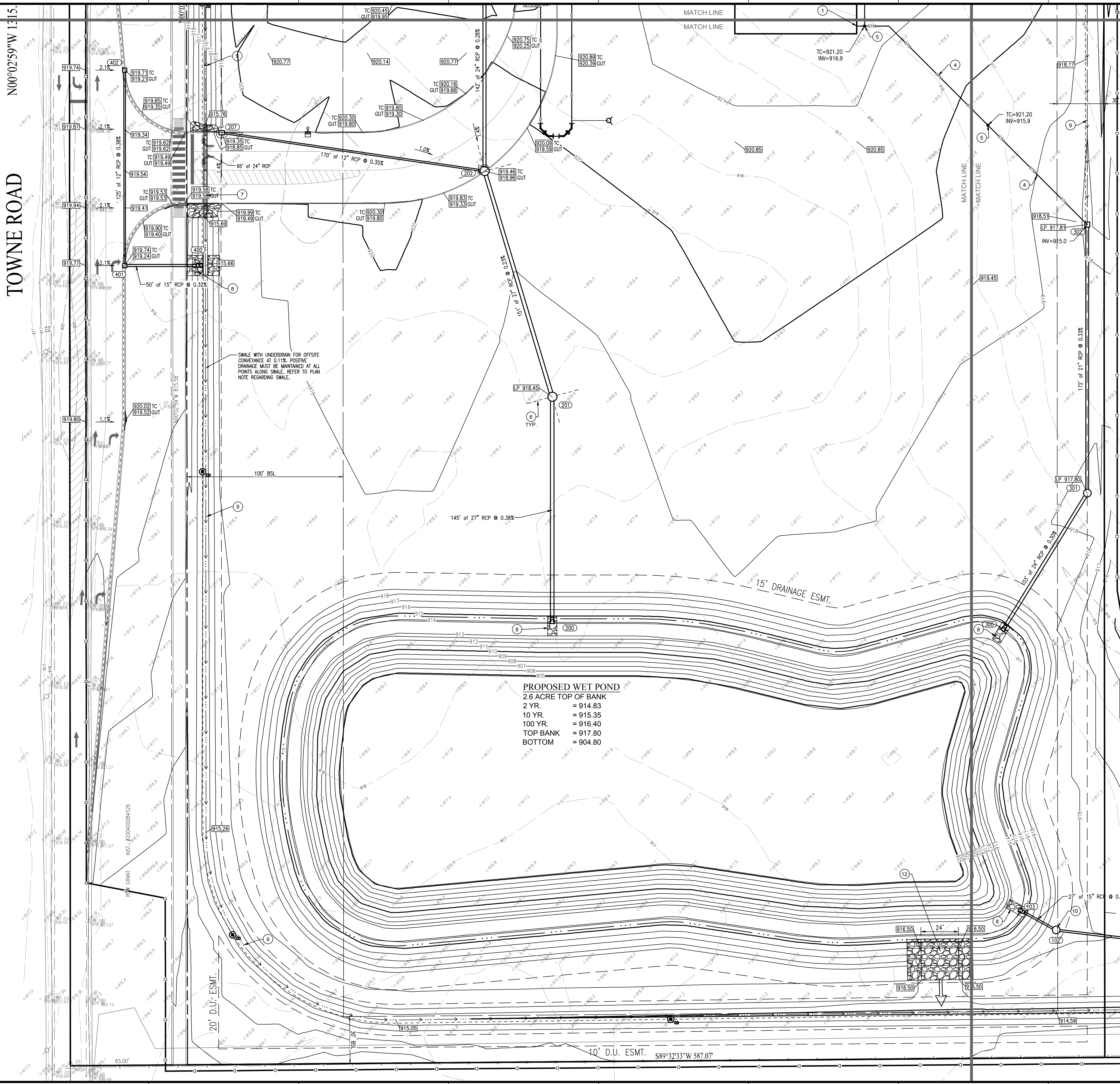
PROJECT NO.

W15 0043

VV 15.0040

TOWNE ROAD

N00°02'59"W 1315.5'



GRADING PLAN NOTES

- CONNECT DOWNSPOUTS TO 6" HDPE ROOF DRAINS
- 6" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 8" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- 10" HDPE DUAL WALLED HANCOR HQ OR EQUIVALENT ROOF DRAIN @ 1.0% MINIMUM
- TYPE 2 ROOF DRAIN CLEANOUT. REFER TO DETAIL ON SHEET C803
- 4" SUBSURFACE DRAINS, DUAL WALLED HANCOR HQ OR EQUIVALENT
- INSTALL 24" RCP CULVERT @ 0.11% REFERENCE TO THIS PLAN FOR LENGTH AND INVERTS
- INSTALL 5' x 10' x 1.5' REVETMENT RIP-RAP ON FILTER FABRIC
- SWALE WITH SUBSURFACE DRAINAGE TILE. RISER EVERY 300'. REFER TO DETAIL ON SHEET C804
- OUTLET CONTROL STRUCTURE. REFER TO DETAIL ON SHEET C804
- INSTALL 4" DIAMETER MANHOLE AT OUTLET TILE FOR INSTALLATION OF POND OUTLET. HOLD EXISTING INVERT.
- EMERGENCY OVERFLOW WEIR, 24" WIDE AT BASE, INVERT=916.50, 100 YEAR ELEVATION=916.40.

GRADING PLAN LEGEND

UTILITIES

- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRIC RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

OTHER

- SIGN
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- CURB & GUTTER ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- SPOT ELEVATION
- EMERGENCY FLOOD ROUTE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMM.
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

GENERAL GRADING NOTES

- REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, LATEST EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
- FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION. PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTION TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
- MAXIMUM LAWN SLOPE IS 3:1.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
- ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
- ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
- PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS. ANY AREAS THAT HOLD WATER MORE THAN 18" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/DEVELOPER OR ENGINEER.
- VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
- ALL ROOF DRAIN CONNECTIONS TO MANHOLES MUST HAVE WATER-TIGHT BOOT.
- ALL EXISTING FIELD TILES SHALL BE CONNECTED INTO PROPOSED STORM SEWER, WITH THE EXCEPTION OF STORM TILES LOCATED UNDER PROPOSED BUILDING, WHICH SHALL BE CRUSHED IN PLACE AS DIRECTED BY HAMILTON COUNTY SURVEYOR'S OFFICE.

GENERAL NOTES

- ALL HDPE PIPE SHALL BE DUAL WALLED, HANCOR HQ, ADS N-12 PIPE OR APPROVED EQUAL
- ALL FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO END CAPS, CLEANOUTS, REDUCERS, ETC., SHALL BE OF HDPE MATERIAL COMPARABLE WITH STORAGE PIPES
- PROVIDE BACKFILL WITH A MINIMUM OF 4" BEDDING MATERIAL OF #8 AGGREGATE COMPACTED IN 8" LIFTS TO 95% MAXIMUM DRY DENSITY
- VERIFY EXISTING STORM INVERT ELEVATIONS PRIOR TO STARTING NEW STORM SEWER CONNECTION
- THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #1805700115 F, DATED FEBRUARY 19, 2003.

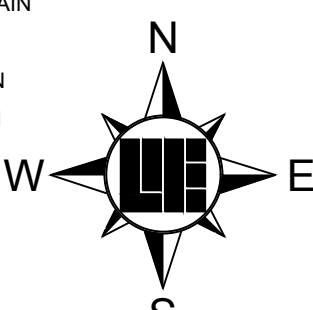
ABBREVIATIONS

- ROW BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- VCP VITRIFIED CLAY PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- DIP DUCTILE IRON PIPE
- SSD SUB SURFACE DRAIN PIPE
- STM STORM
- SAN SANITARY
- STR STRUCTURE
- CO CLEANOUT

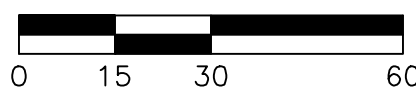
ORIGINATING BENCHMARK

SOURCE BENCHMARKS:

- LEE 7 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 7 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 1415 FT. NORTH OF 151ST STREET. ELEV = 923.74 (NAVD 88)
- LEE 6 AZI - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEE 6 AZI" IN CONCRETE, 0.1 BELOW GROUND, LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD. ELEV = 915.37 (NAVD 88)
- TBM-1: MAG NAIL SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 3 FT. UP. ELEV = 922.68 (NAVD 88)



SCALE: 1" = 30'



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DATE	BY	PROJECT NO.	DATE	BY	PROJECT NO.
10.30.2015	W15.0043	DATE	10.30.2015	W15.0043	DATE
02.09.2016	MLT	DWG NAME	02.09.2016	MLT	DWG NAME
		DESIGNED BY			DESIGNED BY
		DRAWN BY			DRAWN BY
		CHECKED BY			CHECKED BY
		DATE			DATE



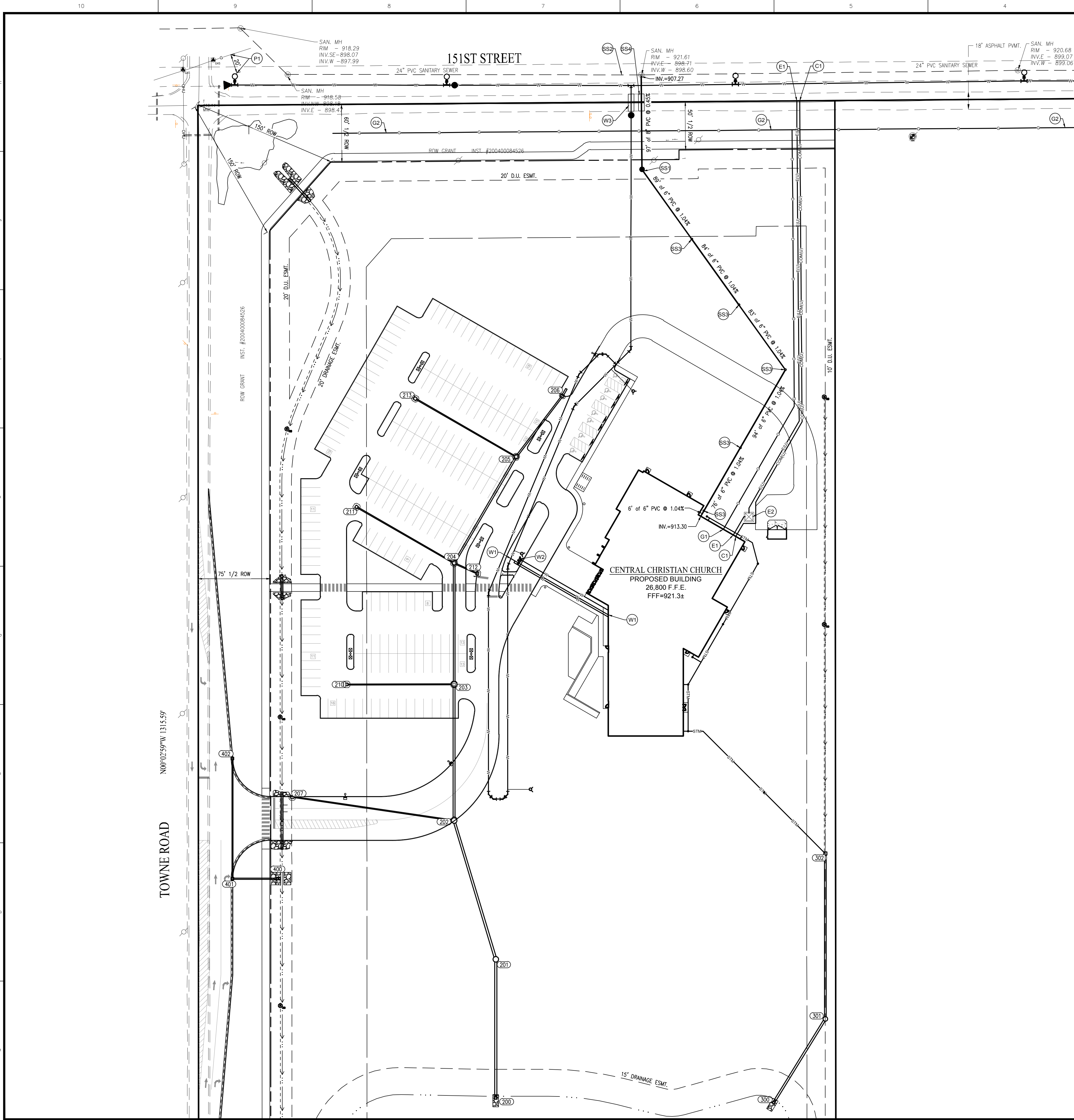
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
GRADING PLAN

SHEET NO.

C301

PROJECT NO.
W15.0043



UTILITY PLAN NOTES

SANITARY SEWER NOTES

- SS1 CONNECT PROPOSED 6" SANITARY SEWER LATERAL TO PROPOSED SANITARY SEWER MANHOLE. COORDINATE CONNECTION WITH MEP. PROVIDE CLEANOUTS AS REQUIRED/SHOWN. VERIFY INVERTS ON EXISTING LINE AND COORDINATE CONDITIONS WITH MEP. ADJUST AS REQUIRED.
- SS2 EXISTING 8" SANITARY SEWER
- SS3 PROPOSED SANITARY LATERAL CLEANOUT TYPE 1. REFER TO DETAIL ON SHEET C801.
- SS4 OPEN CUT 151ST STREET FOR SANITARY SEWER INSTALLATION. COORDINATE ACTIVITY SCHEDULE WITH CITY OF WESTFIELD.

WATER SERVICE NOTES:

- W1 CONNECT PROPOSED WATER LINE TO BUILDING
- W2 FIRE DEPARTMENT CONNECTION
- W3 OPEN CUT 151ST STREET FOR WATER LINE INSTALLATION. COORDINATE ACTIVITY SCHEDULE WITH CITY OF WESTFIELD.

ELECTRIC NOTES:

- E1 COORDINATE AND CONNECT BUILDING ELECTRICAL LINE TO ELECTRICAL TRANSFORMER. COORDINATE CONNECTION WITH POWER COMPANY AND ELECTRICAL DRAWINGS. ADJUST AS REQUIRED. 24" EC CONDUITS TO BE INSTALLED WITH PULL STRINGS. 120/208V, 3 PHASE, 1200 AMP ELECTRIC REQUIRED.
- E2 EXISTING TRANSFORMER PAD LOCATION. COORDINATE WITH DUKE ENERGY IF A NEW TRANSFORMER IS REQUIRED.

COMMUNICATION NOTES:

- C1 COORDINATE AND CONNECT BUILDING COMMUNICATION SERVICE LINE(S) TO CONNECTION POINT AS PROVIDED. COORDINATE CONNECTION WITH SITE DRAWINGS AND SERVICE PROVIDER FOR RELOCATION OF PEDESTAL. ADJUST AS REQUIRED. 4" PVC CONDUIT TO BE INSTALLED WITH PULL STRINGS. CONTRACTOR TO PROVIDE #6 GROUND WIRE AT THE D-MARK LOCATION. 7 LINES ANTICIPATED FOR SERVICE. (4 PHONE, 1 FO, 1 SECURITY AND 1 FAX/MODEM)

GAS SERVICE NOTES:

- G1 CONNECT PROPOSED GAS SERVICE TO FUTURE GAS LINE. REFER TO PLUMBING DRAWINGS AND COORDINATE WITH SERVICE PROVIDER FOR TIMING OF FUTURE INSTALLATION.
- G2 PROPOSED 4" GAS MAIN SHALL BE INSTALLED BY VECTREN. COORDINATE WITH VECTREN FOR INSTALLATION DETAILS AND SCHEDULING.

PIPELINE NOTES:

- P1 MARATHON PIPELINE REPRESENTATIVE MUST BE ONSITE OR UTILITY INSTALLATION OR CONSTRUCTION WITHIN 50' OF MARATHON PIPELINE. REFER TO TITLE SHEET FOR MARATHON CONTACT INFORMATION.

GENERAL UTILITY NOTES

- THE CONTRACTOR SHALL CONTACT APPLICABLE STATE UNDERGROUND LOCATION SERVICE AT LEAST 72 HOURS PRIOR TO ANY WORK AND SHALL CONTACT THE OWNER AND/OR ENGINEER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. WITHIN THE CONSTRUCTION LIMITS. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL CONTACT ALL APPLICABLE UTILITIES AND VERIFY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF ALL UTILITIES.
- ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- MAINTAIN 10' HORIZONTAL AND 18" VERTICAL CLEARANCE BETWEEN STORM / SANITARY SEWER SYSTEMS AND DOMESTIC/FIRE LINE SERVICE. SANITARY SEWER LINE IN PROXIMITY OF WATER LINE SHALL BE C900 WATER MAIN GRADE PVC.
- CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWERS, WATER MAINS AND STORM SEWERS IS 18" OR LESS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- WHEN PERFORMING EXCAVATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.
- COMPACTED "B" BORROW BACK FILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
- ALL UTILITY STRUCTURES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
- PROVIDE THRUST BLOCKS FOR ALL WATER LINE BENDS AND TEES, INCLUDING TAP CONNECTION.
- CONTRACTOR SHALL COORDINATE WITH WATER COMPANY FOR DOMESTIC AND FIRE SERVICE. CONNECT TO BUILDING DOMESTIC AND FIRE LINE. COORDINATE WITH PLUMBING DRAWINGS.
- COORDINATE LOCATION OF ELECTRICAL AND COMMUNICATION LINES WITH LOCAL UTILITIES.
- COORDINATE LOCATION OF REQUIRED CONDUITS FOR ELECTRIC SERVICE, LIGHT POLES, COMMUNICATION SERVICE AND IRRIGATION SYSTEM.
- COORDINATE LOCATION AND SIZE OF GAS SERVICE CONNECTION AND INSTALLATION OF SERVICE LINE AND METER WITH GAS COMPANY.
- COORDINATE LOCATIONS AND CONNECTIONS OF BUILDING STORM LINES WITH PLUMBING DRAWINGS.
- FOLLOW ALL LOCAL AND STATE CODES IN REFERENCE TO DOMESTIC/FIRE LINE INSTALLATION AND STORM SEWER / SANITARY SEWER INSTALLATION.
- SANITARY SEWER LATERAL, WATER SERVICE, & ELECTRICAL/COMMUNICATION CONDUITS SHALL BE GRANULAR BACKFILL FOR ENTIRE RUN.
- ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATIONS.
- PROVIDE 18" MINIMUM VERTICAL CLEARANCE BETWEEN SANITARY/WATER/STORM SEWER PIPES AND ALL OTHER PIPES. INSTALL CONCRETE CRADLE IF CLEARANCE IS LESS THAN 18".

UTILITY PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BOUNDARY LINE
- FLOW LINE
- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND COMMUNICATIONS
- AERIAL COMMUNICATIONS
- UNDERGROUND FIBER OPTIC
- AERIAL FIBER OPTIC CABLE
- OVERHEAD UTILITY
- FORCE MAIN
- SANITARY SEWER LATERAL
- SANITARY SEWER MAIN
- ROOF DRAIN
- SUB SURFACE DRAIN
- STORM SEWER MAIN

ABBREVIATIONS

- ROW RIGHT OF WAY
- ESMT EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION
- TOC TOP OF CASTING
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- PVC POLYVINYL CHLORIDE PIPE
- VCP VITRIFIED CLAY PIPE
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- DIP DUCTILE IRON PIPE
- SSD SUB SURFACE DRAIN PIPE
- STM STORM
- SAN SANITARY
- STR STRUCTURE
- CO CLEANOUT

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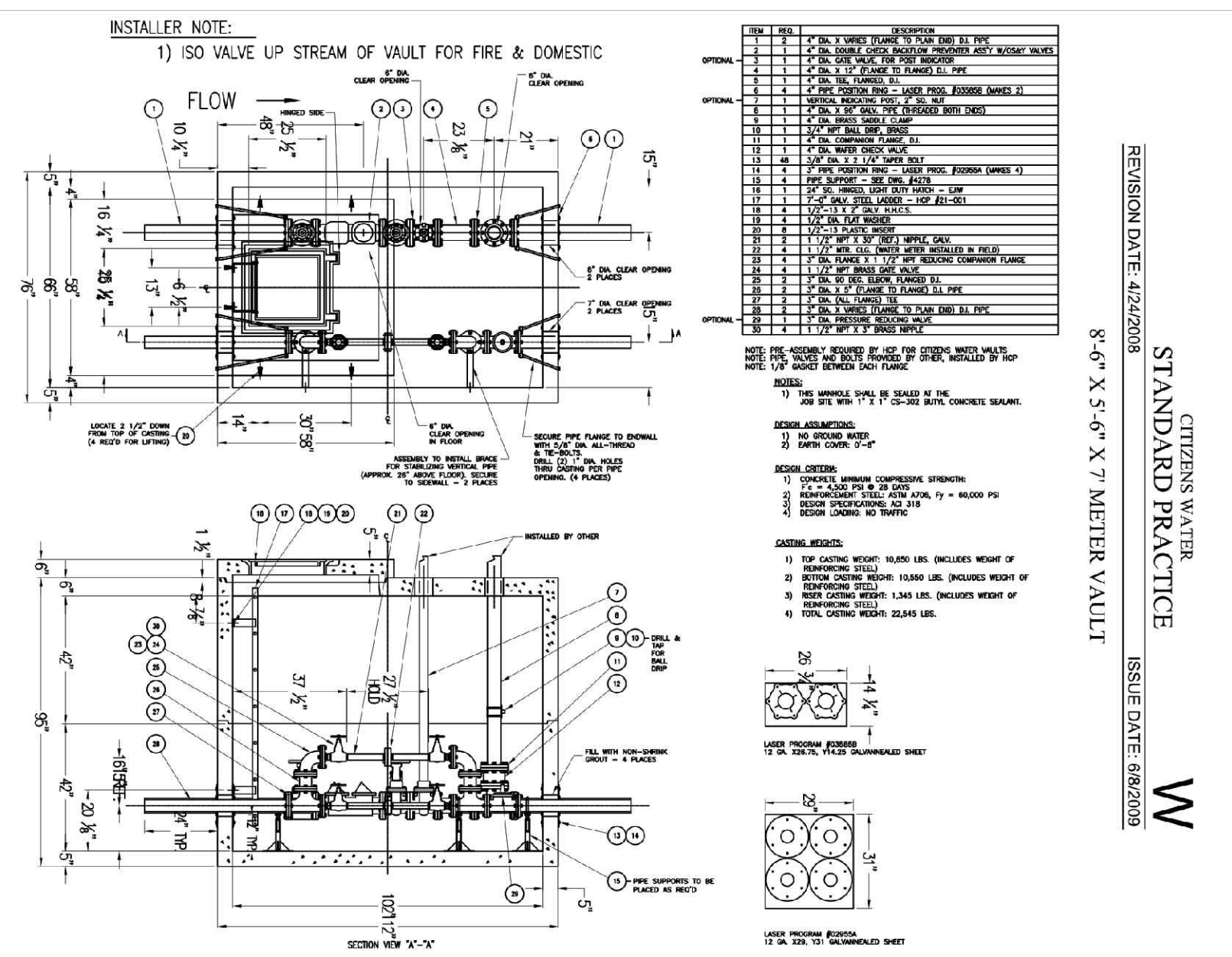
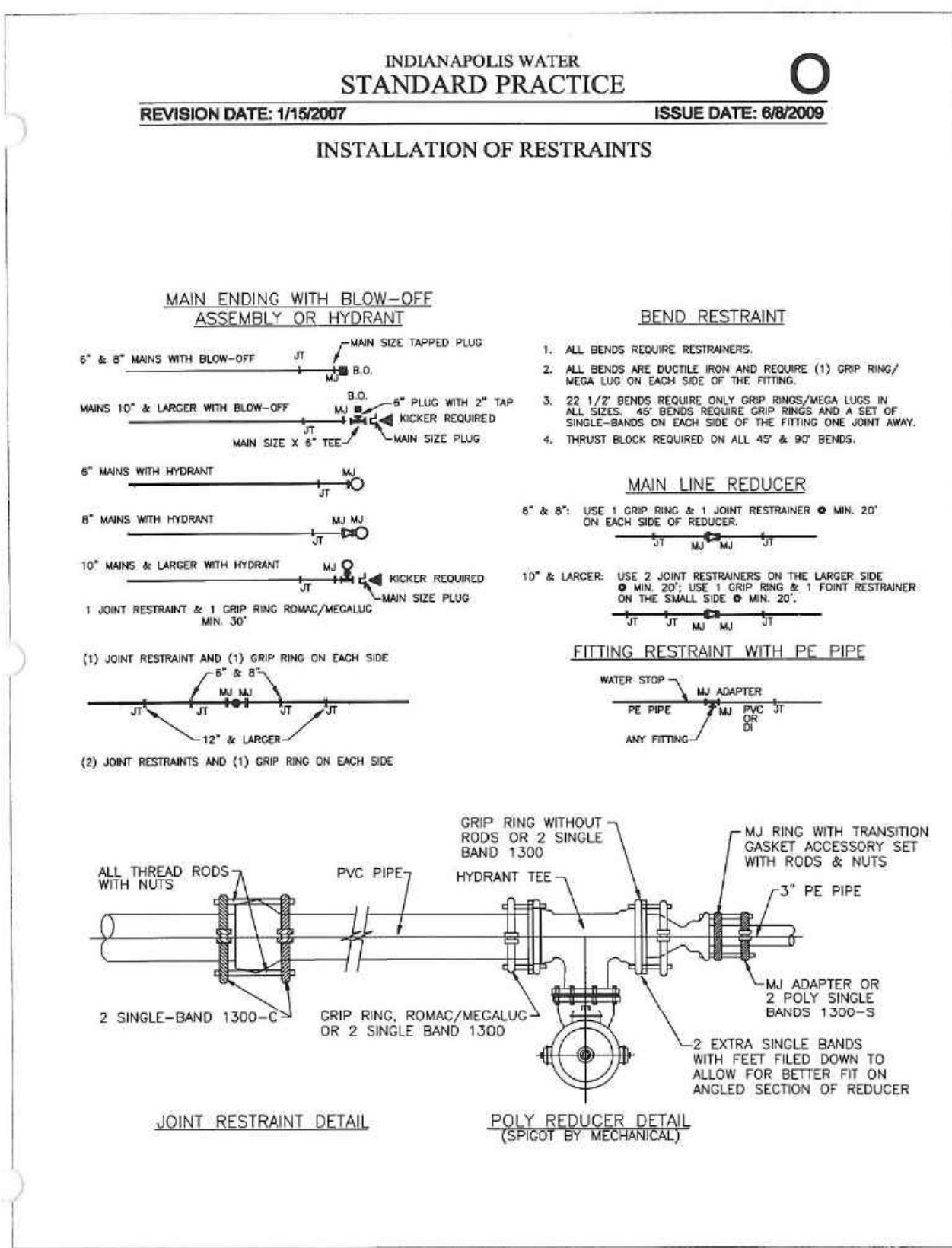
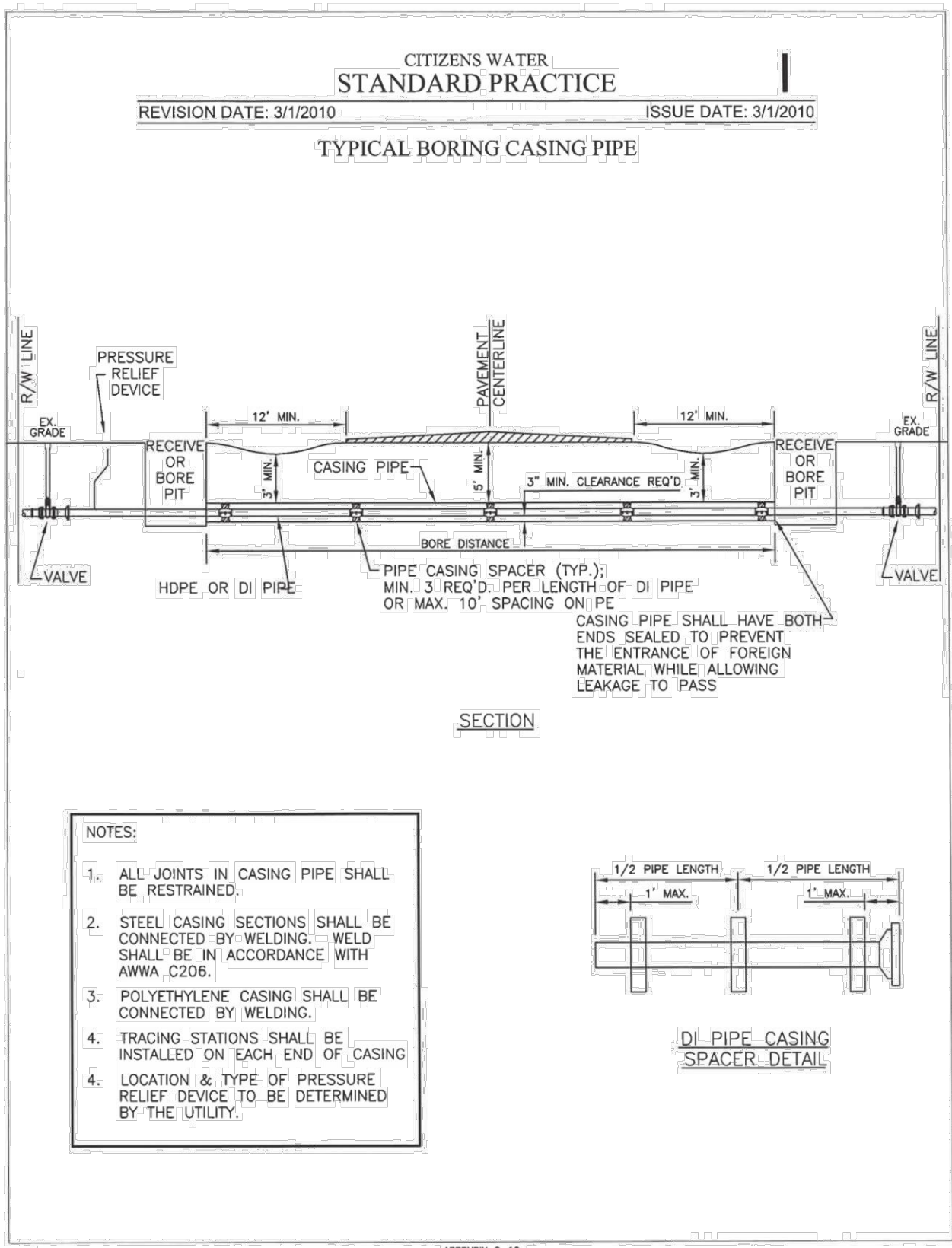
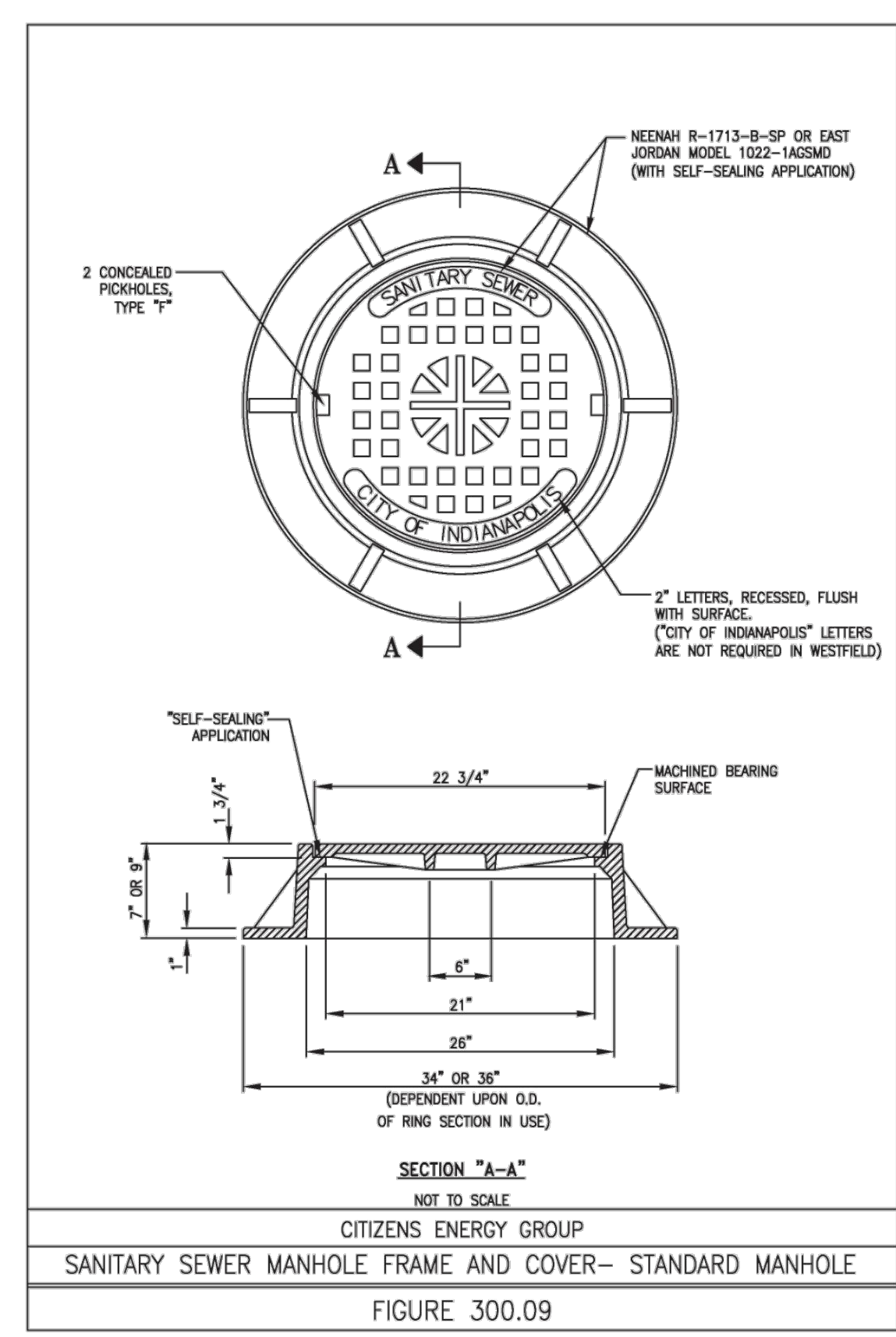
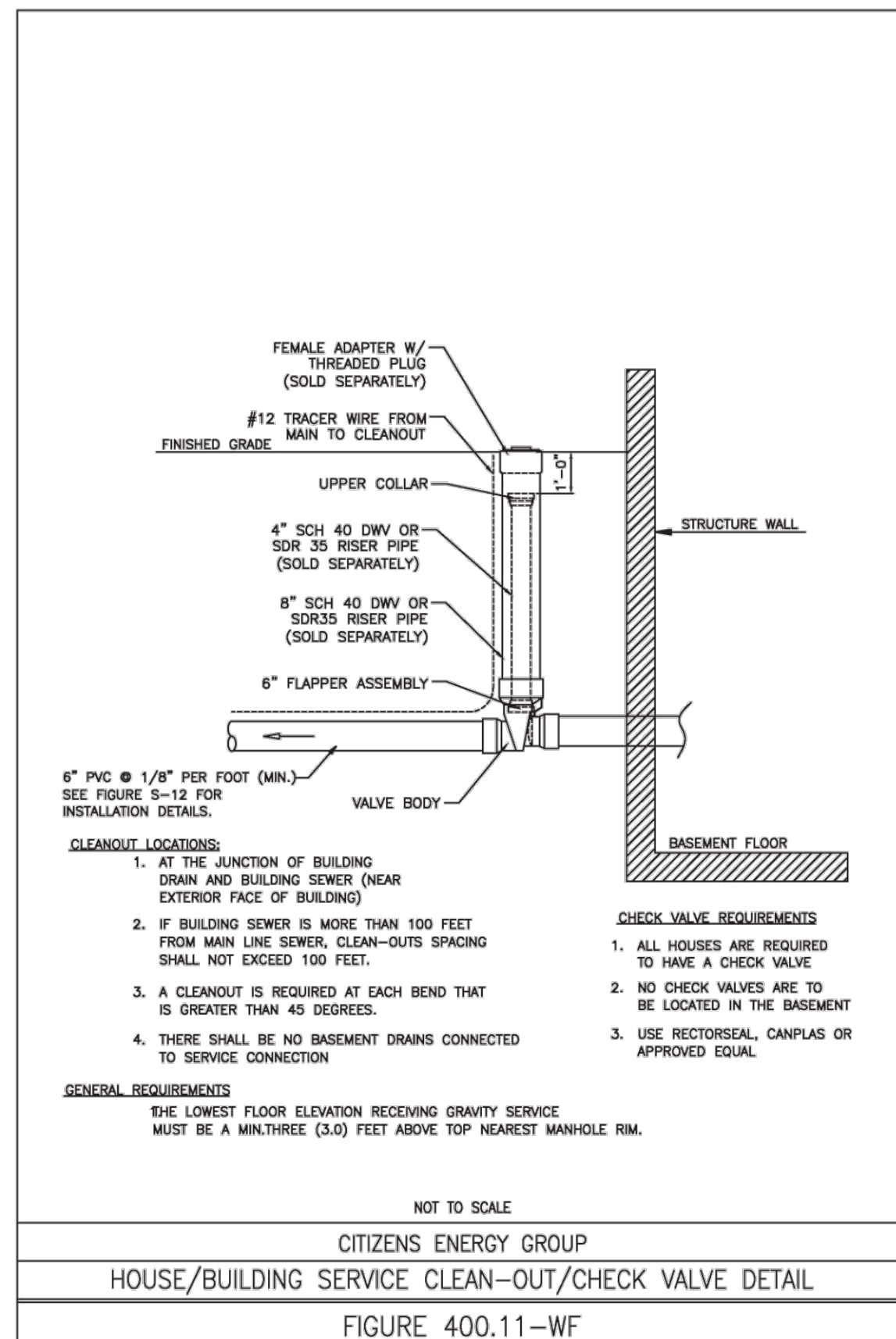
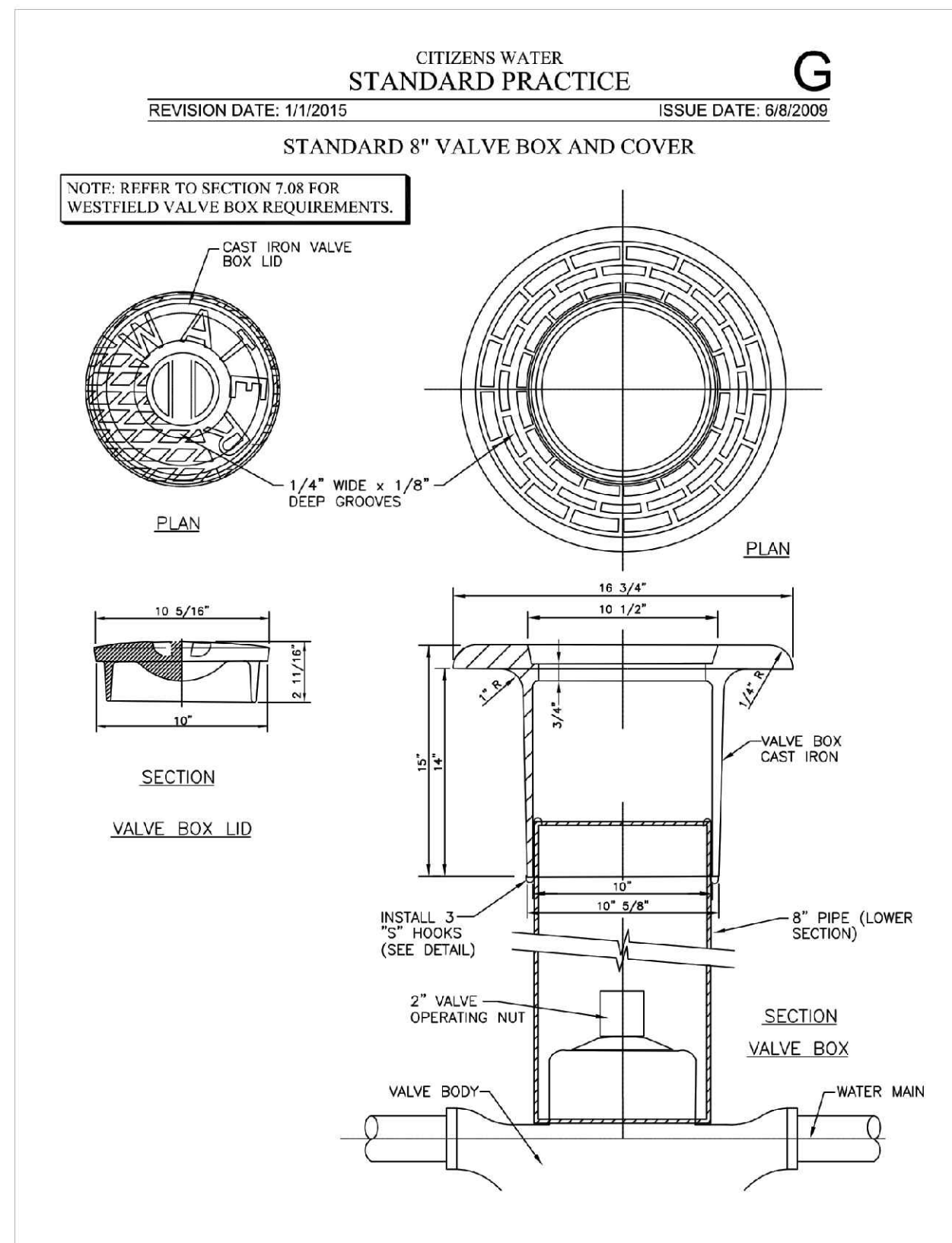
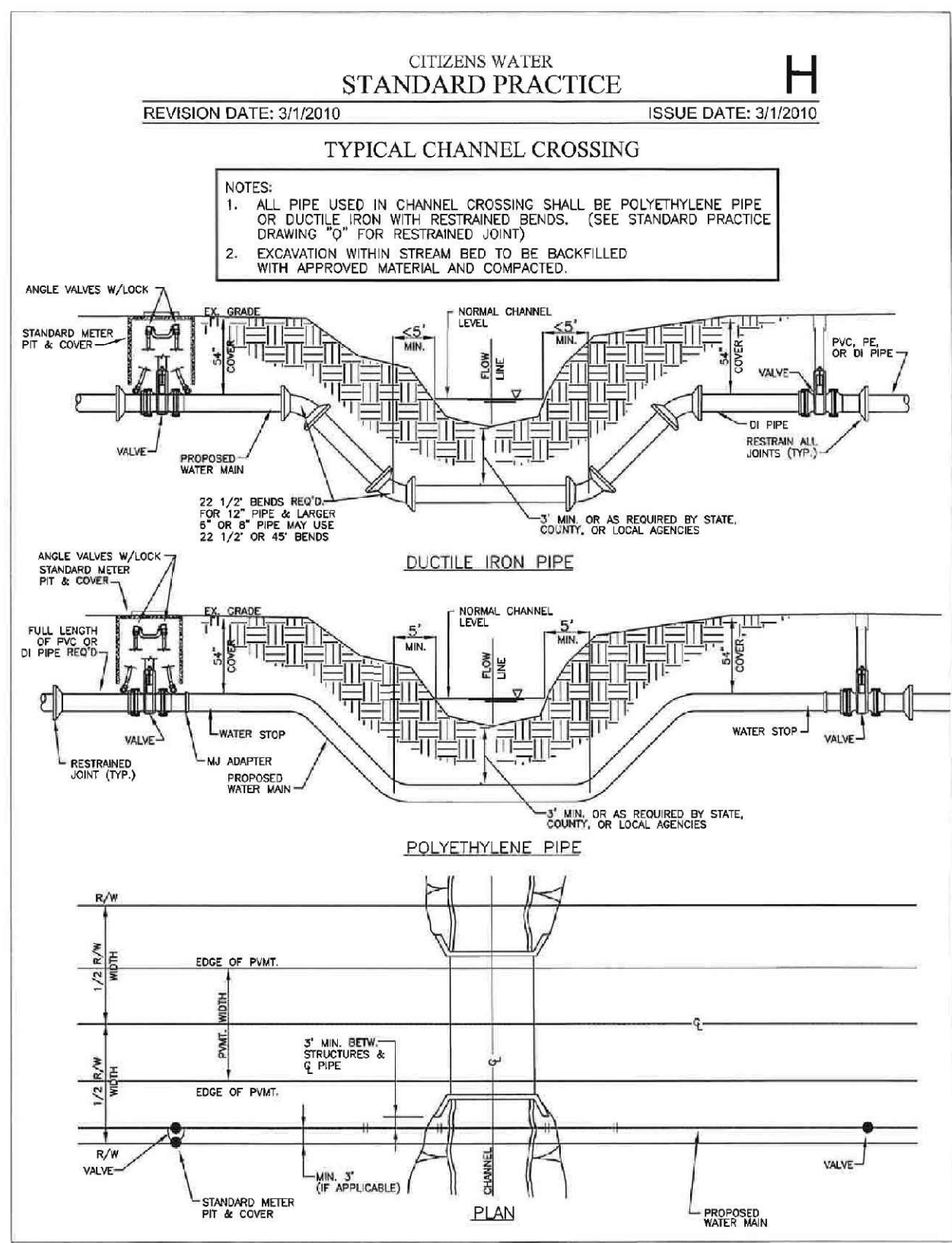
UTILITY PLAN
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
SHEET NO. C800
PROJECT NO. W15.0043

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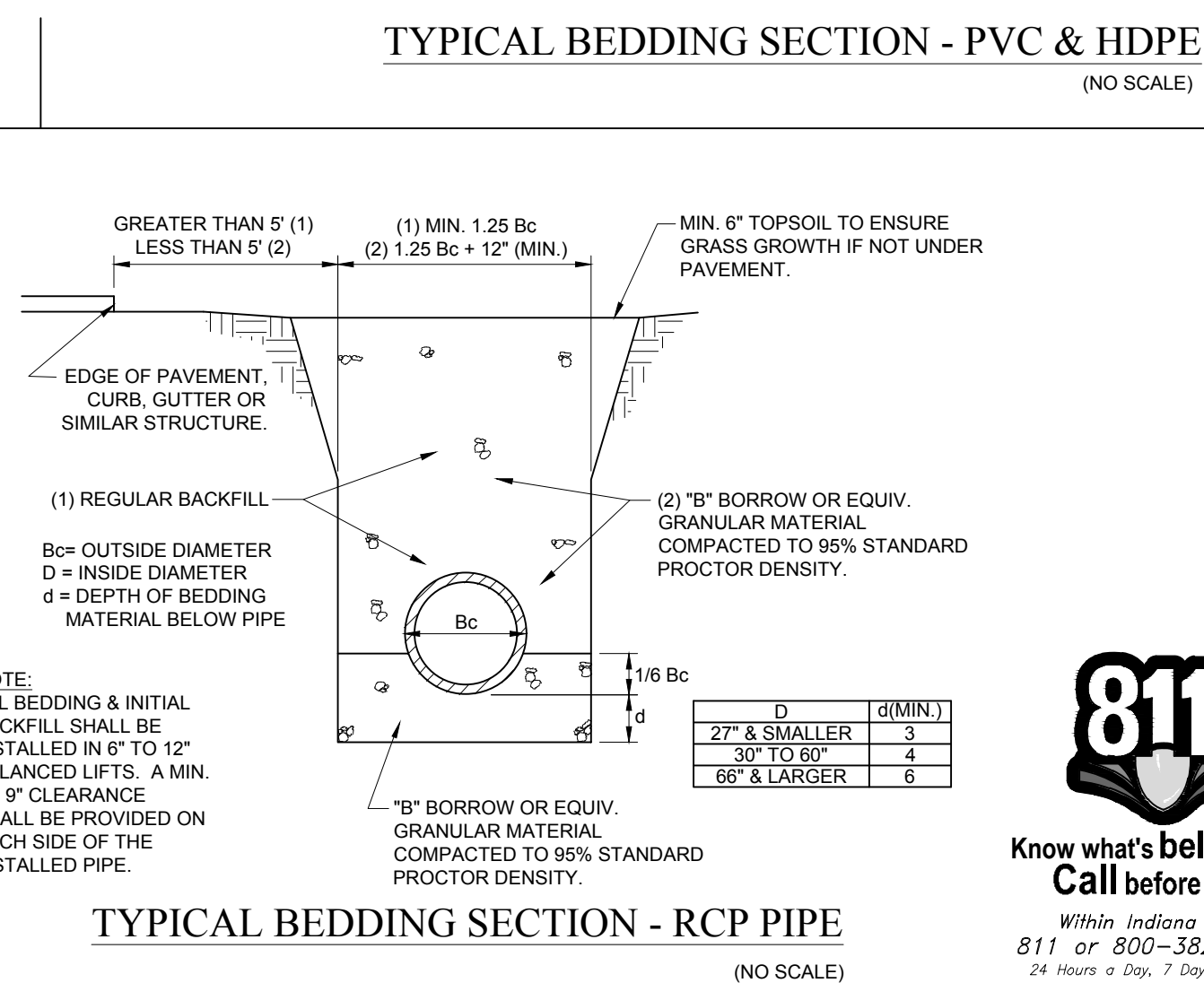
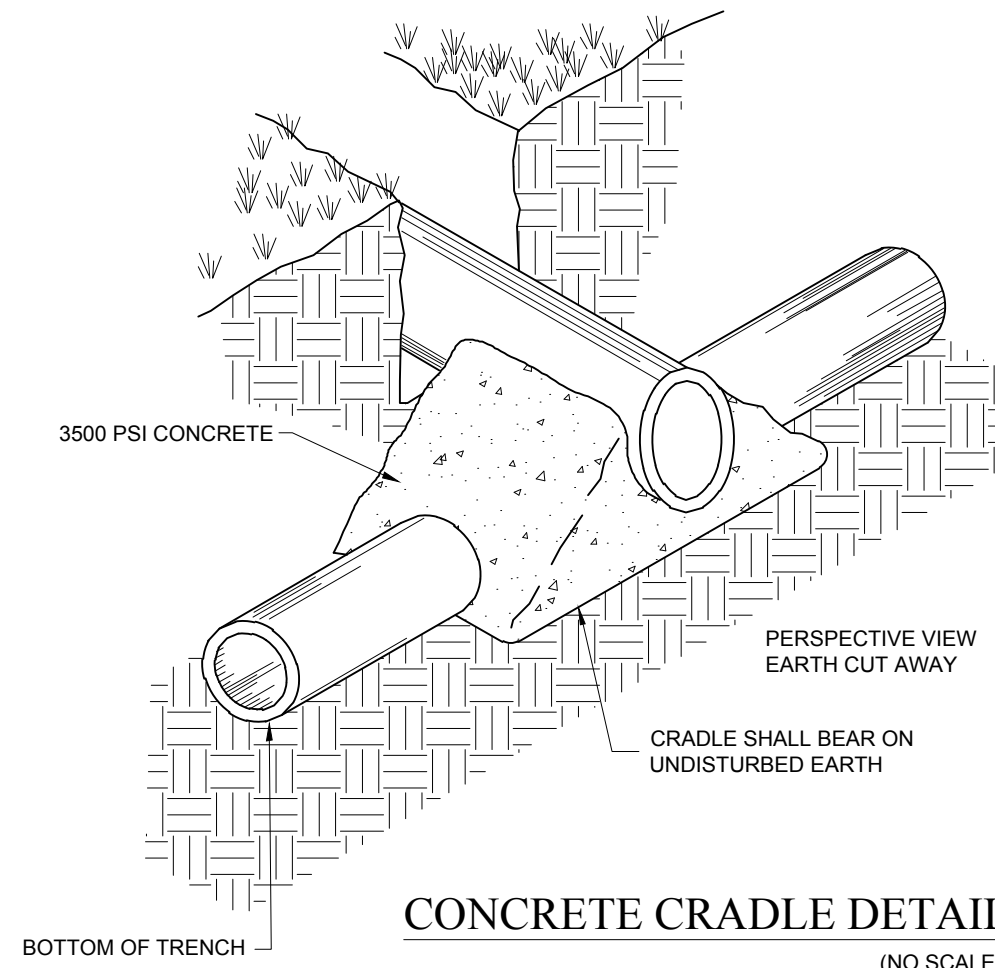
STEVEN SCOTT RUCKER
REGISTERED PROFESSIONAL ENGINEER
PEAL 1386279
STATE OF INDIANA
NON-RESIDENTIAL ENGINEER

STEVEN SCOTT RUCKER P.E. 11300279

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
UTILITY PLAN
SHEET NO. C800
PROJECT NO. W15.0043



NOTE: TO BE USED WHEN CLEAR DISTANCE (FROM EXTERIOR PIPE DIAMETER TO EXTERIOR PIPE DIAMETER) BETWEEN SANITARY SEWER PIPING (MAINS, LATERALS, FORCE MAINS, ETC.) AND ALL OTHER PIPES IS 18" OR LESS, PER INSPECTOR'S DIRECTION, OR WHERE NOTED ON THE DRAWINGS. A MINIMUM CLEAR DISTANCE OF 3" MUST BE PROVIDED TO MAINTAIN STRUCTURAL INTEGRITY OF THE CONCRETE.



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10-30-2010	ML	W150043-2007 (up 06/09/2010)	
02-09-2016	ML	DESIGNED BY: RLW	
		DRAWN BY: RLW	
		CHECKED BY: JKS	
		DATE: 02-09-2016	

REVISIONS AND ISSUES
SUBMITTED FOR INITIAL REVIEW
SUBMITTED FOR REVIEW COMMENTS

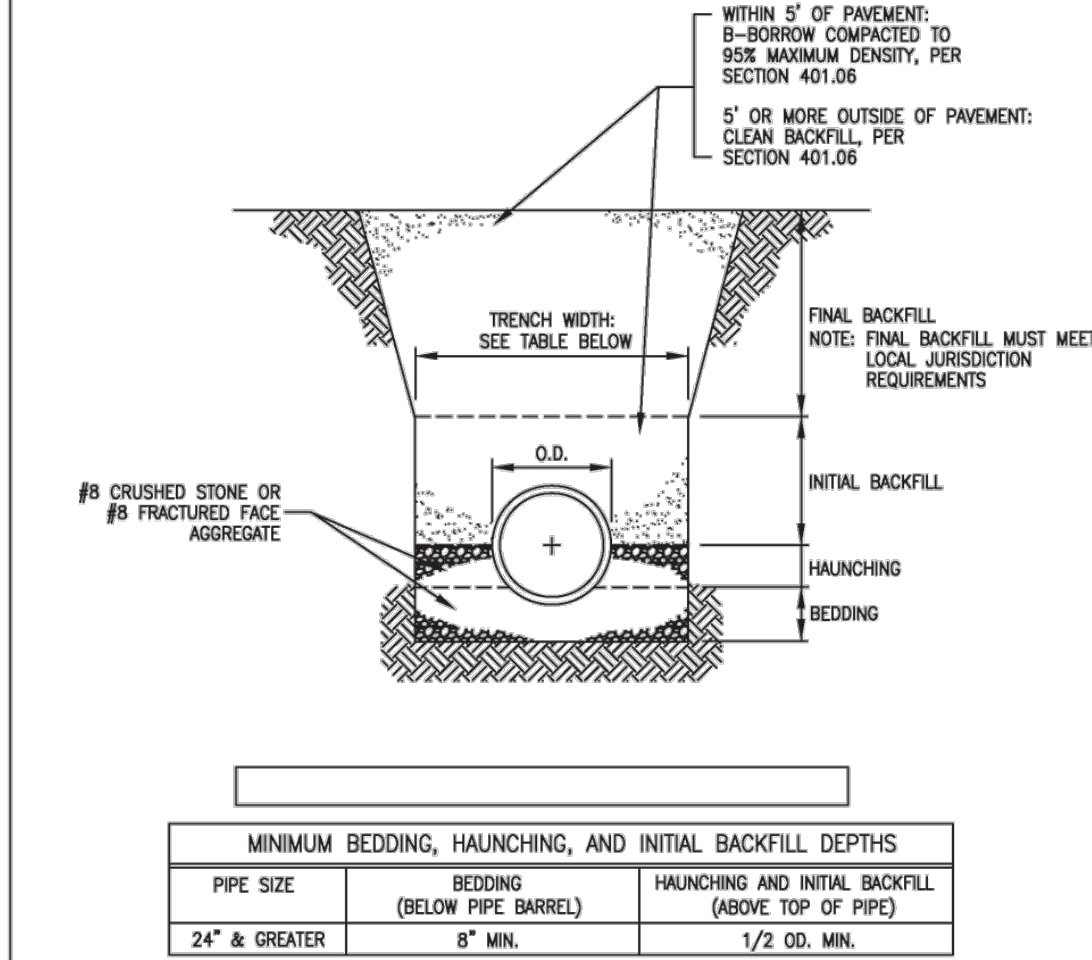
STEVEN SCOTT RUCKER P.E. (11000279)
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
No. 06279

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
UTILITY DETAILS

SHEET NO.
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PROJECT NO.
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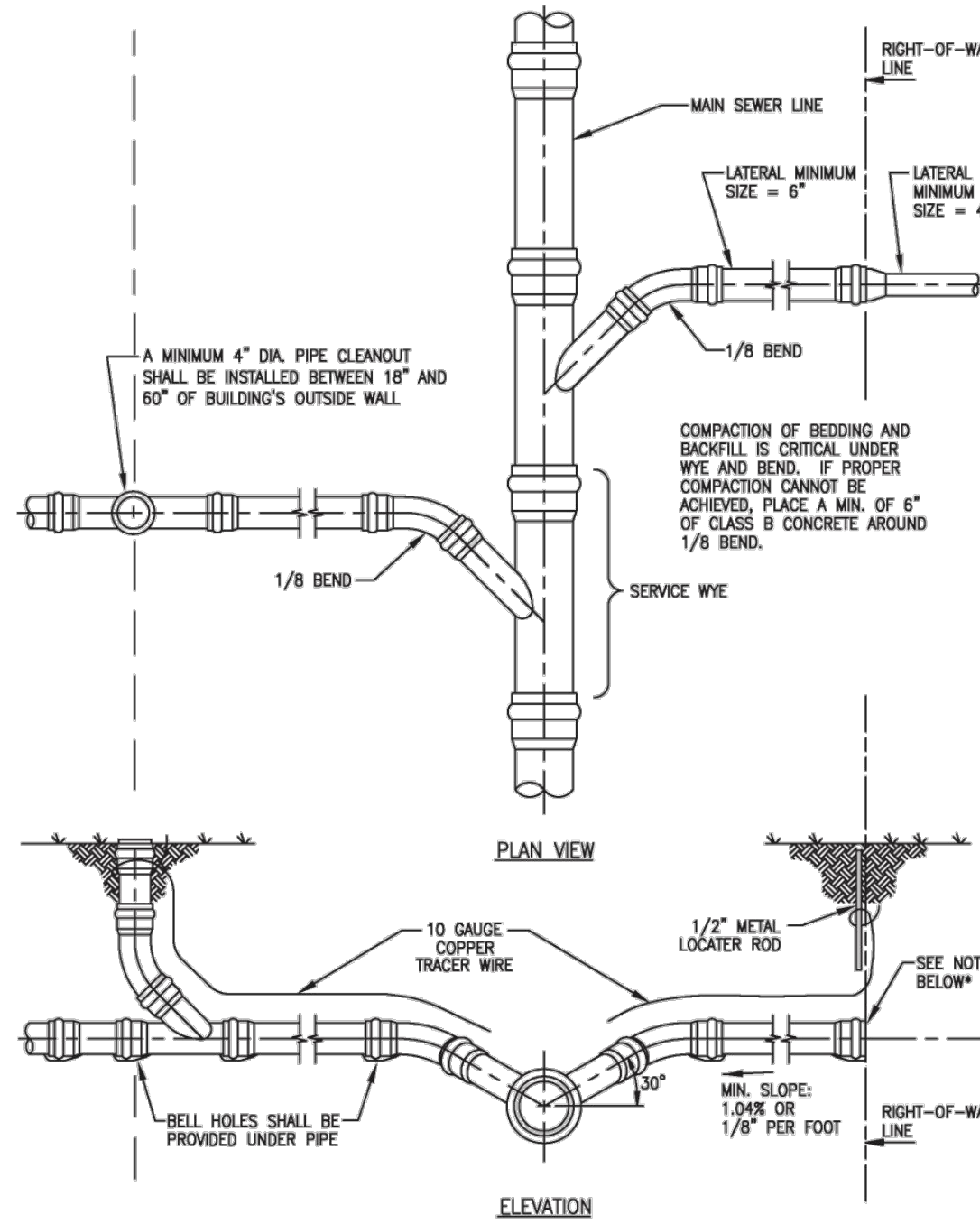
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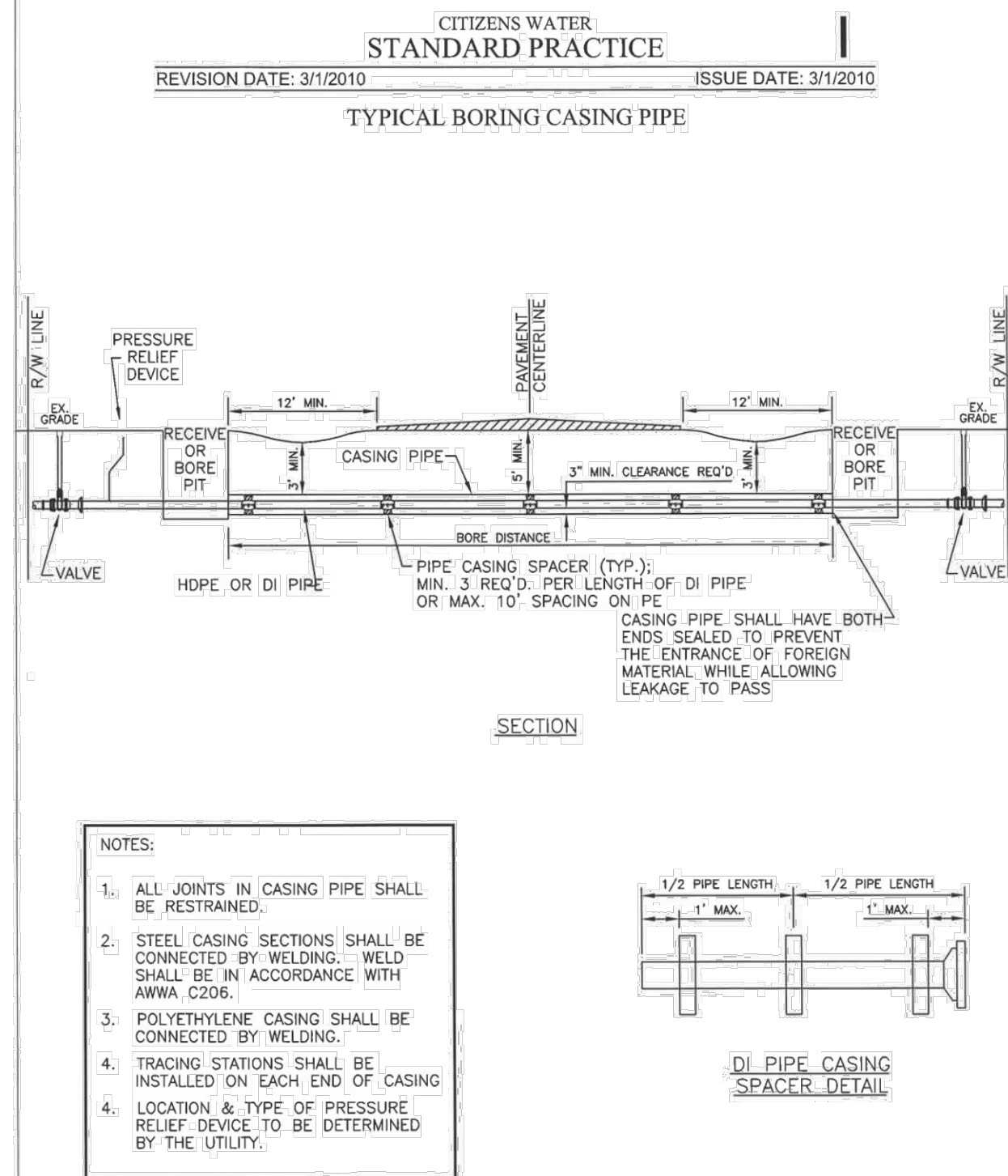
MINIMUM BEDDING, HAUNCHING, AND INITIAL BACKFILL DEPTHS	
PIPE SIZE	DEPTH
24" & GREATER	8" MIN.
24" & GREATER	1/2" O.D. MIN.

MINIMUM TRENCH WIDTHS	
PIPE SIZE	MINIMUM WIDTH
24" & GREATER	(O.D. X 1.25) + 12"

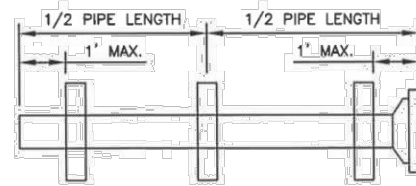
NOT TO SCALE
CITIZENS ENERGY GROUP
RIGID PIPE BEDDING & BACKFILL REQUIREMENTS
FIGURE 400.03



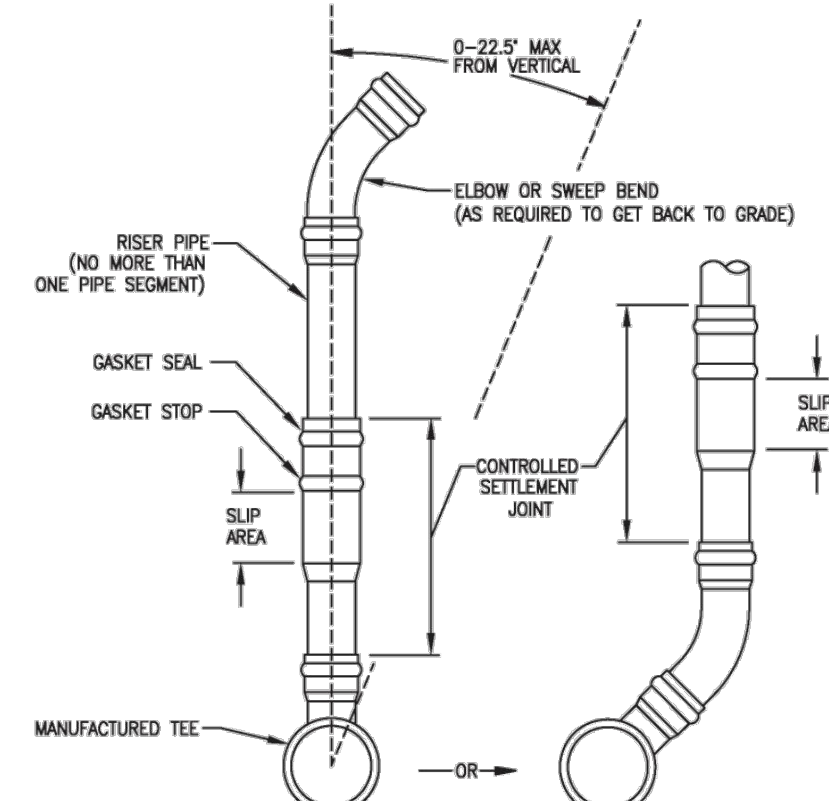
NOT TO SCALE
CITIZENS ENERGY GROUP
SERVICE CONNECTION FOR SHALLOW SEWERS (Less than 15' deep)
FIGURE 400.05



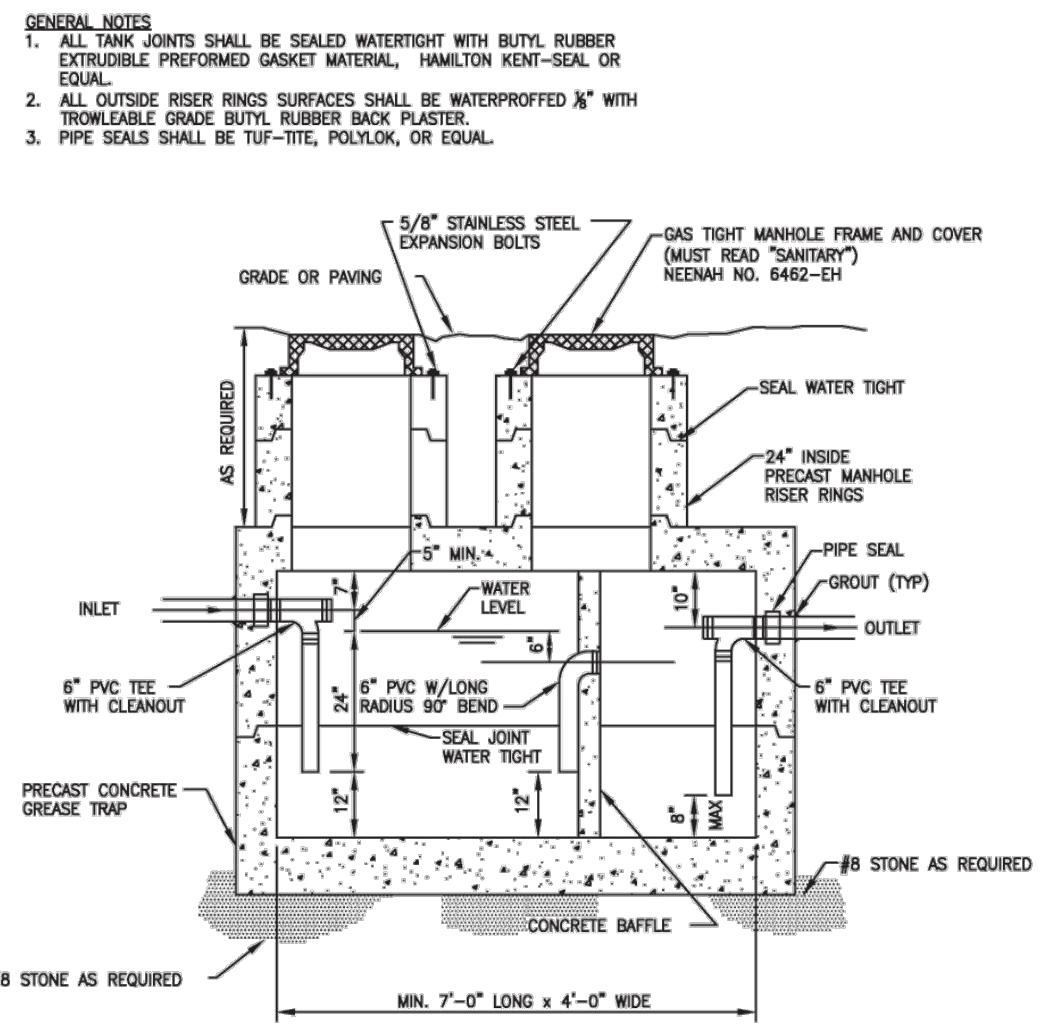
- NOTES:
1. ALL JOINTS IN CASING PIPE SHALL BE RESTRAINED.
 2. STEEL CASING SECTIONS SHALL BE CONNECTED BY WELDING. WELD SHALL BE IN ACCORDANCE WITH AWWA C206.
 3. POLYETHYLENE CASING SHALL BE CONNECTED BY WELDING.
 4. TRACING STATIONS SHALL BE INSTALLED ON EACH END OF CASING.
 5. LOCATION & TYPE OF PRESSURE RELIEF DEVICE TO BE DETERMINED BY THE UTILITY.



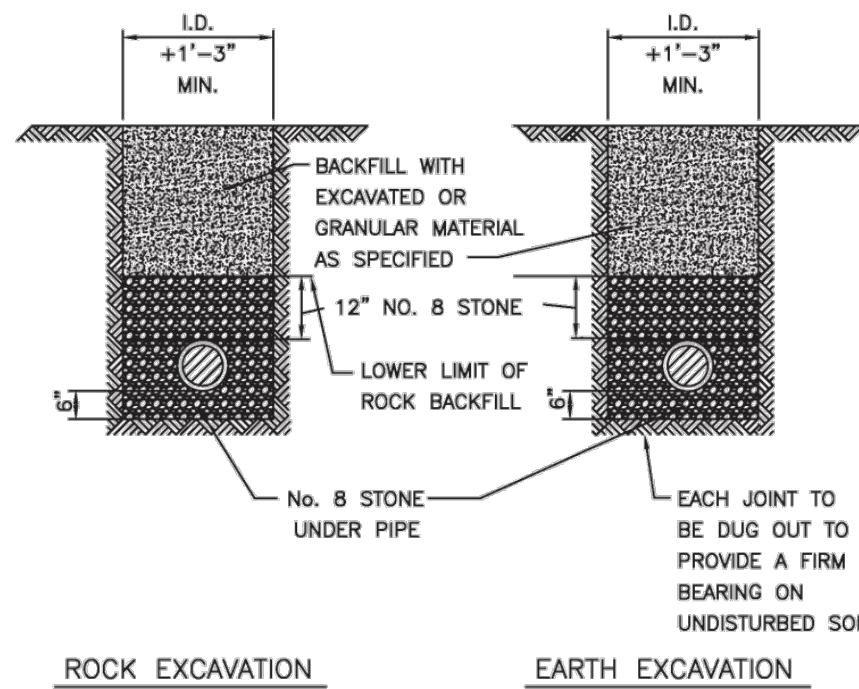
NOT TO SCALE
CITIZENS ENERGY GROUP
HOUSE/BUILDING SERVICE BEDDING DETAILS
FIGURE 400.10-WF



NOT TO SCALE
CITIZENS ENERGY GROUP
CONTROLLED SETTLEMENT JOINT INSTALLATION
FIGURE 400.07

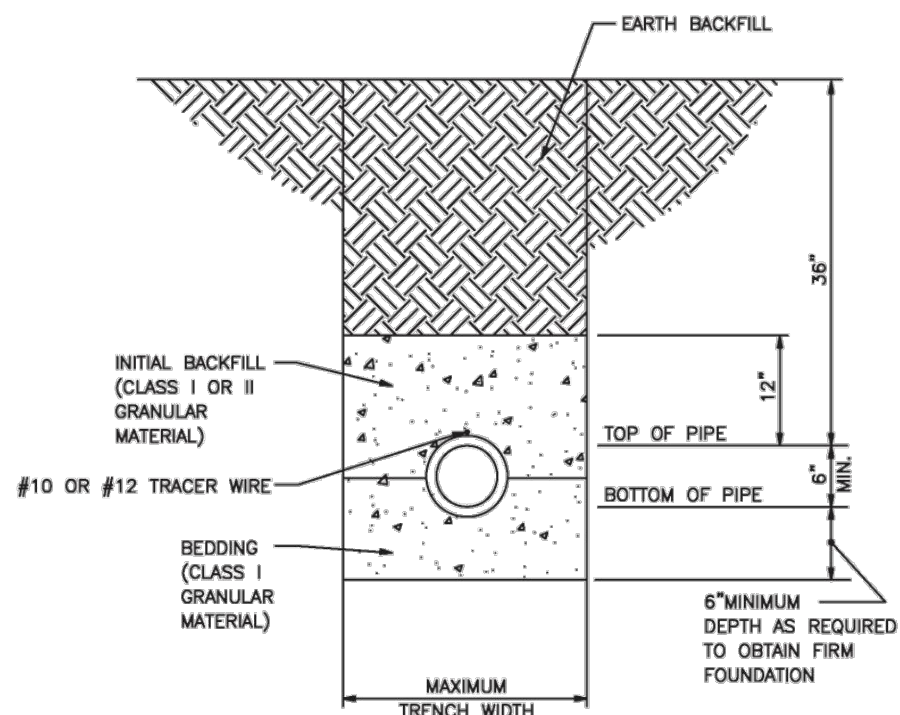


NOT TO SCALE
CITIZENS ENERGY GROUP
GREASE TRAP DETAIL
FIGURE 300.11-WF



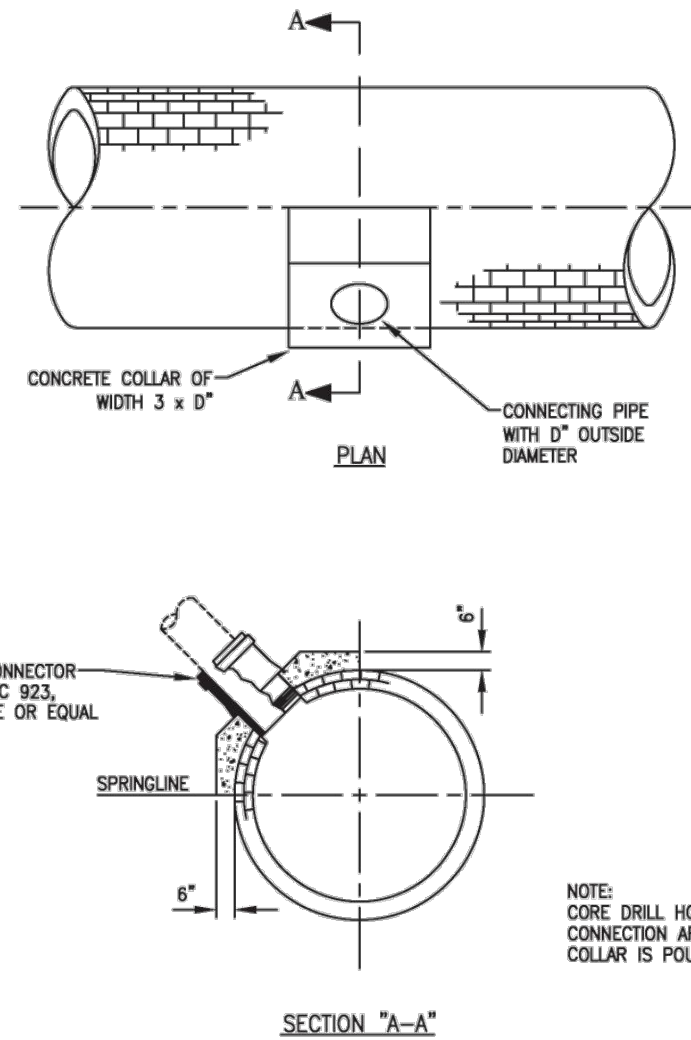
NOTES:
THIS DETAIL SHALL APPLY TO ALL SANITARY SEWER PIPE
ALL STONE TO BE INDOT CLASS 1 STONE

NOT TO SCALE
CITIZENS ENERGY GROUP
SEWER PIPE BEDDING DETAIL
FIGURE 400.09-WF

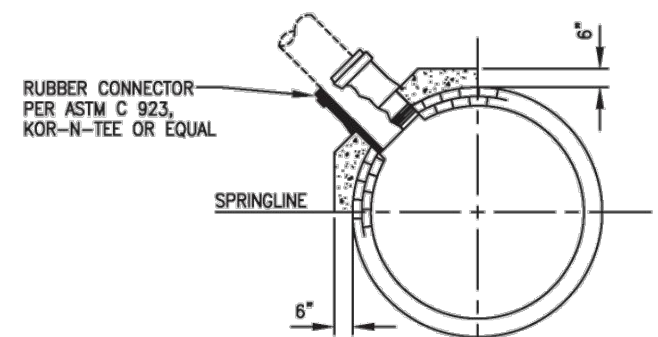


- NOTES:
1. NOMINAL PIPE SIZE: (6" MIN.)
 2. INSTALLATION OF FLEXIBLE PVC PIPE SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED IN ASTM D2321
 3. CLASS I GRANULAR MATERIAL SHALL BE 1/4" TO 1 1/2" GRADED STONE, PER ASTM D2321 (#8 CRUSH STONE)
 4. CLASS II GRANULAR MATERIAL SHALL BE COARSE SANDS AND 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

NOT TO SCALE
CITIZENS ENERGY GROUP
HOUSE/BUILDING SERVICE BEDDING DETAILS
FIGURE 400.10-WF



SECTION "A-A"



NOTES:
CORE DRILL HOLE FOR LATERAL CONNECTION AFTER CONCRETE COLLAR IS POURED

NOT TO SCALE
CITIZENS ENERGY GROUP
CONCRETE COLLAR DETAIL
FIGURE 400.08

PREPARED FOR:

SHEET NO.

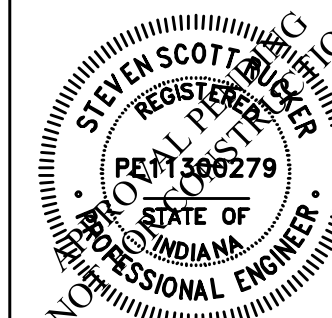
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PROJECT NO.

W15.0043

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
UTILITY DETAILS

Part of SWM, Section 16, Township 16 North, Range 03 East, Washington Township, Hamilton County, Indiana

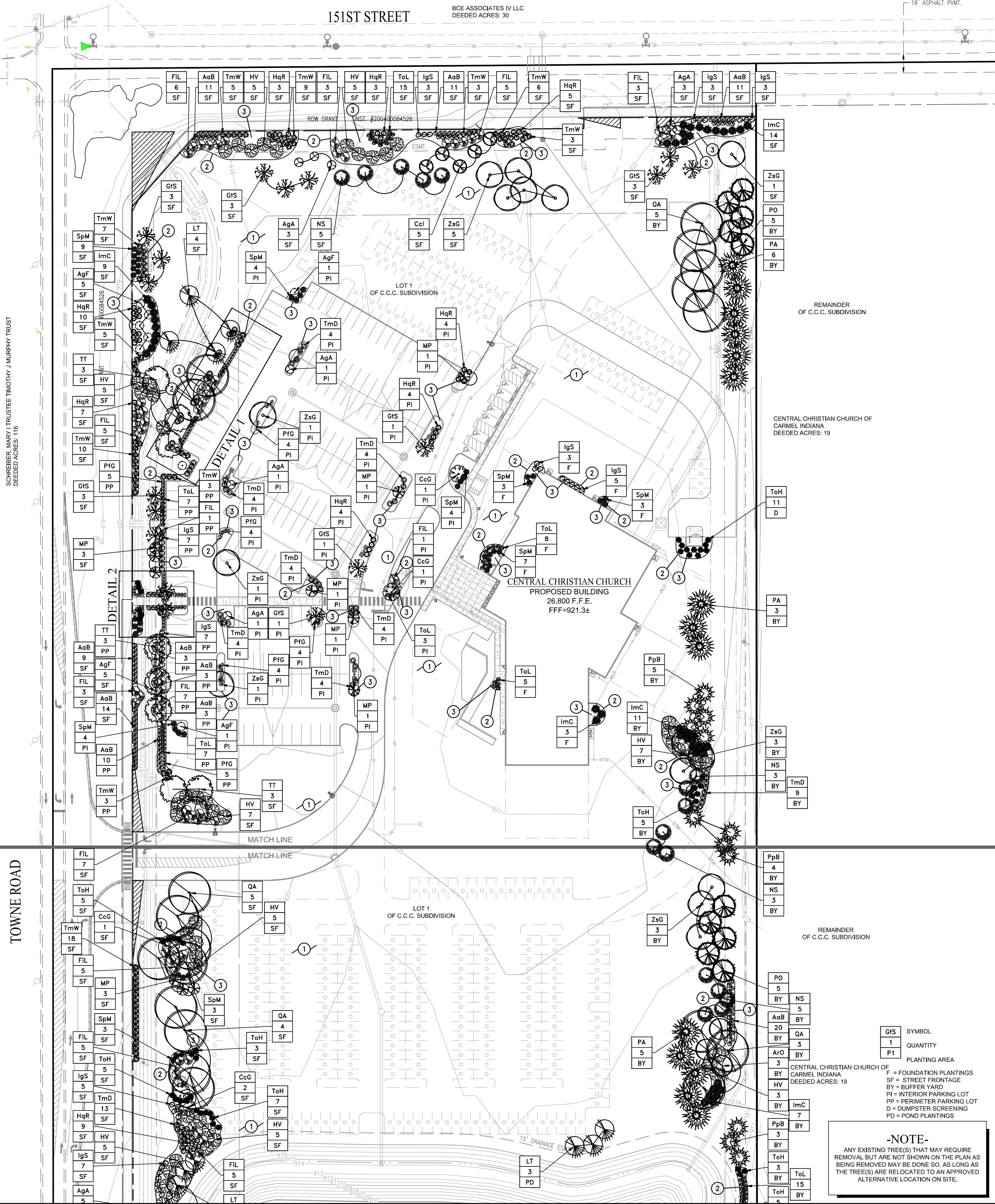


STEVEN SCOTT RUCKER P.E. (1360279)

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PROJECT NO.: W15.0043	
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DRAWN BY: RLW	
CHECKED BY: JKS	
DATE: 02-09-2016	

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GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF 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 FREE FROM STONES, SAND, OR LUMBERING OPERATIONS. NO UTILITY LOCATIONS SHALL BE COVERED. EXCESS TRIM BRIMMINGS 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. FINISH MARKING OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PLANT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. PLANT LOCATIONS NOT SHOWN ON PLANS 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. PLANTS AND OTHER MATERIALS TO BE STORED ON SITE PRIOR TO PLANTING OPERATIONS, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
7. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
8. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
9. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS REQUESTED.
10. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
11. BACKFILL FOR SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10% ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
12. ALL PLANTS SHALL BE FREE FROM ANY DISEASE OR INFECTION. CONTRACTOR TO OBTAIN AND PAY FOR ALL NECESSARY TREATMENTS AND FERTILIZERS TO PREVENT DISEASE OR HAZARDOUS INSECTS.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
14. MASTER TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
15. ALL TREES SHALL NOT WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR TRAIL.
16. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIRED:		REQUIRED:	PROVIDED:
SECTION 6.H: GENERAL SCREENING STANDARDS GROUND-MOUNTED HEATING AND COOLING UNITS MUST BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWPOINTS - DUMPSTER ENCLOSURES - 6' HIGH SCREEN OF EVERGREEN TREES PLANTED 9' ON CENTER IN A DOUBLE STAGGERED ROW		- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE	- EVERGREEN TREES 9' ON CENTER AROUND TRASH ENCLOSURE
SECTION 6.K: LOT LANDSCAPING REQUIREMENTS - 2 SHADE TREES, 3 ORNAMENTAL OR EVERGREEN TREES, AND 10 SHRUBS PER ACRE		20 ACRES - 40 SHADE TREES - 60 ORNAMENTAL OR EVERGREEN TREES - 200 SHRUBS	20 ACRES - 80 SHADE TREES - 54 ORNAMENTAL TREES - 18 EVERGREEN TREES - 768 SHRUBS
SECTION 6.L: FOUNDATION PLANTINGS - FRONT BUILDING FACADE - 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAL FEET - PLANTING BEDS MUST BE 8' WIDE AND PLACED WITHIN 15' OF THE BUILDING - UNBROKEN EXPANSES OF FACADES OR FENCES 80' OR LONGER - PLANT MATERIALS SPACED APPROXIMATELY EVERY 40' - MONUMENT SIGNS SHALL HAVE A LANDSCAPED AREA WITH A SIZE EQUIVALENT TO ONE SIDE OF THE MONUMENT SIGNS FACE.		WEST FACADE - 270' - 23 SHRUBS OR ORNAMENTAL TREES NORTH FACADE - 130' - 11 SHRUBS OR ORNAMENTAL TREES	WEST FACADE - 270' - 23 SHRUBS NORTH FACADE - 11 SHRUBS
SECTION 6.M: EXTERNAL STREET FRONTAGE - MINIMUM LANDSCAPING AREA DEPTH OF 10' - 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET. MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING IF WITHIN 20'.		151 ST - 537 LF - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS TOWNE RD - 1,200 LF - 36 SHADE TREES - 24 ORNAMENTAL TREES - 300 SHRUBS	151 ST - 17 SHADE TREES - 11 ORNAMENTAL TREES - 135 SHRUBS TOWNE RD - 36 SHADE TREES - 24 ORNAMENTAL TREES - 300 SHRUBS
SECTION 6.N: BUFFER YARD REQUIREMENTS - 30' WIDTH - 3 SHADE TREES, 3 EVERGREEN TREES, AND 10 SHRUBS PER 100 LINEAL FEET			
SECTION 6.O.1: INTERIOR PARKING AREA LANDSCAPING - 10% OF PARKING AREA TO BE ISLANDS - 1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND		PARKING AREA - 88,983 SF - 8,899 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	PARKING AREA - 88,983 SF - 10,366 SF ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND
SECTION 6.O.2: PERIMETER PARKING AREA LANDSCAPING - 5' WIDE MINIMUM - 1 TREE PER 30 LINEAR FEET - 1 SHRUB PER 3 LINEAR FEET - ONLY REQUIRED WHERE PARKING LOT IS WITHIN AN ESTABLISHED YARD OR WITHIN 20' OF A LOT LINE		PARKING - 430 LF ALONG TOWNE RD. - 15 TREES - 144 SHRUBS	PARKING - 10 TREES FROM EXTERNAL STREET FRONTAGE - 5 TREES - 145 SHRUBS

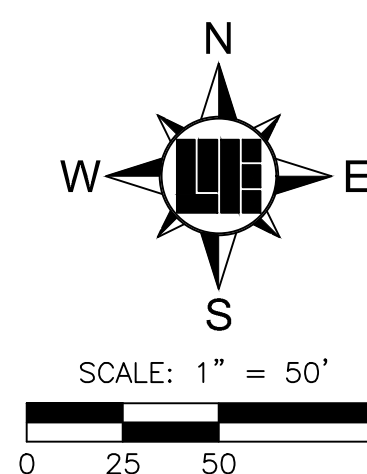
PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION & BARE ROOT	CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH	
CANOPY DECIDUOUS TREES									
Ao	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	11	X	SEE PLAN	MIN 8'	50'/40'	
GS	GLEDITSIA 'TRIACANTHOS' 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X	SEE PLAN	MIN 8'	45'/35'	
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	12	X	SEE PLAN	MIN 8'	70'/55'	
NS	NYSSA SYLVATICA	BLACK GUM	2"	19	X	SEE PLAN	MIN 8'	50'/30'	
QA	QUERCUS ALBA	WHITE OAK	2"	24	X	SEE PLAN	MIN 8'	80'/80'	
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	12	X	SEE PLAN	MIN 8'	70'/50'	
ZsG	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2"	15	X	SEE PLAN	MIN 8'	60'/50'	
EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6'	14	X	SEE PLAN	X	50'/30'	
PO	PICEA OMORICA	SERBIAN SPRUCE	6'	10	X	SEE PLAN	X	60'/25'	
PpB	PICEA PUNGENS	COLORADO SPRUCE	6'	12	X	SEE PLAN	X	30'/15'	
ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X	SEE PLAN	MULTI BRANCH	15'/15'	
AG	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X	SEE PLAN	X	20'/15'	
CcG	CERCIS CANADENSIS	REDBUD	2"	5	X	SEE PLAN	X	25'/30'	
Cd	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNSLESS COCKSPUR HAWTHORN	2"	5	X	SEE PLAN	THORNSLESS	20'/25'	
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11	X	SEE PLAN	X	20'/20'	
DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	#3	101	X	SEE PLAN	MIN 18"	7'/4'	
FI	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	71	X	SEE PLAN	MIN 18"	6'/8"	
Hv	HAMAMELIS VERNALIS	VERNAL WITCH HAZEL	#3	67	X	SEE PLAN	MIN 18"	10'/13'	
HY	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54	X	SEE PLAN	MIN 18"	4'/5'	
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	74	X	SEE PLAN	MIN 18"	3'/3"	
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54	X	SEE PLAN	MIN 18"	5'/5"	
EVERGREEN SHRUBS									
IgS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	43	X	SEE PLAN	MIN 18"	4'/5'	
ImC	ILEX X MESERVEAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	53	X	SEE PLAN	MIN 18"	10'/8"	
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	84	X	SEE PLAN	MIN 18"	3'/6"	
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	91	X	SEE PLAN	MIN 18"	3'/8"	
ToH	TAXA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X	SEE PLAN	MIN 18"	15'/5"	
ToL	TAXA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	80	X	SEE PLAN	MIN 18"	4'/4"	

LEGEND



LANDSCAPE PLAN NOTES

- ① SEED OR SOD (ALTERNATE)- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD; OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR). REFER TO CHART OF L200 FOR SEED MIX & COORDINATE WITH OWNER
- ② LANDSCAPE BED EDGE (TYP.)
- ③ MULCH



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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.

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

LANDSCAPE PLAN

SHEET NO.

L100

PROJECT NO.
W15.0043

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
SUBMITTED FOR INITIAL REVIEW	10.30.2016	MAT	WFS-0043
REVISED FOR REVIEW COMMENTS	02.09.2016	MAT	DWG NAME:
			WT50005-41100
			DESIGNED BY:
			WFS
			DRAWN BY:
			RLW
			CHECKED BY:
			JKS
			DATE:
			02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN

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

TOWNE ROAD



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
15. MASTER TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR TRAILS.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PLANT SCHEDULE									
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GIS	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X		SEE PLAN	MIN 8'	45'/35'
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EVERGREEN TREES									
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PpB	PICEA PUNGENS	COLORADO SPRUCE	6"	12	X		SEE PLAN	X	30'/15'
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CcG	CERCIS CANADENSIS	REDBUD	2"	5	X		SEE PLAN	X	25'/30'
Ccl	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5		X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11		X	SEE PLAN	X	20'/20'
DECIDUOUS SHRUBS									
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HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	67		X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54		X	SEE PLAN	MIN 18"	4'/5'
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	74		X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54		X	SEE PLAN	MIN 18"	5'/5'
EVERGREEN SHRUBS									
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ImC	ILEX X MESSEYAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	53	X		SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	84	X		SEE PLAN	MIN 18"	3'/6'
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ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X		SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	80		X	SEE PLAN	MIN 18"	4'/4'

LANDSCAPE PLAN NOTES

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

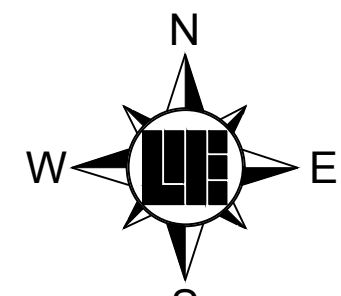
LEGEND

SITE TRIANGLE

GIS SYMBOL
1 QUANTITY
P1 PLANTING AREA
F = FOUNDATION PLANTINGS
SF = STREET FRONTAGE
BY = BUFFER YARD
PI = INTERIOR PARKING LOT
PP = PERIMETER PARKING LOT
D = DUMPSTER SCREENING
PD = POND PLANTINGS

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.



SCALE: 1" = 50'



Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE PLAN

Part of SWM, Section 16, Township 16 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.

L101

PROJECT NO.

W15.0043

REVISIONS AND ISSUES

DATE BY PROJECT NO. W15.0043

SUBMITTED FOR INITIAL REVIEW DATE: 02-09-2016

REVIEWED FOR REVIEW COMMENTS DATE: 02-09-2016

DESIGNED BY: RLW

DRAWN BY: RLW

CHECKED BY: JKS

APPROVAL PENDING
NOT FOR CONSTRUCTION

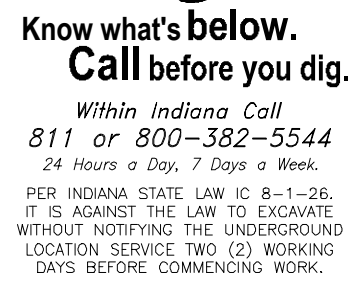
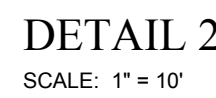
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 (ax)

ALLAN F. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture



W15.0043

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

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Land Surveying | Civil Engineering
Landscape Architecture

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317 | 843 - 0546 *fax*

ALLAN H. WEHLE, P.E., L.S. - FOUNDER

TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	1½ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES

MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

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

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES

1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

LAWNS AND HIGH-MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

NOTES

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

INSTALLATION

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

SEEDBED PREPARATION

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

SEEDING

OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

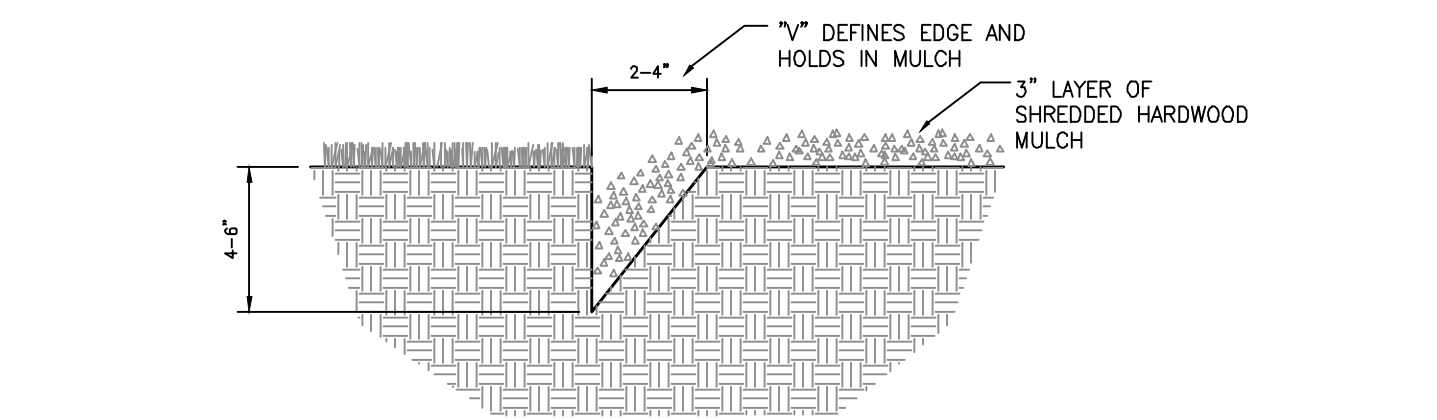
MAINTENANCE

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

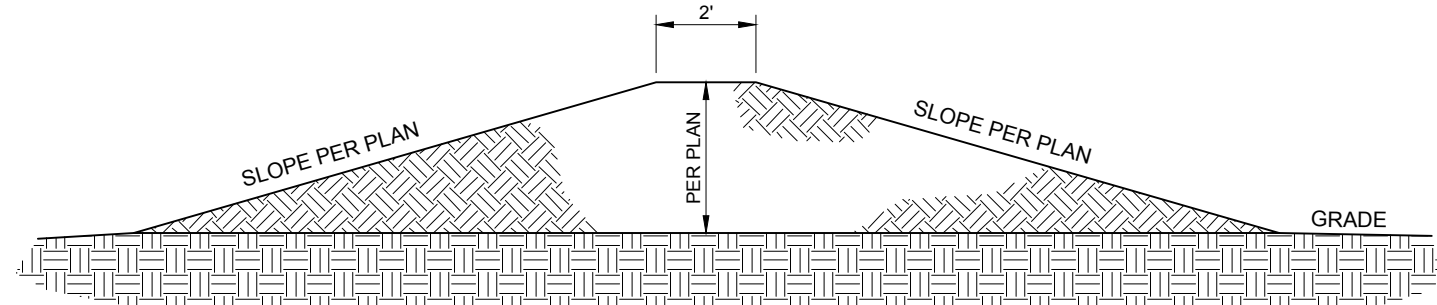
TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G. SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 33-34 IN THE INDIANA STORM WATER QUALITY MANUAL

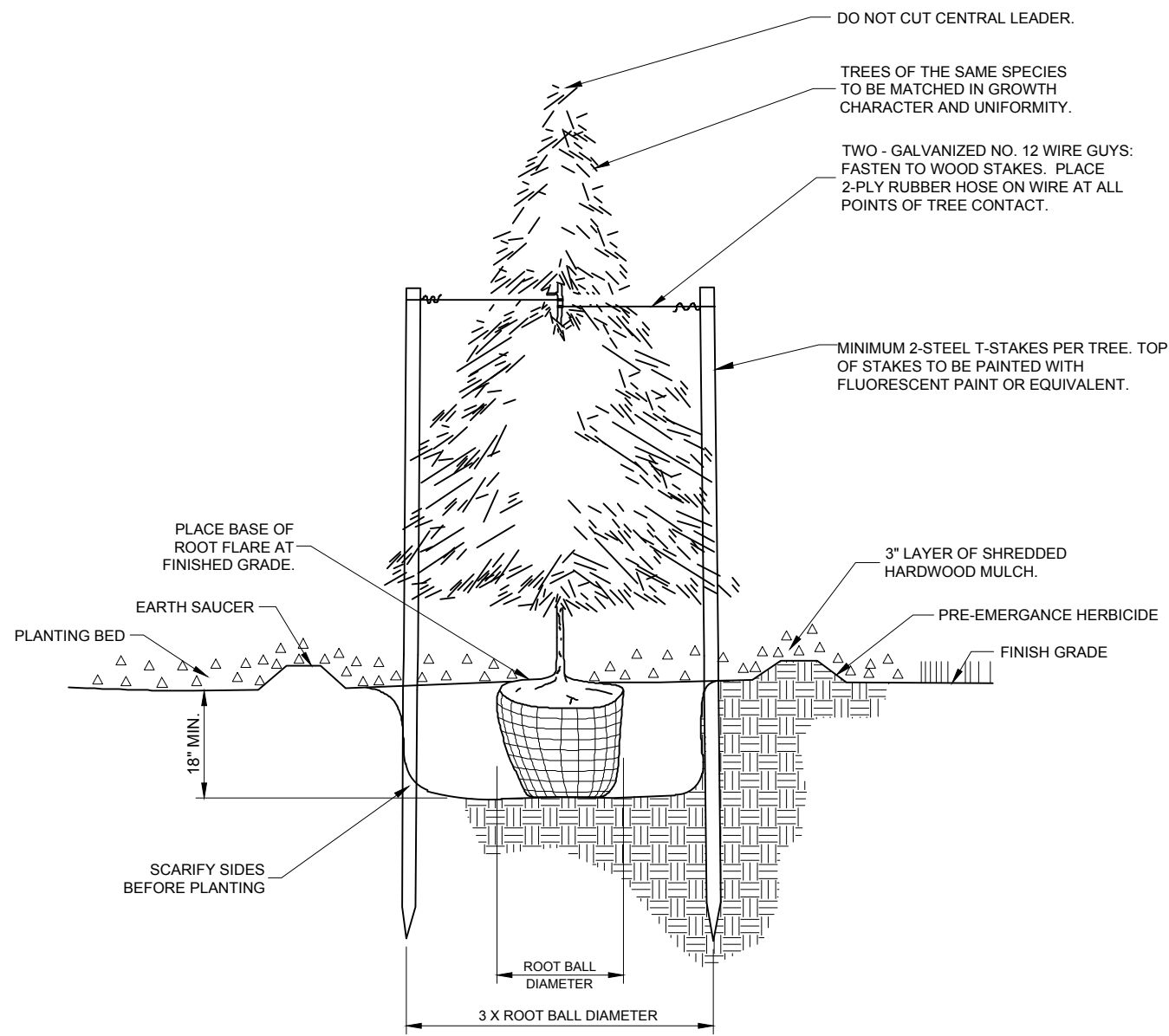
PERMANENT SEED



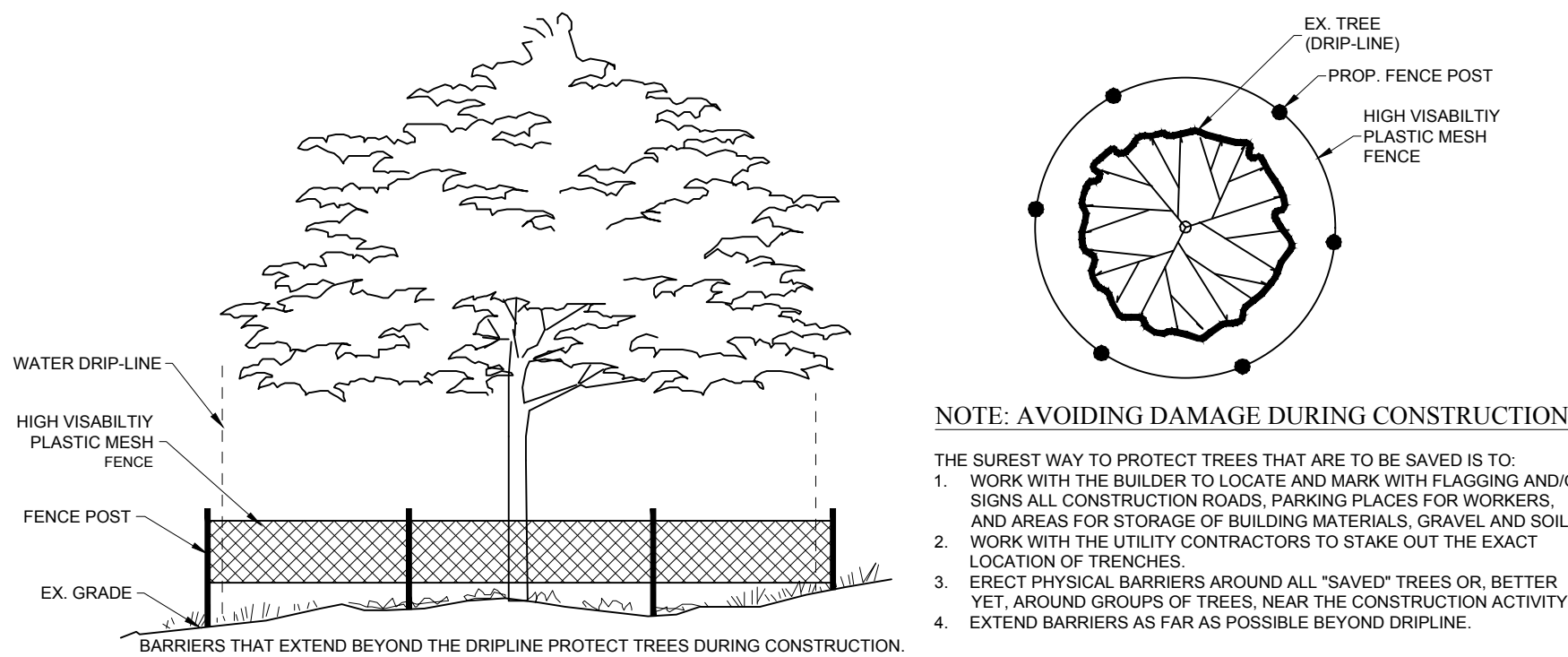
V-CUT LANDSCAPE BED EDGE DETAIL
(NO SCALE)



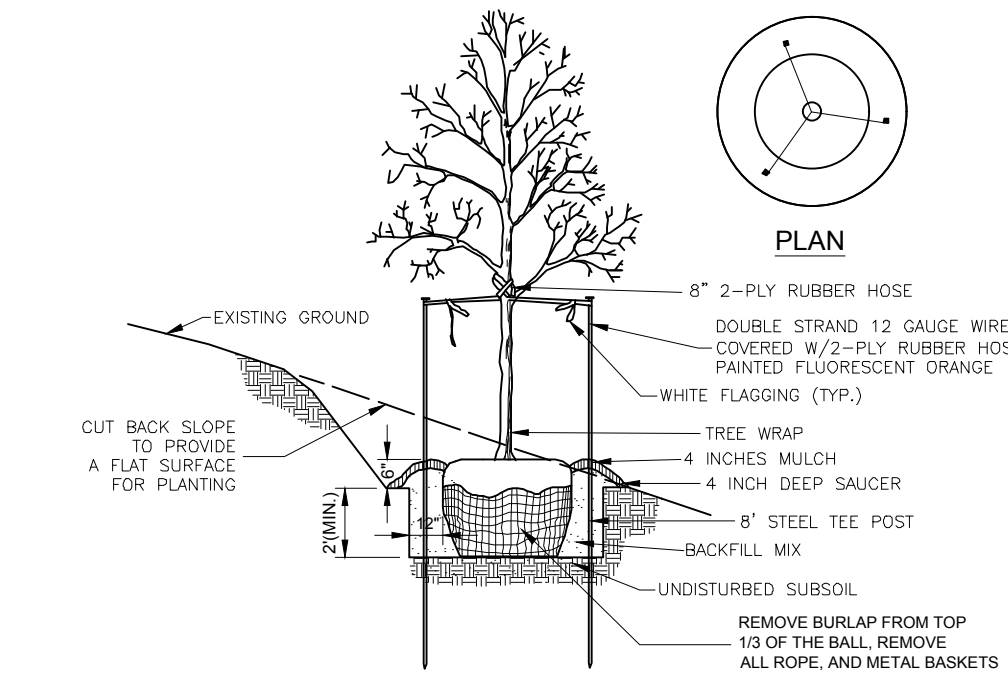
LANDSCAPE MOUNDING DETAIL
(NO SCALE)



EVERGREEN PLANTING & STAKING
(NO SCALE)

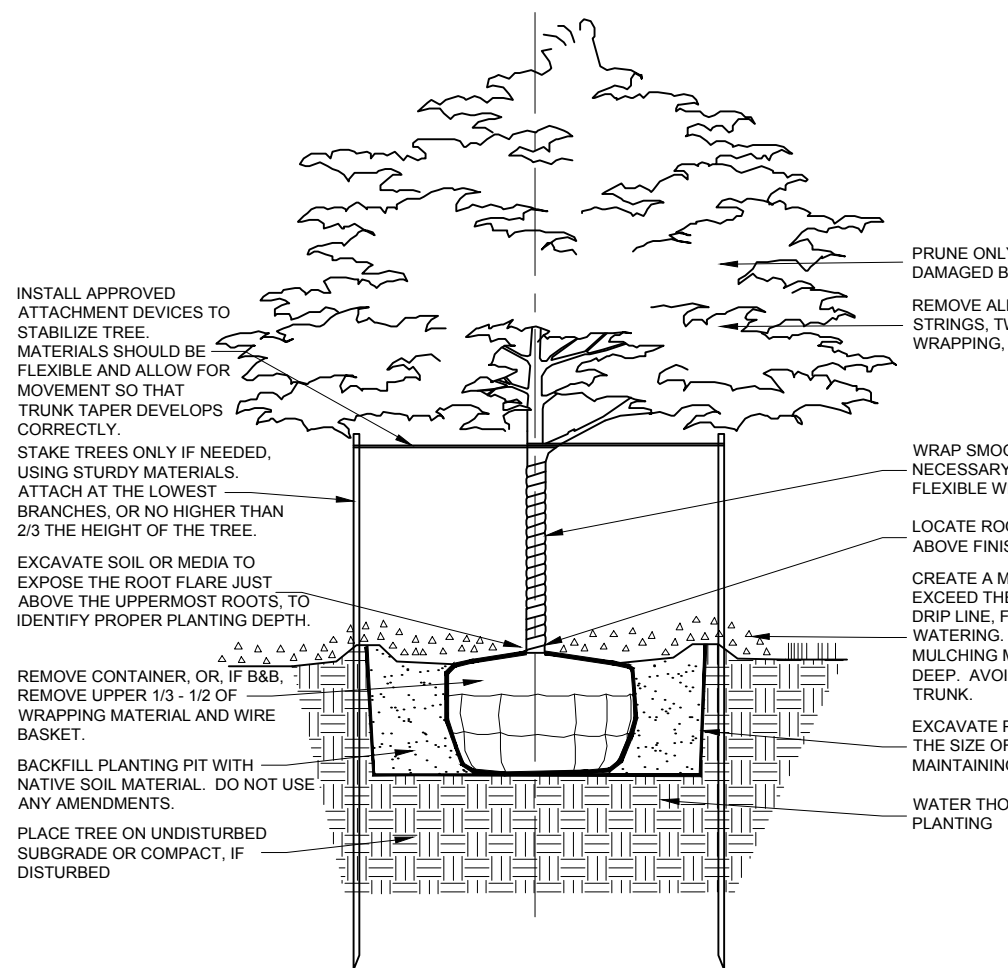


TREE PRESERVATION DETAIL
(NO SCALE)

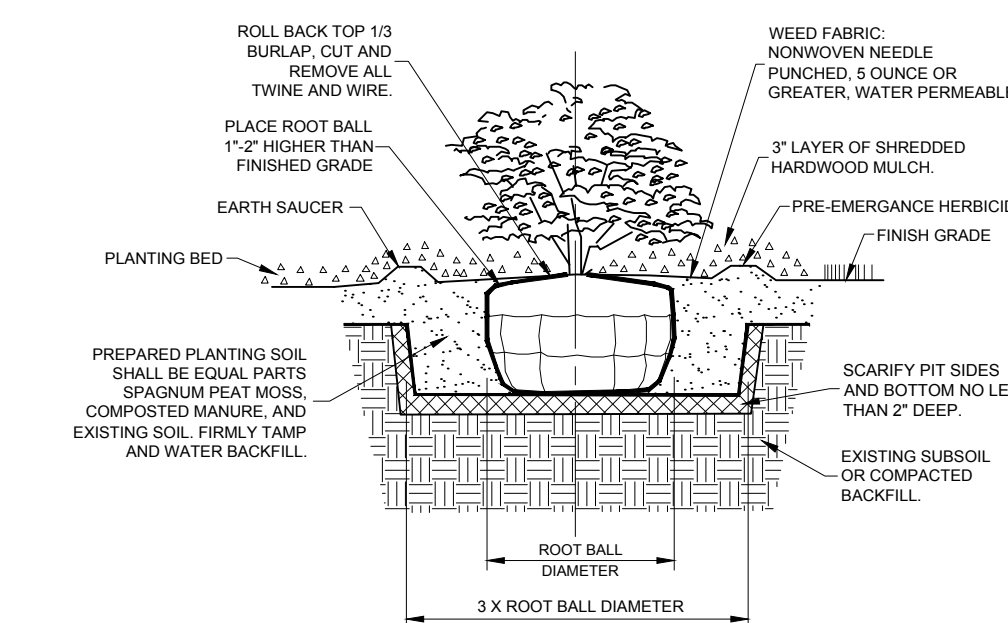


NOTES:
• SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
• TOP OF ROOT BALL TO BE SET 4" HIGHER THAN ADJACENT EARTH GRADE.

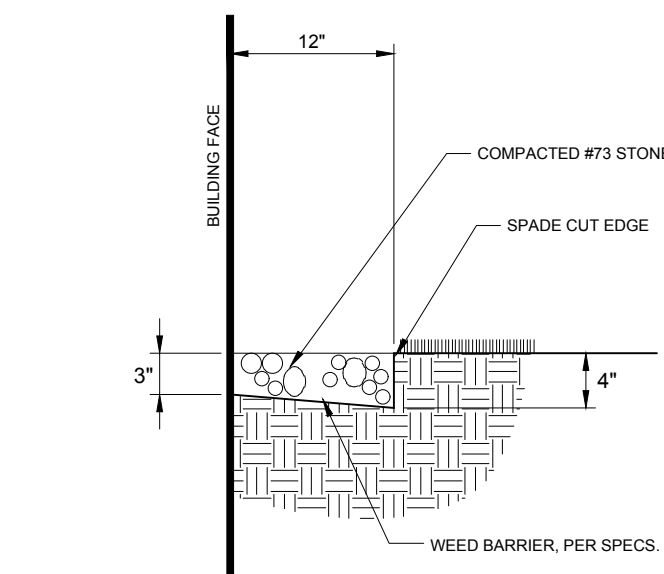
TREE PLANTING ON SLOPE
(NO SCALE)



SHADE TREE PLANTING DETAIL
(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL
(NO SCALE)



GRAVEL MOWING STRIP
(NO SCALE)

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

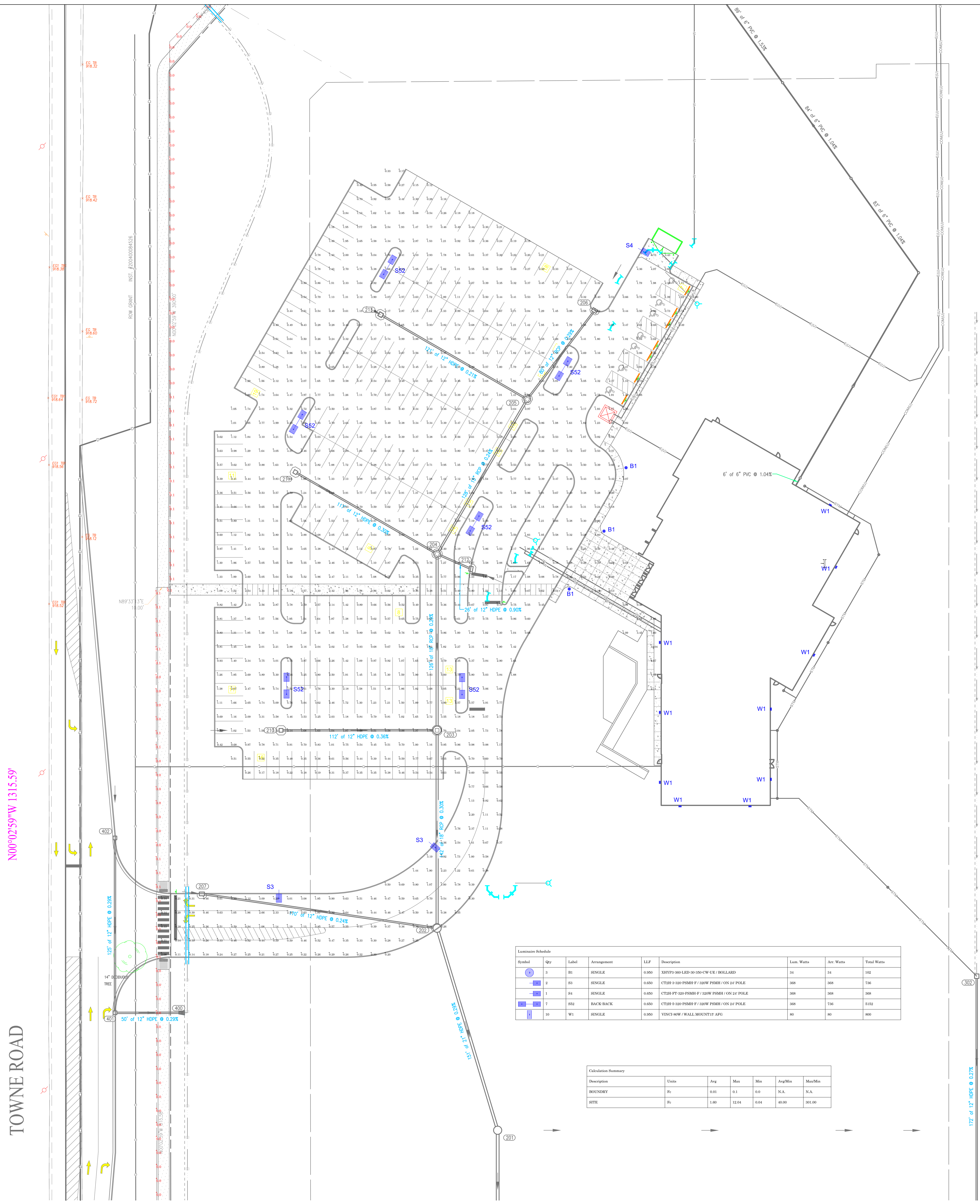
WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W15.0043
10.30.2015	10.30.2015	MLT	DWG NAME	W150043-L100
02.09.2016	02.09.2016	MLT	DESIGNED BY	W150043-L100
			DRAWN BY	W150043-L100
			CHECKED BY	W150043-L100
			DATE	02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE DETAILS
Part of SWM, Section 16, Township 18 North, Range 08 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L200
PROJECT NO.
W15.0043



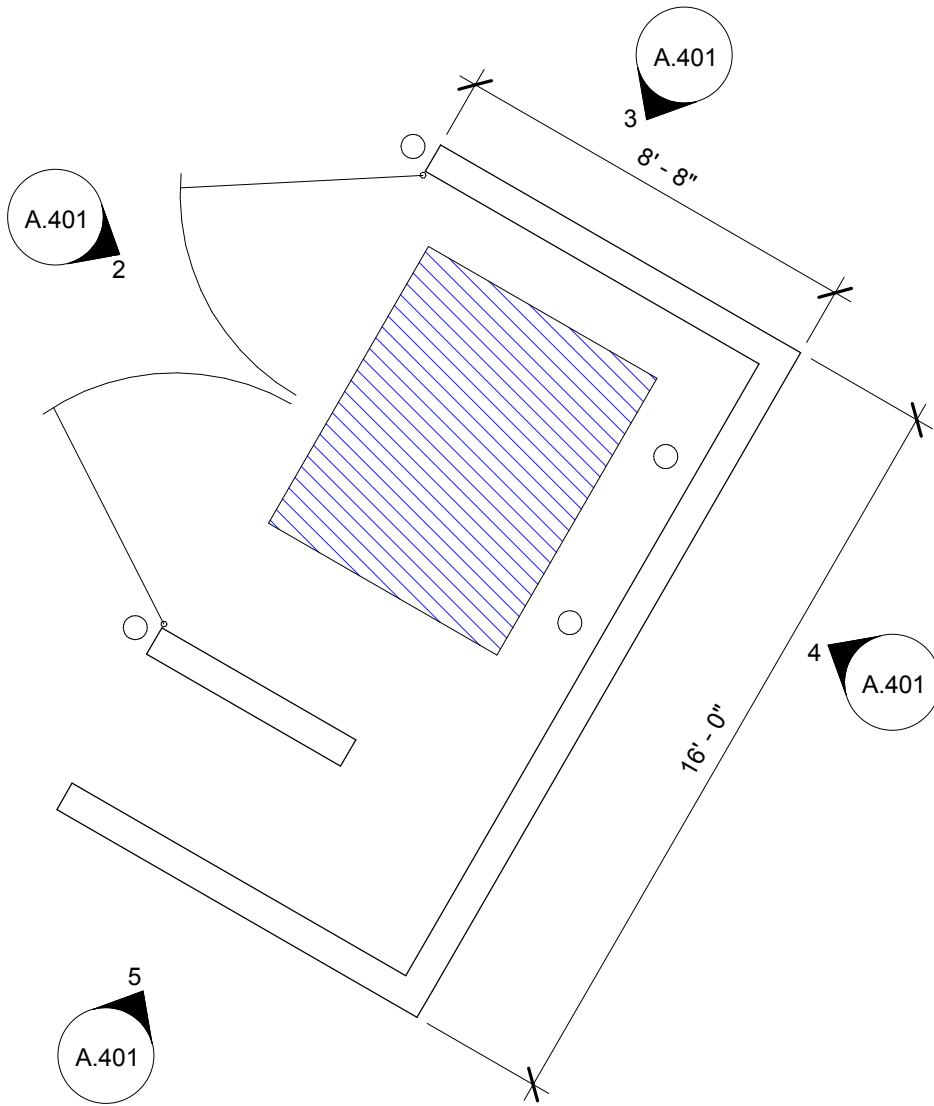
Luminaires Schedule								
Symbol	Qty	Label	Accessories	LF	Description	Inst. Watts	Av. Watts	Total Watts
	3	R1	SINGLE	0.050	XMTF30-LED-DR 30"X50" CWUVE / ROLLAD	34	34	102
	2	S3	SINGLE	0.050	CTH2 0" 320 PSMH P / 320W PSMH / ON 24 POLE	269	269	538
	1	S4	SINGLE	0.050	CTH2 0" 320 PSMH P / 320W PSMH / ON 24 POLE	368	368	368
	7	S12	BACK RACK	0.050	CTH2 0" 320 PSMH P / 320W PSMH / ON 24 POLE	368	736	5152
	10	W1	SINGLE	0.050	VNCT 90W / WALL MOUNT/US AVG	80	80	800

Calculation Summary						
Description	Units	Avg	Max	Min	Avg/Min	Max/Min
BOUNDARY	Fe	0.01	0.1	0.0	N.A.	N.A.
SITE	Fe	1.00	12.04	0.04	40.00	301.00

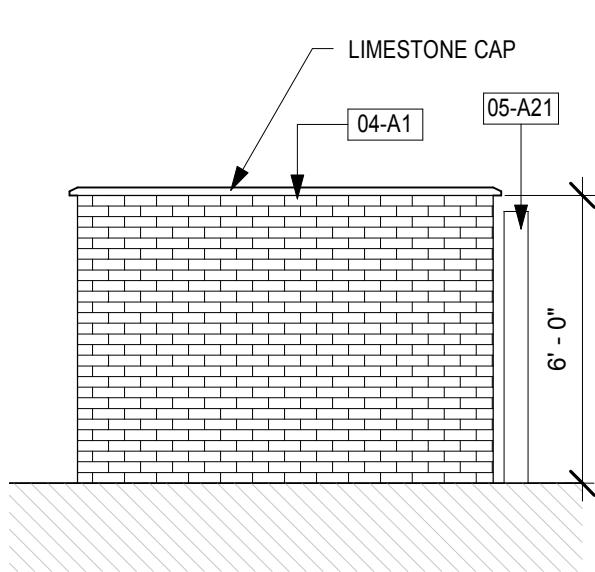
[illegible][illegible]

 CBMC LIGHTING SOLUTIONS 1835 KORTSEY, IN SUITE G INDIANAPOLIS, IN 46217 317-780-8350 / 866-203-0434		REVISIONS
PROJECT NUMBER CB08289	ISSUE DATE 12-28-2015	DRAWN BY MAS
SITE LIGHTING CENTRAL CHRISTIAN CHURCH TOWNE RD WESTFIELD, IN 46074		CHECKED BY SK
SCALE: 1" = 30'		SHEET NUMBER 1
1 OF 1 SHEETS		

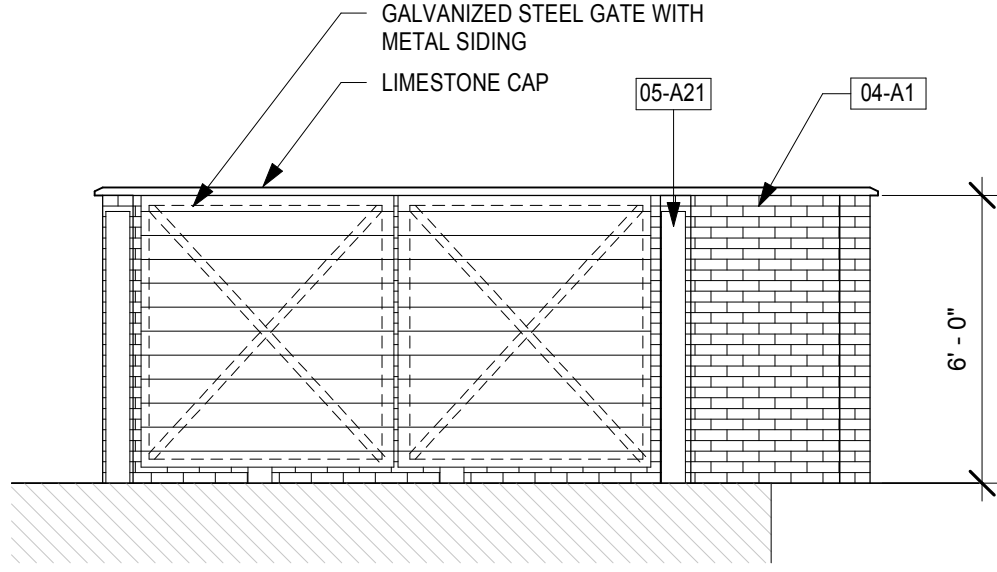
KEYNOTES	
04-A1	8" CONCRETE MASONRY UNIT WITH BRICK VENEER
05-A21	PAINTED STEEL BOLLARD



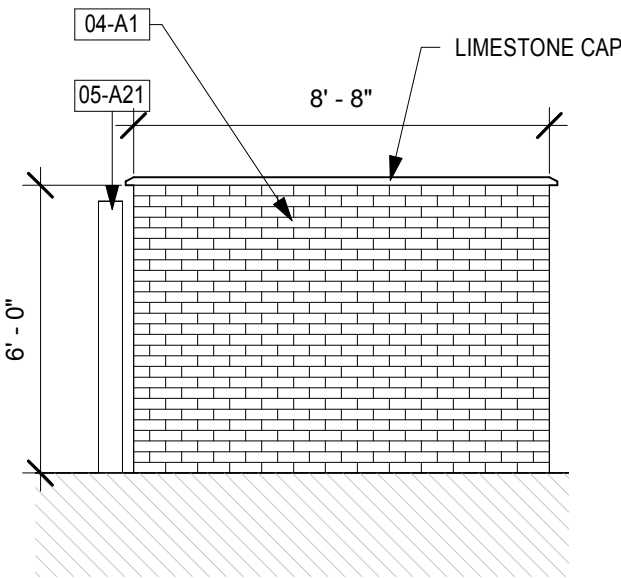
1 Dumpster Enclosure Enlarged Plan
1/4" = 1'-0"



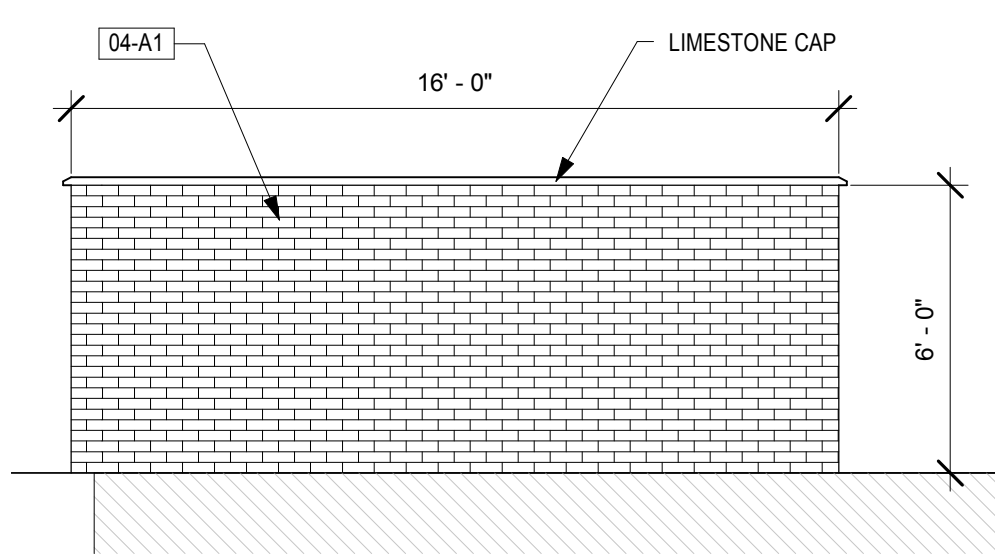
3 Elevation B
1/4" = 1'-0"



2 Elevation A
1/4" = 1'-0"



5 Elevation D
1/4" = 1'-0"



4 Elevation C
1/4" = 1'-0"

New Facility for Central Christian Church

SE Corner of Towne Road and 151st Street
Westfield, Indiana 46074

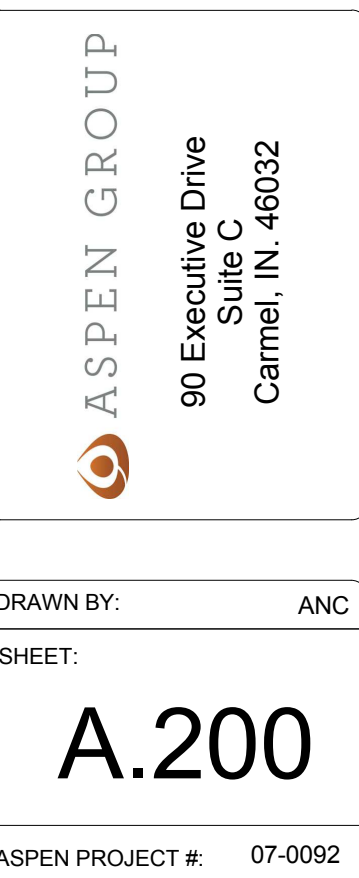
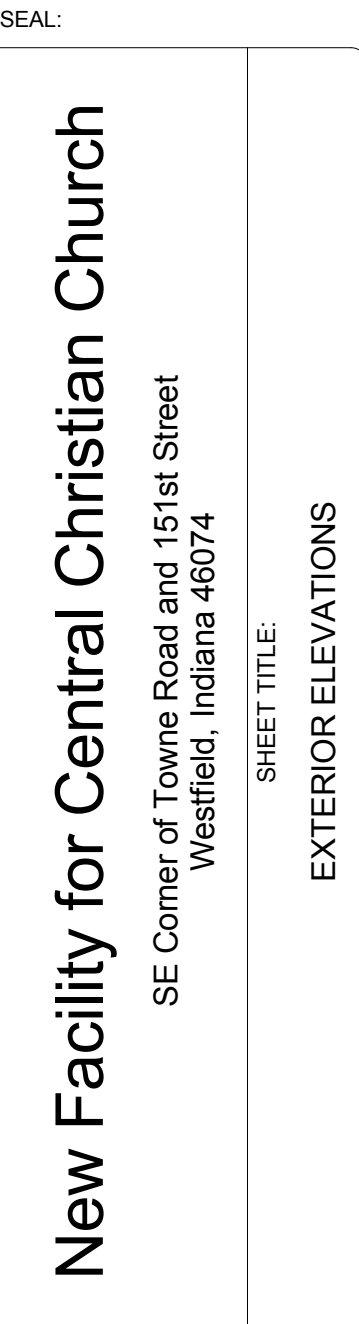
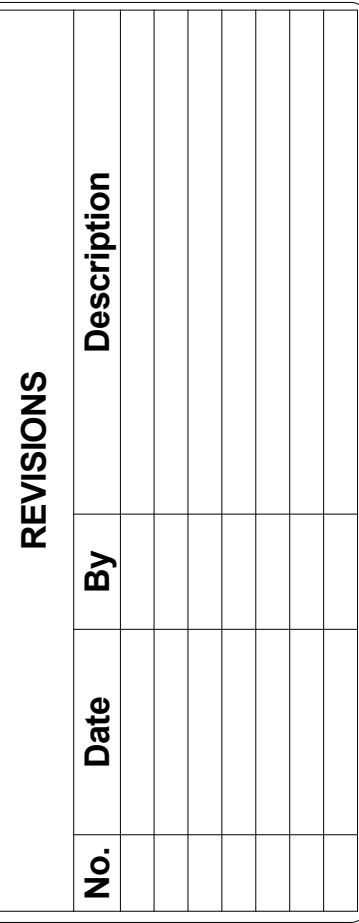
SHEET TITLE:
ENLARGED PLANS - ELEVATIONS AND DETAILS

ASPEN GROUP
90 Executive Drive
Suite C
Carmel, IN 46032

DRAWN BY:	ANC
SHEET:	A.401
ASPEN PROJECT #:	07-0092



CENTRAL CHRISTIAN
CHURCH



LOCATION:
SE CORNER OF 151ST ST AND TOWNE RD



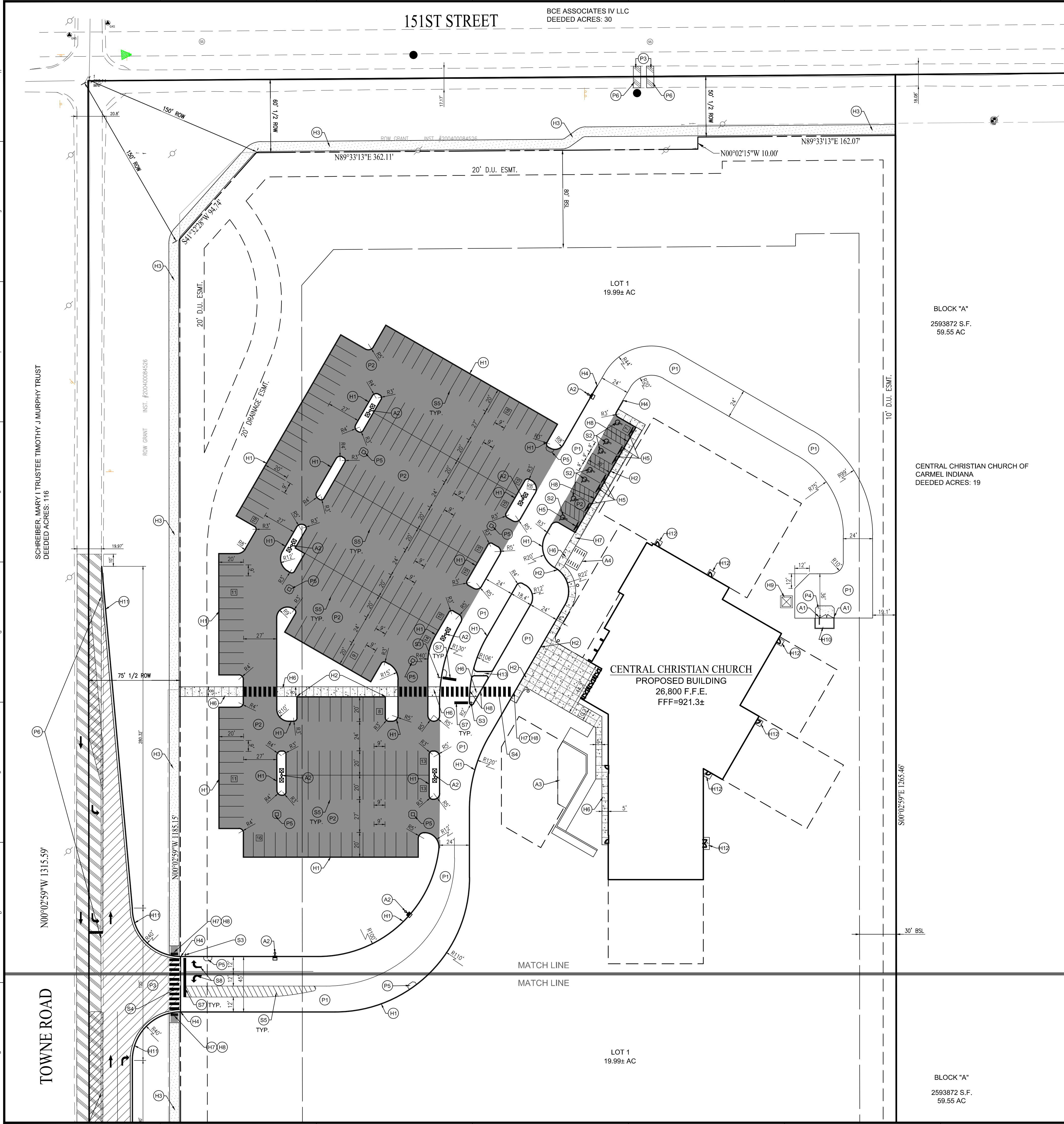
Concrete Wall Panel
Steel Form Finish with Paint
Textcote 300 with Color 'A'

Aluminum Storefront
Color: Slate Grey

Metal Panels
Fascia and Copings
Scupper and Downspouts
Roof Soffit
Color: Slate Grey

Tongue and Groove Cedar Siding
Wood Window Shade Element
Stain Color: Espresso

LOCATION: h:\2016\150043\Engineering\Design\Central\150043-C200 site.dwg
DATE/TIME: February 11, 2016 - 2:45pm
PLOTTER: HP DesignJet T1100



SITE PLAN NOTES

- PAVEMENT**
- (P1) HEAVY DUTY ASPHALT PAVING
 - (P2) STANDARD DUTY ASPHALT PAVING
 - (P3) RIGHT-OF-WAY ASPHALT
 - (P4) HEAVY DUTY CONCRETE WITH 1" CHAMFERED CORNERS
 - (P5) STORM INLET WITH CONCRETE APRON SHOWN ON SHEET C604
 - (P6) MATCH EXISTING PAVEMENT

- HARDSCAPE**
- (H1) 6" EXTRUDED CURB ONSITE ONLY
 - (H2) INTEGRAL WALK AND CURB
 - (H3) 8" ASPHALT R.O.W. PATH
 - (H4) TAPER CURB WITHIN 3 FEET
 - (H5) CONCRETE PARKING BARRIER
 - (H6) CONCRETE SIDEWALK
 - (H7) ADA ACCESSIBLE RAMP
 - (H8) PAVEMENT FLUSH WITH SIDEWALK
 - (H9) TRANSFORMER PAD LOCATION
 - (H10) DUMPSTER ENCLOSURE
 - (H11) 6" CURB AND GUTTER RIGHT-OF-WAY ONLY
 - (H12) CONCRETE STOOP 5'X5', 10'X5' FOR DOUBLE DOORS
 - (H13) CONCRETE FLUME

- ACCESSORIES**
- (A1) BOLLARD
 - (A2) LIGHT POLE AND BASE
 - (A3) REFER TO ARCHITECTURAL PLANS FOR DETAILS
 - (A4) BIKE RACK. PROVIDE SPACE FOR 8 BIKES.

- SIGNAGE & MARKINGS**
- (S1) POLE/GROUND SIGN LOCATION
 - (S2) ADA PARKING SPACE
 - (S3) STOP SIGN
 - (S4) PEDESTRIAN CROSSWALK
 - (S5) 4" PAINTED WHITE SOLID LINES (TYP)
 - (S6) 4" PAINTED WHITE SOLID LINE ISLAND
 - (S7) 24" PAINTED WHITE STOP BAR
 - (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- PROPERTY LINE BEARINGS AND DISTANCES ON THIS PLAN REFER TO PROPOSED PROPERTY LINES AND ROW LINES. PLEASE REFER TO THE ALTA SURVEY FOR EXISTING DEDICATION CALLS AND PROPERTY LINES BEARINGS AND DISTANCES.

SITE DATA

SITE AREA = 19.99 TOTAL ACRES
BUILDING AREA = 25,000 SF

ZONING = AG-SF1

FRONT YARD BSL REQUIRED = 100 FT
FRONT YARD BSL REQUIRED = 80 FT
REAR YARD BSL REQUIRED = 30 FT
SIDE YARD BSL REQUIRED = 30 FT

OPEN SPACE REQUIRED: 10% of parking area
OPEN SPACE PROVIDED: 11%

PARKING REQUIRED:

PARKING REQUIREMENT	= 1 per 3 seats
PARKING REQUIRED	= 435/5 = 145
PARKING DIMENSIONS	= 9' x 20'
BIKE PARKING REQ'D	= 8

PARKING PROVIDED:

207	- STANDARD SPACES
7	- ADA SPACES
214	- TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE

OTHER

- SIGN
- BSL
- POST
- BOLLARD
- PARKING WHEEL STOP
- HANDICAPPED SPACE
- PARKING COUNT

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

PAVEMENT

- 1 1/2" FULL WIDTH MILL AND RESURFACE EXISTING PAVEMENT
- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT
- RIGHT OF WAY PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

811

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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 40'

0 20 40 80

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W15.0043
DATE: 10.30.2015
BY: WLS/DAB
SUBMITTED FOR INITIAL REVIEW: 10.30.2015
REVIEWED FOR REVIEW COMMENTS: 10.30.2015

DESIGNED BY: WLS
DRAWN BY: WLS
CHECKED BY: JKS
DATE: 02.09.2016

STEVEN SCOTT RUCKER P.E. 11300270

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN

SHEET NO.:
C200

PROJECT NO.:
W15.0043

TOWNE ROAD



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
9. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
12. BACKFILL FOR SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
13. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
15. MASTER TREE LIST TO BE USED WHEN TREES ARE PLANTED WITHIN 20 FEET OF SWALES, STORM PIPES, OR POND TOP OF BANK.
16. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT, SIDEWALKS OR TRAILS.
17. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PLANT SCHEDULE									
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL & BRANCHES	CONDITION	CENTER SPACING	SPECIAL INSTRUCTIONS	HEIGHT/WIDTH
CANOPY DECIDUOUS TREES									
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"	11	X		SEE PLAN	MIN 8'	50'/40'
GIS	GLEDTISIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2"	17	X		SEE PLAN	MIN 8'	45'/35'
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2"	12	X		SEE PLAN	MIN 8'	70'/35'
NS	NYSSA SYLVIATICA	BLACK GUM	2"	19	X		SEE PLAN	MIN 8'	50'/30'
QA	QUERCUS ALBA	WHITE OAK	2"	24	X		SEE PLAN	MIN 8'	80'/80'
TT	TILIA TOMENTOSA	SILVER LINDEN	2"	12	X		SEE PLAN	MIN 8'	70'/50'
ZsG	ZELKOVA 'SERRATA' 'GREEN VASE'	GREEN VASE ZELKOVA	2"	15	X		SEE PLAN	MIN 8'	60'/50'
EVERGREEN TREES									
PA	PICEA ABIES	NORWAY SPRUCE	6"	14	X		SEE PLAN	X	50'/30'
PO	PICEA OMORIKA	SERBIAN SPRUCE	6"	10	X		SEE PLAN	X	60'/25'
PpB	PICEA PUNGENS	COLORADO SPRUCE	6"	12	X		SEE PLAN	X	30'/15'
ORNAMENTAL UNDERSTORY TREES									
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	2"	13	X		SEE PLAN	MULTI BRANCHED	15'/15'
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	14	X		SEE PLAN	X	20'/15'
CcG	CERCIS CANADENSIS	REDBUD	2"	5	X		SEE PLAN	X	25'/30'
Ccl	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2"	5		X	SEE PLAN	THORNLESS	20'/25'
MP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	11		X	SEE PLAN	X	20'/20'
DECIDUOUS SHRUBS									
AaB	ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	#3	101		X	SEE PLAN	MIN 18"	7'/4'
FIL	FORSYTHIA X INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	#3	71		X	SEE PLAN	MIN 18"	8'/8'
HV	HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	#3	67		X	SEE PLAN	MIN 18"	10'/13'
HqR	HYDRANGEA QUERCIFOLIA 'RUBY SLIPPERS'	OAKLEAF HYDRANGEA	#3	54		X	SEE PLAN	MIN 18"	4'/5'
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	74		X	SEE PLAN	MIN 18"	3'/3'
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	54		X	SEE PLAN	MIN 18"	5'/5'
EVERGREEN SHRUBS									
IGS	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3	43	X		SEE PLAN	MIN 18"	4'/5'
ImC	ILEX X MESSEYAE 'CHINA TWINS'	CHINA TWINS HOLLY	#3	53	X		SEE PLAN	MIN 18"	10'/8'
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	#3	84	X		SEE PLAN	MIN 18"	3'/6'
TmW	TAXUS X MEDIA 'WARDII'	SPREADING YEW	#3	91	X		SEE PLAN	MIN 18"	3'/6'
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#3	60	X		SEE PLAN	MIN 18"	15'/5'
ToL	THUJA OCCIDENTALIS 'LITTLE GIANT'	LITTLE GIANT ARBORVITAE	#3	80		X	SEE PLAN	MIN 18"	4'/4'

LANDSCAPE PLAN NOTES

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

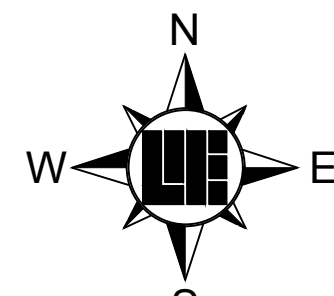
LEGEND

SITE TRIANGLE

GIS	SYMBOL
1	QUANTITY
P1	PLANTING AREA
F	FOUNDATION PLANTINGS
SF	STREET FRONTAGE
BY	BUFFER YARD
PI	INTERIOR PARKING LOT
PP	PERIMETER PARKING LOT
D	DUMPSTER SCREENING
PD	POND PLANTINGS

-NOTE-

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.



Within Indiana Call
811 or 800-332-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846-6611
800 452-6408
317 843-0546 fax
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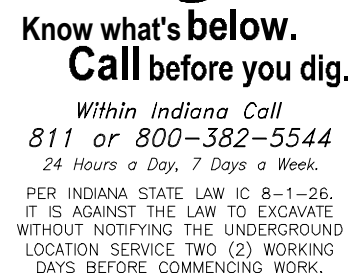
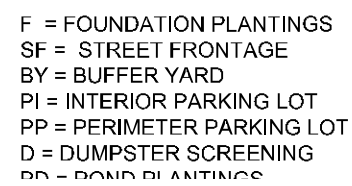
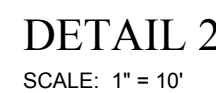
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	WIS 0043
SUBMITTED FOR INITIAL REVIEW	10-30-2015	MLT	DWG NAME:	
REVISED FOR REVIEW COMMENTS	02-09-2016	MLT	DESIGNED BY:	RLW
			DRAWN BY:	RLW
			CHECKED BY:	JKS
			DATE:	02-09-2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE PLAN
Part of SWM, Section 16, Township 16 North, Range 03 East, Washington Township, Hamilton County, Indiana

SHEET NO.
L101
PROJECT NO.
W15.0043



PROJECT NO

W15.0043

PREPARED FOR:
CENTRAL CHRISTIAN CHURCH
151st STREET & TOWNE ROAD, WESTFIELD, IN
LANDSCAPE PLAN DETAILS

Part of SW/4, Section 16, Township 18 North, Range 03 East, Washington Township, Hamilton County, Indiana

REVISIONS AND ISSUES	DATE	REV	PROJECT NO.
SUBMITTED FOR INITIAL REVIEW	10/30/2016	M.I.	WIS 0043
REVISED FOR REVIEW COMMENTS	02/09/2016	M.I.	DWG NAME:
			DESIGNED BY:
			R.W.
			DRAWN BY:
			R.W.
			CHECKED BY:
			J.K.S.
			DATE:

APPROVAL PENDING
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317 | 843 - 0546 *fax*

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TABLE 1. TEMPORARY SEEDING SPECIFICATIONS

SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES
WHEAT OR RYE	150 LBS.	1 TO 1½ INCHES	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	40 LBS.	1½ INCH	MARCH 1 - MAY 1 AUG. 1 - SEPT. 1
GERMAN MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 - JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 30
BUCKWHEAT	60 LBS.	1 TO 2 INCHES	APRIL 15 - JUNE 1
CORN (BROADCAST)	300 LBS.	1 TO 2 INCHES	MAY 11 - AUG. 10
SORGHUM	35 LBS.	1 TO 2 INCHES	MAY 1 - JULY 15

1 PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDDED WILL REMAIN IDLE FOR MORE THAN ONE YEAR.
2 SEEDING DONE OUTSIDE THE OPTIMUM SEEDING DATES INCREASES THE CHANCES OF SEEDING FAILURE. DATES MAY BE EXTENDED OR SHORTENED BASED ON THE LOCATION OF THE PROJECT SITE WITHIN THE STATE.

NOTES

MULCH ALONE IS AN ACCEPTABLE TEMPORARY COVER AND MAY BE USED IN LIEU OF TEMPORARY SEEDING, PROVIDED THAT IT IS APPROPRIATELY ANCHORED.
A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED FLOW.

SEEDBED PREPARATION

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

SEEDING

1. SELECT A SEED SPECIES OR AN APPROPRIATE SEED MIXTURE AND APPLICATION RATE FROM TABLE 1.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER SEED TO THE DEPTH SHOWN IN TABLE 1.

NOTES

1. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS.
2. DAILY SEEDING WHEN THE SOIL IS MOIST IS USUALLY MOST EFFECTIVE.
3. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.
3. APPLY MULCH AND ANCHOR IT IN PLACE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- CHECK FOR EROSION OR MOVEMENT OF MULCH AND REPAIR IMMEDIATELY.
- MONITOR FOR EROSION DAMAGE AND ADEQUATE COVER (80 PERCENT DENSITY); RESEED, FERTILIZE, AND APPLY MULCH WHERE NECESSARY.
- IF NITROGEN DEFICIENCY IS APPARENT, TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 POUNDS PER ACRE OF NITROGEN IN FEBRUARY OR MARCH.

REFERENCE IN CHAPTER 7 PAGES 31-33 IN THE INDIANA STORM WATER QUALITY MANUAL

TEMPORARY SEED

LAWNS AND HIGH-MAINTENANCE AREAS

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

CHANNELS AND AREAS OF CONCENTRATED FLOW

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

NOTES

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

INSTALLATION

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

SEEDBED PREPARATION

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

SEEDING

OPTIMUM SEEDING DATES ARE MARCH 1 TO MAY 10 AND AUGUST 10 TO SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING MAY BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

1. SELECT A SEEDING MIXTURE AND RATE FROM TABLE 1. SELECT SEED MIXTURE BASED ON SITE CONDITIONS, SOIL PH, INTENDED LAND USE, AND EXPECTED LEVEL OF MAINTENANCE.
2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
3. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. CONSIDER USING EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

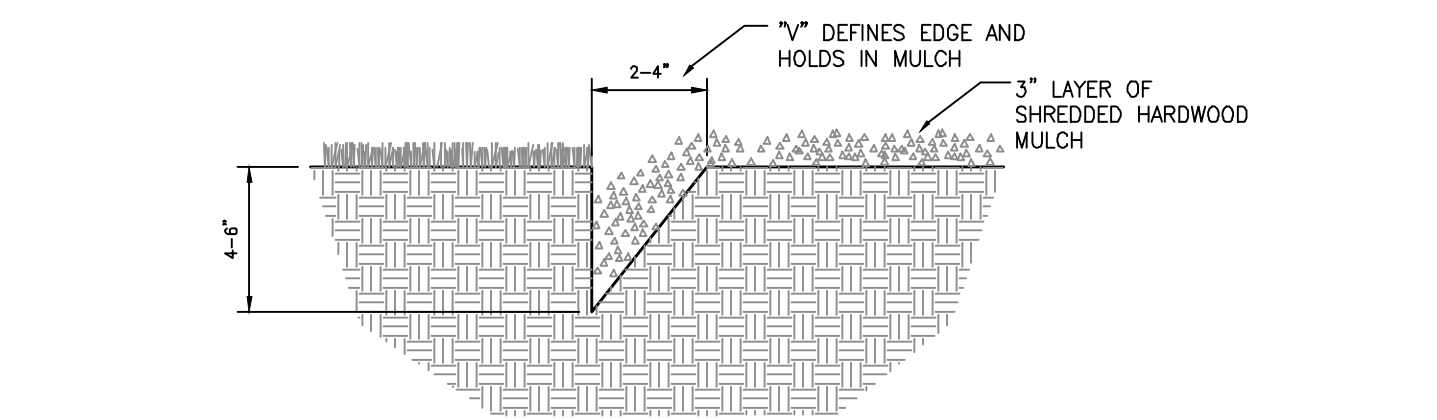
MAINTENANCE

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

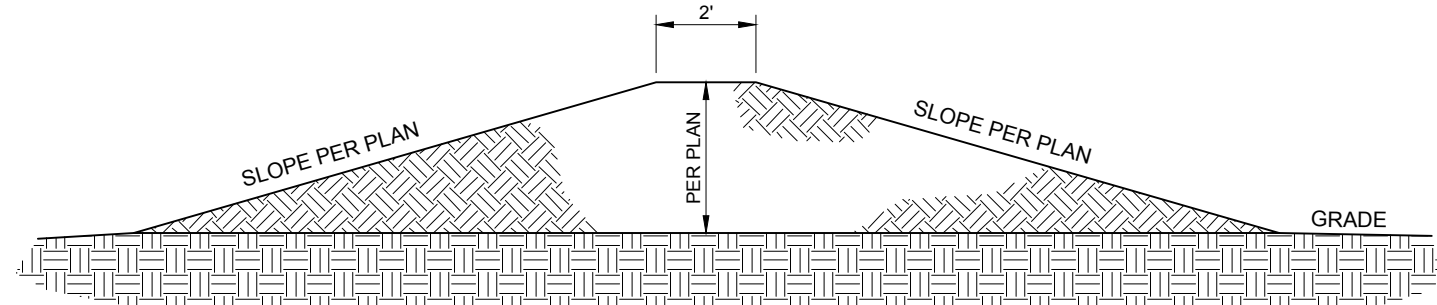
TABLE 1. PERMANENT SEEDING RECOMMENDATIONS
THIS TABLE PROVIDES SEVERAL SEED MIXTURE OPTIONS. ADDITIONAL SEED MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER INTENDED LAND USE AND SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G. SOIL PH AND DRAINAGE), SLOPE ASPECT, AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

REFERENCE IN CHAPTER 7 PAGES 35-40 IN THE INDIANA STORM WATER QUALITY MANUAL

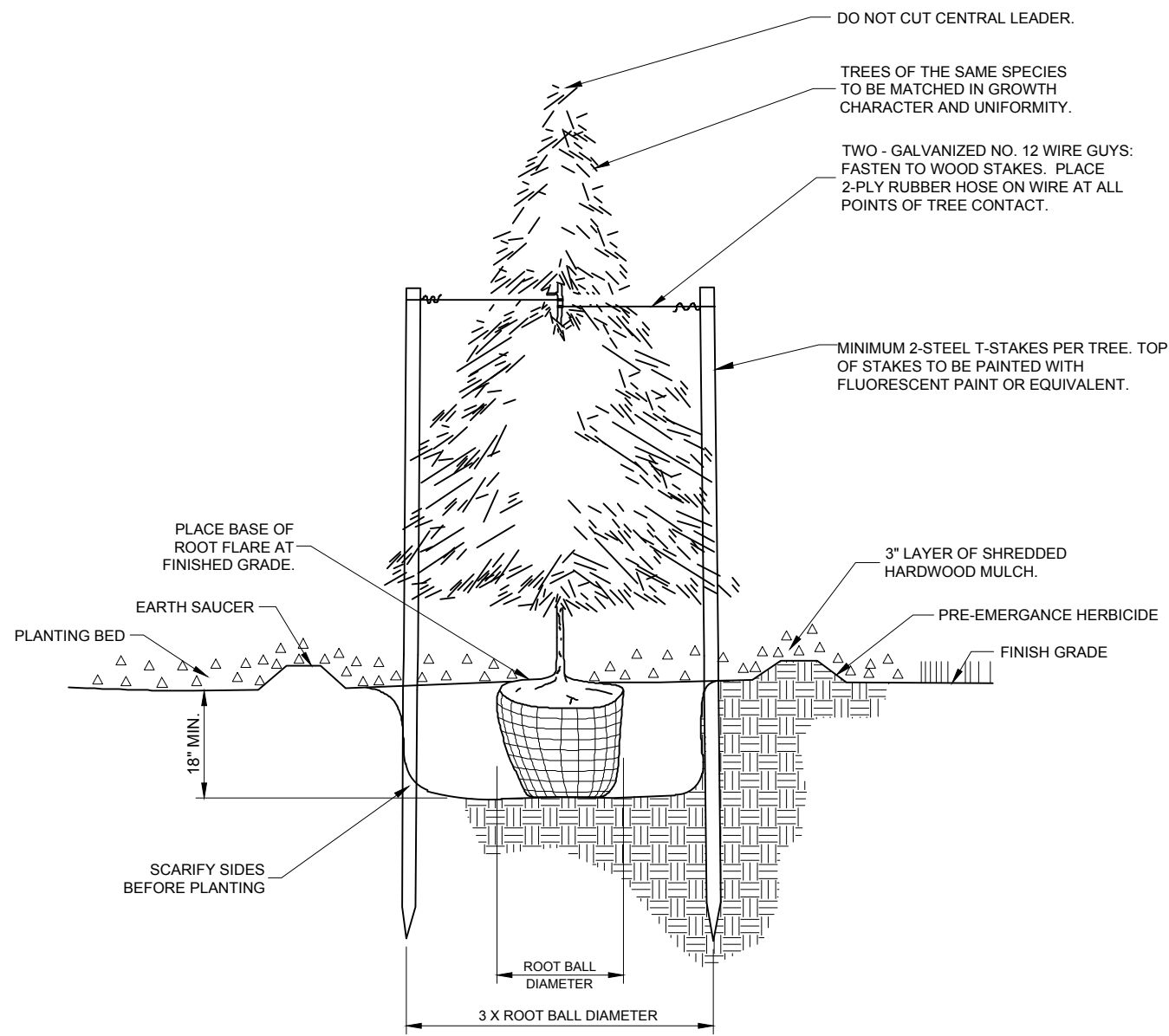
PERMANENT SEED



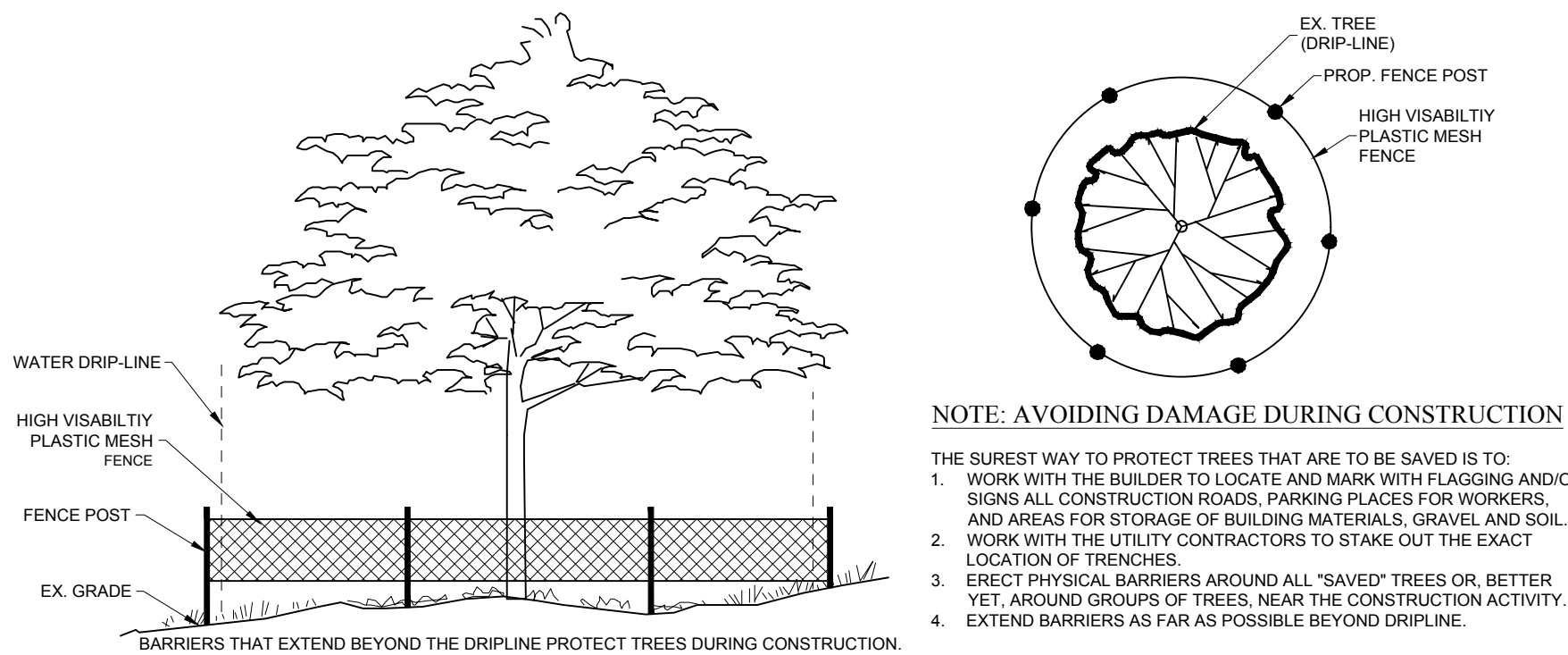
V-CUT LANDSCAPE BED EDGE DETAIL
(NO SCALE)



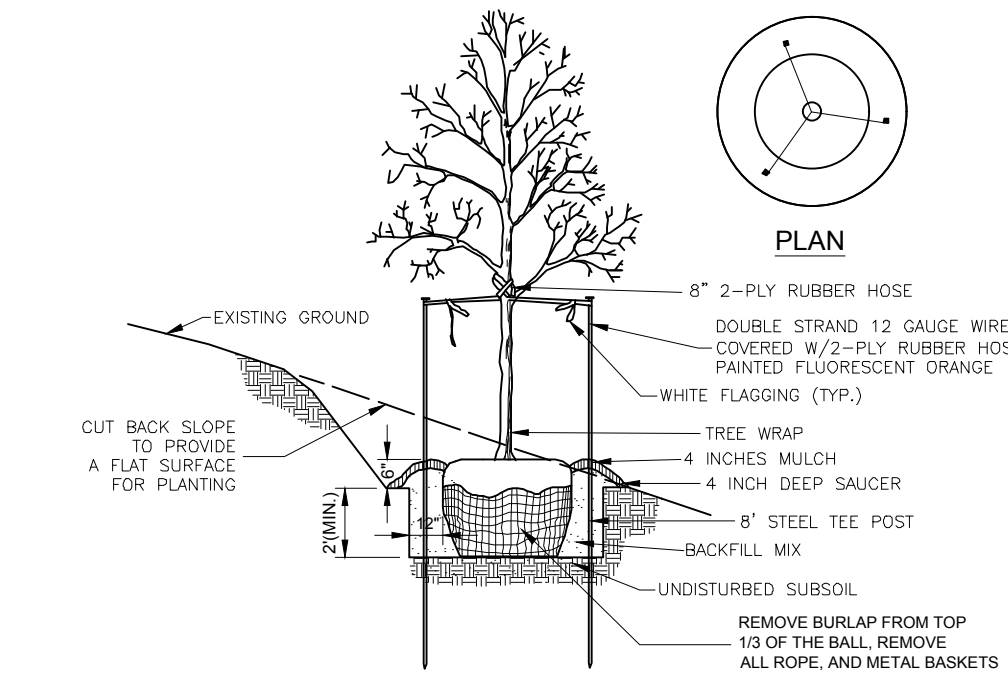
LANDSCAPE MOUNDING DETAIL
(NO SCALE)



EVERGREEN PLANTING & STAKING
(NO SCALE)

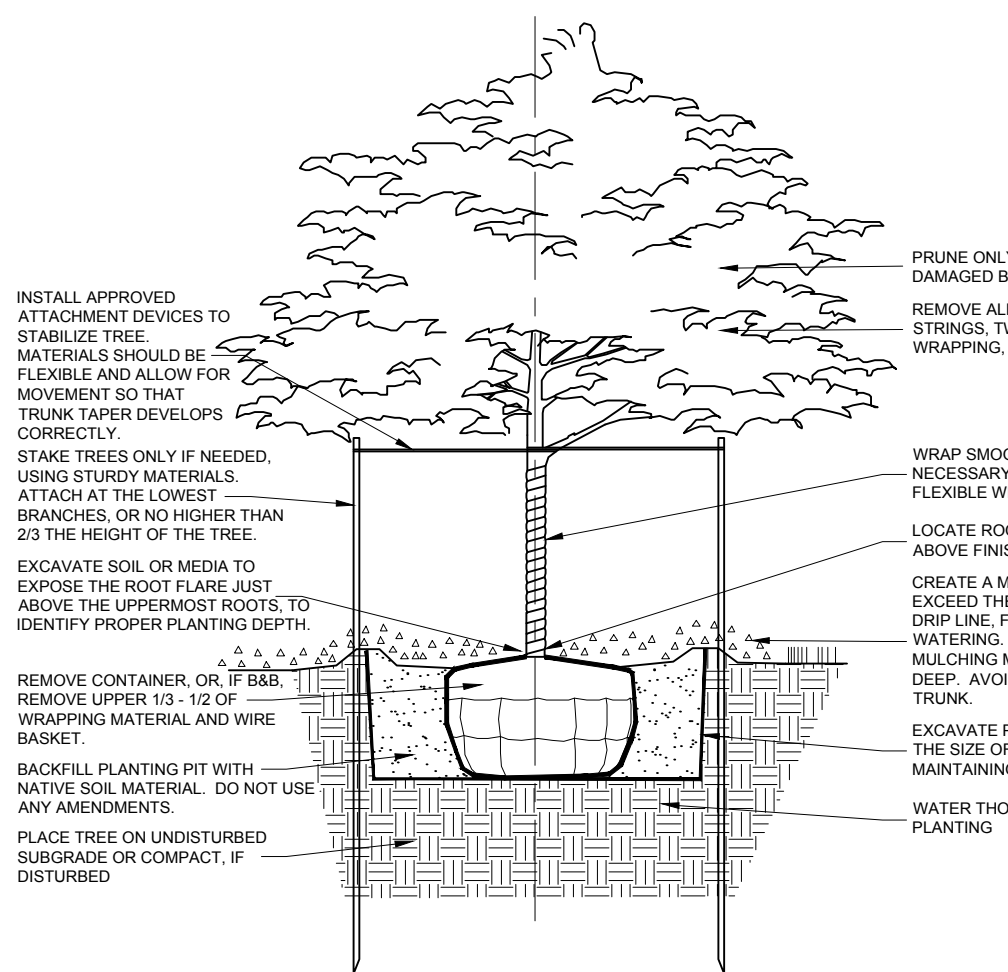


TREE PRESERVATION DETAIL
(NO SCALE)

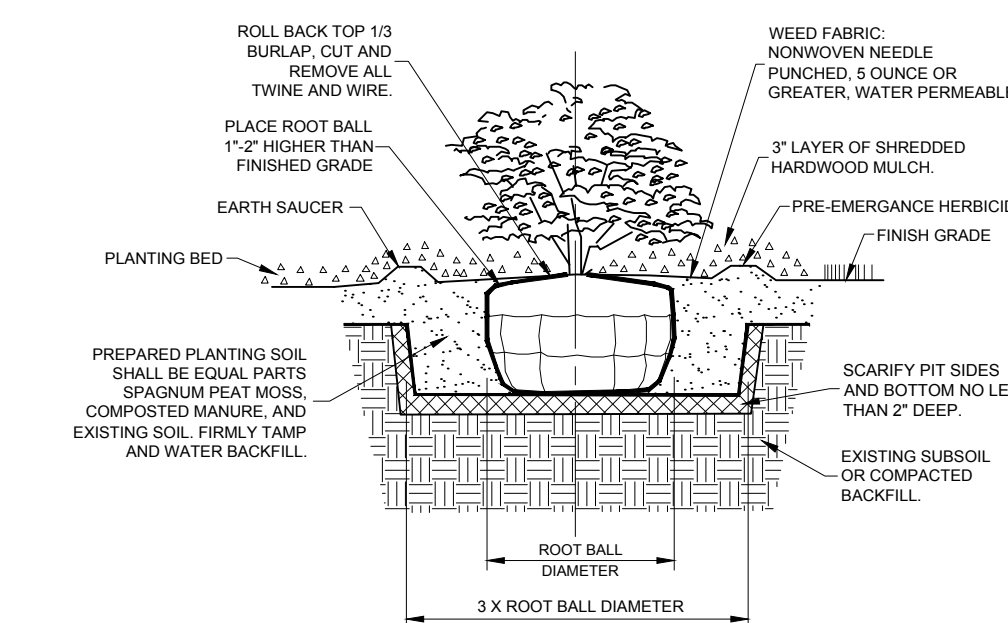


NOTES:
• SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
• TOP OF ROOT BALL TO BE SET 4\"/>

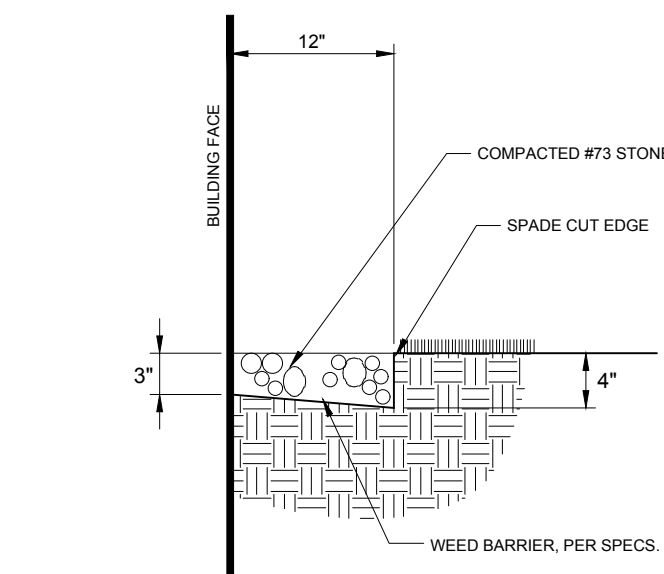
TREE PLANTING ON SLOPE
(NO SCALE)



SHADE TREE PLANTING DETAIL
(NO SCALE)



SHRUB & SMALL TREE PLANTING DETAIL
(NO SCALE)



GRAVEL MOWING STRIP
(NO SCALE)

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.	W15.0043
10.30.2015	MLT	W15.0043	DWG NAME	W15.0043-L100
02.09.2016	MLT	W15.0043-L100	DESIGNED BY	W15.0043-L100
			DRAWN BY	W15.0043-L100
			CHECKED BY	W15.0043-L100
			DATE	02.09.2016

APPROVAL PENDING
NOT FOR CONSTRUCTION

CENTRAL CHRISTIAN CHURCH

151st STREET & TOWNE ROAD, WESTFIELD, IN

LANDSCAPE DETAILS

Part of SWM, Section 16, Township 18 North, Range 05 East, Washington Township, Hamilton County, Indiana

SHEET NO.

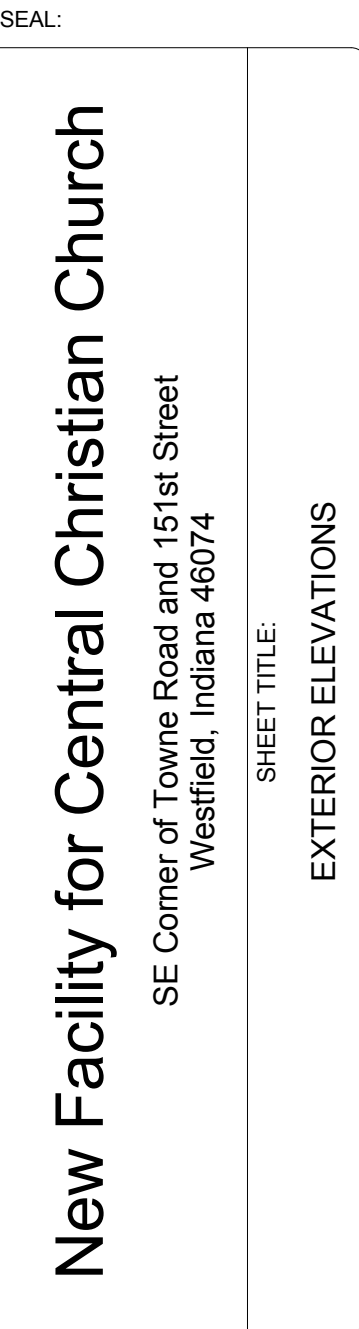
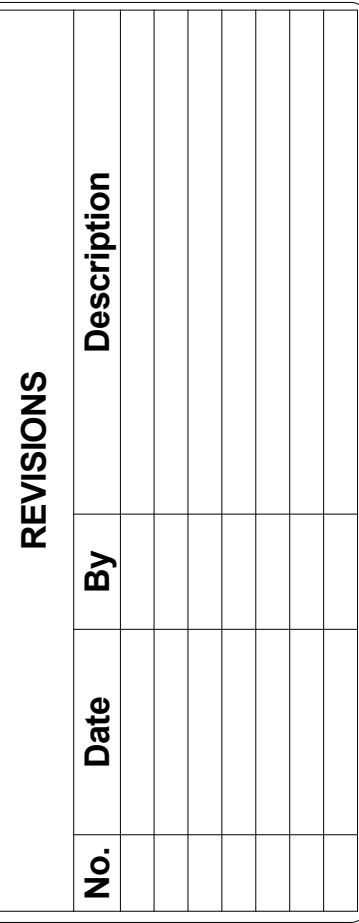
L200

PROJECT NO.

W15.0043



CENTRAL CHRISTIAN
CHURCH



LOCATION:
SE CORNER OF 151ST ST AND TOWNE RD



Concrete Wall Panel
Steel Form Finish with Paint
Textcote 300 with Color 'A'

Aluminum Storefront
Color: Slate Grey

Metal Panels
Fascia and Copings
Scupper and Downspouts
Roof Soffit
Color: Slate Grey

Tongue and Groove Cedar Siding
Wood Window Shade Element
Stain Color: Espresso

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 1, 2016 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz and Bob Smith.

City Staff Present: Matthew Skelton, Director; Jennifer Miller, Assistant Director; Jesse Pohlman, Senior Planner; Kevin Todd, Senior Planner; Pam Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: January 4, 2016, APC Meeting Minutes

Motion: To approve the January 4, 2016, minutes.

Motion: Kingshill; Second: Day; Vote: Approved 8-0.

Pohlman reviewed the meeting rules and procedures.

Case No. 1512-PUD-28

Description: Culver's Sun Park PUD

Northeast corner of S.R. 32 and SunPark Drive

Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of approximately 1.11 acres +/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.

Todd presented an overview for the change of zoning request, as outlined in the staff report.

Joseph Calderon, attorney with Bose McKinney & Evans, LLP on behalf of the petitioner, Custard Kings, Inc., presented an update of the revisions to the proposed development.

Motion: Forward petition 1512-PUD-28 to the City Council with a favorable recommendation.

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

Case No. 1601-DDP-01

Description: StorAmerica
4420 East 146th Street
StorAmerica 146th LLC requests review of a Detailed Development Plan amendment for a self-storage facility on approximately 6.77 acres +/-, located in the 146th Street Commerce Centre PUD District.

Lauer presented an overview of the Detailed Development Plan amendment proposed to change the one story building to a two story building, as outlined in the staff report.

Jeff Ryan, on behalf of the petitioner, Real America Development, introduced himself.

Motion: To approve 1601-DDP-01 with the condition that all necessary approvals and permits be obtained from the Westfield Public Works Department prior to the issuance of an Improvement Location Permit.

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

Case No. 1602-DDP-03 [PUBLIC HEARING]

Description: Central Christian Church
SEC of 151st Street and Towne Road
Central Christian Church by Weihe Engineers requests Detailed Development Plan review for a new church building on approximately 19.99 acres +/-, located in the AG-SF1: Agriculture/Single-Family Rural District.

Todd presented an overview of the Detailed Development Plan, as outlined in the staff report.

Mark Thorpe, Weihe Engineers, on behalf of the petitioner, gave a brief overview.

Public Hearing opened at 7:19 p.m.

Cindy Spolgaric, 16131 Chancellors Ridge Way: Expressed concern about the architecture and whether it fits with the surrounding area.

Public Hearing closed at 7:20 p.m.

Kingshill asked about the size of the daycare and if it will be replacing the existing location and whether the new building will be replacing the existing church in Carmel or if this location would be a satellite campus.

Adam Chester, architect with Aspen Group on behalf of the petitioner, responded they anticipate one hundred and eighty (180) children in the daycare with potential expansion. He confirmed this site will be replacing the existing church and daycare and would not be a satellite campus.

Hoover inquired whether the timing of the future phases was known yet.

Chester replied the timing was not yet known.

No additional action is required at this time.

Case No. 1602-ODP-04 & 1602-SPP-04 [PUBLIC HEARING]

Description: West Rail
NEC of 156th Street and Ditch Road
Beazer Homes of Indiana, LLP by Nelson & Frankengerger requests Overall Development Plan and Primary Plat review for 183 single family lots on approximately 108.2 acres +/-, located in the West Rail PUD District.

Rubadue presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report and noted representatives on behalf of the petitioner were available for any questions or comments.

Public Hearing opened at 7:27 p.m.

No public comment.

Public Hearing closed at 7:27 p.m.

Hoover asked whether there were any changes to the design from the recent amendment to the PUD Ordinance and the proposed development plan.

Jon Dobosiewicz, Nelson and Frankengerger PC on behalf of the petitioner, responded that there were changes as the development plans were already being prepared at the time of the PUD Ordinance amendment.

No additional action is required at this time.

Case No. 1602-ODP-02 & 1602-SPP-03 [PUBLIC HEARING]

Description: Waterford at the Bridgewater, Parcel L3
SEC of 151st Street and Carey Road
Throgmartin Henke Development, LLP by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat review for twenty (20) single-family lots on approximately 10.23-acres +/-, located in the Bridgewater PUD District.

Lauer presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

David Mennel, on behalf of the petitioner, gave a brief presentation.

Public Hearing opened at 7:31 p.m.

No public comment.

Public Hearing closed at 7:32 p.m.

Smith asked whether the builders were known yet.

Mennel responded the builders have not yet been chosen.

Kingshill asked about the lot at the entrance in the adjacent Waterford section and whether headlights from vehicles would be an issue.

Mennel replied they have been working with that lot owner on positioning the opening of the subdivision and potentially incorporating additional landscaping to offset any potential impact so headlights were not a problem.

No additional action is required at this time.

Case No. 1601-PUD-01 [PUBLIC HEARING]

Description: Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A Wilson, Inc. by Nelson and Frankenberger requests a change in zoning from the Centennial North PUD District to the Wilshire PUD District.

Case No. 1601-ODP-03 & 1601-SPP-02 [PUBLIC HEARING]

Description: Wilshire PUD

North side of 156th Street, appx. 1,300 feet west of Spring Mill Road
Steve A Wilson, Inc. by Nelson and Frankenberger requests Overall Development Plan and Primary Plat approval of 86 residential lots on approximately 38.951 acres +/- located in the pending Wilshire PUD District.

Howard presented both the PUD Ordinance amendment and the Overall Development Plan and Primary Plat, as outlined in the staff reports.

Jon Dobosiewicz, Nelson and Frankenberger PC on behalf of the petitioner, gave a brief presentation of both items.

Public Hearing opened at 7:38 p.m. for both agenda items.

Robyn Wirkerman, 15919 Ditch Road: Noted she was not provided notice of the neighborhood meeting but commented for \$300,000 homes they seem to be very close together, particularly along the east property line abutting the adjacent neighborhood. Suggested a more natural rural setting would be appropriate with prairie grasses and wild flowers similar to West Rail and the Conservancy theme. Would also like to see a larger playground space.

Public Hearing closed at 7:41 p.m. for both agenda items.

Hoover inquired whether the Unified Development Ordinance's perimeter architectural standards

were being applied, and asked for the petitioner's consideration regarding a playground.

Dobosiewicz replied about twenty (20) people attended a neighbors' meeting, with about twelve (12) from Crosswind Commons where landscaping and drainage was discussed with those that attended and shared the property line. He also noted the density of the proposed amendment is less than currently permitted, and that the PUD Ordinance does default to the Unified Development Ordinance's perimeter architectural standards.

No additional action is required at this time.

Case No. 1602-CPA-01 [PUBLIC HEARING]

Description: The Conservancy Addendum

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

Skelton provided a brief procedural overview and clarification of the proposed addendum.

Pohlman presented an overview of the proposed addendum, as summarized in the staff report, and noted that all written comments received prior to the meeting have been provided with the Plan Commission's agenda materials.

Kristen Burkman, on behalf of the petitioner, gave a presentation of their proposed addendum. Dr. Ginney Kelleher and Dr. Bruce VanNatta, on behalf of the petitioner, also provided brief presentations.

Public Hearing opened at: 8:20 p.m.

Woodard arrived at 8:25 p.m.

Bill Koss, 15411 Shelborne Road; Opposes the addendum because land owners should not be limited to the options imposed by others who may not own substantial acres. If people want to stop development they need to purchase the land themselves and not restrict the property of other people. Noted submitted written comments.

Jerry McColgin, 17040 Eagletown Road; Opposes the addendum as it is stated, thinks it is a good idea but not for this area. Other areas in the township would better suited that have large areas of natural land. Believes that buffers and conservation efforts can still be accomplished with development proposals.

Paul Estridge, 15747 Oak Road; The effect of this addendum would be a moratorium on development in this area. The existing Comprehensive Plan already sets aside areas of the community this type of development even though there is no demand for conservancy subdivisions. Presented a map depicting a majority of the landowners within the area that oppose the addendum.

Nels Ackerson, 14211 State Highway 32; Opposes the addendum because the concepts can already be adopted by the landowners who voluntarily wish to do so. He referenced a map of landowners

who are opposed to the plan and commented that it is not that they don't like nature, but don't believe it should be the government telling them what they can do with the conservation of their land which they are already doing. Noted submitted written comments.

Charles Davis, 15802 Springmill Road; Opposes the addendum as it is written. It seems unfair for a few property owners to force their wants and needs on other property owners. If they want larger lots and green space, then they should purchase farm property around their land to achieve their desires. The proposed restrictions will increase property taxes and leave less money for road construction. It is ineffective to restrict development to a rural area where investment has already been made. Noted submitted written comments.

Judy Crandall, 4873 Windrift Way; Opposes the addendum. Stated the task group did not communicate with landowners in the area that the addendum was being processed. Why are the wishes of only a few residents carrying more weight than the large landowners who own nearly 2,000 acres within the affected area? How could the addendum be considered without any fiscal consideration? Noted submitted written comments.

Kurt Homann, 15404 Shelborne Road; Opposes the addendum. Asked why as an owner within the area being considered he only found out about the public hearing because of a newspaper article. He believes the addendum needs more study before a decision is made.

Nancy Davis, Westfield; Opposes the addendum. Stated that as a third generation farmer in the area that farming is becoming increasingly difficult. She noted that there is no wildlife or streams on her land, so why is the addendum being imposed on her property? Suggested that the economic impact is analyzed. Her family wants to sell her property for the best use, which is residential development. Noted submitted written comments.

Karna Baker, 1816 West 161st Street; Supports the addendum. She believes there needs to be less development and that more development results in more problems.

David Compton, Pulte Group, 11590 North Meridian Street; Opposes the addendum. Presented that Pulte is the contract buyer of Woodwind Golf Course and that they are working on a development proposal to maintain the golf course as a sustainable public course. Supports individual owners voluntarily applying conservation and buffering to their properties, but does not support the addendum as written. Noted submitted written comments.

Gary Watkins, 2191 West 166th Street; Supports the addendum. Commented that the existing community assets and rural living opportunity needs to be supported and protected. Noted submitted written comments.

Mark Thompson, 169th Street, representing owners of Woodwind Golf Course; Opposes the addendum. The golf course would not be viable if the addendum is passed as proposed.

Kate Collins, P.O. Box 44670, representing the Builders Association of Indianapolis; Opposes the addendum in its current form but desires to work with the task group for compromises. Commented that if the addendum were to be adopted, then it would reduce land values and that the current

Comprehensive plan already allows for the proposed type of conservancy development. Concerns that the addendum doesn't contemplate transitional areas near State Highway 32 or 146th Street and that consideration should be given to utility and tax rate impacts. She submitted her comments.

Karen Jamesen, 1421 State Highway 32; Opposes the addendum. The addendum is unfair to those that have invested and planned under the current Comprehensive Plan. As proposed, the addendum does not allow for transitions, and includes very little diversity for housing options. No one will be able to afford to live in Westfield.

Clark Byrum, 3810 West 146th Street; Opposes the addendum. Intended to develop his land once infrastructure was extended, which will never happen if this addendum is adopted. Concerned with the tax impact on the community and that this plan will effect more than just the people around the golf course. The existing Comprehensive Plan is a good plan, so why change it?

Doc O'Neal, 12938 Brighton Court, Cohoat and O'Neal, manager of Woodwind Golf Course; Opposes the addendum. Believes the golf course is an asset to the community is excited to be working with the Pulte Group for a development that will be an asset and save the golf course. Would like to see a compromise between the addendum and the existing Comprehensive Plan to accomplish the task group's intended goals because element in the addendum are counter to supporting the golf course.

Josh Motsinger, 18681 Joliet Road, on behalf of Central Christian Church; Opposes to the addendum because the church intends to sell some of their land to fund their new campus to a developer intending to develop a traditional neighborhood.

David B. Hughes, 13782 Driftwood Drive, representing Timothy J. Murphy Charitable Lead Trust and Thomas Murphy; Opposes to addendum. He noted his submitted written comments for this clients that own roughly ten percent (10%) of the land within the proposed area.

John Levinsohn, 159th Street and Towne Road; Opposes the addendum. The proposed area is an odd location for conservation given the nature of surrounding development and infrastructure including sewers and roads in the area.

Bryan Stumpf, 12965 Old Meridian Street; Opposes the addendum. Commented this is a big change for a large area with a big impact. The current Comprehensive Plan is working and investments have been made accordingly. The addendum will not work because conservation subdivisions are economically difficult to develop and these types of subdivisions are already encouraged elsewhere and have not been built.

Dr. Cynthia Stafford, 15736 Towne Road; Supports the addendum. Chose to live here because of the rural feel and applauds preservation efforts. She noted her submitted written comments.

Chris Bluto, 16438 Lakeville Xing; Complemented the task group for their work whether others are agree or disagrees because its important to look at how we conserve. He supports some type of conservation, whether it is this addendum or one that has come after further discussion.

Robyn Wirkerman, 15919 Ditch Road; Supports the addendum. The area would be ideal for a conservancy subdivision that could possibly include her desired agritourism/restaurant use.

John Daly, 15936 Little Eagle Creek Avenue; Supports the addendum. Commented that bad development is irreversible and cannot be undone. The conservancy area is a jewel of Westfield.

Steve Polizzi, 146th Street and Towne Road; Opposes the addendum. No reason to change the existing Comprehensive Plan that included a comprehensive involvement of the community.

Katy Kaylor, 2101 West 161st Street, on behalf of David Kaylor; Supports the addendum. Read her son's submitted letter as the voice of the future generation. She noted he and her family support the addendum.

Brian Brunner, 3525 West 131st Street, on behalf of BCE Associates IV, LLC; Opposes the addendum. Further impact studies should be done to consider the economic impact of the addendum because the existing Comprehensive Plan is supported. Believes the proposal as a whole needs to be discussed more thoroughly before going forward, if at all, and that the task group's process to date has not been inclusive.

Robert McColgin, 1064 Rickwood Drive; Opposes the addendum. Addendum will decrease property values. The existing Comprehensive Plan sets a good vision. The proposed addendum is from a vocal minority and doesn't support the land owners' choices. The proposed addendum does not provide flexibility, transition areas and will cause a loss of major financial assets.

Jen Smith, 16941 Joliet Road; Supports the addendum. Specifically supports conservation subdivisions and open space because the County is severely underserved in park acreage compared to the rest of the State.

Public hearing closes at 9:45 p.m.

Dr. VanNatta responded the public hearing is simply the beginning of the process and they will take all the information and work on addressing the issue with more discussions and meetings.

Skelton explained the Department would prepare a list of issues that were brought up in the written comments and during the public hearing and share that list with the petitioner to respond to prior to the next time this item appears on the Plan Commission's agenda.

Burkman noted any questions or if persons would like to be included in future discussions that were not included the first time around to share their contact information.

No additional action is required at this time.

Case No. 1601-ODP-01 & 1601-SPP-01 [CONTINUED]

Description: The Trails
East of Oak Ridge Road, South of State Road 32
Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres+/- located in the Trails PUD District.

Case No. 1510-ODP-20 & 1510-SPP-20 [CONTINUED]

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

Case No. 1512-PUD-27 [CONTINUED]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater LLC by Bose McKenney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

Case No. 1506-ZC-02 [CONTINUED]

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

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

No report.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (9:52 pm)

Motion: Kingshill: Second: Horkay: Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

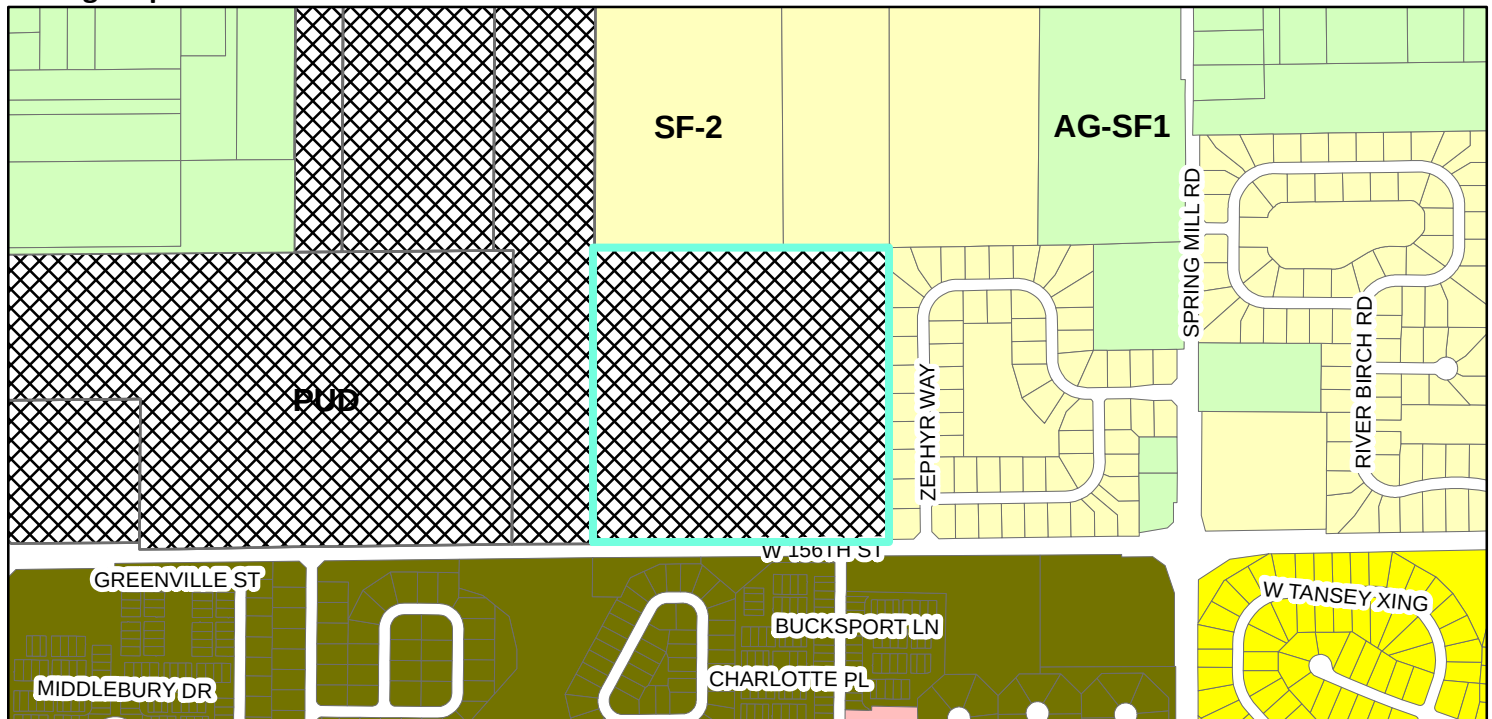
Secretary, Matthew S. Skelton

Aerial Location Map

 Subject Parcel



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 LB (Local Business)

 PUD (Planned Unit Development)

 SF-2 (Single Family - 2)

 SF-3 (Single Family - 3)

 SF-3 Cluster

 Parcel

EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1601-PUD-01.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 5)

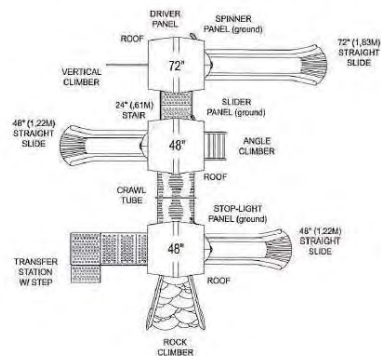


EXHIBIT D **Playground Equipment** (Page 1 of 1)

Wilshire Proposed Playground Equipment



Mega Tunnel Junction AGE: 5-12
PSD-1104-FTD



Heavy Duty Swings AGE: 2-12

SWING-H8-4.

- 4-Seats 2-3/8" (6,03cm) outer diameter end posts and 3-1/2" (8,8cm) outer diameter top rail
- Slash-proof, black belt swing seats with zinc coated chains
- Priced as shown with the 8' (2,44m) high top rail and 4-seat option
- Also available: 8' (2,44m) high with 2, 6 or 8 seats or 10' (3,05m) high with 2, 4, 6 or 8 seats

9100
42
200
none

200500028800
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-11-2005 At 02:00 pm.
ORDINANCE 91.00

ORDINANCE NO. 05-10

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

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0408-PUD-07) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on March 28, 2005 and

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

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

SECTION 1. WC-16-04.

The Zoning Ordinance and the Zone Map of the Zoning Ordinance are hereby amended as described in the attached "Centennial North Planned Unit Development.

See attached Exhibit 1 for legal description.

Best Possible Image All Pages

5/3/2005

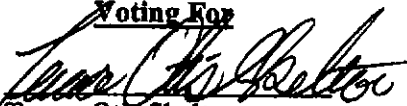
Ordinance 05-10
Centennial North PUD rezone

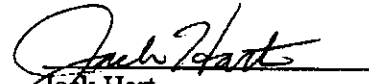
SECTION 2. This ordinance shall be in full force and effect from and after its passage.

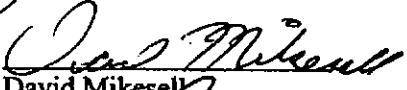
ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF
WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF
May, 2005

WESTFIELD TOWN COUNCIL

Voting For


Teresa Otis Skelton


Jack Hart


David Mikesell


Bob Smith


Ron Thomas

Voting Against

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

Abstain

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

ATTEST:


Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

5/3/2005

Ordinance 05-10
Centennial North PUD rezone

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

The Westfield-Washington Township Advisory Plan Commission met on Monday, March 28, 2005, to consider a Planned Unit Development (PUD). Notice of public hearing on March 28, 2005, was presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed PUD is as follows:

0408-PUD-07, 156th Street & Ditch Road
Centennial North PUD, 380 residential units on 157 acres,
by Estridge Development

A motion was approved to forward this request to the Westfield Town Council with a positive recommendation (5-2-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on March 28, 2005.



Kevin G. Buchheit, AICP, Secretary

April 4, 2005

Date

**DRAFT MINUTES WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION**

MARCH 28, 2005

0408-PUD-07 **156th Street & Ditch Road.** Centennial North PUD, 380
residential units on 157 acres, by Estridge Development.

Mr. Stumpf, Estridge Companies, presented the details of the project. Stumpf stated they have been working with the Committee and have worked through some of the concerns including a revised land plan, where they have decreased the density.

Kelleher stated concern regarding the fact that Centennial residents have decided they do not want the added people using their pool and other facilities; therefore, she would like to see the pool put back in as it was originally proposed.

Stumpf stated they were not committing to a pool on this project.

Thomas opened the floor to the public for their comments.

Ms. Michelle Bryant thanked Stumpf for working with her, moving the town homes, and listening to ideas regarding creating some natural habitats in the area.

Mr. John Dippel supports the revised plan and spoke in favor of adding the pool.

Horkay expressed concern about the language under Exterior Surfaces. He stated it references contact fiber board under what will be approved by the developer. He does not want to see approval determined by the developer of what equivalent materials are; therefore, he feels we should retain more control over what equivalent materials might be.

The Commission determined "equivalent materials" would be determined by the Town's Approved List, and the Planning Department would be responsible for making sure a project had the appropriate "approved" materials.

Thomas discussed the issue of the Buckeye Pipeline going through this property. He stated he would like to see Estridge make a commitment that they pass along this pipeline information to the residents and that the Homeowner's Association would also pass this information on to new residents.

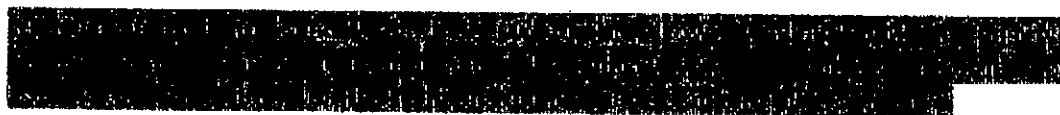
Kelleher moved to send a negative recommendation to the Town Council on 0408-PUD-07 unless Estridge would commit to the addition of a pool.

Kelleher withdrew her motion.

Stumpf returned to the meeting and the Commission returned to previous discussion on item, 0408-PUD-07.

Stumpf discussed the issue of the pool with Mr. Paul Estridge, who has conceded to add the pool under protest with the condition that if the Centennial residents wish to allow a reciprocal agreement for the use of the pool, a pool would not be required in Centennial North.

Thomas stated that if the Centennial North residents did come to an agreement with the Centennial residents to use the pool, some kind of crossing needs to be installed so traffic does not become a dangerous issue for pedestrians.



Stevenson seconded, and the motion passed 5-2 (Horkay, Peyton)-0.

Stevenson moved to continue 0408-PUD-07 to the April Plan Commission meeting in order for Estridge to make a decision on whether to commit to the addition of a pool.

Stevenson withdrew her motion.

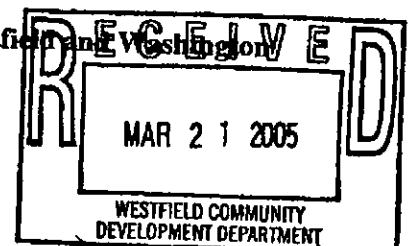
This item would be revisited later in the meeting in order to give Stumpf time to discuss pool issue with Mr. Paul Estridge.

Centennial North
Planned Unit Development

ORDINANCE NO. 05-10

Final Draft 03-21-05

An ordinance amending the Zoning Ordinance of the Town of Westfield and Washington
Township, Hamilton County, Indiana



Centennial North Planned Unit Development Ordinance

TABLE OF CONTENTS AND SCHEDULE OF EXHIBITS

TABLE OF CONTENTS

	<u>PAGE</u>
Section 1. Legislative Intent	4
Section 2. Effect	4
Section 3. Reclassification of Zoning	4
Section 4. Applicability of Zoning Ordinance	5
Section 5. Development Standards	5
Section 6. Architectural Standards	5
Section 7. Street Standards	6
Section 8. Landscape Standards	6
Section 9. Signage Standards	8
Section 10. Conceptual Land Plan and Phasing of Development Plans	8
Section 11. Definitions	8

SCHEDULE OF EXHIBITS

- A. Architectural Standards for Area A – Village Collection Homes
- B. Architectural Standards for Area B – Ameritage Homes on 70' Lots
- C. Architectural Standards for Area C – Ameritage Homes on 80' Lots
- D. Architectural Standards for Area D – Lockerbie Town Home Collection
- E. Development Standards
- F. Conceptual Land Plan, Open Space Concept, Amenities Center Concept, Landscape Buffering
- G. Real Estate – Legal Description
- H. Development Plan Review (DPR) provisions of the Zoning Ordinance
- I. Landscaping Standards of the Zoning Ordinance
- J. Lighting Standards of the Zoning Ordinance
- K. Sign Standards of the Zoning Ordinance

CENTENNIAL NORTH PLANNED UNIT DEVELOPMENT

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Centennial North PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by the Estridge Development Company, Inc. for the real estate containing approximately 157.144 acres more or less, legally described on Exhibit "F" hereto, and located in Washington Township, Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the _____ day of _____, 2005; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

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

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character, and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvements on-site so as to preserve desirable features; and
- G. Mitigate the problems that may be presented by specific site conditions.

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

SECTION 3. RECLASSIFICATION OF ZONING. The zoning classification of the Real Estate is reclassified on the Zone Map to the Planned Unit Development District classification – Centennial North PUD, the underlying zoning classification of which shall be the SF-3 District of the Zoning Ordinance in force at the time of the enactment of this Centennial

North PUD. Permitted uses shall be restricted to single family attached and detached dwellings and their typical accessory uses (e.g. amenity center, playgrounds, etc.) as detailed in the table below. The maximum gross density of the community shall be 2.5 dwelling units per acre.

Area	Use	Number of Dwelling Units	Approximate Acreage
A	Single Family Detached Residences	70	28.9
B	Single Family Detached Residences	107	41.0
C	Single Family Detached Residences	92	56.1
D	Single Family Attached Residences	124	31.1
	Totals	393	157.1

Note: The acreages and number of dwelling units listed in the above table may increase or decrease by 15%, but the maximum number of dwelling units shall be 393 dwelling units.

SECTION 4. APPLICABILITY OF ZONING ORDINANCE. Subject only to the following changes and modifications set forth herein and contained in the plans and drawings which are attached hereto as exhibits, all of the provisions of the Zoning Ordinance in force and effect at the time of the enactment of this Centennial North PUD including, without limitation, the DP Provisions, the Landscaping Standards, the Lighting Standards, and the Sign Standards, shall apply to the Real Estate.

SECTION 5. DEVELOPMENT STANDARDS. The applicable development standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit E.

SECTION 6. ARCHITECTURAL STANDARDS. The applicable architectural standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit A, Exhibit B, Exhibit C, and Exhibit D respectfully.

SECTION 7. STREET STANDARDS. The street design standards shall be the same as those within Centennial. The Developer shall not be required to install street lights as required by WC 16.04.240(I). Dusk to dawn lights on the homes and uplights on the entry walls shall be used in lieu of street lights.

SECTION 8. LANDSCAPE STANDARDS.

A. Road Frontage Standards

1. Where the Real Estate abuts primary arterials, secondary arterials, or collector roads not internal to the Real Estate, at least one shade tree or evergreen tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees shall not be required along detention ponds or within gas pipeline easements. Trees planted along road frontage shall be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

B. Perimeter Landscape Buffering

1. Landscape buffering shall be required along the perimeter of the site as illustrated on the Landscape Buffering Plan in Exhibit F.
2. No perimeter landscape buffer shall be required along detention ponds or along the school property line.
3. Type A Buffer
 - a. The Type A Buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential land uses.
 - b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20)

linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required planting shall be evergreen trees.

- c. Where the buffer abuts existing woodlands at least 50 feet deep, the buffer shall be a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required planting shall be evergreen trees.
- d. Plantings required to be placed in the Type A buffer shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

4. Type B Buffer

- a. The Type B Buffer is intended to soften the visual appearance of the rear yards of homes from adjacent streets external to the Real Estate. This type of buffer is not required by the standard landscape ordinance.
- b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least 50% of the required planting shall be evergreen trees.
- c. Plantings required to be placed in the Type B buffer shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

C. Parking Lot Landscaping

- 1. Due to its location at the interior of the site, the parking lot at the amenities center shall not be required to comply with the parking lot landscaping requirements of the Zoning Ordinance.

SECTION 9. SIGNAGE STANDARDS. The Real Estate shall be permitted a maximum of 64 square feet of sign area on one or more monument signs per entrance. The monument sign(s) shall not exceed nine (9) feet in height.

SECTION 10. CONCEPTUAL LAND PLAN AND DEVELOPMENT OF REAL ESTATE. The Development Plan for the Real Estate shall be submitted approved in one (1) phase pursuant to the Conceptual Land Plan. The Development Plan for the Real Estate may be submitted at any time within three (3) years from the enactment of this Centennial North PUD, without the need for an extension of time from the Plan Commission; however, a Development Plan for the Real Estate may not be submitted more than three (3) years after the date of the enactment of this PUD Ordinance, without an extension of time from the Plan Commission.

SECTION 11. DEFINITIONS. The following definitions shall apply in this Centennial North PUD:

Building Height: The distance measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.

Conceptual Land Plan: Attached hereto and incorporated herein by reference as Exhibit "F" is the Conceptual Land Plan for Area A, Area B, Area C, and Area D.

DPR Provisions: Attached hereto and incorporated herein by reference as Exhibit "H" are the Development Plan Review provisions (the "DPR Provisions") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Landscape Standards: Attached hereto and incorporated herein by reference as Exhibit "I" are the Landscape Standards (the "Landscape Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Lighting Standards: Attached hereto and incorporated herein by reference as Exhibit "J" are the Lighting Standards (the "Lighting Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Living Space: The square footage of the home exclusive of garages, porches, patios, and basements.

Nailite: Polypropylene specialty siding panels manufactured with injection-molding technology and a proprietary coating process that replicates cedar siding.

Openspace: Commonly-owned areas within the community including parks, public pathways, water detention areas, screening buffers, etc., but not including water retention ponds and rights-of-way.

Sign Standards: Attached hereto and incorporated herein by reference as Exhibit "K" are the Sign Standards (the "Sign Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Vinyl: Vinyl siding shall have a minimum 0.044 thickness.

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2005 BY THE
TOWN COUNCIL OF THE TOWN OF WESTFIELD, INDIANA.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain

Teresa Otis Skelton

Teresa Otis Skelton

Teresa Otis Skelton

Jack Hart

Jack Hart

Jack Hart

David Mikesell

David Mikesell

David Mikesell

Bob Smith

Bob Smith

Bob Smith

Ron Thomas

Ron Thomas

Ron Thomas

ATTEST:

Cindy Gossard, Clerk Treasurer

EXHIBIT A

ARCHITECTURAL STANDARDS FOR AREA A Village Collection Homes

A. Architectural Standards

1. **Design Elements.** Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. **Roof Form and Overhangs**
 - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - b. All residences shall have eaves of a minimum eight inch overhang.
3. **Design Objectives.** Residences shall be required to meet the following:
 - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
 - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. **Garage Composition and Orientation**
 - a. All residences shall have a minimum two car attached garage.
 - b. Front load garages shall be permitted.
5. **Typical Lot Landscaping**
 - a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. **Exterior Surfaces**
 - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
 - b. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
 - i. Side load or angled garage
 - ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen inches (16");

- iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
 - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
 - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
 - viii. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
 - ix. Separate overhead door per car for each garage;
 - x. Roof design featuring hip roof, dormers (two minimum), a reverse gable, a shed roof accent, two (2) or more roof planes, or a covered front entry;
 - xi. Architecturally-treated entranceways (for homes without a front porch);
 - xii. Bay window;
 - xiii. Transom window(s);
 - xiv. Veranda/balcony;
 - xv. Garage doors containing windows of high standard and quality;
 - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xvii. Exterior chase fireplace.
- c. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Side load or angled garage;
 - ii. Hip roof;
 - iii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

- v. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - vi. Three or more windows on the façade;
 - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
 - viii. Bay window;
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xii. Exterior chase fireplace.
 - xiii. Architectural treatment on gable ends; or
 - xiv. Sunroom or screened porch.
- d. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear façades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);
 - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
 - iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
 - vi. Elevated deck with decorative rail a minimum of 12 feet in width;
 - vii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - viii. Bay window;

- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

EXHIBIT B

ARCHITECTURAL STANDARDS FOR AREA B Ameritage Homes on 70' Lots

A. Architectural Standards

1. **Design Elements.** Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
2. **Roof Form and Overhangs**
 - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.
3. **Design Objectives.** Residences shall be required to meet the following:
 - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
 - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. **Garage Composition and Orientation**
 - a. All residences shall have a minimum two car attached garage.
 - b. Front load garages shall be permitted.
5. **Typical Lot Landscaping**
 - a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.
6. **Exterior Surfaces**
 - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
 - b. Generally, all homes shall have masonry or equivalent, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
 - c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

- i. Side load or angled garage
 - ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
 - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
 - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
 - viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
 - ix. Separate overhead door per car for each garage;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
 - xi. Architecturally-treated entranceways (for homes without a front porch);
 - xii. Bay window;
 - xiii. Transom window(s);
 - xiv. Veranda/balcony;
 - xv. Garage doors containing windows of high standard and quality;
 - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xvii. Exterior chase fireplace.
- d. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Side load or angled garage;
 - ii. Hip roof;

- iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;
 - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
 - v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - vi. Three or more windows on the façade;
 - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
 - viii. Bay window;
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xii. Exterior chase fireplace.
 - xiii. Architectural treatment on gable ends; or
 - xiv. Sunroom or screened porch.
- e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);
 - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
 - iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

- v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
- vi. Elevated deck with decorative rail a minimum of 12 feet in width;
- vii. Roofline direction change or roofline height change greater than sixteen inches (16");
- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

EXHIBIT C

ARCHITECTURAL STANDARDS FOR AREA C Ameritage Homes on 80' Lots

A. Architectural Standards

1. **Design Elements.** Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
2. **Roof Form and Overhangs**
 - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.
3. **Design Objectives.** Residences shall be required to meet the following:
 - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
 - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. **Garage Composition and Orientation**
 - a. All residences shall have a minimum two car attached garage.
 - b. Front load garages shall be permitted.
5. **Typical Lot Landscaping**
 - a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.
6. **Exterior Surfaces**
 - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
 - b. Generally, all homes shall have masonry or equivalent, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
 - c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

- i. Side load or angled garage
 - ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
 - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
 - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
 - viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
 - ix. Separate overhead door per car for each garage;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
 - xi. Architecturally-treated entranceways (for homes without a front porch);
 - xii. Bay window;
 - xiii. Transom window(s);
 - xiv. Veranda/balcony;
 - xv. Garage doors containing windows of high standard and quality;
 - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xvii. Exterior chase fireplace.
- d. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Side load or angled garage;
 - ii. Hip roof;

- iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;
 - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
 - v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - vi. Three or more windows on the façade;
 - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
 - viii. Bay window;
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xii. Exterior chase fireplace.
 - xiii. Architectural treatment on gable ends; or
 - xiv. Sunroom or screened porch.
- e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);
 - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
 - iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

- v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
- vi. Elevated deck with decorative rail a minimum of 12 feet in width;
- vii. Roofline direction change or roofline height change greater than sixteen inches (16");
- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

EXHIBIT D

DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR AREA D Lockerbie Town Home Collection

A. Architectural Standards

1. **Design Elements.** Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. **Roof Form and Overhangs**
 - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - b. All residences shall have eaves of a minimum eight inch overhang.
3. **Design Objectives.** Residences shall be required to meet the following:
 - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
4. **Garage Composition and Orientation**
 - a. 75% of all residences shall have a minimum two car attached garage.
 - b. Rear load garages shall be mandatory.
5. **Typical Lot Landscaping**
 - a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. **Exterior Surfaces**
 - a. Permitted exterior surfaces shall include: nailite, vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
 - b. Generally, all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of five foot (5') returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
 - c. Each town home building using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
 - i. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
 - ii. Roofline direction change or roofline height change greater than sixteen inches (16");

- iii. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - iv. Architectural break, including cantilevered offsets of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
 - v. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
 - vi. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
 - vii. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes, or a covered front entry;
 - viii. Architecturally-treated entranceways (for homes without a front porch);
 - ix. Bay window;
 - x. Transom window(s);
 - xi. Veranda/balcony; or
 - xii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows).
- d. Each town home building using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Hip roof or two (2) or more roof planes;
 - ii. Roofline direction change or roofline height change greater than sixteen inches (16");
 - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
 - iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - v. Three or more windows on the façade;
 - vi. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;

- vii. Bay window;
 - viii. Transom window(s);
 - ix. Veranda/balcony;
 - x. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
 - xi. Exterior chase fireplace; or
 - xii. Architectural treatment on gable ends.
- e. Each town home building using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear facades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
 - ii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
 - iii. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
 - iv. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
 - v. Roofline direction change or roofline height change greater than sixteen inches (16");
 - vi. Bay window;
 - vii. Transom window(s);
 - viii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
 - ix. Exterior chase fireplace; or
 - x. Architectural treatment on gable ends.

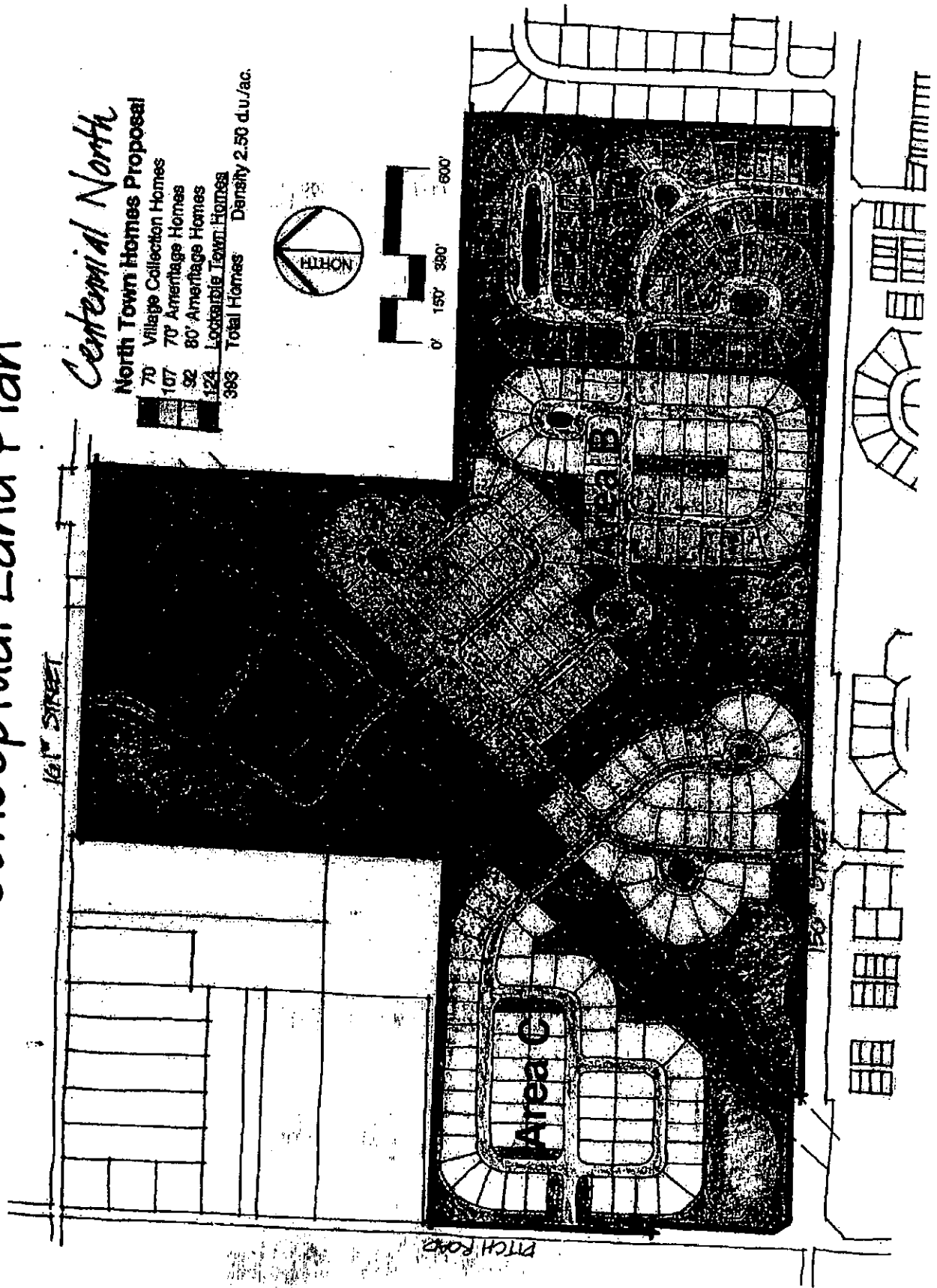
EXHIBIT E
DEVELOPMENT STANDARDS

Development Standard	Area A	Area B	Area C	Area D
Home Type	Village Collection	Ameritage Homes	Ameritage Homes	Lockerbie Town Homes
Minimum Lot Width at Building Line	60'	70'	80'	30' (1)
Minimum Lot Depth	125'	125'	125'	80'
Minimum Lot Frontage on Street	45'	50'	50'	25'
Minimum Lot Area	7,500 s.f.	8,750 s.f.	10,000 s.f.	2,400 s.f. (2)
Minimum Front Yard Setback	20'	20'	20'	15'
Minimum Side Yard Setback	5'	5'	5'	0'
Minimum Rear Yard Setback	20'	20'	20'	15'
Maximum Building Height	35'	35'	35'	40'
Minimum Separation between Buildings	12'	12'	12'	20'
Minimum Living Space for One Story Homes	1,750 s.f.	1,600 s.f.	1,600 s.f.	n/a
Minimum Living Space for Two Story Homes	2,180 s.f. (3)	2,000 s.f.	2,000 s.f.	1,700 s.f. (4)

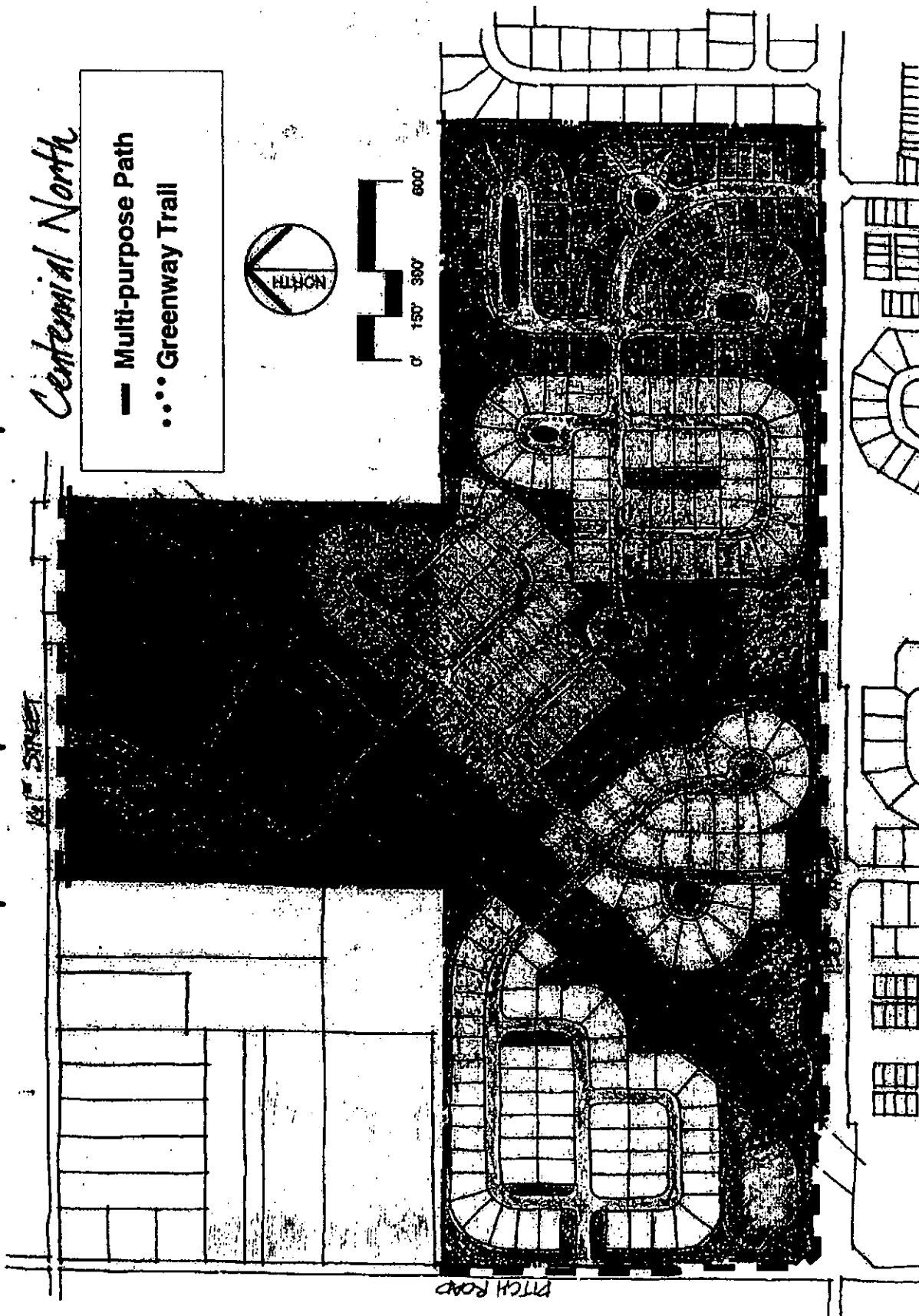
Notes:

- (1) Exception: up to 25% of the town homes in Area D may have a minimum lot width of 25 feet.
- (2) Exception: up to 25% of the town homes in Area D may have a minimum lot area of 2,000 s.f.
- (3) Exception: up to 25% of the two-story homes in Area A may have a minimum living space of 2,050 s.f.
- (4) Exception: up to 25% of the town homes in Area D may have a minimum living space of 1,475 s.f.

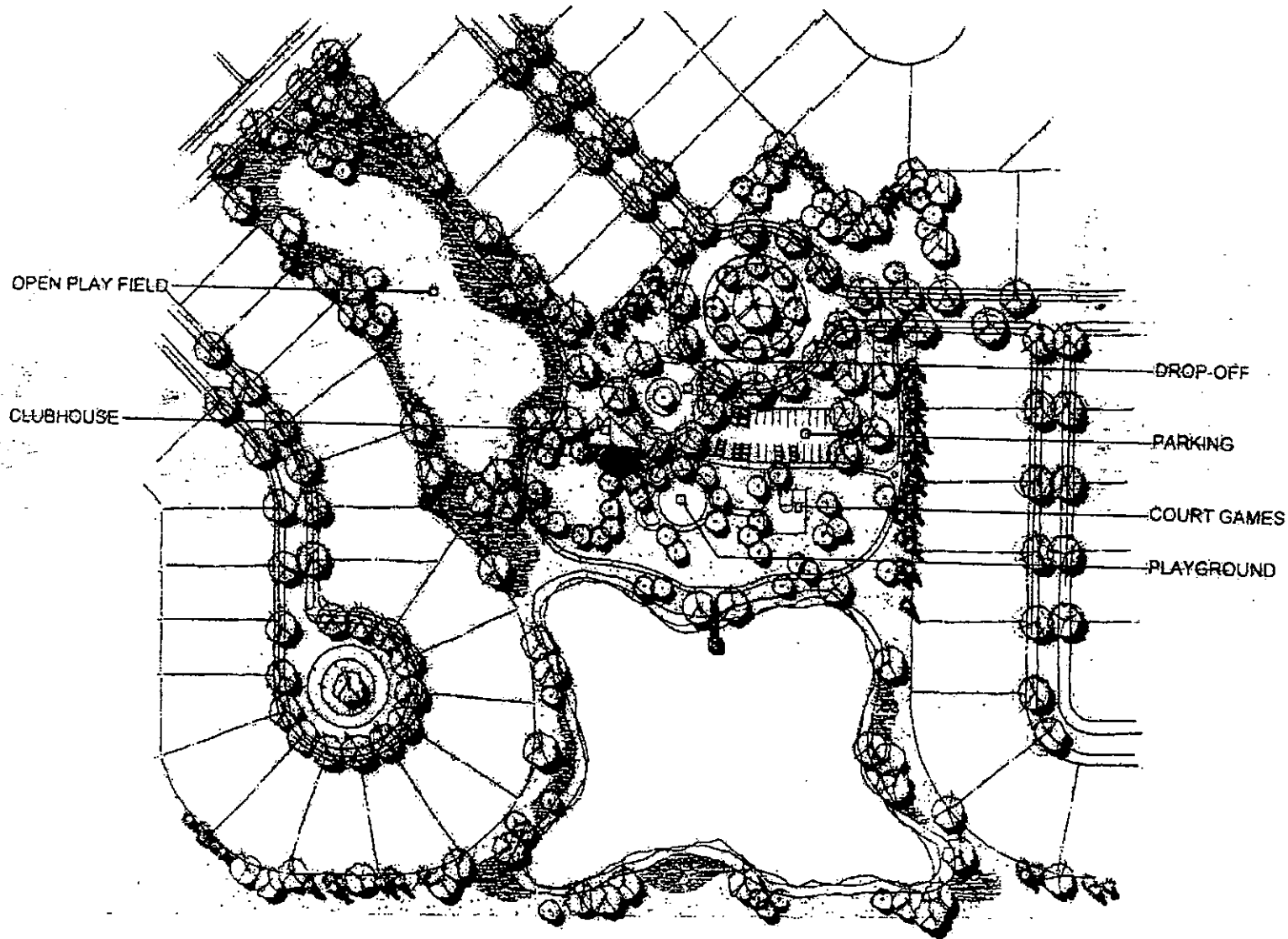
Conceptual Land Plan



Open Space Concept



Amenities Center Concept



Landscape Buffering

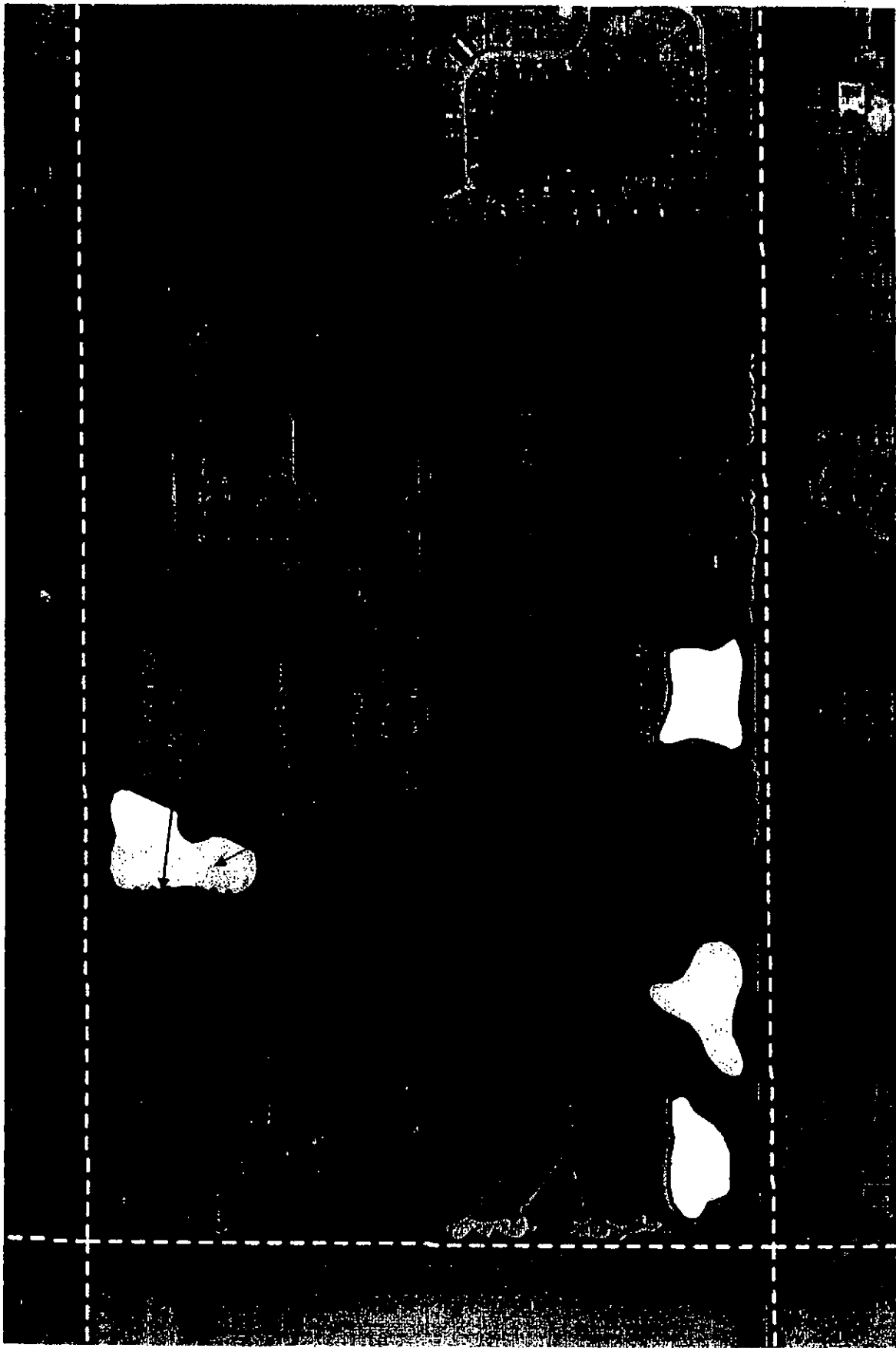


EXHIBIT F

CONCEPTUAL LAND PLAN, OPENSOURCE CONCEPT, AMENITIES CENTER CONCEPT, AND LANDSCAPE BUFFERING

A. Conceptual Land Plan

1. The conceptual land plan for the project contains approximately 393 homes in four different home collections. The development and architectural standards for the home collections are outlined in Exhibits A through E.
2. The locations of the home collections are shown on the attached Conceptual Land Plan.

B. Open Space Concept

1. The majority of the open space within the project will follow a naturalistic design theme. The landscaping will use native and naturalizing plants including prairie and wildflower meadows. Areas designated for active recreation will utilize more manicured turfgrass areas and plant material.
2. The attached Open Space Concept Plan illustrates how the network of open spaces and trails within the community will be structured.
3. A minimum of 30% of the site shall be commonly-owned openspace.
4. No portion of a privately-owned single family detached residential lot shall encroach into the gas pipeline easements.

C. Amenities Concept

1. The abundance of open space in the community offers active and passive recreation opportunities.
2. Passive recreation opportunities are provided around the ponds, throughout the wildflower meadows, and in pockets of common area throughout the development.
3. Active recreation will be focused around the Amenity Center located in the middle of the community. The amenity center will contain a clubhouse, a playground, court games, and an open play field. These amenities are illustrated on the attached Amenity Area Concept plan.
4. Multi-use paths will run through the community connecting 156th Street with 161st Street. The paths will also connect to the Amenity Center. Multi-use paths will also run along the perimeter of 156th Street, 161st Street, and Ditch Road as required by the Thoroughfare Plan.

EXHIBIT G

REAL ESTATE - LEGAL DESCRIPTION

Legal Description for the Easternmost 40 acres:

Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, containing 40 acres more or less.

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY TO BE DESCRIBED AS FOLLOWS:

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

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

I further certify that the building(s) on the above-described real estate are located on and within the boundaries of said premises and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by scale on Community Panel No. 180083 0120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 23, 2003

Curtis C. Huff
Registered Land Surveyor
No. 80040348

Legal Description for the Balance of the Site:

OVERALL TRACT (Tract A & B)

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

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 09 minutes 24 seconds East (assumed bearing) along the West line of the Southwest Quarter of said Quarter Section 1312.51 feet to the Northwest corner thereof; thence North 89 degrees 22 minutes 30 seconds East along the North line of said Quarter-Quarter Section 1309.47 feet to the Northeast corner thereof; said point also being the Southwest corner of the Northeast Quarter of said Quarter Section; thence North 00 degrees 09 minutes 02 seconds East along the West line of the said Quarter-Quarter Section 1318.78 feet to the Northwest corner thereof; thence North 89 degrees 27 minutes 13 seconds East along the North line of said Quarter-Quarter Section 1307.78 feet to the Northeast corner thereof; thence South 00 degrees 00 minutes 39 seconds West along the East line of said Quarter Section 2617.77 feet to the Southeast corner thereof; thence South 89 degrees 17 minutes 48 seconds West along the South line of said Quarter Section 2622.31 feet to the place of beginning containing 118.193 acres, more or less.

I further certify that there are no building(s) on the above-described real estate and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by scale on Community Panel No. 180063 D120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 12, 2003

Curtis C. Huff
Curtis C. Huff
Registered Land Surveyor
No. 80040348

INSTRUMENT NO. 123456789
JUNE 12, 2003



BEST POSSIBLE IMAGE

EXHIBIT H

DEVELOPMENT PLAN REVIEW (DPR) PROVISIONS

This exhibit will contain the Development Plan Review (DPR) Provisions of the Zoning Ordinance, found in Section 16.04.165 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT I

LANDSCAPING STANDARDS

This exhibit will contain the Landscaping Standards of the Zoning Ordinance, found in Sections 16.06.010 et. seq. of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT J

LIGHTING STANDARDS

This exhibit will contain the Lighting Standards of the Zoning Ordinance, found in Sections 16.07.010 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT K
SIGN STANDARDS

This exhibit will contain the Sign Standards of the Zoning Ordinance, found in Sections 16.08.010 through 16.08.090 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

January 26, 2016 Wilshire Neighborhood Meeting Summary

Project: Wilshire PUD District - Docket No. 1601-PUD-01

Date: Tuesday, January 26, 2016 at 6:30 pm

Location: Westfield City Hall building, 130 Penn Street, Westfield, Indiana

Attendees: Ty Rhinehart – Drees Homes

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Pam Howard – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet Ex. A)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. What kind of landscaping or buffer will there be between the Wilshire subdivision and the Crosswind Commons subdivision?
 - a. Jon Dobosiewicz (JD) explained that the PUD requires a 5' wide landscape planting area that will contain newly planted trees and shrubs.
 - b. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
 - c. JD also explained that the closest homes within Wilshire would be a minimum of approximately 20' to 30' from the property line.
2. Will this landscaping area between the Wilshire subdivision and the Crosswind Commons subdivision be a "raised" buffer area with a mound?
 - a. JD explained that the landscape area between Wilshire and Crosswind Commons would be at grade and would not be "raised" or mounded.
3. Some adjacent Crosswind Commons neighbors expressed a concern about drainage on their properties, they asked how the Wilshire drainage plan would work, they asked about the size of our drainage pipes and if any of our drainage plans could be found on-line on the City's website?
 - a. JD explained that the Petitioner is required to hold back drainage on their site and release it at a slower rate than it is being released currently. JD also explained that since the subject property was undeveloped, it is simply draining naturally.
 - b. JD also explained that the Wilshire drainage plan would entail piping stormwater into pipes, releasing the water into ponds on the Wilshire property and those ponds on the Wilshire site would then release water through a pipe system to the south into the Centennial drainage network.
 - c. JD explained that he would contact our civil engineer to determine the size of the pipes for the Wilshire drainage plan.
 - d. JD explained that the Petitioner would be required to comply with the City's drainage requirements and standards; and, if the project were approved, the Petitioner would come

back for secondary plat approval with a full set of construction drawings, including finalized drainage plans. JD explained that he was not sure if our drainage plans would be on the City's website, but he could follow up and check with the Planning Staff on that issue.

- i. JD suggested to this neighbor that if he sent JD an email requesting the final drainage plans, JD would provide them to him when they were completed and submitted to the City for final review.

4. What is the size of your smallest lots and the size of your largest lots?

- a. JD explained that the PUD required the minimum lot width to be 65'.
- b. JD explained that the PUD required the minimum lot size to be 9,100 square feet.
- c. JD explained that, based on the current layout, the largest lot would be approximately 30,000 square feet.

5. Will the Wilshire subdivision contain 1 or 2 story homes and what is the expected price ranges of the homes?

- a. JD explained that the homes would be predominately 2 story homes, but 1 story homes were permitted.
- b. JD explained that the builder conservatively anticipates the homes prices to be between \$300,000 to \$375,000.

6. How much brick will be on the homes? Will the homes have 2 or 3 car garages? How many homes are proposed? Will these be custom homes or will they have pre-determined floor plans?

- a. JD explained that the PUD contains architectural standards that exceed the architectural requirements contained in the City's Zoning Ordinance. Per the PUD, masonry is required as an option to meet the architectural requirements, hardi-plank is a permitted building material and vinyl siding is a prohibited building material.
- b. JD explained that both 2 car and 3 car garages are permitted per the proposed PUD.
- c. JD explained that the current layout for the subdivision contains 86 lots, but the original Centennial PUD Ordinance, which we are seeking to replace with the Wilshire PUD Ordinance, would have permitted approximately 100 lots.
- d. JD explained that while Drees, the proposed builder, offers pre-determined floor plans, its customers can modify those plans. JD also explained that Drees would be offering 6-8 different plans and the PUD has an anti-monotony requirement to assure a variety of home appearances.

7. Will there be a fence around the pond your show on your plan near 156th Street?

- a. JD explained that this pond would not have a fence around it; however, based on how close the pond is to the right-of-way, we may be required to install bollards between the 156th right-of-way and the pond.

8. Will 156th Street be widened as a result of the Wilshire proposal?

- a. JD explained that the Wilshire site layout plans for the construction of an accel/decel lane at our entrance, but that road widening will not be occurring along the entire frontage of our site adjacent to 156th Street.

9. What is maximum height of the homes? How close will the homes be to each other?

- a. JD explained that the homes were permitted to be 35' in height.
- b. JD explained that the minimum set back between homes would be 10', but generally on average the homes would be about 15' to 20' apart.

10. Will the trees along the eastern perimeter between the Wilshire neighborhood and Crosswind Commons remain? Will the fence along the common property line remain?

- a. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
- b. JD also explained that during the construction plan phase a tree inventory for this area will most likely be done to determine the condition of these trees to determine which, if any, should be removed for safety reasons.
- c. JD explained that the Petitioner had no intent on removing the existing fence between the common property line of the Wilshire parcel and the Crosswind Commons parcel.

Neighborhood Meeting Sign In-Sheet

Steve A. Wilson, Inc. ("Wilson") – Wilshire PUD District PUD Docket No. 1601-PUD-01

Tuesday, January 26, 2016 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

NAME

ADDRESS

1. WILSON G/RTON

2. LINDA WHITE

3. MARY BOLL 15

4. Aimee Rawlings 6

5. Phillip Rawlings

6. Cindy Spoljanc

7. Steve Hoover

8. John Saler

9.

10.

11.

12.

13.

14.

15.

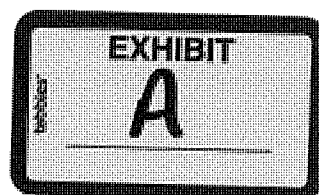
16.

17.

18.

19.

20.





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 16, 2016
1601-PUD-01
Exhibit 1

Docket Number: 1601-PUD-01 (Ordinance No. 15-46)

Petitioner: Steve A. Wilson, Inc. by Nelson & Frankenger (the "Petitioner")

Request: An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the Wilshire Planned Unit Development (PUD) District.

Current Zoning: Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)

Current Land Use: Undeveloped / Agricultural

Zoning History: 0408-PUD-07 Original PUD Ord. 05-10 (03/28/05)
0601-PUD-02 PUD Amendment Ord. 06-09 (02/23/06)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Playground Equipment
6. Wilshire Amendment Ord. 15-46
7. Centennial North PUD Ord. 05-10
8. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the January 11, 2016, City Council meeting. The petition received a public hearing at the February 1, 2016, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting a zoning change for approximately thirty-nine (39) acres generally located on the north side of 156th Street west of Spring Mill Road, (see **Exhibit 2**).

Property History: The original Centennial North PUD District (Ord. 05-10) was adopted in 2005, and included 157 acres (the "Original PUD Ordinance"). In 2015, the West Rail PUD District (Ord. 15-46), was approved to replace and supersede the portion of Centennial North that lies directly west of this proposal. This proposal will replace and supersede the remainder of the Centennial North PUD District.

Original PUD Ordinance: The Original PUD Ordinance (see **Exhibit 6**) established a maximum density of 2.5 dwelling units per acre, with minimum lot areas of 7,500 square feet and 8,750

square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

AMENDMENT REQUEST

The Petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and to accommodate the proposed homes and site design. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to this property, and would be known as the “Wilshire Planned Unit Development (PUD) District” (the “Proposed Ordinance”).

Default Standards: The Proposed Ordinance (see **Exhibit 5**) sets a minimum lot area of 9,100 square feet for all lots. The Underlying Zoning District is proposed as SF4: Single-Family High Density District, consistent with recent amendments to the Original PUD Ordinance.

Permitted Uses: The Proposed Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and allows a maximum of eighty-six (86) single-family dwellings which equates to 2.2 units per acre.

Development and Design Standards: The Proposed Ordinance generally defaults to the Unified Development Ordinance (the “UDO”).

Architectural Standards: The UDO’s architectural standards for perimeter lots abutting 156th Street would apply. The Proposed Ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition the proposed ordinance incorporates minimum requirements for enhanced front and side facades, which includes 4 set requirements for the front façade and a point system for the side facades.

Landscaping Standards: The Proposed Ordinance modifies the UDO’s standards for individual lot landscaping by subjecting all lots to the planting standards for lots under 8,000 sq. ft. in the UDO.

Open Space and Amenities: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The Proposed Ordinance requires a minimum open space of fifteen percent (15%), consistent with the UDO’s requirements for the SF4 Zoning District. Additionally, the Proposed Ordinance requires a trail connection to the school property and a playground.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in

making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “Suburban Residential” include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the February 1, 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Modification since the Public Hearing: In response to some of the Plan Commission’s comments at the public hearing the petition has made some modification to the Proposed Ordinance. In the previous version, the Front Building Façade Requirements included a list of options and required all home to utilize three (3) of those options. The current version specifies four (4) options that

must be included on all homes. Additional, an exhibit depicting the proposed playground equipment has been incorporated into the Proposed Ordinance.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** If the Plan Commission is otherwise satisfied with the proposed Wilshire PUD District Ordinance No. 15-46 (Docket No. 1601-PUD-01), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 16, 2016
1601-SPP-02 & 1601-ODP-03

Petition Number: 1601-SPP-02 & 1601-ODP-03

Subject Site Address: North side of 156th Street, West of Spring Mill Road

Petitioner: Steve A. Wilson, Inc. by Nelson & Frankenberger

Request: Petitioner requests Development Plan and Primary Plat review for 86 single-family residential lots on approximately 38.95 acres+/- in the pending Wilshire PUD District

Current Zoning: Wilshire PUD (Ordinance 15-46, Pending)
Centennial North PUD (Ordinance 05-10)

Current Land Use: Agricultural

Approximate Acreage: 38.95 acres +/-

Property History: 0408-PUD-07 Original PUD Ord. 05-10 (03/28/05)
0601-PUD-02 PUD Amendment Ord. 06-09 (02/23/06)

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

The Property is currently in the process of being rezoned to the Wilshire PUD District (Ordinance 15-46, pending). The proposed PUD Ordinance establishes the SF4 District as the underlying zoning district.

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 was held at the February 1, 2016 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.



Primary Plat Standards (Article 10.12, J of UDO)

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

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.
 - 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.
 - 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.
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - Title, scale, north point and date.
 - 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.
 - Easements (locations, widths and purposes).
 - Statement concerning the location and approximate size or capacity of utilities to be installed.
 - Layout of Lots (showing dimensions, numbers and square footage);
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
 - 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%).
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
 - Building setback lines.
 - Legend and notes.
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.



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

Development Plan Review (Article 10.7 of UDO)

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

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.
2. Development Plan Review Criteria: 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:

- Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 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:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - 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.
3. Application Documentation and Supporting Information
- Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
 - General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. 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;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - viii. 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.



- ix. 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.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. 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.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. 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).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

DEVELOPMENT PLAN REVIEW: Wilshire PUD (Ordinance 15-46, pending)

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

- 1) Concept plan: The Real Estate Shall be developed in substantial compliance with the Concept Plan.
- 2) Permitted Uses
 - a) Maximum Dwellings: 86
- 3) General Regulations:
 - a) Minimum Lot Area: 9,100sf
 - b) Minimum Building Setback Lines:
 - i. Front: 20'
 - ii. Side: 5'
 - iii. Rear: 20'
 - c) Minimum Lot Width: 65'
 - d) Maximum Building Height: 25'



- **To be reviewed at building permit stage.**
- e) Minimum Living Area
 - **To be reviewed at Building Permit stage.**
- 4) Development Standards
 - a) Architectural Standards
 - **To be reviewed at building permit stage.**
 - b) Landscaping Standards
 - i. Lot Landscaping
 - (1) All lot subject to the Single-family Residential (per Lot under 8,000sf) Plant Material provisions
 - (2) At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the lot shall be seeded.
- 2) Design Standards
 - a) Open Space and Amenities
 - i. Minimum Open Space: 15%
 - ii. Common areas not subject to minimum lot frontage, however Article 8.6(c) shall apply.
 - iii. Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 156th Street north to Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Wilshire PUD District.

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

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

1. Minimum Lot Frontage: 40'
2. All other standards superseded by the Wilshire PUD

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.
- b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
- 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.
- 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.
- 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.
- 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. 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.

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.
 - 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).
 - 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.
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.
 - 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).
 - 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.
4. Minimum Lot Landscaping Requirements
- a. Single Family Residential (per Lot under 8,000 SF) (Valid for all lots per PUD)
 - Shade Trees – 2
 - Ornamental or Evergreen Trees – 1
 - Shrubs – 4
 - b. Open Space/Common Area (per acre) 9.72 acres
 - Shade Trees, Ornamental, or Evergreen Trees – 10 (98 required)
 - Shrubs – 0
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.

156th Street (1,295')			
	Required	Provided	Remaining
Evergreen	52	68	0
Shade	39	39	0
Ornamental	39	40	0
Shrub	324	324	0

- 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.
- 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.

7. **Buffer Yard Requirements**

- a. 30' buffer with 3 shade trees, 3 evergreen trees, and 10 shrubs per 100' is required abutting existing SF-2 Zoning district (Crosswind Commons subdivision)

West Buffer (1,295')			
	Required	Provided	Remaining
Evergreen	39	40	0
Shade	39	40	0
Shrub	130	135	0

8. **Parking Area Landscaping**

Lighting Standards (Article 6.9)

- 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 – See PUD section**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
 - **Staff Comment – See PUD section**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
 - **Staff Comment - Will be monitored by Code Enforcement for compliance.**

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 – See PUD section regarding setbacks.**

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.

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)

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.

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.
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.
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").
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.

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.
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.
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
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.
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.
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.
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.
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.

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.

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.
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.
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.
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
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.
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.
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.
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.
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).

Storm Water Standards (Article 8.8).

Streets and Right-of-Way Standards (Article 8.9)



Street Light Standards (Article 8.10)

Street Sign Standards (Article 8.11)

Surety Standards (Article 8.12)

Staff Comments

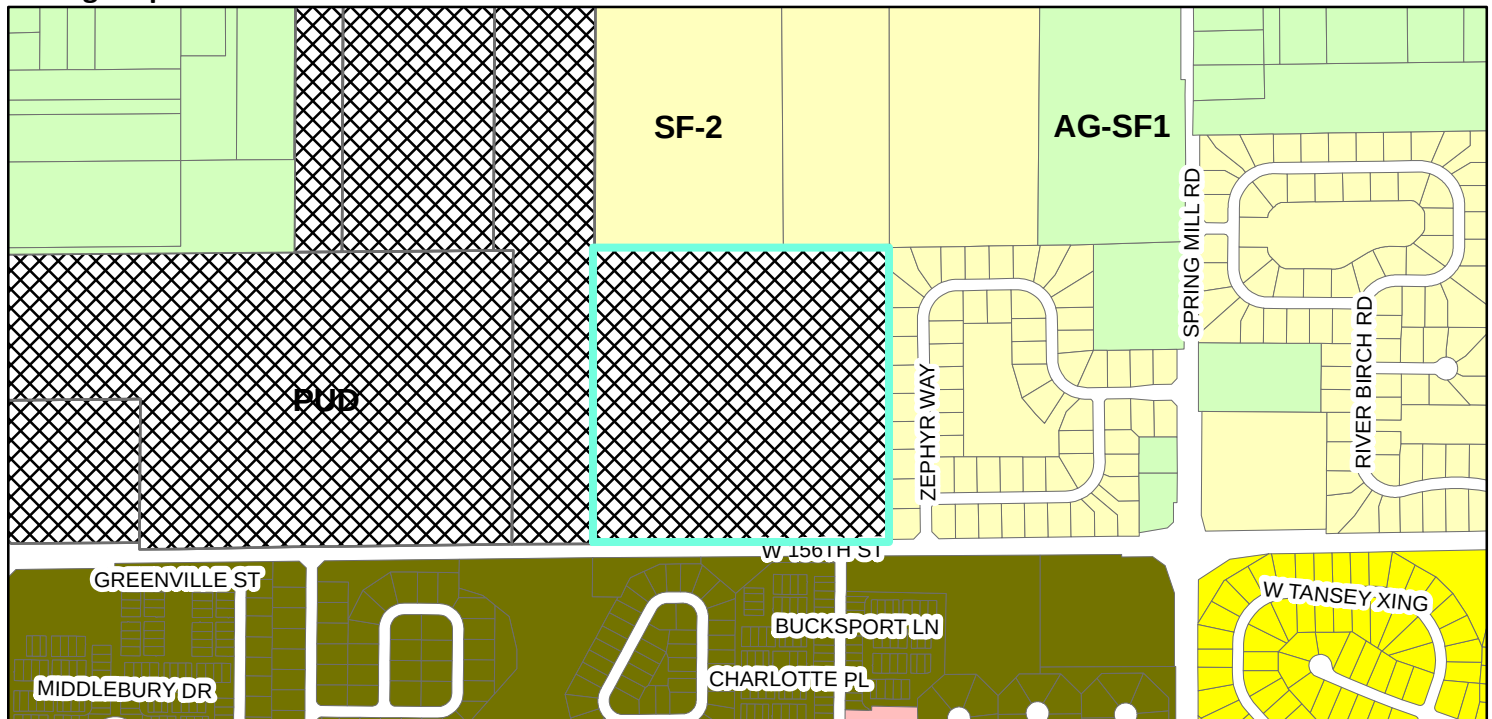
1. 1601-SPP-02 (Primary Plat) and 1601-ODP-03 (Overall Development Plan) complies with the proposed PUD Ordinance and the UDO. If the ordinance is not approved, then the plans do not comply.
2. **Recommendation:** The Department recommends approving the petition with the following condition:
 - a. Approval shall be contingent upon the approval of 1601-PUD-01 by City Council.
 - b. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
3. 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 Map

 Subject Parcel

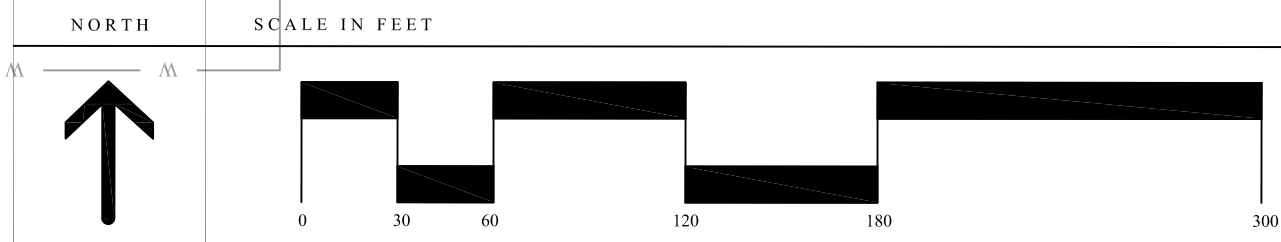


Zoning Map



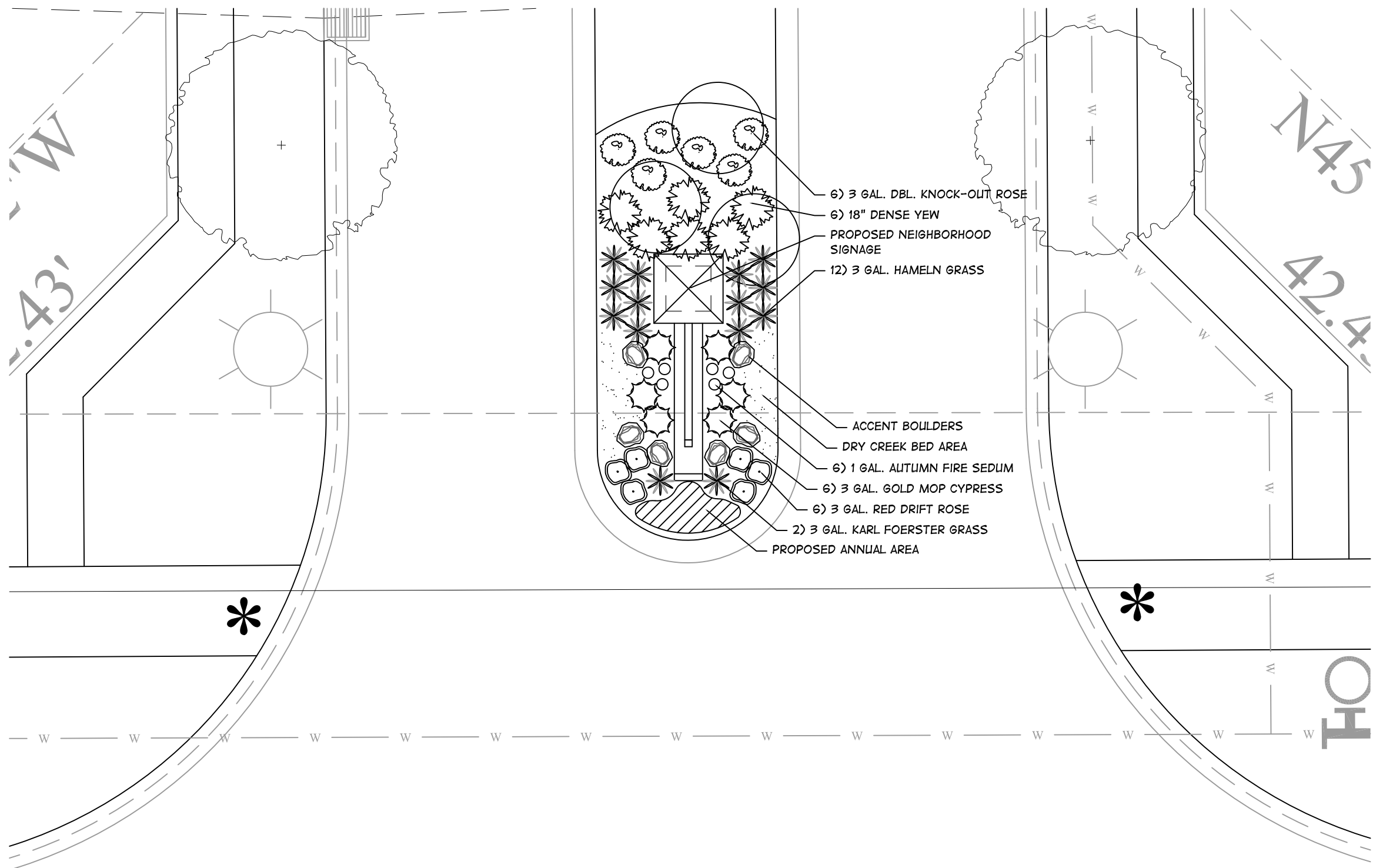
Zoning

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



INDIVIDUAL LOT LANDSCAPING WILL BE SUBMITTED WITH EACH BUILDING PERMIT. ALL LOTS WILL BE REQUIRED TO HAVE 2 SHADE TREES, 1 ORNAMENTAL OR EVERGREEN TREE, AND 4 SHRUBS. ALL LOTS SHALL HAVE FRONT YARD SODDED AS A MINIMUM AND REMAINDER OF LOT SHALL BE SEEDED.

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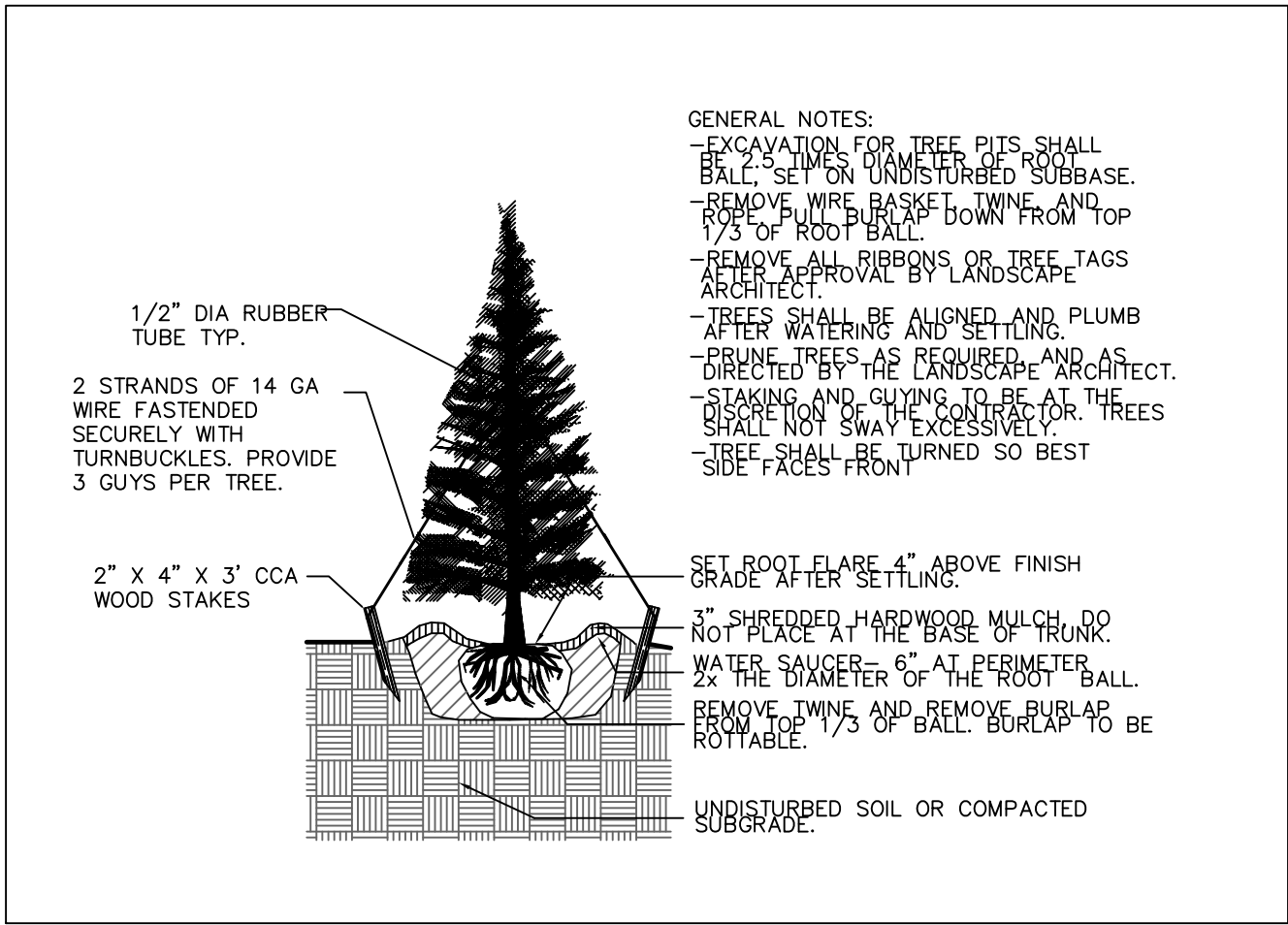


Entrance Signage Landscape

Scale: 1" = 10'-0"

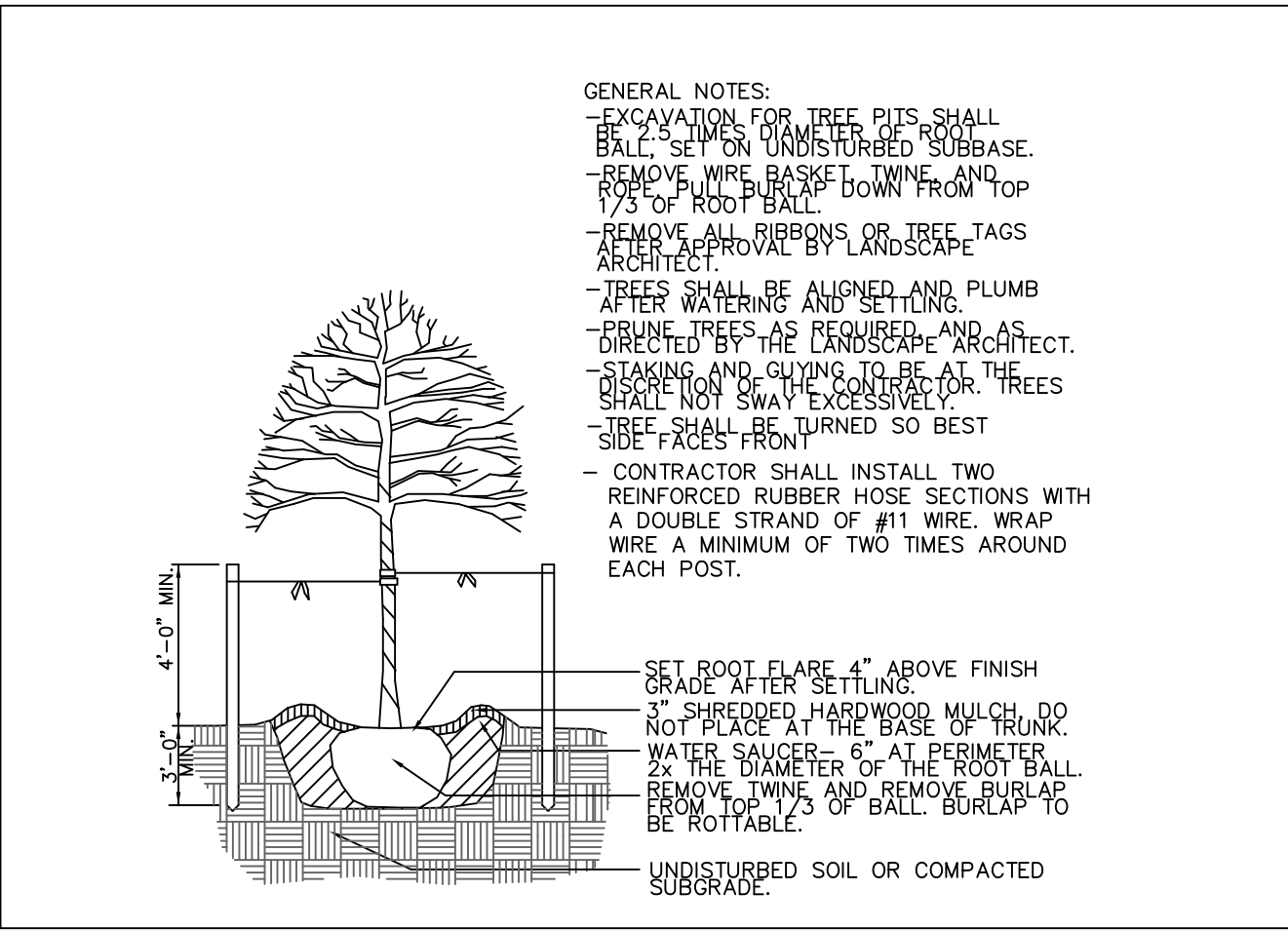
Plant List

STREET TREES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
CRIMSON KING MAPLE	ACER PLATANOIDES 'CRIMSON KING'	20	2"
OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	37	2"
HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	44	2"
SWAMP WHITE OAK	QUERCUS BICOLOR	37	2"
CANOPY TREES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
RED SUNSET MAPLE	ACER RUBRUM 'FRANKSRED'	30	2"
SUGAR MAPLE	ACER SACCHARUM 'GREEN MOUNTAIN'	34	2"
LONDON PLANETREE	PLATANUS ACERIFOLIA 'BLOODGOOD'	38	2"
RED OAK	QUERCUS RUBRUM	31	2"
BALD CYPRESS	TAXODIUM DISTICHUM	10	2"
EVERGREEN TREE			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
NORWAY SPRUCE	PICEA ABIES	11	8'
		67	6-7'
COLORADO SPRUCE	PICEA PUNGENS	10	8'
		66	6-7'
ORNAMENTAL TREES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
SERVICEBERRY	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	24	2"
PRAIRIEFIRE CRAB	MALLUS 'PRAIRIEFIRE'	31	2"
SHRUBS			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
BURNING BUSH	EUONYMUS ALATUS 'COMPACTUM'	117	5 GAL.
GREY OWL JUNIPER	JUNIPERUS VIRG. 'GREY OWL'	21	5 GAL.
GOLD MOP CYPRESS	CHAMAECYPARIS PISIFERA 'MOPS'	32	5 GAL.
DENSE YEW	TAXUS MEDIA 'DENSIFORMUS'	62	18"
JUDD VIBURNUM	VIBURNUM JUDDII	96	5 GAL.
PERENNIALS / GRASSES			
COMMON NAME	SCIENTIFIC NAME	NUMBER	SIZE
MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	62	3 GAL.
MORNING LIGHT GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	65	3 GAL.



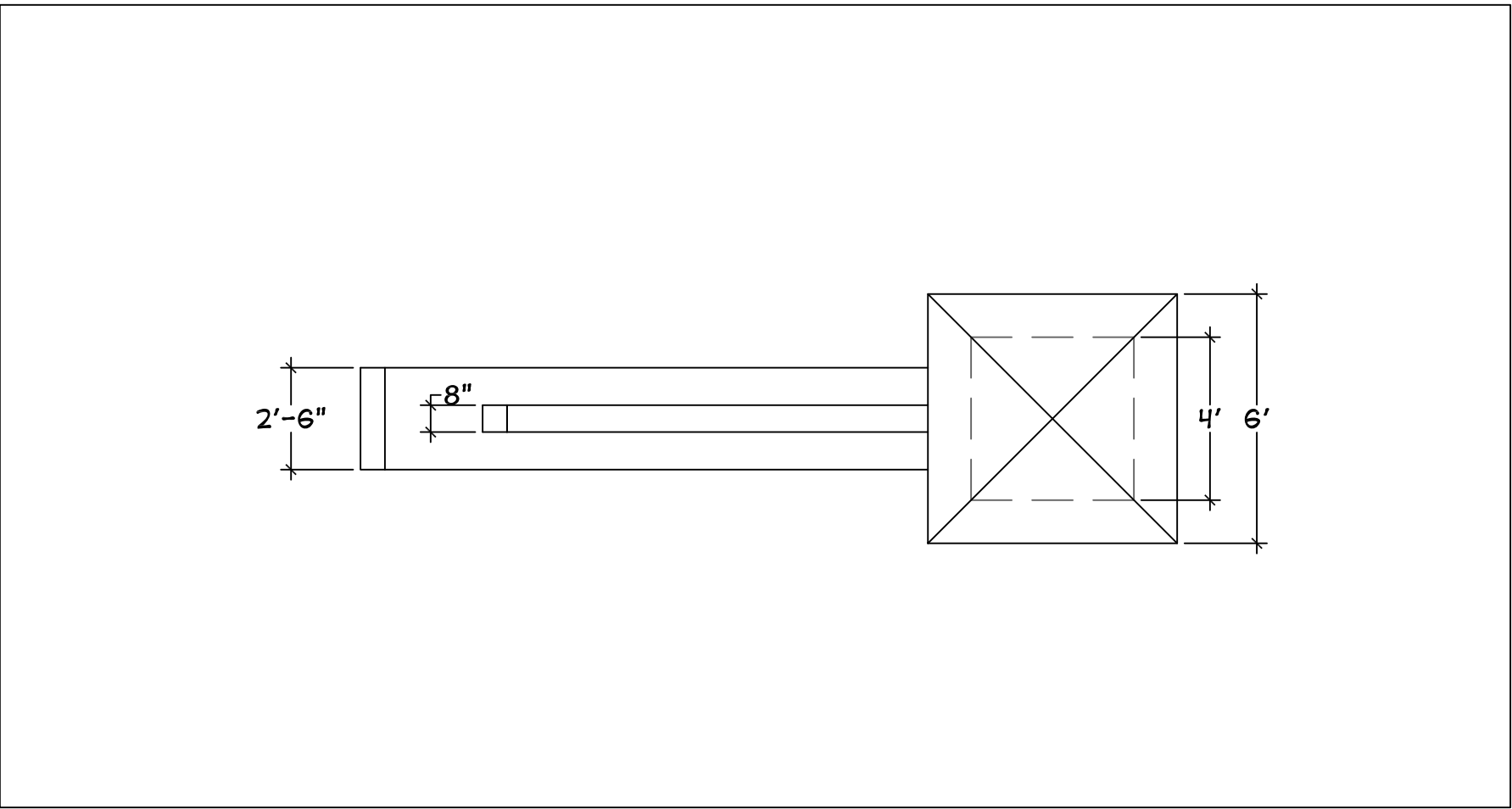
Evergreen Tree Planting

N.T.S.



Deciduous Tree Planting

N.T.S.



Entrance Sign - Top View

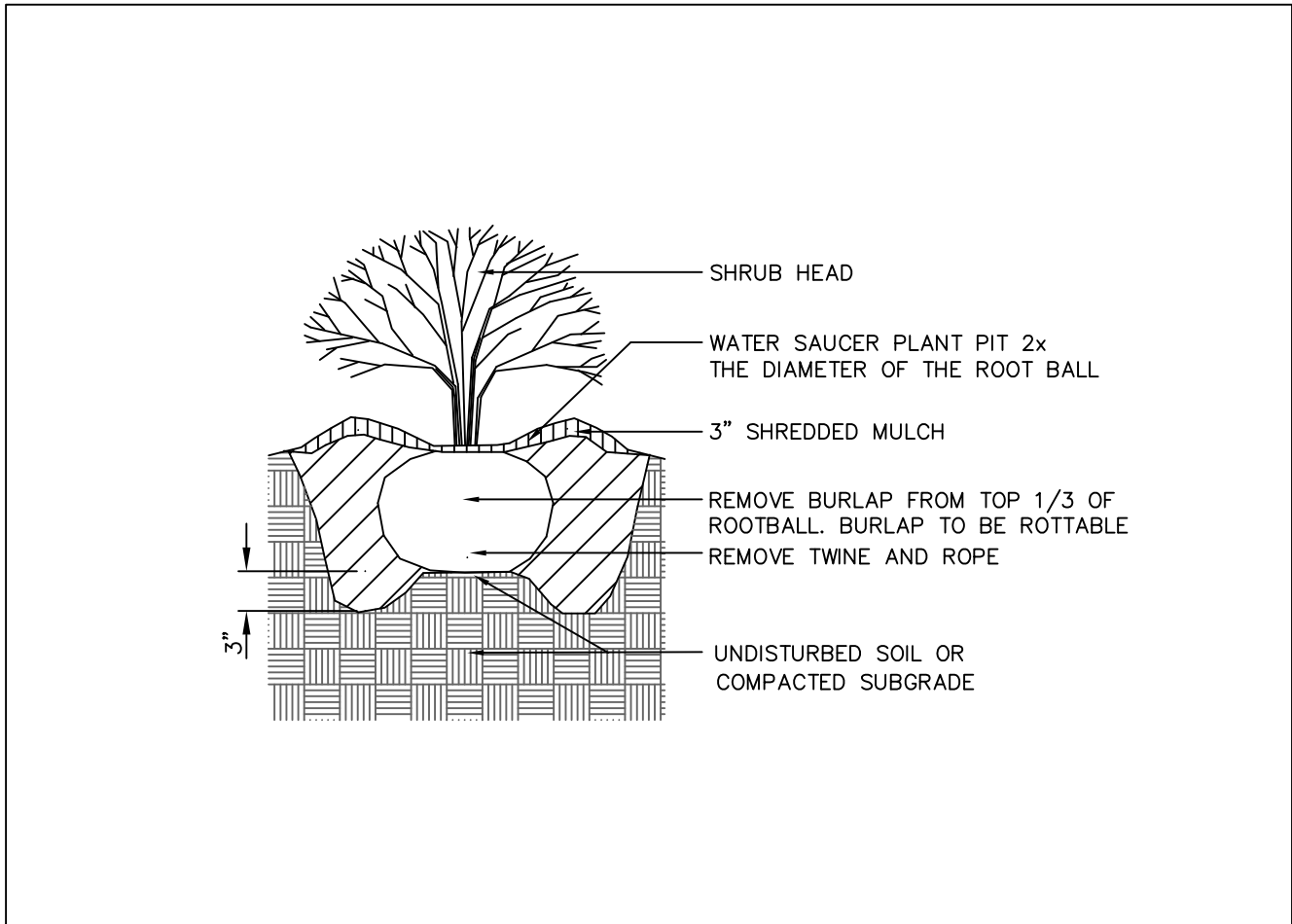
N.T.S.

General Construction Notes

- EXISTING SITE INFORMATION SUPPLIED BY SITE SOLUTIONS GROUP, WESTFIELD, IN. ALL QUANTITIES AND DESIGN BASED UPON SAME.
- BEFORE ANY EXCAVATION ON THE SITE, CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
- LAYOUT OF ALL NEW PATHWAYS, CURBS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORMWORK BEFORE CONSTRUCTION CONTINUES.

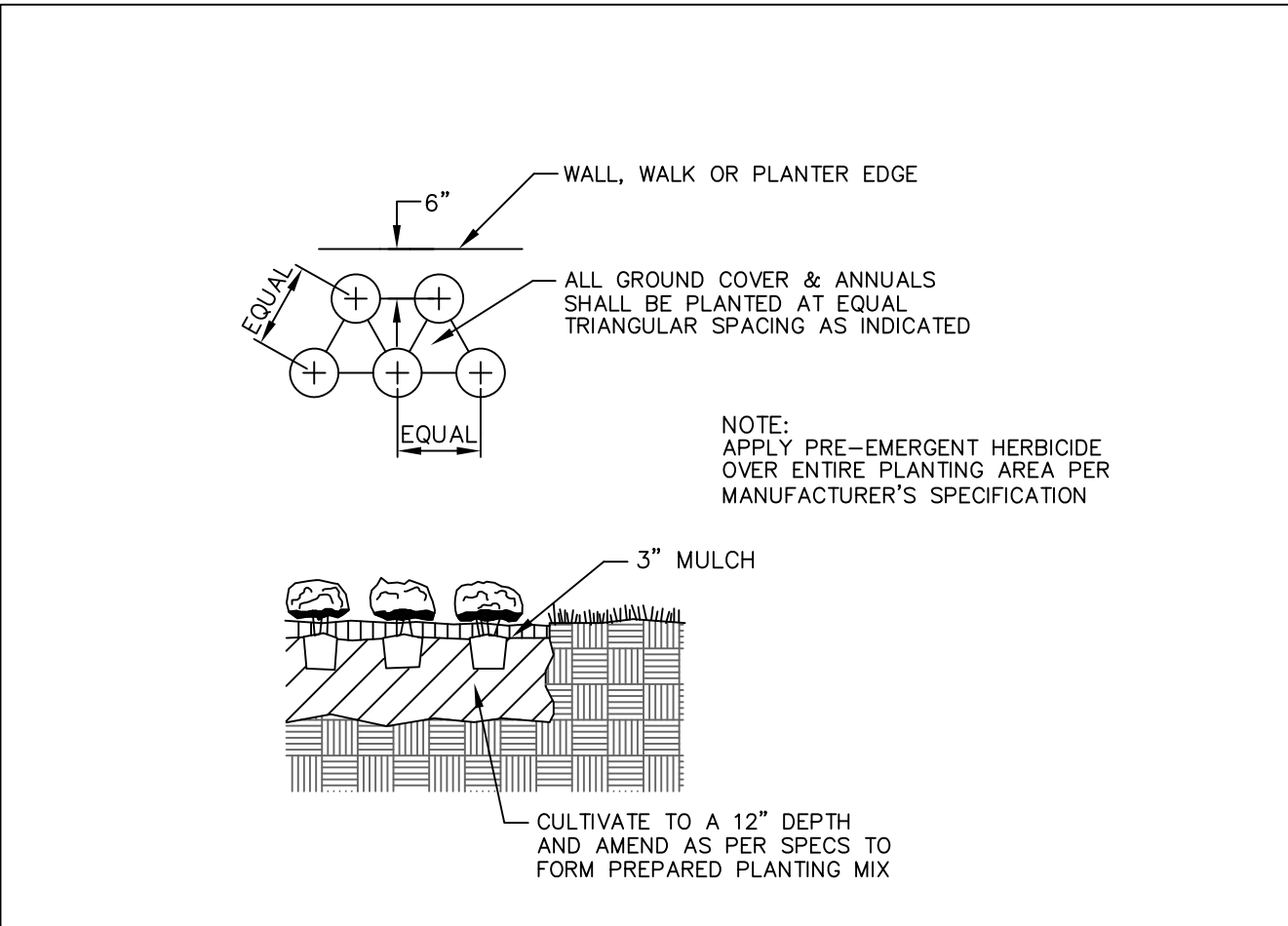
Planting Notes

- PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
- NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
- ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
- PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREPPED BARK MULCH.
- SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.



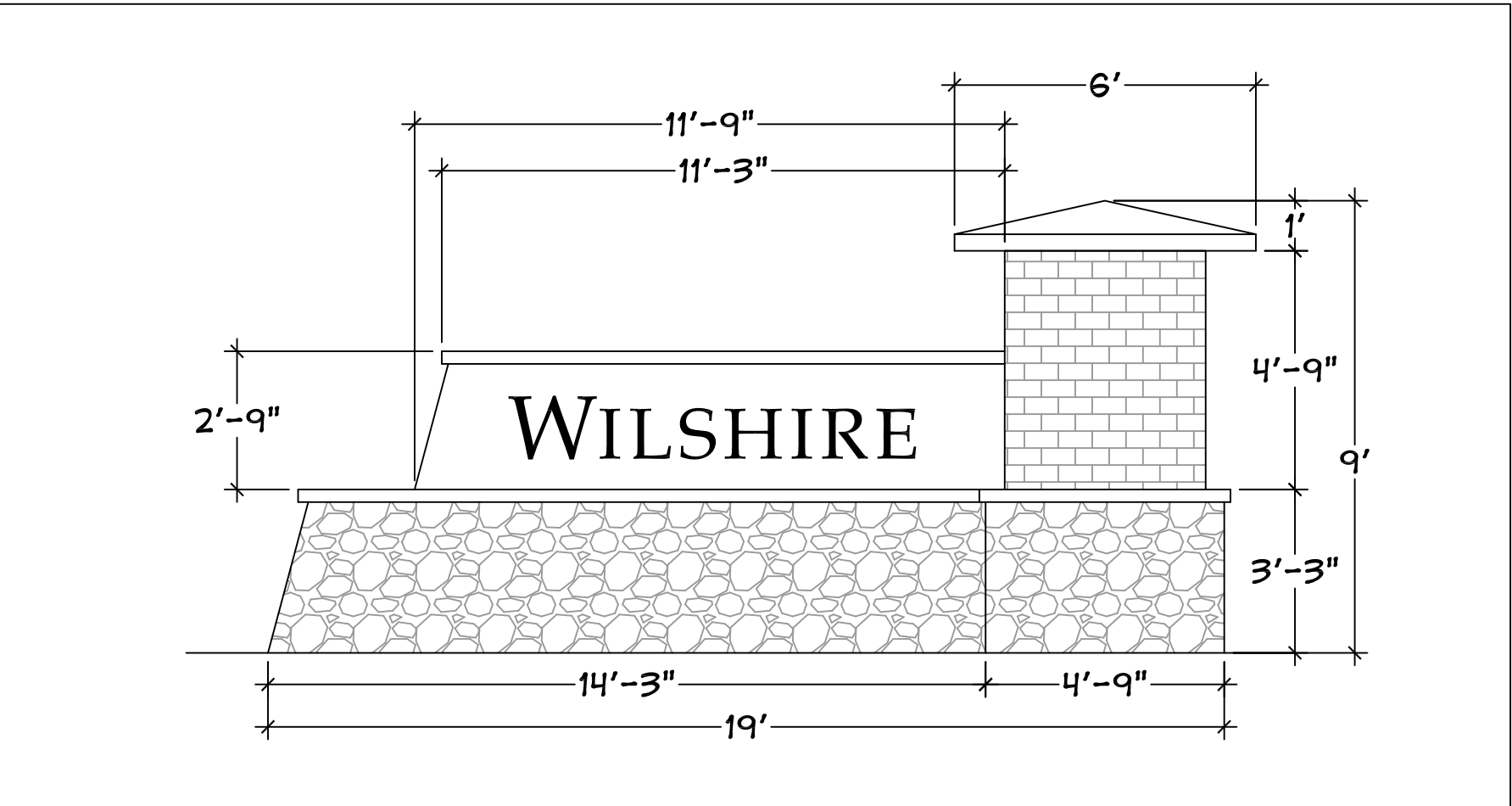
Shrub Planting

N.T.S.



Perennial / Groundcover Planting

N.T.S.



Entrance Sign - Elevation View

N.T.S.

 HITTLELANDSCAPING		<i>Wilshire Subdivision</i>		<i>WILSON DEVELOPMENT</i>				
		<i>Landscape Details</i>		<i>Westfield, IN</i>				
SCALE		As Shown						
DATE		02/11/2016						
DRAWN BY		MB						
CHECKED BY		MB						
SHEET NO.								
<i>L-2</i>								



Conditions

Recommendation: The Department recommends approving the petition with the following conditions:

1. Approval shall be contingent upon the approval of 1601-PUD-01 by City Council.
2. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

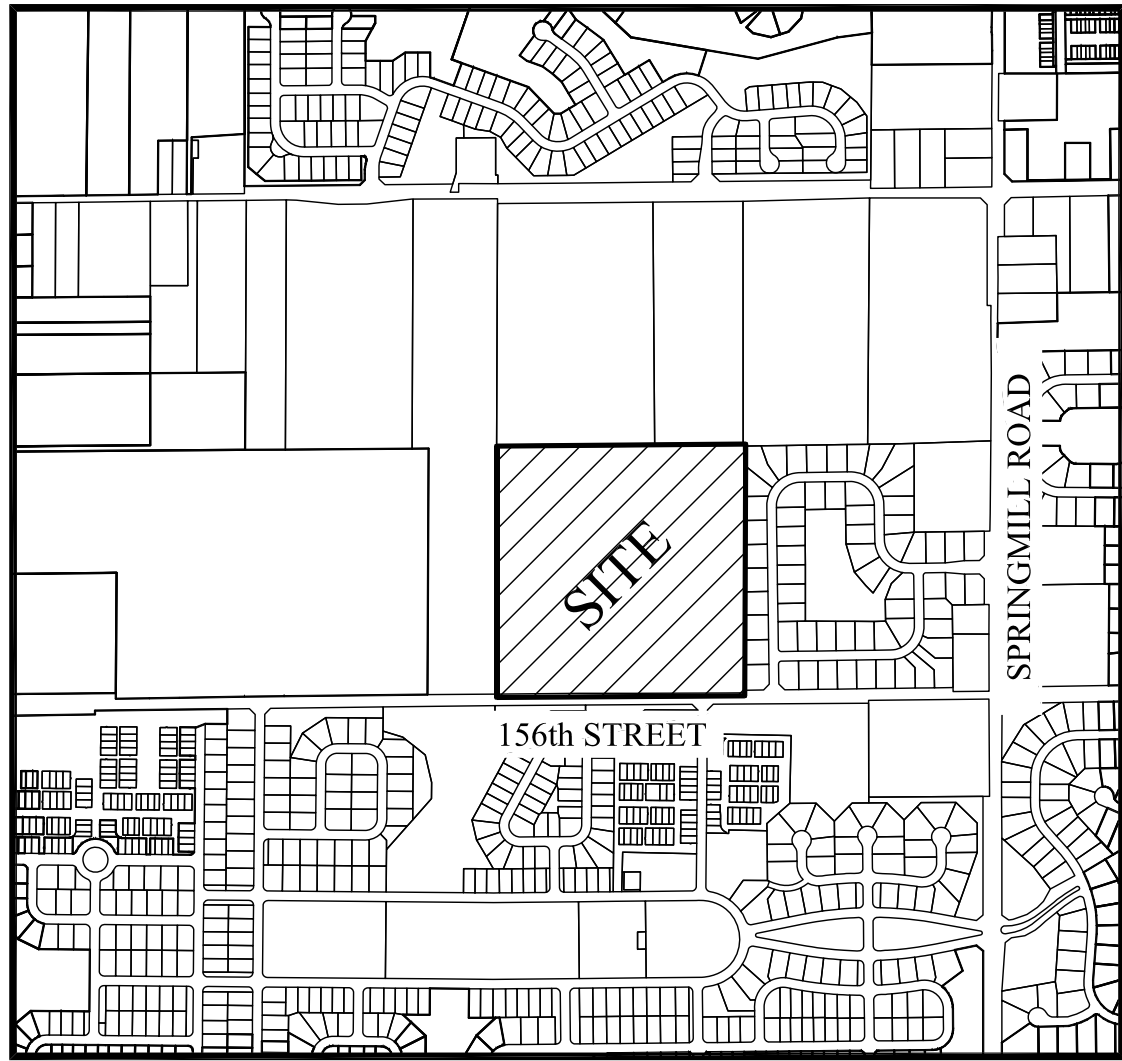
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
STEVEN A. WILSON, INC.
739 KEYSTONE WAY
CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

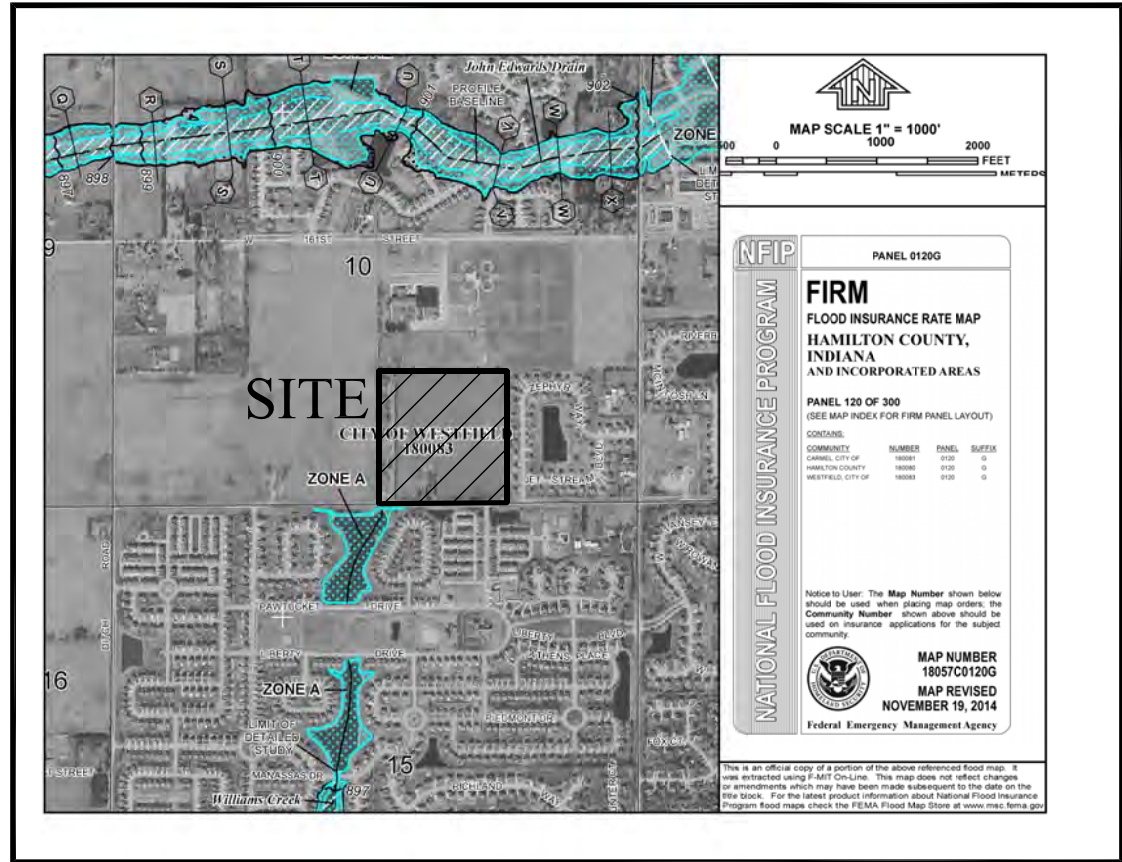
WILSHIRE

PRIMARY PLAT

ZONING: PUD



LOCATION MAP
SCALE: 1"=1000'



FLOOD STATEMENT
This is to certify that NO portion of the property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18057C 0120G of the Flood Insurance Rate Maps dated November 19, 2014.

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
SITE ACREAGE	38.951 Acs.
TOTAL LOTS	86
DENSITY	2.20 units per acre
TOTAL COMMON AREA	10.32 Acs. (26.5%)
MIN. SIDE YARD	5' EACH SIDE
MIN. REAR YARD	20'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,750 SINGLE STORY 2,200 TWO STORY
MIN. WIDTH AT B.L.	65'
MAX. BUILDING HEIGHT	2.5 STORIES
MIN. LOT AREA	9,100 SQUARE FEET

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	127.00'	150.00'	67.59'	S66°04'59"E	123.24'	48°30'40"
C2	219.03'	300.00'	114.65'	S20°54'42"E	214.20'	41°49'53"
C3	12.85'	150.00'	6.43'	S87°59'39"E	12.84'	4°54'25"
C4	11.66'	150.00'	5.83'	N87°46'06"W	11.66'	4°27'19"
C5	237.33'	150.00'	151.72'	N45°07'17"W	213.34'	90°39'09"
C6	234.20'	150.00'	148.58'	N44°55'59"E	211.12'	89°27'24"

INDEX	
SHT.	DESCRIPTION
1	PRIMARY PLAT COVER
2-3	PRIMARY PLAT
4-5	DEVELOPMENT PLAN
L1-L2	LANDSCAPE PLAN

REVISIONS	
SHT.	DESCRIPTIONS
ALL	REV. LOT SIZES, TRAIL ACCESS 12-30-15
ALL	ADD STREET LIGHTS, MORE LANDSCAPING 2-10-16

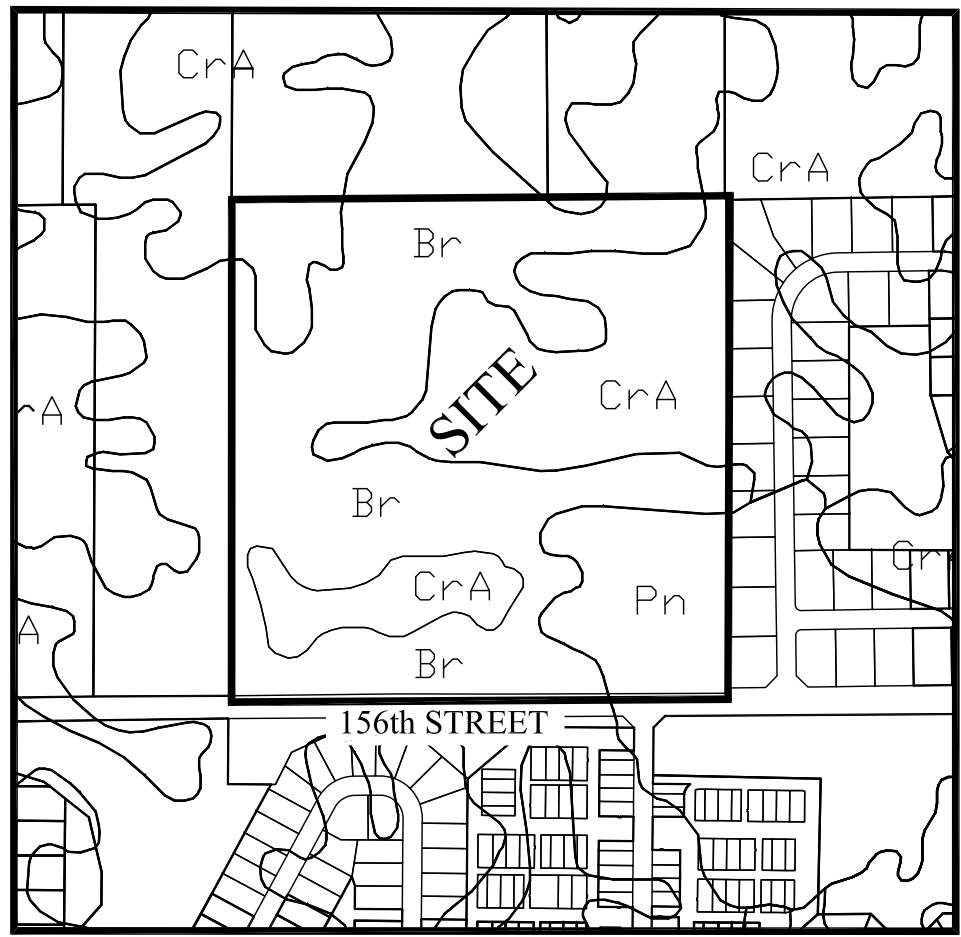
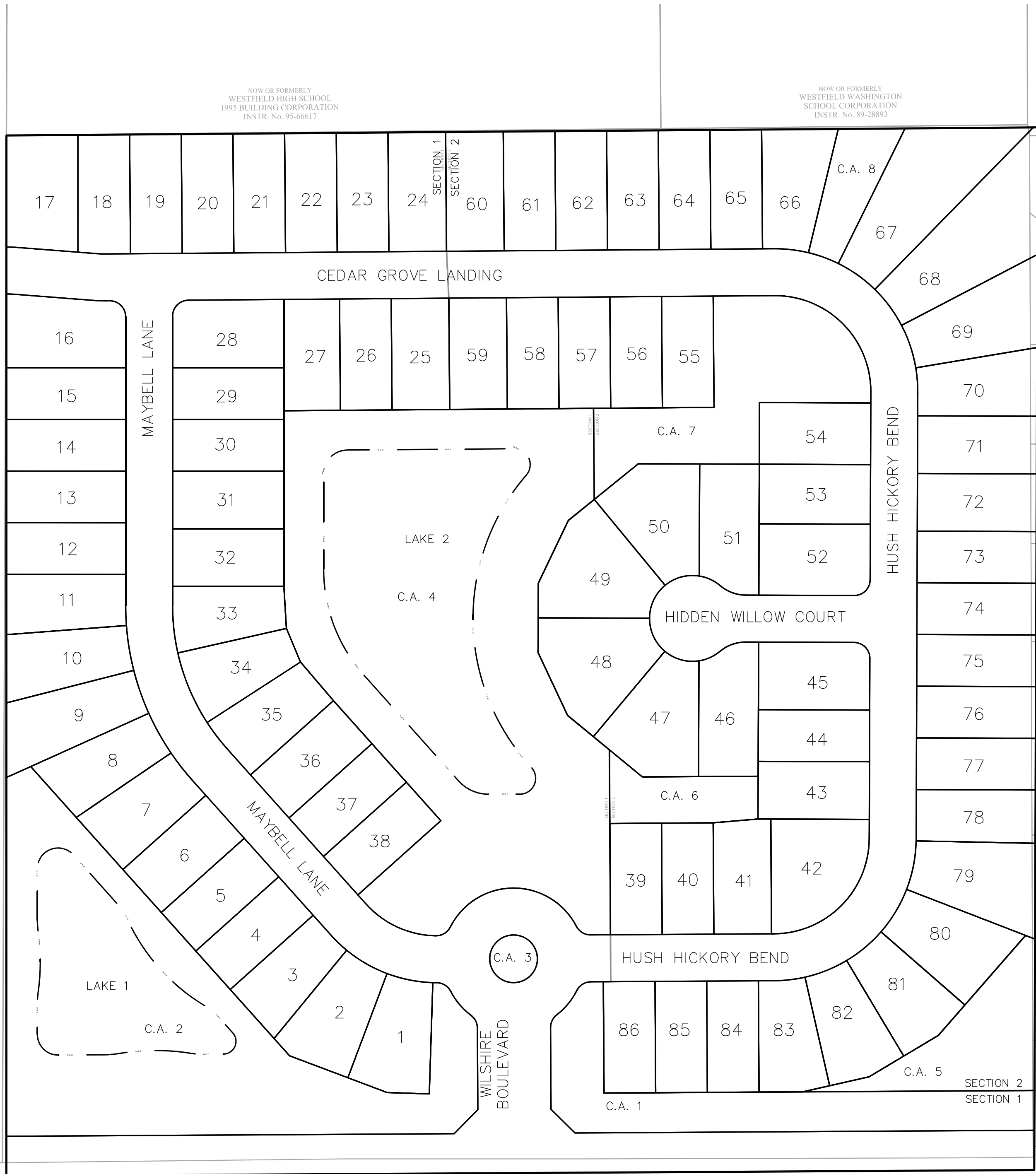
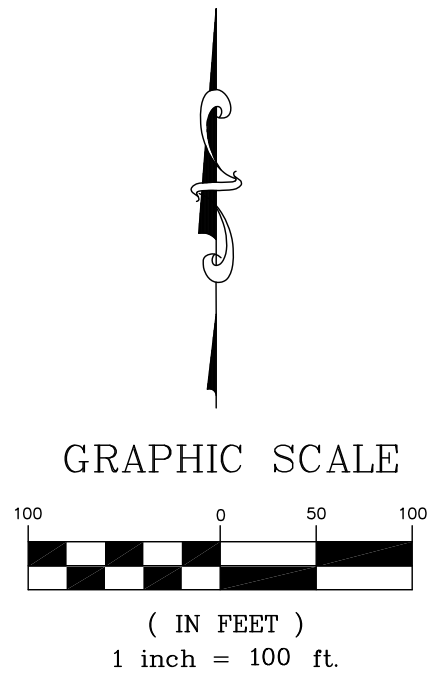
LEGEND	
	PROPOSED SUB SURFACE DRAIN
	PROPOSED SEWER LINE, MANHOLE
	PROPOSED STORM SEWER LINE, CATCH BASIN, MANHOLE & END SECTION
	PROPOSED WATER LINE
	EXISTING FLOW LINE
	EXISTING BURIED ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING BURIED TELEPHONE LINE
	EXISTING TELEPHONE LINE
	EXISTING BURIED CABLE T.V. LINE
	EXISTING CABLE T.V. LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE, MANHOLE
	EXISTING SANITARY CLEANOUT
	EXISTING STORM SEWER LINE, MANHOLE & ENDSECTION
	EXISTING BEDDING OR ROUND INLET
	EXISTING SQUARE FLAT INLET
	EXISTING FENCE LINE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING ELECT. TRANSFORMER
	EXISTING ELECT. PEDESTAL
	EXISTING ELECT. METER
	EXISTING GUY WIRE
	EXISTING TELEPHONE POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING TELEPHONE MANHOLE
	EXISTING CABLE T.V. POLE
	EXISTING CABLE T.V. PEDESTAL
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING TRAFFIC MANHOLE
	EXISTING TRAFFIC CONTROL BOX
	EXISTING GAS VALVE
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING MAILBOX

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
L.E.	LANDSCAPE EASEMENT
T.O.B.S.L.	TOP OF BANK SETBACK LINE
B.L.	BUILDING LINE
C.A.	COMMON AREA
R.W.	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☼	STREET LIGHT

NOW OR FORMERLY
BCE ASSOCIATES III LLC
PARCEL No. 08-09-10-00-00-023.000

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

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.



SOILS MAP
SCALE: 1"=500
Br - Brookston silty clay loam
CrA - Crosby silt loam
Pn - Patton silty clay loam

SUBDIVISION MONUMENTATION

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

- DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".
- DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

- DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

DENOTES A STREET CENTERLINE MONUMENT. EITHER AN "ALUMINUM WELD", A 5/8" DIA. ALUMINUM ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM CAP STAMPED "S & A INC. FIRM # 0008" AND HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA
46038 PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

PLANS CERTIFIED BY:

DENNIS D. OLMSTEAD
PROFESSIONAL LAND SURVEYOR
NO. 900012



Know what's below.
Call before you dig.

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7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

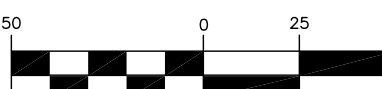
THIS INSTRUMENT PREPARED FOR:
STEVEN A WILSON, INC.
730 KEYSTONE WAY
CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE

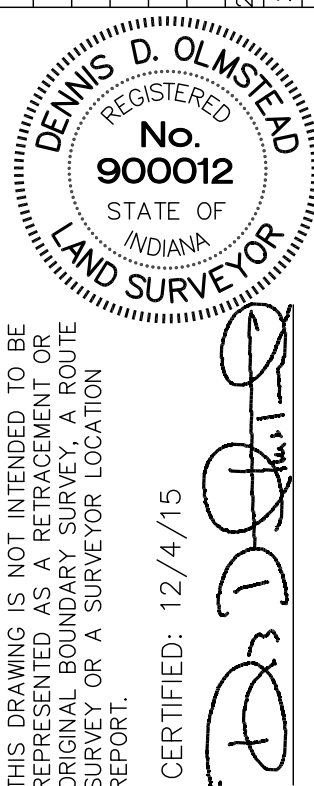
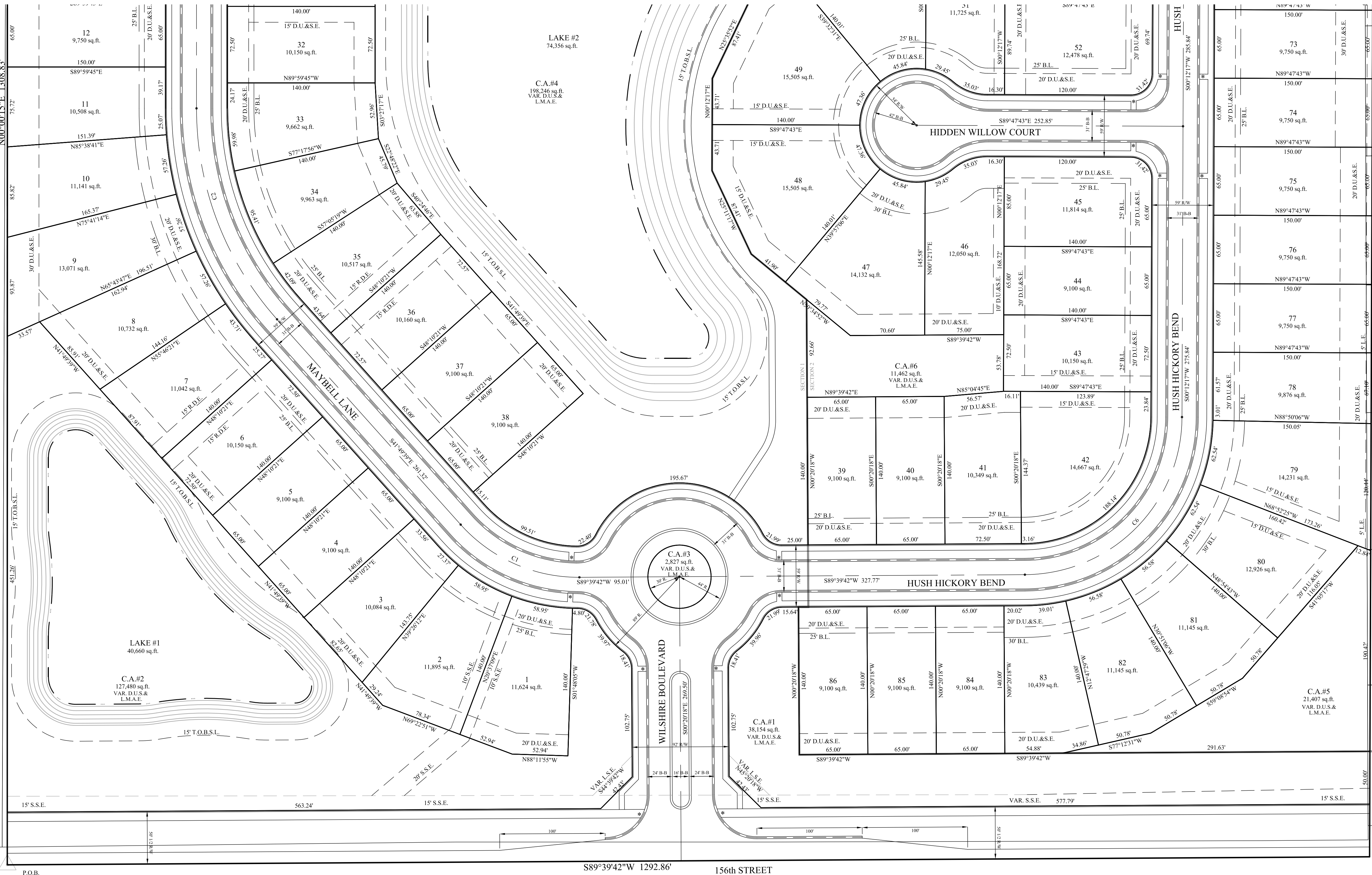
PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR
ORIGINAL BOUNDARY SURVEY. A ROUTE
REPORT FOR A SURVEYOR LOCATION.

CERTIFIED: 12/4/15
[Signature]

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

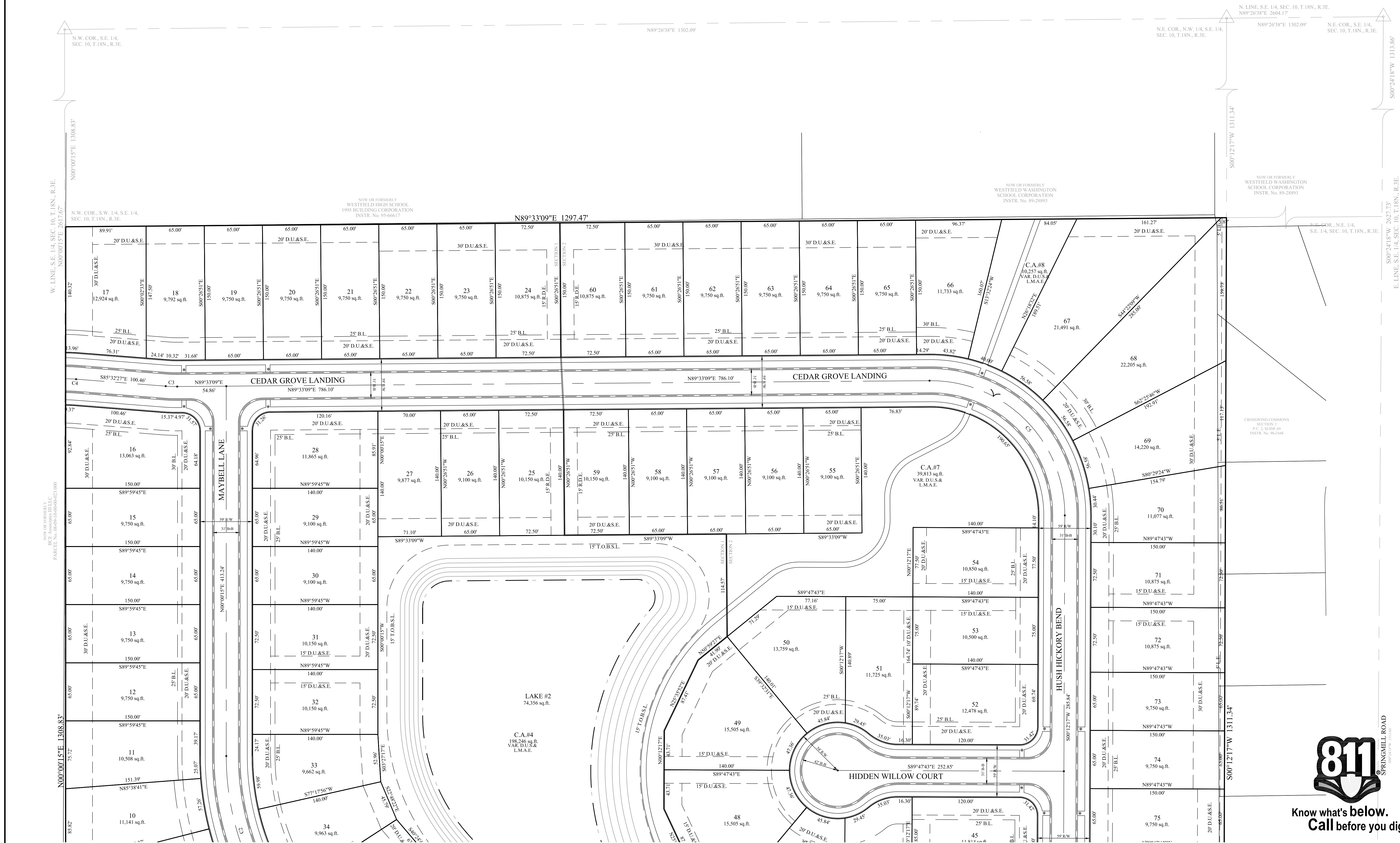
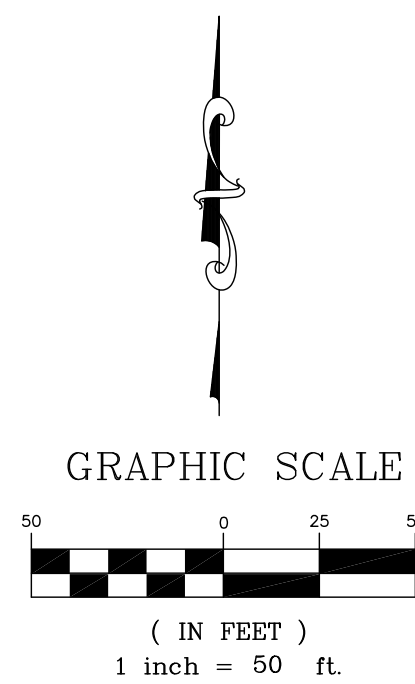
PRIMARY PLAT			HAMILTON TOWNSHIP		
WILSHIRE			WASHINGTON TOWNSHIP		
PREPARED FOR:					
SECTION: 10	TOWNSHIP: 18N	RANGE: R3E			
DRAWN BY: GDK	CHECKED BY: GDK				
SHEET NO. 2			OF 5 SHEETS		
S & A JOB NO. 46149					



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STEVEN A WILSON, INC.
739 KEYSTONE WAY
CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE PRIMARY PLAT ZONING PUD



DENNIS D. OLMSTEAD
REGISTERED
No.
900012
STATE OF
INDIANA
LAND SURVEYOR

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STOEPELWERTH

ALWAYS ON.

7905 East 106th Street, Fishers, IN 46038-2505
 Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

WILSHIRE

HAMILTON CO INDIANA

PREPARED FOR:			WASHINGTON
SECTION:	TOWNSHIP:	RANGE:	
10	18N	R3E	
DRAWN BY:		CHECKED BY:	
GDK		GDK	
SHEET NO.			
3			
OF 5 SHEETS			
S & A JOB NO.			
46149			



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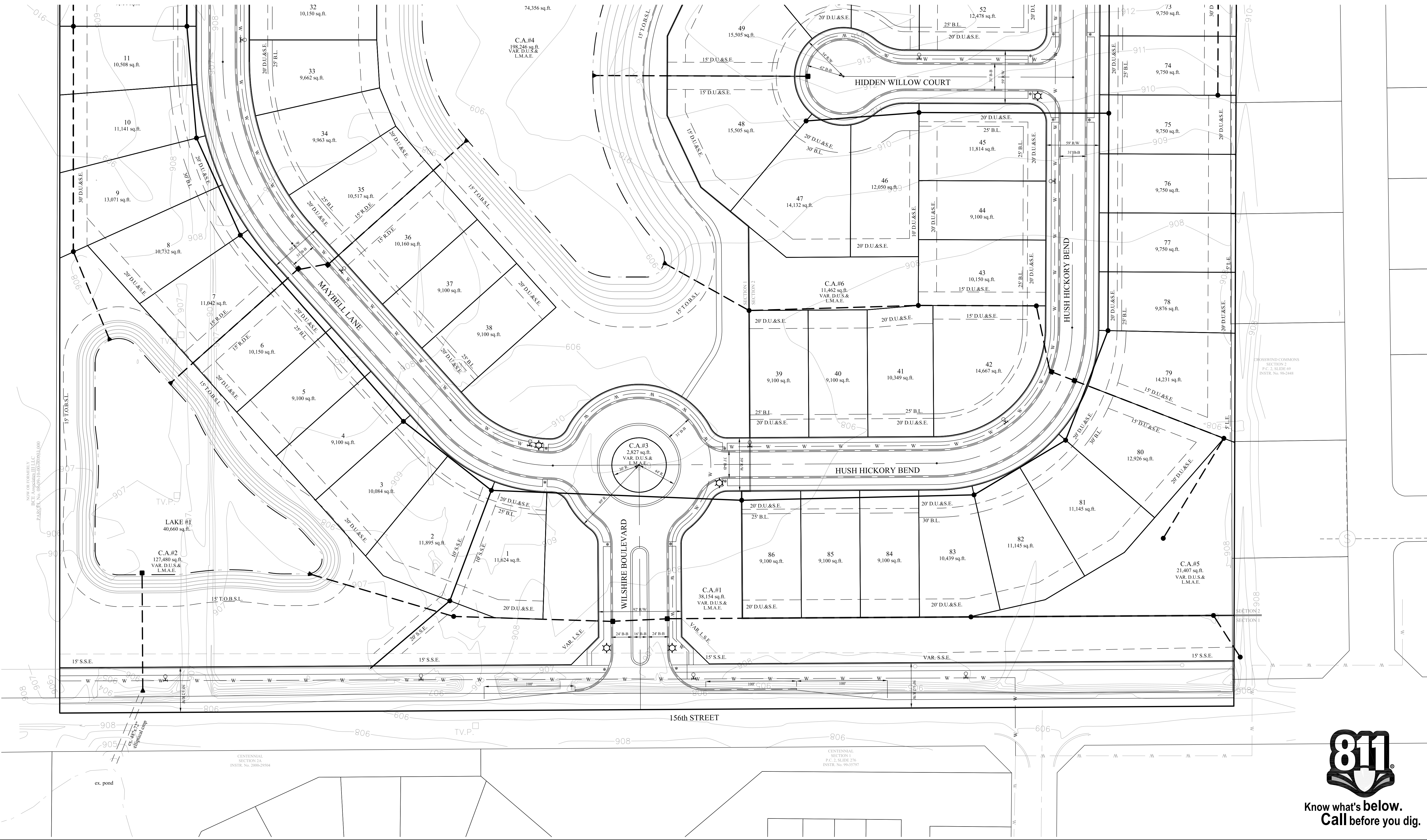
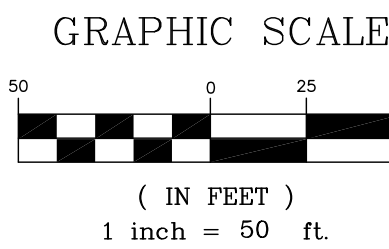
THIS INSTRUMENT PREPARED BY:
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FISHERS, INDIANA 46038
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739 KEYSTONE WAY
CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE

PRIMARY PLAT

ZONING PUD



STOEPPELWERTH ALWAYS ON. 7965 East 106th Street, Fishers, IN 46038-2505 Phone: (317) 849-5935 Fax: (317) 849-5942			DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 12/4/15			CDK ADD STREET LIGHT, MORE LANDSCAPING REV. PER TAC COMMENTS			CDK REV. PER TAC COMMENTS			BY		
PRIMARY PLAT			WILSHIRE			SECTION: 10			TOWNSHIP: 18N			RANGE: R3E		
DRAWN BY: CDK			CHECKED BY: CDK			SHEET NO. 4			OF 5 SHEETS			S & A JOB NO. 46149		



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FISHERS, INDIANA 46038
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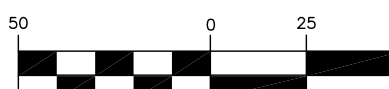
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WILSHIRE

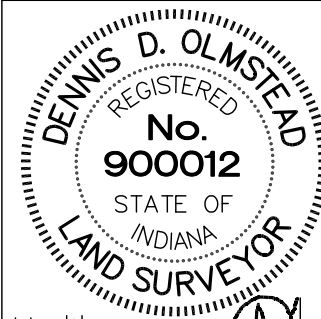
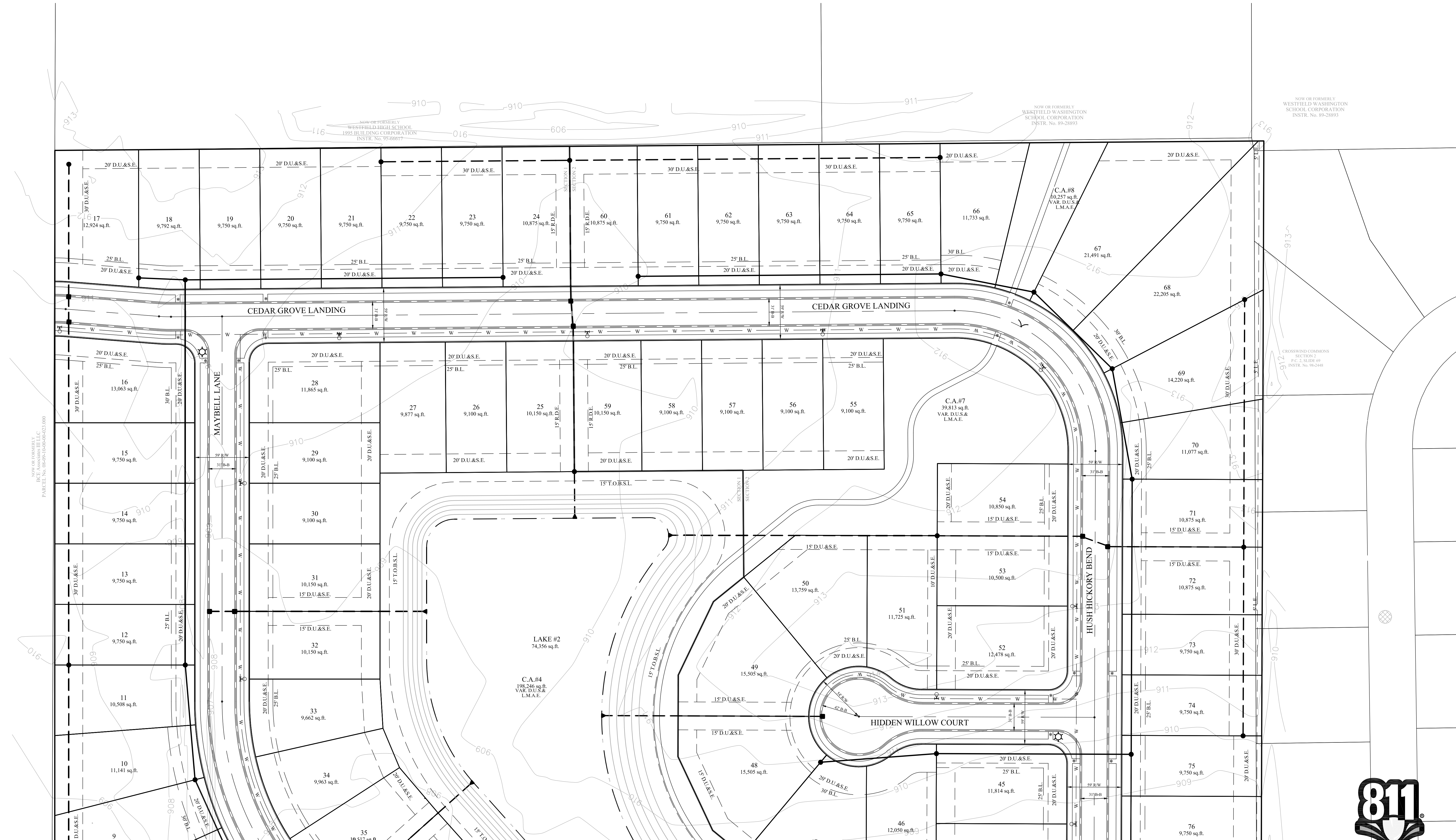
PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE

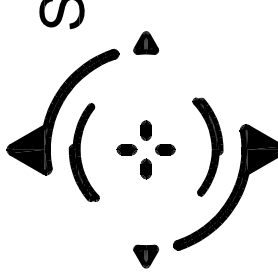


(IN FEET)
1 inch = 50 ft.



THIS DRAWING IS NOT INTENDED TO BE
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REPORT OR A SURVEY FOR LOCATION
CERTIFIED: 12/4/15

STOEPPELWERTH
ALWAYS ON.



7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

WILSHIRE

PREPARED FOR:

SECTION:	TOWNSHIP:	RANGE:
10	18N	R3E
DRAWN BY:	CHECKED BY:	
GDK	GDK	
SHEET NO.	OF 5 SHEETS	S & A JOB NO.
5		46149



Know what's below.
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ORDINANCE NUMBER 15-46

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

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

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

WHEREAS, on February 13, 2006, the Town Council of the Town of Westfield, Hamilton County, Indiana, adopted Ordinance 06-09 recorded as Instrument No. 200600008441 in the Office of the Recorder of Hamilton County, Indiana, amending Ordinance No. 05-10 (collectively the "Amended Centennial North PUD District Ordinance"),

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1601-PUD-01**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD District Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1601-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as the "**Wilshire PUD District**" (the "District").

- 1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 Subject Home. A Single-family Dwelling that is the subject of an application for

an improvement location permit.

- 2.6 **Same Elevation:** The same architectural Front Building Façade.
- 2.7 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District shall be the SF4: Single Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed eighty-six (86).

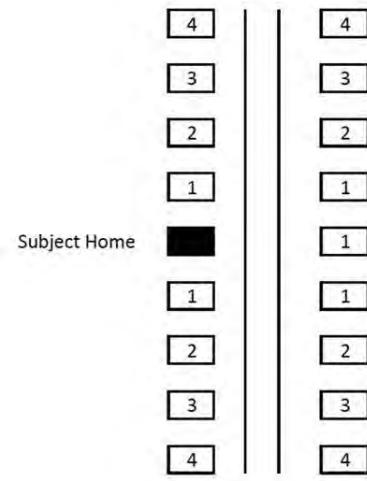
Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	
Minimum Lot Area	9,100 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	65'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,750 SF
Two Story Dwellings	2,200 SF

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

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

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



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

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

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.

- b) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) Architecturally-treated entranceways (for homes without a front porch).
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
 - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - g) Bay window (a minimum of six (6) feet wide).
 - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
 - j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
 - k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
 - i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
 - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

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

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

- A. Minimum Open Space: Shall be enhanced to require a minimum of fifteen percent (15%) of the Real Estate, as generally shown on the Concept Plan.
- B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
- C. Amenities: The following amenities shall be provided:
 - i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 156th Street north to Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.
 - ii. Playground. Playground equipment, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 15-46** was delivered to the Mayor of Westfield

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-46**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-46**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Wilshire - PUD District Ordinance 6 021616

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

Exhibit D Playground Equipment

EXHIBIT A
REAL ESTATE

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

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

EXHIBIT B
CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1601-PUD-01.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 5)

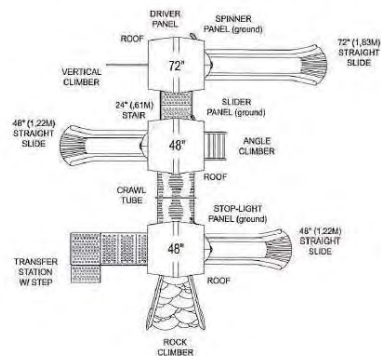


EXHIBIT D **Playground Equipment** (Page 1 of 1)

Wilshire Proposed Playground Equipment



Mega Tunnel Junction AGE: 5-12 & PSD-1104-FTD



Heavy Duty Swings AGE: 2-12 &

SWING-H8-4.

- 4-Seats 2-3/8" (6,03cm) outer diameter end posts and 3-1/2" (8,8cm) outer diameter top rail
- Slash-proof, black belt swing seats with zinc coated chains
- Priced as shown with the 8' (2,44m) high top rail and 4-seat option
- Also available: 8' (2,44m) high with 2, 6 or 8 seats or 10' (3,05m) high with 2, 4, 6 or 8 seats