Town of Zionsville
1100 West Oak Street
Zionsville, IN 46077

TRANSMITTAL

TO: **Town of Zionsville Advisory Plan Commission**
FROM: **Wayne DeLong - Director of Planning and Economic Development**
RE: **Materials for consideration for the July 20, 2020 Meeting of the Plan Commission.**

Enclosed for your information and review are the following:

1. Plan Commission Meeting Agenda
2. Planning Department June 2020 Monthly Report
3. June 15, 2020 Plan Commission Meeting Minutes
4. Docket # 2020-10-Z Windhaven Continuance Request
5. Docket # 2018-18-DP Aria Apartments request to amend Landscaping Plan
6. Petition Applications, Requests, and Information for Review and Consideration

January 21, 2020 Plan Commission Meeting Memo (Minutes) and April 20, 2020 Plan Commission Meeting minutes are forthcoming.

MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday, July 20, 2020
7:00 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08, 20-26, and 20-30 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:
https://us02web.zoom.us/j/83218086117

Or iPhone one-tap :
US: +13017158592,,83218086117# or +13126266799,,83218086117#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
Webinar ID: 832 1808 6117
International numbers available: https://us02web.zoom.us/u/kbq3IzyIwv

Or an H.323/SIP room system:
H.323:
162.255.37.11 (US West)
162.255.36.11 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
213.19.144.110 (EMEA)
103.122.166.55 (Australia)
209.9.211.110 (Hong Kong SAR)
64.211.144.160 (Brazil)
69.174.57.160 (Canada)
207.226.132.110 (Japan)
Meeting ID: 832 1808 6117
SIP: 83218086117@zoomcrc.com

The following items are scheduled for consideration:

I. Pledge of Allegiance
II. Attendance
III. Approval of the January 21, 2020 Meeting Memo, April 20, 2020 and June15, 2020 Plan Commission Meeting Minutes
IV. Continuance Requests

2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	**Petitioner requested continuance from April 20, 2020 to May 18, 2020** **Plan Commission continued the project from May 18, 2020 to June 15, 2020** **Petitioner to request from June 15, 2020 to July 20,2020** Petition for Zone Map change to rezone 24.283+/- acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-19-DP	AES Office Building	10440 Bennett Parkway	Petition for Development Plan Approval of a 12,000± square foot (6,000 square foot footprint) office building on 4.30+/- acres within the Urban Industrial Two Zoning District (I-2 Urban). Waivers of Building Materials and Architectural Design requirements requested.

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
2018-18-DP	Aria Apartments	799 Lennox Court	Amendment to Landscape Plan

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

July 16, 2020

ANNEX TO PUBLIC NOTICE FOR THE JUNE 15, 2020, REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 20-02, 20-04, 20-08, 20-26 AND 20-30 (collectively, the "**Executive Orders**"), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission (the "Plan Commission") must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Plan Commission shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:
https://us02web.zoom.us/j/83218086117
Or iPhone one-tap :
US: +13017158592,,83218086117# or +13126266799,,83218086117#
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US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
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Or an H.323/SIP room system:
H.323:
162.255.37.11 (US West)
162.255.36.11 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
213.19.144.110 (EMEA)
103.122.166.55 (Australia)
209.9.211.110 (Hong Kong SAR)
64.211.144.160 (Brazil)
69.174.57.160 (Canada)
207.226.132.110 (Japan)
Meeting ID: 832 1808 6117
SIP: 83218086117@zoomcrc.com

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.

2. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov.

3. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.

4. If you need technical assistance in logging into Zoom for this webinar, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.

Town Of Zionsville
Planning and Economic Development Combined Permit Activity
June 2020

Total permits issued for the month of June: 104

Permit Activity Breakdown Printed 2020/07/06 07:35 AM

Commercial Permits	June 2020	June 2019	YTD 2020	YTD 2019	YTD Diff
New	0	3	6	4	2
Interior Remodel	0	0	14	36	-22
Addition	0	0	2	2	0
Sign	1	3	12	30	-18
Electric	2	0	14	5	9
Other	3	2	13	24	-11
Sewer	0	0	0	2	-2
Commercial Totals	**6**	**8**	**61**	**103**	**-42**
Residential Permits					
Single Family	21	22	120	106	14
Addition	15	10	67	64	3
Remodel	11	8	56	56	0
Electric	7	4	25	22	3
Pool/Spa	5	3	23	27	-4
Demolition	1	0	8	11	-3
Other	36	22	118	117	1
Sewer/Repairs	2	1	5	14	-9
Residential Totals	**98**	**70**	**422**	**417**	**5**
Combined Totals	**104**	**78**	**483**	**520**	**-37**

Building/Site Inspections: 430 Number Of Inspections: 669

Certificates Of Occupancy Issued: 62

Easement Encroachments Authorized: 0 Denied: 1

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 9

Number of violations that resulted in a violation and/or stop work order: 4

Number of Investigations closed this month: 3

Total number of zoning code violations to date: 13

Town Of Zionsville
Planning and Economic Development Permit Detail
June 2020

Total Combined permits issued for the month of June: 104

CombinedPermit Activity Detail Printed 2020/07/06 07:35 AM

Permit #	Permit Month	Permit Day	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2020-380	June	1	$0	$0	$0	Keesling Custom Pools & Patios	Mark Romaniuk	Res Add Pool	DEROSSI ESTATES	2	8802 WHITESTOWN ROAD	46077
U2020-381	June	1	$0	$0	$0	Ashpaugh Electric	Kevin & Kimberly Wallien	Res Electric			685 BLOOR LANE	46077
R2020-382	June	1	$0	$0	$0	Corban Properties	Corban Properties	Res Electric	Pine Ridge Mobile Home	10	9669 Pine Ridge South Drive	46077
R2020-383	June	1	$0	$0	$0	Nazareth Building Services	Jacob & Kathleen Krouse	Res Remodel	STONEGATE	91	6717 W STONEGATE DRIVE	46077
U2020-384	June	1	$0	$0	$0	The Masters Mark Builders	Katie & Nick Averitt	Res Remodel	Huntington Woods	40	1289 HUNTINGTON WOODS ROAD	46077
U2020-385	June	1	$0	$0	$0	Robert Stevens Roofing	Keith & Michelle Shepherd	Res Reroof	Rock Bridge	187	3627 MOSSY ROCK DRIVE	46077
19U2020-386	June	1	$4,025	$1,221	$1,009	Neer Development, Inc.	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	56	1740 Cypress Drive	46077
U2020-387	June	1	$0	$0	$0	Samuel Nicholson	Samuel & Sarah Nicholson	Res Add Deck	Colony Woods	155	10 GARDEN POINT	46077
R2020-388	June	1	$0	$0	$0	Project Melton	Michael & Margaret Maroney	Res Add	Royal Run	626	6563 YORKSHIRE CIRCLE	46077
U2020-389	June	1	$0	$0	$0	Stay Dry Roofing	Mickey & Jennifer O'Rourke	Res Reroof	Spring Knoll	34	9693 GREENTHREAD DRIVE	46077
U2020-390	June	1	$0	$0	$0	Barns of Indiana	Earl & Bonnie Merkel	Res Add	Zion Hills	28	12264 DAUGHERTY DRIVE	46077
R2020-391	June	3	$0	$0	$0	Adams Electric	Casey & Tracey Wasem	Res Electric			645 SYCAMORE COURT	46077
R2020-392	June	3	$0	$0	$0	Project Melton	Craig Melton	Res Other		624	6559 YORKSHIRE CIRCLE	46077
U2020-393	June	3	$0	$0	$0	Booher Building Company	Reid & Abigail Klaehn	Res Remodel	Linaburry's Valley	2, 3	640 VALLEY VIEW DRIVE	46077
13U2020-394	June	3	$0	$0	$0	Richard Lamb	Richard & Carol Lamb	Res Demo			11301 E 300 SOUTH	46077
19U2020-395	June	3	$0	$0	$0	WarrenCo Construction & Paving	Indira & Sean Bhavsar	Res Other	Vonterra	101	5908 WELDRA DRIVE	46077
R2020-396	June	3	$0	$0	$0	Johnson & Johnson Renovating and	Jacob & Amberly Davis	Res Remodel			7055 S STATE ROAD 267	46052
U2020-397	June	3	$0	$0	$0	Green Custom Framing	John & Laura Noel	Res Add	Sugarbush Hill	68	687 MORNINGSIDE COURT	46077

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CombinedPermit Activity Detail

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R2020-398	June	3	$0	$0	$0	Nelson's Improvements	Russell Lake LLC	Res Reroof	Russell Lake	13	664 RUSSELL LAKE EAST DRIVE	46077
U2020-399	June	3	$0	$0	$0	Deaton's Mechanical	FORD CENTRE ASSOCIATES	Comm Other	Ford Center	Domino's Pizza	1466 W OAK STREET	46077
R2020-400	June	4	$0	$0	$0	Chuck's Construction	Patrick Hart	Res Add Deck	Fishback Creek	12	6875 E 525 SOUTH	46075
R2020-401	June	4	$0	$0	$0	Robert King	Robert King	Res Reroof			8280 E 200 SOUTH	46077
U2020-402	June	4	$0	$0	$0	Cochran Exteriors	JOHN A & DAWN L FIRMANI	Res Reroof	Cobblestone Lakes	92	4876 PEBBLEPOINTE PASS	46077
R2020-403	June	4	$0	$0	$0	Cochran Exteriors	CHRISTOPHER A & MELISSA A RENT	Res Reroof	STONEGATE	21	6734 JONS STATION	46077
19U2020-404	June	4	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Vonterra	79	10277 PIGATO DRIVE	46077
U2020-405	June	4	$4,025	$1,221	$1,009	Nazareth Building Services	KERRY & PAMELA Wagoner	Res New			4501 S 975 EAST	46077
R2020-406	June	5	$0	$0	$0	Brian S Hill Contracting LLC	SAMUEL & MELISSA POLLAUF	Res Add Deck			8218 E 550 SOUTH	46077
19U2020-407	June	5	$0	$0	$0	Aspen Outdoor Designs, Inc	Christofer & Lynn Cunningham	Res Add Deck	Brookhaven	194	11149 GLEN AVON WAY	46077
U2020-408	June	5	$0	$0	$0	Mister Quik	John & Michelle DeMarco	Res Electric	Thornhill	56	643 SILVER WRAITH COURT	46077
U2020-409	June	5	$0	$0	$0	Robert Stevens Roofing	Benjamin & Rhonda Adams	Res Reroof	Rock Bridge	114	4347 LEDGE ROCK COURT	46077
U2020-410	June	5	$0	$0	$0	Elliott King	Elliott & Jane King	Res Other	Cedar Bend	45	10140 LAKEWOOD DRIVE	46077
U2020-411	June	5	$0	$0	$0	Elliott King	Elliott & Jane King	Res Other	Cedar Bend	45	10140 LAKEWOOD DRIVE	46077
13U2020-412	June	8	$0	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	63	3843 SUGAR PINE LANE	46077
U2020-413	June	8	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	322	3980 Rainford Ave	46077
13U2020-414	June	8	$0	$0	$0	Chuck's Construction	Brad Gilchrist	Res Add	HIDDEN PINES	67	3947 SUGAR PINE LANE	46077
U2020-415	June	9	$0	$0	$0	Lennar	Lennar	Mass Grading	Hampshire		4751 S 800 EAST	46077

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19U2020-416	June	9	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Vonterra	89	6021 GODELLO CIRCLE	46077
19U2020-417	June	9	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Vonterra	90	6013 GODELLO CIRCLE	46077
19U2020-418	June	9	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Vonterra	91	6001 GODELLO CIRCLE	46077
U2020-419	June	9	$0	$0	$0	Matthew Cope	Matthew & Janice Cope	Res Other	Cobblestone Lakes	234	8805 WINDPOINTE PASS	46077
R2020-420	June	9	$0	$0	$0	Calzada Concrete LLC	Kacie Symes & Kelly Rota	Res Other	Royal Run	341	6260 CANTERBURY DRIVE	46077
R2020-421	June	9	$0	$0	$0	TPI Utility Construction LLC	Tim & Penelope Wallis	Comm Electric	HOLLIDAY FARMS	A22	10575 HOLLIDAY FARMS BLVD	46077
U2020-422	June	9	$0	$0	$0	Finney & Sons	Marianne Walter	Res Reroof	Raintree	75	740 ROUND COURT	46077
U2020-423	June	9	$0	$0	$0	AJS Construction	Patrice Thomas	Res Reroof	Laughlin, Fours, Har	2	625 W LAUREL AVE	46077
U2020-424	June	9	$7,585	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	9	5220 ROSE DRIVE	46077
19U2020-425	June	9	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Vonterra	78	10283 PIGATO DRIVE	46077
19U2020-426	June	9	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Vonterra	88	6029 GODELLO CIRCLE	46077
13U2020-427	June	10	$0	$0	$0	Hittle Construction	Gary & Abigail Rom	Res Add Deck	THE WILLOWS	30	3268 WILDLIFE TRAIL	46077
U2020-428	June	10	$0	$0	$0	RMG Roofing	Daniel & Kim Stratton	Res Reroof	Spring Knoll	356	8843 SHELBURNE WAY	46077
19U2020-429	June	10	$0	$0	$0	Alfredo Rojas	David & Anna Banas	Res Reroof	Fieldstone	47	2506 FAWN BLUFF COURT	46077
R2020-430	June	11	$0	$0	$0	Chad Wetherbee	Molly Wetherbee	Res Other	Royal Run	66	6781 WOODCLIFF CIRCLE	46077
U2020-431	June	11	$0	$0	$0	Custom Living	Ryne & Stephanie Fanning	Res Remodel	Sugarbush Hill	76	682 MORNINGSIDE DRIVE	46077
U2020-432	June	11	$0	$0	$0	Marchris Fireworks, LLC	Oak Center LLC	Comm Sign			1229 W Oak Street	46077
U2020-433	June	12	$0	$0	$0	Innovative Homes & Remodeling	MATTHEW LOHMEYER	Res Remodel			880 STARKEY ROAD	46077

Town Of Zionsville
Planning and Economic Development Permit Detail
June 2020

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U2020-434	June	12	$0	$0	$0	Deater Brothers	Christopher & Candace Hons	Res Add Deck	Rock Bridge	196	3532 OLD QUARRY DRIVE	46077
U2020-435	June	12	$0	$0	$0	ABC Roofing	Craig & Patricia MacFarlane	Res Reroof	Cobblestone Lakes	39	5111 PEBBLEPOINTE PASS	46077
R2020-436	June	12	$0	$0	$0	Cochran Exteriors	Larry & Kathryn Cassidy	Res Reroof	Stonegate	10	7653 CARRIAGE HOUSE WAY	46077
U2020-437	June	12	$0	$0	$0	Bone-Dry Roofing	James & Janice Vangorder	Res Reroof	Spring Knoll	351	4219 HONEYSUCKLE LANE	46077
U2020-438	June	15	$0	$0	$0	Bankert Boys Unlimited	Eric & Amy Essley	Res Reroof	Colony Woods	270	170 SCRANTON COURT	46077
U2020-439	June	15	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	312	8060 Shaldon Court	46077
R2020-440	June	15	$0	$0	$0	Bone-Dry Roofing	Matthew Rogge	Res Reroof	Russell Lake	32	659 RUSSELL LAKE E DRIVE	46077
U2020-441	June	17	$0	$0	$0	Mr Plumber	Evan & Paula Ragar	Res Sewer	Schick's Add	45-48	850 W PLUM STREET	46077
13U2020-442	June	17	$0	$0	$0	Ronald Malone	Ronald & Jennifer Malone	Res Reroof	The Willows	239	11512 GOLDEN WILLOW COURT	46077
19U2020-443	June	18	$0	$0	$0	Bone-Dry Roofing	Troy & Kathryn Goodman	Res Reroof	Brookhaven	66	2829 E HIGH GROVE CIRCLE	46077
R2020-444	June	18	$0	$0	$0	Cochran Exteriors	Daniel O'Sullivan	Res Reroof	Stonegate	7	6100 STONEGATE RUN	46077
U2020-445	June	22	$0	$0	$0	American Dream Home Improvement	Robert & Michele Pederson	Res Reroof	Rock Bridge	71	3950 STONINGTON PLACE	46077
U2020-446	June	22	$0	$0	$0	WarrenCo Construction & Paving	Jeffrey & Kathryn Curiel	Res Other	Colony Woods	243	180 GOVERNORS LANE	46077
R2020-447	June	22	$0	$0	$0	Amos Exteriors	James & Jennifer Hyslop	Res Reroof			6102 EAGLEWOOD DRIVE	46077
U2020-448	June	23	$0	$0	$0	Bankert Boys Unlimited	Larry & Marilyn Essley	Res Reroof	Colony Woods	231	255 CAMDEN DRIVE	46077
U2020-449	June	23	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Hampshire	200	4375 FORRES AVE	46077
U2020-450	June	23	$7,585	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	13	5233 ROSE DRIVE	46077
U2020-451	June	23	$0	$0	$0	Todd Rottman	Todd & Sherry Rottman	Res Add Pool	CROSSES	5	320 W HAWTHORNE STREET	46077

Town Of Zionsville
Planning and Economic Development Permit Detail
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R2020-452	June	23	$0	$0	$0	Jorge & Associate Construction LLC	Charles Gough	Res Remodel	Timberwolf	11	9301 TUNDRA DRIVE	46077
R2020-453	June	23	$0	$0	$0	Christopher & Jessica Clevenger	Christopher & Jessica Clevenger	Res Finish Permit			10888 E SR 32	46077
R2020-454	June	24	$0	$0	$0	Quality Concrete & Landscaping	Bryan Chan	Res Other	Royal Run	358	6271 LANCASTER PLACE	46077
13U2020-455	June	24	$0	$0	$0	Tom Eddington	Chintan Prajapati	Res Remodel	HIDDEN PINES	137	3874 EVERGREEN WAY	46077
U2020-456	June	24	$0	$0	$0	Land Development & Building LLC	Inglenook Zionsville LLC	Res New	Inglenook of Zionsville	34	10480 ST ANNE DRIVE	46077
19U2020-457	June	24	$0	$0	$0	Community Exteriors, Inc.	Jose & Alicia Almodovar	Res Reroof	Brookhaven	142	2793 W HIGH GROVE CIRCLE	46077
U2020-458	June	24	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	282	8294 PEGGY COURT	46077
R2020-459	June	25	$0	$0	$0	Pat Pierle Electrical Service, Inc.	Pat Duncan	Comm Electric	Stonegate	COMMON PROPERTY	6521 Regents Park Circle	46077
19U2020-460	June	25	$0	$0	$0	Pools of Fun	Frank & Jean Casolaro	Res Add Pool	Brookhaven	222	2502 BROOKHAVEN COURT	46077
U2020-461	June	25	$0	$0	$0	Augusta Underground	Sharon Bennett	Res Sewer			4902 WILLOW ROAD	46077
R2020-462	June	26	$0	$0	$0	Project Melton	Craig & Jennifer Melton	Res Reroof	Royal Run	624	6559 YORKSHIRE CIRCLE	46077
U2020-463	June	26	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	321	3970 Rainford Ave	46077
13U2020-464	June	29	$0	$0	$0	Cutting Edge Hardscapes	Drue & Danielle Anderson	Res Other	The Willows	218	11631 WILLOW SPRINGS DRIVE	46077
R2020-465	June	29	$0	$0	$0	John Bymaster	John Bymaster	Res Add			6675 S 425 EAST	46052
19U2020-466	June	29	$0	$0	$0	Blue Line Construction	Donald & Lisa Richards	Res Remodel	Vonterra	10	10303 LEMBERGER BLVD	46077
U2020-467	June	29	$0	$0	$0	Lennar	Lennar	Res New	Hampshire	203	4317 FORRES AVE	46077
2020-468	June	29	$0	$0	$0	Booher Building Company	Andrew & Amy Smithka	Res Remodel	Stonegate	48	7671 ST LAWRENCE COURT	46077
13U2020-469	June	29	$0	$0	$0	Neil Merrell	Neil & Shannon Merrell	Res Add	The Willows	169	3262 SUNRISE COURT	46077

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U2020-470	June	30	$0	$0	$0	Dillon Wyatt	Danielle & Dilllon Wyatt	Res Add Deck	Hampshire	177	4442 OAKLEY TERRACE	46077
U2020-471	June	30	$0	$0	$0	Eads Roofing, LLC	RICHARD SOWINSKI	Res Reroof	PRESERVE AT SPRING KNOLL	24	8860 PIN OAK DRIVE	46077
R2020-472	June	30	$0	$0	$0	Christopher Scott Homes	Courtney & Aubrey Lehman	Res New	THE CLUB AT HOLLIDAY	E9	10622 CHALLIS MILL COURT	46077
U2020-473	June	30	$0	$0	$0	John Pataky	John & Vicky Pataky	Res Add	SCHICKS	48,49,50,51	295 SOUTH 9TH STREET	46077
U2020-474	June	30	$0	$0	$0	Huston Electric	Scott & Tracy Phillips	Res Electric			11740 SYCAMORE STREET	46077
U2020-475	June	30	$0	$0	$0	Alt Construction	SOUTH VILLAGE STATION LLC	Comm Demo			10615 ZIONSVILLE ROAD	46077
19U2020-476	June	30	$0	$0	$0	Dowdy Electric Con.	Jeffrey Corydon	Res Electric	Brookhaven	98	2718 BENMORE COURT	46077
U2020-477	June	30	$0	$0	$0	Shaffer Electric Company	SHAFFER PROPERTIES LLC	Res Electric	CARTERS ADD.	13	200 N 8TH STREET	46077
U2020-478	June	30	$0	$0	$0	Aspen Outdoor Designs, Inc	SHAWN & M MAKENZIE GREVE	Res Add	SIXTH & SYCAMORE	2	596 Starkey Road	46077
U2020-479	June	30	$0	$0	$0	Pulte Homes	Pulte Homes	Res New	ASHBURN	35	8594 VERBENA ROAD	46077
R2020-480	June	30	$0	$0	$0	Christopher Scott Investments	Joseph & Carrie Bright	Res New	THE CLUB AT HOLLIDAY	D8	3717 OLDE WELL RUN	46077
U2020-481	June	30	$0	$0	$0	Collins Premier Renovation	Greg Albers	Res Remodel	Thornhill	10	300 BENTLEY DRIVE	46077
U2020-482	June	30	$0	$0	$0	Perma Pools	Daniel & Julie Chadwick	Res Add Pool	Cobblestone Lakes	228	8870 SUGAR CAY COURT	46077
U2020-483	June	30	$0	$0	$0	Pools of Fun	Justin & Amanda Brown	Res Add Pool	Sugarbush	79	712 MORNINGSIDE DRIVE	46077

Town Of Zionsville
Planning and Economic Development C of O Detail
June 2020

Total: C of O issued for the month of June: 62

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-325	Adam Braun	Steven Braun	Res New	Schick's Add	39, 40	805 W PINE STREET	46077	2020/06/19
R2019-338	Ely Garcia	ELY & NA GARCIA	Res Other	Stonegate	245	6688 CHAPEL CROSSING	46077	2020/06/10
U2019-386	Fischer Homes	Fischer Homes	Res New	Hampshire	108	4581 KETTERING PLACE	46077	2020/06/17
19U2019-419	Lennar	Lennar	Res New	Vonterra	73	5925 WELDRA DRIVE	46077	2020/06/09
19U2019-419	Lennar	Lennar	Res New	Vonterra	73	5925 WELDRA DRIVE	46077	2020/06/23
19U2019-421	Lennar	Lennar	Res New	Vonterra	93	5855 WELDRA DRIVE	46077	2020/06/09
19U2019-421	Lennar	Lennar	Res New	Vonterra	93	5855 WELDRA DRIVE	46077	2020/06/23
13U2019-428	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	135	3822 EVERGREEN WAY	46077	2020/06/09
13U2019-450	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	88	3477 CONIFER DRIVE	46077	2020/06/26
19U2019-523	Lennar	Lennar	Res New	Vonterra	69	10262 RIESLANER CIRCLE	46077	2020/06/23
R2019-539	T & M Log Homes, LLC	Tyler & Janelle Koschnick	Res New			10823 E 200 NORTH	46077	2020/06/18
19U2019-547	Lennar	Lennar	Res New	Vonterra	4	10308 LEMBERGER BLVD	46077	2020/06/23
19U2019-548	Lennar	Lennar	Res New	Vonterra	5	10304 LEMBERGER BLVD	46077	2020/06/23
13U2019-575	The Smart Pergola	Michael & Rachel Thieken	Res Other	Willow Ridge	31	11538 WILLOW SPRINGS DRIVE	46077	2020/06/22
19U2019-653	Lennar	Lennar	Res New	Vonterra	70	5897 WELDRA DRIVE	46077	2020/06/23
19U2019-676	Lennar	Lennar	Res New	Vonterra	66	10257 RIESLANER CIRCLE	46077	2020/06/23

Town Of Zionsville
Planning and Economic Development C of O Detail
June 2020

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2019-677	Lennar	Lennar	Res New	Vonterra	72	5915 WELDRA DRIVE	46077	2020/06/23
U2019-717	Cityscape Construction - Aria,	Aria Zionsville, LLC	Comm New	ARIA	Garage 4	11067 Octave Drive	46077	2020/06/23
U2019-718	Cityscape Construction - Aria,	Aria Zionsville, LLC	Comm New	ARIA	Garage 6	10961 Opus Drive	46077	2020/06/23
U2019-740	Land Development & Building LLC	Land Development and Building LLC	Res New	Inglenook of Zionsville	3	5706 INGLENOOK WAY	46077	2020/06/22
19U2019-752	Lennar	Lennar	Res New	Vonterra	55	10294 PIGATO DRIVE	46077	2020/06/23
19U2019-758	Lennar	Lennar	Res New	Vonterra	76	5943 WELDRA DRIVE	46077	2020/06/23
U2019-759	Estridge Homes	Kickapoo Investments LLC	Res New	Oxford Woods	8	11700 WALTON CRES	46077	2020/06/26
19U2019-798	Perma Pools	BAIN, MATT & CARRIE	Res Add Pool	THE ENCLAVE	28	6841 WOODHAVEN PLACE	46077	2020/06/03
U2019-805	Fredericks Inc Contractors	Town of Zionsville	Comm New		Maintenance Building	855 STARKEY ROAD	46077	2020/06/12
R2019-832	Timothy Gatewood	Timothy & Lois Jean Gateway	Res New	Stonegate	356	6631 E DEERFIELD COURT	46077	2020/06/30
U2019-839	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	265	8241 CARNEGIE LANE	46077	2020/06/24
U2019-840	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	263	8213 CARNEGIE LANE	46077	2020/06/15
19U2019-870	Lennar	Lennar	Res New	Vonterra	71	5909 WELDRA DRIVE	46077	2020/06/23
19U2019-871	Lennar	Lennar	Res New	Vonterra	65	10259 RIESLANER CIRCLE	46077	2020/06/23
19U2019-916	Lennar	Lennar	Res New	Vonterra	67	10255 RIESLANER CIRCLE	46077	2020/06/23
U2019-927	Andrew Park	Andrew & Brooke Park	Res Remodel	Hampshire	89	4813 ABERDEEN DRIVE	46077	2020/06/10

Town Of Zionsville
Planning and Economic Development C of O Detail
June 2020

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C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
19U2019-943	Lennar	Lennar	Res New	Vonterra	3	10312 LEMBERGER BLVD	46077	2020/06/23
R2019-982	Dale Davis	Dale & Faye Peter	Res Finish Permit			7005 S 475 EAST	46052	2020/06/05
19U2019-985	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	52	1712 Cypress Drive	46077	2020/06/05
U2019-988	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	254	8238 CARNEGIE LANE	46077	2020/06/04
R2019-1002	Hamilton Homes	Marcus Tielker	Res Finish Permit	Lexington Hall	6	7759 BECK LANE	46077	2020/06/25
U2019-1019	Lennar	Lennar	Res New	Hampshire	216	4315 KETTERING DRIVE	46077	2020/06/15
U2019-1022	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	279	8338 PEGGY COURT	46077	2020/06/03
R2019-1026	BP Custom Homes	David & Laurie Roe	Res Add	Timberwolf	3	9198 TIMBERWOLF LANE	46077	2020/06/23
U2020-2	Lennar	Lennar	Res New	Hampshire	184	4336 FORRES AVENUE	46077	2020/06/10
U2020-3	Lennar	Lennar	Res New	Hampshire	183	4362 FORRES AVENUE	46077	2020/06/01
U2020-16	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	278	8354 PEGGY COURT	46077	2020/06/15
19U2020-35	Custom Home Medic	Jeff Corydon	Res Remodel	Brookhaven	98	2718 Benmore Court	46077	2020/06/22
U2020-37	Fischer Homes	Fischer Homes	Res New	Hampshire	123	4692 KETTERING PLACE	46077	2020/06/17
U2020-45	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	266	8255 Carnegie Lane	46077	2020/06/25
U2020-72	Fairchild Services	GREGORY STAYTE	Res Remodel			450 W HAWTHORNE STREET	46077	2020/06/10
U2020-75	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	273	8345 Peggy Court	46077	2020/06/12

Town Of Zionsville
Planning and Economic Development C of O Detail
June 2020

Total: C of O issued for the month of June: 62

C of O Detail

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2020-79	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	98	3720 Conifer Drive	46077	2020/06/22
13U2020-80	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	44	11453 Foxtail Court	46077	2020/06/26
U2020-97	TSW Construction	PAUL S & STEPHANIE L	Res Add Deck	COLONY WOODS	220	1275 GOVERNORS LANE	46077	2020/06/05
R2020-127	Perma Pools	PAUL W & SANDRA U BORTH	Res Add Pool			8125 E 300 SOUTH	46077	2020/06/30
U2020-140	Schrier Contracting	Scott & Elizabeth Benedict	Res Remodel	PRESERVE AT SPRING KNOLL	2	8936 SHELBURNE WAY	46077	2020/06/12
U2020-158	Lawn Landscape Company	Samir Patel	Res Other	Hampshire	107	4613 KETTERING PLACE	46077	2020/06/10
U2020-192	Perma Pools	Michael & Natalie Ranjbar	Res Add Pool	Oak Ridge	91	10415 OAK RIDGE DRIVE	46077	2020/06/30
U2020-246	Chuck's Construction	Alexander & Katie Orlowski	Res Add	Cobblestone Lakes	251	8995 SNOWBERRY COURT	46077	2020/06/05
U2020-332	BGW Construction, LLC	Stephen & Lydia Dalton	Res Add Deck	Brittany Chase	121	4460 FULLCRY CIRCLE	46077	2020/06/26
13U2020-335	Chuck's Construction	Alex & Jodi Mereish	Res Add Deck	HIDDEN PINES	120	3637 EVERGREEN WAY	46077	2020/06/12
R2020-343	Indy Decorative Concrete	Joseph & Mindy Murdock	Res Other	Royal Run	360	6267 LANCASTER PLACE	46077	2020/06/24
U2020-377	Pulte Homes	Pulte Homes	Res New	ASHBURN	8	5206 ROSE DRIVE	46077	2020/06/24
R2020-400	Chuck's Construction	Patrick Hart	Res Add Deck	Fishback Creek	12	6875 E 525 SOUTH	46075	2020/06/30
13U2020-427	Hittle Construction	Gary & Abigail Rom	Res Add Deck	THE WILLOWS	30	3268 WILDLIFE TRAIL	46077	2020/06/25

Town Of Zionsville
Planning and Economic Development Permit Activity
Year: 2020

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Activity Report

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	Commercial/Industrial						Residential										Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	1	0	4	2	2	2	26	6	6	5	2	2	9	1	0	68	1	25	321	495	16	20
February	0	0	3	3	3	1	15	5	11	1	0	0	7	0	0	49	0	10	282	426	12	26
March	4	0	1	1	1	5	35	14	11	3	6	1	12	0	0	94	1	29	291	474	19	24
April	0	2	5	3	5	0	6	9	7	3	4	1	15	0	0	60	1	6	342	507	14	44
May	1	0	1	2	1	2	17	18	10	6	6	3	39	2	0	108	0	13	344	546	65	31
June	0	0	0	1	2	3	21	15	11	7	5	1	36	2	0	104	0	15	430	669	17	62
July																						
August																						
September																						
October																						
November																						
December																						
Totals	6	2	14	12	14	13	120	67	56	25	23	8	118	5	0	483	3	98	2010	3117	143	207

Town Of Zionsville
Planning and Economic Development Comprehensive Status
Year: 2020

Status Report

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Residential Fees	January	February	March	April	May	June							YTD
New Home Residential ILP Fees	$31,987	$19,567	$31,714	$8,171	$16,558	$20,235							$128,232
All Other Residential ILP Fees	$7,349	$7,211	$13,506	$9,727	$15,365	$13,325							$66,483
Residential Inspection Fees (Fees Due)	$4,725	$4,275	$4,650	$3,900	$3,600	$4,525							$25,675
New Home Residential Road Impact Fees	$25,225	$14,126	$32,485	$6,054	$14,126	$16,144							$108,160
New Home Residential Park Impact Fees	$29,061	$18,315	$47,137	$7,326	$16,851	$19,536							$138,226
Sanitary Sewer Fees	$100,625	$40,250	$156,725	$27,709	$55,884	$67,493							$448,686
Total Residential ILP, Inspection, Impact, Sewer	$194,247	$99,469	$281,567	$58,987	$118,784	$136,733							$889,787
New Commercial Start ILP Fees	$3,330	$0	$10,001	$0	$3,234	$0							$16,565
All Other Commercial ILPs	$4,158	$2,768	$622	$5,313	$3,628	$533							$17,022
Commercial Inspection Fees(Fees due)	$750	$900	$1,350	$600	$525	$675							$4,800
Commercial Road Impact Fees	$0	$0	$40,810	$0	$0	$0							$40,810
Commercial Sanitary Sewer Fees	$640	$0	$4,025	$14,200	$0	$0							$18,865
Total Commercial ILP, Inspection Impact Sewer	$10,036	$5,630	$55,458	$41,031	$6,862	$533							$119,550
Combined Residential and Commercial Sewer	$101,265	$40,250	$160,750	$41,909	$55,884	$67,493							$467,551
Combined Residential and Commercial Impact	$56,194	$35,303	$120,432	$34,898	$30,977	$35,680							$313,484
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	$204,283	$105,099	$337,025	$100,018	$125,646	$137,266							$1,009,337
Petition Filing Fees	**January**	**February**	**March**	**April**	**May**	**June**							**YTD**
Plan Commission													
Primary Plat Approval	$1,015	$0	$0	$0	$0	$0							$1,015
Secondary Plat Approval	$400	$0	$400	$590	$0	$0							$1,390
Re-Plat Approval	$0	$500	$1,140	$0	$0	$570							$2,210
Minor Plat Approval	$0	$315	$0	$0	$330	$0							$645
Zone Map Amendment	$0	$0	$6,108	$0	$0	$0							$6,108
Subdivision Waiver	$0	$0	$0	$0	$0	$0							$0
Development Plan	$1,075	$775	$0	$0	$0	$0							$1,850
Development Plan Amendment	$0	$0	$0	$0	$0	$0							$0
Ordinance Amendment	$0	$0	$0	$0	$0	$0							$0
Board of Zoning Appeals													
Variance of Use	$1,200	$0	$0	$0	$0	$0							$1,200
Variance of Dev Standards	$2,275	$1,450	$0	$1,150	$1,150	$825							$6,850
Special Exception	$0	$0	$0	$700	$0	$0							$700
TOTAL FILING FEES Plan Commission and	$6,965	$3,040	$7,648	$2,440	$1,480	$1,395							$22,968
Permit Overview	**January**	**February**	**March**	**April**	**May**	**June**							**YTD**
New Home ILP	26	15	35	6	17	21							120
New Home Construction Cost	$15,194,000	$6,860,600	$17,955,411	$2,924,120	$7,046,959	$3,686,153							$53,667,243
All Other Residential ILP	31	24	47	39	84	77							302
New Commercial Start ILP	1	0	4	0	1	0							6
All Other Commercial ILP	10	10	8	15	6	6							55
Total Permit Per Month	68	49	94	60	108	104							483
Petition Filing Quantities	**January**	**February**	**March**	**April**	**May**	**June**							**YTD**
Plan Commission													
Primary Plat Approval	1 Appaloosa Crossing												
Secondary Plat Approval	1 Appaloosa Crossing		1 Inglenook	1 Nazareth Crossing		2 Safa Secondary Pla							
Re-Plat Approval		1 V. Ranieri	2 Courtyards of Zion Courtyards of Zion			2 Courtyards of Zion Viewegh Replat							
Minor Plat Approval		1 Nazareth Crossing			1 North Minor Plat								
Zone Map Amendment			2 Windhaven Prologis Rezoning	1 Town of Zionsville									
Subdivision Waiver													
Development Plan	1 Appaloosa Crossing	1 Hotel Tango		2 Baptist Homes of I Zionsville Commun		1 AES Office Buildin							
Development Plan Amendment													
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	1 M. Adams - Montess												
Variance of Dev Standards	See Files	See Files		See Files	See Files	2 R. Lamb A. Dane							
Special Exception				1 T. Sharp									
TOTAL FILINGS Plan Commission and BZA	10	6	5	8	4	7							40
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	$1,225	$475	$1,250	$450	$675	$2,785							$6,860
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	$66,229	$40,801	$77,139	$32,591	$45,870	$42,083							$304,713
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	$223,688	$116,354	$358,321	$109,398	$132,731	$145,256							$1,085,748

BZA

ZIONSVILLE

MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS JUNE 3, 2020, 6:30 p.m. (Local Time)

MEETING WAS FACILITATED BY REMOTE ATTENDANCE - NO IN PERSON PARTICIPATION BY THE BOARD OF ZONING APPEALS OR THE PUBLIC OCCURED

The following items were scheduled for consideration:

I. Approval of the May 6, 2020 Meeting Minutes – **approved 4-0 as written**

II. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2020-10-DSV	A. Nester	720 W Pine Street	**Withdrawn by Petitioner – Approved by Board after approving a waiver of the Rules of Procedure to allow consideration of the withdraw request (*as withdrawing the petition once testimony occurs is not permissible*) - 4 in Favor, 0 Opposed Continued by Board from May 6, 2020 to June 3, 2020 Meeting** Petition for Development Standards Variance in order to provide for the addition of a carport to a Single-Family Home which: 1) Deviates from the required side yard setback and 2) Deviates from the required rear yard setback in the Urban Residential Village Zoning District (R-V).

III. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-11-DSV	S. Greve	596 Starkey Road	**Approved as presented & filed w/exhibit dated 5/29/20 with conditions – 4 in Favor, 0 Opposed** Petition for Development Standards Variance in order to provide for the addition of an outdoor living space to a Single-Family Home which: 1) Deviates from the required side & aggregate yard setbacks and 2) Exceeds the required lot coverage of 35%, to 38% in the Urban Residential Village Zoning District (R-V).

June 8, 2020

2020-13-DSV	M. Lohmeyer	880 Starkey Road	**Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 0 Opposed** Petition for Development Standards Variance in order to provide for an addition to a Single-Family Home which: 1) Deviates from the required side yard setback (new improvement) 2) Deviates from the required aggregate side yard setbacks (memorializing existing improvement) in the Urban Open Land Zoning District (OL).

Respectfully Submitted:
Wayne DeLong AICP, CPM
Town of Zionsville
Director of Planning and Economic Development

MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday, June 15, 2020
7:00 PM (Local Time)

THIS PUBLIC MEETING WAS CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08, 20-26, and 20-30 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication (please click here to join the Webinar):

https://us02web.zoom.us/j/82142629446

Or iPhone one-tap :

US: +13017158592,,82142629446# or +13126266799,,82142629446#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669

900 9128

Webinar ID: 821 4262 9446

International numbers available: https://us02web.zoom.us/u/ku6dwyp6U

The following items are scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-08-Z	Prologis	5190 S. State Road 267 Lebanon, IN 46052	**Received a Favorable Recommendation to the Town Council** **6 in Favor** **0 Opposed** Petition for Zone Map change to rezone 76 +/- acres from the Rural (AG) Agricultural Zoning District to the Rural (I1) Industry Zoning District
2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	**Petitioner request to continue from the June 15, 2020 Plan Commission Meeting to the July 20, 2020 meeting** **6 in Favor** **0 Opposed** Petition for Zone Map change to rezone 24.283+/- acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-17-MP	North Minor Plat	8653 E. 125 South	**Approved as presented** **6 in Favor** **0 Opposed** Petition for Minor Plat approval for the establishment of 2 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the R2 Rural Residential Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

June 16, 2020

ANNEX TO PUBLIC NOTICE FOR THE JUNE 15, 2020, REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 20-02, 20-04, 20-08, 20-26 AND 20-30 (collectively, the "**Executive Orders**"), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission (the "Plan Commission") must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Plan Commission shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:

https://us02web.zoom.us/j/82142629446

Or iPhone one-tap :

US: +13017158592,,82142629446# or +13126266799,,82142629446#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669

900 9128

Webinar ID: 821 4262 9446

International numbers available: https://us02web.zoom.us/u/ku6dwyp6U

2. Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.
3. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov.
4. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
5. If you need technical assistance in logging into Zoom for this webinar, please contact: Janice Stevanovic, jstevanovic@zionsville-in.gov, or 317-416-1920.

BZA

ZIONSVILLE

MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS JULY 1, 2020, 6:30 p.m. (Local Time)

MEETING WAS FACILITATED BY REMOTE ATTENDANCE - NO IN PERSON PARTICIPATION BY THE BOARD OF ZONING APPEALS OR THE PUBLIC OCCURED

The following items were scheduled for consideration:

I. Approval of the June 3, 2020 Meeting Minutes - **approved 4-0 with correction to page 1**

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-12-SE	T. Sharp	7465 S 475 East	**Approved with Commitments as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed** Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).
2020-15-DSV	T. Sharp	7465 S 475 East	**Approved with Commitments as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed** Petition for Development Standards variance in order to provide for the construction of a detached barn which: 1) Is installed before the primary structure 2) Exceeds the allowable accessory square footage – **omitted from petition as no longer needed** in an Agricultural Zoning District (AG).
2020-16-DSV	M. Walters	4560 S 975 E	**Approved as presented & filed w/exhibits & per staff report – 4 in Favor, 1 Opposed** Petition for Development Standards variance in order to provide for the construction of a detached barn which: 1) Exceeds the allowable accessory square footage and 2) Exceeds the allowable accessory height – **up to 24'-0"** in the Urban Single-Family Residential Zoning District (R-SF-2).

Respectfully Submitted:
Wayne DeLong AICP, CPM
Town of Zionsville
Director of Planning and Economic Development

July 2, 2020

MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday, July 20, 2020
7:00 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08, 20-26, and 20-30 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

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Webinar ID: 832 1808 6117
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103.122.166.55 (Australia)
209.9.211.110 (Hong Kong SAR)
64.211.144.160 (Brazil)
69.174.57.160 (Canada)
207.226.132.110 (Japan)
Meeting ID: 832 1808 6117
SIP: 83218086117@zoomcrc.com

The following items are scheduled for consideration:

I. Pledge of Allegiance
II. Attendance
III. Approval of the January 21, 2020 Meeting Memo, April 20, 2020 and June15, 2020 Plan Commission Meeting Minutes
IV. Continuance Requests
V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	**Petitioner requested continuance from April 20, 2020 to May 18, 2020** **Plan Commission continued the project from May 18, 2020 to June 15, 2020** **Petitioner requested continuance from June 15, 2020 to July 20,2020** Petition for Zone Map change to rezone 24.283+/- acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-19-DP	AES Office Building	10440 Bennett Parkway	Petition for Development Plan Approval of a 12,000± square foot (6,000 square foot footprint) office building on 4.30+/- acres within the Urban Industrial Two Zoning District (I-2 Urban). Waivers of Building Materials and Architectural Design requirements requested.

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

June 30, 2020

ANNEX TO PUBLIC NOTICE FOR THE JUNE 15, 2020, REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 20-02, 20-04, 20-08, 20-26 AND 20-30 (collectively, the "**Executive Orders**"), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission (the "Plan Commission") must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Plan Commission shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

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Webinar ID: 832 1808 6117
International numbers available: https://us02web.zoom.us/u/kbq3IzyIwv
Or an H.323/SIP room system:
H.323:
162.255.37.11 (US West)
162.255.36.11 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
213.19.144.110 (EMEA)
103.122.166.55 (Australia)
209.9.211.110 (Hong Kong SAR)
64.211.144.160 (Brazil)
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Meeting ID: 832 1808 6117
SIP: 83218086117@zoomcrc.com

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.

2. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov.

3. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.

4. If you need technical assistance in logging into Zoom for this webinar, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.

In attendance: David Franz, Josh Fedor, Jeff Papa, Larry Jones, Mary Grabianowski, George Lewis. Absent is Sharon Walker.

Staff attending: Bob Clutter, attorney, Wayne DeLong, and Janice Stevanovic.

A quorum is present.

Franz All right, well, we've got nine panelists, fifteen attending so far, so I guess we'll get this thing started. I'll call to order the June 15, 2020 Zionsville Plan Commission. No need to stand up, but we'll start with the pledge of allegiance.

All Pledge of Allegiance.

Franz All right. So, Janice, will you please take roll?

Stevanovic Yes. Mr. Franz?

Franz Present.

Stevanovic Mr. Lewis?

Lewis Present.

Stevanovic Mr. Papa?

Papa Present.

Stevanovic Mr. Fedor?

Fedor Present.

Stevanovic Mr. Jones?

Jones Present.

Stevanovic Ms. Grabianowski?

Grabianowski Present.

Stevanovic Ms. Walker?

Franz She informed me she was going to miss the meeting because of an injury she suffered. So, we have six, that's a quorum. Four votes for any matter for it to be passed. All right. So, Larry, did you get a chance to look at the April 20 meeting minutes?

Jones No. I've got to get it done. All right. I'll get them.

DRAFT

Franz All right. So, we'll, in the packet you have the May 18, 2020 minutes. Is there any comments, additions, deletions to those minutes? If not, is there a motion to approve?

Grabianowski So moved.

Franz Is there a second?

Fedor Second.

Franz Bob, do we need a roll, or can we do this by?

Clutter No, you can do it by consent.

Franz Okay. All in favor, signify by aye.

All Aye.

Franz Opposed? Okay, motion carries. Those are approved. We have two matters continued from last month. I'm going to go ahead and switch the order a little bit and take the Windhaven one first. So, # 2020-10-Z, Windhaven, 8175 and 8775 West Oak Street, petition for zone map change to rezone 24.283 +/- acres from the rural R1 residential zoning district to the PUD planned unit development zoning district. At this time, we do have a request from the petitioner for a continuance. It's my understanding with the Governor's order, those are pretty much just a matter of fact and just approved. Is that correct, Bob?

Clutter Yes, that is correct.

Franz All right. So, is there any comments or questions before we take a motion on this matter? If not, is there a motion to continue this meeting to the July - -

Stevanovic July 20.

Franz July 20 meeting.

Grabianowski So moved.

Franz Is there a second?

Jones Second.

Franz I guess we'll take a roll on this one.

Clutter Yes, you should.

Franz Janice, please.

Stevanovic Mr. Franz?

Franz Aye.

DRAFT

Stevanovic Mr. Lewis?

Lewis Aye.

Stevanovic Mr. Papa?

Papa Aye.

Stevanovic Mr. Fedor?

Fedor Aye.

Stevanovic Mr. Jones?

Jones Aye.

Stevanovic Ms. Grabianowski?

Grabianowski Aye.

Franz All right. Motion carries 6-0, so that's continued to the July 20 meeting. Next item on the Docket is # 2020-08-Z, a petition for zone map change to rezone 76 +/- acres from the rural AG agricultural zoning district to the rural I1 industry zoning district. Before we start on this one, well, is the petitioner's representation present? I guess I'll ask this question of him. Did you notify people with first class mail, or was it registered mail? Was it first class?

Price Mr. President, we did registered mail. We did the normal standard notification. So, no waiver required.

Franz All right. Thanks. So, with that I'll go ahead and start, Matt.

Price Thank you, Mr. President, members of the Commission. For the record, my name is Matt Price. I'm with the Dentons law firm with an address of 10 West Market Street in Indianapolis. I'm here this evening on behalf of Prologis. I've got our development team with me available on the Zoom meeting this evening, which I'd like to introduce their names, and then I'm going to attempt to share my screen here because I've got a PowerPoint that I'd like to talk through. From Prologis, I have Amy Zepka and Mike Carrico, and then on our civil engineering team, we have Greg Dempsey and Jerry Kittle, who are familiar folks to you from some other matters in recent months and years. Let me attempt to share my screen real quick. Can everybody see that okay?

Grabianowski No. Still looking at your pretty face, Matt.

Price Is that right? I apologize for that. Let's see here. I did this the other day with great aplomb. How's that?

Grabianowski Much better.

Price Very good. Well, thank you for your patience. As I mentioned here - -

? 22:48 -Inaudible-

Price Oh, I'm sorry. Here tonight on Prologis, I thought I'd mention just a little bit about. The company has been around for a number of years, founded in 1983, as really the leader in industrial properties around the country. Very experienced, well-funded. One of the leaders of the S&P. And, one of the things that you're seeing here in Zionsville, we'll all seeing, and Prologis is definitely seeing around the country, is that the pandemic has been kind of a re-tooling is the phrase used sometimes here of the supply chain. And, it's been the result of at least two driving forces. One being retailers looking at heightening their inventory levels in order to meet fluctuating customer demand. In particular upticks in customer demand. And, secondly, this whole pandemic has really accelerated the acceptance of e-commerce and direct-to-consumer shopping and delivery. Something that was already with us, and certainly this was a robust segment of the economy, but recent events have made it even more so, and are driving demand, particularly for properties that are particularly well-suited for this type of use. We're here this evening because we believe that this particular parcel is one of the sites very well-positioned for this type of use. I want to orient you, although I know you all are very familiar with the area. But, outlined in yellow is the approximately 76-acre parcel. You may recall immediately east is what I'll refer to as the Becknell project, approved, I believe, in the fall/winter of 2018. The property to the north that's labeled I1 is the Exeter project, actually in Whitestown's jurisdiction, but is an industrial use to the north. To the west and to the south across County Road 550, parcels that are owned by our seller, the Everett family. Those are additional properties that they own. And, then the property has kind of a cutout in the southeast corner that is a unique couple of parcels. One parcel, the western one has a home on it. The one to the east also has a dwelling use that's also combined with another property that appears to have a significant commercial component to it. The property has a very large parking area around its perimeter and observation over the last several months, there is a semi parked in front of the building that actually looks to be loading and unloading into the storage building that's located on that property. So, it's very well-positioned around and among existing industrial properties. I should also point out that one of the things that is driving development in this area for this type of use is its proximity to the existing 267 interchange, which is the interchange that you can see at the very northern part of the aerial. And, then also the future I-65 interchange, the mid-point interchange, if you will, which is at the eastern extent of County Road 550 East to the east that you can see is labeled as future I-65 interchange. The building layout that we've proposed in the conceptual plan consists of two buildings, just over 550,000 square feet each. To orient you, because I want to make sure we're all looking at this drawing the right way, the arrow pointing north is to the right. So, the Exeter common area for the Exeter project is to your right at that direction. You'll see that we have a detention facility at that end of the property. Greg Dempsey and Jerry Kittle with Innovative were also the civil engineers on the project immediately east that are well-connected, well-familiarized with the drainage needs for this property, and so they have laid out the project based on their knowledge of the hydraulics for this property. It's also, there will also be a detention facility in the far southwest corner of the facility, as well. One design characteristic I wanted to point out is

these buildings have kind of H-shape, and that's because there are recessed loading docks being utilized, and that's what you see on the north and south of each of the buildings. And, this is a colorized version of that same drawing, and just to try to add some confusion to our PowerPoint, I apologize, the north is now to your left, so you'll see up in the northeast corner is part of that detention facility that I spoke of earlier, and then that same detention facility that's on our southwest corner is to the far right of the drawing. I also wanted to point out that we have included what we call the buffer yard age. A 20-foot buffer yard with the plantings specified in Zionsville's zoning ordinance for an age buffer yard, which is what's required when adjacent to an agriculturally-zoned property, and so the perimeter along our western boundary, which is the boundary at the bottom of the drawing, as well as in the northeast and southwest portions of the drawing will have that enhanced buffering around the project. The property to the east is, of course, shares the exact zoning, and it has a buffer yard, but of a lesser extent for like zoning classification. Also proposing several commitments relative to the limitation of the height of light poles. Downward lighting required on the buildings in accordance with Zionsville's lighting ordinance. As I mentioned, we are also providing for the buffer yard types, as I mentioned, for the adjoining industrial property, as well as the buffer yard-type age for the portions of the property that's zoned agriculturally-zoned properties. Our practice has been to specify the trees based on the ordinance requirements which also permits a selection from a variety of species in order to arrive at a visual area between adjoining properties. We also wanted to point out that we have had extensive discussions with staff concerning various aspects of the layout concerning relative to parking, access drives, and buffering, and the plan that's being presented to you is a concept plan, realizing that when we come back through our development plan, there may need to be some finalization of the exact location of these various attributes, including the access drives. We believe, and I think it makes sense that the access drives that we're proposing will line up exactly with the Becknell project across the street. And, so, we don't think there will be any changes there, but we also understand that the Town will want to have additional input as we work through the final design characteristics for the project. And, then lastly, we have, as we've done on some other recent proposals, we've agreed to screen any outside dumpster locations, also in accordance with Zionsville's zoning requirements. I'd like to close just by mentioning that we certainly agree with the staff report. We feel like it's a very clear and concise analysis of the prevailing land-use pattern in the area, and believe it makes a compelling case for why this rezoning makes sense, and my development team and myself are available to answer any questions that you have, and we'd respectfully request your favorable recommendation. Thank you.

Franz All right. Thank you. At this time, are there any attendees in the audience who would like to make a comment on this matter. If so, I guess you raise your hand on your button and Wayne will, I believe Wayne's managing it. If there are, he'll let you speak. Matt, could you take down, stop sharing that?

Price I will. Yes, sir.

Franz Thanks. Janice, you're on mute.

Grabianowski Matt, it's still up.

Price Did it change?

Grabianowski No.

Price Oh, I'm sorry.

Stevanovic There we are. I was trying to let you know that no hands have been raised at this time.

Franz Okay. All right. So, Janice, at this time, could we have the staff report please?

Stevanovic Certainly. Well, the parcel in question is within the Town's corporate limits, and is subject to the comprehensive land-use plan. Understanding how the parcel fits into the developing land pattern, it's critical to the review of the request. We've looked at the Town of Zionsville. We've looked at the Whitestown comprehensive plan, and have understood that the intensification of the industrial development in the immediate area is evidenced in the Becknell approval, HUD phase 1 and HUD phase 2. Lends itself to allowance of the rezoning. Because of these factors, a deviation from the comprehensive plan to facilitate a rezone to light industrial is supportive in the opinion of staff, and we recommend a favorable recommendation to the Town Council.

Franz All right. Thank you, Janice. At this time, I'll open it up to any questions from any of the members of the Plan Commission.

Lewis So, I've got a couple questions. First of all, I notice in the packet that there is a couple of references to the Prologis PUD, but it looks like in the information we're being presented this is a rezone from ag to light industrial. Was it at some point envisioned to be a PUD, but that's not the case anymore?

Price Thank you, Mr. Lewis. That is an excellent question. No, at some point, I believe, some of the staff comments refer to it as a PUD, and I think that was just a leftover in the memo format. It was never proposed to be a PUD. It's always been just a straight rezone. Thank you for mentioning that.

Lewis Okay. And, then the next question I have is I remember when the Becknell property came up, there were several other property owners to the south of 550 who were concerned both about the drainage in the area and also traffic along 550. I know one drawing seems to show 550 being improved in the longer term, but I don't know that that road really supports truck traffic at this point. I think the Becknell property, if I recall, restricted traffic going down 550. Now this one, I guess, is on the other side of the road, but I don't know at what extent those two items have been fully explored. Has this been to the Boone County drainage yet, and what do they think about it?

Price It has received initial comments from Boone County relative to drainage and relative to the highway department. I would say this that we feel like we're starting with a leg up on this project as compared to Becknell because the hydrology of the site in this vicinity is so well-known now. The Becknell project, even post-zoning approval went through about another year of engineering to

accomplish a satisfactory drainage plan, and with Innovative's help, we're really building upon that head start, and so we feel like we've got a solid foot for the future drainage plan that will be put in place relative to the development itself. With regard to the use of County Road 550, we discussed, that road is actually under the jurisdiction of Whitestown, and we have discussed those concerns relative to whether the road is really suitable for truck traffic, and your memory is very good in that the Becknell project actually contained a commitment that until that road was improved, it would not be available, the access off of County Road 550 would not be to truck traffic but to passenger vehicle traffic only.

Jones Didn't the Becknell project have the ability to feed itself through its own project?

Price Through its own _____38:36? Is that, sorry Mr. Jones?

Jones Yes. I thought they had the ability to actually access those properties from their other development to the east of that.

Price They may have. They do have a full access, actually off of 267, as well. I believe the northern and the central one are both full access points. We're proposing a central access point off of 267, and then a northern access point that would be right in, right out.

Stevanovic Mr. President, if I can jump in here. Wayne is thinking that he might be able to speak.

Franz Okay.

Stevanovic Are you there, Wayne? No? I apologize. We had hoped.

Jones I guess the biggest concern I have about this is just trying to figure out where is the demand coming from? Because I took a drive out there an hour ago, and, Matt, I can almost guarantee I know what the answer is, but do you have any idea how many available square feet of unused vacant buildings that are already erected is out there?

Price I don't. I do not know how much vacant square feet there is. I do know, though, that the area is actively approached for RFP responses, and the industry is itself, and I mean this more broadly as far as what is being written right now. The industry itself is forecasting significant increased in demand, and what I think what the general feeling is is that the industry was healthy before, but I think in light of recent events with the pandemic that it's laid bare some of the weaknesses of a just-in-time supply chain. And, so there is a sense that they're going to need to have more facilities to allow greater inventory holdings by those who deal directly with consumers, and many of those retail offer, retail businesses - -

Jones --Isn't the pandemic pointing out that we've got our people performing work too close to each other by, you know, when you start to have these warehouses with the 50 and 60-foot ceiling heights, all that density of material that was vertical eventually shows up on the horizontal, and that's where they're having the issues. I don't know, I don't quite agree with that. What I do know is, I was just amazed

going out Albert S. White drive that the number of buildings on the north side of that road that are just, they're new and they don't look like they've been touched as well as some of the project, you know, up and down 267. The Whitestown business center. I mean, I don't quite, you know, I guess I wasn't particularly supportive of the projects that went to the north of the Whitestown development that wrapped around that neighborhood, and we seem to be pushing further west and further south when, one, I don't see the need. Two, I can drive around and find another, hundreds of other acres closer to the proposed intersections. Especially the new one that Whitestown is talking about doing, as well as I guess they're going to upgrade the one there at Albert S. White and 267, as well. Once again, I don't see a need. I see a want. I don't see a need. And, what we're running up against is there was a whole group of people that petitioned to join the Town of Zionsville just to prevent this from happening. I mean, isn't that just behind the push for Perry Worth to sort of join in with Zionsville.

Price Well, I don't know that we speak on behalf of the citizens of Perry Worth. I think a great number of folks in Zionsville understood that the consolidation would also be an opportunity to further diversify our tax base, and I could have, I have Mike Carrico with me this evening who can talk about some of the absorption rates that are very significant and the industry is calling for more demand for these type of facilities.

Jones I'd actually be interested in hearing what the - -

Price --supply of goods.

Jones I mean, how often do businesses that come into these begin to ask for some sort of abatement one way or the other? Even after the building is done?

Price Well, the individual users sometimes ask for abatement. The users that move in. To be competitive, all of these projects ask for abatement for the buildings themselves. To give you an idea of scale - -

Jones --Once again, explain it to me.

Price What's that?

Jones You're telling me what the, you're explaining what, how do you want to say this? You're telling me when they start asking for abatement that there is no real benefit to the Town, although you said earlier, we were trying to expand our tax base. So, which side of the point are we on?

Price What I'm explaining is the realities of needing to compete in this space, but as a practical matter, this is a huge point, and it's why there has been such solid support from an economic development standpoint in the community. This is a $50 million project. So, you're talking about almost 2 ½ times the total AV of both side of Main Street in one building. It's 3 times the AV of Lids. Even on an abated basis, it's still a massive opportunity to increase and diversify our tax base, and when you couple Becknell, Van Trust, Prologis together it's a very significant opportunity to increase our tax base, even with an abatement in ways that are otherwise basically not available to the Town. And to do so in a way that

where there are comparatively low demands for service. It's an area that's already equipped with utilities and road infrastructure that is already planned and ready to develop_____45:28. So, it's a real opportunity to build on that existing platform. And, the staff report indicates that.

Fedor Matt, where is the, I know Ronald Reagan is going to come up with this general area somewhere near the_____45:53 Becknell property, as well. Do they know where this is coming through? And, how close is it to this property?

Price Yes. So, it is essentially through this section of 267, and we're being asked and are agreeing to dedicate the right-of-way necessary for that expansion, for the expansion of the right-of-way.

Fedor So, little pink lines I see on this one map here that says 'proposed road improvements going over to the new intersection', that's not Ronald Reagan?

Price Well, that's, and I wanted to caution you on looking at, that's the PowerPoint I think that we pre-filed. The drawing is a little off because if you look in the upper right-hand corner of that drawing, there is a disconnect in the highway between the 267 interchange and the 65 interchange. So, that should line up with County Road 500, is that that's really showing. County Road 500 over to the new mid-point interchange. I hope that's clear. But those new, those pink lines do show the improvements connecting to the new mid-point, which would then connect to 267.

Fedor So the north/south pink line there, which again, assuming what you're calling the mid-point road. Is that?

Price The mid-point is the new interchange between the 334 interchange and the 267 interchange.

Fedor All right. All right. So, now we're 550 South interchange.

Price Correct.

Fedor Thank you.

Jones How much additional setback was provided along 267?

Price If I could ask our civil engineer, Greg, to talk about the additional right-of-way dedication. If he could be recognized.

Franz Wayne, can you activate him?

Dempsey Sorry. Can you guys hear me now?

Franz Yes.

Dempsey Okay. Along 267 the required additional dedication, or actually the required total dedication on our half is 115 feet, which is the same as what it was on the other side for Becknell.

DRAFT

Jones So, is that the line we see up next to the parking lot?

Dempsey Yes. It would be fairly close to the parking lot on the east side there. There is a little bit of a grass area there.

Fedor Now, is this going to be a similar project to the, I apologize for keep referring to the_____49:30 Becknell project, but that started out with one set of buildings, and then became another set of buildings, and so forth. Is that the intent? Or is that open this situation as well, or is that going to be the last ones in this, they're really focusing on _____49:53.

Price I apologize, Mr. Fedor. I was having trouble making out your question a little bit. Just breaking up a little bit. I apologize.

Fedor Is there going to be more, is this going to be phase 1 of Prologis, or is there going to be another one in 6 months coming up to us that backs up to this and more road traffic coming through this project, much like the Becknell project across the street?

Price There is a possibility for future expansion west, but right now, this is the only property that Prologis has under contract with the Everett family, and it would really be up to the Everett family if they decided they wanted to sell any additional property. And, I think to the earlier point made too, for that to be done, I think there would also need to be very substantial improvements further west along County Road 500 for that to be possible.

Jones We've got the same situation. The access road is being set up to go clear through the property from east to west.

Price It certainly has that possibility.

Jones Well, it's on the drawings.

Price Exactly. Yes. We didn't want to foreclose that possibility from occurring, but there is not a current plan in place to do that.

Lewis On the Becknell property, the other thing that I seem to recall is that the property to the north was concerned about the project, and I believe, the buffer, in addition to buffer yards there was mounding that was put in place to help screen those properties from the buildings. I mean, here there is a residence that's right next to the south end, right next to that detention area. I don't know if you guys have had discussions with them or not. And, then also to the north, I can't really read. There is a green area shown, but I don't know, I can't really read what it says.

Price Yes. That is what we're referring to as the buffer yard meeting the H classification, which is the classification under the ordinance when adjoining an agriculturally-zoned property. That property was recently sold in April of this year, and is owned by, as best we can tell, an absentee land-owner that we've not been able to reach. We do know from the hydraulics of the site that the, that the ponding, the pond up there, is meant to both serve the drainage function and

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provide additional buffering. It's the width of the pond at that location is a little over 100 feet, 114 feet give or take. We think that provides some additional buffering between the actual use and that property to the north. The dwelling is actually further north on that property. There is an open kind of fenced-in area with various outbuildings and fencing and trees etc., before you actually get to the dwelling. It's unclear whether that dwelling is occupied any more.

Lewis What about the one to the south?

Price The one to the south, it has that same, so in the southeast corner there is really two parcels that are owned by a person from, as best we can tell, from California. I've had discussions with that property owner, and again, we have the buffer yard H around the back of that property. To give you an idea from the distance from the building to the home site that is located there, it's a little over 400 feet from the recessed part of that building to the home itself, and the property then on the very southeast corner is a mixture. It has a residential component, but also a significant commercial structure. Again, it's surrounded by parking apron and appears to have some transport or related business function, just based on the fact that there is a semi that's backed up, and looks to be open to that building. We understand just a little more detail about the use of that building that it's an absentee land owner from California that sometimes comes into town during the race season and uses that as a place to temporarily locate.

Jones Is the guy's name Malloy?

Price Yes. Care to share more about that?

Jones Interesting, he hasn't had more to say about this. Have you been, has he received notice?

Price He has.

Franz So, anything else. Any other questions/comments?

Papa Matt. Is the county highway required to make any improvements to 550?

Price They are, yes.

Papa What are those?

Price So, if I could, Greg can expand upon this, but there are significant road improvements being requested by the, I think I may have misspoke earlier. With the county, they are county requirements. Greg, could you speak to those specific improvements?

Dempsey Yes. We had a meeting with Craig Parks up there, the County Highway Engineer, and what the county is going require is a complete rebuild of 550 from 267 to the western property line of the Prologis site. We'll have to widen it. Obviously do an appropriate pavement cross-section to support the amount of truck traffic that will be there, and they're also requiring us to put a dedicated left-turn lane at the 550/267 interchange, or intersection there, as well as on the ground controlled by

Prologis, we'll have to dedicate additional right-of-way for future improvements by the county to 550 if they decide to improve it further to the west.

Price — So there is both requirements on Prologis itself, plus the dedication of additional right-of-way should they decide to make future improvements, as well.

Franz — Is there anything else? If there isn't, is there a motion on this one?

DeLong — Dave, I can jump in here if you can hear me.

Franz — Yes. Wayne, we can hear you.

DeLong — Very good. It's been a bit of a challenge. Certainly, I appreciate Janice providing the summary of the staff report and the great questions that have been asked of the petitioner, and certainly Larry's focus on the tax abatement conversation. Certainly, every project that you've seen as a Plan Commission, be it Hub or the Becknell projects, those projects have sought tax abatements. Certainly, the Town has supported those. The petitioner has indicated eloquently that, you know, these projects even with the abatements do generate a significant amount of tax for the community. Just, that's definitely a truth, but more providing some additional information here, as well as double-checking my audio and see that it works.

Franz — Okay. Thank you. Is there, with no further discussion, would somebody like to make a motion?

Fedor — I move that Docket # 2020-08-Z, zoning map change, to rezone an approximately 76 acres from rural agricultural zoning district to rural industrial zoning district receive a favorable recommendation based on findings in the staff report.

Franz — Is there a second?

Papa — Second.

Franz — All right. We have a motion with a second. Wayne, are you going to run the roll call, or should Janice?

Grabianowski — Wayne is muted.

DeLong — I would be happy to facilitate the roll call.

Franz — Okay.

DeLong — Mr. Fedor?

Fedor — Aye.

DeLong — Mr. Jones?

Jones — Aye.

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DeLong Ms. Grabianowski?

Grabianowski Aye.

DeLong Mr. Papa?

Papa Aye.

DeLong Mr. Franz?

Franz Aye.

DeLong Mr. Lewis?

Lewis Aye.

Franz All right. Motion carries 6-0. I guess we'll see you next at the development plan.

Price Yes, Mr. President. Thank you for your time this evening.

Franz Thank you, Mr. Price. Matt, are you staying on? Okay. He dropped off. I was just wondering if he was going to stay on. I guess one of the things I forgot to do, I've forgot to do this every time we've had these virtual meetings, is ask if there is anybody in the audience who wanted to be recognized and have their name recorded that they were in attendance. If that's the case, could they please raise their hand and Wayne can acknowledge them.

DeLong Happy to do so. I see Mr. Andreoli has raised his hand. Joe Gregoline has raised his hand. Pausing for a second here to see if any other hands are raised. I don't see any more than the two that I had mentioned. So, you have those now noted for the record.

Franz All right. Thank you. I would assume Mr. Andreoli would be here, because he's up on the next item. So, moving on to new business, let me get back to the agenda, Docket # 2020-17-MP, North minor plat, address of 8653 East 125 South, petition for minor plat approval for the establishment of two lots with a waiver request from Section 193.056B4 water facilities of the subdivision control ordinance in the R2 rural residential zoning district. Is the petitioner present? He is on. So, Mr. Andreoli, I'll hand it over to you.

Andreoli Thank you, Mr. President. For the record, my name is Mike Andreoli, 1393 West Oak Street in Zionsville. I represent Mike and Charlie North. They are seeking a minor plat for a lot that they own in an older platted development that was platted through the County. We thought that the easiest, most simplest way we could handle this, their lot currently consists of Lot 1 out of 4 in the existing_____1:02:55 minor plat, and they are simply wanting to divide that. They are going to be selling their substantial single-family residence there and try to downsize to a property adjacent to this as a builder, and would like to move into that property and then sell his home to another buyer. As I say, the property there to go ahead and do a minor plat with it. One of the initial impediments was that there were obstructions on a number of lots in the Keeler plat

covenants_____1:03:29. We've now got a unanimous consent to go ahead and amend those covenants and give them amended as part of your packet to allow an additional lot. So, essentially, the easiest, most expeditious way to do this was to simply do a minor plat for the one lot that was remaining and that minor plat would be divided into two lots, and would now become the north minor plat. All of the soil borings have previously been done. They will have a separate well. There is no essential utilities out there other than electric utilities, but there is no sewer and water to the site, so they'll have a separate septic, separate well. The hydraulics out there are quite good. There's never been a problem with any of the water in that particular location. The property is located at 8653 East County Road 125 South, which is out close to Wolf Run. There is utility lines running down the one side, and there is a common lane that serves for properties as it currently exists, and essentially the North's have access off of 125 South. There will be an additional access that will be created through the lane that will be established, so we don't think that there is any problems with county highway. No problems with the septic well situation out there, and all four residents in the prior minor Keeler plat were on board with this particular change. So, it's simply just establishing a minor plat of Lot 1, which was original lot in the Keeler minor plat and do the North minor plat subdivision. Be happy to answer any questions. I think staff report is pretty detailed and covers it quite well.

Fedor Mike, did you say that the couple who are doing this are intending on building a home on these, or one of these two lots?

Andreoli Yes. That's a good question. What's happening is Mr. North is a residential home builder and has the current home on the easternmost portion of what was the original Lot 1 of the Keeler minor plat. That lot is being subdivided, assuming your approval, that will divide it essentially in half, and that lot will remain and then the North's will build another home on Lot 2, which would be the second lot in the North minor plat, if approved.

Fedor Thank you. Okay, to be clear, this road is still gravel. Is that correct? The county road?

Andreoli No. I think the road, no it is still gravel. You're correct. It is still gravel, 125 coming from the road that goes up to Wolf Run is a gravel road, so it will remain as such. And, I might add, we checked with the County. There is really no plans to actually put hard surface on that, the road, that we know of in the immediate future.

Fedor I do know that they paved up to about a mile down the road to the west of this property. I just didn't know if they have any continuing on down 125 or not.

Andreoli I don't know.

Lewis You're muted, Dave.

Franz Okay. My fault. Sorry about that. All right. So, Wayne, can we have staff report, please?

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DeLong Certainly. Staff is supportive of the petition as it's been filed. The petition contains two different parts. First is the waiver of the subdivision control ordinance, specific to the well capacity. You may recall this specific item from various previous petitions. The well capacity can be at times a challenge to achieve, and certainly that item would need to be discussed and voted upon. The division of the parcel as requested certainly complies with the zoning ordinance, and certainly with the action taken by Mr. Andreoli and his client to amend the plat's private covenant. Certainly, there is no other restrictions that the Town has run across that would prohibit such a division. Again, staff is supportive of the petition as it's been filed subject to the approval of the requested waiver, and I'd be happy to answer any questions.

Franz All right. Thank you, Wayne. With that, is any members of the Commission have any questions regarding this matter? If there are none, is there a motion?

Clutter Just to be safe, was there a request, or has anybody held up their hand to see if any members of the public would like to speak?

Franz Yes. I did. Well, I might have been on mute.

Clutter I think you were muted at the time.

Franz Good point. And, also, Mr. Andreoli, did you notify with registered mail, or were you first class?

Andreoli No. We did first class, but the people that were most immediately affected, of course, were the people in the existing Keeler minor plat subdivision, and those people were contacted obviously directly, because they had to sign the amended covenants that would allow this additional lot. So, the people that were most affected were the ones that were talked to actually in person and had to sign the actual amended declarations.

Franz All right. But I think we'll still need to have a motion of the waiver. Is that correct, Bob?

Andreoli Yes. We do need a motion of the waiver, and I did not request that, but understood that you would want that, and that we would certainly request that you do that.

Franz All right. So, at this point, is there a motion to waive the requirement of registered mail in lieu of first-class mail?

Papa So moved.

Franz Is there a second?

Grabianowski Second.

Franz By acclamation, all in favor say aye.

All Aye.

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Franz Opposed? Motion carries. Was there any comments from the public on this matter, then?

DeLong Mr. President, I do not see any hands raised.

Franz Okay. All right. Thank you, Wayne. All right, so with that, we've had the questions. Is there a motion on this matter?

Papa I'll make a motion. I move to approve that Docket # 2020-17-MP minor plat waiver to utilize wells which do not comply with the standard found in Section 193.056.B in subdivision control ordinance be approved based on the findings in the staff report as presented.

Franz Is there a second?

Grabianowski Second.

Franz Wayne, would you please take roll?

DeLong Certainly. Mr. Jones?

Jones Aye.

DeLong Ms. Grabianowski?

Grabianowski Aye.

DeLong Mr. Papa?

Papa Aye.

DeLong Mr. Franz?

Franz Aye.

DeLong Mr. Lewis?

Lewis Aye.

DeLong Mr. Fedor?

Fedor Aye.

Franz All right. Motion carries.

Andreoli Thank you to the Plan Commission. Thank you.

Franz All right. Thank you, Mike. With that, we conclude our business. Is there any other matters to be discussed? Wayne, is there any indication, I mean, are we

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assuming that the virtual meetings will continue into July? Has there been any kind of indication from anybody on that?

DeLong I would say at this point there is no information. Certainly, the state, I would believe, intends to be at Phase 5 of that. The Town Hall is intending to open in July. I would say all these factors are leading towards an in-person meeting, though how an in-person meeting would be handled with social distancing and other requirements, both for the bodies such as the Plan Commission and the attendees and staff will be very different.

Franz Okay. I'm just thinking if Windhaven does move forward next month, the attendance potential issues with that. So, I guess we'll have to try to figure that out once we find out what the direction will be from the Town on meetings. So, is there anything else from anybody else? If not, is there a motion to adjourn?

Grabianowski I move we adjourn.

Franz Is there a second?

Jones Second.

Franz All in favor, aye.

All Aye.

Franz All right. Good night everybody.

All Good night.

DeLong Thank you, everybody.

All Thank you.

DRAFT

Janice Stevanovic

From: Matthew S. Skelton <mskelton@cchalaw.com>
Sent: Wednesday, July 8, 2020 3:31 PM
To: Janice Stevanovic
Cc: 'Jonathan Isaacs'; Andrew E. Wert
Subject: Windhaven - Request for Continuance

Janice:

Please accept this email correspondence as M/I Homes of Indiana's request for continuance of the Windhaven petition. After speaking with Director DeLong, we agree that it would be desirable to wait for the August plan commission meeting in hopes of being able to participate in a live-in-person meeting.

Thanks you for your consideration. Please let us know if you need anything else.

Stay safe,

Matt

Matthew S. Skelton | Attorney

Church Church Hittle + Antrim
Two North Ninth Street
Noblesville, IN 46060

P: 317.773.2190 | **F:** 317.773.5320
cchalaw.com

cch+a

Received
7/8/2020
Town of Zionsville

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number:	2020-19-DP
Project Address:	10440 Bennett Parkway
Project Name:	AES Restaurant Group - Office Building
Petitioner:	Landworx Engineering, LLC
Representative:	Ben Houle and Leslie Steinert of Landworx Engineering
Request:	Petition for Development Plan Approval of a 12,000± square foot (6,173 square foot footprint) office building on 4.30± acres within the Urban Industrial Two Zoning District (I-2 Urban). Waivers of Building Materials and Architectural Design requirements requested.
Current Zoning:	Urban Industrial Two Zoning District (I-2 Urban).
Current Land Use:	Unimproved lot within the platted Ripberger Business Park
Approximate Acreage:	4.30± acres
Related Petitions:	None
Exhibits:	Exhibit 1 – Staff Report Exhibit 2 – Aerial Location Map Exhibit 3 – Current Zoning Map Exhibit 4 – Petitioner's Narrative Exhibit 5 – Development Plan Drawings (includes Site Plan, Utility Plan, Landscaping Plan, Site Photometric, Lighting Fixture Cut Sheets, Building Elevations, Building Renderings, and First Floor Construction Plan) Exhibit 6 – Town Engineer's Comments (dated July 15, 2020) Exhibit 7A & 7B – Petitioner's Findings regarding Waivers Exhibit 8 – Petitioner's Findings of Fact regarding Development Plan Approval
Staff Presenter:	Wayne DeLong, AICP, CPM

PETITION HISTORY

This Petition is scheduled to receive its initial public hearing at the July 20, 2020, Plan Commission Meeting. The Replat of Ripberger Business Park (Docket #2013-13-SP) establishing the subject site as Lot 3B was heard and approved by the Zionsville Plan Commission on June 17, 2013.

PROPERTY LOCATION, ZONING CLASSIFICATION & PROJECT DESCRIPTION

The subject site is generally located 900 feet south of 106th Street on the west side of Bennett Parkway and is addressed as 10440 Bennett Parkway. The subject site is 4.3± acres and was platted as Lot 3B in the Replat of Ripberger Business Park recorded on July 30, 2013. The subject site is bordered on all sides by developed parcels. The site is zoned Urban Industrial Two Zoning District (I-2 Urban) as is the adjacent parcels to the north, east and south. The parcel to the west of the subject site is zoned Urban Single-Family Residential (R-SF-2).

The Petitioner proposes to construct a single tenant, office building of 12,000± square feet (a 6,173 sq. ft. footprint) with related parking areas. Vehicular access to the subject site will be from Bennett Parkway. Pedestrian maneuverability on site will include a sidewalk along the front façade of the proposed building. A 10-foot-wide recreation path is already constructed along the Bennett Parkway frontage and will parallel the building. No sidewalk connector from the office building to the recreation path is proposed.

ANALYSIS

The Petitioner requests approval for the development of a two story (lower level being a walk-out basement/storage area), 12,000± square foot single-tenant, office building, with related parking areas.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance:
Approval of a Development Plan by the Plan Commission is required for "…new development or major additions…" within the Urban Industrial Two Zoning District (I-2 Urban).

Architectural Design Requirements:
The subject site is within 400 feet of a Collector Street (Bennett Parkway) and is therefore subject to the Zoning Ordinance's requirement (§194.070(D)(1)(a)) of "…any new building or building addition be designed to incorporate the salient features of and be consistent with or complementary to the Zionsville theme, incorporating the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles."

The Zoning Ordinance does provide that the Plan Commission may grant waivers of Building Materials and Architectural Design requirements and approve the proposed design provided the following findings are met for the respective categories:

> *Building Materials Findings.* The town may grant a waiver of the building materials development requirements and approve the use of alternate exterior building materials on any facade of a building upon finding that:
>
> 1. The building materials utilized represent an innovative use of said materials which enhance the overall aesthetic exterior character of the building and will not be detrimental to the use or value of area properties;
> 2. The building materials utilized are appropriate when compared to the building materials utilized on other buildings on the site and surrounding sites;

3. The building materials utilized are consistent with and compatible with other building materials utilized on, and with the overall exterior character of, other buildings and development located along the street; and
4. The building materials utilized are consistent with the intent and purpose of this chapter.

Architectural Design Findings. The town may grant a waiver of the architectural design requirements of section of this chapter and approve an architectural design which does not incorporate the overall theme or incorporate the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles upon finding that:

1. The Architectural design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties;
2. The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites;
3. The building design is consistent with and compatible with other development located along the street; and
4. The proposed building is consistent with the intent and purpose of this chapter.

Staff's opinion is that the waivers of the Building Materials and Architectural Design requirements are necessary for the proposed design and that the findings (noted above) for both waivers are met. The Petitioner has provided a Project Narrative (Exhibit 4) which details certain architectural features and the design inspiration of the proposed building. Petitioner has provided Findings for both waivers (Exhibits 7A and 7B)

The proposed building utilizes a variety of materials (brick veneer, cast and natural stone, fiber cement board, and a standing seam roof) and colors which will establish a standard for future buildings within the integrated center. Color building elevations, with the exterior building materials noted, are attached to this report with additional supporting documents within the Petitioner's materials (within Exhibit 5). As filed, Staff is supportive of the proposed architecture and color palette.

Landscaping:
The existing site is heavily treed and will require some clearing for the construction. A Conservation Easement affecting the north and western portions of the site was established through two different recordings, one in 2013 and another in 2014. As proposed, the site would be improved with a combination of deciduous and evergreen trees and shrubs as well as a variety of other types of plantings.

Staff is supportive of submitted Landscape Plan (within Exhibit 5).

Lighting:
The proposed lighting on the site includes 3 pole-mounted lights for the parking area and interior drive. Per the submitted lighting plan, the pole lights would be mounted at 20 feet in height and be appropriately located in front of and to the south of the building. Thirteen (13) Wall mounted lights would be placed on the building providing security lighting and architectural accents. A photometric plan has been submitted and is compliant with the Ordinance requirements. Cut sheets of the proposed lighting fixtures have been filed (within Exhibit 5). As filed, Staff is supportive of the lighting plan.

Signage:
The site is eligible to be improved with both ground signage and wall signs associated with the proposed building. Proposed signage and location of signage has not been provided for review. Final sign design(s) will be reviewed by the Town Staff at the time the Petitioner seeks sign permits associated with the proposed improvements.

Storm Water / Drainage:
The Town's Street / Storm Water Department and Town Engineer have reviewed the proposed storm water drainage plan and determined that the plans are acceptable with a few minor revisions or clarifications to be addressed in the final construction plans (review comments are contained in Exhibit 6).

Utility Access:
Adequate access to utilities is available to facilitate the project. No issues are known at this time.

Vehicle Parking:
The site layout provides compliant vehicle parking for the proposed multi-tenant retail building.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The Petitioner's Proposed Findings are attached as Exhibit 8 for the Plan Commission's consideration.

STAFF RECOMMENDATION

Staff recommends approval of the requested Architectural Building Design waiver and the Building Materials waiver.

Staff recommends approval of the Development Plan Petition as filed, subject to resolution of outstanding review items identified by the Town Engineer (Exhibit 6).

RECOMMENDED MOTIONS

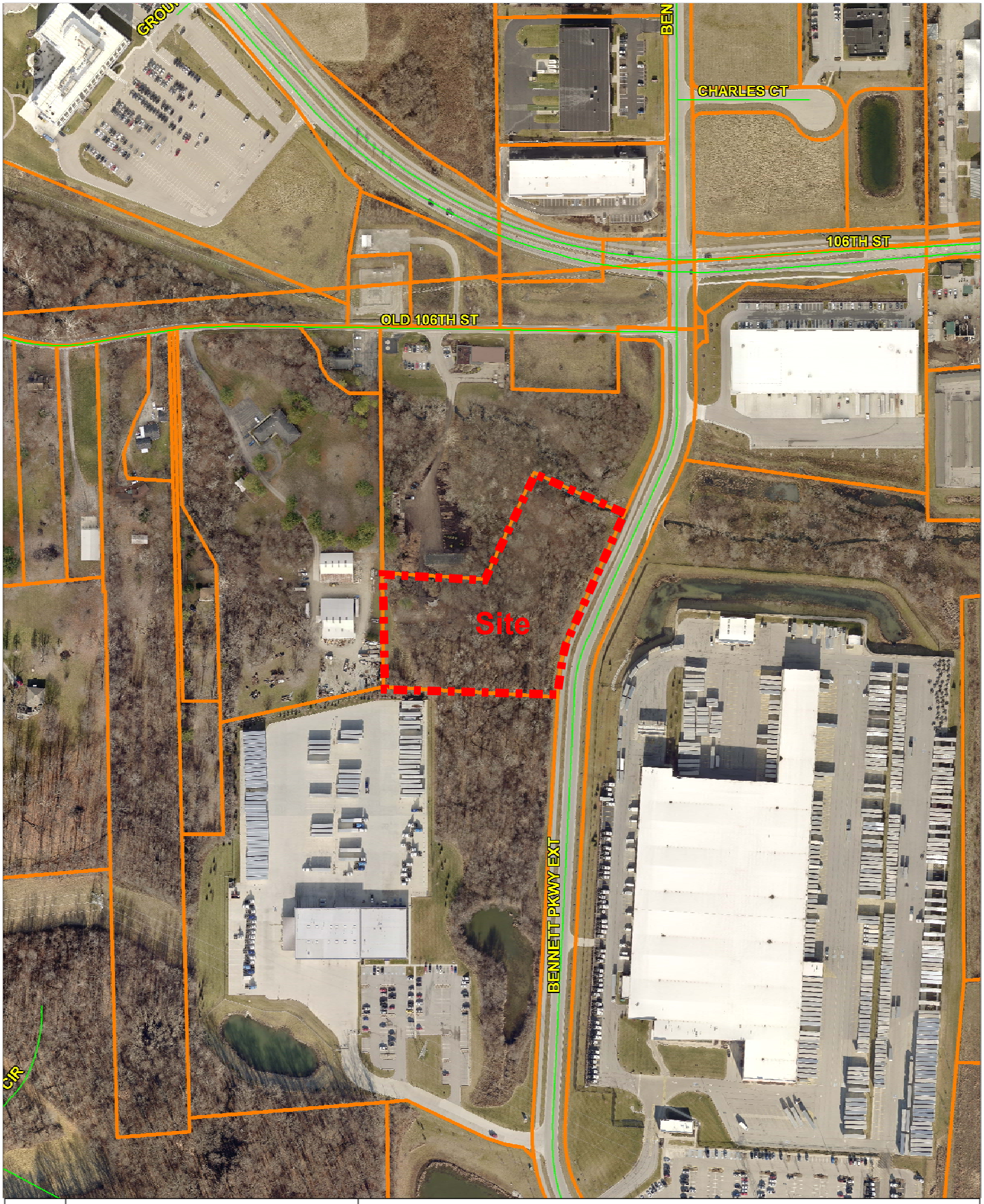
I move that the waiver of Architectural Building Design Requirements be (Approved based on the findings in the Staff report / Denied) as presented.

I move that the waiver of Building Materials be (Approved based on the findings in the Staff report / Denied) as presented.

I move that Docket #2020-19-DP to allow for a two-story, 12,000± square foot single-tenant, office building, with related parking areas, in the Urban Industrial Two Zoning District (I-2 Urban) be Approved based on the findings in the Staff report, Staff recommendation, and submitted findings of fact / Denied/ Continued) as presented and subject to resolution of outstanding review items identified by the Town Engineer in Exhibit 6 of the Staff Report.

PROCEDURAL NOTES

An Improvement Location Permit will be required to be obtained from the Town prior to the commencement of any site work and/or building construction.

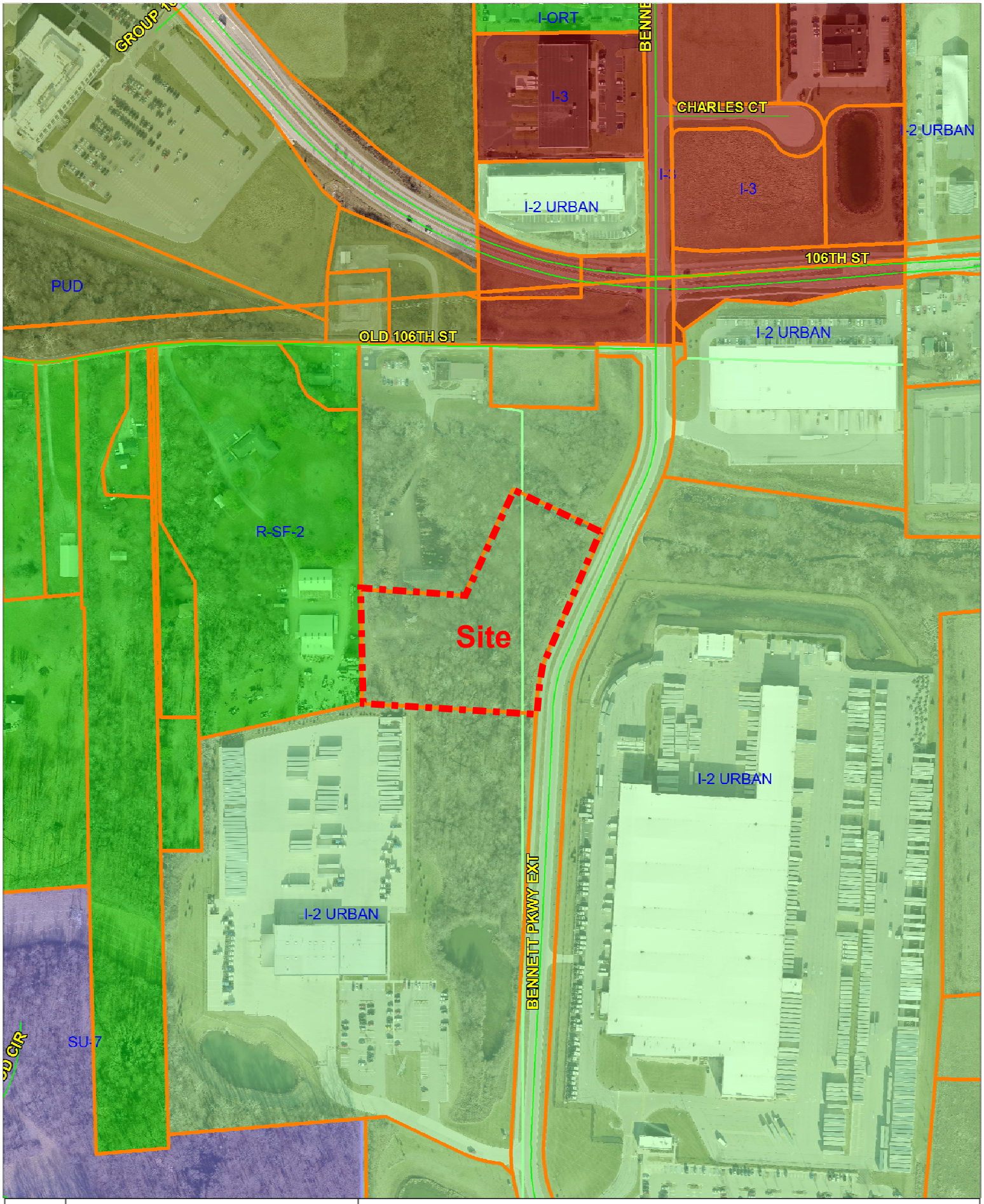


N
W E
S

0 300 600

1" – 300ft

2020-19-DP: Location Map - Exhibit 2



N W E S

0 300 600

1" – 300ft

2020-19-DP: Zoning Map - Exhibit 3

CURRAN ARCHITECTURE 5719 LAWTON LOOP E DRIVE, STE 212, INDIANAPOLIS, IN 46216
O :: 317.288.0681 F :: 317.288.0753

7/13/20

AES OFFICE BUILDING :: BENNETT PARKWAY

The proposed headquarters office building for AES Restaurant Group on Bennett Parkway has been designed to complement and be integrated into the site. The building's positioning allows for prominent visibility from the road and easy access to parking for guests. It allows the existing trees to the north and west to create a backdrop for the building. By placing the building in this manner, we are able to maximize the views from within the building to the woods and creek to the north and west, and also screening the private parking areas from view.

The building materials used on the building are brick veneer, cast stone, natural stone veneer, fiber cement panels, and standing seam roofing. The laminated timber roof framing members are also visible as they create the overhangs for the single slope roof. There will be a small section of EIFS used above the 1st floor private parking area where visibility is minimal. We feel that these materials are consistent with the materials permitted within the Michigan Road Overlay and are of high quality and durable. In addition, they all are complementary to the intent of creating a building that fits in with the natural setting of this site.

The building's architectural design has a low profile with a single slope roof rising up from the parking lot to the woods. This minimizes the impact of the building visually as guests approach. The front of the building is highlighted by a tower element which identifies the entry. This element extends the depth of the building, creating a focal point towards the woods when inside. As the roofline elevates from front to back, the interior of the space opens as well. The ceiling line follows the roof line allowing for tall windows on the back side, taking in views of the woods and creek, and providing for abundant indirect natural light. The private enclosed parking areas are positioned so that vehicles are not seen from within the building to not spoil the view, and to minimize the appearance of overhead doors from the road. While this building design is not in the styling of Georgian, Federal, Greek Revival or Victorian architecture, it is designed with the site topography, views and natural setting in mind. Those previously mentioned styles would not do this site justice. Just as this building would not be appropriate on Main Street downtown, we are confident that our design is much more appropriate for the context of this site than those historic styles.

AES OFFICE BUILDING

±4.30-ACRES DEEDED
±1.28-ACRES DISTURBED
10440 BENNETT PARKWAY
ZIONSVILLE, INDIANA

AGENCY CONTACT LIST

PLANNING & ZONING:
ROGER KILMER
TOWN OF ZIONSVILLE
1100 W OAK STREET
ZIONSVILLE, IN 46077
317-873-5410

STORM SEWER:
LANCE LANTZ
TOWN OF ZIONSVILLE
1100 W OAK STREET
ZIONSVILLE, IN 46077
317-873-5410

WATER SERVICE:
RICH NEWELL
CITIZENS ENERGY GROUP
2020 N MERIDIAN ST.
INDIANAPOLIS, IN 46202
317-924-3311

WASTEWATER SERVICE:
BARRY COOK
TOWN OF ZIONSVILLE
855 STARKEY ROAD
ZIONSVILLE, IN 46077
317-873-2332

ELECTRICAL SERVICE:
JESSICA HERRINGTON
DUKE ENERGY
100 SOUTH MILL CREEK RD.
NOBLESVILLE, IN 46060
317-776-5365

TELEPHONE SERVICE:
AT&T
888-944-0447

CABLE/INTERNET SERVICE:
AT&T - 888-944-0447
BRIGHT HOUSE - 877-222-0102

LEGAL DESCRIPTION

LOT 3B IN THE REPLAT OF RIPBERGER BUSINESS PARK - LOT 3, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 201300009870 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

SITE SUMMARY DATA

VERTICAL DATUM (NAVD 1929):

ORIGINATING BENCHMARK - USGS BM TT 6 1951 — ELEV = 850.16

IN BOONE COUNTY, ABOUT 0.7 MILES SOUTH OF ZIONSVILLE. 0.7 MILE SOUTH ALONG A PAVED ROAD (SOUTH MAIN STREET) FROM THE POST OFFICE IN ZIONSVILLE TO THE CROSSING OF A SPUR LINE OF THE NEW YORK CENTRAL RAILROAD; SET IN THE SOUTHEAST CORNER OF THE CROSSING, 110 FEET SOUTH FROM THE SOUTHWEST RAIL AT THE CROSSING, 22 FEET WEST FROM THE WEST RAIL, 18 FEET EAST FROM THE CENTERLINE OF THE ROAD, 3 FEET EAST FROM A POWER POLE #PSI 56-870, 0.2 FOOT ABOVE THE GROUND; A U.S. GEODETIC SURVEY BENCH MARK TABLET, STAMPE "TT 6 1951"

ASI TBM 4. — ELEV = 893.32

CHISELED SQUARE ON NORTHEAST TOWER LEG BASE OF FIRST WESTERN TRANS TOWER WEST OF BENNETT PKWY.

ASI TBM 50. — ELEV = 887.51

CUT "X" NNE BOLT OF FIRE HYDRANT, ±20' WEST OF CENTERLINE BENNETT PARKWAY AND ±380' SOUTH OF CENTER LINE 106TH STREET.

FLOOD ZONE:

THIS PROPERTY IS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS DEFINED BY THE FIRM (FLOOD INSURANCE RATE MAP) FOR THE BOONE COUNTY, INDIANA, COMMUNITY NO. 180016, PANEL NUMBERS 0353E, DATED JANUARY 18, 2012.

UTILITY DISCLAIMER:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

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CIVIL ENGINEER:

LANDWORX
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317.616.0177

SHEET INDEX

●	01	07/10/2020	C000 ---------- COVER SHEET
●	01	07/10/2020	1 OF 1 ---------- ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)
●	01	07/10/2020	C110 ---------- DEMOLITION PLAN
●	01	07/10/2020	C200 ---------- SITE PLAN
●	01	07/10/2020	C300 ---------- GRADING PLAN
●	01	07/10/2020	C400-401 ---------- EROSION CONTROL PLAN
●	01	07/10/2020	C410 ---------- STORMWATER POLLUTION PREVENTION PLAN
●	01	07/10/2020	C420 ---------- EROSION CONTROL DETAILS
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●	01	07/10/2020	C700-C702 ---------- CONSTRUCTION DETAILS

LATEST REVISION NUMBER PER SHEET
MOST RECENT ISSUANCE PER SHEET

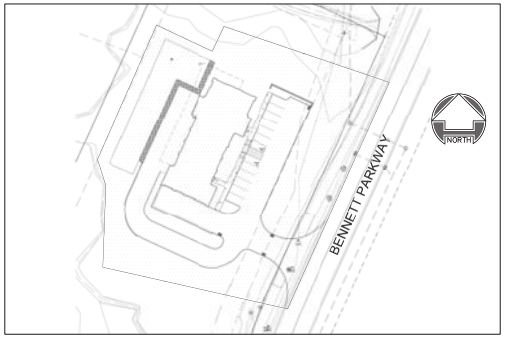
○	-	12/12/16

FILLED CIRCLE INDICATES INCLUSION WITH CURRENT ISSUANCE

** INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED WITH THESE PLANS

THE STATE OF INDIANA

VICINITY MAP (NTS)



SITE PLAN (NTS)

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NO.	DATE	REVISION

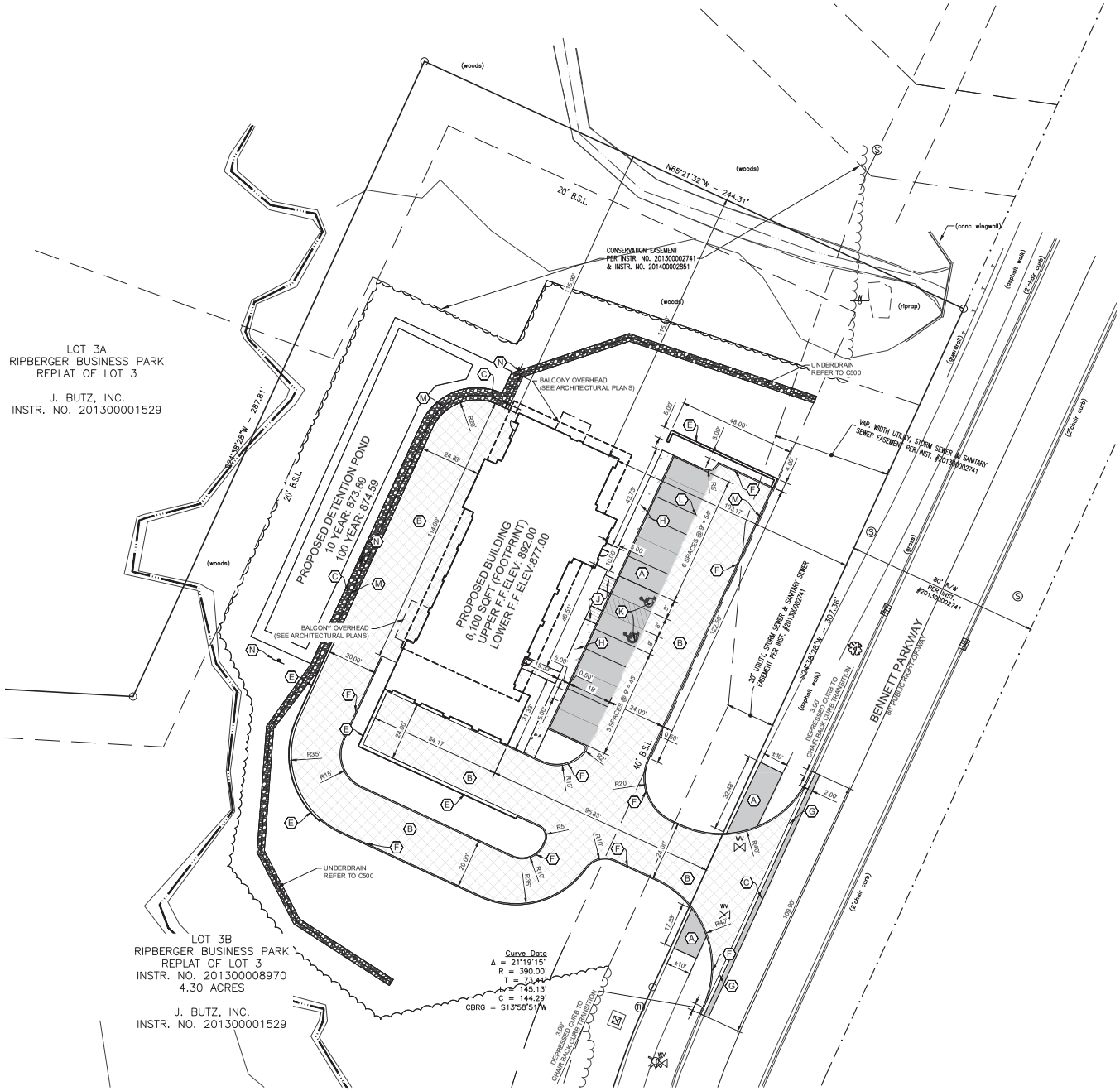
PROJECT NUMBER: LW00261

SEAL

C000

G:\My Drive\00261 – Bennett Parkway Office Building\Design\CAD\00261_C000.dwg Evan West Plot: 7/10/2020 3:43 PM Save: 7/10/2020 3:17 PM

Exhibit 5



PROPOSED SITE LEGEND:

	DESCRIPTION:	DETAIL #/SH. #
A	LIGHT-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
B	HEAVY-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
C	VEGETATED FILTER STRIP	DETAIL 02/C701
D	CONCRETE SURFACE	DETAIL 03/C700
E	RETAINING WALL	REFERENCE STRUCTURAL PLANS
F	6" CONCRETE CURB	DETAIL 07/C700
G	DEPRESSED CURB	DETAIL 08/C700
H	CONCRETE CURB AND WALK	DETAIL 02/C700
J	ACCESSIBLE RAMP	DETAIL 08/C700
K	ACCESSIBLE PARKING STALL	DETAIL 05/C700
L	TRAFFIC STRIPING	DETAIL 04/C700
M	GUARDRAIL	DETAIL 11/C700
N	DETENTION POND WARNING SIGN	DETAIL 10/C700

SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. 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.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION. AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

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CURRAN ARCHITECTURE

No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

AES OFFICE BUIDLING
10440 BENNETT PARKWAY
ZIONSVILLE, IN
SITE PLAN

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261
Sheet	C200

Exhibit 5

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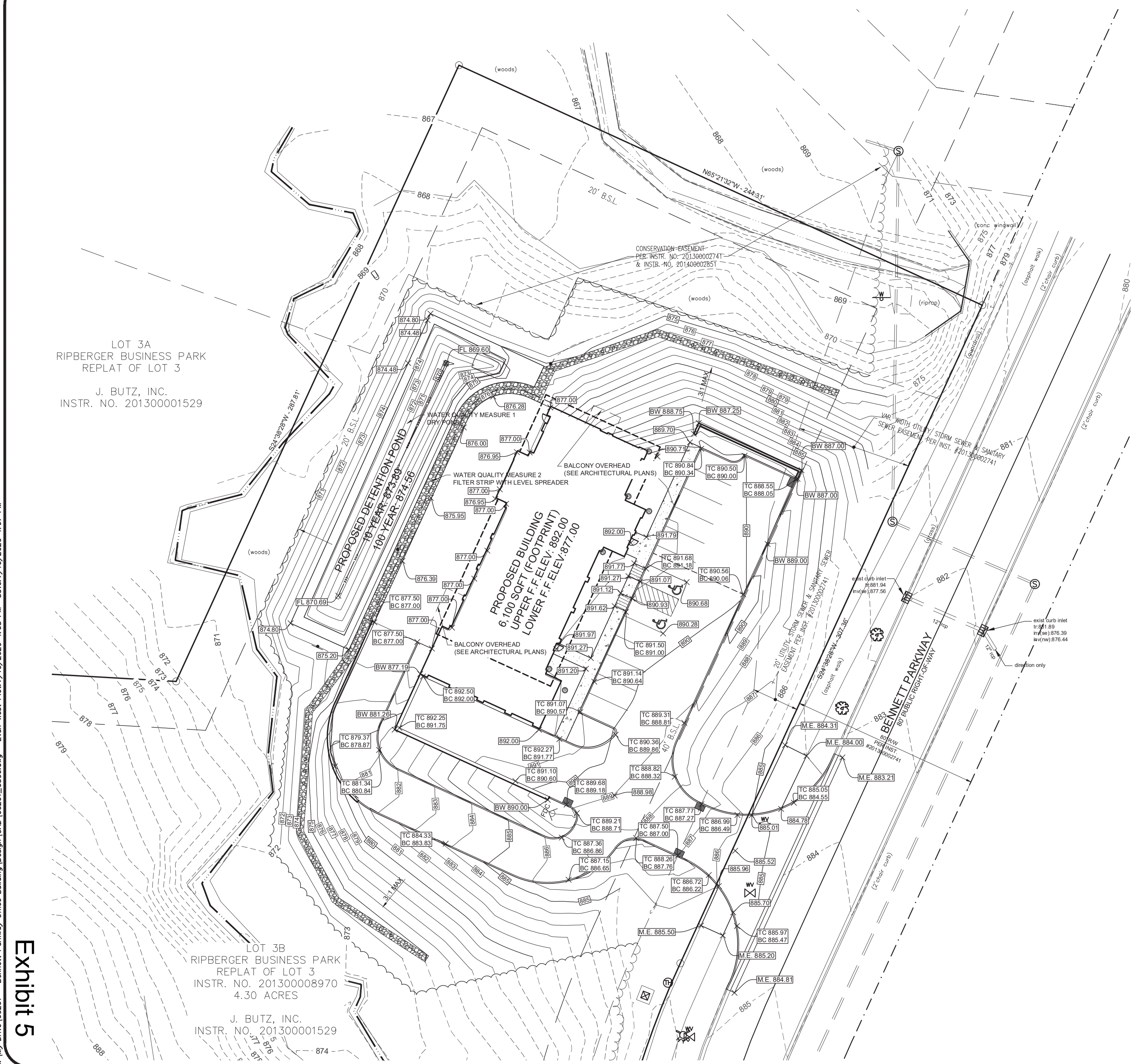

(IN FEET)
1 inch = 20ft.

PROPOSED GRADING LEGEND:

	DESCRIPTION:	ABBREVIATIONS
713.00	PROPOSED SPOT	EP = EDGE OF PVMT.
TC 712.50 BC 712.00	PROPOSED CURB ELEVATION	TC = TOP OF CURB
800	PROPOSED CONTOUR	BC = BOTTOM OF CURB
800	EXISTING CONTOUR	TOR = TOP OF RIM (PAVEMENT ELEVATION)
	PROPOSED GRADE BREAK	INV = STORM INVERT
	PROPOSED FLOWLINE	FL = FLOWLINE
	PROPOSED STORM SEWER	ME = MATCH EXISTING

	DESCRIPTION:	DETAIL #/SH. #
	PROPOSED UNDERDRAIN	DETAIL ##/C700
	PROPOSED CURB INLET	DETAIL ##/C700
	CONCRETE END SECTION	DETAIL ##/C700

GRADING NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
5. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
6. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
7. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
8. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
9. FLOW LINE ELEVATIONS ARE GIVEN AT END OF CONCRETE END SECTIONS.
10. TOR = TOP OF RIM AND REFLECTS PAVEMENT GRADE.

VERTICAL DATUM (NAVD 1929):

ORIGINATING BENCHMARK - USGS BM TT 6 1951 — ELEV = 850.15

IN BOONE COUNTY, ABOUT 0.7 MILES SOUTH OF ZIONSVILLE; 0.7 MILE SOUTH ALONG A PAVED ROAD (SOUTH MAIN STREET) FROM THE POST OFFICE IN ZIONSVILLE TO THE CROSSING OF A SPUR LINE OF THE NEW YORK CENTRAL RAILROAD; SET IN THE SOUTHEAST CORNER OF THE CROSSING, 110 FEET SOUTH FROM THE SOUTHWEST RAIL AT THE CROSSING, 22 FEET WEST FROM THE WEST RAIL, 18 FEET EAST FROM THE CENTERLINE OF THE ROAD, 3 FEET EAST FROM A POWER POLE #PSI 56-870, 0.2 FOOT ABOVE THE GROUND; A U.S. GEODETIC SURVEY BENCH MARK TABLET, STAMPE "TT 6 1951"

ASI TBM 4 — ELEV = 893.32

CHISELED SQUARE ON NORTHEAST TOWER LEG BASE OF FIRST WESTERN TRANS TOWER WEST OF BENNETT PKWY.

ASI TBM 50 — ELEV = 887.51

CUT "X" NNE BOLT OF FIRE HYDRANT; ±20' WEST OF CENTERLINE BENNETT PARKWAY AND ±380' SOUTH OF CENTERLINE 106TH STREET.

FLOOD ZONE:

THIS PROPERTY IS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS DEFINED BY THE FIRM (FLOOD INSURANCE RATE MAP) FOR THE BOONE COUNTY, INDIANA, COMMUNITY NO.180016, PANEL NUMBERS 0353E, DATED JANUARY 18, 2012.

UTILITY DISCLAIMER:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TOTAL DISTURBED AREA:

1.28 ACRES

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http://curran-architecture.com
CURRAN ARCHITECTURE

No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

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10440 BENNETT PARKWAY
ZIONSVILLE, IN
GRADING PLAN

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261
Sheet	C300

Exhibit 5

EROSION CONTROL LEGEND:

DESCRIPTION & CALL SYMBOL:		DETAIL #/SH. #
CONSTRUCTION ENTRANCE	CE	ZIONSVILLE STANDARD/C420
EROSION CONTROL MAT	EM	ZIONSVILLE STANDARD/C420
PROPOSED RIPRAP	RP	DETAIL 02/C421
CONSTRUCTION STAGING AREA	SA	
CONCRETE WASHOUT AREA	WA	DETAIL 01/C421
IP INSERT INLET PROTECTION		DETAIL 04/C421
SF SILT FENCE	SF	ZIONSVILLE STANDARD/C420
TP TREE PROTECTION		DETAIL 07/C421
CONSTRUCTION BOUNDARY		
STRAW BALE	SB	ZIONSVILLE STANDARD/C420
STRAW MULCH	SM	
TEMPORARY DIVERSION DITCH	TD	DETAIL 05/C421
ROCK CHECK DAM	RD	DETAIL 06/C421
VEGETATED COIR LOGS	CL	DETAIL 03/C421

EROSION CONTROL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
3. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
5. WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORMWATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
6. SEDIMENT BEING TRACED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
7. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
8. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
9. ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON-SITE.
10. SCHEDULE OF EARTHWORK ACTIVITIES:

    THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDED WITHIN 14 DAYS OR ACTIVITY CEASES FOR MORE THAN 21 DAYS OR AS DIRECTED BY THE ENGINEER.

    TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIME OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
11. INFORM ALL GENERAL CONTRACTORS, CONSTRUCTION MANAGEMENT FIRMS, GRADING OR EXCAVATING CONTRACTORS, AND ALL OTHER CONTRACTORS WITH PRIMARY OVERSIGHT ON INDIVIDUAL BUILDING LOTS OF THE TERMS AND CONDITIONS OF THE STORM WATER RULE 5, AND THE CONDITIONS AND STANDARDS OF THIS EROSION CONTROL PLAN, SCHEDULE FOR IMPLEMENTATION, AND THE CONSTRUCTION SITE EROSION CONTROL PLAN REPORT.
12. ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH CHAPTER 600 OF THE CITY OF INDIANAPOLIS STORMWATER SPECIFICATIONS MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE MANUAL.
13. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

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10440 BENNETT PARKWAY
ZIONSVILLE, IN
MASS GRADING EROSION CONROL PLAN

Professional Seal & Signature

Drawn by	ETW
Checked by	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261
Sheet	C400

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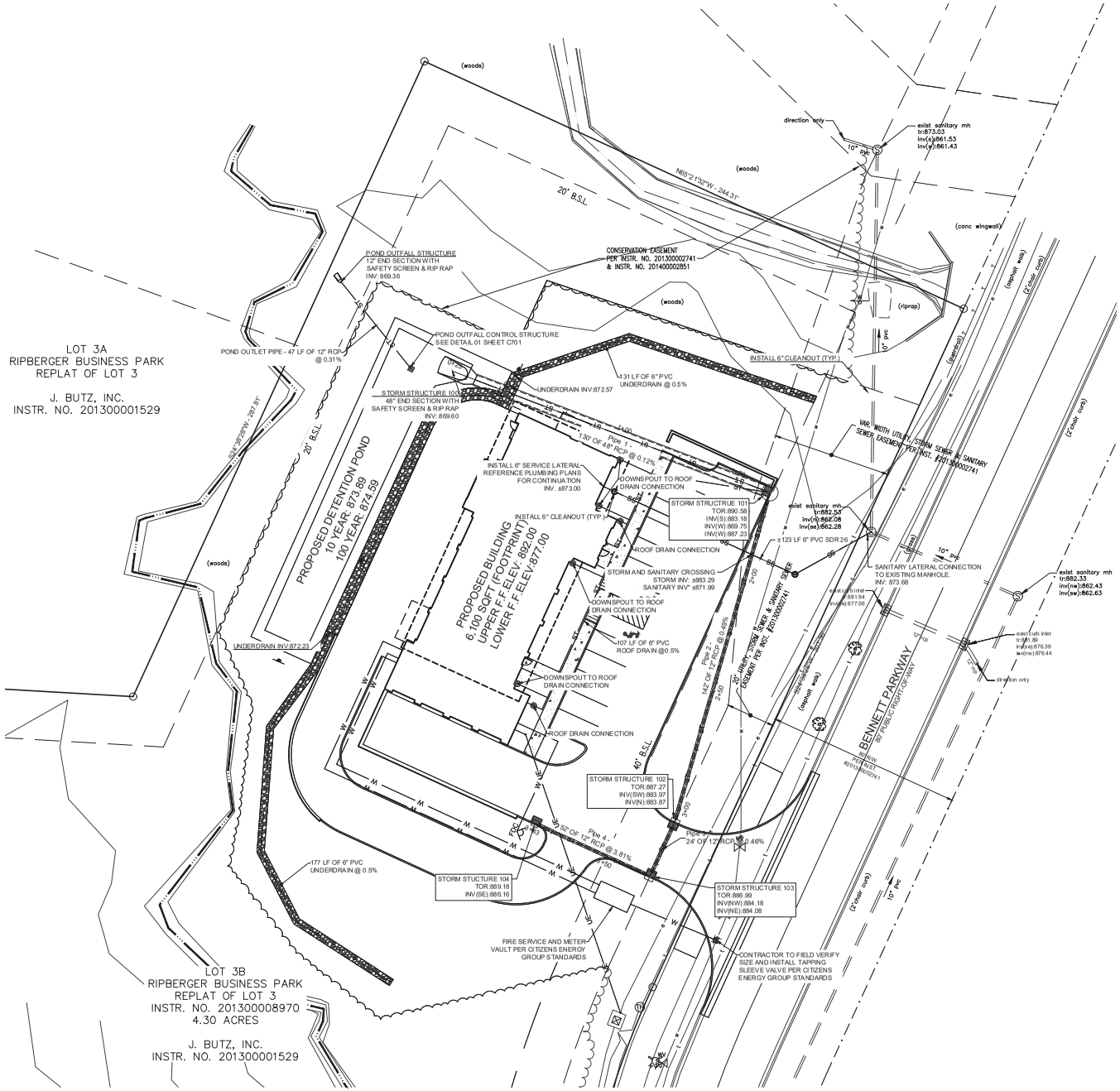
Exhibit 5



PROPOSED UTILITY LEGEND:

	DESCRIPTION:
S	PROPOSED SANITARY MANHOLE
CO	PROPOSED CLEAN OUT
W	PROPOSED WATER METER
G	PROPOSED GAS METER
E	PROPOSED ELECTRIC METER
T	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED THRUST BLOCK
PIV	PROPOSED POST INDICATOR VALVE
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
—E—	PROPOSED ELECTRIC LINE
—T—	PROPOSED TELEPHONE LINE
—W—	PROPOSED WATER LINE
—G—	PROPOSED GAS LINE
—FP—	PROPOSED FIRE PROTECTION LINE
—T/E—	PROPOSED TELEPHONE & ELECTRIC LINE

UTILITY NOTES:

1. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE APPROXIMATE. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING, WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
3. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
4. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
5. FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
6. ALL NEW WATER LINES SHALL HAVE A MINIMUM OF 54 INCHES OF COVER.
7. MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PVC (SDR-26) PIPE WITH GASKETED, COMPRESSION-TYPE JOINTS WITHIN TEN FEET OF THE WATER LINE.
8. NEW 8" SANITARY LATERALS SHALL BE SDR-35, SCHEDULE 80 OR SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D2241, AND SHALL MEET THE DEFLECTION STANDARDS OF ASTM D-3303.
9. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR SPECIFICATIONS. ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE ENGINEERING PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
12. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

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No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

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ZIONSVILLE, IN
UTILITY PLAN

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261

Sheet
C500

Exhibit 5

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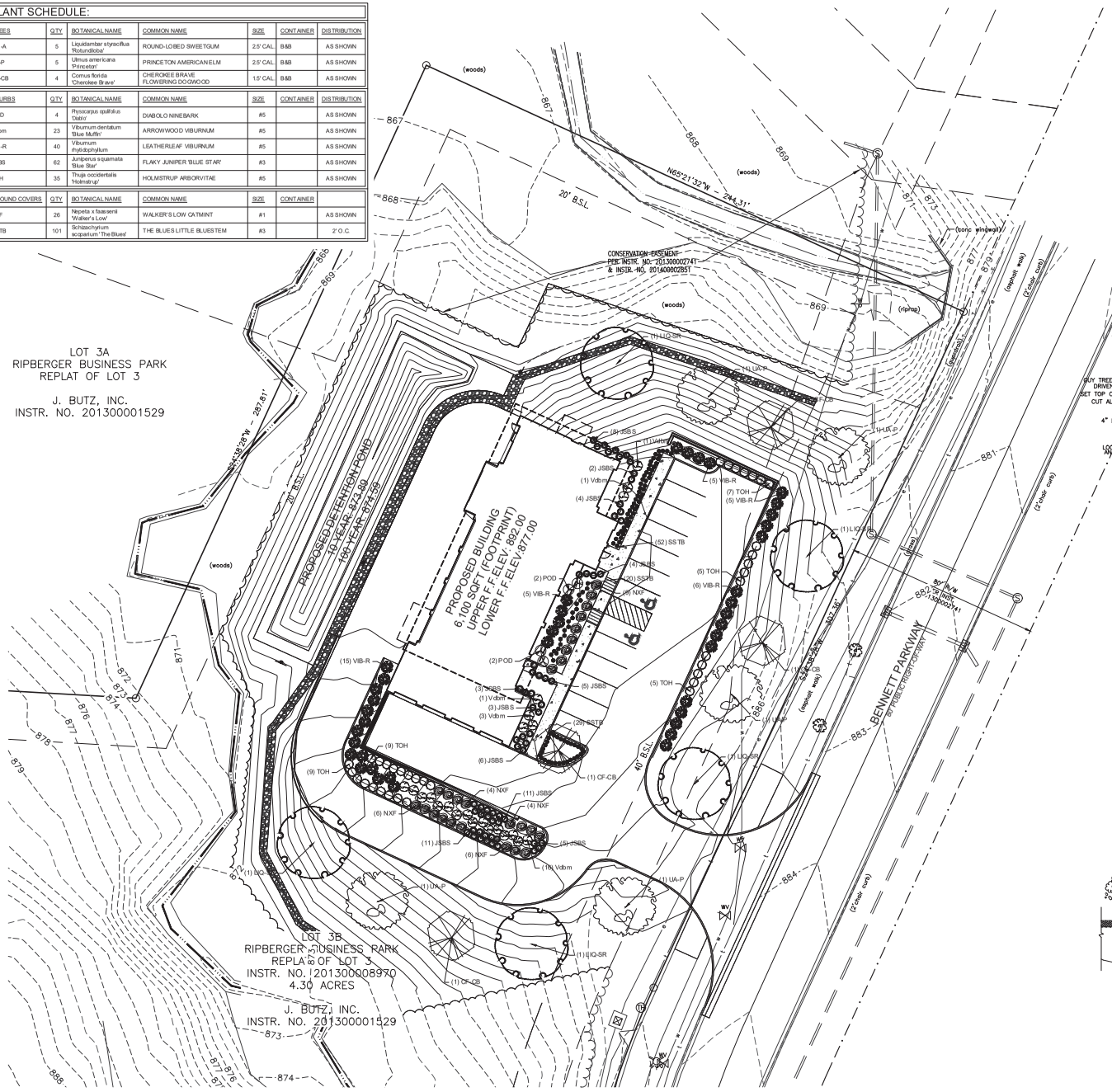
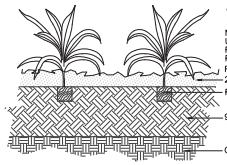
PLANT SCHEDULE:

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DISTRIBUTION
LIQ-A	5	Liquidambar styraciflua 'Rotundiloba'	ROUND-LOBED SWEETGUM	2.5' CAL	B&B	AS SHOWN
UA-P	5	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	2.5' CAL	B&B	AS SHOWN
CF-CB	4	Cornus florida 'Cherokee Brave'	CHEROKEE BRAVE FLOWERING DOGWOOD	1.5' CAL	B&B	AS SHOWN

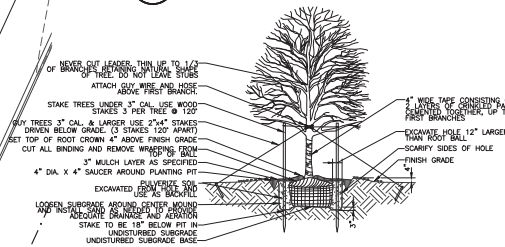
SHURBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DISTRIBUTION
POD	4	Physocarpus opulifolius 'Dablo'	DIABOLO NINEBARK	#5		AS SHOWN
Vdbm	23	Viburnum dentatum 'Blue Muffin'	ARROWWOOD VIBURNUM	#5		AS SHOWN
VB-R	40	Viburnum rhytidophyllum	LEATHERLEAF VIBURNUM	#5		AS SHOWN
JSBS	62	Juniperus squamata 'Blue Star'	FLAKY JUNIPER 'BLUE STAR'	#3		AS SHOWN
TOH	35	Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	#5		AS SHOWN

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
NXF	26	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	#1		AS SHOWN
SSTB	101	Schizachyrium scoparium 'The Blues'	THE BLUES LITTLE BLUESTEM	#3		2' O.C.

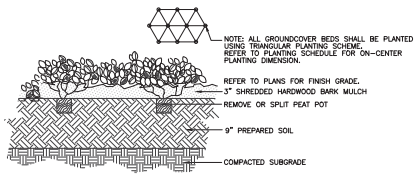




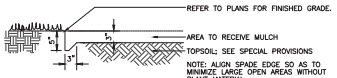
01 **PERENNIAL PLANTING**
NO SCALE



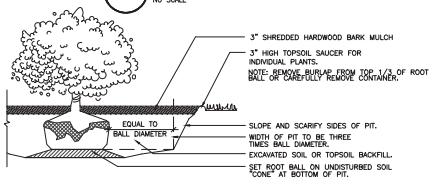
02 **SHADE TREE PLANTING DETAIL**
NO SCALE



03 **GROUNDCOVER PLANTING**
NO SCALE



04 **SPADE EDGE**
NO SCALE



05 **SHURB PLANTING DETIAL**
NO SCALE

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

LANDWORX
LandWorx Engineering, LLC
1828 Central Ave., Suite 200
Indianapolis, Indiana 46202
317.616.0377

Client Name & Address

CURRAN ARCHITECTURE
7519 LAWTON LOOP E DR
SUITE 212
INDIANAPOLIS, IN 46216
317.288.0681
http://curran-architecture.com

CURRAN ARCHITECTURE

No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

AES OFFICE BUIDLING
10440 BENNETT PARKWAY
ZIONSVILLE, IN
LANDSCAPE PLAN

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261

Sheet **C600**

Exhibit 5

G:\My Drive\00261 - Bennett Parkway Office Building\Design\CAD\00261_C600.dwg Evan West Plot: 7/10/2020 3:45 PM Save: 7/10/2020 3:17 PM

PLAN VIEW
Scale: 1 inch= 20 Ft.

Exhibit 5

Luminaire Schedule							
Project: 20135-MB AES ZIONSVILLE SITE							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	1	F4	SINGLE	112	14170	0.900	Site Type IV 3k 20ft Pole
	2	F4H	SINGLE	112	10262	0.900	Site Type IV HS 3k 20ft Pole
	13	W4	SINGLE	15.5	977	0.900	Wall Direct Type IV 3K

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURE MOUNTING HEIGHTS A.F.G. ARE SPECIFIED NEXT TO FIXTURES AS 'MH'

Calculation Summary							
Project: 20135-MB AES ZIONSVILLE SITE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Sidewalk_Grade	Illuminance	Fc	1.70	3.3	0.9	1.89	3.67
Parking-Drives_Grade	Illuminance	Fc	1.47	3.7	0.1	14.70	37.00
Perimeter_Grade	Illuminance	Fc	0.04	3.4	0.0	N.A.	N.A.

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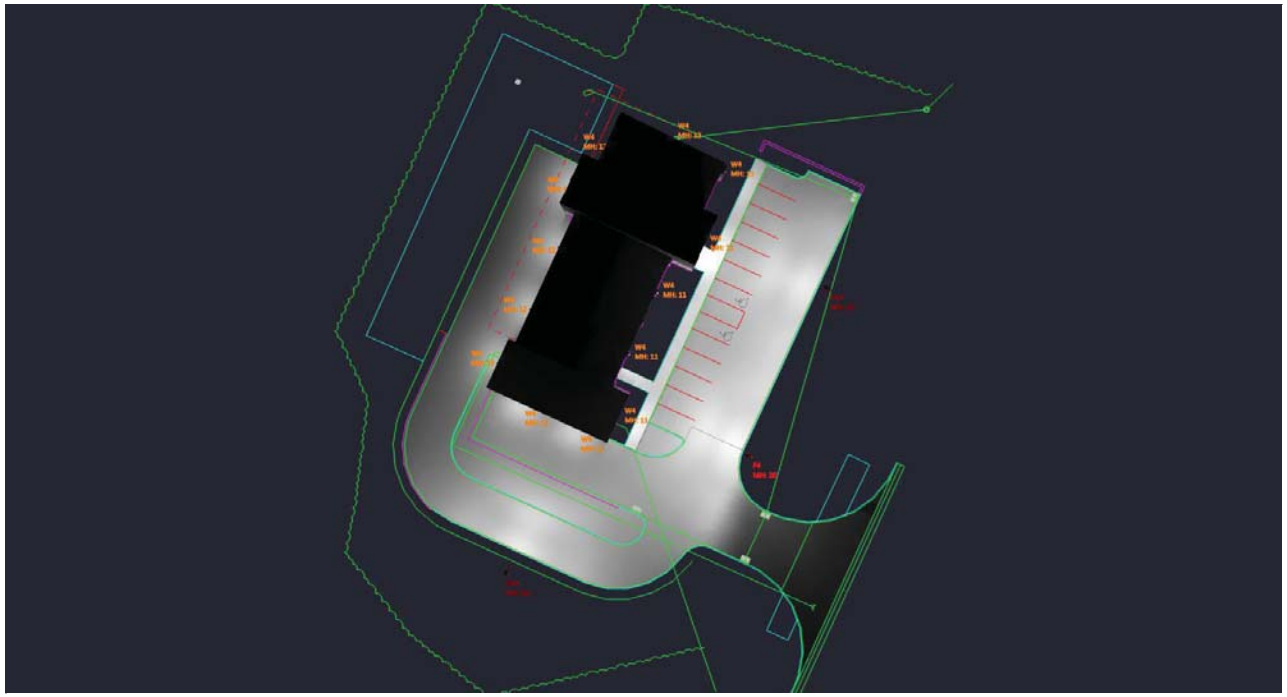
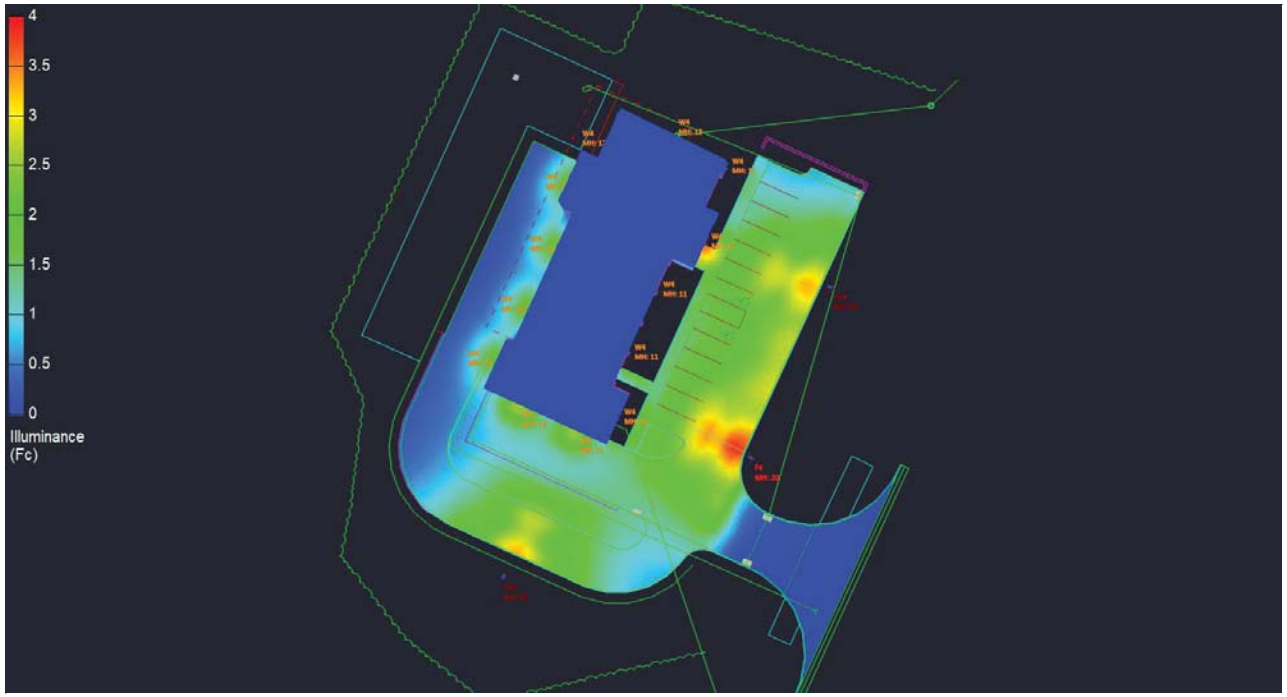
AES ZIONSVILLE SITE

Date: 6/22/2020

Filename: 20135-MB AES ZIONSVILLE SITE SLS1.AGI



Render Image - View Name : PLAN VIEW



Render Image - View Name : PLAN VIEW_FC

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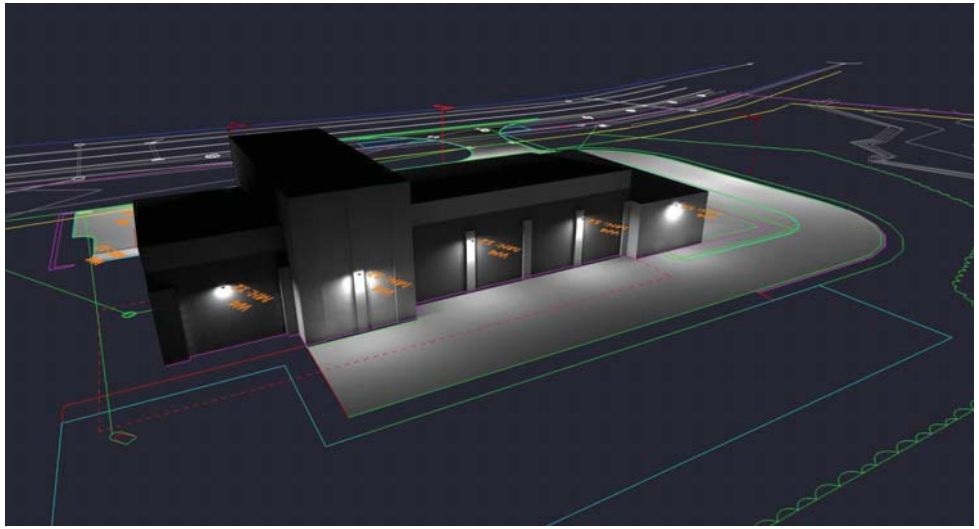
Date:6/22/2020 Filename: 20135-MB AES ZIONSVILLE SITE SLS1.AGI



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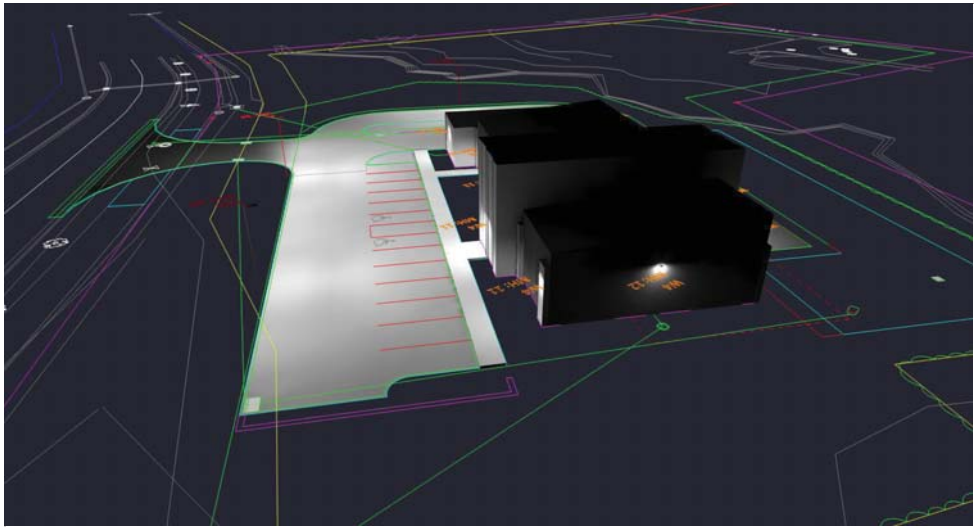

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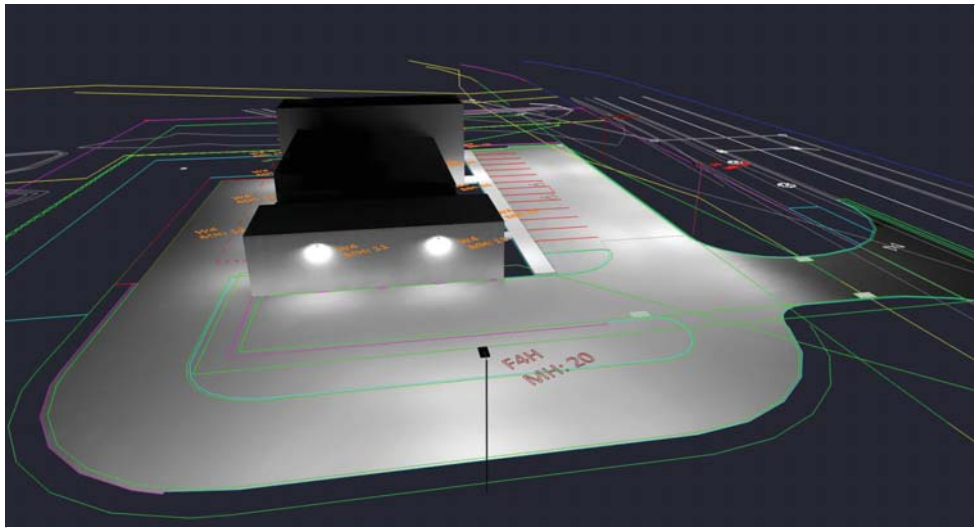

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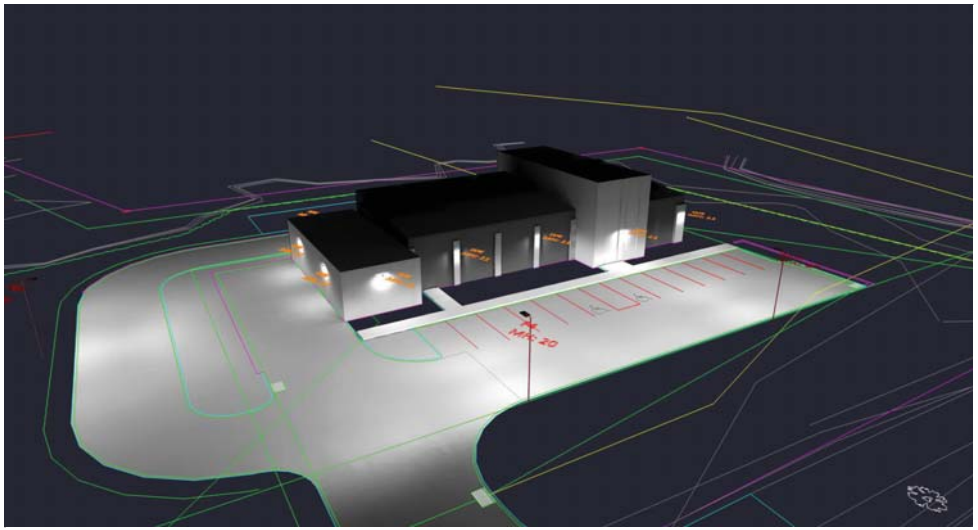

Render Image - View Name : SE ISO

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AES ZIONSVILLE SITE

Date:6/22/2020 Filename: 20135-MB AES ZIONSVILLE SITE SLS1.AGI

EAST ELEVATION 1
1/8" = 1'-0"

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

SOUTH ELEVATION 4
1/8" = 1'-0"

NORTH ELEVATION 3
1/8" = 1'-0"

KEYED NOTES

1. BRICK VENEER.
2. NATURAL STONE VENEER.
3. CAST STONE VENEER AND WATERTABLE COURSE.
4. FIBER CEMENT RAINSCREEN PANELS
5. 1" INSULATED TINTED GLASS IN THERMALLY BROKEN ALUMINUM STORE FRONT FRAMING.
6. METAL PANEL FINISHED TO MATCH STOREFRONT.
7. STANDING SEAM METAL ROOF.
8. PRE-FINISHED METAL COPING.
9. INSULATED STEEL OVERHEAD DOOR.
10. ALUMINUM OVERHEAD DOOR W/ INSULATED GLASS.
11. ALUMINUM GUARDRAIL.
12. INSULATED METAL DOOR, PAINTED.
13. LAMINATED WOOD BEAMS W/ STAIN / SEALER.
14. CONCRETE BASEMENT WALL W/ FORMLINER PATTERN, PAINTED.
15. SPLIT FACE CMU, PAINTED.
16. RETAINING WALL.

CURRAN
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5719 LAWTON LOOP E. DR. #212
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PROJECT INFORMATION

NEW BUILDING FOR:
AES RESTAURANT GROUP

BENNETT PARKWAY
ZIONSVILLE, INDIANA

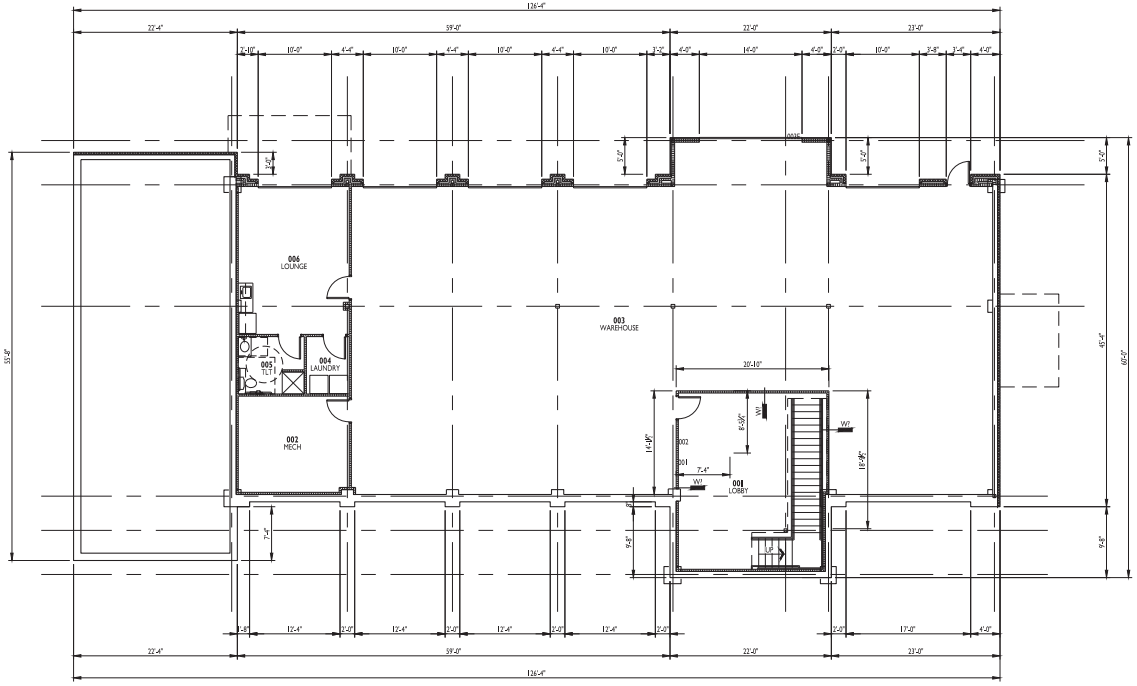
ISSUE DATES

190125

EXTERIOR ELEVATIONS

A201

Exhibit 5



LOWER LEVEL FLOOR PLAN

1/8" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS NOTED IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

B. ALL DIMENSIONS SHOWN ARE FACE OF BRICK, MASONRY OR METAL STUD FRAMING, UNLESS OTHERWISE NOTED.

C. PROVIDE DEEP LEG DEFLECTION TRACK AT ALL METAL STUD CONNECTIONS WITH STRUCTURE ABOVE, TYPICAL.

D. PROVIDE FIRE RATED WOOD BLOCKING IN METAL STUD WALLS FOR ANY WALL SUPPORTED ITEMS.

E. PROVIDE APPROVED FIRE RATED STOPPING MATERIALS IN ANY OPENINGS IN FIRE RATED ASSEMBLIES.

F. REFER TO DOOR AND WINDOW SCHEDULES FOR ALL MATERIALS, FINISHES, AND HARDWARE INFORMATION.

G. REFER TO EXTERIOR ELEVATIONS FOR ALL BRICK, MASONRY, AND OTHER EXPANSION JOINT LOCATIONS.

H. ALL MATERIALS LOCATED IN CEILING PLENUM SHALL BE RATED FOR SUCH INSTALLATION OR PROTECTED TO PROVIDE COMPLIANCE. THIS INCLUDES BUT IS NOT LIMITED TO INSULATION (IFC 2550) POWER AND LOW VOLTAGE WIRING, TELECOMMUNICATIONS CABLING, PLUMBING SUPPLY AND DRAIN LINES AND SUPPORTING BRACKETS AND/OR BLOCKING FOR CEILING HUNG ITEMS.

I. PRIOR TO ORDERING ANY PRODUCTS, CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT OF ALL FINISH MATERIALS TO BE USED ON THE PROJECT. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY MATERIALS ORDERED INCORRECTLY WHEN THAT MATERIAL WAS NOT REVIEWED BY THE ARCHITECT.

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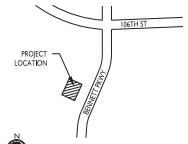
K. ALL DOORS, UNLESS OTHERWISE NOTED, TO HAVE HINGE SIDE SET 4" FROM CORNER SHOWN TO OUTSIDE OF FRAME.

L. UNLESS SPECIFIED ELSEWHERE, ALL INTERIOR SLABS AND SLAB INFILLS TO BE FF-50/FL-35 OVERALL AND FF-35/FL-25 LOCAL.

M. ALL EXIT DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE ANSI 117.1 2009

KEYED NOTES

1. START KEYED NOTES HERE.



N NORTH

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PROJECT INFORMATION

NEW BUILDING FOR:
AES RESTAURANT GROUP

BENNETT PARKWAY
ZIONSVILLE, INDIANA

ISSUE DATES

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LOWER LEVEL FLOOR PLAN

A101

Exhibit 5

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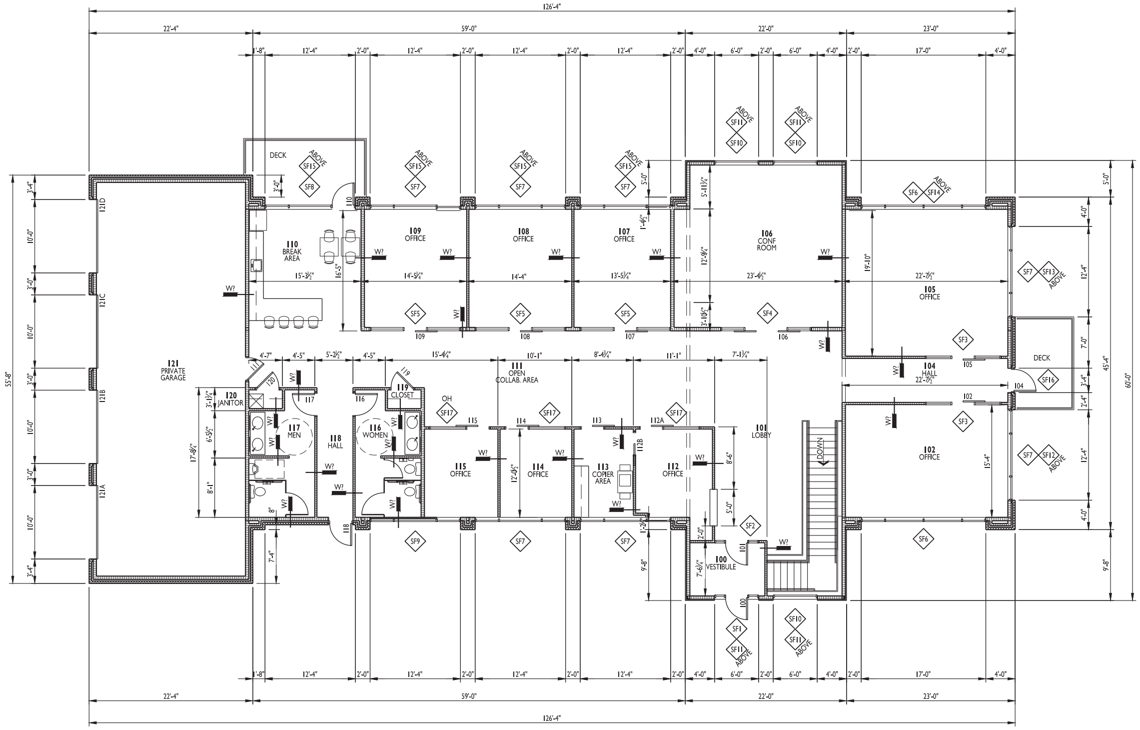
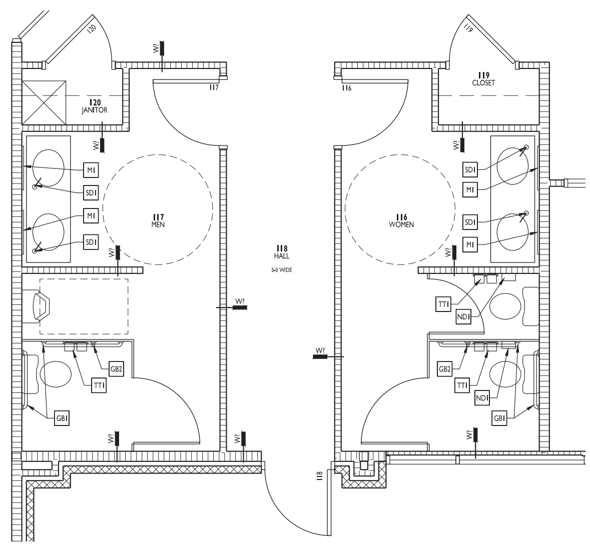


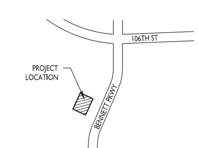
FIRST FLOOR PLAN 1
1/8" = 1'-0"

TOILET ACCESSORY SCHEDULE

MARK	SYMBOL	MFR #	DESCRIPTION
TT1		BOBRICK B-2888	MULTI-ROLL TOILET TISSUE DISPENSER
GB1		BOBRICK B-5806 X 36 B-5806 X 42	36" AND 42" GRAB BARS
GB2		BOBRICK B-5806 X 18	18" VERTICAL GRAB BAR
M1		BOBRICK B-165	MIRROR 2'-0" X 3'-6"
TD1		BOBRICK B-3944	TOWEL DISPENSER / WASTE RECEPTACLE
SD1		BOBRICK B-2112	SOAP DISPENSER
ND1		BOBRICK B-353 B-270	B-353: SANITARY NAPKIN DISPOSAL UNIT AT GWB LOCATIONS. B-270: SURFACE, MOUNT SANITARY NAPKIN DISPOSAL UNIT AT PARTITIONS
SS1		BOBRICK B-5181	FOLDING SEAT FOR ADA SHOWER
SH1	△	NOT APPLICABLE	SHOWER HEAD
TP1		GENERAL PARTITION	TOILET PARTITION AND/OR URINAL SCREEN POWDER COATED URINAL SCREEN BOTTOM 12" FROM FLOOR AND TOP 60" MAX FROM FLOOR



ENLARGED FLOOR PLAN 2
3/8" = 1'-0"



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PROJECT INFORMATION

NEW BUILDING FOR:
AES RESTAURANT GROUP
BENNETT PARKWAY
ZIONSVILLE, INDIANA

ISSUE DATES

190125

FIRST FLOOR PLAN

A102

Exhibit 5

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

Product Features

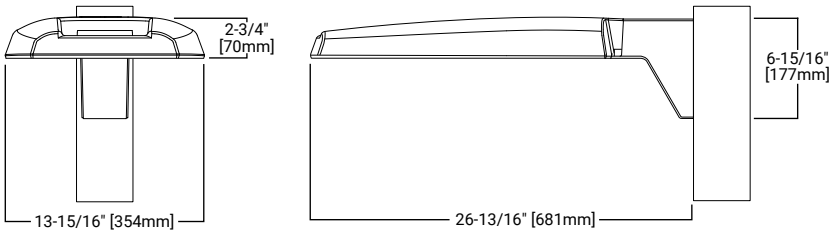
LumenSafe Technology · LumaWatt Pro · WaveLinx

Quick Facts

- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL

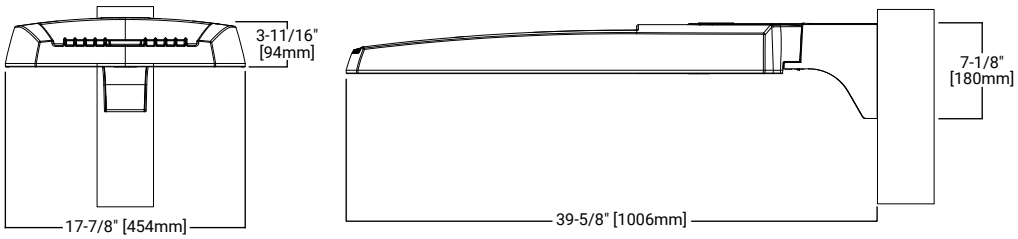


Exhibit 5

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumière

EON 303-W1-LEDB2

Ceiling / Wall Mount
Direct / Indirect

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification

UL LISTED · c UL us LISTED · RoHS COMPLIANT · IP66

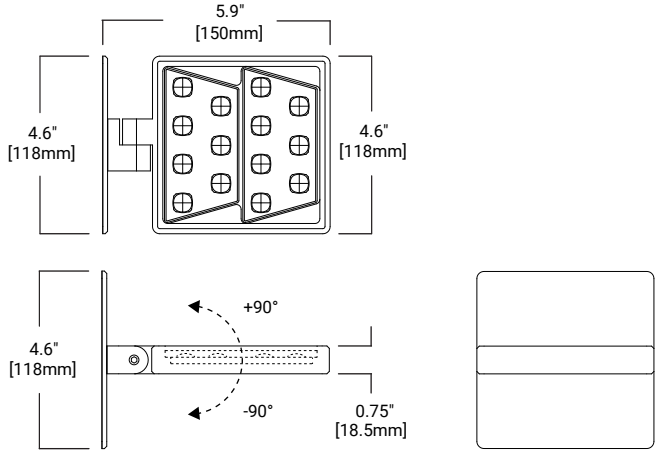
Product Features

wet location

Top Product Features

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
Renee Goff, P.E.
Date: July 15, 2020

PROJECT DESCRIPTION

Project	Name	AES Office Building	
	Location	10440 Bennett Parkway, Zionsville, Indiana 46077	
	Petitioner	Leslie Steinert, LandWorx Engineering	
	Submittal	Submittal #1	
Documents Reviewed		Document Name	Documents Transmitted
		Development Plan App.	June 17, 2020
		Location Map	June 17, 2020
		Development/Construction Plans	June 17, 2020
		Technical Information Report	June 17, 2020
		O&M Manual	June 17, 2020
		Landscape Plan	June 24, 2020
		Lighting Plan	June 22, 2020
Zoning	Current	Urban I-2	
	Proposed	Urban I-2	
Land Use	Current	Wooded	
	Proposed	Office Building with Storage/Walkout Basement	
Requested Waivers		Architectural and Building Materials	

A review was completed on the most recent submittal for the project. The following comments were noted.

I. DRAINAGE REPORT

A. Drainage Report must be signed and sealed by the Licensed Professional Engineer of Record.
   1. Please seal and sign the next submittal.

Exhibit 6

B. Submit the required current certificate of insurance.

II. OPERATION AND MAINTENANCE MANUAL

A. Please add call outs for the two (2) BMPs to Sheet C300 that is included in the report.
   1. Was not able to locate the callouts on Sheet C300. Please highlight. Highlighting can be removed after review is complete.

B. Details included in the O&M Manual should be updated to the most current details included in the 2017 Stormwater Technical Manual.

III. DEVELOPMENT/CONSTRUCTION PLANS

A. A portion of the paved parking area, landscaping, storm pipe and structure, and retaining wall is located within an existing easement. Provide proof that easement holder has accepted this encroachment.

B. Emergency routing exhibit must be provided. Refer to the Drainage System Overflow Design, Chapter 4, Section M of the 2017 Stormwater Technical Standards Manual.
   1. An actual emergency routing plan must be included in the plan set with arrows depicting approximate location of emergency stormwater flow routing.

C. Pipe outfall into the adjacent waterway is not shown on the plans. Update to include this information. (C500)
   1. Pipe outfall location was added. However, it appears to discharge a distance away from the stream and overland flow across another property to discharge to the stream.

IV. GENERAL

A. Include the appropriate Stormwater Permit Application with next submittal.

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

REQUEST FOR WAIVER OF ARCHITECTURAL DESIGN REQUIREMENTS

FINDINGS

Architectural Design Findings. The Town may grant a Waiver of the Architectural Design Requirements of the Michigan Road Overlay and approve an architectural design which does not incorporate the overall theme or incorporate the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles upon finding that:

1. The Architectural design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties because:
   The site is a wooded lot with significant grade change and the design of a building which plays into the natural setting, using wood, masonry and stone, with a "walk out" lower level is compatible with the site. The site is not adjacent to any architecturally significant or historic buildings so there is no context that would make a Georgian, Federal, Greek Revival or Victorian style building be appropriate on this lot.
2. The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites because:
   As noted in #1 above, the site is a wooded lot and the positioning and building design/materials are in keeping with a wholistic design for the site. The surrounding sites are industrial buildings which have no architectural detail to them.
3. The building design is consistent with and compatible with other development located along the street because:
   The building is compatible based on it's size and positioning on the lot with the adjacent buildings. The only other building on the street is the Fedex Ground warehouse across the street, and the proposed building's design will not have any impact on that building.
4. The proposed building is consistent with the intent and purpose of this chapter because:
   We believe that because this site is not within proximity to any building of Georgian, Federal, Greek Revival or Victorian architectural styles, it would not be appropriate to impose these design requirements on this building. In addition, if the intent of requiring these styles is based on the building fitting in within the context of it's surroundings, the purposeful design of the building and site design would be in context with the natural wooded setting of the property.

DECISION

It is therefore the decision of this body that this Request for a Waiver of Architectural Design Requirements is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20_____.

_____ _____ _____

_____ _____ _____

_____

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

REQUEST FOR WAIVER OF BUILDING MATERIALS DEVELOPMENT REQUIREMENTS

FINDINGS

Building Materials Findings. The Town may grant a Waiver of the Building Materials Development Requirements of the Michigan Road Overlay and approve the use of alternate exterior building materials on any facade of a building upon finding that:

1. The building materials utilized represent an innovative use of said materials which enhance the overall aesthetic exterior character of the building and will not be detrimental to the use or value of area properties because:

   The site is a wooded lot with significant grade change and the design of a building which plays into the natural setting, using wood, masonry, fiber cement and stone, with a "walk out" lower level is compatible with the site.

2. The building materials utilized are appropriate when compared to the building materials utilized on other buildings on the site and surrounding sites because:

   The buildings on surroundings sites are industrial buildings which are constructed with precast concrete and ribbed metal panels. The use of those materials on this building, which will be used as office space, would not be compatible with this use. The natural building materials are appropriate with the use, and with the natural setting.

3. The building materials utilized are consistent with and compatible with other building materials utilized on, and with the overall exterior character of, other buildings and development located along the street because:

   The buildings on surroundings sites are industrial buildings which are constructed with precast concrete and ribbed metal panels, so contextually there is no "character" to be consistent with. The proposed building materials are appropriate with the use of this building and will not have a negative impact on the adjacent properties.

4. The building materials utilized are consistent with the intent and purpose of this chapter because:

   The materials are all high quality durable materials requiring little to no maintenance. They are appropriate for the scale, use and setting of the building.

DECISION

It is therefore the decision of this body that this Request for a Waiver of Building Materials Development Requirements is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20_____.

_____ _____ _____

_____ _____ _____

_____

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/is not)** compatible with surrounding land uses because: It is an office use with garage (indoor) storage which is consistent with the area surrounding.

2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because: these utilties are all available at or adjacent to the subject site with planned capacity for the business park.

3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because: the site has a single entry for low-impact office use only and is of such a small size to have little impact to surrounding traffic.

4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because: the proposed building materials will match or be nicer than the surrounding within similar zoning districts.

5. The Development Plan/Modification of Development Plan **(does/does not)** provide for the calculation of storm water runoff because: reference the drainage report in general conformance with Town requirements.

6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because: right of way for Bennett Parkway is at full extents per current thoroughfare plan. The site is setback in conformance with rqrmts as well.

7. The Development Plan/Modification of Development Plan **(does/**does **not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because: these elements were all considered and designed into the proposed site plan.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20____.

_____ _____ _____

_____ _____ _____

_____

Plan Commission (PC)

INITIAL Petition Filings

Docket # : 2020-19-DP

Petitioner: Landworx Engineering

Public Hearing Date: 7/20/2020

Staff Reports and Petition Packets will be posted with the public meeting agenda at the following location http://www.zionsville-in.gov/AgendaCenter

Town of Zionsville

Petition for Development Plan Approval

Docket Number: 2020-19-DP
AES Office Building

Application Packet
And
General Instructions

Office Use Only
Petition No.: 2020-19-DP
Hearing Date: 2020-07-20
Recommendation:

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 10440 Bennett Parkway

Existing Use of Property: Undeveloped, vacant land

Proposed Use of Property: Office Building

Current Zoning: Urban I-2 Area in acres: 4.3

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: LandWorx Engineering, LLC

Address: 1828 Central Ave., Suite 201
Indianapolis, IN 46202

Phone: 317-616-0177

Fax:

E-Mail: leslie.steinert@landworxeng.com

Owner (If different from Petitioner):

Name: Zann Real Estate Group LLC

Address: 4000 W. 106th St.
Carmel, IN 46032

Phone: 317-696-7739

Fax:

E-Mail:

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Benjamin J. Houle, P.E.

Address: 1828 Central Ave., Suite 201
Indianapolis, IN 46202

Phone: 317-616-0177

Fax:

E-Mail: ben.houle@landworxeng.com

Project Engineer / Architect:

Name: LandWorx Engineering, LLC

Address: 1828 Central Ave., Suite 201
Indianapolis, IN 46202

Phone: 317-616-0177

Fax:

E-Mail: ben.houle@landworxeng.com

4. DETAILED DESCRIPTION OF REQUEST (Check all that apply)

(Describe reason(s) for request / attach additional pages if necessary):

- ☑ Development Plan
- ☐ Modification of Development Plan
- ☑ Waiver of Development Requirement(s)
- ☐ Termination of Development Plan
- ☐ Modification of Commitments
- ☐ Termination of Commitments

Requesting approval of development plan and waiver of architectural design requirements for an office building.

5. ATTACHMENTS:

- ☒ Legal description of property
- ☒ Owner's Authorization (if petitioner is not the owner)
- ☐ Statement of Proposed Modification or Termination Of Commitments
- ☒ Proposed Findings (if a Development Plan)
- ☐ Road Impact Calculation Form
- ☐ Proof of Ownership (copy of Warranty Deed)
- ☒ Copies of the Site Plan (if applicable)
- ☒ Proposed Development Plan / Proposed Modification of Development Plan / Statement of Termination of Development Plan

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: _____

Date: 6/16/2020

State of Indiana,
County of Marion) SS:

Subscribed and sworn to before me this 16th day of June 2020

_____ Notary Public Signature

Leslie D Weaver Steinert Notary Public Printed

My commission expires August 20, 2023

My county of residence is Marion

My Commission No. is 669413

NOTARY PUBLIC SEAL INDIANA

LESLIE D WEAVER-STEINERT
Notary Public, State of Indiana
Marion County
Commission Number 669413
My Commission Expires
August 20, 2023

PROCEDURES AND REQUIREMENTS:

1. A complete Petition for Plan Commission Approval ("petition") must be submitted by **3:00 PM** a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☒ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☐ Proof of Ownership (copy of deed)
   - ☒ Owner's Authorization (if Petitioner is not the owner)
   - ☒ Site Plan (if applicable)
   - ☒ Proposed findings (if a Development Plan)
   - ☐ Statement of Modification or Termination of Commitments (if proposed)
   - ☒ Proposed Development Plan / Proposed Modification of Development Plan (if proposed)
   - ☒ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Plan Commission Approval is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. **The petitioner shall bear the cost of publishing the Legal Notice.** The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten (10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. An Internal Review Meeting is typically held the second Tuesday of the month, after the filing deadline, to evaluate the technical aspects of the project and completeness of the petition. Petitioner/applicant may need to attend these Internal Review meetings; meeting times will be assigned to each project/petitioner on the filing deadline date.

2. Once the Petition is complete, it will be placed on the next available Plan Commission agenda. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Zionsville Times Sentinel for publication and for sending the Legal Notice to all Interested Parties.

3. The Petition and all supporting documentation will be forwarded to the Plan Commission members. *Please supply ten (10) packets of the supporting documentation for this distribution.*

4. The Secretary, members of the Plan Commission's staff or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

5. The Plan Commission typically meets on the third Monday or each month at 7:00 p.m. in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077.

6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.

7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing to make a presentation of the Petition to the Plan Commission.

8. At the Public Hearing, the Plan Commission may continue the Public Hearing or may approve or deny the Petition.

CURRAN ARCHITECTURE 5719 LAWTON LOOP E DRIVE, STE 212, INDIANAPOLIS, IN 46216
O :: 317.288.0681 F :: 317.288.0753

7/13/20

AES OFFICE BUILDING :: BENNETT PARKWAY

The proposed headquarters office building for AES Restaurant Group on Bennett Parkway has been designed to complement and be integrated into the site. The building's positioning allows for prominent visibility from the road and easy access to parking for guests. It allows the existing trees to the north and west to create a backdrop for the building. By placing the building in this manner, we are able to maximize the views from within the building to the woods and creek to the north and west, and also screening the private parking areas from view.

The building materials used on the building are brick veneer, cast stone, natural stone veneer, fiber cement panels, and standing seam roofing. The laminated timber roof framing members are also visible as they create the overhangs for the single slope roof. There will be a small section of EIFS used above the 1st floor private parking area where visibility is minimal. We feel that these materials are consistent with the materials permitted within the Michigan Road Overlay and are of high quality and durable. In addition, they all are complementary to the intent of creating a building that fits in with the natural setting of this site.

The building's architectural design has a low profile with a single slope roof rising up from the parking lot to the woods. This minimizes the impact of the building visually as guests approach. The front of the building is highlighted by a tower element which identifies the entry. This element extends the depth of the building, creating a focal point towards the woods when inside. As the roofline elevates from front to back, the interior of the space opens as well. The ceiling line follows the roof line allowing for tall windows on the back side, taking in views of the woods and creek, and providing for abundant indirect natural light. The private enclosed parking areas are positioned so that vehicles are not seen from within the building to not spoil the view, and to minimize the appearance of overhead doors from the road. While this building design is not in the styling of Georgian, Federal, Greek Revival or Victorian architecture, it is designed with the site topography, views and natural setting in mind. Those previously mentioned styles would not do this site justice. Just as this building would not be appropriate on Main Street downtown, we are confident that our design is much more appropriate for the context of this site than those historic styles.

OWNER'S AUTHORIZATION

The undersigned, Jay Bedrosian, COO, being the owner of the property commonly known as 10440 Bennett Parkway, hereby authorize(s) LandWorx Engineering, LLC to file a Petition for (zone map change / variance / special exception / subdivision plat approval / other) for the aforementioned property.

Zann Real Estate Group LLC
(company name)

By: Jay Bedrosian
(authorized signature)

Jay Bedrosian
(printed name)

Chief Operating Officer
(title)

- or -

_____
(owner signature)

_____
(print owner name)

State of Ohio)
County of Montgomery) SS:

Subscribed and sworn to before me this day of June 3, 2020.

Rebecca Gr / Rebecca Griffin
Notary Public Signature / Notary Public Printed

My commission expires 2/3/2024

My county of residence is Montgomery County.

My Commission No. is _____

NOTARY PUBLIC STATE OF OHIO

REBECCA GRIFFIN, Notary Public
In and for the State of Ohio
My Commission Expires Feb 3, 2024

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission

On Monday, June 15, 2020 at 7:00 p.m. in the Zionsville Town Hall, 1100 West
(DATE OF PUBLIC HEARING)

Oak Street, Zionsville, Indiana 46077 to consider the following:

PLAN COMMISSION APPROVAL for a (☑ Development Plan ☐ Modification of a Development Plan

☑ Waiver of Development Requirement(s) ☐ Termination of Development Plan

☐ Modification of Commitments ☐ Termination of Commitments) to allow for:

Approval for an office building located at 10440 Bennett Parkway and requesting
(BRIEF DESCRIPTION OF REQUEST)
waivers to architectural design requirements.

The property involved commonly known as: 10440 Bennett Parkway
(COMMON ADDRESS)

is currently zoned to the Urban I-2 zoning district, and is legally described as:

Lot 3B, Bennett Parkway Extension, Zionsville, Indiana.

A copy of the Petition for Plan Commission Approval and all plans pertaining thereto are on file and may be examined prior to the Public Hearing from 8:00 a.m. to 4:00 p.m. Monday through Friday, except for holidays, in the Office of Planning and Development at the Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077. Written comments in support of or in opposition to the Petition for Plan Commission Approval are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition for Plan Commission Approval will be heard at the Public Hearing.

The Public Hearing may be continued from time to time as may be found necessary.

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to the Technology Department, assistance@zionsville-in.gov or 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

_____
(President)

_____
(Secretary)

PUBLISH: Newspaper of General Circulation

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/is not)** compatible with surrounding land uses because: It is an office use with garage (indoor) storage which is consistent with the area surrounding.

2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because: these utilties are all available at or adjacent to the subject site with planned capacity for the business park.

3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because: the site has a single entry for low-impact office use only and is of such a small size to have little impact to surrounding traffic.

4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because: the proposed building materials will match or be nicer than the surrounding within similar zoning districts.

5. The Development Plan/Modification of Development Plan **(does/does not)** provide for the calculation of storm water runoff because: reference the drainage report in general conformance with Town requirements.

6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because: right of way for Bennett Parkway is at full extents per current thoroughfare plan. The site is setback in conformance with rqrmts as well.

7. The Development Plan/Modification of Development Plan **(does/**does **not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because: these elements were all considered and designed into the proposed site plan.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20____.

_____ _____ _____

_____ _____ _____

_____

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

REQUEST FOR WAIVER OF ARCHITECTURAL DESIGN REQUIREMENTS

FINDINGS

Architectural Design Findings. The Town may grant a Waiver of the Architectural Design Requirements of the Michigan Road Overlay and approve an architectural design which does not incorporate the overall theme or incorporate the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles upon finding that:

1. The Architectural design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties because:
   The site is a wooded lot with significant grade change and the design of a building which plays into the natural setting, using wood, masonry and stone, with a "walk out" lower level is compatible with the site. The site is not adjacent to any architecturally significant or historic buildings so there is no context that would make a Georgian, Federal, Greek Revival or Victorian style building be appropriate on this lot.
2. The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites because:
   As noted in #1 above, the site is a wooded lot and the positioning and building design/materials are in keeping with a wholistic design for the site. The surrounding sites are industrial buildings which have no architectural detail to them.
3. The building design is consistent with and compatible with other development located along the street because:
   The building is compatible based on it's size and positioning on the lot with the adjacent buildings. The only other building on the street is the Fedex Ground warehouse across the street, and the proposed building's design will not have any impact on that building.
4. The proposed building is consistent with the intent and purpose of this chapter because:
   We believe that because this site is not within proximity to any building of Georgian, Federal, Greek Revival or Victorian architectural styles, it would not be appropriate to impose these design requirements on this building. In addition, if the intent of requiring these styles is based on the building fitting in within the context of it's surroundings, the purposeful design of the building and site design would be in context with the natural wooded setting of the property.

DECISION

It is therefore the decision of this body that this Request for a Waiver of Architectural Design Requirements is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20_____.

_____ _____ _____

_____ _____ _____

_____

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

REQUEST FOR WAIVER OF BUILDING MATERIALS DEVELOPMENT REQUIREMENTS

FINDINGS

Building Materials Findings. The Town may grant a Waiver of the Building Materials Development Requirements of the Michigan Road Overlay and approve the use of alternate exterior building materials on any facade of a building upon finding that:

1. The building materials utilized represent an innovative use of said materials which enhance the overall aesthetic exterior character of the building and will not be detrimental to the use or value of area properties because:

   The site is a wooded lot with significant grade change and the design of a building which plays into the natural setting, using wood, masonry, fiber cement and stone, with a "walk out" lower level is compatible with the site.

2. The building materials utilized are appropriate when compared to the building materials utilized on other buildings on the site and surrounding sites because:

   The buildings on surroundings sites are industrial buildings which are constructed with precast concrete and ribbed metal panels. The use of those materials on this building, which will be used as office space, would not be compatible with this use. The natural building materials are appropriate with the use, and with the natural setting.

3. The building materials utilized are consistent with and compatible with other building materials utilized on, and with the overall exterior character of, other buildings and development located along the street because:

   The buildings on surroundings sites are industrial buildings which are constructed with precast concrete and ribbed metal panels, so contextually there is no "character" to be consistent with. The proposed building materials are appropriate with the use of this building and will not have a negative impact on the adjacent properties.

4. The building materials utilized are consistent with the intent and purpose of this chapter because:

   The materials are all high quality durable materials requiring little to no maintenance. They are appropriate for the scale, use and setting of the building.

DECISION

It is therefore the decision of this body that this Request for a Waiver of Building Materials Development Requirements is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20_____.

_____ _____ _____

_____ _____ _____

_____

10440 Bennett Parkway, Zionsville, IN

Legal Description

Lot 3B in the Replat of Ripberger Business Park - Lot 3, per plat thereof, recorded as Instrument Number 201300008970 in the Office of the Recorder of Boone County, Indiana.

(H) 25.00 Indiana Search Tech

2019001591 DEED $25.00
02/27/2019 02:42:46P 4 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

Tax ID No. 0192381003

C&I
CTIC # CTN1815040 MDS

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that **J. Butz, Inc.**, an Indiana corporation ("Grantor"), CONVEYS to **Zann Real Estate Group, LLC**, an Indiana limited liability company ("Grantee"), for Ten Dollars ($10.00) and other valuable consideration, all of its right, title, and interest in and to that certain real estate located in Boone County, Indiana, described in Exhibit A, attached hereto and incorporated by reference herein (the "Real Estate").

The undersigned, on behalf of Grantor, certifies that the execution of this Limited Warranty Deed and the transfer of the Real Estate have been duly authorized by Grantor, all in conformance with the provisions of its formation documents.

The Real Estate is conveyed subject to current taxes not delinquent and those matters set forth on Exhibit B, attached hereto and incorporated by reference herein.

Grantor, as its sole warranty herein, specially covenants and warrants that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth herein and that Grantor and Grantor's successors shall warrant and defend the same to Grantee and Grantee's successors and assigns forever against the claims and demands of all persons claiming by, through, or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed as of the 26 day of February, 2019.

J. Butz, Inc.

By: _____
Jeffrey S. Butz, president

DULY ENTERED FOR TAXATION

Heather Myers 2/27/19
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public in and for the above County and State, personally appeared Jeffrey S. Butz, president of J Butz, Inc., who acknowledged the execution of the foregoing Limited Warranty Deed on behalf of said entity.

WITNESS my hand and Notarial Seal this 26th day of February, 2019.

[SEAL]

Notary Public

Printed:

I am a resident of _____ County, Indiana.

My commission expires: _____.

NOTARY PUBLIC SEAL STATE OF INDIANA
MICHELLE D. STRINGER
Commission Number 658522
My Commission Expires 09/24/22
County of Residence Johnson County

Return after recording and send tax statements to:

3607 SEDGEMOOR CIRCLE
CARMEL IN 46032

This instrument was prepared by R. Stanton Evans, Attorney-At-Law, RSE Realty, Inc., 22 East Washington Street, Suite 114, Indianapolis, Indiana 46204. 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. R. Stanton Evans

Exhibit A

LEGAL DESCRIPTION OF THE REAL ESTATE

Lot 3B in the Replat of Ripberger Business Park - Lot 3, an addition to the Town of Zionsville, Boone County, Indiana, as per plat thereof, recorded July 30, 2013 in Plat Book 22 Pages 29-30 as Instrument No. 201300008970 in the Office of the Recorder of Boone County, Indiana.

Exhibit B

SCHEDULE B EXCEPTIONS

1. a. Any adverse claim relative to Cemetery Creek based upon the assertion that:
   i. The land or any part thereof is now or at any time has been below the ordinary low water mark of Cemetery Creek, or
   ii. Some portion of the land has been created by artificial means or has accreted to such portion so created, or
   iii. Some portion of the land has been brought within the boundary thereof by an avulsive movement, or has been formed by accretion to any such portion.

   b. Such rights and easements for navigation, commerce or recreation which may exist over that portion of the land lying beneath the waters thereof.

   c. Rights of upper and lower riparian owners with respect to the waters thereof.

2. Right-of-Way granted to Indiana Gas Transmission Corporation, its grantees, successors and assigns, dated October 5, 1935 and recorded November 30, 1935 in Book 27 Page 368.

   Assignment by Indiana Gas Transmission Corporation to Michigan Gas Transmission Corporation, its grantees, successors and assigns, dated August 10, 1936 and recorded September 3, 1936 in Book 28 Page 62.

   Partial Release of Agreement and Right-of-Way Grant by Panhandle Eastern Pipe Line Company, dated December 5, 1980 and recorded December 19, 1980 in Book 82 Pages 517-519.

3. Covenants, conditions, restrictions, building setback lines and easements as set forth in, and depicted upon, the plat of Ripberger Business Park, recorded March 6, 2013 in Plat Book 22 Pages 16-21 as Instrument No. 201300002741 and the Replat of Ripberger Business Park - Lot 3, recorded July 30, 2013 in Plat Book 22 Pages 29-30 as Instrument No. 201300008970.

4. Declaration of Restrictive Covenants for Conservation (Ripberger Business Park), dated April 10, 2014 and recorded April 16, 2014 as Instrument No. 20140002851.

PLAT

201300008970
Filed for Record in
BOONE COUNTY, INDIANA
NICOLE K.(NIKKI) BALDWIN, RECORDER
07-30-2013 At 01:17 pm.
PLAT 25.00

Instrument # 201300008970

Date: 7-30-13

Sub Division: Ripberger Business Park - Lot 3 Replat

Plat Book: 22 Page: 29-30

Cross Reference #_____

Platted From PT NE 12-17-2E 10.934 acres

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF Indiana)
COUNTY OF Marion) SS:

I, DO HEREBY CERTIFY THAT LEGAL NOTICE
(Name of person mailing letters)
TO INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE PLAN COMMISSION, to consider the application of LandWorx Engineering, LLC
(Name of person on Petition)

Requesting: Development Plan Approval & Waiver of Architectural Design Requirements

was sent by CERTIFIED MAIL, RETURN RECEIPT REQUESTED, to each of the following property owners at the following addresses:

OWNER	ADDRESS
See attached.	

and that said Legal Notices were sent by Certified Mail, Return Receipt Requested on or before the 4th day of ~~June~~ July, 2020, being at least ten (10)days prior to the date of the Public Hearing (copies of the "Receipt for Certified Mail" (white slips) attached).

and that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Benjamin J. Houle, P.E.
(Name of person mailing letters)

State of Indiana)
County of Marion) SS:

Subscribed and sworn to before me this 7 day of July, 2020.

Notary Public Signature — Leslie D. Weaver-Steinert, Notary Public Printed

My commission expires August 20, 2023

My county of residence is Marion County.

My Commission No. is 669413

NOTARY PUBLIC SEAL INDIANA
LESLIE D WEAVER-STEINERT
Notary Public, State of Indiana
Marion County
Commission Number 669413
My Commission Expires
August 20, 2023

Attribute report for active ID 1

ID	name	add1	add3
37904	TTC REAL ESTATE LLC	1015 W JACKSON ST	MUNCIE, IN 47305
43476	MARTEN TRANSPORT LTD	129 MARTEN ST	MONDOVI, WI 54755
43536	WLR 317 PROPERTIES LLC	9614 IRISHMANS RUN LN	ZIONSVILLE, IN 46077
43539	ZANN REAL ESTATE GROUP LLC	3607 SEDGEMOOR CIR	CARMEL, IN 46032

7019 1640 0000 0599 6274

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

MONDOVI, WI 54755

OFFICIAL USE

Certified Mail Fee	$3.55
$	$2.85
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$6.95
$	

0144
77
Postmark Here
RIVER CITY STATION WICHITA KS 67216-9998
JUL - 3 2020
07/03/2020

Sent To: Marten Transport LTD
Street and Apt. No., or PO Box No.: 129 Marten St.
City, State, ZIP+4®: Mondovi WI 54755

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 0599 6298

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

MUNCIE, IN 47305

OFFICIAL USE

Certified Mail Fee	$3.55
$	$2.85
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$6.95
$	

0144
77
Postmark Here
RIVER CITY STATION WICHITA KS 67216-9998
JUL - 3 2020
07/03/2020

Sent To: PTC Real Estate LLC
Street and Apt. No., or PO Box No.: 1015 W. Jackson St.
City, State, ZIP+4®: Muncie IN 47305

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 0599 6267

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

ZIONSVILLE, IN 46077

OFFICIAL USE

Certified Mail Fee	$3.55
$	$2.85
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$ $0.00
☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.55
$	
Total Postage and Fees	$6.95
$	

0144
77
Postmark Here
RIVER CITY STATION WICHITA KS 67216-9998
JUL - 3 2020
07/03/2020

Sent To: WLR 317 Properties LLC
Street and Apt. No., or PO Box No.: 9614 Irishmans Run LN
City, State, ZIP+4®: Zionsville IN 46077

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7019 1640 0000 0599 6250

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Certified Mail Fee	
$	
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$0.00
$	$0.00
Total Postage and Fees	$0.00
$	$0.00

CARMEL, IN 46032
$3.55
$2.85

0144
77
Postmark Here
RIVER CITY STATION WICHITA KS 67216-9998
JUL - 3 2020

Sent To: Zann Real Estate Group LLC
Street and Apt. No., or PO Box No.: 3607 Sedgemoor Cir.
City, State, ZIP+4®: Carmel IN 46032

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instru

Extreme heat is in the forecast

Tips to stay safe

As temperatures soar into the 90s this week, with heat index values near 100 degrees, the FEMA Region 5 office in Chicago is encouraging residents to avoid the dangers of extreme heat by taking some simple steps to protect yourself.

"Extreme heat has the potential to be extremely dangerous," said Kevin M. Sligh, FEMA Region 5 acting regional administrator. "Regularly check yourself, family members, and neighbors for the signs and symptoms of heat-related illnesses and learn how to respond to them. It's important that we all take an active role to stay safe when excessive heat is forecast in our area."

If you don't have access to air conditioning at home, find places in your community with AC, such as a local cooling center. Remember to keep six feet between yourself and others, and follow guidance provided by local officials to ensure you can cope safely with extreme heat amidst the COVID-19 pandemic.

If you're outside, find shade. Avoid strenuous activity, cover your head with a hat wide enough to protect your face and wear loose, lightweight, light-colored clothing.

Drink plenty of fluids to stay hydrated. If you or someone you care for is on a special diet, ask a doctor how best to accommodate it.

Never leave people or pets in a parked car. Leaving a window open is not enough. Temperatures inside the car can rise almost 20 degrees Fahrenheit within the first 10 minutes, even with a window cracked open.

Kelly Lafferty Gerber | CNHI News Indiana

Shanna Fowler swims freestyle as she does laps in the Kokomo YMCA pool.

Is it safe to dip your toes in?

LAURA ARWOOD
CNHI NEWS INDIANA

Summer fun is definitely different this year due to the COVID-19 pandemic.

And while it is encouraged that families have a good time outdoors, officials say the rules still apply to keep you and your family safe in public pools, water parks, lakes and beaches, and hot tubs.

IN THE WATER

The Centers for Disease Control and Prevention says there is no evidence to suggest that COVID-19 can be spread through water in public pools, hot tubs or water playgrounds.

Proper operation and sanitation of aquatic venues, and treating the water with disinfectants such as chlorine and bromine, should inactivate the virus, according to "Considerations for Public Pools, Hot Tubs, and Water Playgrounds During COVID-19," which is published by the CDC.

"Swimming water has not been known to be a source of transmission," said Kristen Kelley, IU Health's director of infection prevention. "There's been no reports of pool water being a source of it. It really is about coming in contact with, typically the air, of another infected person, for an extended time, usually in close quarters."

Kelley, a registered nurse certified in infection control who has a Master's Degree in Public Health and Epidemiology, said the novel coronavirus is a droplet organism that spreads via air.

Risk comes mainly from someone who is unmasked and within 3 to 6 feet for about 10 to 15 minutes of someone who is infected. Additionally, Kelley said most transmissions of the virus happen in enclosed areas.

"The positive part about pools is that it's usually outside," Kelley said. "The fresh air tends to break up any COVID molecules easily and dissipates the source of the virus."

POOL GUIDELINES

Kokomo Beach Family Aquatic Center, a water park in Kokomo, opened at half-capacity on June 14, allowing up to 700 swimmers. The city-owned water park features a leisure pool, lazy river, water slides and more.

In preparation for that opening, guidelines were achieved with collaboration from local officials and following the CDC guidelines, said Torrey Roe, superintendent for Kokomo's Parks and Recreation Department.

The guidelines include daily cleaning procedures that mandate sanitizing deck chairs, lazy river tubes, handrails, the two slide towers, all access ladders/steps, concession stand tables, features of a splash pad and entry activity area, and routine cleaning of bathhouses and family changing center.

"The city is taking the aggressive approach on cleaning and sanitizing," he said. "We've got stuff set up everywhere and are doing our best to help social distancing through signage. We're trying to keep the public, No. 1, informed, and No. 2, safe."

Safety strategies don't stop at disinfecting. Employees are screened by supervisors prior to each shift to ensure they aren't displaying symptoms of coronavirus. Masks and gloves are available for staff to use when in contact with the public.

Marion resident Doug Munday and his family visited Kokomo Beach on June 16, and said it was actually nicer to have less of a crowd than when it's at full capacity.

"Our experience was awesome," he said. "All day I saw workers spraying and wiping down tables and such after people had gotten up from eating and such.

"The number of people that are allowed in there is perfect. You weren't bumping into everyone or have to feel like you had to be right on top of someone. It seemed to us, being from out of town that they were doing everything right to do the best that is possible during this time."

Visitors are encouraged, but not required, to wear masks when out of the water. The CDC, as well as the Red Cross, advises masks should not be worn in water because it may be difficult to breathe.

COLONIAL

CONTINUED FROM 1

to do and then leave, in one direction," Samson said. "Of course, you can go back through if you like. We aren't limiting how long people can be there, but we are limiting how they exit and enter."

While 18th Century handcrafted wares made by some of the country's finest artists and craft persons are featured, Samson said the event's purpose is educational. Beside the market will be an encampment typical of the years 1750-90.

"The military is there to educate the public and show them the different uniforms, weapons and tactics they use during conflicts," Samson said. "We do have a scheduled battle at 2:30 p.m. each day ... that will demonstrate some of those tactics."

Because of the pandemic, battles will mostly display tactics used during the years, but there will be cannons and horses.

These type of markets were common in the era. Last year's event saw 1,200 spectators for the first day. The second day was washed out by rains.

For more information about the event or to purchase tickets online, visit the website at colonialmarketdays.com.

IF YOU GO

WHAT: Colonial Market Days

WHEN: 9 a.m. to 5 p.m. Saturday; 9 a.m. to 4 p.m. Sunday

WHERE: Abner Longley Park, 1601 Longley Dr., Lebanon

GROWING

CONTINUED FROM 1

large U-shaped planting bed for more produce growing sometime in the near future. This season, small raised gardens with paved work paths between them were installed. A grant allowed for a few ADA compliant height raised planters as well. With the paved area and taller planting boxes, access for those who contend with mobility or movement issues are able to get their hands dirty too.

In another initiative, the garden has personal plots available to individuals who would like to rent their own personal patch. Recently, a double-sized spot was planted up with an ambitious crop of tomato rows. All of the food grown and harvested by the volunteers at St. Peter's is given away.

"We take most of what we harvest to the food bank at St. Joseph in Lebanon," Dailey said. "But we also have volunteers who come out and load up bags to deliver directly to shut-ins throughout the week. It's just a great thing to see, that's really our Care for Creation in action."

Dailey shows off the herb garden with its bubbling low profile fountain. "The bees really appreciate this," she says.

Inside the small utility building is classroom space. "Usually we would be running four camp sessions in the summer, but not with COVID." The classroom includes a commercial grade kitchen with an industrial freeze-drying machine where folks can learn about drying their fresh foods, and proper storage methods. Preparation and other preservation methods can be taught in workshops in the space.

Committed to this ministry, St. Peter's has sent Dailey and another church member to Texas A&M University for training in both agriculture practices and teaching. As a result, Dailey is now certified to teach the Junior Master Gardener Program. It is with great excitement and pride that they prepare to hold a graduation ceremony for their first class.

If all of this isn't enough to achieve barely five years after having an idea for a church garden, they've also teamed up with a group of Urban Agriculturists from Indianapolis. The Community Share Gardens project is in its first year. The Indiana Black Farmers Co-Op is using part of the St. Peter's fields to grow their all-organic crops.

The BFC mission to Educate, Collaborate, and produce Good Healthy Food is a perfect match with the church's program. The four participating farmers (all female) currently grow at several spots in Indianapolis and sell their harvests in areas where real, fresh, and especially organic, food is scarce.

Overall, the garden isn't the only thing growing at St. Peter's. Outreach, learning, sustainability and stewardship are all coming together to produce a healthier community in mind, body and spirit.

ALARMS

CONTINUED FROM 1

Department Battalion Chief Adam Dickerson said it was confirmed to be a false alarm.

Firefighters and Lebanon Police who were on site immediately rushed to a second alarm that went off shortly after 1 p.m. at WiseWood Farm, County Road 50 West 250 South, Lebanon. WiseWood is home to the Woody family, who had already evacuated by the time Boone County Deputy Sheriff Scott Pell arrived.

"If [LFD] finds anything, they'll investigate it further, but I think their in-home detectors just went off," Pell said at the scene.

After investigating the premises for signs of excessive heat, Dickerson and the LFD concluded that there was no fire in the house.

Leanne Stahulak | The Lebanon Reporter

The Lebanon Fire Department responded to a fire alarm at Lebanon High School shortly before 1 p.m. Wednesday.

TREASURER

CONTINUED FROM 1

Hernandez-DeCrane said she moved to Boone County two years ago with her family and was looking to get more involved in local politics. She started helping others get elected.

"As I started to get involved in these campaigns, there was an obvious need for more people to run on the Democratic side," Hernandez-DeCrane said. "My background has been in education and I've also worked in health care."

Hernandez-DeCrane said she has worked in complex health care and education organizations.

"I've helped design complex workflows and worked in data management, information architecture," she said. "I know that will translate to working with the numbers and the data in the treasurer's office."

Campaigning is much tougher these days due to the COVID-19 pandemic. Hernandez-DeCrane said she is working on organizing some virtual events to help get her name out.

The Republican candidate for treasurer is Nicole (Nikki) Baldwin. Democrats have also chosen Kayla Jordan to run as the Boone County Auditor and Greg Woods is running for state representative in Dist. 41.

BOONE COUNTY

public notices

Make sure you're in the know when it comes to your community, city, county, schools and more.

Take Notice. It's your right to know...and it's the law.

Indiana newspapers are the trusted source that your government uses to inform you about decisions that affect your life.

Public notice advertisements — also called legals — provide information about taxes, zoning, new business and other areas your government is involved in.

The good news is that this information is easily accessible to you in print and online.

If you missed it in print or want to find a notice statewide, look online at IndianaPublicNotices.com.

Property Taxes rising? It's your right to know...and it's the law.

Indiana newspapers are the trusted source that your government uses to inform you about decisions that affect your life.

Public notice advertisements — also called legals — provide information about taxes, zoning, new business and other areas your government is involved in.

The good news is that this information is easily accessible to you in print and online.

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IndianaPublicNotices.com.

Public Notices

IndianaPublicNotices.com.

Crane
Cause Number:
06D01-2005-EU-000073
NOTICE FOR PUBLICATION
TROY L. THOMPSON
(#18454-06)
ATTORNEY AT LAW
P.O Box 345
Lebanon, Indiana 46052
(765) 482-8019

NOTICE OF UNSUPERVISED ADMINISTRATION

In the Superior Court of Boone County:

Notice is hereby given that STEVEN J. CRANE was, on June 24, 2020, appointed Personal Representative of the Estate of Jack R. Crane, Deceased, who died on May 19, 2020.

All persons who have claims against this Estate, whether or not now due, must file the claim in the office of the clerk of this court within three (3) months from the date of the first publication of this notice or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred.

Dated at Lebanon, Indiana, this date: June 24, 2020

/s/ Jessica J. Fouts
Clerk, Boone Superior Court
TLR-387 7/2, 9 hspaxlp 1651149

Public Notices

Indiana newspapers and the Hoosier State Press Association provide an online clearinghouse of thousands of public notices. If you missed it in print or want to find a notice statewide, look online here IndianaPublicNotices.com.

Eaton
STATE OF INDIANA
SS: COUNTY OF BOONE
IN THE BOONE CIRCUIT COURT
CAUSE NUMBER
06C01-2005-JT-000205
IN THE MATTER OF THE TERMINATION OF THE PARENT-CHILD RELATIONSHIP:
TG-DOB 8/24/2015
AND
BRITTANY ANN GOLDEN (MOTHER)
ANTONIO EATON (FATHER)

SUMMONS FOR SERVICE BY PUBLICATION & NOTICE OF TERMINATION OF PARENTAL RIGHTS HEARING

TO: Antonio Eaton
Whereabouts unknown

NOTICE IS HEREBY GIVEN to the above noted parent whose whereabouts are unknown, that the Indiana Department of Child Services has filed a Petition for Involuntary Termination of your Parental Rights, and that an adjudication hearing has been scheduled with the Court.

YOU ARE HEREBY COMMANDED to appear before the

continued next column

Public Notices

Judge of the Boone Circuit Court, 310 Courthouse Square, Lebanon, IN 46052 - 765-482-0530 for a(n) Termination Hearing on 8/26/2020 at 9:00 AM, and to answer the Petition for Termination of your Parental Rights of said child.

You are further notified that if the allegations in said petition are true, and/or if you fail to appear at the hearing, the Juvenile Court may terminate your parent-child relationship; and if the Court terminates your parent-child relationship you will lose all parental rights, powers, privileges, immunities, duties and obligations including any rights to custody, control, visitation, or support in said child; and if the Court terminates your parent-child relationship, it will be permanently terminated, and thereafter you may not contest an adoption or other placement of said child.

You are entitled to representation by an attorney provided by the State if applicable, throughout these proceedings to terminate the parent-child relationship.

YOU MUST RESPOND by appearing in person or by an attorney within thirty (30) days after the last publication of this notice, and in the event you fail to do so, adjudication on said petition and termination of your parental rights may be entered against you in your absence, without further notice.

Jessica J. Fouts
Clerk
Zahra Ayoubi, #34351-29
Attorney, Indiana Department of Child Services
Department of Child Services
1614 North Lebanon St.
Lebanon, IN 46052
FAX: 317.232.-1803
Office: 765.482-3029
TLR-378 7/2, 9, 16 hspaxlp

Indiana newspapers and the Hoosier State Press Association provide an online clearinghouse of thousands of public notices. If you missed it in print or want to find a notice statewide, look online at IndianaPublicNotices.com.

For full public notice listings go to IndianaPublicNotices.com.

Public Notices

NOTICE

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of 1100 N. Lebanon Street, Jamestown, IN 46167, and is legally described by the attached legal description, have filed a petition before the Jamestown Board of Zoning Appeals, which petition requests a/n **Variance** for the said property in order to:

Allow a driveway to remain unpaved (UDO Chapter 9, Section C-2 Driveway Standards)

This petition, **File # BZA20-02-DV**, will come for hearing at 6:00 p.m. at the Jamestown Town Hall, 421 E Main St, Jamestown, IN 46167 on August 5, 2020.

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Administrator so accommodation can be made. The petition and file on this matter is available for examination by contacting the Administrator at (317) 758-8046 or email at dlurier@grwinc.com. Comments regarding this petition may be submitted at any time. Information to be considered in the Staff Report and distributed to the BZA members in advance of the meeting must be received fourteen (14) days prior to the hearing and must be sent to dlurier@grwinc.com or Town of Jamestown PC, PO Box 165, 421 E Main St, Jamestown, IN 46147.

Petitioner: Takenaka Corporation (USA)

LEGAL DESCRIPTION

Property Owner is Fukai Toyotetsu Indiana Corporation located at 1100 North Lebanon Street, Jamestown, Indiana 46167, Parcel Number is 014067000.000 and acreage is 38.63 acres. Zoning of Subject Property is I-1 and the Use of Subject Property is Manufacturing.

TLR-381 7/9 hspaxlp 1650768

For full public notice listings go to IndianaPublicNotices.com.

Public Notices

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission on Monday, July 20, 2020 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the following:

PLAN COMMISSION APPROVAL for a Development Plan and Waivers of Architectural Development Requirements to allow for:

Approval for an office building located at 10440 Bennett Parkway and requesting waivers to architectural design requirements.

The property involved commonly known as: 10440 Bennett Parkway, Zionsville, Indiana, is currently zoned to the I-2 Urban zoning district, and is legally described as:

Lot 3B, Bennett Parkway Extension, Zionsville, IN

A copy of the Petition for Plan Commission Approval and all plans pertaining thereto are on file and may be examined prior to the Public Hearing from 8:00 a.m. to 4:00 p.m. Monday through Friday, except for holidays, in the Office of Planning and Development at the Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077. Written comments in support of or in opposition to the Petition for Plan Commission Approval are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition for Plan Commission Approval will be heard at the Public Hearing.

The Public Hearing may be continued from time to time as may be found necessary.

Upon request the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to the Technology Department, assistance@zionsville-in.gov or 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

David Franz
(President)
Wayne DeLong
(Secretary)
TLR-391 7/9 hspaxlp 1652286

AES OFFICE BUILDING

±4.30-ACRES DEEDED
±1.28-ACRES DISTURBED
10440 BENNETT PARKWAY
ZIONSVILLE, INDIANA

AGENCY CONTACT LIST

PLANNING & ZONING:
ROGER KILMER
TOWN OF ZIONSVILLE
1100 W OAK STREET
ZIONSVILLE, IN 46077
317-873-5410

STORM SEWER:
LANCE LANTZ
TOWN OF ZIONSVILLE
1100 W OAK STREET
ZIONSVILLE, IN 46077
317-873-5410

WATER SERVICE:
RICH NEWELL
CITIZENS ENERGY GROUP
2020 N MERIDIAN ST.
INDIANAPOLIS, IN 46202
317-924-3311

WASTEWATER SERVICE:
BARRY COOK
TOWN OF ZIONSVILLE
855 STARKEY ROAD
ZIONSVILLE, IN 46077
317-873-2332

ELECTRICAL SERVICE:
JESSICA HERRINGTON
DUKE ENERGY
100 SOUTH MILL CREEK RD.
NOBLESVILLE, IN 46060
317-776-5365

TELEPHONE SERVICE:
AT&T
888-944-0447

CABLE/INTERNET SERVICE:
AT&T - 888-944-0447
BRIGHT HOUSE - 877-222-0102

LEGAL DESCRIPTION

LOT 3B IN THE REPLAT OF RIPBERGER BUSINESS PARK - LOT 3, PER PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 201300009870 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

SITE SUMMARY DATA

VERTICAL DATUM (NAVD 1929):

ORIGINATING BENCHMARK - USGS BM TT 6 1951 — ELEV = 850.15

IN BOONE COUNTY, ABOUT 0.7 MILES SOUTH OF ZIONSVILLE; 0.7 MILE SOUTH ALONG A PAVED ROAD (SOUTH MAIN STREET) FROM THE POST OFFICE IN ZIONSVILLE TO THE CROSSING OF A SPUR LINE OF THE NEW YORK CENTRAL RAILROAD; SET IN THE SOUTHEAST CORNER OF THE CROSSING, 110 FEET SOUTH FROM THE SOUTHWEST RAIL AT THE CROSSING, 22 FEET WEST FROM THE WEST RAIL, 18 FEET EAST FROM THE CENTERLINE OF THE ROAD, 3 FEET EAST FROM A POWER POLE #PSI 56-870, 0.2 FOOT ABOVE THE GROUND; A U.S. GEODETIC SURVEY BENCH MARK TABLET, STAMPE "TT 6 1951"

ASI TBM 4 — ELEV = 893.32

CHISELED SQUARE ON NORTHEAST TOWER LEG BASE OF FIRST WESTERN TRANS TOWER WEST OF BENNETT PKWY.

ASI TBM 50 — ELEV = 887.51

CUT "X" NNE BOLT OF FIRE HYDRANT; ±20' WEST OF CENTERLINE BENNETT PARKWAY AND ±380' SOUTH OF CENTER LINE 106TH STREET.

FLOOD ZONE:

THIS PROPERTY IS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS DEFINED BY THE FIRM (FLOOD INSURANCE RATE MAP) FOR THE BOONE COUNTY, INDIANA, COMMUNITY NO.180016, PANEL NUMBERS 0353E, DATED JANUARY 18, 2012.

UTILITY DISCLAIMER:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ARCHITECT:

CURRAN ARCHITECTURE
7519 LAWTON LOOP E. DR.
SUITE 212
INDIANAPOLIS, IN 46216

CIVIL ENGINEER:

LANDWORX
LandWorx Engineering, LLC
1828 Central Avenue, Suite 201
Indianapolis, Indiana 46202
317.616.0177

SHEET INDEX

●	01	07/10/2020	C000 ---------- COVER SHEET
●	01	07/10/2020	1 OF 1 ---------- ALTA/NSPS LAND TITLE SURVEY (BY OTHERS)
●	01	07/10/2020	C110 ---------- DEMOLITION PLAN
●	01	07/10/2020	C200 ---------- SITE PLAN
●	01	07/10/2020	C300 ---------- GRADING PLAN
●	01	07/10/2020	C400-401 ---------- EROSION CONTROL PLAN
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●	01	07/10/2020	C420 ---------- EROSION CONTROL DETAILS
●	01	07/10/2020	C500 ---------- UTILITY PLAN
●	01	07/10/2020	C500 ---------- STORM SEWER PLAN & PROFILE
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●	01	07/10/2020	C700-C702 ---------- CONSTRUCTION DETAILS

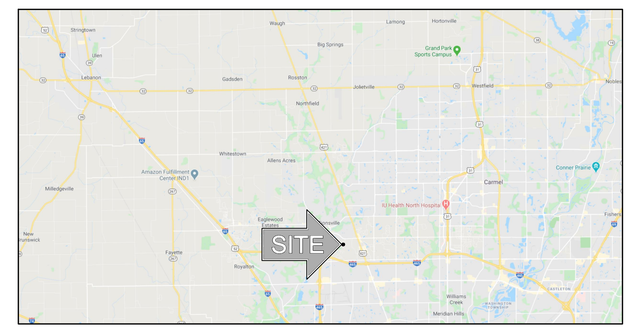
LATEST REVISION NUMBER PER SHEET
MOST RECENT ISSUANCE PER SHEET

○	-	12/12/16

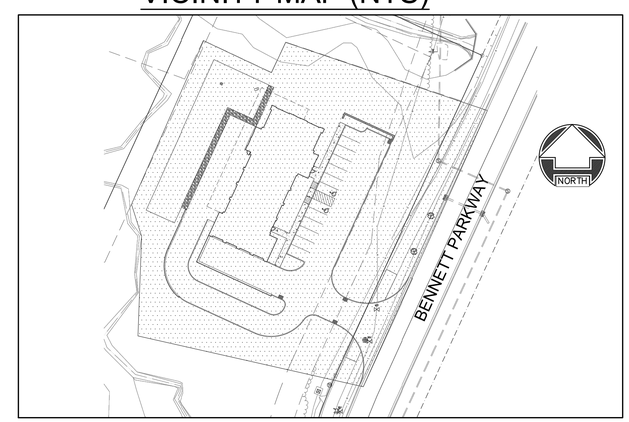
FILLED CIRCLE INDICATES INCLUSION WITH CURRENT ISSUANCE

** INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, TO BE USED WITH THESE PLANS

THE STATE OF INDIANA



VICINITY MAP (NTS)



SITE PLAN (NTS)

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

NO.	DATE	REVISION

PROJECT NUMBER: LW00261

SEAL

C000

G:\My Drive\00261 - Bennett Parkway Office Building\Design\CAD\00261_C000.dwg Evan West Plot: 7/10/2020 3:43 PM Save: 7/10/2020 3:17 PM

SURVEYOR'S NOTES

1. This plat of an **ALTA/NSPS LAND TITLE SURVEY** is based upon the Chicago Title Insurance Company commitment for title insurance having Commitment No. CTIN1815040 and the effective date of October 22, 2018.

2. No comment is made regarding the following Exceptions in Schedule B, Part II of the commitment for title insurance: 1-13, 17 and 18.

3. The following notes are keyed to the Exceptions in Schedule B, Part II of the commitment for title insurance.

   Item 14: Right-of-Way for Gas Lines per Book 27, Page 368 - There is no specific legal description given for the location of the easement, only references to prior adjoiners, therefore I cannot determine the exact location of the easement. This easement has been partially released, see below.

   Assignment per Book 28, Page 62 - Nothing to plot.

   Partial Release of Agreement and Right-of-Way Grant per Book 82, Page 517 - The subject parcel is not included in the area released by the document.

   Item 15: Ripberger Business Park per Instrument Number 201300002741 and Replat of Ripberger Business Park - Lot 3 per Instrument Number 201300008970 - All easements and setback lines depicted on the plats that fall on the subject parcel are shown on the survey.

   Item 16: Declaration of Restrictive Covenants for Conservation per Instrument Number 201400002851 - The easement falls on the subject parcel along the north line. The easement is in the same location as the Conservation Easement shown on Instrument Number 201300002741 (Ripberger Business Park).

4. The purpose of this survey was to prepare an ALTA/NSPS Land Title Survey for the site.

5. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. Flood Insurance Rate Map having Community-Panel Number 18016 0353 E (effective date January 18, 2012) of the National Flood Insurance Program indicates this site to be within zone "X" (areas determined to be outside 500-year floodplain).

6. Basis of Bearing System: The bearings are based on the Replat of Ripberger Business Park - Lot 3 recorded as Instrument Number 201300008970.

7. The locations of any underground utilities shown on this plat are based upon above ground evidence (including, but not limited to, manholes, inlets, and marks made on the ground by others) and are speculative in nature. There may be underground utilities for which there is no above ground evidence or for which the above ground evidence was not observed (i.e. buried or paved over).

8. The were no buildings observed on the subject parcel at the time of the field survey.

9. American Structurepoint, Inc. makes no warranty, either expressed or implied, as to our staking, findings, recommendations, plans, specifications, or professional advice except that the work was performed pursuant to generally accepted standards of practice and degree of care exercised by members of the same profession on projects of comparable size and complexity. As used in this survey, the word certify (certified, certification, and/or certificate) shall be interpreted as meaning a professional opinion regarding the conditions of those facts and/or findings which are the subject of the certification and does not constitute a warranty or guarantee, either express or implied.

10. This plat of an **ALTA/NSPS LAND TITLE SURVEY** represents a survey made under my supervision and in compliance with "Rule 12" of **TITLE 865** of the **INDIANA ADMINISTRATIVE CODE** (establishes minimum standards for the competent practice of land surveying) and the **MINIMUM STANDARD DETAIL REQUIREMENTS and CLASSIFICATIONS for ALTA/NSPS LAND TITLE SURVEYS** (a copy of which is attached hereto and is hereby made a part hereof) with corners established as shown.

SURVEYOR'S CERTIFICATION

To Chicago Title Insurance Company; Zann Real Estate Group, LLC; J. Butz, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14 and 16 of Table A thereof. The fieldwork was completed on December 14, 2018.

This document is not valid unless imprinted with a land surveyor's seal.

Michael J. Smith
Professional Land Surveyor 20500025
msmith@structurepoint.com
Date:

SURVEYOR'S REPORT

In accordance with **865 IAC 1-12-1** et seq., the following observations and opinions are submitted regarding the causes and the amounts of uncertainty in the locations of the lines and corners found or established during this survey as a result of:

A.) availability and condition of reference monuments,
B.) occupation or possession lines,
C.) clarity or ambiguity of the record descriptions for the site and its adjoiners, and
D.) the relative positional accuracy of the measurement.

A. The subject parcel is a lot in a subdivision that was prepared under my supervision. Monuments recovered at the corners of the lot are original corners and were held to control the boundary lines of the subject parcel. In my opinion, the uncertainty associated with these monuments is negligible.

B. Unless otherwise noted, there is no physical evidence of occupation or possession along the boundary lines of the subject parcel.

   428.61' Line: A fence is 12 to 18 feet south of the line.

   280.00' Line: A fence ranges from 3.8 to 5.5 feet west of the line. A utility pole in on line. A second utility pole is 1.7 feet east of the line.

   253.53' Line: A stone driveway crosses the line.

C. The record descriptions for the site and its adjoiners were obtained from the office of the Recorder of Boone County (the latest research date was December 11, 2018). The record descriptions for the adjoiners were mathematically retraced to disclose any gaps and/or overlaps between the boundary lines of the site and its adjoiners. The following observations are made as a result of this retracement: There were no gaps or overlaps between the boundary of the site and its adjoiners.

D. The relative positional accuracy (uncertainty due to random errors in measurement) of any point on the survey relative to any other point on the survey at the ninety-five percent (95%) confidence level is within the specifications for an Urban Survey (0.07 feet + 50 ppm) as defined in 865 IAC 1-12-7.

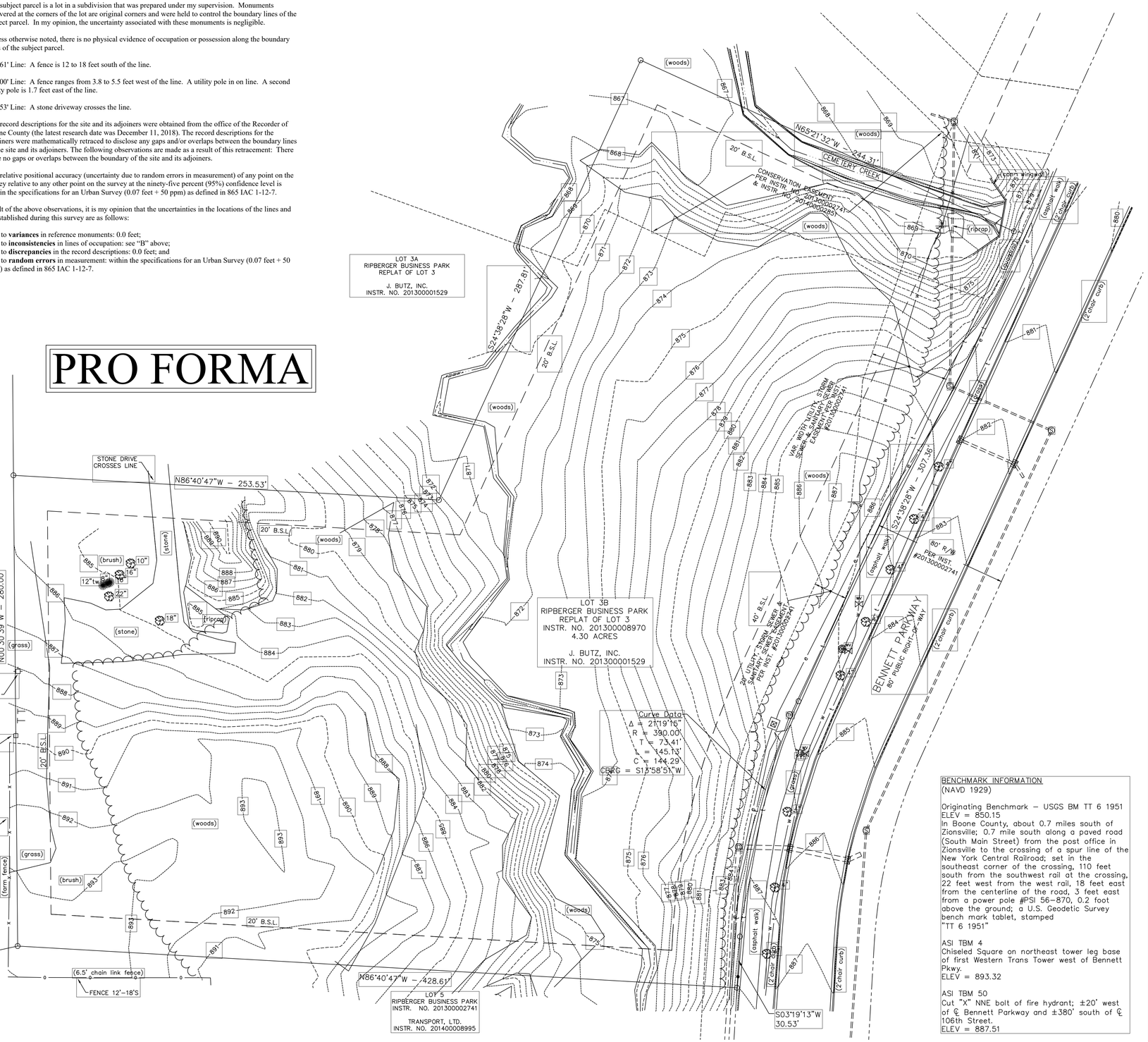
As a result of the above observations, it is my opinion that the uncertainties in the locations of the lines and corners established during this survey are as follows:

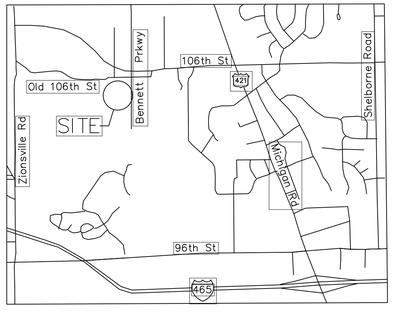
Due to **variances** in reference monuments: 0.0 feet;
Due to **inconsistencies** in lines of occupation: see "B" above;
Due to **discrepancies** in the record descriptions: 0.0 feet; and
Due to **random errors** in measurement: within the specifications for an Urban Survey (0.07 feet + 50 ppm) as defined in 865 IAC 1-12-7.

LEGAL DESCRIPTION

Lot 3B in the Replat of Ripberger Business Park - Lot 3, per plat thereof, recorded as Instrument Number 201300009870 in the Office of the Recorder of Boone County, Indiana.

PRO FORMA





LEGEND

	CURB INLET
	DRAINAGE MANHOLE
	FIRE HYDRANT
	POST
	SIGN
S	SANITARY MANHOLE
	TELEPHONE HANDHOLE
	TRANSFORMER
	TREE
	WATER METER
	WATER MARKER SIGN
	WATER VALVE
e	BURIED ELECTRIC LINE
t	BURIED TELEPHONE LINE
w	BURIED WATER LINE
t.r.	TOP OF RIM ELEVATION
inv	INVERT ELEVATION
pvc	PLASTIC PIPE
rcp	REINFORCED CONCRETE PIPE
B.S.L.	BUILDING SETBACK LINE PER INSTR. NO. 201300008970
○	5/8-INCH DIA. REBAR W/"STRUCTUREPOINT - 0094" CAP FOUND

BENCHMARK INFORMATION
(NAVD 1929)

Originating Benchmark – USGS BM TT 6 1951
ELEV = 850.15
In Boone County, about 0.7 miles south of Zionsville; 0.7 mile south along a paved road (South Main Street) from the post office in Zionsville to the crossing of a spur line of the New York Central Railroad; set in the southeast corner of the crossing, 110 feet south from the southwest rail at the crossing, 22 feet west from the west rail, 18 feet east from the centerline of the road, 3 feet east from a power pole #PSI 56-870, 0.2 foot above the ground; a U.S. Geodetic Survey bench mark tablet, stamped "TT 6 1951"

ASI TBM 4
Chiseled Square on northeast tower leg base of first Western Trans Tower west of Bennett Pkwy.
ELEV = 893.32

ASI TBM 50
Cut "X" NNE bolt of fire hydrant; ±20' west of ℄ Bennett Parkway and ±380' south of ℄ 106th Street.
ELEV = 887.51

Prepared For:

Zann Real Estate Group, LLC
4000 West 106th Street
Suite 125-311
Carmel, IN 46032

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

LOT 3B
RIPBERGER
BUSINESS PARK

10440 Bennett Parkway
Zionsville, Indiana

CERTIFIED BY

ISSUANCE INDEX
DATE:
02/26/2019

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Project Number 2018.02540

ALTA/NSPS LAND TITLE SURVEY

1 of 1

Archive Number 2012.00133 Drawn By:CMM

PLOT DATE: 7/10/2020 3:46 PM EDIT DATE: 3/18/2020 EDITED BY: MSMITH DRAWING FILE: G:\My Drive\00261 - Bennett Parkway Office Building\Received\Survey\ACAD-20180254O SV 2018-12-17 XTP Add-Model.dwg
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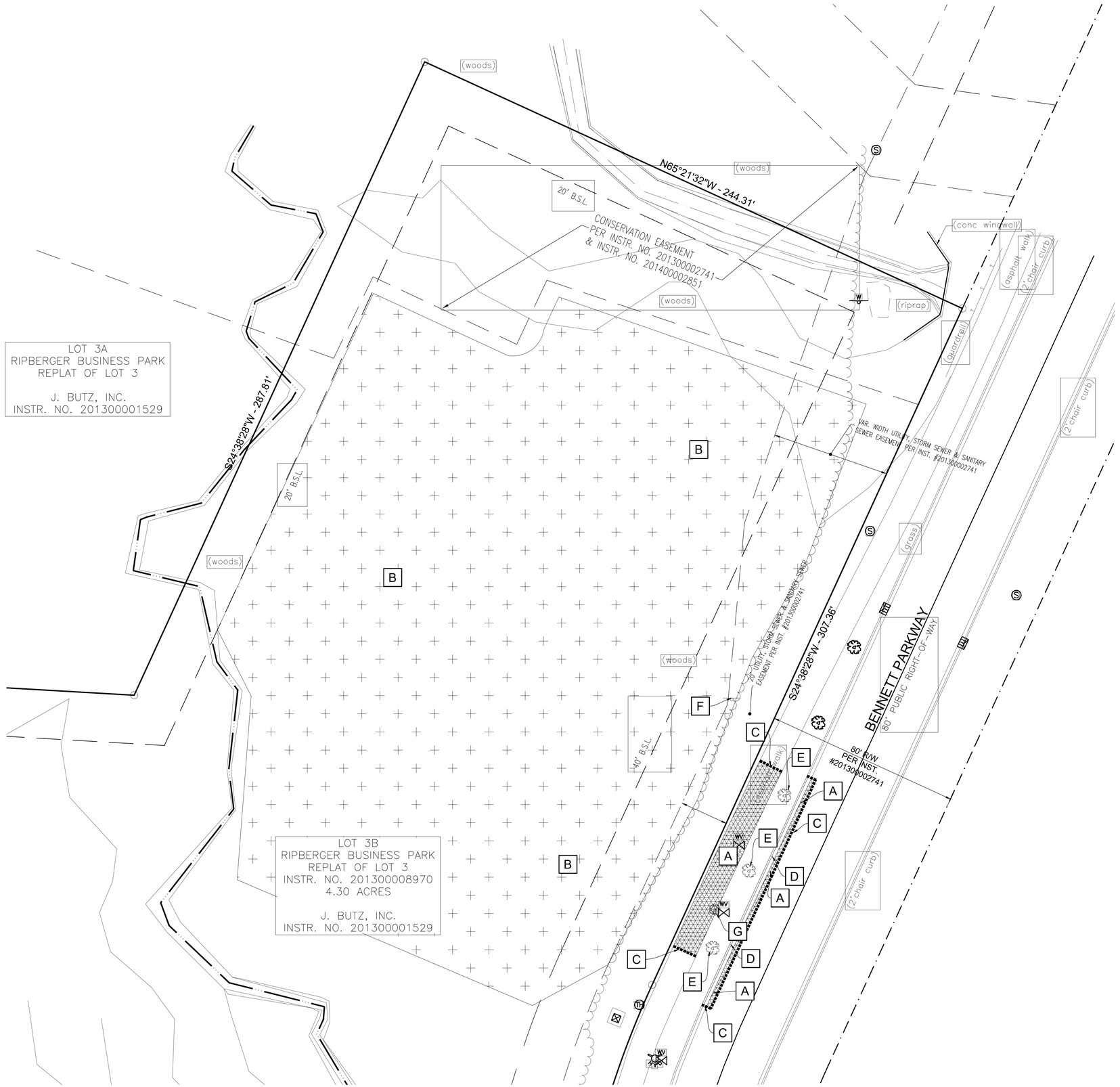

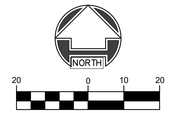

DEMOLITION LEGEND:

	DESCRIPTION:	QUANTITY:
A	ASPHALT TO BE REMOVED	1065 SQFT
B	WOODS TO BE CLEARED	52,000 SQFT
C	SAW CUTS	132 LFT
D	CURB TO BE REMOVED	104 LFT
E	TREE TO BE REMOVED	3 EACH
F	SIGN TO BE REMOVED	1 EACH
G	WATER METER PIT TO BE REMOVED	1 EACH

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFF-SITE OF ALL ITEMS SHOWN ON THE DEMOLITION PLAN INCLUDING ITEMS ENCOUNTERED DURING EXCAVATION OF BUILDING FOUNDATIONS AND UTILITY PLACEMENT.
2. PRIOR TO STARTING DEMOLITION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND REMOVAL OF SERVICES TO EXISTING STRUCTURES.
4. ITEMS SHOWN ON THE DEMOLITION PLAN TO BE SALVAGED SHALL BE TRANSPORTED TO A LOCATION SPECIFIED BY THE OWNER OR THEIR HER REPRESENTATIVE.
5. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED WITH THE PERMISSION OF THE OWNER OR THEIR REPRESENTATIVE. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
6. THE CONTRACTOR SHALL NOT USE EXPLOSIVES OR BURN DEBRIS.
7. CONDUCT DEMOLITION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, SIDEWALKS AND ANY OTHER ADJACENT OCCUPIED FACILITIES.
8. DO NOT CLOSE OR OBSTRUCT ROADS, SIDEWALKS, OR ANY OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND OR PROPERTY OWNERS.
9. THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSONS TRAVERSING THROUGH OR AROUND THE CONSTRUCTION SITE.
10. THE CONTRACTOR SHALL PROTECT SURROUNDING STRUCTURES, UTILITIES, AND OTHER FACILITIES FROM DAMAGE DURING DEMOLITION AND REMOVAL OPERATIONS.
11. BUILDING STRUCTURES INCLUDING FOUNDATIONS AND BASEMENTS, SHALL BE REMOVED AND BACKFILLED WITH APPROVED BACKFILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT INCHES IN THICKNESS. EACH LIFT SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, OR IF SUCH REPORT IS UNAVAILABLE, TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR METHOD +/- 3% OF OPTIMUM MOISTURE CONTENT.
12. UTILITIES SHALL BE REMOVED AND THE TRENCHES BACKFILLED WITH APPROVED BACKFILL MATERIAL. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM EIGHT INCH LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR TO A MINIMUM OF 95 % OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, MODIFIED PROCTOR METHOD +/- 3 % OF OPTIMUM MOISTURE CONTENT.
13. TRANSPORT DEMOLITION MATERIAL TO AN INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT PERMITTED LANDFILL SUCH AS TWIN BRIDGES LANDFILL IN DANVILLE, INDIANA.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE CONSTRUCTION SITE AND SURROUNDING AREAS ARE FREE OF ACCUMULATED DEBRIS.
15. CONTRACTOR TO COORDINATE WITH CITIZENS ENERGY GROUP FOR THE REMOVAL OF EXISTING METER PIT.

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LandWorx Engineering, LLC
1828 Central Ave., Suite 201
Indianapolis, Indiana 46202
317.616.0177
LANDWORX

Client Name & Address

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INDIANAPOLIS, IN 46216
317.288.0681
http://curran-architecture.com
CURRAN ARCHITECTURE

No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

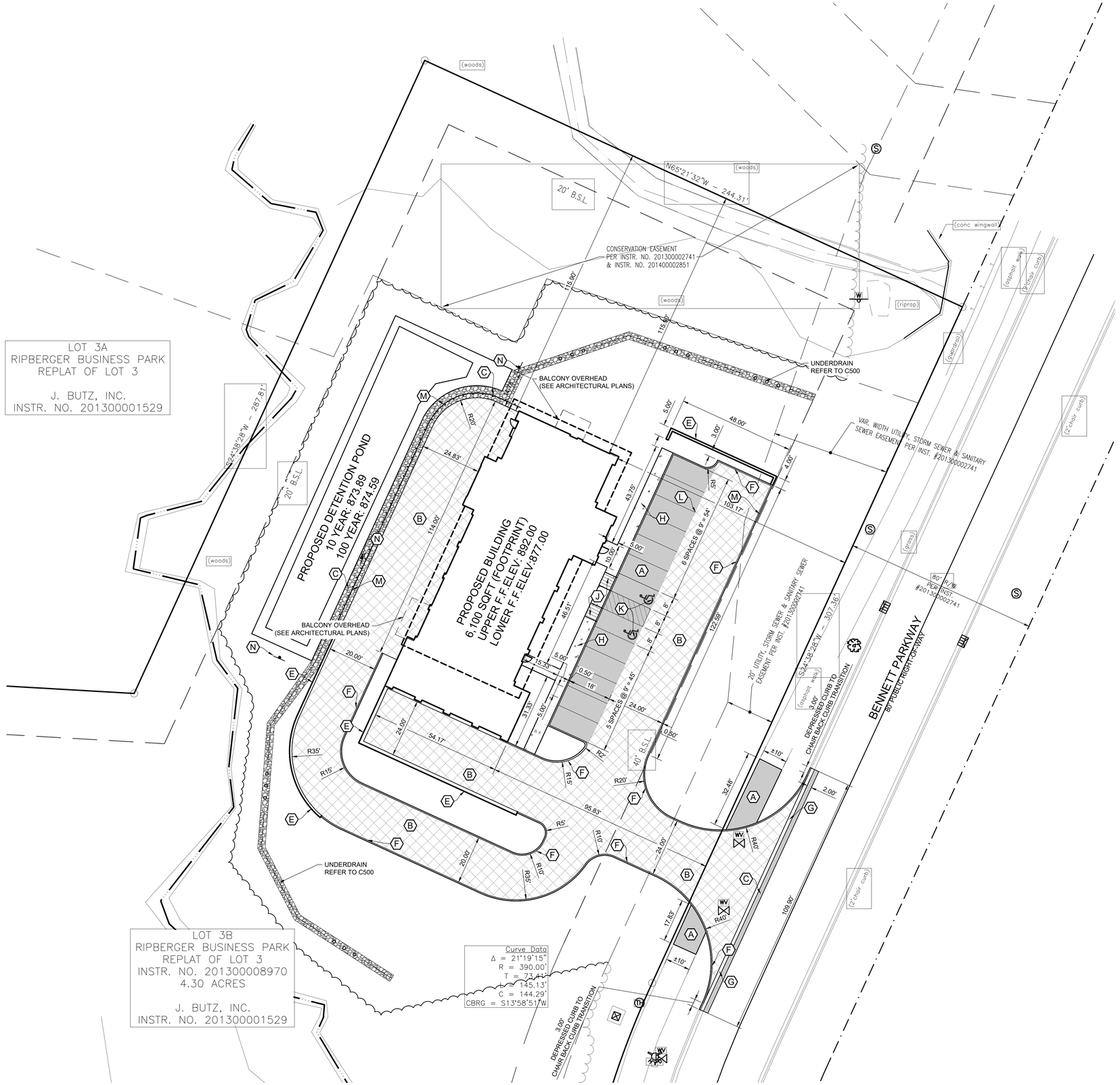
AES OFFICE BUIDLING
10440 BENNETT PARKWAY
ZIONSVILLE, IN
DEMOLITION PLAN

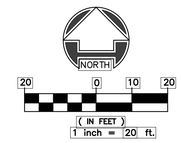
Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261

Sheet
C110

G:\My Drive\00261 - Bennett Parkway Office Building\Design\CAD\00261_C110.dwg Even West Plot: 7/10/2020 3:43 PM Save: 7/10/2020 3:17 PM





PROPOSED SITE LEGEND:

	DESCRIPTION:	DETAIL #/SH. #
A	LIGHT-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
B	HEAVY-DUTY ASPHALT PAVEMENT	DETAIL 01/C700
C	VEGETATED FILTER STRIP	DETAIL 02/C701
D	CONCRETE SURFACE	DETAIL 03/C700
E	RETAINING WALL	REFERENCE STRUCTURAL PLANS
F	6" CONCRETE CURB	DETAIL 07/C700
G	DEPRESSED CURB	DETAIL 08/C700
H	CONCRETE CURB AND WALK	DETAIL 02/C700
J	ACCESSIBLE RAMP	DETAIL 08/C700
K	ACCESSIBLE PARKING STALL	DETAIL 05/C700
L	TRAFFIC STRIPING	DETAIL 04/C700
M	GUARDRAIL	DETAIL 11/C700
L	DETENTION POND WARNING SIGN	DETAIL 10/C700

SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS TO BUILDING ARE TO THE OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. 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.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.

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No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

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Professional Seal & Signature

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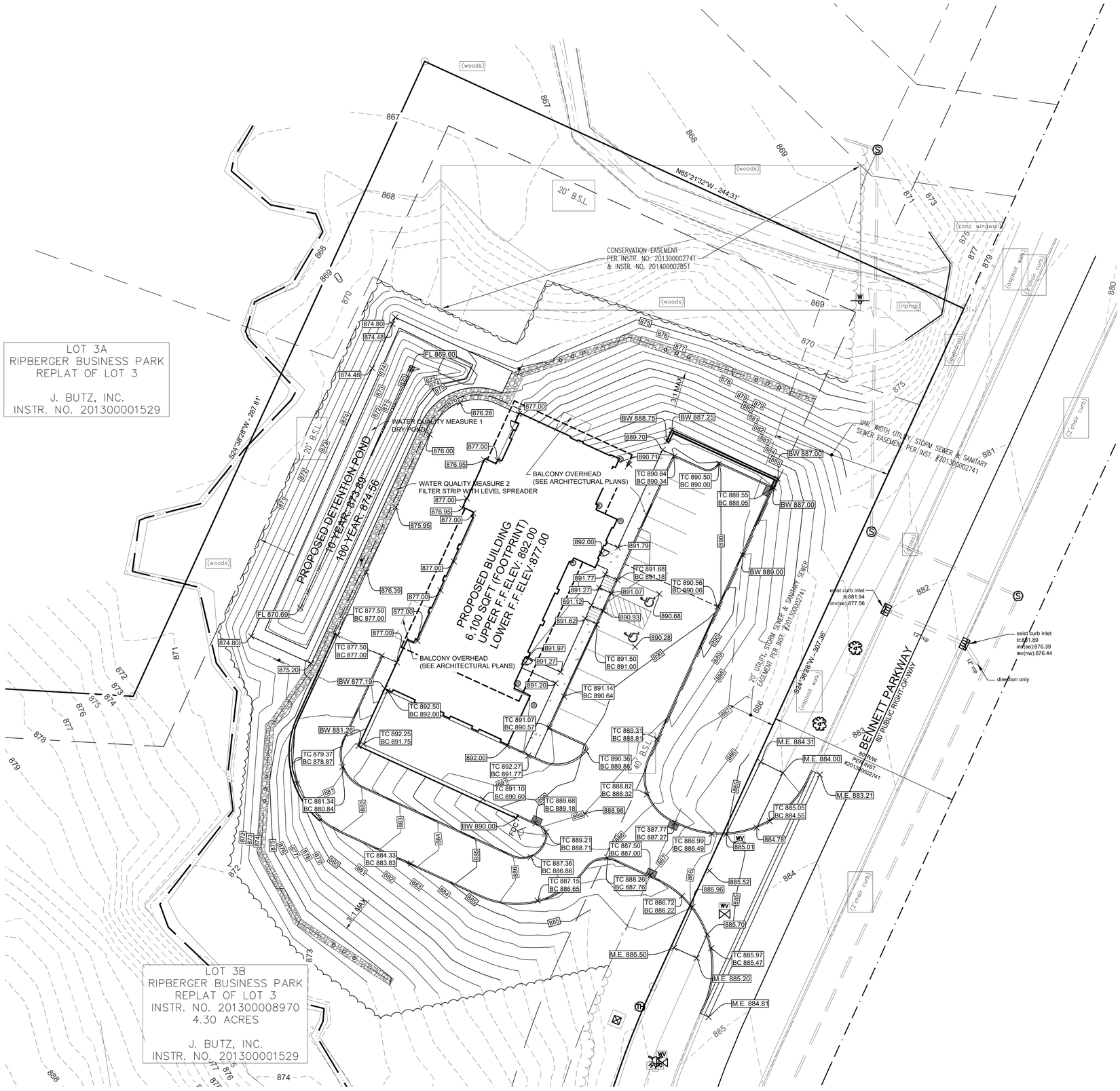

PROPOSED GRADING LEGEND:

DESCRIPTION:		ABBREVIATIONS
713.00	PROPOSED SPOT	EP = EDGE OF PVMT.
TC 712.50 BC 712.00	PROPOSED CURB ELEVATION	TC = TOP OF CURB
800	PROPOSED CONTOUR	BC = BOTTOM OF CURB
800	EXISTING CONTOUR	TOR = TOP OF RIM (PAVEMENT ELEVATION)
	PROPOSED GRADE BREAK	INV = STORM INVERT
	PROPOSED FLOWLINE	FL = FLOWLINE
	PROPOSED STORM SEWER	ME = MATCH EXISTING

DESCRIPTION:	DETAIL #/SH. #
PROPOSED UNDERDRAIN	DETAIL ##/C700
PROPOSED CURB INLET	DETAIL ##/C700
CONCRETE END SECTION	DETAIL ##/C700

GRADING NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
5. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
6. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
7. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
8. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
9. FLOW LINE ELEVATIONS ARE GIVEN AT END OF CONCRETE END SECTIONS.
10. TOR = TOP OF RIM AND REFLECTS PAVEMENT GRADE.

VERTICAL DATUM (NAVD 1929):

ORIGINATING BENCHMARK - USGS BM TT 6 1951 ELEV = 850.15

IN BOONE COUNTY, ABOUT 0.7 MILES SOUTH OF ZIONSVILLE; 0.7 MILE SOUTH ALONG A PAVED ROAD (SOUTH MAIN STREET) FROM THE POST OFFICE IN ZIONSVILLE TO THE CROSSING OF A SPUR LINE OF THE NEW YORK CENTRAL RAILROAD; SET IN THE SOUTHEAST CORNER OF THE CROSSING, 110 FEET SOUTH FROM THE SOUTHWEST RAIL AT THE CROSSING, 22 FEET WEST FROM THE WEST RAIL, 18 FEET EAST FROM THE CENTERLINE OF THE ROAD, 3 FEET EAST FROM A POWER POLE #PSI 56-870, 0.2 FOOT ABOVE THE GROUND; A U.S. GEODETIC SURVEY BENCH MARK TABLET, STAMPE "TT 6 1951"

ASI TBM 4 ELEV = 893.32

CHISELED SQUARE ON NORTHEAST TOWER LEG BASE OF FIRST WESTERN TRANS TOWER WEST OF BENNETT PKWY.

ASI TBM 50 ELEV = 887.51

CUT "X" NNE BOLT OF FIRE HYDRANT; ±20' WEST OF CENTERLINE BENNETT PARKWAY AND ±380' SOUTH OF CENTERLINE 106TH STREET.

FLOOD ZONE:

THIS PROPERTY IS WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS DEFINED BY THE FIRM (FLOOD INSURANCE RATE MAP) FOR THE BOONE COUNTY, INDIANA, COMMUNITY NO.180016, PANEL NUMBERS 0353E, DATED JANUARY 18, 2012.

UTILITY DISCLAIMER:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR AND ENGINEER MAKE NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TOTAL DISTURBED AREA:

1.28 ACRES

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

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01	PER CITY COMMENTS	07/10/20

AES OFFICE BUIDLING
10440 BENNETT PARKWAY
ZIONSVILLE, IN
GRADING PLAN

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Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261
Sheet	C300

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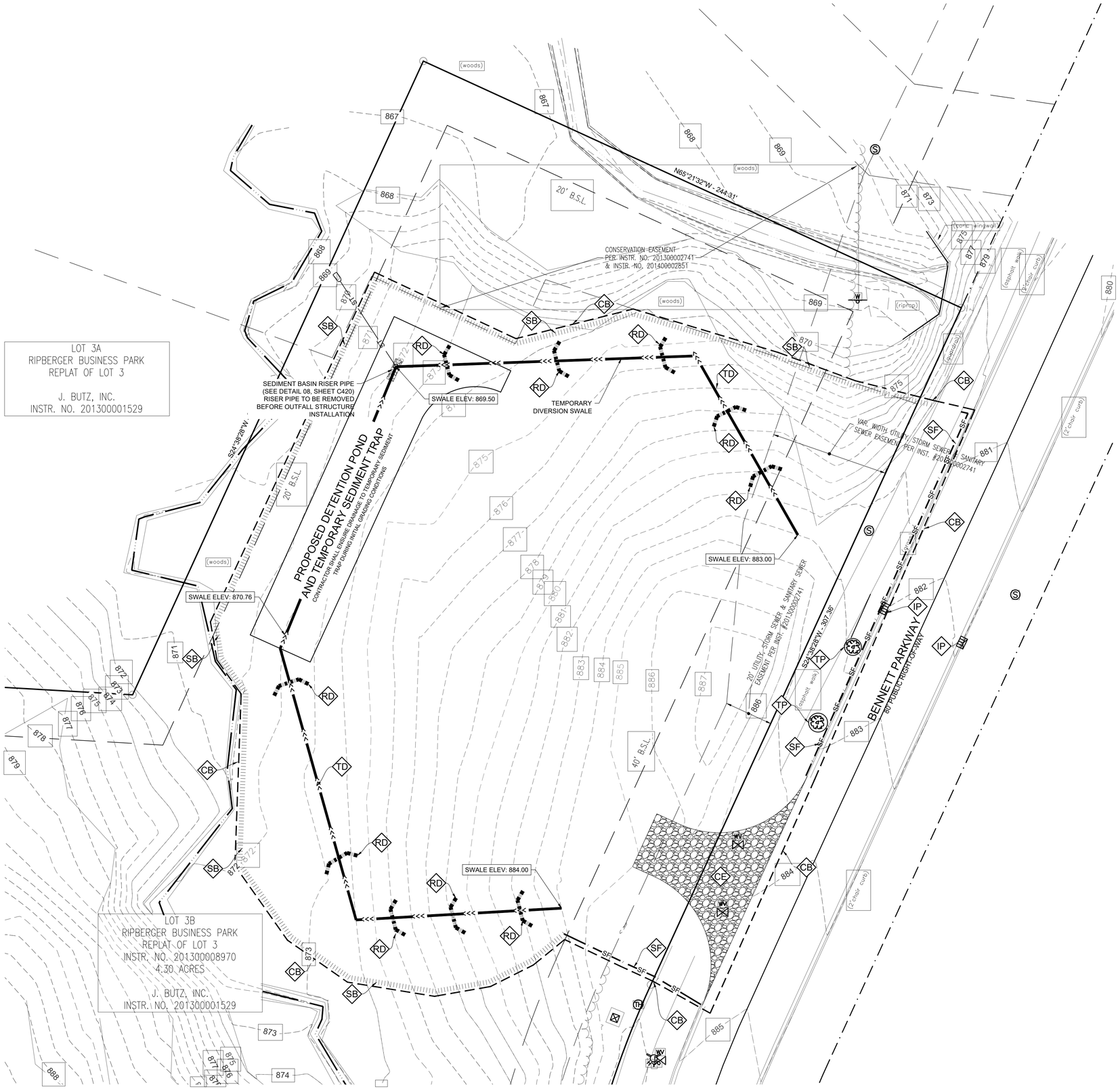

NORTH

20 0 10 20

(IN FEET)
1 inch = 20ft.

EROSION CONTROL LEGEND:

DESCRIPTION & CALL SYMBOL:		DETAIL #/SH. #
CONSTRUCTION ENTRANCE	CE	ZIONSVILLE STANDARD/C420
EROSION CONTROL MAT	ECM	ZIONSVILLE STANDARD/C420
PROPOSED RIPRAP	RIP	DETAIL 02/C421
CONSTRUCTION STAGING AREA	SA	
CONCRETE WASHOUT AREA	WO	DETAIL 01/C421
INSERT INLET PROTECTION	IP	DETAIL 04/C421
SILT FENCE	SF	ZIONSVILLE STANDARD/C420
TREE PROTECTION	TP	DETAIL 07/C421
CONSTRUCTION BOUNDARY		
STRAW BALE	SB	ZIONSVILLE STANDARD/C420
STRAW MULCH	SM	
TEMPORARY DIVERSION DITCH	TD	DETAIL 05/C421
ROCK CHECK DAM	RD	DETAIL 06/C421
VEGETATED COIR LOGS	CL	DETAIL 03/C421

EROSION CONTROL NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
3. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
4. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
5. WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORMWATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
6. SEDIMENT BEING TRACED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
7. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
8. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
9. ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON-SITE.
10. SCHEDULE OF EARTHWORK ACTIVITIES:

    THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDED WITHIN 14 DAYS OR ACTIVITY CEASES FOR MORE THAN 21 DAYS OR AS DIRECTED BY THE ENGINEER.

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11. INFORM ALL GENERAL CONTRACTORS, CONSTRUCTION MANAGEMENT FIRMS, GRADING OR EXCAVATING CONTRACTORS, AND ALL OTHER CONTRACTORS WITH PRIMARY OVERSIGHT ON INDIVIDUAL BUILDING LOTS OF THE TERMS AND CONDITIONS OF THE STORM WATER RULE 5, AND THE CONDITIONS AND STANDARDS OF THIS EROSION CONTROL PLAN. SCHEDULE FOR IMPLEMENTATION, AND THE CONSTRUCTION SITE EROSION CONTROL PLAN REPORT.
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10440 BENNETT PARKWAY
ZIONSVILLE, IN
MASS GRADING EROSION CONROL PLAN

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261

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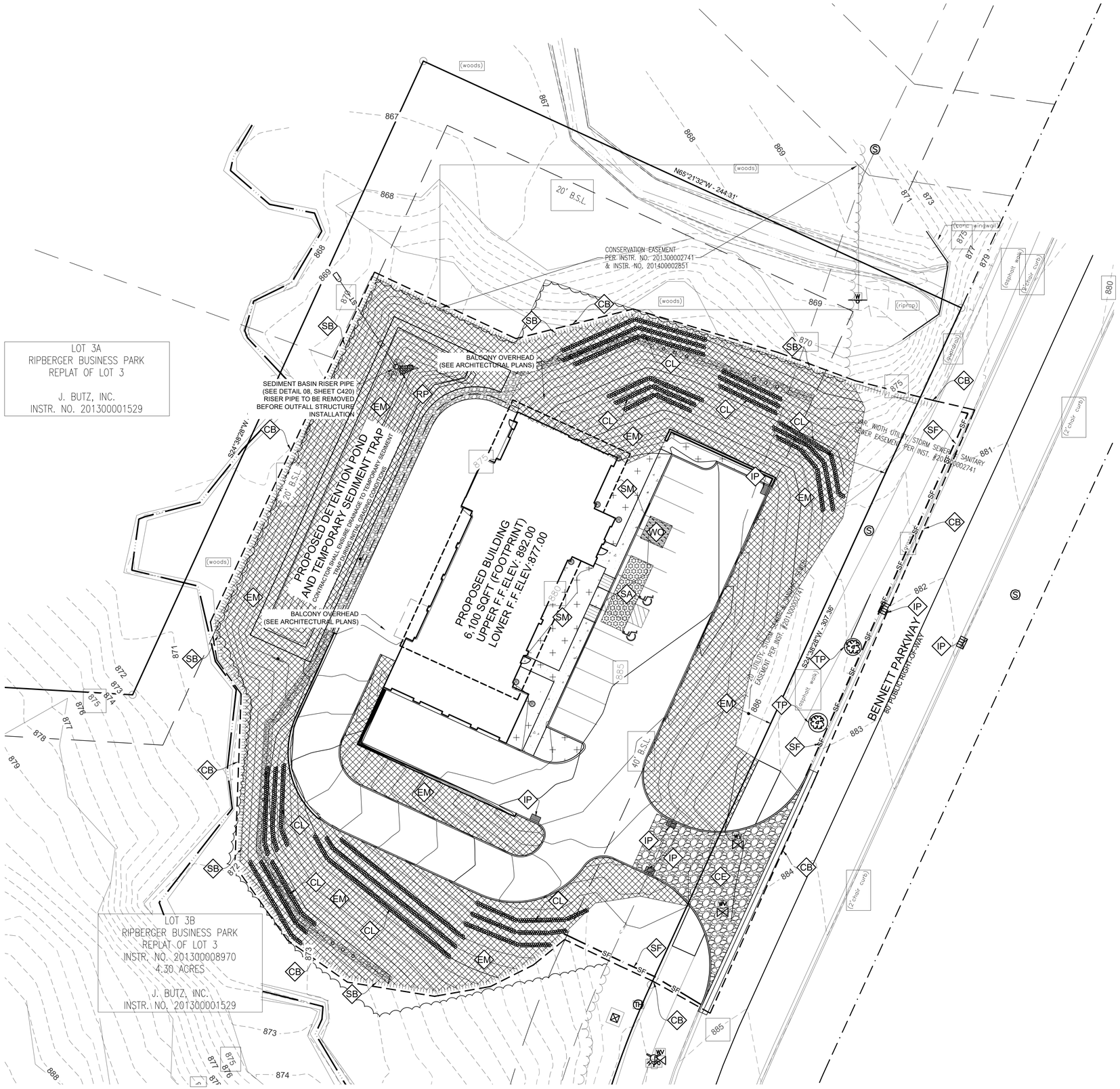

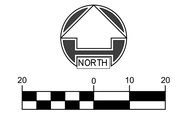

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ZIONSVILLE, IN
CONSTRUCTION EROSION CONROL PLAN

Professional Seal & Signature

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Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261

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C401

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ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS (SECTION A)

A1: INDEX SHOWING LOCATIONS OF REQUIRED PLAN ELEMENTS

- SEE EROSION CONTROL PLAN SHEET C400

A2: SITE PLAN OF BUILDING LOT NUMBERS/BOUNDARIES AND ROADS

- SEE SHEET C200

A3: NATURE AND PURPOSE OF PROJECT

- THIS PROJECT INVOLVES THE CONSTRUCTION OF AN OFFICE BUILDING

A4: PROJECT SITE VICINITY MAP

- SEE PLAN SHEET C000

A5: LEGAL DESCRIPTION OF PROJECT SITE

- SEE SHEET G100 FOR LEGAL DESCRIPTION
- PROJECT LATITUDE: 39°56'19."N
- PROJECT LONGITUDE: 86°14'55"W

A6: LOTS AND PROPOSED SITE IMPROVEMENTS

- LOT BOUNDARIES SHOWN ON PLAN SHEET ALTA/NSPS LAND TITLE SURVEY SHEET 1 OF 1 BY OTHERS
- SITE IMPROVEMENTS SHOW ON PLAN SHEET C200

A7: HYDROLOGIC UNIT CODE

- 05120201120080

A8: STATE OR FEDERAL WATER QUALITY PERMITS

- CONSTRUCTION IN A FLOODWAY (IDNR): N/A
- 401 WATER QUALITY CERTIFICATION (IDEM): N/A
- SECTION 404 PERMIT (USACOE): N/A

A9: POINTS OF STORMWATER DISCHARGE FROM SITE

- A COMBINATION OF SHEET FLOW AND STORM SEWER DRAIN THE SITE TO THE ULTIMATE RECEIVING
- WATERS WHICH IS: EAGLE CREEK-LONG BRANCH/IRISHMAN RUN

A10: ADJACENT WETLANDS, LAKES AND WATER COURSES

- THERE ARE NO KNOWN WETLANDS WITHIN THE CONSTRUCTION LIMITS

A11: RECEIVING WATERS

- SEE A9

A12: POTENTIAL DISCHARGES TO GROUND WATER

- THERE IS NO EVIDENCE OF EXISTING STRUCTURES ON THIS SITE OR IMMEDIATELY DOWNSTREAM THAT COULD POTENTIALLY DISCHARGE INTO THE GROUNDWATER

A13: FLOODPLAINS, FLOODWAYS AND FLOODWAY FRINGES

- THE SITE IS ENTIRELY WITHIN ZONE X (UNSHADED) AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE SFHA AND HIGHER THAN THE ELEVATION OF THE 0.2-PERCENT-ANNUAL-CHANCE FLOOD.
- PER COMMUNITY PANEL 0353E; EFFECTIVE DATE JANUARY 18, 2012

A14: PRE-CONSTRUCTION/POST-CONSTRUCTION PEAK DISCHARGE

- 10-YEAR, PRE-DEVELOPED PEAK DISCHARGE = 2.117 CFS
- 100-YEAR, POST-DEVELOPED PEAK DISCHARGE = 0.221 CFS

A15: ADJACENT LAND USE

- NORTH - COMMERCIAL
- SOUTH - COMMERCIAL
- EAST - COMMERCIAL
- WEST - COMMERCIAL

A16: CONSTRUCTION LIMITS

- SEE EROSION CONTROL PLAN SHEET C400

A17: EXISTING VEGETATIVE COVER

- THE SITE CURRENTLY CONTAINS WOODS.

A18: SOILS MAP AND SOIL DESCRIPTIONS

- EdeAW: EEL AND BECKVILLE SOILS, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED, VERY BRIEF DURATION
- MnD2: MIAMI SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED
- UcfA: URBAN LAND-CROSBY SILT LOAM COMPLEX, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
- UkbB2: URBAN LAND-MIAMI SILT LOAM COMPLEX, 2 TO 6 PERCENT SLOPES, ERODED
- UkbC: URBAN LAND-MIAMI COMPLEX, 6 TO 12 PERCENT SLOPES

A19: PROPOSED STORMWATER SYSTEMS

- SEE UTILITY PLAN SHEET C300 FOR PROPOSED STORMWATER SYSTEMS.

A20: OFF-SITE CONSTRUCTION ACTIVITIES

- OFF-SITE ACTIVITIES ARE ANTICIPATED AS FOLLOWS: N/A

A21: PROPOSED SOIL STOCKPILES

- SEE EROSION CONTROL PLAN SHEET C400 FOR LOCATION(S)

A22: SITE TOPOGRAPHY

- EXISTING CONTOURS AND SPOT ELEVATIONS ARE SHOWN ON PLAN SHEET ALTA/NSPS LAND TITLE SURVEY SHEET 1 OF 1 BY OTHERS

A23: FINAL SITE TOPOGRAPHY

- PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN ON PLAN SHEET C300

EROSION CONTROL PLAN - CONSTRUCTION COMPONENT (SECTION B)

B1: POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH B1 CONSTRUCTION ACTIVITIES

THE MATERIALS AND SUBSTANCES LISTED BELOW ARE EXPECTED ON-SITE:

- PAINTS, THINNERS, AND SOLVENTS - ENSURE THAT CONTAINERS HAVE LIDS SO THAT THEY CAN BE COVERED BEFORE PERIODS OF RAIN, AND KEEP CONTAINERS IN DRY, COVERED AREA WHENEVER POSSIBLE.
- BATTERIES - STORE ONSITE IN DRY COVERED AREA AND DISPOSE OF PER MANUFACTURER'S RECOMMENDATIONS IN CONJUNCTION WITH STATE, LOCAL AND FEDERAL REGULATIONS.
- AEROSOL SPRAY PRODUCTS - STORE IN APPROVED CONTAINERS, AND DISPOSE OF ACCORDING TO LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS OR OTHER PUBLIC AGENCY.
- ADHESIVES - STORE IN APPROVED CONTAINERS, AND DISPOSE OF ACCORDING TO LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS OR OTHER PUBLIC AGENCY.
- BIOLOGICAL SOLID WASTE - TRAP IN CONTAINERS, CLEANED REGULARLY, AND DISPOSED OF ACCORDING TO LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OR OTHER PUBLIC AGENCY. SCHEDULE WASTE COLLECTION MORE FREQUENTLY TO PREVENT CONTAINERS FROM OVERFILLING. UNTREATED, RAW SEWAGE OR SEPTIC WASTE SHOULD NEVER BE DISCHARGED OR BURIED ONSITE.
- REGULATED PCB MATERIAL - STORE IN APPROVED CONTAINERS, AND DISPOSE OF ACCORDING TO LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS OR OTHER PUBLIC AGENCY.
- MOTOR OIL - STORE PETROLEUM PRODUCTS FOR VEHICLES IN COVERED AREAS WITH LEAK-PROOF HEAVY DUTY PLASTIC LINER ON THE GROUND WITH DIKES IN PLACE TO CONTAIN AND SPILLS. IMMEDIATELY CONTAIN AND CLEAN UP ANY SPILLS WITH ABSORBENT MATERIALS. MOTOR OIL SHOULD BE CHANGED IN A DESIGNATED AREA WITH A METAL CATCH PAN OF 4'X4'X8" MIN. AND PROPERLY DISPOSED OF.
- ANTIFREEZE - STORE IN APPROVED CONTAINERS, AND DISPOSE OF ACCORDING TO LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OR OTHER PUBLIC AGENCY.
- FUEL - STORE FUEL FOR VEHICLES IN COVERED AREAS WITH LEAK-PROOF HEAVY DUTY PLASTIC ON THE GROUND WITH DIKES IN PLACE TO CONTAIN AND SPILLS. IMMEDIATELY CONTAIN AND CLEAN UP ANY SPILLS WITH ABSORBENT MATERIALS.
- BRAKE FLUIDS - STORE IN APPROVED CONTAINERS, AND DISPOSE OF ACCORDING TO LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS OR OTHER PUBLIC AGENCY.
- HYDRAULIC FLUIDS - STORE IN APPROVED CONTAINERS, AND DISPOSE OF ACCORDING TO LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OR OTHER PUBLIC AGENCY.
- RUBBLE-ASPHALT/CONCRETE - DISPOSE OF IN PROPER CONTAINERS AND RECYCLE PER LOCAL, COUNTY, STATE, AND FEDERAL REGULATIONS.
- LAND CLEARING DEBRIS - RECYCLE APPROPRIATELY IN APPROPRIATELY MARKED CONTAINERS AND SCHEDULE REGULAR PICKUP BEFORE OVERFILLING OCCURS.
- WASTE - ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED APPROVED CONTAINER. ALL TRASH AND NON-RECYCLABLE MATERIALS SHALL BE DEPOSITED IN THE DUMPSTER DAILY. THE DUMPSTER SHOULD BE EMPTIED PERIODICALLY AND NOT ALLOWED TO OVERFILL. DO NOT THROW TRASH ON GROUND OR BURY MATERIALS ON SITE.
- UNUSED BUILDING MATERIALS - ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURELY LIDDED APPROVED CONTAINER. ALL RECYCLABLE MATERIALS SHALL BE DEPOSITED IN THE DUMPSTER DAILY. THE DUMPSTER SHOULD EMPTIED PERIODICALLY AND NOT ALLOWED TO OVERFILL. DO NOT BURY MATERIALS ON SITE.
- CONCRETE (MASONRY) WASHOUT - CONCRETE WASHOUT AREAS SHOULD A BERMED, SELF CONTAINED AREA APPROXIMATELY 10'X10'X3' IN PLACE TO CONTAIN THE CONCRETE, BUT ALLOW THE WATER TO INFILTRATE THE GROUND. DRIED MATERIAL SHALL BE REMOVED AND DISPOSED OF PROPERLY. THE CONCRETE WASHOUT AREA SHALL BE LOCATED IN AN AREA WHERE FUTURE PAVEMENT WILL BE INSTALLED, BUT AWAY FROM STORMWATER STRUCTURES AND WATER BODIES. SEE DETAIL.
- FERTILIZERS/PESTICIDES/DETERGENTS - FERTILIZERS AND PESTICIDES WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT THE EXPOSURE TIME TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAG OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS. THE ORIGINAL LABEL AND SAFETY INFORMATION WILL BE RETAINED. STORAGE AREAS SHALL BE BERMED TO CONTAIN SPILL FROM RUNNING INTO GROUNDWATER OR STORM SYSTEM.

B2: SEQUENCE OF EROSION CONTROL MEASURES IMPLEMENTATION

- INITIAL SETUP:
  UPON COMPLETION OF THE INITIAL SITE INSPECTION AND BEFORE ANY VEGETATION IS REMOVED FROM THE SITE, THE EROSION CONTROL PLAN SHALL BE IMPLEMENTED. THE PLAN SHALL BE CONTINUALLY MAINTENANCE AND UPDATED AS NEEDED. ALL EROSION CONTROL PRACTICES WILL BE INSTALLED UNDER THE GUIDANCE OF A PROFESSIONAL EXPERIENCED IN EROSION CONTROL. ALL OTHER NON-ENGINEERED EROSION CONTROL MEASURES INVOLVING VEGETATION WILL BE INSTALLED ACCORDING TO THE SPECIFICATIONS AND CRITERIA AS SET FORTH IN THIS EROSION CONTROL PLAN.

- EROSION CONTROL PRACTICES WILL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE PROJECT SITE AND MAINTAINED IN WORKING ORDER BY THE CONTRACTOR.
  1. FLAG OR DENOTE ALL CONSTRUCTION LIMITS.
  2. CALL FOR AN UNDERGROUND LOCATE TO VERIFY LOCATION OF EXISTING UTILITIES.
  3. NOTIFY SWCD AGENT AND IDEM 48 HOURS IN ADVANCE OF BEGINNING WORK.
  4. RETAIN EXISTING VEGETATION WHEREVER POSSIBLE.
  5. IDENTIFY AND PROTECT ALL EXISTING VEGETATION DESIGNATED TO REMAIN.
  6. INSTALL EROSION CONTROL MEASURES AND SILT FENCE.
  7. INSTALL CONSTRUCTION ENTRANCE AND PROVIDE TEMPORARY SEEDING.
  8. INSTALL SWALE AND UNDERDRAINS.
  9. INSTALL SEDIMENT TRAPS.
  10. INSTALL TEMPORARY SEEDING IN ALL PERMISSIBLE AREAS.
  11. COMPLETE ROUGH GRADING AND SEED APPROPRIATE AREAS.
  12. COORDINATE BUILDING CONSTRUCTION WITH OTHER DEVELOPMENT ACTIVITIES SO THAT ALL WORK CAN TAKE PLACE IN AN ORDERLY MANNER AND ON SCHEDULE.
  13. POST A NOTICE OF THE PROJECT IN A PUBLICLY ACCESSIBLE LOCATION NEAR THE PROJECT FIELD OFFICE. THE NOTICE WILL INCLUDE A COPY OF THE COMPLETED NOI LETTER, THE NPDES PERMIT NUMBER, AND NAME, COMPANY NAME, AND TELEPHONE NUMBER OF PROJECT CONTACT PERSON.
  14. INFORM ALL GENERAL CONTRACTORS, CONSTRUCTION MANAGEMENT FIRMS, GRADING OR EXCAVATING CONTRACTORS, AND ALL OTHER CONTRACTORS WITH PRIMARY OVERSIGHT ON INDIVIDUAL BUILDING LOTS OF THE TERMS AND CONDITIONS OF THE STORM WATER RULE 5, AND THE CONDITIONS AND STANDARDS OF THIS EROSION CONTROL PLAN, SCHEDULE FOR IMPLEMENTATION, AND THE CONSTRUCTION SITE EROSION CONTROL PLAN REPORT.
  15. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
  16. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
  17. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
  18. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
  19. WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORMWATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
  20. SEDIMENT BEING TRACED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
  21. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND REDISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
  22. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
  23. ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON-SITE.

- CONSTRUCTION
  1. BEGIN TOPSOIL REMOVAL.
  2. ALL STOCKPILED TOPSOIL TO BE SALVAGED SHALL BE PERIMETER PROTECTED. RUNOFF FROM STOCKPILES WILL BE FILTERED THROUGH SILT FENCES AND/OR STRAW BALES AND THE SEDIMENT BASIN. STOCKPILES SHALL NOT INTERFERE WITH NATURAL DRAINAGE. THE STOCKPILES SHALL BE REDISTRIBUTED OVER THE SITE AND FINAL GRADED IMMEDIATELY PRIOR TO SEEDING.
  3. INSTALL ADDITIONAL SILT FENCES OR OTHER SUCH MECHANISM AS REQUIRED.
  4. IMPLEMENT SELF-MONITORING PROGRAM.
  5. BEGIN SEEDING AND MULCHING PROGRAM (TEMPORARY SEED ALL DISTURBED AREAS).
  6. START BUILDING CONSTRUCTION.
  7. INSTALL STORM AND SANITARY FACILITIES.
  8. INSTALL INLET PROTECTION AS STORM INLETS ARE COMPLETED.
  9. COMPLETE PARKING LOTS, ROADWAYS AND CURBS.
  10. COMPLETE BUILDING.
  11. FINAL GRADE. AND LANDSCAPING.
  12. ALL AREAS WHICH CAN BE REGRADED TO A FINAL STATE SHALL BE REVEGETATED WITH AN APPROVED SEED MIXTURE AND FERTILIZED AT THE RATES INDICATED AS PER THE SEED CHART (THIS SHEET) AFTER CONSTRUCTION AND FINAL GRADING, LANDSCAPE AND PERMANENTLY STABILIZE ALL DISTURBED SITES, INCLUDING BORROW AND DISPOSAL AREAS. ALSO REMOVE TEMPORARY RUNOFF CONTROL STRUCTURES AND ANY UNSTABLE SEDIMENT AROUND THEM, AND VEGETATE THOSE AREAS.

B3 - B9: APPROPRIATE EROSION CONTROL MEASURES

- SEE EROSION CONTROL PLAN SHEET C400 AND DETAIL SHEETS FOR CONSTRUCTION SPECIFICATIONS FOR EACH MEASURE.

B10: CONSTRUCTION DETAILS FOR STORM WATER QUALITY MEASURES

- SEE STORM SEWER DESIGN ON SHEET C300 AND ASSOCIATED DETAILS.

B11: TEMPORARY SURFACE STABILIZATION METHODS

- THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED SOON AS POSSIBLE. TEMPORARY VEGETATION OR MULCHING SHALL BE USED TO PROTECT EXPOSED AREAS IF PERMANENT VEGETATION CANNOT BE SEEDED WITHIN 15 DAYS OR ACTIVITY CEASES FOR MORE THAN 15 DAYS OR AS DIRECTED BY THE ENGINEER.
- TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIME OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
- TEMPORARY SEEDING SHALL UTILIZE SEED SPECIES, APPLICATION RATES, AND DATES SET FORTH IN THE CHARTS DETAIL 05 SHEET C401.

B12: PERMANENT SURFACE STABILIZATION METHODS

- AT THE PROPER TIME, WITH APPROVAL FROM THE OWNER, AND ONLY AFTER NOTIFYING THE SWCD AGENT, THE CONTRACTOR SHALL DISMANTLE THE REMAINING EROSION CONTROL ELEMENTS ONLY AS REQUIRED TO FINISH ALL GRADING. CONTRACTOR SHALL NOTIFY THE SWCD IN ADVANCE AND ARRANGE FOR THE LANDSCAPING CONTRACTOR TO FOLLOW UP IMMEDIATELY WITH REVEGETATION OF THE REMAINING AREAS.
- CONTRACTOR SHALL REMOVE ANY UNSUITABLE MATERIAL FROM THE SITE LEFT FROM THE EROSION CONTROL MEASURES.
- ANY BARE DISTURBED AREAS WILL BE GRADED, SEEDED AND MULCHED OR OTHERWISE REVEGETATED OR STABILIZED, AS PER THE EROSION CONTROL PLAN. PERMANENT SEEDING WILL BE ACCORDING TO THE SEED SPECIES, RATES AND DATES SHOWN IN THE CHARTS OF SEEDING CHART - THIS SHEET.
- FINAL STABILIZATION WILL BE CONSIDERED ACHIEVED WHEN PERENNIAL VEGETATIVE COVER HAS A DENSITY OF SEVENTY PERCENT (70%) ON ALL UNPAVED AREAS OR AN EQUIVALENT PERMANENT STABILIZATION MEASURE HAS BEEN UTILIZED. IMPLEMENTATION AND MAINTENANCE WILL BE ACCORDING TO SECTIONS C2 AND C5 BELOW.

SEED SPECIES	RATE PER ACRE	PLANTING DEPTH	OPTIMUM DATES
WHEAT OR RYE	150 LBS.	1 TO 1-1/2"	SEPT. 15 - OCT. 30
SPRING OATS	100 LBS.	1 INCH	MARCH 1 - APRIL 15
ANNUAL RYEGRASS	400 LBS.	1-1/4 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

B13: MATERIAL HANDLING AND SPILL PREVENTION PLAN

- IN ORDER TO MINIMIZE THE RELEASE OF POTENTIAL POLLUTANTS DURING CONSTRUCTION THE CONTRACTOR SHALL REVIEW THIS PLAN WITH ALL SUBCONTRACTORS AND REQUIRE THAT THEY IMPLEMENT THE PLAN AS WELL IF A SPILL SHOULD OCCUR PLEASE CONTACT THE APPROPRIATE AUTHORITIES BELOW:

EMERGENCY RESPONSE	911
ZIONSVILLE FIRE DEPARTMENT	317-873-5358
ZIONSVILLE POLICE DEPARTMENT	317-873-5967
ZIONSVILLE STORMWATER DEPARTMENT	317-873-4544
ZIONSVILLE UTILITIES	317-924-3311
BOONE COUNTY SOIL AND WATER	765-482-6355 X 8676
INDIANA DEPARTMENT OF NATURAL RESOURCES	(887) 463-6367
INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT	(800) 451-6027

CONSTRUCTION EQUIPMENT

- FUELING, LUBRICATION, AND FLUIDS, ALL OPERATIONS INVOLVING THE ADDITION OF FLUIDS TO EQUIPMENT SHOULD BE COMPLETED IN A SINGLE LOCATION SO THAT SPILLS ARE LIMITED TO THAT SPECIFIC LOCATION TO FACILITATE THE CLEANUP OF ANY SPILLS. IF AN OUTSIDE 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 BY REMOVING ALL CONTAMINATED SOIL OR STONE WHICH SHALL BE DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. SPILLS ON HARD SURFACES SHALL BE SOAKED UP BY AN ACCEPTABLE MATERIAL AND THE ABSORBENT MATERIAL DISPOSED OF PER LOCAL, STATE, AND FEDERAL REQUIREMENTS. THE SPILL SHALL ALSO BE REPORTED IMMEDIATELY TO THE CONTRACTOR'S SUPERINTENDENT.
- EQUIPMENT REPAIR, ESPECIALLY WHEN FLUIDS MUST BE REMOVED FROM THE EQUIPMENT OR THE POSSIBILITY OF FLUID SPILLS IS HIGH, SHOULD ALWAYS BE DONE OFF SITE AT A FACILITY DESIGNATED FOR SUCH REPAIRS AND IS MORE SUITABLE THAN A CONSTRUCTION SITE TO HANDLE SPILLS. WHEN EQUIPMENT MUST BE REPAIRED ON SITE, IT SHOULD BE MOVED TO THE FUELING AREA IF POSSIBLE, OTHERWISE, SUITABLE CONTAINERS SHOULD BE PLACED UNDER THE EQUIPMENT DURING REPAIR IN ORDER TO CATCH ANY SPILLED FLUIDS AND THESE FLUIDS SHOULD BE DISPOSED OF PER LOCAL, STATE, AND FEDERAL REGULATIONS.
- 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, 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

- EROSION CONTROL MEASURES SHOWN ON THESE PLANS SHALL BE IMPLEMENTED PRIOR TO AND DURING CONSTRUCTION IN THE PROPER SEQUENCING TO MINIMIZE SOIL EROSION. SOIL EROSION CONTROLS SHALL BE INSPECTED AND MAINTAINED AS DESCRIBED ELSEWHERE IN THESE PLANS. EXCESSIVE DUSTING OF SOIL ON THE SITE SHALL BE MINIMIZED BY REDUCING CONSTRUCTION TRAFFIC ACROSS BARE SOIL DURING DRY AND/OR WINDY WEATHER 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 AND INLET PROTECTION SHALL BE REMOVED IN A MANNER TO MINIMIZE ADDITIONAL LAND DISTURBANCE. ANY AREAS DISTURBED BY THESE OPERATIONS SHALL BE PROPERLY REVEGETATED.
- LARGE WASTE MATERIALS CREATED BY CUTTING, SAWING, DRILLING, OR OTHER OPERATIONS SHALL BE PROPERLY DISPOSED OF IN SUITABLE ON SITE WASTE CONTAINERS. THE SITE SHALL BE CHECKED AT THE END OF EACH DAY, AT 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, 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 RECYCLED OR DISPOSED OF PROPERLY, WHETHER THE MATERIAL IS TAKEN OUT OF THE PACKAGING AND INCORPORATED INTO THE PROJECT IMMEDIATELY OR STORED ON SITE FOR FUTURE USE. PACKAGED MATERIALS STORED ON SITE SHALL BE INSPECTED DAILY AND ANY LOOSE MATERIAL SHALL BE REPAIRED OR DISPOSED OF PROPERLY.
- ALL DEWATERING ACTIVITIES SHALL BE DONE IN ACCORDANCE WITH GOOD EROSION CONTROL PRACTICES. THESE PRACTICES SHOULD INCLUDE THE USE OF DIRT BAGS (E.G. DANDY BAGS). THE USE OF THESE TYPES OF DEWATERING DEVICES WILL REMOVE LARGE QUANTITIES OF SILT, SEDIMENT, AND DIRT WHILE PREVENTING THESE MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
- IF LIME OR OTHER POWDER SOIL STABILIZATION MATERIAL IS USED THEN ALL CONSTRUCTION EQUIPMENT USED SHALL BE CLEANED OF ALL EXCESS MATERIAL WITH WATER IN THE CONSTRUCTION STAGING AREA AS SHOWN ON THESE PLANS.
- 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 AMOUNT AND MANUFACTURER'S INSTRUCTIONS FOR APPLICATION.

CONCRETE WASTE WATER

- ALL CONCRETE WASTE WATER SHALL BE DISPOSED OF ONLY IN DESIGNATED CONCRETE WASHOUT AREAS. CONCRETE WASTE WATER SHALL BE DISCHARGED INTO A 4'-HIGH, 10'-DIAMETER DOUGHNUT-TYPE MULCH BERM CONSTRUCTED OVER A POLYETHYLENE LINER. CONTRACTOR SHALL INSPECT THIS LINER AND AREA ON A DAILY BASIS, AT A MINIMUM. WHEN THIS AREA BECOMES FULL, THE POLLUTANTS SHALL BE EXCAVATED, PLACED INTO AN ACCEPTABLE CONTAINER, AND DISPOSED OF IN A PROPER MANNER.

PAINT PRODUCTS

- ALL EXCESS PAINT AND THEIR RELATED PRODUCTS SHALL BE DISPOSED OF IN THE MANNER DIRECTED BY THE MANUFACTURER. UNDER NO CIRCUMSTANCES SHALL PAINT OR THEIR RELATED PRODUCTS BE CLEANED OR DISPOSED OF IN SOIL, SANITARY SEWERS, STORM SEWERS, OR DETENTION BASINS. ANY VIOLATIONS OF THIS SHALL BE REPORTED TO THE SITE SUPERINTENDENT.

B14: MONITORING & MAINTENANCE GUIDELINES

- A TRAINED INDIVIDUAL SHALL PERFORM A WRITTEN EVALUATION OF THE PROJECT SITE:
- BY THE END OF THE NEXT BUSINESS DAY FOLLOWING EACH 1/2 STORM EVENT
- A MINIMUM OF ONE (1) TIME PER WEEK.
- THE EVALUATION WILL:
  - 1.a. ADDRESS THE MAINTENANCE OF EXISTING EROSION CONTROL MEASURES TO ENSURE PROPER FUNCTIONING
  - 1.b. IDENTIFY ANY ADDITIONAL MEASURES NECESSARY TO MEET THE REQUIREMENTS OF THE EROSION CONTROL PLAN.

- WRITTEN EVALUATION REPORTS INCLUDE:
  - 1.a. THE NAME OF THE INDIVIDUAL PERFORMING THE EVALUATION; THE DATE OF THE EVALUATION
  - 1.b. PROBLEMS IDENTIFIED AT THE PROJECT SITE
  - 1.c. DETAILS OR CORRECTIVE ACTIONS RECOMMENDED AND COMPLETED.

- ALL WRITTEN EVALUATION REPORTS FOR THE PROJECT SITE WILL BE MAINTAINED BY THE CONSTRUCTION SUPERINTENDENT THROUGHOUT THE TERM OF THE PROJECT CONSTRUCTION AND MADE AVAILABLE TO THE SWCD OR OTHER INSPECTING AUTHORITY WITHIN 48 HOURS OF A REQUEST.

MAINTENANCE OF SPECIFIC EROSION CONTROL MEASURES SHALL BE ACCORDING TO THE FOLLOWING:

- SEEDING OF DISTURBED AREAS
  - a. DISTURBED AREAS WILL BE SEEDED AND MULCHED FOR TEMPORARY OR PERMANENT STABILIZATION AS PHASES OF THE PROJECT CONSTRUCTION ARE COMPLETED.
  - b. UN-VEGETATED AREAS SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE WILL BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL.
  - c. SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

SILT FENCE MAINTENANCE REQUIREMENTS

- INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
- REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
- TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
- AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

STORM WATER BASIN MAINTENANCE REQUIREMENTS

- INSPECT THE STORM WATER BASIN AFTER EACH STORM EVENT. IMMEDIATELY REPAIR ANY EROSION AND PIPING HOLES.
- THE NECESSITY FOR SEDIMENT REMOVAL WILL BE DETERMINED AFTER EACH EVENT.
- REPLACE/REPAIR OUTLET RIPRAP AS REQUIRED AFTER EACH EVENT.
- INSPECT VEGETATION, AND RE-SEED IF NECESSARY.

EROSION CONTROL BLANKET (SURFACE APPLIED) MAINTENANCE REQUIREMENTS

- DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION BELOW THE BLANKET.
- IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING IT, ADD SOIL, RE-SEED THE AREA, AND RE-LAY AND STAPLE THE BLANKET.
- AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY AND MAINTAIN AS PER CHART UNDER SECTION C2 SHEET 4.3 FOR DRY SWALE.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE MAINTENANCE REQUIREMENTS

- INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN STONE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN.
- REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

STRAW BALE AND ROCK CHECK DAM MAINTENANCE REQUIREMENTS

- INSPECT DAMS AFTER EACH STORM EVENT AND PROMPTLY REMOVE ANY SEDIMENT DEPOSITS TO ENSURE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN, TAKING CARE NOT TO UNDERMINE THE ENTRENCHED BALES AND/OR ROCK.
- INSPECT PERIODICALLY FOR DETERIORATION OR DAMAGE FROM CONSTRUCTION ACTIVITIES AND REPAIR IMMEDIATELY.
- AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ALL STRAW BALES, ROCK AND SEDIMENT, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE IT.

B15: EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS

- IF NEEDED, SEE TOWN OF ZIONSVILLE DETAILS

EROSION CONTROL PLAN - POST-CONSTRUCTION COMPONENT (SECTION C)

C1: POTENTIAL POLLUTANT SOURCES FROM PROPOSED LAND USE

- THE GREATEST AMOUNT OF POST CONSTRUCTION POLLUTANTS EXPECTED FROM THIS PROJECT WILL COME FROM THE VEHICLES THAT UTILIZE THE SITE. POTENTIAL POLLUTANTS FROM VEHICLES INCLUDE: GREASE, OIL, GASOLINE, DIESEL, ANTIFREEZE, BRAKE FLUID, METALS, RUBBER FRAGMENTS AND OTHER HYDROCARBONS. ALSO SAND AND GRAVEL FROM ROADWAY SURFACES AND ROAD WEATHER TREATMENTS ARE ASSUMED. BACTERIA AND OTHER BIOLOGICAL AGENTS FROM DUMPSTER AREAS AND LITTERING ARE ALSO CONSIDERED POTENTIAL POLLUTANTS.

- FINAL LANDSCAPING AND SEEDING WILL BE DONE AFTER FINAL GRADING.

- FERTILIZING WILL BE MINIMAL SINCE THERE IS VERY LITTLE TURF ON THE SITE. THE EXTENSIVE LANDSCAPE PLANTINGS WERE CHOSEN FOR THE LOW DEPENDENCY UPON FERTILIZERS AND PESTICIDES. THEY ALSO REQUIRE VERY LITTLE IRRIGATION SO TO MINIMIZE THE FERTILIZER AND PESTICIDE RUNOFF FROM THE SITE.

C2: SEQUENCE OF EROSION CONTROL MEASURES IMPLEMENTATION

- ALL EXISTING EROSION CONTROL MEASURES AND MONITORING OF SUCH AS SHOWN ON THE PLAN WILL NOT BE REMOVED UNTIL FINAL STABILIZATION HAS OCCURRED. FINAL STABILIZATION OF THE SITE WILL BE ACCOMPLISHED USING PERMANENT SEEDING OF ALL OPEN AREAS, LANDSCAPING OF PARKING ISLANDS, AND PLACEMENT OF PAVEMENT.

C3: PROPOSED STORMWATER QUALITY MEASURES

- BUILDING OWNER WILL BE RESPONSIBLE TO MAINTAIN ALL PARKING AREAS ON A WEEKLY BASIS. THIS MAINTENANCE INCLUDES FREQUENT SWEEPING OF ALL PAVED SURFACES AS WELL AS COLLECTION OF ANY LITTER. ALL GREEN SPACES WILL BE MAINTAINED WITH REGULAR MOWING AND PRUNING DURING GROWING SEASONS. PERIODIC FERTILIZER APPLICATIONS MAY OCCUR IN IN THE GREEN SPACES.

C4: CONSTRUCTION DETAILS AND SPECIFICATIONS

- PERMANENT STORMWATER QUALITY MEASURES INCLUDE SEEDED AND STABILIZED GREEN AREAS. THE OWNER WILL PERFORM REGULAR MAINTENANCE AS OUTLINED IN STORMWATER BMP OPERATIONS AND MAINTENANCE MANUAL.

C5: MAINTENANCE GUIDELINES FOR STORMWATER MEASURES

- MAINTENANCE OF ALL STORMWATER POLLUTION PREVENTION MEASURES WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER. UTILIZING PROCEDURES OUTLINED ON THESE PLANS. THE MAINTENANCE GUIDELINES CONSIST MOSTLY OF GOOD HOUSEKEEPING MEASURES. ANY GRASSED OR VEGETATED AREAS THAT EXPERIENCE EROSION FROM RAINFALL EVENTS SHOULD BE REPAIRED AND REVEGETATED AS SOON AS POSSIBLE. TRASH AND LITTER SHOULD BE PICKED UP AND PROPERLY DISPOSED OF TO PREVENT IT FROM GETTING INTO THE STORM DRAINAGE SYSTEM AND WATERWAYS.

- EROSION OF STEEP BANKS, ANY BERMS, OR ANY SWALES SHALL BE ADDRESSED AS SOON AS IT BECOMES VISIBLE. REMEDIATION SHALL INCLUDE FILLING THE ERODED AREA WITH SUITABLE SOIL AND RE-ESTABLISHING VEGETATION IMMEDIATELY, PREFERABLE BY UTILIZING SOD.

- PAVEMENT AREAS SHOULD BE MONITORED FOR ANY POLLUTANTS. ANY VISIBLE QUANTITIES OF FLUIDS SUCH AS OIL, ANTIFREEZE, BRAKE FLUID, ETC. FOUND ON THE PAVEMENT SHOULD BE REPORTED IMMEDIATELY TO THE OWNER. THE OWNER SHOULD CLEAN THE POLLUTANTS AND PREVENT THE SOURCE FROM ENTERING THE SITE IN THE FUTURE. FINALLY, PAVEMENTS SHOULD ALSO BE MONITORED FOR SEDIMENT COMING FROM VEGETATED/MULCHED AREAS. IF POST-CONSTRUCTION EROSION IS OCCURRING, THE SOURCE SHOULD BE RE-STABILIZED AS SOON AS POSSIBLE BY SEEDING, SOD, OR MULCHING.

CONTACT PERSON:
- NAME: ____________________
- TITLE: ____________________
- COMPANY: ____________________
- PHONE NUMBER: ____________________

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No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

AES OFFICE BUIDLING
10440 BENNETT PARKWAY
ZIONSVILLE, IN
STORM WATER POLLUTION PREVENTION PLAN

Professional Seal & Signature

Drawn By	ETW	Sheet
Checked By	BJH	C410
Date	06/16/2020	
Scale	As Noted	
Project No.	LW00261	

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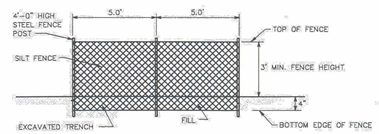

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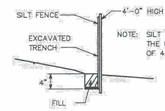

NOTE: SILT FENCE WILL BE TOED IN ON THE UPHILL SIDE AT A MINIMUM OF 4 INCHES.

SECTION

SILT FENCE DETAIL

NO SCALE

INSTALLATION PROCEDURE

1. FENCE POSTS CONSISTING OF STEEL ARE INSTALLED 5' TO 10' APART ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUN – OFF SOURCE.
2. A TRENCH 4" WIDE BY 4" DEEP IS DUG ALONG THE UPHILL SIDE OF THE FENCE LINE.
3. THE SILT FENCE IS UNROLLED AND LAID OUT ALONG THE FENCE LINE.
4. A BUILT–IN ATTACHMENT CORD RUNS THROUGHOUT THE FULL LENGTH OF EACH 150 LINEAR FOOT ROLL. ONE END OF THE ROLL HAS APPROXIMATELY 5' OF CORD. THE OTHER END HAS APPROXIMATELY 20' OF CORD. THE END WITH 5' OF CORD IS WRAPPED AROUND THE FIRST POST AND SECURED.
5. THE FENCE IS PULLED TO THE NEXT POST AND A 1.5" SLIT IS MADE IN THE HEM DIRECTLY ABOVE THE CORD. THE CORD IS PULLED OUT OF THE HEM AND PULLED TAUT FROM THE PRECEDING POST AND WRAPPED TWICE AROUND THE POST.
6. THE SLITTING OF THE HEM ON EACH POST IS REPEATED UNTIL THE FINAL POST IS REACHED, AT WHICH TIME THE MATERIAL IS WRAPPED AROUND THE LAST POST AND SUCCURED WITH THE ENCLOSED CORD.
7. AT THIS TIME THE LOWER 4" OF THE FENCE IS LAID IN THE TRENCH AND CURLED TOWARD THE EROSION SOURCE. THE TRENCH IS THEN BACKFILLED WITH SOIL.

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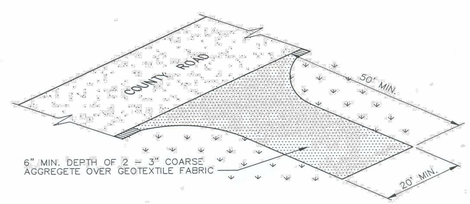
02101–

DETAIL 3
SILT FENCE DETAIL



CONSTRUCTION ENTRANCE DETAIL

SCALE: NONE

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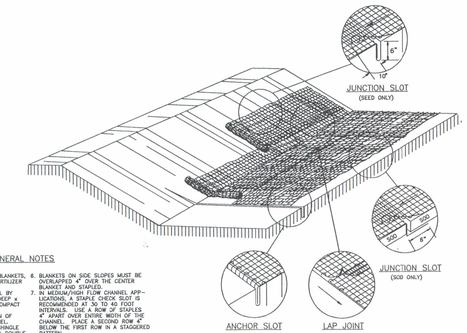
02101–

DETAIL 4
CONSTRUCTION ENTRANCE DETAIL

END OF SECTION 02101



GENERAL NOTES

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

–10120

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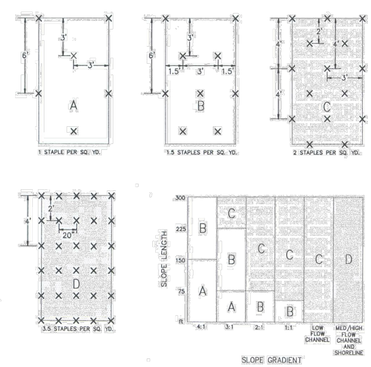
DETAIL 2.B
EROSION CONTROL MAT – SLOPE DETAIL



EROSION CONTROL MAT – STAPLE GUIDE

NO SCALE

–10120

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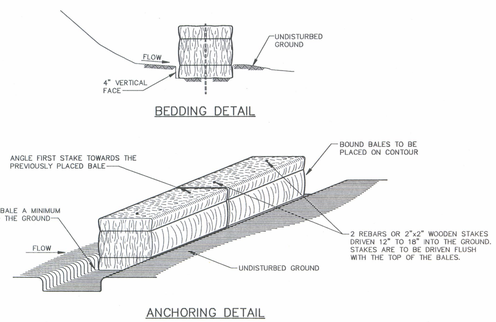
DETAIL 2A
EROSION CONTROL MAT – STAPLE GUIDE



BEDDING DETAIL

ANCHORING DETAIL

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DETAIL 1
STRAW BALE ANCHORING & BEDDING DETAIL

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Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	As Noted
Project No.	LW00261

Sheet
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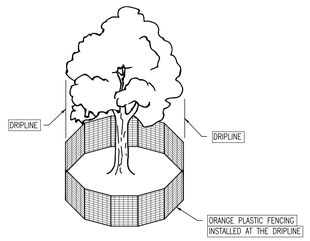
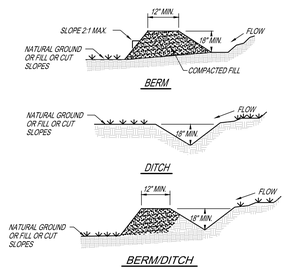


Maintenance:

- Inspect at least once every seven calendar days.
- Repair perimeter barriers if damaged.
- Inspect for damage from construction equipment, etc. Repair wounds simply by removing damaged bark and wood tissue. **Do not use tree paint.**
- Cable and brace any trunk splits, weak forks, and large limbs.

SINGLE TREE / SHRUB PRESERVATION AND PROTECTION

07 — NO SCALE

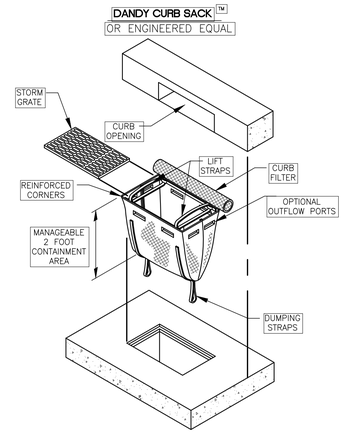


NOTES:

1. POSITIVE GRADE MUST BE PROVIDED TO ASSURE DRAINAGE. IF SLOPE EXCEEDS 2%, SEED AND MULCH DIVERSION, TRY NOT TO EXCEED 5% (HIGH RUNOFF VELOCITIES RESULT). MAXIMUM DRAINAGE AREA IS 5.00 ACRES WITHOUT SUPPORTING CALCULATIONS FOR PERMANENT CHANNEL. DIVERSIONS AT THE TOPS OF SLOPES MUST EMPTY INTO AN APPROVED SLOPE DRAIN (SEE DETAILS). THE BERM/ DITCH IS THE MOST COMMONLY USED DIVERSION.
2. MACHINE COMPACTION OF ALL FILL IS REQUIRED.
3. DIVERSIONS SUFFICIENT TO DIRECT ALL SEDIMENT-LADEN STORMWATER INTO SEDIMENT CONTROL DEVICE MUST BE INSTALLED PRIOR TO CLEARING AND GRUBBING OF AREA (OR IN CONJUNCTION WITH THIS OPERATION IF SEDIMENT CONTROLS AND DIVERSIONS ARE INSTALLED AT EACH CRITICAL POINT AS INDICATED).
4. DIVERSIONS SHOULD BE LOCATED TO MINIMIZE DAMAGES BY CONSTRUCTION OPERATIONS.
5. DIVERSIONS SHOULD BE SEEDED AND MUILCHED IF THEY ARE TO REMAIN IN PLACE OVER 14 DAYS.
6. CHECK DIVERSIONS AFTER EACH RAIN, OR ONCE PER WEEK WHICH EVER IS THE SHORTER DURATION. REPAIR AS NEEDED TO MAINTAIN FUNCTION.

DETAIL TEMPORARY DIVERSION BERM/DITCH

05 — NO SCALE



NOTE: THE DANDY CURB SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC.

INSTALLATION AND MAINTENANCE GUIDELINES

Installation

1. Remove the grate from the catch basin.
2. If using option oil absorbents, place absorbent pillow in unit.
3. Stand the grate on end, move the top lifting straps out of the way and place the grate into the dandy sack so that the grate is below the top straps and above the lower straps.
4. Holding the lifting devices, inster the grate into the inlet.
5. Make sure the cylindrical portion is up against the curb opening to prevent silt and debris from entering the inlet.

Maintenance

- Inspect daily.
- Remove all accumulated sediment after each storm event. Dispose of sediment in an area where it will not reenter the paved area or storm drains. To empty unit, lift the unit out of the inlet by using the lifting straps and remove the grate. If using optional oil absorbents, replace absorbent when near saturation. Contact: 708-867-8446
- When contributing drainage area had been stabilized, remove inlet protection.

INSERT (BAG) CURB INLET PROTECTION WITH CURB FILTER

04 — NO SCALE

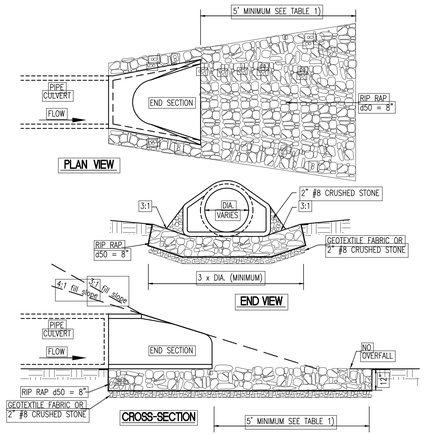


Table 1 Sizing for Flow Dissipaters at Culvert Pipe Outlet

Pipe Size	Average Riprap Diameter	Apron Width	Apron Length
8in.	3 in.	2 to 3 ft.	5 to 7 ft.
12 in.	5 in.	3 to 4 ft.	6 to 12 ft.
18 in.	8 in.	4 to 6 ft.	8 to 18 ft.
24 in.	10 in.	6 to 8 ft.	12 to 22 ft.
30 in.	12 in.	8 to 10 ft.	14 to 28 ft.
36 in.	14 in.	10 to 12 ft.	16 to 32 ft.

Installation:

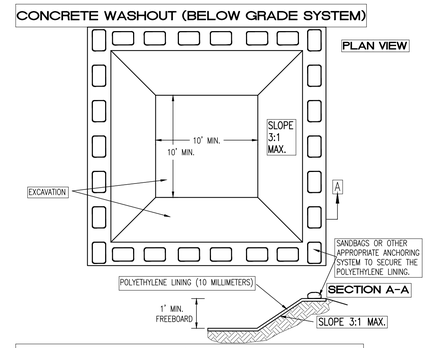
1. Divert surface water runoff around the structure during construction so hat the site can be properly dewatered for foundation preparation.
2. Excavate foundation and apron area subgrades below design elevation to allow for thickness of the filter medium and riprap.
3. Compact any fill used in subgrade preparation to the density of surrounding undisturbed soil material.
4. Smooth subgrade enough to protect geotextile fabric from tearing.
5. Place geotextile fabric or aggregate bedding material (for stabilization and filtration) on the compacted and smoothed foundation.
6. Install riprap to the lines and elevations shown in the construction plans. Blend riprap smoothly to surrounding grade. If the channel is well defined, extend the apron across the channel bottom and up the channel banks to an elevation of six inches above the maximum tailwater depth or to the top of the bank, whichever is less.
7. If geotextile fabric tears when placing riprap, repair immediately by laying and stapling a piece of fabric over damaged area, overlapping the undamaged areas by at least 12 inches.
8. Construct a small plunge pool within the outlet apron. (Riprap aprons must be level with or slightly lower than the receiving channel and should not produce an overfall or restrict flow of the water conveyance structure.)

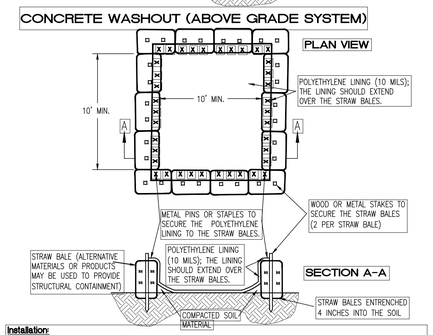
Maintenance:

- Inspect within 24 hours of a rain event and at least once every seven calendar days.
- Inspect for stone displacement; replace stones ensuring placement at finished grade.
- Check for erosion or scouring mound sides o the apron; repair immediately.
- Check for piping or undercutting; repair immediately.

CONCRETE END SECTION RIPRAP DETAIL (LOWER INVERT)

02 — NO SCALE





Installation:

Prefabricated Washout Systems/Containers

- Install and locate according to the manufacturer's recommendations.

Designed and Installed Systems

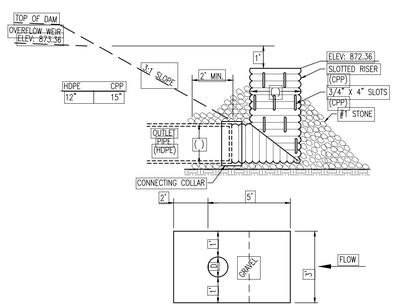
- Utilize and follow the design in the storm water pollution prevention plan to install the system.
- Dependent upon the type of system, either excavate the pit or install the containment system.
- A base shall be constructed and prepared that is free of rocks and other debris that may cause tears or punctures in the polyethylene lining.
- Install the polyethylene lining. For excavated systems, the lining should extend over the entire excavation. The lining for bermed systems should be installed over the pooling area with enough material to extend the lining over the berm or containment system. The lining should be secured with pins, staples, or other fasteners.
- Place flags, safety fencing, or equivalent to provide a barrier to construction equipment and other traffic.
- Place a non-collapsing, non-water holding cover over the washout facility prior to a predicted rainfall event to prevent accumulation of water and possible overflow of the system (optional).
- Install signage that identifies concrete washout areas.
- Post signs directing contractors and suppliers to designated locations.
- Where necessary, provide stable ingress and egress or alternative approach pad for concrete washout systems.

Maintenance:

- Inspect daily and after each storm event.
- Inspect the integrity of the overall structure including, where applicable, the containment system.
- Inspect the system for leaks, spills, and tracking of soil by equipment.
- Inspect the polyethylene lining for failure, including tears and punctures.
- Once concrete wastes harden, remove and dispose of the material.
- Excess concrete should be removed when the washout system reaches 50 percent of the design capacity. Use of the system should be discontinued until appropriate measures can be initiated to clean the structure. Prefabricated systems should also utilize this criterion, unless the manufacturer has alternate specifications.
- Upon removal of the solids, inspect the structure. Repair the structure as needed or construct a new system.
- Dispose of all concrete in a legal manner. Reuse the material on site, recycle, or haul the material to an approved construction/demolition landfill site. Recycling of material is encouraged. The waste material can be used for multiple applications including but not limited to roadbeds and building. The availability for recycling should be checked locally.
- The plastic liner should be replaced after every cleaning; the removal of material will usually damage the lining.
- The concrete washout system should be repaired or enlarged as necessary to maintain capacity for concrete waste.
- Concrete washout systems are designed to promote evaporation. However, if the liquids do not evaporate and the system is near capacity it may be necessary to vacuum or remove the liquids and dispose of them in an acceptable method. Disposal may be allowed at the local sanitary sewer authority provided their National Pollutant Discharge Elimination System permits allow for acceptance of this material. Another option would be to utilize a secondary containment system or basin for further dewatering.
- Prefabricated units are often pumped and the company supplying the unit provides this service.
- Inspect construction activities on a regular basis to ensure suppliers, contractors, and others are utilizing designated washout areas. If concrete waste is being disposed of improperly, identify the violators and take appropriate action.
- When concrete washout systems are no longer required, the concrete washout systems shall be closed. Dispose of all hardened concrete and other materials used to construct the system.
- Holes, depressions and other land disturbances associated with the system should be backfilled, graded, and stabilized.

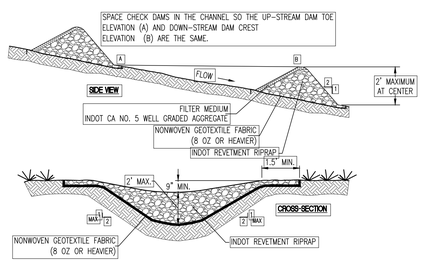
CONCRETE WASHOUT DETAIL

01 — NO SCALE



SLOTTED RISER FOR TEMPORARY SEDIMENT BASIN

08 — NO SCALE



Note: INDOT CA No. 8 aggregate is acceptable if No. 5 aggregate is not available. The use of No. 8 aggregate may result in more frequent overtopping of the structure and will increase the frequency of structure maintenance.

Installation:

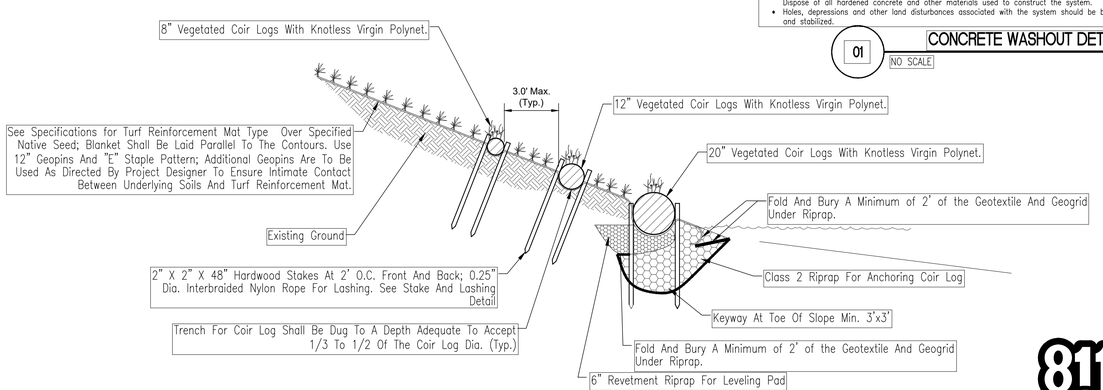
1. Lay out the location of the check dam.
2. Excavate a cutoff trench into the channel bottom and ditch banks, extending it a minimum of 18 inches beyond the top of the ditch bank.
3. Install and anchor filter fabric in the channel and cutoff trench.
4. Place riprap in the cutoff trench and channel to the lines and dimensions shown in the construction plans. The center of each dam must be at least nine inches lower than the uppermost points of contact between the riprap dam and channel banks.
5. Extend the riprap at least 18 inches beyond the top of the channel banks to keep overflow water from eroding areas adjacent to the channel banks before it re-enters the channel.
6. Place filter medium (INDOT CA No. 5 aggregate) on the up-slope side of the dam. Place filter medium over the entire face of the dam up to the base of the overflow weir notch.
7. Stabilize the channel above the uppermost dam.
8. Install an erosion-resistant lining in the channel below the lowermost dam. The lining should extend a minimum distance of six feet below the dam.
9. Additional sediment storage can be provided by excavating a small sediment trap on the upstream side of the check dam.

Maintenance:

- Inspect within 24 hours of each rain event and at least once every seven calendar days.
- If significant erosion occurs between dams, install an erosion-resistant liner in that portion of the channel.
- Remove accumulated sediment when it reaches one-half the height of the dam to maintain channel capacity, allow drainage through the dam, and pre-vent large flow from displacing sediment.
- Add riprap and aggregate as needed to maintain design height and cross section of the dams.
- When dams are no longer needed, remove the riprap and aggregate and stabilize the channel, using an erosion-resistant lining if necessary. (Riprap and aggregate from the dam may be removed or utilized to stabilize the channel.)

ROCK CHECK DAM

06 — NO SCALE



VEGETATED COIR LOG TYPICAL CROSS SECTION

03 — NO SCALE

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Project No.	LW00261
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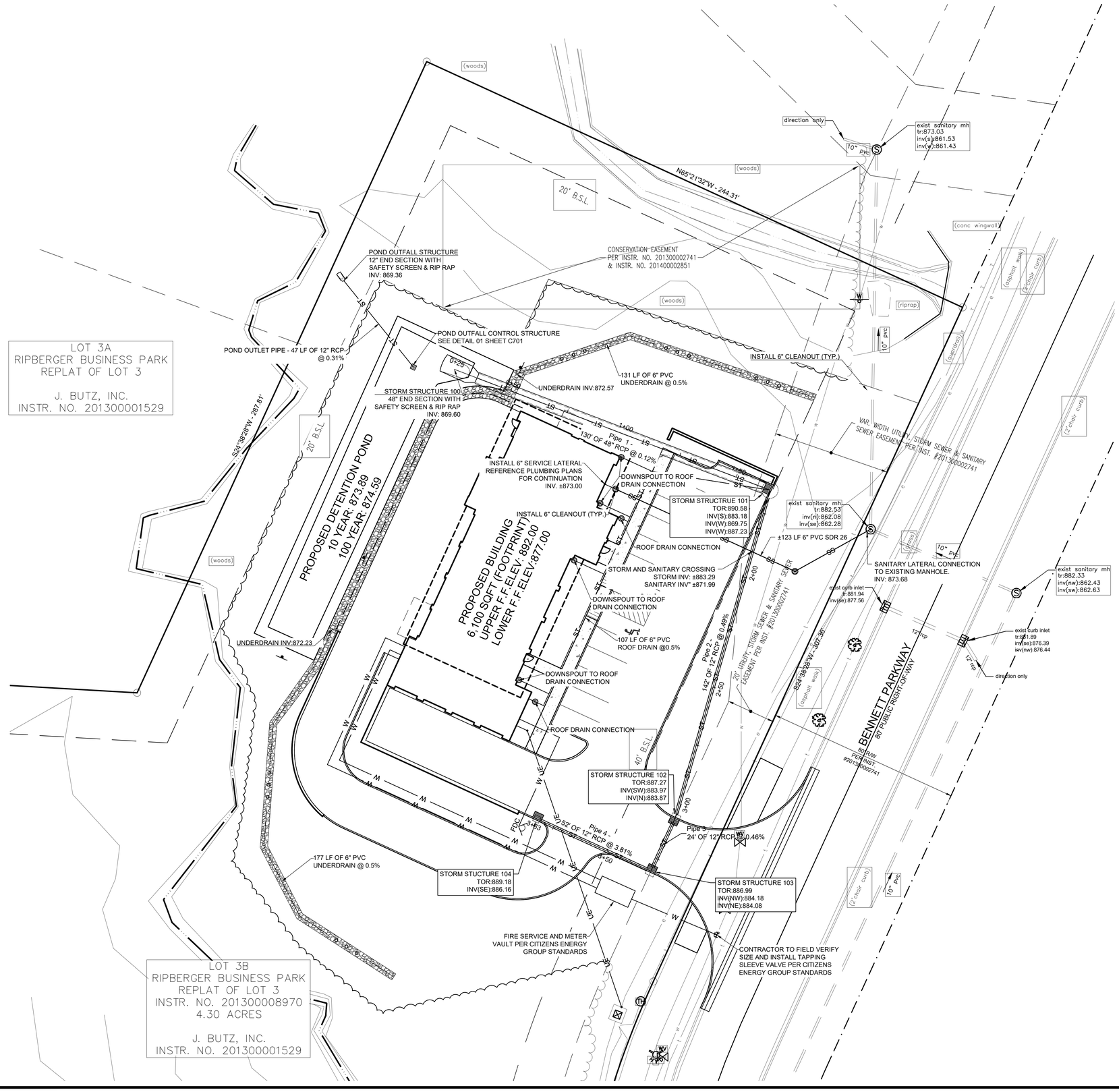

NORTH

20 0 10 20

(IN FEET)
1 inch = 20ft.

PROPOSED UTILITY LEGEND:

	DESCRIPTION:
S	PROPOSED SANITARY MANHOLE
	PROPOSED CLEAN OUT
W	PROPOSED WATER METER
G	PROPOSED GAS METER
E	PROPOSED ELECTRIC METER
T	PROPOSED ELECTRIC TRANSFORMER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED THRUST BLOCK
P	PROPOSED POST INDICATOR VALVE
FDC	PROPOSED FIRE DEPARTMENT CONNECTION
—E—	PROPOSED ELECTRIC LINE
—T—	PROPOSED TELEPHONE LINE
—W—	PROPOSED WATER LINE
—G—	PROPOSED GAS LINE
—FP—	PROPOSED FIRE PROTECTION LINE
—T/E—	PROPOSED TELEPHONE & ELECTRIC LINE

UTILITY NOTES:

1. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATION AND SIZE OF THESE UTILITIES MAY BE APPROXIMATE. THE ENGINEER SHALL NOT BE HELD LIABLE FOR ANY INACCURATE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND MAINTAIN IN SERVICE ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING, WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR, AT HIS EXPENSE WITH THE PERMISSION OF THE OWNER.
3. BEFORE WORKING WITH OR AROUND EXISTING UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE CONTACTED BY THE CONTRACTOR.
4. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
5. FOR CLARITY OF THESE DRAWINGS, PIPES MAY NOT BE DRAWN TO SCALE OR EXACTLY LOCATED.
6. ALL NEW WATER LINES SHALL HAVE A MINIMUM OF 54 INCHES OF COVER.
7. MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN NEW WATER AND SANITARY SEWER LINES. IF 18 INCHES OF CLEARANCE IS NOT PROVIDED THEN THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PVC (SDR-26) PIPE WITH GASKETTED, COMPRESSION-TYPE JOINTS WITHIN TEN FEET OF THE WATER LINE.
8. NEW 6" SANITARY LATERALS SHALL BE SDR-35, SCHEDULE 80 OR SCHEDULE 40 PVC PIPE CONFORMING TO ASTM D2241, AND SHALL MEET THE DEFLECTION STANDARDS OF ASTM D-3303.
9. WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING THE LOCATION AND ELEVATION OF THE EXISTING PIPING SHALL BE FIELD VERIFIED AND NOTIFICATION GIVEN TO THE OWNER IF THE EXISTING PIPING IS FOUND TO BE DIFFERENT THAN THAT SHOWN ON THE DRAWINGS.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY OR LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED IN THE CONTRACT OR SPECIFICATIONS. ALL ASSOCIATED BONDING REQUIREMENTS AND COSTS ARE INCIDENTAL TO THE CONTRACT.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE ENGINEERING PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
12. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

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Professional Seal & Signature

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Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261
Sheet	C500

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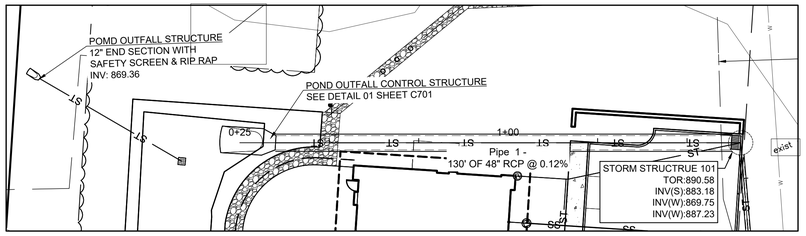
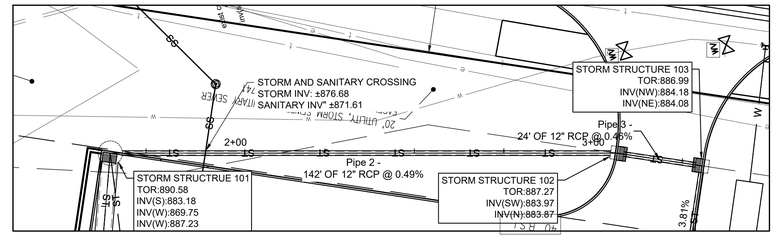


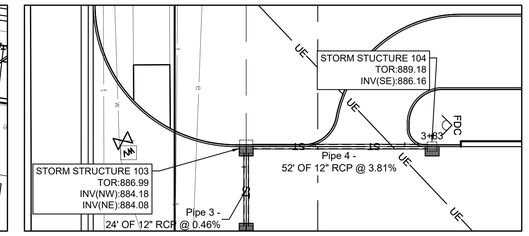
PLAN - STORM SEWER
LINE 'STORM 1'

SCALE: 1" =20'



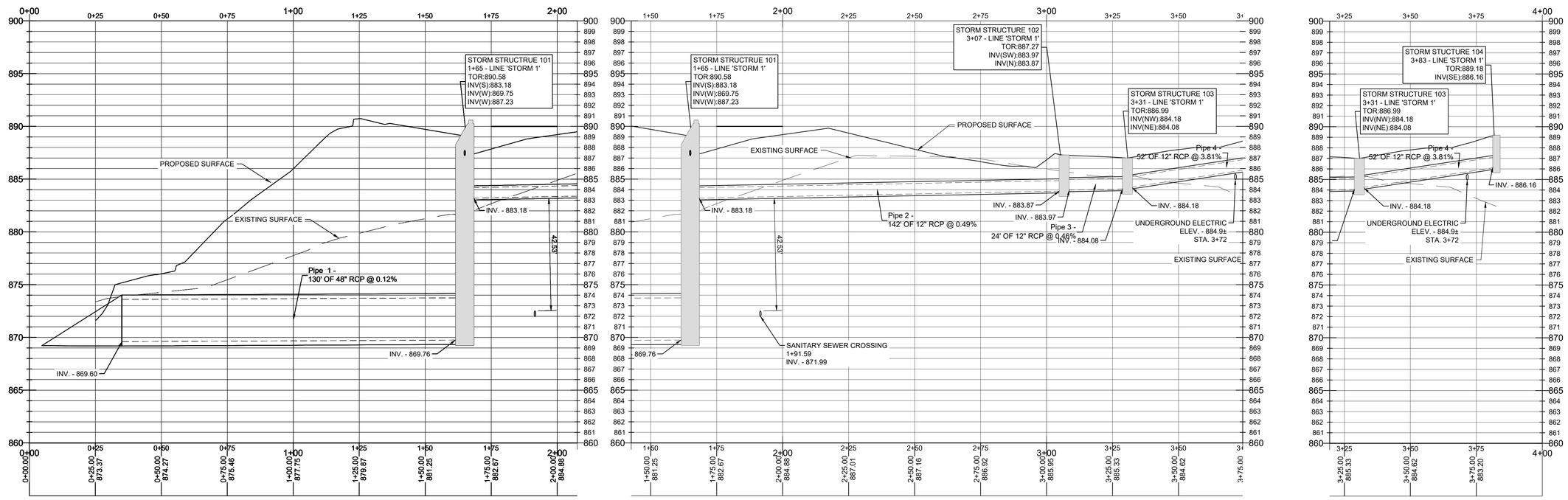
PLAN - STORM SEWER
LINE 'STORM 1'

SCALE: 1" =20'



PLAN - STORM SEWER
LINE 'STORM 1'

SCALE: 1" =20'



PROFILE: ALIGNMENT "STORM 1"

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 5'

STORM STRUCTURE DATA TABLE:

STRUCTURE NAME:	STR DETAILS:	PIPES IN:	PIPES OUT:
STORM STRUCTRUE 101	STORM MAN HOLE 72" DIAMETER TOR: 890.58 INV(S): 883.18 INV(W): 869.75 INV(W): 887.23	Pipe 2 - 142 LF 12" RCP @ 0.49% INV:883.18 ROOFDRAIN - 6" PVC @ 0.5% INV:887.23	Pipe 1 - 130 LF 48" RCP @ 0.12% INV:869.75
STORM STRUCTURE 102	24 x 36 inch Inlet Structure TOR: 887.27 INV(SW): 883.97 INV(N): 883.87	Pipe 3 - 24 LF 12" RCP @ 0.46% INV:883.97	Pipe 2 - 142 LF 12" RCP @ 0.49% INV:883.87
STORM STRUCTURE 103	24 x 36 inch Inlet Structure TOR: 886.99 INV(NW): 884.18 INV(NE): 884.08	Pipe 4 - 52 LF 12" RCP @ 3.81% INV:884.18	Pipe 3 - 24 LF 12" RCP @ 0.46% INV:884.08
STORM STUCTURE 104	24 x 36 inch Inlet Structure TOR: 889.18 INV(SE): 886.16		Pipe 4 - 52 LF 12" RCP @ 3.81% INV:886.16

PLAN & PROFILE NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
3. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
4. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
5. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
6. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
7. TOR = TOP OF RIM AND REFLECTS PAVEMENT GRADE.
8. SPECIAL HYDRAULIC STRUCTURES REQUIRED TO CONTROL THE FLOW OF WATER IN STORM RUNOFF DRAINAGE SYSTEMS INCLUDE JUNCTION CHAMBERS, DROP MANHOLES, STILLING BASINS, AND OTHER SPECIAL STRUCTURES. THE USE OF THESE STRUCTURES SHALL BE LIMITED TO THOSE LOCATIONS JUSTIFIED BY PRUDENT PLANNING AND BY CAREFUL AND THOROUGH HYDRAULIC ENGINEERING ANALYSIS. CERTIFICATION OF SPECIAL STRUCTURES BY A CERTIFIED STRUCTURAL ENGINEER MAY ALSO BE REQUIRED.

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10440 BENNETT PARKWAY
ZIONSVILLE, IN
STORM SEWER PLAN AND PROFILE

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	1" = 20'
Project No.	LW00261

Sheet
C510

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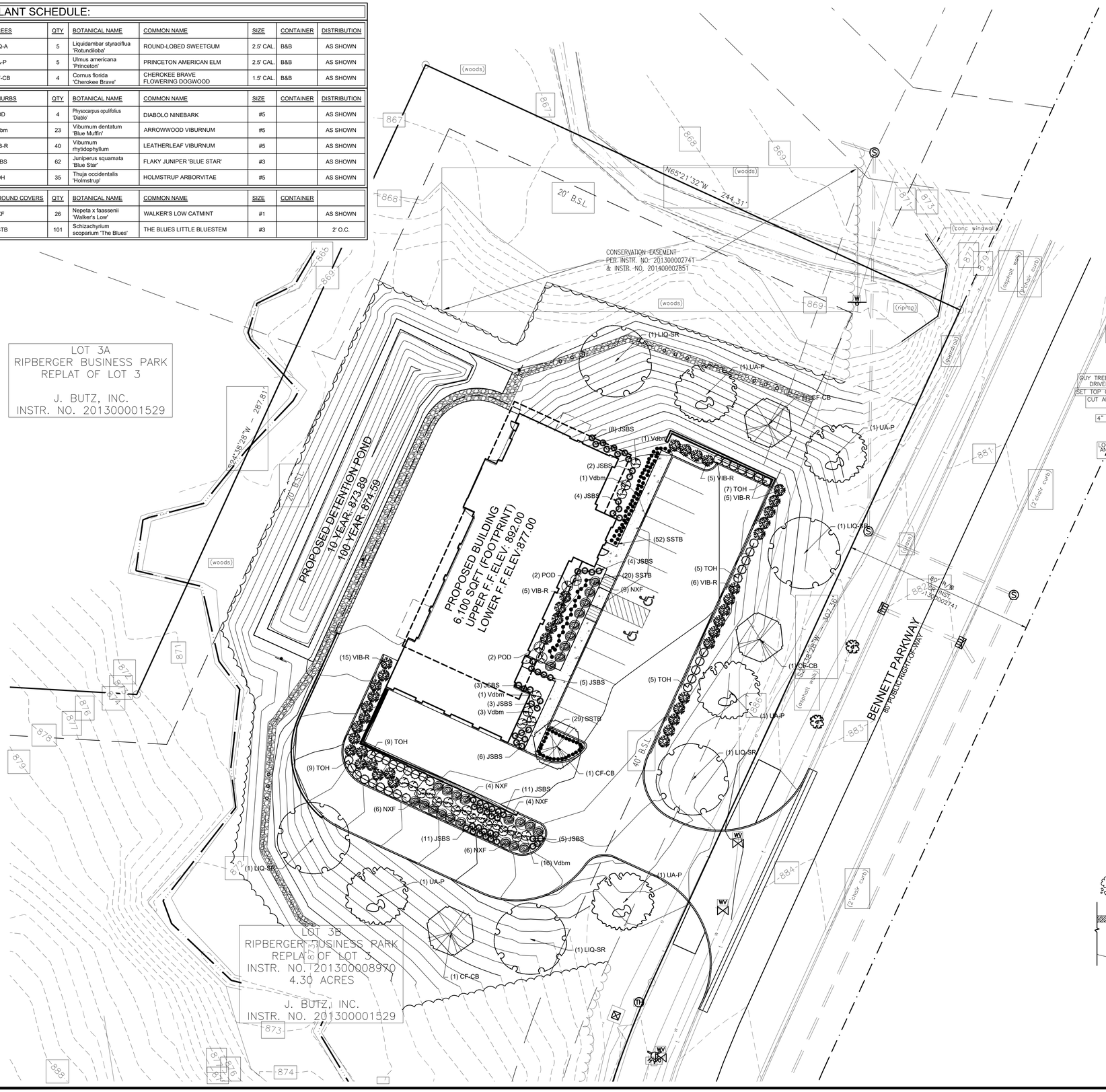
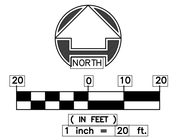
PLANT SCHEDULE:

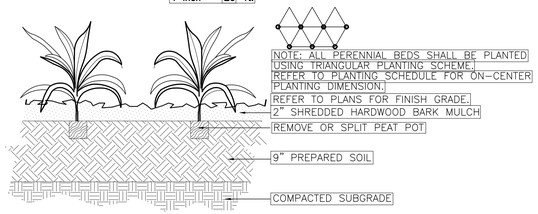
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DISTRIBUTION
LIQ-A	5	Liquidambar styraciflua 'Rotundiloba'	ROUND-LOBED SWEETGUM	2.5' CAL.	B&B	AS SHOWN
UA-P	5	Ulmus americana 'Princeton'	PRINCETON AMERICAN ELM	2.5' CAL.	B&B	AS SHOWN
CF-CB	4	Cornus florida 'Cherokee Brave'	CHEROKEE BRAVE FLOWERING DOGWOOD	1.5' CAL.	B&B	AS SHOWN

SHURBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	DISTRIBUTION
POD	4	Physocarpus opulifolius 'Diablo'	DIABOLO NINEBARK	#5		AS SHOWN
Vdbm	23	Viburnum dentatum 'Blue Muffin'	ARROWWOOD VIBURNUM	#5		AS SHOWN
VIB-R	40	Viburnum rhytidophyllum	LEATHERLEAF VIBURNUM	#5		AS SHOWN
JSBS	62	Juniperus squamata 'Blue Star'	FLAKY JUNIPER 'BLUE STAR'	#3		AS SHOWN
TOH	35	Thuja occidentalis 'Holmstrup'	HOLMSTRUP ARBORVITAE	#5		AS SHOWN

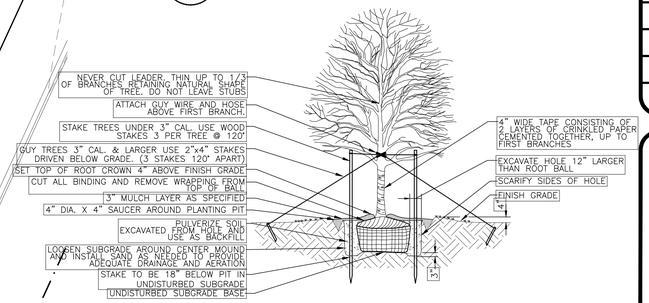
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
NXF	26	Nepeta x faassenii 'Walker's Low'	WALKER'S LOW CATMINT	#1		AS SHOWN
SSTB	101	Schizachyrium scoparium 'The Blues'	THE BLUES LITTLE BLUESTEM	#3		2' O.C.



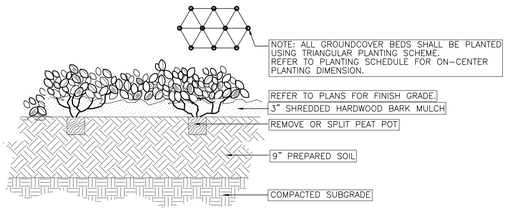




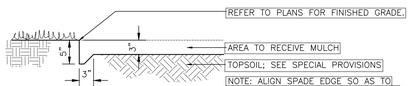
01 PERENNIAL PLANTING
NO SCALE



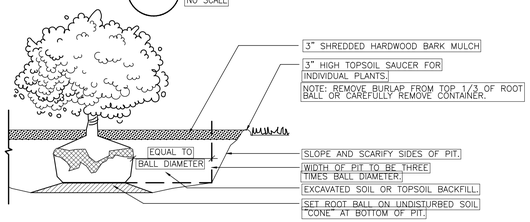
02 SHADE TREE PLANTING DETAIL
NO SCALE



03 GROUNDCOVER PLANTING
NO SCALE



04 SPADE EDGE
NO SCALE



05 SHURB PLANTING DETIAL
NO SCALE

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LANDSCAPE PLAN

Professional Seal & Signature

Drawn By	ETW
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Date	06/16/2020
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Project No.	LW00261

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C600

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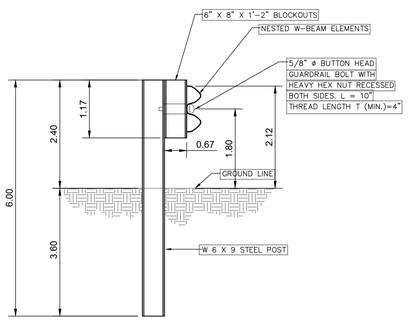
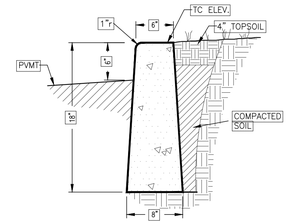
** COMPLIANCESIGNS.COM "Portrait OSHA NOTICE Detention Pond No Sign With Symbol ONEP-34586" OR ENGINEER APPROVED EQUIVALENT TO BE USED.

10 DETENTION POND WARNING SIGN
NO SCALE



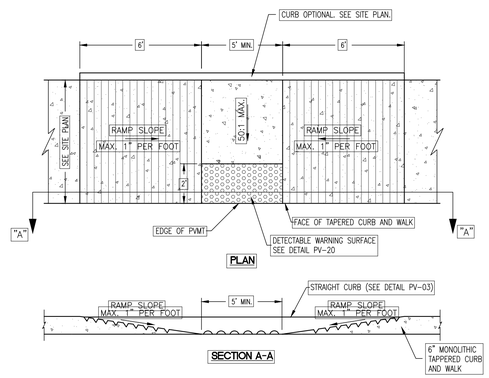
STEEL POST AND BLOCK FOR USE WITH NESTED GUARDRAIL ASSEMBLY

11 NO SCALE

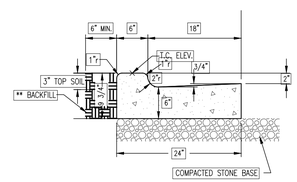


TC=TOP OF CURB ELEVATION

07 CONCRETE STRAIGHT CURB
NO SCALE

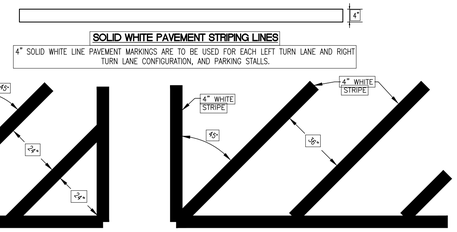


08 ACCESSIBLE RAMP WITH DEPRESSED CURB
NO SCALE



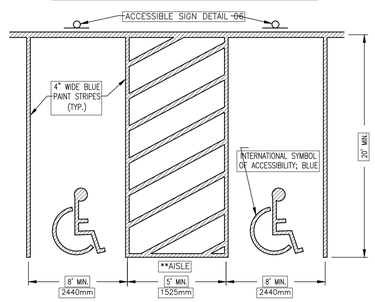
** WHERE SIDEWALK IS CONSTRUCTED ADJACENT TO THE CURB, THE SPACE BEHIND THE NEW CURB SHALL BE FILLED WITH GRANULAR MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LAYERS NOT TO EXCEED 4".

09 DEPRESSED CURB AND GUTTER
NO SCALE



04 TRAFFIC STRIPING
NO SCALE

ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH ANSI 4.28.8. SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. SEE DETAIL PV-13.



** 5'-0" MIN. AISLE FOR REGULAR SPACE
**8'-0" MIN. AISLE FOR VAN ACCESSIBLE SPACE
SEE SITE PLAN FOR ACTUAL DIMENSIONS

NOTE: ONE IN EIGHT ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE, BUT NOT LESS THAN ONE.

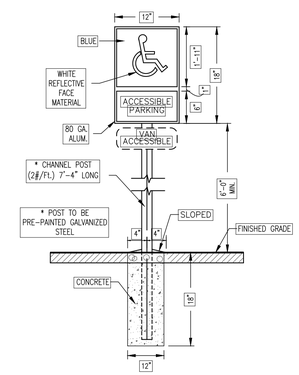
05 ACCESSIBLE PARKING SPACE
NO SCALE (2 STALLS)

ACCESSIBLE PARKING SPACES SHALL BE IDENTIFIED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH ANSI 4.28.8. SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

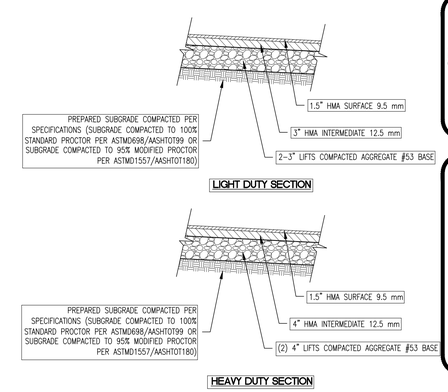
ANSI 4.28.5 FINISH AND CONTRAST THE CHARACTERS, SYMBOLS, AND BACKGROUND OF SIGN SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

SPACES COMPLYING WITH 4.1.2(5)(B) SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY.

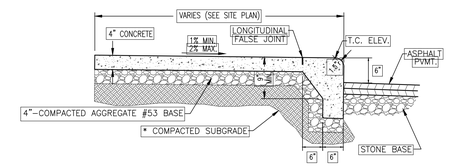
NOTE: ONE IN EIGHT ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE, BUT NOT LESS THAN ONE.



06 ACCESSIBLE PARKING SIGN
NO SCALE

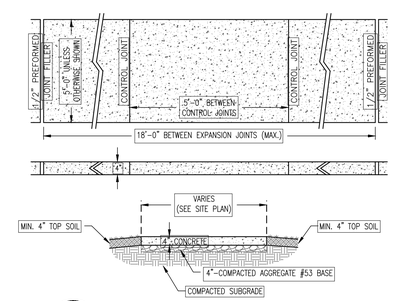


01 ASPHALT PAVEMENT SECTIONS
NO SCALE



* **COMPACTED SUBGRADE** – THE UPPER 6" SHALL COMPLY WITH THE DENSITY REQUIREMENTS OF THE TECHNICAL SPECIFICATIONS IMMEDIATELY PRIOR TO PLACING THE MATERIAL THEREON. ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIAL, WHICH CANNOT BE COMPACTED SATISFACTORILY, SHALL BE REMOVED. ALL ROCK ENCOUNTERED SHALL BE REMOVED OR BROKEN OFF AT LEAST 6" BELOW THE SUBGRADE SURFACE. ANY HOLES OR DEPRESSIONS RESULTING FROM THE REMOVAL OF UNSUITABLE MATERIAL SHALL BE FILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO CONFORM WITH THE SURROUNDING SUBGRADE SURFACE.

02 COMBINED WALK AND CURB
NO SCALE



03 CONCRETE SIDEWALK
NO SCALE

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CONSTRUCTION DETAILS

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	As Noted
Project No.	LW00261

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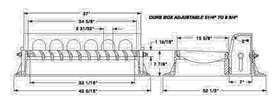
R-3287-10V
Combination Inlet Frame, Grate, Curb Box

Heavy Duty



CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3287-10V	V	2.1	5.5

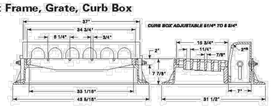
Available with 3" radius curb box.

MANUFACTURER	CATALOG NO.
NEENAH	R-3287, 10V
EAST JORDAN	7505M3

NOT TO SCALE

R-3287-SB10
Combination Inlet Frame, Grate, Curb Box

Heavy Duty



CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3287-SB10	S	1.9	5.5

MANUFACTURER	CATALOG NO.
NEENAH	R-3287, SB10
EAST JORDAN	7505

NOT TO SCALE

ZIONSVILLE FOR ALL THE RIGHT REASONS

STRAIGHT CURB INLET CASTING TYPE 1

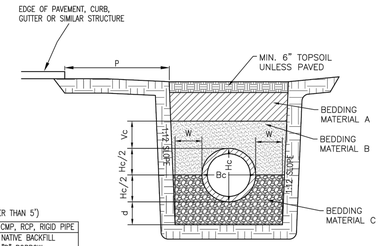
TOWN OF ZIONSVILLE, INDIANA

STANDARD DETAIL

PREPARED BY: BLN BEAM·LONGEST·NEFF

FIGURE NO. ST-4

ST-04.dwg Wednesday, October 28, 2016 8:47:56 AM



BEDDING MATERIAL DESIGNATION (P GREATER THAN 5')

	PVC, HDPE, PLASTIC PIPE	CMP, RCP, RIGID PIPE
MATERIAL A	NATIVE BACKFILL	NATIVE BACKFILL
MATERIAL B	#8 WASHED STONE	"B" BORROW
MATERIAL C	#8 WASHED STONE	#8 WASHED STONE

BEDDING MATERIAL DESIGNATION (P LESS THAN 5', BUT GREATER THAN 0')

	PVC, HDPE, PLASTIC PIPE	CMP, RCP, RIGID PIPE
MATERIAL A	#8 WASHED STONE	#8 WASHED STONE
MATERIAL B	#8 WASHED STONE	#8 WASHED STONE
MATERIAL C	#8 WASHED STONE	#8 WASHED STONE

BEDDING MATERIAL DESIGNATION (PIPE UNDER PAVEMENT OR DRIVEWAY)

	PVC, HDPE, PLASTIC PIPE	CMP, RCP, RIGID PIPE
MATERIAL A	PIPE NOT ALLOWED	#8 WASHED STONE
MATERIAL B	(EXCEPT HDPE – SEE	#8 WASHED STONE
MATERIAL C	NOTE 7)	#8 WASHED STONE

LEGEND

P = DISTANCE FROM EDGE OF PAVEMENT
Hc = OUTSIDE DIAMETER OR RISE
Bc = OUTSIDE DIAMETER
d = DEPTH OF BEDDING MATERIAL BELOW PIPE
= 8" MIN. FOR FILL HEIGHT UP TO 16'
= 12" MIN. FOR FILL HEIGHT OF 16' OR MORE
Vc = 12" FOR Bc UP TO 18"
= 18" FOR Bc > 18"
W = 0.3 Bc OR 9', WHICHEVER IS GREATER

NOTES:
1. INDOT TYPE 1 PIPE REQUIRED FOR STORM SEWERS/CULVERTS UNDER PAVEMENT
2. INDOT TYPE 2 PIPE REQUIRED FOR STORM SEWERS/CULVERTS OUTSIDE OF PAVEMENT.
3. ALL BEDDING SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS
4. FOR BACKFILL PURPOSES, PAVED SHOULDERS, CURBS, GUTTERS, AND SIDEWALKS ARE CONSIDERED PAVEMENT.
5. FLOWABLE BACKFILL SHALL BE ENCASED BY A MINIMUM OF 2 FEET OF COMPACTED EARTH BACKFILL
6. PLASTIC PIPES FABRICATED ON HYDROSTATIC DESIGN BASES RATED RESINS CONSIDERED RIGID FOR BACKFILL PURPOSES
7. ZIONSVILLE ALLOWS HDPE PIPE UNDER PAVEMENT AS LONG AS IT IS A MANDREL TESTED TO 7.5%

NOT TO SCALE

ZIONSVILLE FOR ALL THE RIGHT REASONS

BEDDING AND BACKFILL SECTION

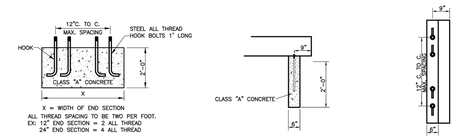
TOWN OF ZIONSVILLE, INDIANA

STANDARD DETAIL

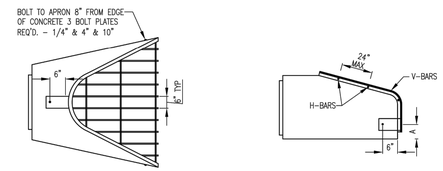
PREPARED BY: BLN BEAM·LONGEST·NEFF

FIGURE NO. ST-8

ST-08.dwg Wednesday, October 26, 2016 8:53:14 AM



END SECTION ANCHOR



NOTES:
1. BARS & PLATES ARE HOT-ROLLED STEEL.
2. BARS, PLATES, & PIPE ARE FINISHED WITH 2 COATS OF ALUMINUM PAINT.
3. BOLTS ARE GALVANIZED.

TRASH/DEBRIS GUARD DETIAL

NOT TO SCALE

ZIONSVILLE FOR ALL THE RIGHT REASONS

PRE CAST CONCRETE END SECTION

TOWN OF ZIONSVILLE, INDIANA

STANDARD DETAIL

PREPARED BY: BLN BEAM·LONGEST·NEFF

FIGURE NO. ST-9

ST-09.dwg Wednesday, October 26, 2016 8:53:51 AM

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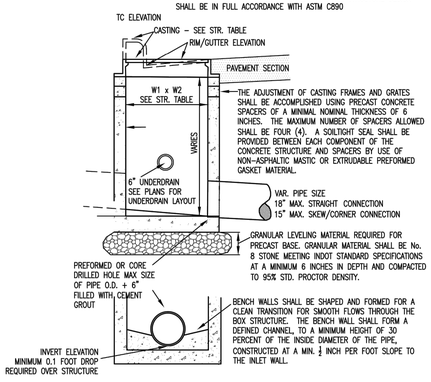
No.	Revision/Issue	Date
01	PER CITY COMMENTS	07/10/20

GENERAL NOTES:
STORM BOX STRUCTURES SHALL BE PRECAST CONCRETE CLASS A WITH A 4000 PSI. 28 DAY COMPRESSIVE STRENGTH. THE STRUCTURE DESIGN SHALL BE IN FULL ACCORDANCE WITH ASTM C890



NOT TO SCALE

NOTE: ALL STRUCTURE JOINTS SHALL BE SLICKED WITH NON-SHRINK GROUT.

ZIONSVILLE FOR ALL THE RIGHT REASONS

STORM BOX STRUCTURE

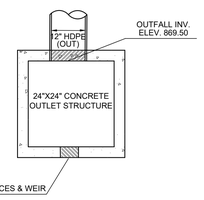
TOWN OF ZIONSVILLE, INDIANA

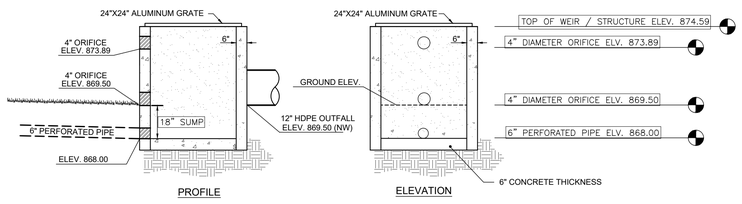
STANDARD DETAIL

PREPARED BY: BLN BEAM·LONGEST·NEFF

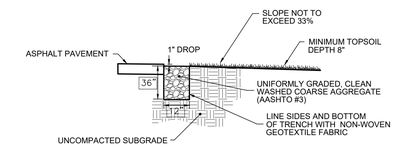
FIGURE NO. ST-2

ST-02.dwg Tuesday, November 08, 2016 1:47:43 PM

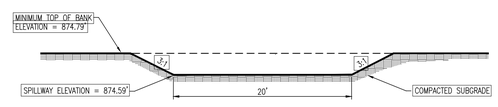




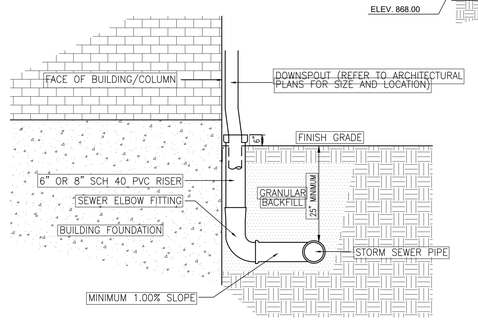
01 POND OUTLET CONTROL STRUCTURE
NO SCALE



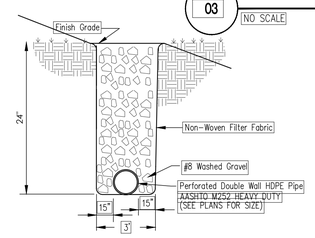
02 VEGETATED FILTER STRIP WITH LEVEL SPREADER
NO SCALE



03 EMERGENCY SPILLWAY CROSS SECTION
NO SCALE



ST-83A DOWNSPOUT DRAIN
NO SCALE



ST-20 PERFORATED UNDERDRAIN (SSD) W/ GRAVEL BACKFILL
NO SCALE

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

AES OFFICE BUIDLING
10440 BENNETT PARKWAY
ZIONSVILLE, IN
CONSTRUCTION DETAILS

Professional Seal & Signature

Drawn By	ETW
Checked By	BJH
Date	06/16/2020
Scale	As Noted
Project No.	LW00261
Sheet	C701

G:\My Drive\00261 – Bennett Parkway Office Building\Design\CAD\00261_C700.dwg Even West Plot: 7/10/2020 3:46 PM Save: 7/10/2020 3:26 PM

PLAN VIEW
Scale: 1 inch= 20 Ft.

Luminaire Schedule							
Project: 20135-MB AES ZIONSVILLE SITE							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	1	F4	SINGLE	112	14170	0.900	Site Type IV 3k 20ft Pole
	2	F4H	SINGLE	112	10262	0.900	Site Type IV HS 3k 20ft Pole
	13	W4	SINGLE	15.5	977	0.900	Wall Direct Type IV 3K

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURE MOUNTING HEIGHTS A.F.G. ARE SPECIFIED NEXT TO FIXTURES AS 'MH'

Calculation Summary							
Project: 20135-MB AES ZIONSVILLE SITE							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Sidewalk_Grade	Illuminance	Fc	1.70	3.3	0.9	1.89	3.67
Parking-Drives_Grade	Illuminance	Fc	1.47	3.7	0.1	14.70	37.00
Perimeter_Grade	Illuminance	Fc	0.04	3.4	0.0	N.A.	N.A.

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-Illuminating Engineering Society recommended illuminance targets are used where applicable.
*THE FIXTURE TYPES, LUMEN PACKAGES AND/OR LAMPINGS, COLOR TEMPERATURES, CRI, LIGHT-LOSS FACTORS, AND REFLECTANCE VALUES SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.

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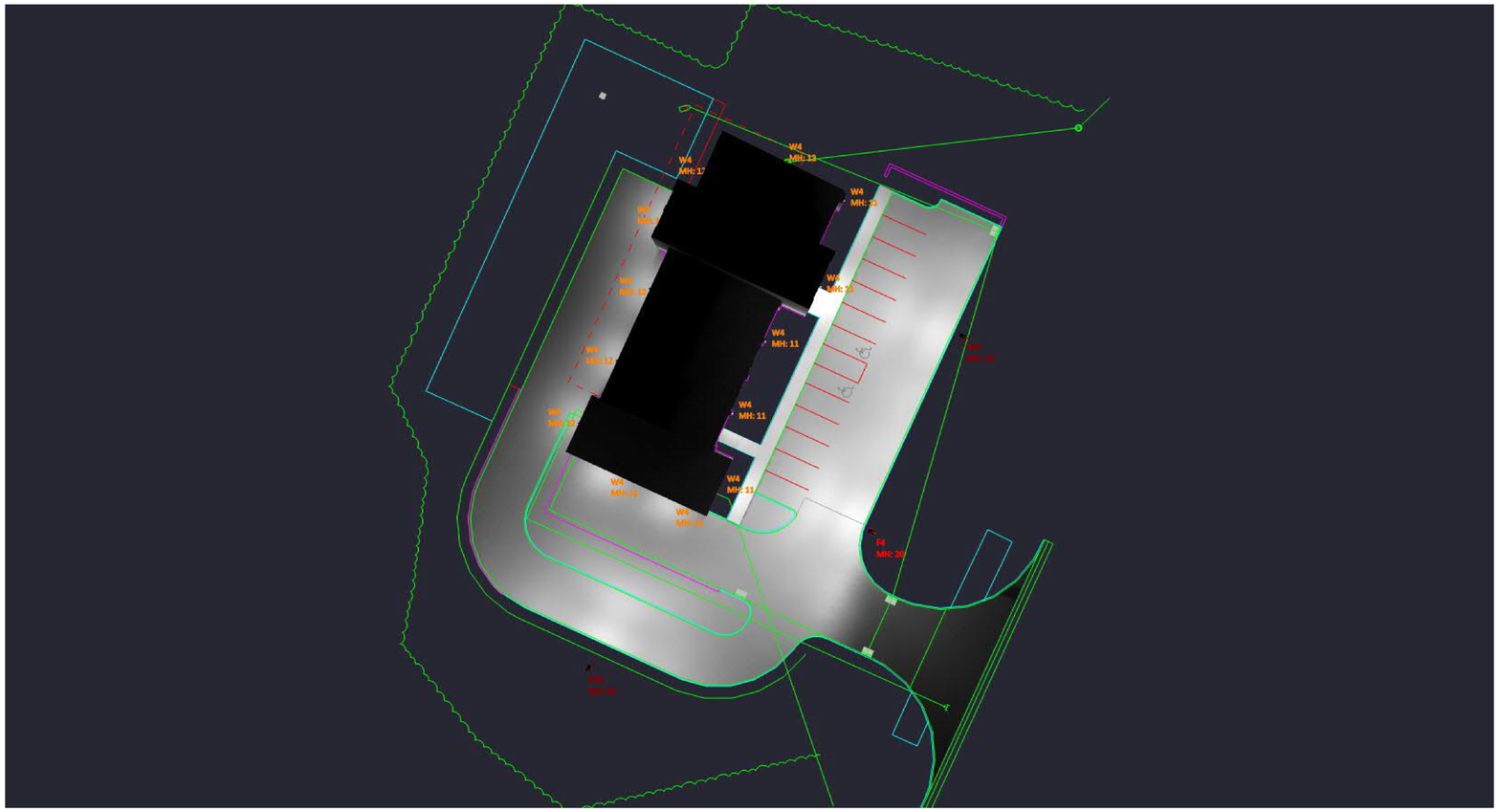
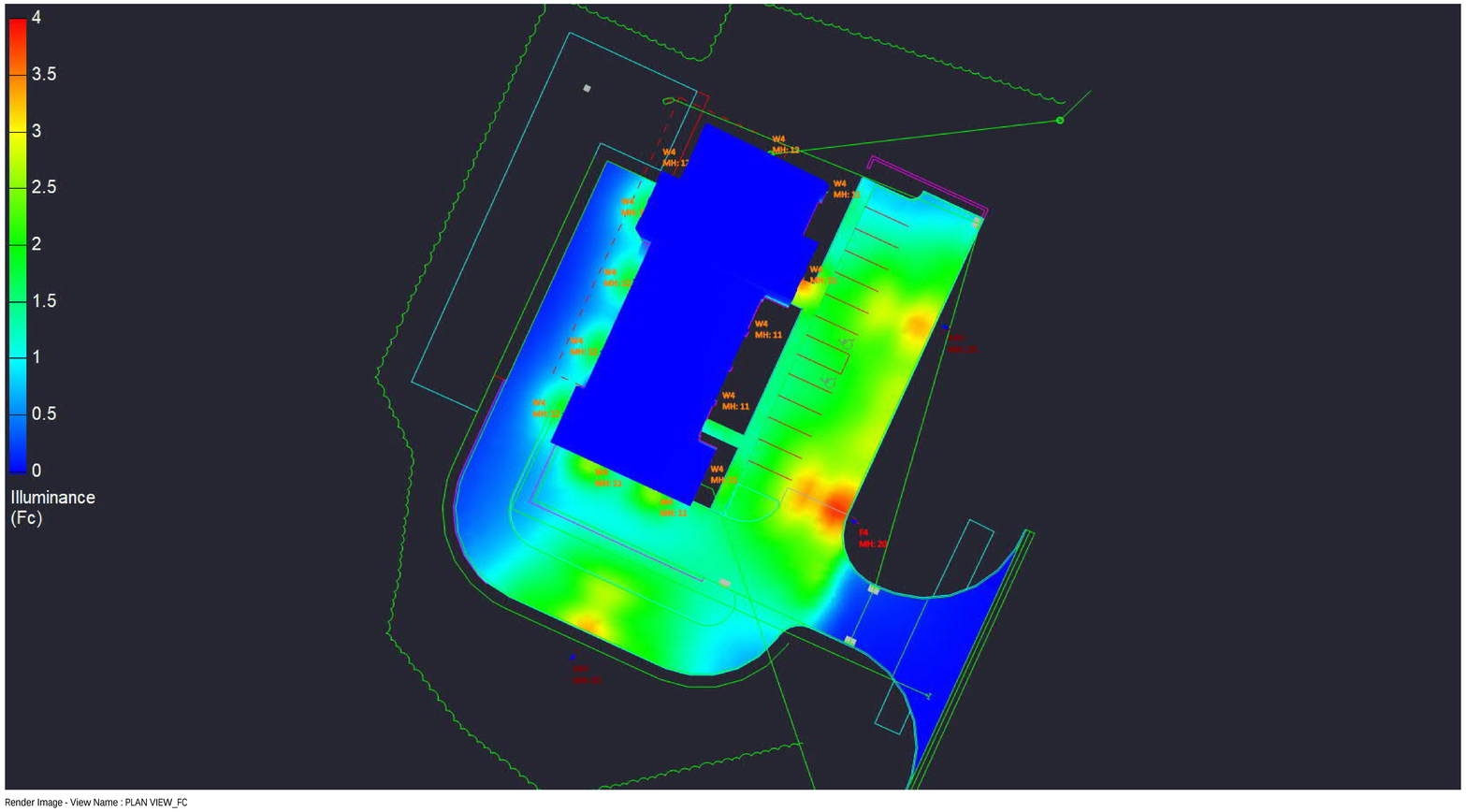
Date:6/22/2020

Filename: 20135-MB AES ZIONSVILLE SITE SLS1.AGI



Render Image - View Name : PLAN VIEW



Render Image - View Name : PLAN VIEW_FC

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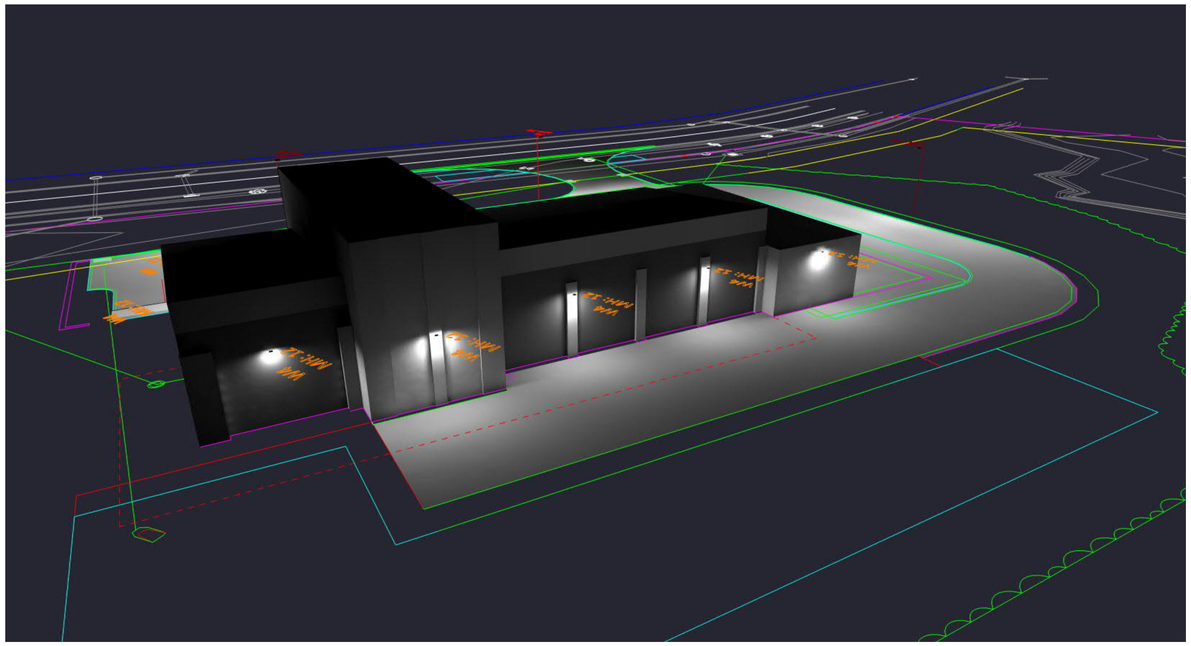

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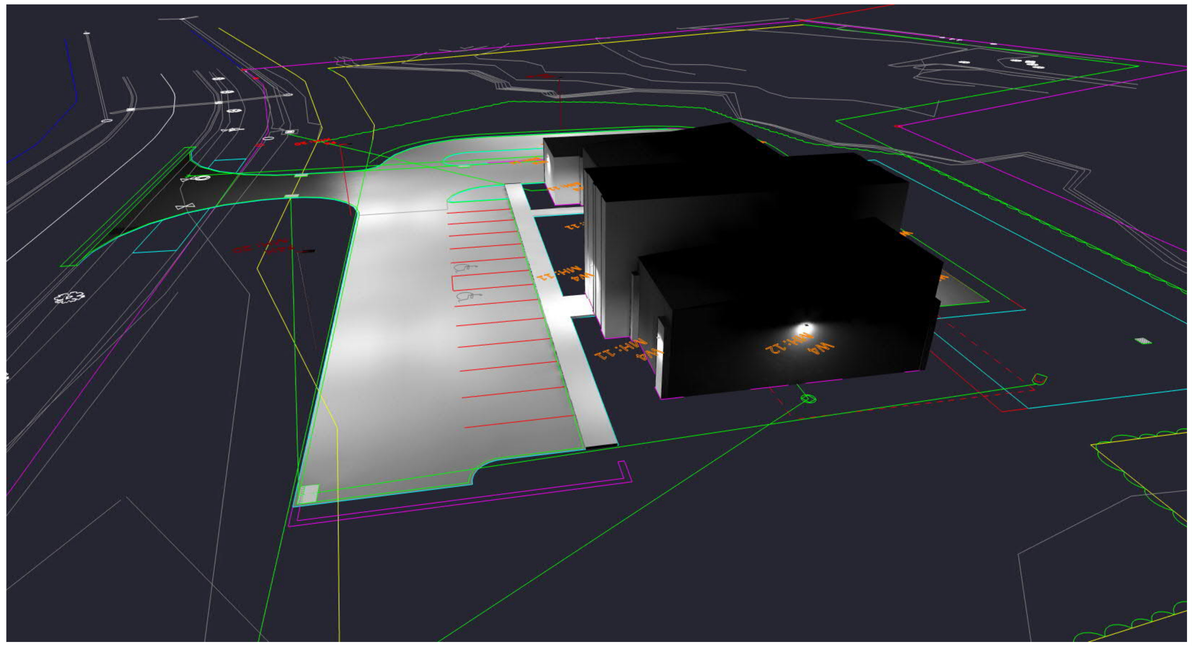

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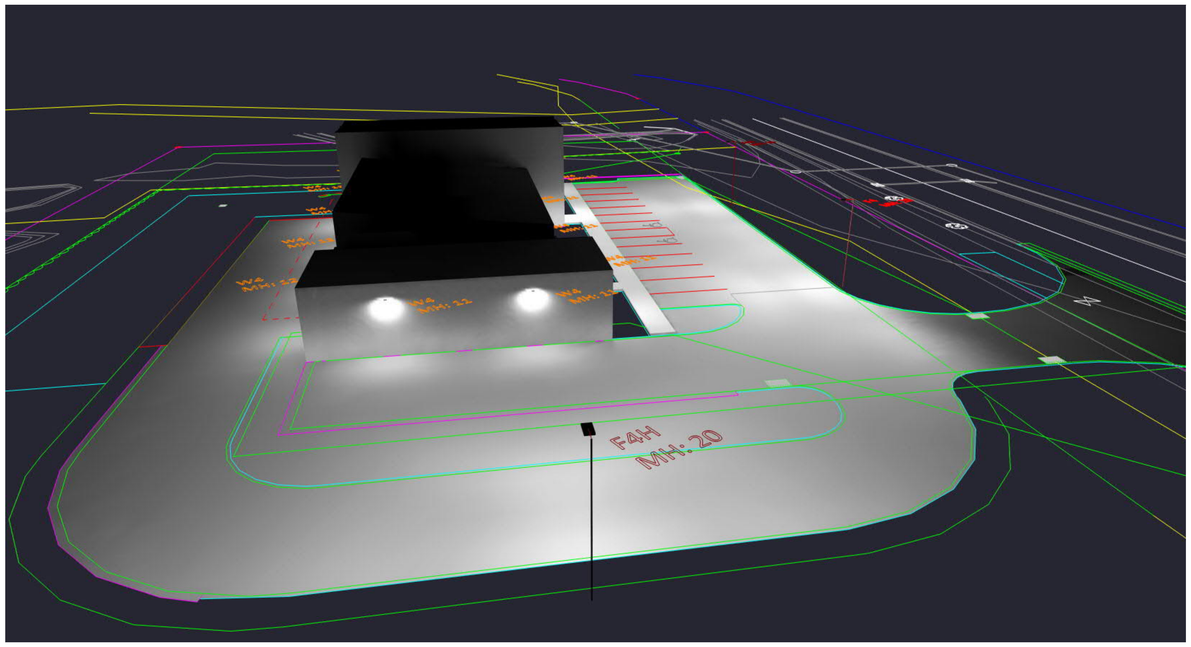

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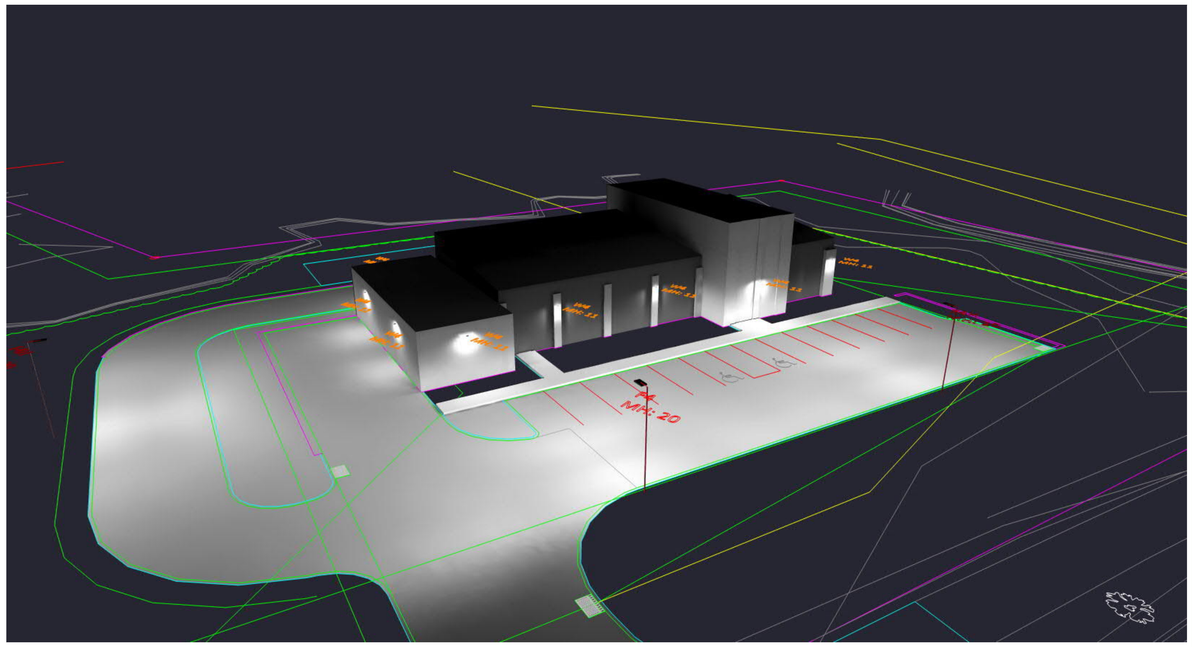

Render Image - View Name : SE ISO

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Date:6/22/2020

Filename: 20135-MB AES ZIONSVILLE SITE SLS1.AGI

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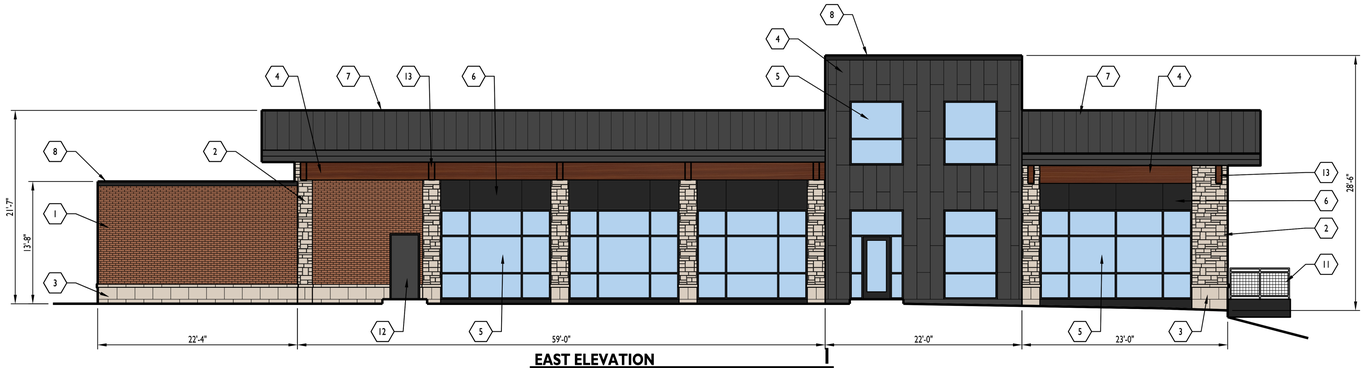
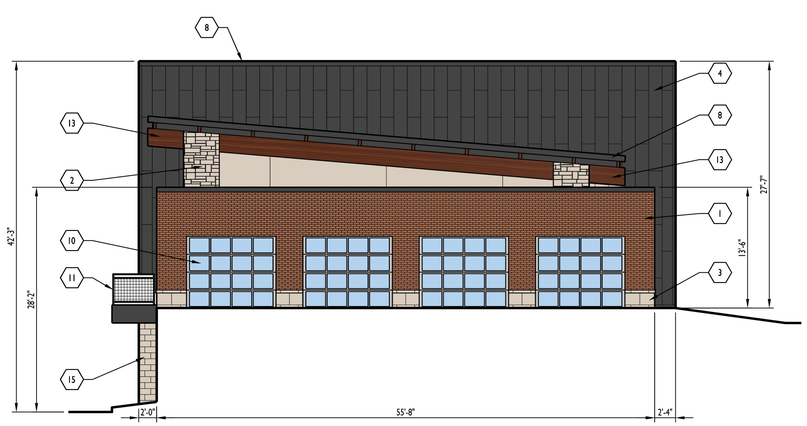
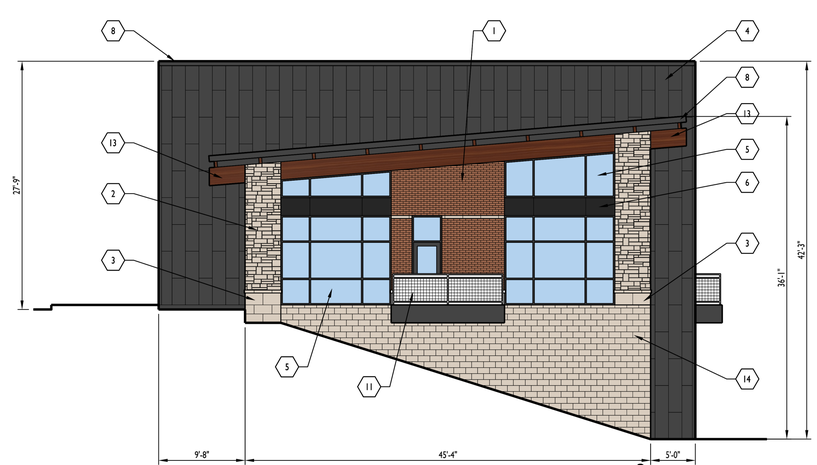


EAST ELEVATION
1/8" = 1'-0"

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



SOUTH ELEVATION 4
1/8" = 1'-0"



NORTH ELEVATION 3
1/8" = 1'-0"

KEYED NOTES

1. BRICK VENEER.
2. NATURAL STONE VENEER.
3. CAST STONE VENEER AND WATERTABLE COURSE.
4. FIBER CEMENT RAINSCREEN PANELS
5. 1" INSULATED TINTED GLASS IN THERMALLY BROKEN ALUMINUM STORE FRONT FRAMING.
6. METAL PANEL FINISHED TO MATCH STOREFRONT.
7. STANDING SEAM METAL ROOF.
8. PRE-FINISHED METAL COPING.
9. INSULATED STEEL OVERHEAD DOOR.
10. ALUMINUM OVERHEAD DOOR W/ INSULATED GLASS.
11. ALUMINUM GUARDRAIL.
12. INSULATED METAL DOOR, PAINTED.
13. LAMINATED WOOD BEAMS W/ STAIN / SEALER.
14. CONCRETE BASEMENT WALL W/ FORMLINER PATTERN, PAINTED.
15. SPLIT FACE CMU, PAINTED.
16. RETAINING WALL.

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

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PROJECT INFORMATION

NEW BUILDING FOR:
AES RESTAURANT GROUP

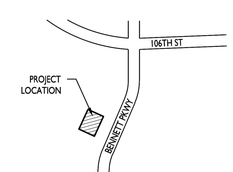
BENNETT PARKWAY
ZIONSVILLE, INDIANA

ISSUE DATES

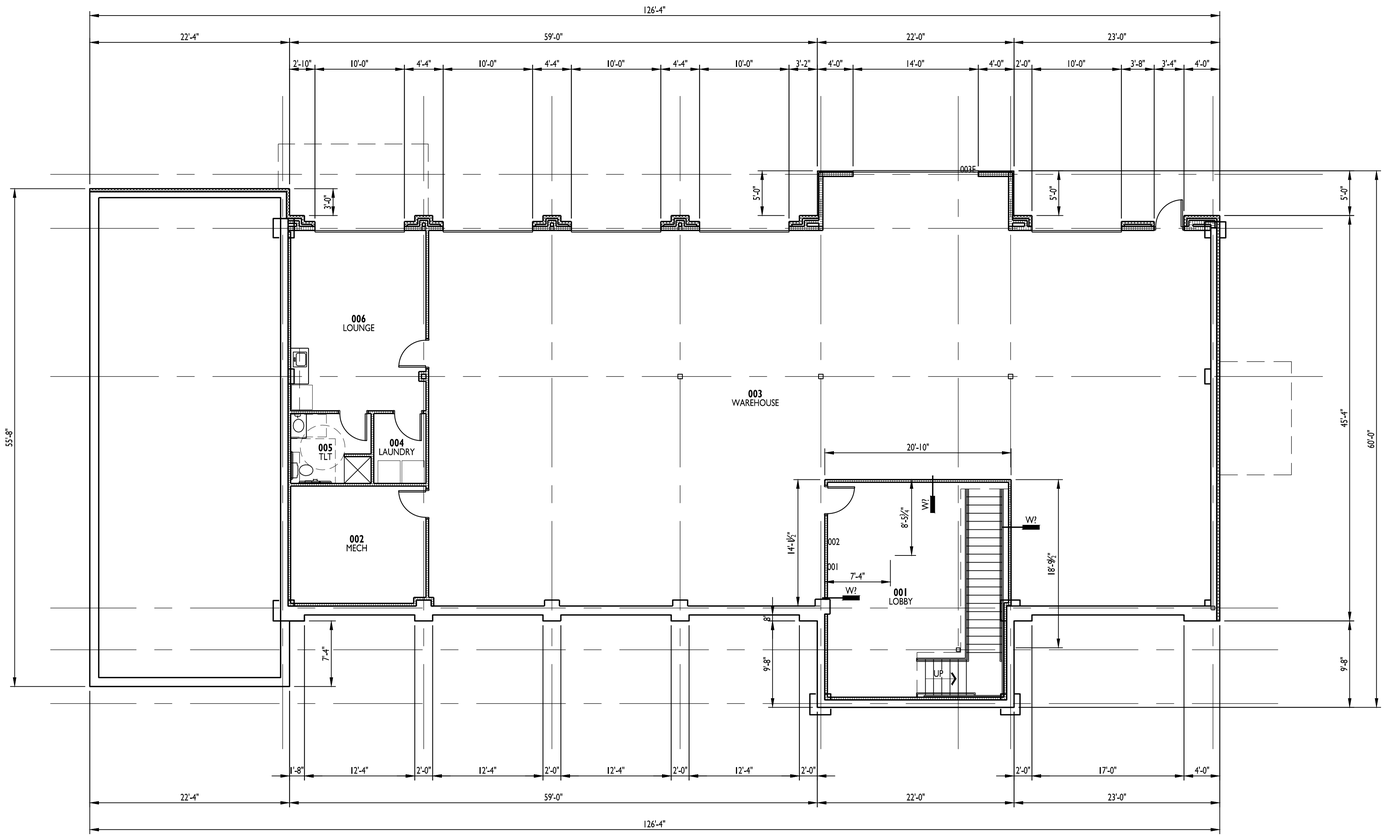
190125

EXTERIOR ELEVATIONS

A201



KEY PLAN



LOWER LEVEL FLOOR PLAN 1

1/8" = 1'-0"

GENERAL NOTES

A. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND JOB CONDITIONS. ANY DEVIATION FROM WHAT IS NOTED IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

B. ALL DIMENSIONS SHOWN ARE FACE OF BRICK, MASONRY OR METAL STUD FRAMING, UNLESS OTHERWISE NOTED.

C. PROVIDE DEEP LEG DEFLECTION TRACK AT ALL METAL STUD CONNECTIONS WITH STRUCTURE ABOVE, TYPICAL.

D. PROVIDE FIRE RATED WOOD BLOCKING IN METAL STUD WALLS FOR ANY WALL SUPPORTED ITEMS.

E. PROVIDE APPROVED FIRE RATED STOPPING MATERIALS IN ANY OPENINGS IN FIRE RATED ASSEMBLIES.

F. REFER TO DOOR AND WINDOW SCHEDULES FOR ALL MATERIALS, FINISHES, AND HARDWARE INFORMATION.

G. REFER TO EXTERIOR ELEVATIONS FOR ALL BRICK, MASONRY, AND OTHER EXPANSION JOINT LOCATIONS.

H. ALL MATERIALS LOCATED IN CEILING PLENUM SHALL BE RATED FOR SUCH INSTALLATION OR PROTECTED TO PROVIDE COMPLIANCE. THIS INCLUDES BUT IS NOT LIMITED TO INSULATION (FHC 25/50) POWER AND LOW VOLTAGE WIRING, TELECOMMUNICATIONS CABLING, PLUMBING SUPPLY AND DRAIN LINES AND SUPPORTING BRACKETS AND/OR BLOCKING FOR CEILING HUNG ITEMS.

I. PRIOR TO ORDERING ANY PRODUCTS, CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT OF ALL FINISH MATERIALS TO BE USED ON THE PROJECT. THE CONTRACTOR SHALL BEAR SOLE RESPONSIBILITY FOR ANY MATERIALS ORDERED INCORRECTLY WHEN THAT MATERIAL WAS NOT REVIEWED BY THE ARCHITECT.

J. PROVIDE CONCRETE FILLED STEEL PIPE BOLLARDS AT ALL REQUIRED UTILITY EQUIPMENT LOCATIONS SUCH AS GAS METERS, ELECTRICAL TRANSFORMER PANELS, ETC., COORDINATE WITH UTILITY COMPANY AND CONTRACTORS, WHEN APPLICABLE. FOR NECESSARY LOCATIONS. REFER TO CIVIL DRAWINGS FOR BOLLARD SPECIFICATIONS AND ADDITIONAL INFORMATION.

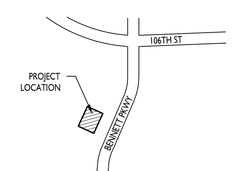
K. ALL DOORS, UNLESS OTHERWISE NOTED, TO HAVE HINGE SIDE SET 4" FROM CORNER SHOWN TO OUTSIDE OF FRAME.

L. UNLESS SPECIFIED ELSEWHERE, ALL INTERIOR SLABS AND SLAB INFILLS TO BE FF-50/FL-35 OVERALL AND FF-35/FL-25 LOCAL.

M. ALL EXIT DOORS TO HAVE TACTILE EXIT SIGNAGE PER 703.4 OF THE ANSI 117.1 2009

KEYED NOTES

1. START KEYED NOTES HERE.



KEY PLAN

CURRAN
ARCHITECTURE
5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
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PROJECT INFORMATION

NEW BUILDING FOR:
AES RESTAURANT GROUP

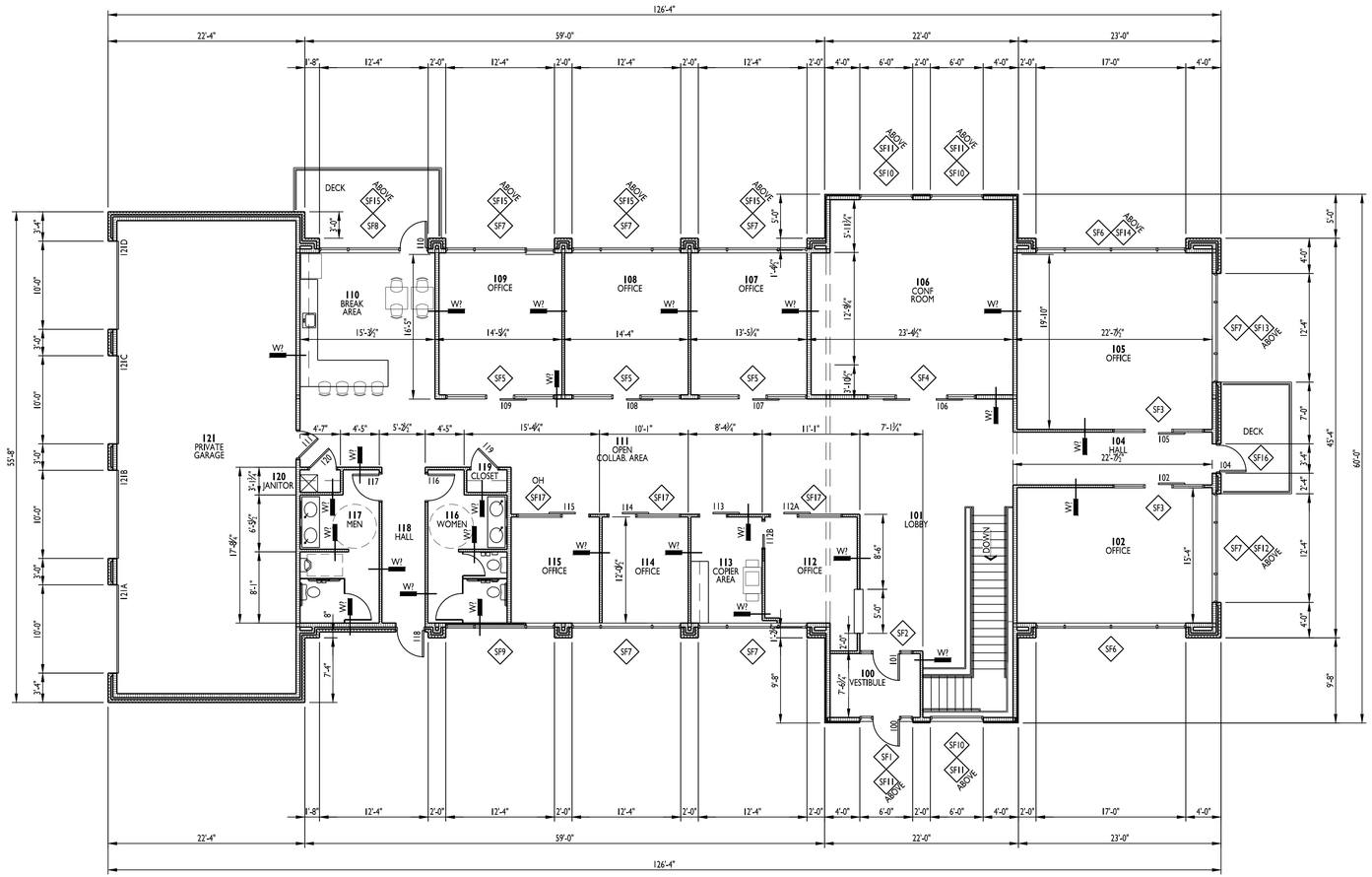
BENNETT PARKWAY
ZIONSVILLE, INDIANA

ISSUE DATES

190125

LOWER LEVEL FLOOR PLAN

A101



FIRST FLOOR PLAN 1

1/8" = 1'-0"

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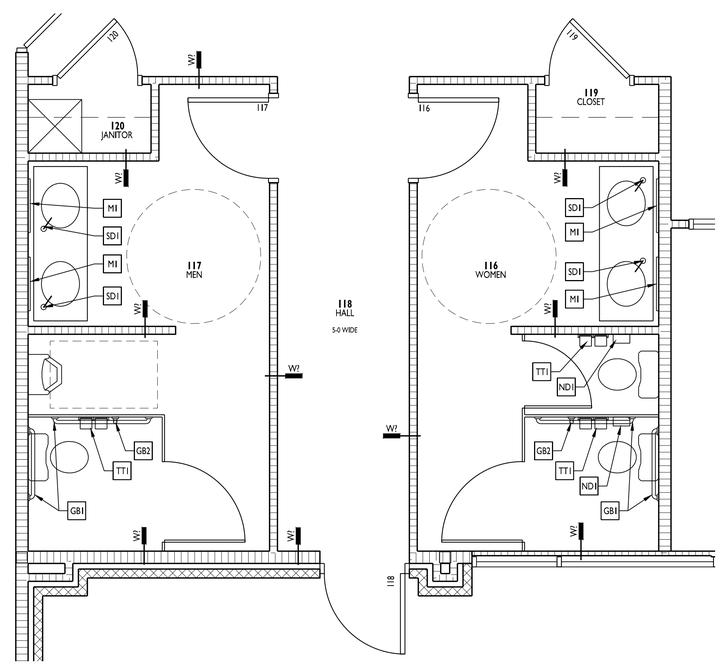
PROJECT INFORMATION

NEW BUILDING FOR:
AES RESTAURANT GROUP

BENNETT PARKWAY
ZIONSVILLE, INDIANA

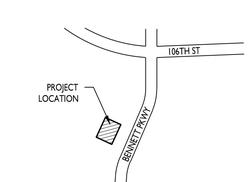
TOILET ACCESSORY SCHEDULE

MARK	SYMBOL	MFR #	DESCRIPTION
TT1		BOBRICK B-2888	MULTI-ROLL TOILET TISSUE DISPENSER
GB1		BOBRICK B-5806 X 36 B-5806 X 42	36" AND 42" GRAB BARS
GB2		BOBRICK B-5806 X 18	18" VERTICAL GRAB BAR
M1		BOBRICK B-165	MIRROR 2'-0" X 3'-6"
TD1		BOBRICK B-3944	TOWEL DISPENSER / WASTE RECEPTACLE
SD1		BOBRICK B-2112	SOAP DISPENSER
ND1		BOBRICK B-353 B-270	B-353: SANITARY NAPKIN DISPOSAL UNIT AT GWB LOCATIONS. B-270: SURFACE, MOUNT SANITARY NAPKIN DISPOSAL UNIT AT PARTITIONS
SS1		BOBRICK B-5181	FOLDING SEAT FOR ADA SHOWER
SH1		NOT APPLICABLE	SHOWER HEAD
TP1		GENERAL PARTITION	TOILET PARTITION AND/OR URINAL SCREEN POWDER COATED URINAL SCREEN BOTTOM 12" FROM FLOOR AND TOP 60" MAX FROM FLOOR



ENLARGED FLOOR PLAN 2

3/8" = 1'-0"



KEY PLAN

ISSUE DATES

190125

FIRST FLOOR PLAN

A102

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

PRV / PRV-XL Prevail LED

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 3
- Product Specifications page 3
- Energy and Performance Data page 4
- Control Options page 5

Product Certifications

Product Features

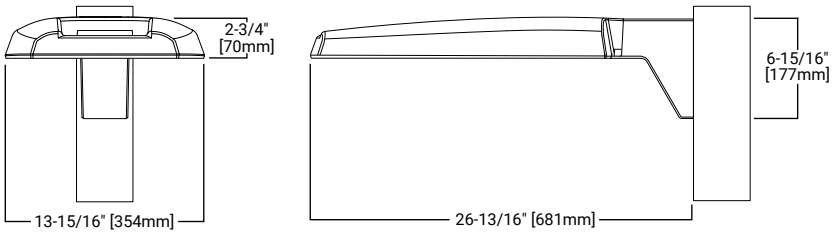
LumenSafe Technology · LumaWatt Pro · WaveLinx

Quick Facts

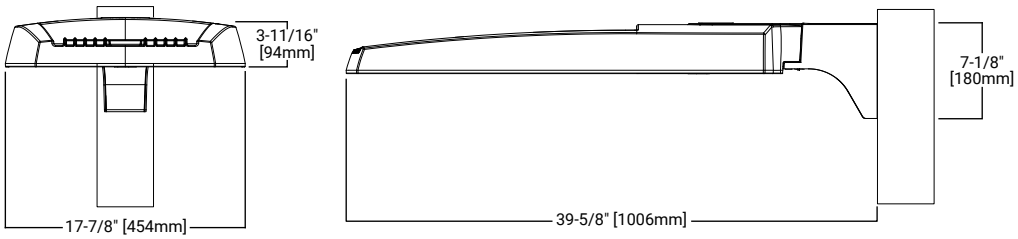
- Lumen packages range from 7,100 - 48,600 lumens (50W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 148 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Dimensional Details

Prevail



Prevail XL



Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family [1,2]	Light Engine [3]	Driver	Voltage	Distribution	Mounting (Included)	Color
PRV=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**D**=Dimming (0-10V)	**UNV**=Universal (120-277V) **347**=347V **480**=480V [4]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**SA**=Standard Versatile Arm **MA**=Mast Arm **WM**=Wall Mount Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White
PRV-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens					

Options (Add as Suffix)	**Accessories** (Order Separately) [17]
7030=70 CRI / 3000K CCT [5] **7050**=70 CRI / 5000K CCT [5] **HSS**=House Side Shield [6] **L90**=Optics Rotated 90° Left **R90**=Optics Rotated 90° Right **10K**=10kV/10kA UL 1449 Fused Surge Protective Device **HA**=50°C High Ambient Temperature [7] **PER**=NEMA 3-PIN Twistlock Photocontrol Receptacle **PER7**=NEMA 7-PIN Twistlock Photocontrol Receptacle **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' – 12' Mounting Height [8,9] **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' – 30' Mounting Height [8,9] **MSP-L12**=Integrated Sensor ON/OFF Operation, 8' – 12' Mounting Height [8,9] **MSP-L30**=Integrated Sensor ON/OFF Dimming Operation, 12' – 30' Mounting Height [8,9] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9' – 20' Mounting Height [9,10] **MS/DIM-L40W**=Motion Sensor for Dimming Operation, 21' – 40' Mounting Height [9,10] **MS-L20**=Motion Sensor for ON/OFF Operation, 9' – 20' Mounting Height [9,10] **MS-L40W**=Motion Sensor for ON/OFF Operation, 21' – 40' Mounting Height [9,10] **ZW**=Wavelinx-enabled 4-PIN Twistlock Receptacle [9,11,12] **ZW-SWPD4XX**=Wavelinx Wireless Sensor, 7' – 15' Mounting Height [9,11,12,13] **ZW-SWPD5XX**=Wavelinx Wireless Sensor, 15' – 40' Mounting Height [9,11,12,13] **LWR-LW**=LumaWatt Pro Wireless Sensor, Wide Lens for 8' – 16' Mounting Height [9,14] **LWR-LN**=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' – 40' Mounting Height [9,14] **(See Table Below)**=LumenSafe Integrated Network Security Camera [15,16]	**PRVWM-XX**=Wall Mount Kit [8] **PRVMA-XX**=Mast Arm Mounting Kit [8] **PRVSA-XX**=Standard Arm Mounting Kit [8] **PRVXLSA-XX**=Standard Arm Mounting Kit (for Prevail XL) [15] **PRVXLWM-XX**=Wall Mount Kit (for Prevail XL) [15] **PRVXLMA-XL**=Mast Arm Mounting Kit (for Prevail XL) [15] **MA1010-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1011-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1017-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1018-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **HS/VERD**=House Side Shield [6,18] **VGS-F/B**=Vertical Glare Shield, Front/Back [18] **VGS-SIDE**=Vertical Glare Shield, Side [18] **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=NEMA Photocontrol – 120V **OA/RA1016**=NEMA Photocontrol – Multi-Tap 105-285V **OA/RA1201**=NEMA Photocontrol – 347V **OA/RA1027**=NEMA Photocontrol – 480V **ISHH-01**=Integrated Sensor Programming Remote [19] **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [20] **SWPD4-XX**=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [12,13,21] **SWPD5-XX**=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [12,13,21] **WOLC-7P-10A**=WaveLinx Outdoor Control Module (7-PIN) [22]

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole white paper WP513001EN for additional support information.
3. Standard 4000K CCT and 70CRI.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Use dedicated IES files on product website for non-standard CCTs.
6. Option will come factory-installed. House Side Shield not suitable with T5 distribution or C60 lumen package.
7. Not available with C60 lumen package.
8. Only available in PRV configurations C15, C25, C40 or C60.
9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW or LWR).
10. Utilizes the Wattstopper sensor FSP-211.
11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).
12. In order for the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
13. Replace XX with sensor color (WH, BZ, or BK).
14. LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
15. Only available in PRV-XL configurations C75, C100, C125, C150, or C175.
16. Not available with 347V, 480V, or HA options. Consult LumenSafe system product pages for additional details and compatability information.
17. Replace XX with paint color.
18. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).
19. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
20. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Requires Wavelinx-enabled 4-PIN twistlock receptacle (ZW) option.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, MSP, ZW or LWR).

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Dome Camera	**C**=Cellular, Customer Installed SIM Card **A**=Cellular, Factory Installed AT&T SIM Card **V**=Cellular, Factory Installed Verizon SIM Card **S**=Cellular, Factory Installed Sprint SIM Card	**E**=Ethernet Networking

Stock Ordering Information

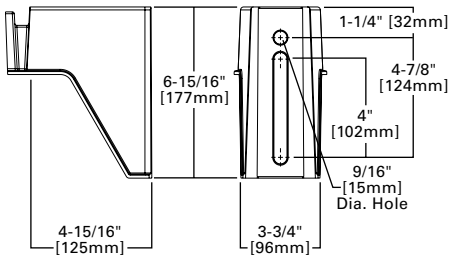
Product Family [1]	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	**C15**=(1 LED) 7,100 Nominal Lumens **C25**=(2 LEDs) 13,100 Nominal Lumens **C40**=(2 LEDs) 17,100 Nominal Lumens **C60**=(2 LEDs) 20,000 Nominal Lumens	**UNV**=Universal (120-277V) **347**=347V [2]	**T3**=Type III **T4**=Type IV	**MSP/DIM-L30**=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height [2]
PRVS-XL=Prevail XL	**C75**=(4 LED) 26,100 Nominal Lumens **C100**=(4 LED) 31,000 Nominal Lumens **C125**=(4 LED) 36,000 Nominal Lumens **C150**=(6 LED) 41,100 Nominal Lumens **C175**=(6 LED) 48,600 Nominal Lumens			

NOTES:

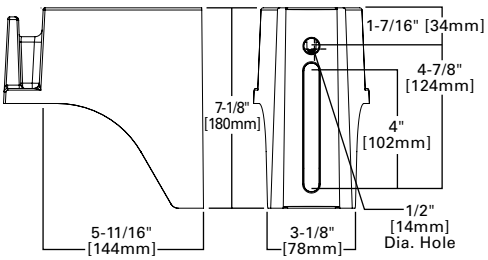
1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm.
2. Only available in PRVS configurations C15, C25, C40 or C60.

Mounting Details

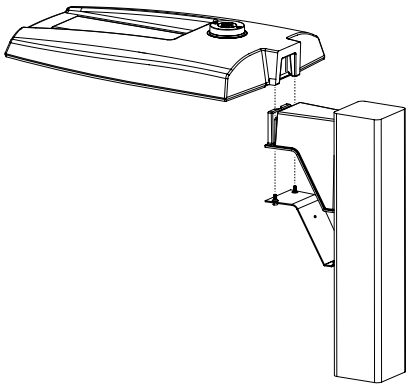
Pole Mount Arm (PRV)



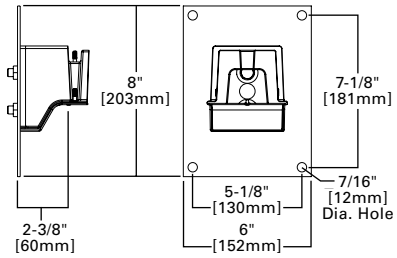
Pole Mount Arm (PRV-XL)



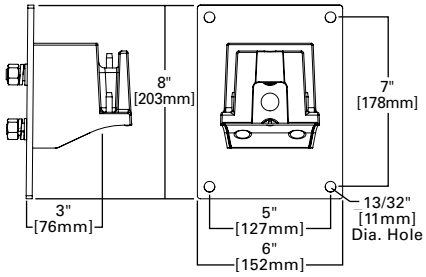
Versatile Mount System



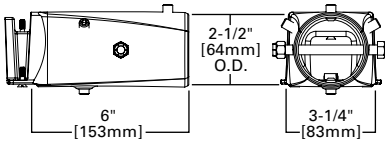
Wall Mount (PRV)



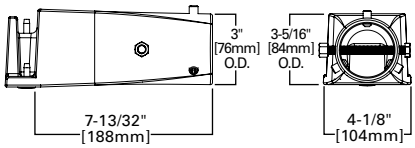
Wall Mount (PRV-XL)



Mast Arm Mount (PRV)



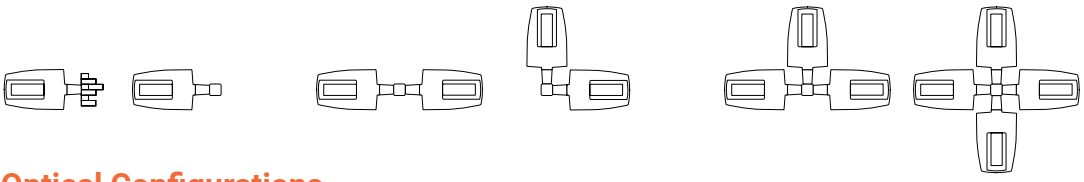
Mast Arm Mount (PRV-XL)



Mounting Configurations and EPAs

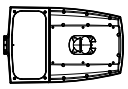
NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

Wall Mount	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
	EPA 0.92 (PRV) EPA 1.12 (PRV-XL)	EPA 1.35 (PRV) EPA 2.25 (PRV-XL)	EPA 1.42 (PRV) EPA 2.13 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)	EPA 1.63 (PRV) EPA 2.52 (PRV-XL)

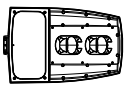


Optical Configurations

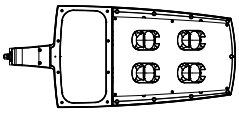
PRV-C15
(7,100 Nominal Lumens)



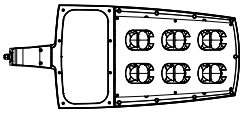
PRV-C25/C40/C60
(13,100/17,100/20,000 Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



Product Specifications

Construction
- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics
- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8"
- A knock-out on the standard mounting arm enables round pole mounting
- Prevail: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Energy and Performance Data

View PRV IES files

Power and Lumens (PRV)

Light Engine		C15	C25	C40	C60
Power (Watts)		52	96	131	153
Input Current @ 120V (A)		0.43	0.80	1.09	1.32
Input Current @ 277V (A)		0.19	0.35	0.48	0.57
Input Current @ 347V (A)		0.17	0.30	0.41	0.48
Input Current @ 480V (A)		0.12	0.22	0.30	0.35
Distribution					
Type II	4000K Lumens	7,123	13,205	17,172	20,083
	BUG Rating	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3
	3000K Lumens	6,994	12,965	16,860	19,718
Type III	4000K Lumens	7,111	13,183	17,144	20,050
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4
	3000K Lumens	6,982	12,944	16,832	19,686
Type IV	4000K Lumens	7,088	13,140	17,087	19,984
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5
	3000K Lumens	6,959	12,901	16,777	19,621
Type V	4000K Lumens	7,576	14,045	18,264	21,360
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4
	3000K Lumens	7,438	13,790	17,932	20,972

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Up to PRV-C60 at 25°C	91.30%	194,000
Up to PRV-C60 at 40°C	87.59%	134,000
Up to PRV-XL-C175 at 25°C	91.40%	204,000
Up to PRV-XL-C175 at 40°C	89.41%	158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

View PRV-XL IES files

Power and Lumens (PRV-XL)

Light Engine		C75	C100	C125	C150	C175
Power (Watts)		176	217	264	285	346
Input Current @ 120V (A)		1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.40	0.48	0.57	0.62	0.74
Distribution						
Type II	4000K Lumens	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	3000K Lumens	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	3000K Lumens	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	3000K Lumens	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	3000K Lumens	27,618	32,843	38,387	43,483	51,398

Control Options

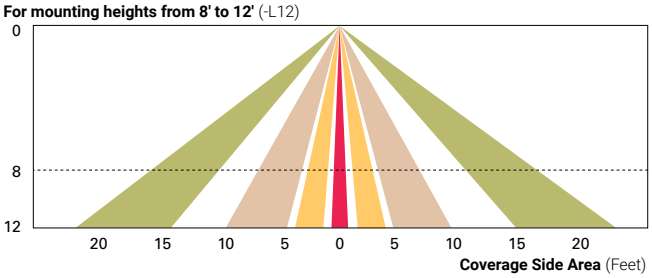
0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

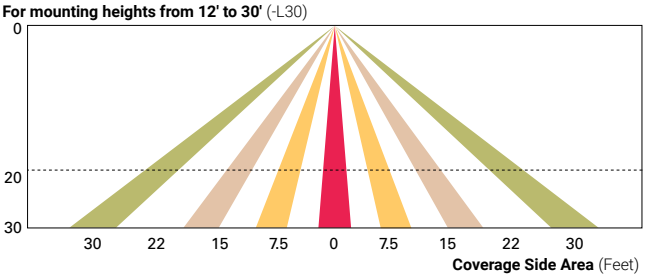
Dimming Occupancy Sensor (MSP and MS) These sensors are factory installed in the luminaire housing. When a sensor for dimming operation (/DIM) option is selected, the luminaire will dim down to approximately 50 percent power after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation is selected, the luminaire will turn off after five minutes of no activity.

These occupancy sensors include an integral photocell that can be activated or inactivated with the programming remote / configuration tool for "dusk-to-dawn" control or "daylight harvesting". **Note:** For MSP sensors, the factory preset is ON (Enabled), and for MS sensors, the factory preset is OFF (Disabled). The programming remote / tool is a wireless tool that can be utilized to change the dimming level, time delay, sensitivity and other parameters. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

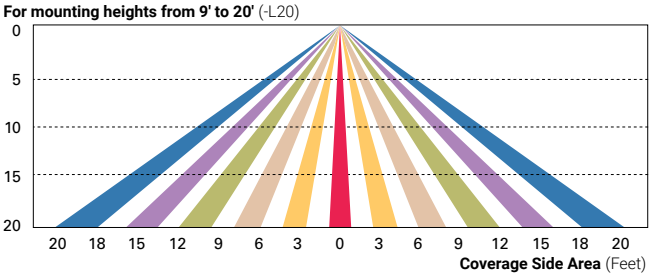
For mounting heights from 8' to 12' (-L12)



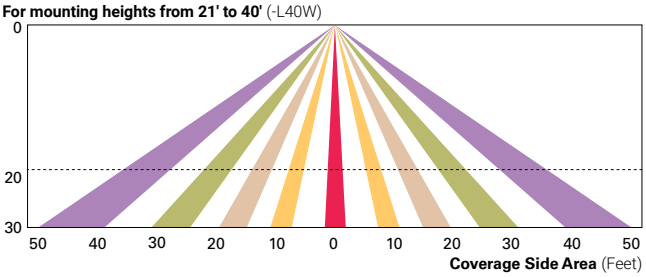
For mounting heights from 12' to 30' (-L30)



For mounting heights from 9' to 20' (-L20)



For mounting heights from 21' to 40' (-L40W)

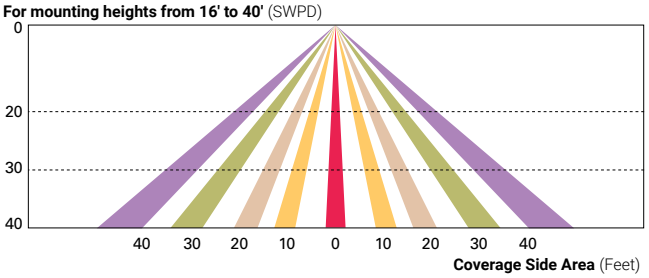


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

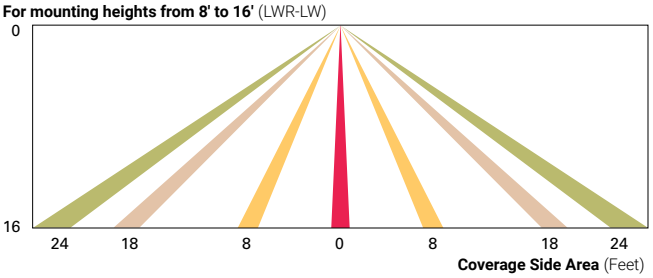
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

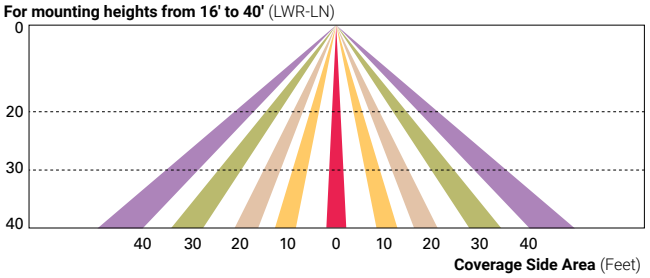


LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumière

EON 303-W1-LEDB2

Ceiling / Wall Mount
Direct / Indirect

Typical Applications

• Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Product Certification

UL LISTED · c UL us LISTED · RoHS COMPLIANT · IP66

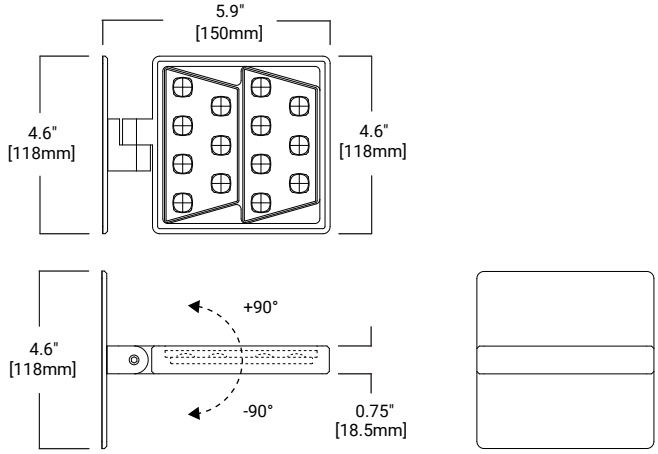
Product Features

wet location

Top Product Features

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED OpticsTM System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

Order Information

SAMPLE ORDER NUMBER: **303-W1-LEDB2-2700-UNV-T2-DIM10-BK-EDGE-LCF**

Series	Color Temperature	Input Voltage	Optics	Dimming	Finish	Options
303-W1-LEDB1 Head contains two (2) Mini LightBAR™	**2700K**=2700K **3000K**=3000K **3500K**=3500K **4000K**=4000K **TSAM**=Turtle Safe Amber (585-595nm)	**UNV**=Universal 120-277, 50/60Hz	**T2**=Type II, Lateral Throw **T4**=Type IV, Forward Throw **T5X**=Type V, Extra Wide Flood	**DIMELV**=Trailing Edge Phase **DIM10**=0-10V Dimming	**Painted** **BK**=Black **BZ**=Bronze **CS**=City Silver **WT**=White **Premium Paint** **BA**=Brushed **NSS**=Solid Stainless Steel	**EDGE**=Edge lit glass lens **LCF**=LightBAR cover plate matches housing finish
Notes	**Notes**	**Notes**	**Notes**	**Notes**	**Notes** (1) Custom and RAL color matching available upon request. Consult factory for further information.	**Notes** (2) Add suffix in the order shown. (3) LCF option not available when WT (white) finish is selected.

Product Specifications

Construction
- Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum
- A universal mounting plate and one piece silicone key hole gasket is provided for adaption to junction box or surface
- Stainless steel hardware is included

Mounting
- The luminaire mounts directly to a standard 4" square junction box
- For further mounting information see technical notes section on page 3

Optical
- LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens
- The optical assembly is available in three distributions: T2 (lateral throw), T4 (forward throw) and T5X (Extra Wide Flood)
- Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber)
- Both color temperature and distribution must be specified when ordering – see catalog logic for details
- An edge-lit option is available

Electrical
- The 15.5W 303-W1-LEDB2 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz)
- It will operate in -40°C to 50°C [-40°F to 122°F]
- The driver incorporates surge protection
- An optional 0-10V dimming driver is also available.

Finish
- The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester powder coat paint finish, surpassing the rigorous demands of the outdoor environment
- A variety of standard colors are available
- RAL and custom color matches available upon request
- Luminaries can also be brushed with a clear coat finish
- The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCF)

Approvals
- UL and cUL listed, standard wet label
- Tested according to IESNA LM-79 and LM-80 procedures
- ROHS Compliant
- IP66 Ingressed Protection rated

Warranty
- Lumiere warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty

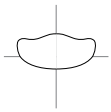
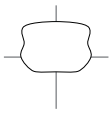
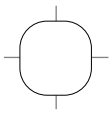
Lumen Maintenance

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	TM-21 Reported L70(10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

Current Draw

Model	Line Voltage	Current Draw
303-W1-LEDB2	120-277V, 50/60Hz	0.13A

Lumens - CRI/CCT Table

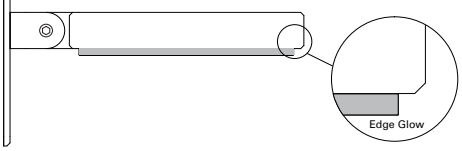
Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom. / Wavelength
T2 (Lateral Throw)		15.5	1052	68	2700	90
			1082	70	3000	80
			1177	76	3500	80
			1151	74	4000	80
		12.1	351	29	TSAM	585-595nm
T4 (Forward Throw)		15.5	961	62	2700	90
			989	64	3000	80
			1075	69	3500	80
			1052	68	4000	80
		12.1	329	27	TSAM	585-595nm
T5X (Extra Wide Flood)		15.5	1174	76	2700	90
			1208	78	3000	80
			1313	85	3500	80
			1285	83	4000	80
		12.1	396	33	TSAM	585-595nm

NOTES: 1 When the LCF option is selected use a lumen multiplier of .85

Options

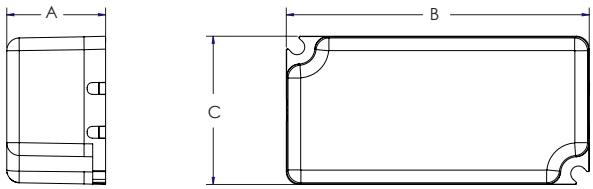
Edge

When specifying with the EDGE option, the diffuse glass lens is replaced with a thicker diffuse glass lens adding a visible line of light around the edge accentuating the luminaries' aesthetics and styling.



Technical Notes

1. Junction box size and depth is important when specifying product. Recommended junction boxes include 2-1/8" deep, 4" square weld/drawn Crouse Hinds part numbers TP403, TP434, TP494, TP196, TP395 or equivalent. Use with included universal mounting plate or with Crouse-Hinds part number TP480 or equivalent cover with similar fixture mounting locations.
2. The universal wall plate provided with all EON wall mount fixtures can be used with an outdoor rated two gang 30.5 cubic inch capacity outlet box. Cooper Crouse-Hinds part numbers TP7086 – TP7122 or equivalent. The universal mounting plate will attach with four (4) 6-32 pan head/flat stainless steel screws (not provided).
3. Driver can be remote mounted in a junction box a max distance of 25 feet (voltage drop needs to be considered) or placed in the junction box behind the luminaire.
4. When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaries' aesthetics and styling.
5. If Luminaire will not be dimmed, the Luminaire must be ordered with DIMELV option, but does not have to be dimmed.
6. Driver Dimensions:



Luminaire Type	Dimming Type	Driver Dimensions in [mm]		
		A	B	C
303-W1-LEDB2	DIMELV	.98 [25.0]	3.36 [85.3]	1.49 [37.9]
	DIM10	1.18 [30.0]	3.49 [88.6]	1.64 [41.6]

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Specifications and dimensions subject to change without notice.

Town of Zionsville

MEMORANDUM

TO: Town of Zionsville Advisory Plan Commission
FROM: Wayne DeLong, AICP, CPM, Director of Planning and Economic Development
RE: Docket #2018-18-DP Amendment to Landscape Plan

Project Description

Aria is a 218-unit apartment community under construction by Cityscape Residential at 10919 Octave Dr, 5001 Opus Dr and 5002 Dolce Dr, Zionsville, IN 46077. The request includes three changes to the Landscaping Plan for Aria Zionsville. These changes are in adherence with the Town of Zionsville code and are as follows:

1. Reducing the North, South and West Perimeter Landscaping to Preserve Existing Trees
2. Updating Interior Landscaping
3. Updating Monument Signage

If there are any questions as to the content, please do not hesitate to contact our office.

Respectfully submitted,
Wayne DeLong, AICP, CPM

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Town of Zionsville

Application for Amended Improvement Location Permit

Original ILP Number: 2019-456 (Bldg 1), 2019-519 (Bldg 2), 2019-520 (Bldg 3) **Issued to:** Aria Zionsville LLC

Address: 10919 Octave Dr (Bldg 1), 5001 Opus Dr (Bldg 2), 5002 Dolce Dr (Bldg 3) **Telephone Number:** (317) 574-1600

State Parcel ID#: 0191925000 **Type of Construction Approved:** Multifamily - New

SITE INFORMATION:

Lot Number: Bldg 1, 2, 3 Name of Subdivision/Development: Aria Apartments

Address: 10919 Octave Dr (Bldg 1), 5001 Opus Dr (Bldg 2), 5002 Dolce Dr (Bldg 3)

DETAILED DESCRIPTION OF REVISION TO ORIGINAL ILP:

Minor amendment to the Development Plan (2018-18 DP). Landscaping Plan updates. See attachments.

--If this revision adds square feet of construction to the original ILP, enter here: N/A

--If this revision changes the cost of construction to the original ILP, enter here: N/A

--Include in *submittal the appropriate documentation needed for review, i.e., construction plans, plot plan, etc.*

NOTE: ***If the original building permit has received a Temporary Certificate of Occupancy (C/O) or a full C/O, amendments/revisions are not allowed and a new permit must be issued.***

AS MANAGER **Date:** 7/14/2020

Signature of Applicant

JAMES E. THOMAS JR.

Print AS MANAGER

Approved:

Date:

FEE:
Commercial: $150.00 *plus* $

Total:

Residential: $125.00 *plus* $

Total:

ZIONSVILLE
FOR ALL THE RIGHT REASONS

OWNER's AUTHORIZATION FOR THE SUBMITTAL OF AN APPLICATION FOR IMPROVEMENT LOCATION PERMIT (Building Permit) FROM THE TOWN OF ZIONSVILLE, INDIANA

The undersigned, James E. Thomas, Jr., Manager **, being the owner of record of the property commonly known as** Aria Apartments **,**

hereby authorizes Aria Zionsville, LLC **, to file an application for an Improvement Location Permit/Building Permit for conducting the following construction activity:**
Minor Amendment to the Development Plan for Landscaping Updates

Signature of Owner:

Printed: James E Thomas, Jr., Manager

Address: 8335 Keystone King, Suite 220
Indianapolis, IN 46240

Telephone: (317) 574-1600

Date: 7/14/2020

Please be advised that all new construction must obtain a Certificate of Occupancy (C/O) prior to use or occupancy. A C/O cannot be issued until all required inspections have been scheduled and approved, including the final inspection. If a C/O has not been issued, such new construction will be in violation of State statutes and local ordinances; this could have a negative affect on any future sale of the property and/or on any insurance claims which may arise.

7/14/2020

Application for Minor Amendment to the Development Plan
Project: Aria Zionsville, LLC "Aria Apartments"
Address: 10919 Octave Dr, 5001 Opus Dr, 5002 Dolce Dr, Zionsville, IN 46077
Zoning: R-MF-2
State Parcel ID: 0191925000

Zionsville Plan Commission:

Thank you for taking the time to review the Minor Amendment to Aria Zionsville LLC's Development Plan. Aria Zionsville is a 218-unit apartment community under construction by Cityscape Residential at 10919 Octave Dr, 5001 Opus Dr and 5002 Dolce Dr, Zionsville, IN 46077. The following submittal includes three changes to the Landscaping Plan for Aria Zionsville. These changes are in adherence with the Town of Zionsville code and are as follows:

1. Reducing the North, South and West Perimeter Landscaping to Preserve Existing Trees
2. Updating Interior Landscaping
3. Updating Monument Signage

<u>#1 Reducing the Perimeter Landscaping to Preserve Existing Trees</u>
Per the Urban Landscaping Requirements, § 194.109, Section D(2):

> *"Required front, side and rear bufferyards in all business and industrial districts, and front, side and rear perimeter yards in the R-MF-1 and R-MF-2 Districts shall be landscaped in compliance with the requirements of Table 12."*

Table 12: Levels of Plantings - Bufferyards and Perimeter Yards (Table B)
Level A = Any combination of plants selected from the plant categories listed below, which equals or exceeds a plant unit value of 2 for each 100 lineal feet; provided that, at least 50% of the required plant unit value shall be derived from deciduous shade (overstory) trees, deciduous ornamental (understory) trees, evergreen trees or evergreen trees - narrow spread.
Level B = Any combination of plants selected from the plant categories listed below, which equals or exceeds a plant unit value of 3 for each 100 lineal feet; provided that, at least 25% of the required plant unit value shall be derived from deciduous shade (overstory) trees or deciduous ornamental (understory) trees and at least 25% of the plant unit value shall be derived from evergreen trees or evergreen trees - narrow spread.
Level C = Any combination of plants selected from the plant categories listed below, which equals or exceeds a plant unit value of 4 for each 100 lineal feet; provided that, at least 25% of the required plant unit value shall be derived from deciduous shade (overstory) trees or deciduous ornamental (understory) trees and at least 50% of the plant unit value shall be derived from evergreen trees or evergreen trees - narrow spread.

The subject property is zoned as R-MF-2. The North, South and West property perimeters are subject to these requirements. Based on Table 11: Bufferyard and Perimeter Yard Landscaping (Table A), the subject property perimeters require the following level of buffer:

- North Perimeter: Level A
- South Perimeter: Level B
- West Perimeter: Level B
- East Perimeter: No buffer requirement

Based on the length (LF) of each property perimeter, the following plant unit values are required:

- North Perimeter (Buffer Level A)
    - Perimeter Length: 920 LF
    - Plan Unit Values: 920 LF / 100 LF * 2 plant value unit = **18.4 plant value units**
- South Perimeter (Buffer Level B)
    - Perimeter Length: 920 LF
    - Plan Unit Values: 920 LF / 100 LF * 3 plant value unit = **27.6 plant value units**
- West Perimeter (Buffer Level B)
    - Perimeter Length: 690 LF
    - Plan Unit Values: 690 LF / 100 LF * 3 plant value unit = **20.7 plant value units**

The currently approved landscaping plan was designed with these required plant value units as a guideline and satisfied the conditions for the required plant values. Please see Exhibit 1: Landscaping Plan Original for the currently approved landscaping plan. The currently approved plant value calculations are as followed:

<u>Approved Plant Value Units:</u>

- North Perimeter (Req: 18.4 plant value units)
    - Plan Unit Values:
        - 37 new deciduous trees (2.5') * .5 plant value units = 18.5 plant value units
        - **Total = 18.5 plant value units**
- South Perimeter (Req: 27.6 plant value units)
    - Plan Unit Values:
        - 28 new deciduous trees (2.5') * .5 plant value units = 14 plant value units
        - 55 new evergreen trees (6') * .25 plant value unit = 13.75 plant value units
        - **Total = 27.75 plant value units**
- West Perimeter (Req: 20.7 plant value units)
    - Plan Unit Values:
        - 21 new deciduous trees (2.5') * .5 plant value units = 10.5 plant value units
        - 42 new evergreen trees (6') * .25 plant value unit = 10.5 plant value units
        - **Total = 21.0 plant value units**

The currently approved landscaping plan includes all new plantings. As construction on the site progressed, it became apparent that many of the existing trees on the property were still in excellent condition. These existing trees are mature as opposed to the smaller, young plants that are in the currently approved plan. Cityscape Residential believes the integration of the existing trees into the new plantings will be an enhancement to the property's landscaping.

Cityscape Residential engaged Jud Scott, a local arborist, to survey these perimeter trees and provide his opinion on these trees. Jud Scott's Arborist Report includes a positive approval of the trees, the location of the trees and the size of the trees (diameter at breast height). It should also be noted that all plants included in his calculations are located on the subject property. For more details and the plant value calculation of these existing trees please see Exhibit 2: Jud Scott Arborist Report.

Based on the Urban Landscaping Requirements, § 194.109, Section I(1), the preservation of existing tree rows is encouraged and may be approved per the Plan Commission subject to the conditions in § 194.109, Section I(2):

> *Section I(1): "In order to encourage the preservation of existing stands of trees or tree rows and to enhance the quality of the built environment, the Plan Commission may approve an alternative landscape plan which utilizes the designation of one or more tree save areas in lieu of new plantings within a required yard, a required perimeter yard, a required bufferyard, foundation plantings or interior landscape islands in parking lots.*
>
> *Section I(2): 2) A 0.25 plant unit value credit shall be given for every two caliper inches of trees saved per 100-foot increment. The credit shall count towards the required new plantings within such 100-foot increment of a required yard, a required perimeter yard, a required bufferyard, foundation plantings or interior landscape islands in parking lots.*

The updated landscaping proposal meets the standards set forward by Section I of the Urban Landscaping Requirements. In addition our North, South and West buffer plant value units increase from our currently approved plan, representing a benefit to both the property and the community. Please see Exhibit 3: Landscaping Plan Proposed for the updated Aria Zionsville landscaping plan. The updated plant unit value unit calculations are as follows:

<u>Proposed Plant Value Units:</u>

- North Perimeter (Req: 18.4 plant value units, Currently Approved: 18.5 plant value units)
    - Preserved Trees: 894 caliper inches
    - Plan Unit Values: 894 caliper inches / 2 * .25 plant value unit = **111.75 plant value units**
- South Perimeter (Req: 27.6 plant value units, Currently Approved: 27.75 plant value units)
    - Preserved Trees: 910 caliper inches
    - Plan Unit Values: 910 caliper inches / 2 * .25 plant value unit = **113.75 plant value units**
- West Perimeter (Req: 20.7 plant value units, Currently Approved: 21 plant value units)
    - Preserved Trees: 138 caliper inches
    - Plan Unit Values:
        - 138 caliper inches / 2 * .25 plant value unit = 17.25 plant value units
        - 21 new deciduous trees (2.5') * .5 plant value units = 10.5 plant value units
        - 42 new evergreen trees (6') * .25 plant value unit = 10.5 plant value units
        - **Total = 38.25 plant value units**

For ease of reference, below is a summary of the above calculations illustrating the required plant value units, the currently approved plant value units and the proposed plant value units. It shows how the proposed landscaping plan both satisfies the Urban Landscape Requirements and increases the property's plant value about the currently approved levels.

Perimeter	Req. Plant Value	Approved Plant Value	Proposed Plant Value
North	18.40	18.50	111.75
South	27.60	27.75	113.75
West	20.70	21.00	38.25

In summary, integrating the existing trees with new plantings at the property will help to preserve the existing foliage while enhancing both the property and community curb appeal. The proposed plan meets the required code per the Urban Land Requirements and increases the plant values at the property.

#2 Interior Landscaping

The property contains a significant level of interior landscaping in addition to the perimeter landscaping. This interior landscaping plan was previously approved by the Town of Zionsville. As part of the proposed landscaping plan, slight revisions have been made to the interior landscaping. These revisions were based on updated building plans as well as improved designed aesthetics. The changes primarily occurred in (6) areas. Please see the Exhibit 4: Landscaping Interior which shows callouts/highlights representing each of these areas.

1. Pool: The pool plans were not finalized when the previous landscape plans were approved. As a result the landscaping around this area has been updated. (Red Callout)
2. North and South Courtyard: The original plans included a straight sidewalk terminating with landscaping. The updated plans included a winding sidewalk that connects a patio off the leasing center. There is a fire pit in both the North and South courtyard that intersects these sidewalks. The landscaping in these areas was updated to allow for the sidewalk, fire pits and patio. (Blue Callouts)
3. River Rock Areas: Select areas of landscaping were replaced with river rock over fabric to allow for better drainage off the buildings. (Purple Callouts)
4. Dog Park: These areas are intended to be a play area for dogs. As such, the number of trees in this area was reduced to allow for adequate play. (Orange Callouts)
5. Air Handling Units Landscaping: The placement of the air handling units was not finalized when the original landscaping plan was approved. The air handling units are ground units. The plans have been updated to reflect appropriate landscaping around these units. (Green Callouts)
6. Building Perimeter Landscaping: The landscaping around the perimeter of the building has been updated to allow better visibility off ground floor balconies for building residents. (Yellow Highlights)

In addition, a comparison plant list has been provided. This shows the plants on the previously approved landscaping plan versus the currently proposed landscaping plan and notes the reasons for the changes (Exhibit 5: Plant List Comparison).

#3 Monument Signage

The property will contain a monument sign on the northwest corner of Michigan Road and Weston Pointe Drive indicating the Aria Zionsville Apartments. The previously approved landscaping plan did not contain complete details on the monument sign as the sign design was not fully complete and approved at the time of the landscape approval. The updated landscaping plan fully incorporates the approved monument sign on the northeast corner of the site plan. See Exhibit 6: Monument Sign Location for a zoomed in view of its location on the landscaping plan.

The monument sign is located in Hamilton County and is subject to the City of Carmel regulations. The monument sign was approved by the City of Carmel on April 27, 2020. Please see Exhibit 7: Monument

Sign for the monument sign rendering and Exhibit 8: City of Carmel Monument Sign Approval for the City of Carmel approval.

Cityscape Residential appreciates you taking the time to review the Minor Amendment to Aria Zionsville LLC's Development Plan. Please reach out with any questions or concerns.

Thank You,

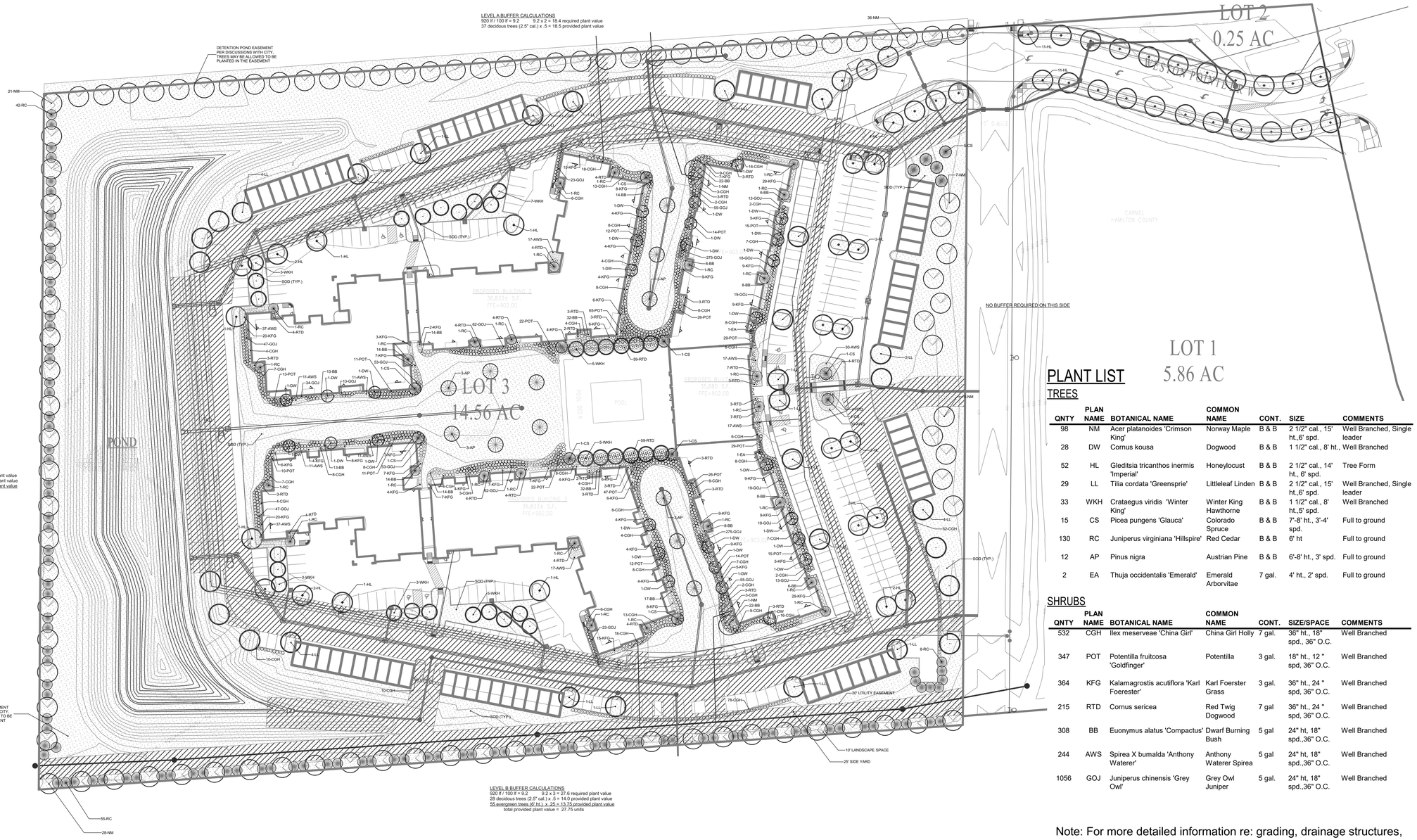
Jennifer Sewell
Development Associate
Cityscape Residential

8335 Keystone Crossing
Suite 220
Indianapolis, IN 46240
Phone: 317.912.3504
Mobile: 419.439.7802
www.cityscaperesidential.com

Exhibits:

1) Landscaping Plan Original
2) Jud Scott Arborist Report
3) Landscaping Plan Proposed
4) Landscaping Plan Interior
5) Plant List Comparison
6) Monument Sign Location
7) Monument Sign Rendering
8) City of Carmel Monument Sign Approval

Exhibit 1: Landscaping Plan Original



PLANT LIST

TREES

QNTY	PLAN NAME	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	COMMENTS
98	NM	Acer platanoides 'Crimson King'	Norway Maple	B & B	2 1/2" cal., 15' ht.,6' spd.	Well Branched, Single leader
28	DW	Cornus kousa	Dogwood	B & B	1 1/2" cal., 8' ht.,	Well Branched
52	HL	Gleditsia tricanthos inermis 'Imperial'	Honeylocust	B & B	2 1/2" cal., 14' ht., 6' spd.	Tree Form
29	LL	Tilia cordata 'Greensprie'	Littleleaf Linden	B & B	2 1/2" cal., 15' ht.,6' spd.	Well Branched, Single leader
33	WKH	Crataegus viridis 'Winter King'	Winter King Hawthorne	B & B	1 1/2" cal., 8' ht.,.5' spd.	Well Branched
15	CS	Picea pungens 'Glauca'	Colorado Spruce	B & B	7'-8' ht., 3'-4' spd.	Full to ground
130	RC	Juniperus virginiana 'Hillspire'	Red Cedar	B & B	6' ht	Full to ground
12	AP	Pinus nigra	Austrian Pine	B & B	6'-8' ht., 3' spd.	Full to ground
2	EA	Thuja occidentalis 'Emerald'	Emerald Arborvitae	7 gal.	4' ht., 2' spd.	Full to ground

SHRUBS

QNTY	PLAN NAME	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/SPACE	COMMENTS
532	CGH	Ilex meserveae 'China Girl'	China Girl Holly	7 gal.	36" ht., 18" spd., 36" O.C.	Well Branched
347	POT	Potentilla fruitcosa 'Goldfinger'	Potentilla	3 gal.	18" ht., 12 " spd, 36" O.C.	Well Branched
364	KFG	Kalamagrostis acutiflora 'Karl Foerester'	Karl Foerster Grass	3 gal.	36" ht., 24 " spd, 36" O.C.	Well Branched
215	RTD	Cornus sericea	Red Twig Dogwood	7 gal	36" ht., 24 " spd, 36" O.C.	Well Branched
308	BB	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 gal	24" ht, 18" spd.,36" O.C.	Well Branched
244	AWS	Spirea X bumalda 'Anthony Waterer'	Anthony Waterer Spirea	5 gal	24" ht, 18" spd.,36" O.C.	Well Branched
1056	GOJ	Juniperus chinensis 'Grey Owl'	Grey Owl Juniper	5 gal.	24" ht, 18" spd.,36" O.C.	Well Branched

Note: For more detailed information re: grading, drainage structures, etc. see civil engineering plans

SGN+A
Planning • Architecture
Landscape Architecture

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Revisions:

Date:	Description:
06/04/18	City Comments
06/12/18	Adjusted Easements
06/28/18	Adjusted Easements
07/10/18	Added Contours

Landscape Code Compliance Plan

Michigan Road Site

Zionsville, Indiana

A Residential Development by

Cityscape

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Sheet Title:
Site Landscape Plan

Date:
04/12/18

Sheet Number:

L-01

Not Released for Construction

Jud Scott
CONSULTING ARBORIST

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judscottconsultingarborist.com
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September 1, 2019

Ashley Bedell
City Scape Residential
8335 Keystone Crossing Suite 220
Indianapolis IN 46240

Re: City Scape Residential- Zionsville Indiana, ~107th and Michigan Road

Methodology:

Trees one (1) inch and over in diameter (at 4.5 feet off the ground) were inventoried. The inventoried area is the woodland edge South and North of the new development. The inventory was to include species, botanical name, size, condition and observations as to where in 100-foot increments on the site. Note: Tree measurements may be +/- an inch for the larger trees, as trees are not perfect circles.

The inventory for the most part did not include white ash *(Fraxinus americana),* or honeysuckle *(Lonicera).* It did include a grouping of witch hazel *(Hamamelis*) because the specimens were growing in tree form.

Findings:

Attached is the requested tree inventory. The inventory includes a total of two hundred and ninety- nine trees (299). Of those eleven (11) are structurally unsound and or dead and should be removed.

General Notes:

- The inventoried trees are generally in average condition.
- The two hundred and ninety-nine trees (299) total one thouand nine hundred and forty-seven inches (1947).
- This inventory was conducted to provide information as to species, size and general condition of the trees. It should not be seen as a hazard tree assessment. Some obviously dead trees were noted as a courtesy, not as part of the scope of the service. Further analysis is available should this information be desired.

I certify that all the statements of fact in this report are true, complete and correct to the best of my knowledge and belief, and that they are made in good faith.

Jud Scott Consulting Arborist LLC
Registered Consulting Arborist #392
American Society of Consulting Arborists

JUDSON R. SCOTT
392
Registered Consulting Arborist #392

Aerial Photo of Site

GoogleEarth Aerial

STATEMENT OF QUALIFICATIONS

Jud Scott

Registered Consulting Arborist #392,
American Society of Consulting Arborists

Certified Arborist #IN-0287A,
International Society of Arboriculture

M. Arbor A. #PR 200177,
Arboricultural Association, U.K.

Past President, American Society of Consulting Arborists

Member Jud Scott Consulting Arborist LLC,
2010-Present

President, Vine & Branch Inc. 1980-Present

Education

1980 Wabash College, Bachelor of Arts
International Society of Arboriculture, Certified Arborist IN-0287A
American Society of Consulting Arborists, Academy Graduate
American Society of Consulting Arborists, Registered Consulting Arborist #392

Professional Association Membership

American Society of Consulting Arborists (ASCA)
Arboricultural Association of U.K. (AA)
Indiana Arborists Association (IAA)
Indiana Academy of Science
Indiana Nurserymen's and Landscape Association (INLA)
Indianapolis Landscape Association (ILA)
International Society of Arboriculture (ISA)
National Society of Professional Insurance Investigators (NSPII)
Tree Care Industry Association (TCIA)
Utility Arborist Association (UAA)

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City Scape Residential - Tree Inventory

#	Species	Botanical	Siz	Condition	Observations as to	Site Perimeter
1	American	*Tilia*	9	Average	Begin N.E Corner 1-99	North
2	American	*Tilia*	15	Average	1-99 Feet	North
4	American	*Tilia*	10	Average	1-99 feet	North
5	Black walnut	*Junglans*	7	Average	1-99 Feet	North
6	Black cherry	*Prunus*	6	Average	1-99 feet	North
7	Black cherry	*Prunus*	4	Average	1-99 Feet	North
8	Hawthorn	*Crataegus sp.*	2	Average	1- 99 feet	North
9	Witch hazel	*Hamamelis*	1	Average	100-199	North
10	Witch hazel	*Hamamelis*	1	Average	100-199	North
11	Witch hazel	*Hamamelis*	1	Average	100-199	North
12	Witch hazel	*Hamamelis*	1	Average	100-199	North
13	Witch hazel	*Hamamelis*	1	Average	100-199	North
14	Witch hazel	*Hamamelis*	1	Average	100-199	North
15	Witch hazel	*Hamamelis*	1	Average	100-199	North
16	Witch hazel	*Hamamelis*	1	Average	100-199	North
17	Witch hazel	*Hamamelis*	1	Average	100-199	North
18	Witch hazel	*Hamamelis*	1	Average	100-199	North
19	Witch hazel	*Hamamelis*	1	Average	100-199	North
20	Witch hazel	*Hamamelis*	1	Average	100-199	North
21	Witch hazel	*Hamamelis*	1	Average	100-199	North
22	Eastern	*Celtis*	11	Average	100-199	North
23	Eastern	*Celtis*	22	Average	200-299	North
24	Eastern	*Celtis*	3	Average	200-299	North
25	Eastern	*Celtis*	5	Average	200-299	North
26	Eastern	*Celtis*	1	Average	200-299	North
27	Eastern	*Celtis*	12	Average	200-299	North
28	Eastern	*Celtis*	13	Average	200-299	North
29	Bitternut	*Carya*	14	Average	300-399	North
30	Black walnut	*Junglans*	6	Average	300-399	North
31	Sugar maple	*Acer*	10	Average	300-399	North
32	Sugar maple	*Acer*	6	Average	300-399	North
33	Eastern	*Celtis*	10	Average	300-399	North
34	Eastern	*Celtis*	6	Average	300-399	North
35	Eastern	*Celtis*	10	Average	400-499	North
36	Eastern	*Celtis*	15	Average	400-499	North
37	Eastern	*Celtis*	12	Average	400-499	North
38	Sugar maple	*Acer*	4	Average	400-499	North
39	Shagbark	*Carya ovata*	9	Average	400-499	North
40	Eastern	*Celtis*	10	Average	400-499	North
41	Black walnut	*Junglans*	16	Average	500-599	North
42	Bitternut	*Carya*	4	Average	500-599	North
43	Eastern	*Celtis*	9	Average	500-599	North
44	Sugar maple	*Acer*	6	Average	500-599	North
45	Eastern	*Celtis*	7	Average	500-599	North
46	Eastern	*Celtis*	3	Average	500-599	North
47	Eastern	*Celtis*	4	Average	500-599	North
48	Eastern	*Celtis*	3	Average	500-599	North
49	Eastern	*Celtis*	4	Average	500-599	North
50	Eastern	*Celtis*	6	Average	500-599	North
51	Sugar maple	*Acer*	9	Average	500-599	North
52	Sugar maple	*Acer*	1	Average	500-599	North
53	Eastern	*Celtis*	5	Average	500-599	North
54	Eastern	*Celtis*	2	Average	500-599	North
55	Eastern	*Celtis*	12	Average	500-599	North
56	Eastern	*Celtis*	2	Average	500-599	North
57	Eastern	*Celtis*	3	Average	500-599	North
58	Shagbark	*Carya ovata*	11	Average	500-599	North
59	Sugar maple	*Acer*	5	Average	500-599	North
60	Eastern	*Celtis*	5	Average	500-599	North
61	Eastern	*Celtis*	6	Average	500-599	North
62	Eastern	*Celtis*	10	Average	500-599	North
63	Eastern	*Celtis*	10	Average	500-599	North
65	Eastern	*Celtis*	9	Average	500-599	North
66	Sugar maple	Acer	4	Average	600-699	North
67	Eastern	*Celtis*	9	Average	600-699	North
68	Sugar maple	*Acer*	5	Average	600-699	North
69	Sugar maple	*Acer*	3	Average	600-699	North
70	Sugar maple	*Acer*	9	Average	600-699	North
71	Sugar maple	*Acer*	7	Average	600-699	North
72	Sugar maple	*Acer*	1	Average	600-699	North
73	Eastern	*Celtis*	16	Average	600-699	North
74	Sugar maple	*Acer*	7	Average	600-699	North
75	Sugar maple	*Acer*	8	Average	600-699	North
76	Sugar maple	*Acer*	5	Average	600-699	North
77	Sugar maple	*Acer*	5	Average	600-699	North
78	Sugar maple	*Acer*	7	Average	600-699	North

Trees to Count	Size (DBH)
North Perimeter	894
West Perimeter	138
South Perimeter	910
Decided to Remove	5
Total	1947
Trees Not to Count	**Size (DBH)**
Total Property	152

Calculations

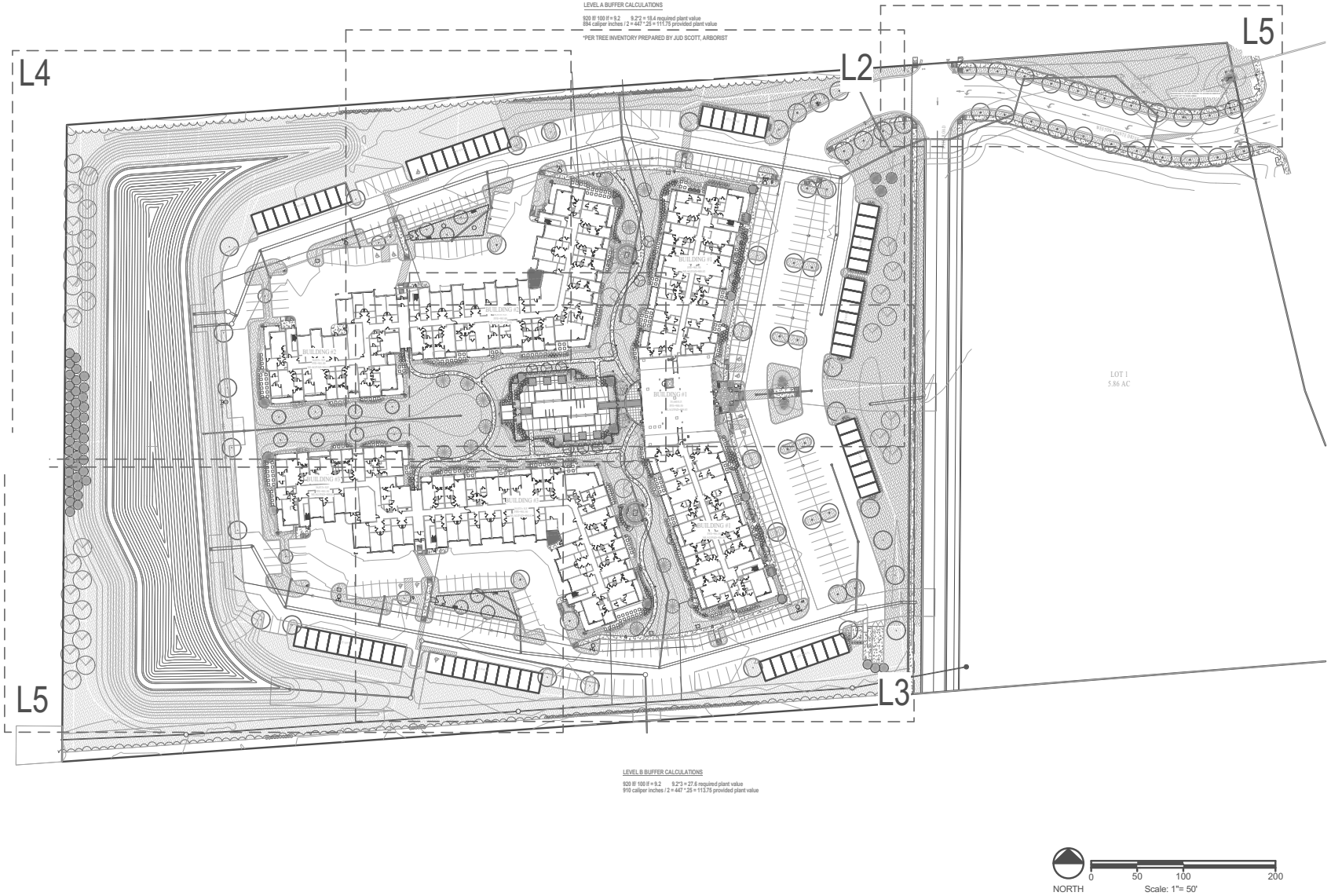
North Perimeter (Level A Buffer)	
920 LF/100 LF = 9.2	9.2 x 2 = 18.4 required plant value
894 caliper inches/2 = 447	447 *.25 = 111.75 provided plant value
South Perimeter (Level B Buffer)	
920 LF/100 LF = 9.2	9.2 x 3 = 27.6 required plant value
910 caliper inches/2 = 455	455*.25 = 113.75 provided plant value
West Perimeter (Level B Buffer)	
690 LF/100 LF = 6.9	6.9 x 3 = 20.7 required plant value
138 caliper inches/2 = 69	69 *.25 = 17.25 provided plant value
21 new decididous trees (2.5' cal)	21*.5 = 10.5 provided plant value
42 new evergreen tree (6' ht)	42*.25 = 10.5 provided plant value
Total	38.25 provided plant value

79	Sugar maple	*Acer*	1	Average	600-699	North
80	Sugar maple	*Acer*	2	Average	600-699	North
81	Sugar maple	*Acer*	6	Average	600-699	North
82	Sugar maple	*Acer*	11	Average	600-699	North
83	Sugar maple	*Acer*	10	Average	600-699	North
84	Sugar maple	*Acer*	6	Average	600-699	North
85	Eastern	*Celtis*	2	Average	600-699	North
86	Black walnut	*Junglans*	17	Average	700-799	North
87	Sugar maple	*Acer*	12	Average	700-799	North
88	Sugar maple	*Acer*	3	Average	700-799	North
89	Sugar maple	*Acer*	5	Average	700-799	North
90	Sugar maple	*Acer*	3	Average	700-799	North
91	Sugar maple	*Acer*	9	Average	700-799	North
92	Sugar maple	*Acer*	2	Average	700-799	North
93	Sugar maple	*Acer*	3	Average	700-799	North
94	Black cherry	*Prunus*	12	Average	700-799	North
95	Sugar maple	*Acer*	6	Average	700-799	North
96	Sugar maple	*Acer*	2	Average	700-799	North
97	Bitternut	*Carya*	7	Average	700-799	North
98	Sugar maple	*Acer*	3	Average	700-799	North
99	Bitternut	*Carya*	9	Average	700-799	North
101	Sugar maple	*Acer*	4	Average	700-799	North
102	Sugar maple	*Acer*	3	Average	700-799	North
103	Sugar maple	*Acer*	10	Average	700-799	North
104	Sugar maple	*Acer*	6	Average	700-799	North
105	Sugar maple	*Acer*	2	Average	700-799	North
106	Sugar maple	*Acer*	6	Average	700-799	North
107	Sugar maple	*Acer*	3	Average	700-799	North
108	Sugar maple	*Acer*	11	Average	700-799	North
109	Sugar maple	*Acer*	4	Average	800-899	North
110	Sugar maple	*Acer*	7	Average	800-899	North
111	Sugar maple	*Acer*	7	Average	800-899	North
113	Sugar maple	*Acer*	3	Average	800-899	North
114	Sugar maple	*Acer*	4	Average	800-899	North
115	Sugar maple	*Acer*	1	Average	800-899	North
116	Sugar maple	*Acer*	1	Average	800-899	North
117	Sugar maple	*Acer*	2	Average	800-899	North
118	Sugar maple	*Acer*	5	Average	800-899	North
119	Eastern	*Celtis*	10	Average	800-899	North
120	Shagbark	*Carya ovata*	24	Average	800-899	North
121	Sugar maple	*Acer*	1	Average	800-899	North
122	Shagbark	*Carya ovata*	14	Average	800-899	North
123	Shagbark	*Carya ovata*	18	Average	800-899	North
124	Shagbark	*Carya ovata*	3	Average	800-899	North
125	Shagbark	*Carya ovata*	6	Average	800-899	North
126	Shagbark	*Carya ovata*	5	Average	800-899	North
127	Shagbark	*Carya ovata*	5	Average	800-899	North
128	Shagbark	*Carya ovata*	6	Average	800-899	North
129	Shagbark	*Carya ovata*	2	Average	800-899	North
130	Shagbark	*Carya ovata*	3	Average	800-899	North
131	Shagbark	*Carya ovata*	3	Average	800-899	North
132	Eastern	*Celtis*	7	Average	800-899	North
133	Eastern	*Celtis*	9	Average	800-899	North
134	Black walnut	*Junglans*	20	Average	800-899	North
135	Sugar maple	*Acer*	3	Average	800-899	North
136	Shagbark	*Carya ovata*	18	Average	900-999	North
137	Eastern	*Celtis*	10	Average	900-999	North
138	Sugar maple	*Acer*	5	Average	900-999	North
139	Sugar maple	*Carya ovata*	5	Average	900-999	North
140	Eastern	*Celtis*	12	Average	900-999	North
141	Bitternut	*Carya*	10	Average	900-999	North
142	Bitternut	*Carya*	1	Average	900-999	North
144	Black cherry	*Prunus*	1	Average	900-999	North
145	Sugar maple	*Acer*	3	Average	Northwest Corner	West
146	Sugar maple	*Acer*	3	Average	Northwest Corner	West
147	Sugar maple	*Acer*	4	Average	Northwest Corner	West
148	Sugar maple	*Acer*	1	Average	Northwest Corner	West
149	Grey dogwood	*Cornus*	2	Average	Northwest Corner	West
150	Shagbark	*Carya ovata*	34	Average	Northwest Corner	West
151	Common	*Diospyros*	3	Average	Northwest Corner	West
152	Sugar maple	*Acer*	6	Average	Northwest Corner	West
153	Bitternut	*Carya*	8	Average	Northwest Corner	West
154	Bitternut	*Carya*	15	Average	Northwest Corner	West
155	Bitternut	*Carya*	4	Average	Northwest Corner	West
156	Sugar maple	*Acer*	7	Average	Northwest Corner	West
157	Sugar maple	*Acer*	2	Average	Northwest Corner	West
158	Sugar maple	*Acer*	1	Average	Northwest Corner	West
159	Sugar maple	*Acer*	3	Average	Northwest Corner	West
160	Shagbark	*Carya ovata*	16	Average	Northwest Corner	West
161	Sugar maple	*Acer*	4	Average	Northwest Corner	West
162	Sugar maple	*Acer*	4	Average	Northwest Corner	West
163	Sugar maple	*Acer*	5	Average	Northwest Corner	West
164	Eastern	*Celtis*	4	Average	Northwest Corner	West
165	White	*Morus alba*	9	Average	#Weihe Pin found S.E.	West
166	Sugar maple	*Acer*	6	Average	1-99 South	South

167	Box elder	*Acer negundo*	5	Average	1-99 South	South
168	Eastern	*Celtis*	17	Average	1-99 South	South
169	Eastern	*Celtis*	11	Average	1-99 South	South
170	Eastern	*Celtis*	14	Average	1-99 South	South
171	Eastern	*Celtis*	4	Average	100-199 South	South
172	Black walnut	*Junglans*	5	Average	100-199 South	South
173	Black walnut	*Junglans*	12	Average	100-199 South	South
174	Black walnut	*Junglans*	13	Average	100-199 South	South
175	Black walnut	*Junglans*	12	Average	100-199 South	South
176	Box elder	*Acer negundo*	14	Average	200-299 South	South
177	Bradford pear	*Pyrus c.*	16	Average	200-299 South	South
178	Eastern	*Celtis*	10	Average	200-299 South	South
179	Eastern	*Celtis*	10	Average	200-299 South	South
180	Eastern	*Celtis*	10	Average	200-299 South	South
181	Eastern	*Celtis*	11	Average	200-299 South	South
182	Eastern	*Celtis*	9	Average	200-299 South	South
183	Eastern	*Celtis*	10	Average	200-299 South	South
184	Eastern	*Celtis*	11	Average	200-299 South	South
185	Eastern	*Celtis*	5	Average	200-299 South	South
186	Eastern	*Celtis*	13	Average	200-299 South	South
187	Eastern	*Celtis*	7	Average	200-299 South	South
188	Black walnut	*Junglans*	10	Average	200-299 South	South
189	Black walnut	*Junglans*	10	Average	300-399 South	South
190	Black walnut	*Junglans*	18	Average	300-399 South	South
191	Eastern	*Celtis*	5	Average	300-399 South	South
192	Eastern	*Celtis*	12	Average	300-399 South	South
193	Eastern	*Celtis*	3	Average	300-399 South	South
194	Eastern	*Celtis*	11	Average	300-399 South	South
195	Eastern	*Celtis*	3	Average	300-399 South	South
196	Black walnut	*Junglans*	9	Average	300-399 South	South
197	Eastern	*Celtis*	6	Average	300-399 South	South
198	Grey dogwood	*Cornus*	2	Average	300-399 South	South
199	Black walnut	*Junglans*	9	Average	300-399 South	South
200	Black walnut	*Junglans*	13	Average	300-399 South	South
201	Eastern	*Celtis*	2	Average	400-499 South	South
202	Eastern	*Celtis*	2	Average	400-499 South	South
203	Eastern	*Celtis*	14	Average	400-499 South	South
204	Black walnut	*Junglans*	11	Average	400-499 South	South
205	Eastern	*Celtis*	8	Average	400-499 South	South
206	Eastern	*Celtis*	4	Average	400-499 South	South
207	Eastern	*Celtis*	2	Average	400-499 South	South
208	Eastern	*Celtis*	2	Average	400-499 South	South
209	Eastern	*Celtis*	2	Average	400-499 South	South
210	Eastern	*Celtis*	2	Average	400-499 South	South
211	Black walnut	*Junglans*	5	Average	400-499 South	South
212	Eastern	*Celtis*	10	Average	400-499 South	South
213	Eastern	*Celtis*	5	Average	Remove- 400-499 South	South
214	Redbud	*Cercis*	4	Average	400-499 South	South
215	Black walnut	*Junglans*	9	Average	400-499 South	South
216	Black walnut	*Junglans*	3	Average	400-499 South	South
217	American elm	*Ulmus*	8	Average	400-499 South	South
218	American elm	*Ulmus*	2	Average	400-499 South	South
219	American elm	*Ulmus*	2	Average	400-499 South	South
220	American elm	*Ulmus*	4	Average	400-499 South	South
221	Black walnut	*Junglans*	8	Average	500-599 South	South
222	Sugar maple	*Acer*	9	Average	500-599 South	South
223	American elm	*Ulmus*	9	Average	500-599 South	South
224	Eastern	*Celtis*	2	Average	500-599 South	South
225	American elm	*Ulmus*	9	Average	500-599 South	South
226	Black walnut	*Junglans*	9	Average	500-599 South	South
227	Black walnut	*Junglans*	12	Average	500-599 South	South
228	Eastern	*Celtis*	11	Average	500-599 South	South
229	Sugar maple	*Acer*	6	Average	500-599 South	South
230	White	*Cornus*	13	Average	500-599 South	South
231	Eastern	*Celtis*	9	Average	500-599 South	South
232	Eastern	*Celtis*	1	Average	500-599 South	South
233	Eastern	*Celtis*	13	Average	500-599 South	South
234	Eastern	*Celtis*	2	Average	500-599 South	South
235	Black walnut	*Junglans*	2	Average	500-599 South	South
236	Grey dogwood	*Cornus*	1	Average	500-599 South	South
237	Grey dogwood	*Cornus*	3	Average	500-599 South	South
238	Grey dogwood	*Cornus*	2	Average	500-599 South	South
239	Grey dogwood	*Cornus*	1	Average	500-599 South	South
240	Grey dogwood	*Cornus*	1	Average	500-599 South	South
241	Sugar maple	*Acer*	3	Average	600-699 South	South
242	Eastern	*Celtis*	12	Average	600-699 South	South
244	Eastern	*Celtis*	5	Average	600-699 South	South
245	Eastern	*Celtis*	5	Average	600-699 South	South
246	American elm	*Ulmus*	6	Average	600-699 South	South
247	Eastern	*Celtis*	6	Average	600-699 South	South
248	Eastern	*Celtis*	7	Average	600-699 South	South
249	Shagbark	*Carya ovata*	9	Average	600-699 South	South
250	Ohio buckeye	*Aesculus*	10	Average	600-699 South	South
251	Ohio buckeye	*Aesculus*	12	Average	600-699 South	South
252	Eastern	*Celtis*	2	Average	600-699 South	South

253	Ohio buckeye	*Aesculus*	8	Average	600-699 South	South
254	Eastern	*Celtis*	8	Average	600-699 South	South
255	Eastern	*Celtis*	3	Average	600-699 South	South
256	Eastern	*Celtis*	8	Average	600-699 South	South
257	Eastern	*Celtis*	3	Average	600-699 South	South
258	Eastern	*Celtis*	7	Average	600-699 South	South
259	Eastern	*Celtis*	6	Average	600-699 South	South
263	Eastern	*Celtis*	1	Average	700-799 South	South
264	Eastern	*Celtis*	2	Average	700-799 South	South
265	Eastern	*Celtis*	6	Average	700-799 South	South
266	Red oak	*Quercus*	10	Average	700-799 South	South
267	Red oak	*Quercus*	7	Average	700-799 South	South
268	Red oak	*Quercus*	15	Average	700-799 South	South
269	Black walnut	*Junglans*	3	Average	700-799 South	South
270	Red oak	*Quercus*	11	Average	700-799 South	South
271	Red oak	*Quercus*	3	Average	700-799 South	South
272	Red oak	*Quercus*	3	Average	700-799 South	South
273	Red oak	*Quercus*	4	Average	700-799 South	South
274	Red oak	*Quercus*	4	Average	700-799 South	South
275	Red oak	*Quercus*	5	Average	700-799 South	South
276	Red oak	*Quercus*	3	Average	700-799 South	South
277	American elm	*Ulmus*	3	Average	700-799 South	South
278	Red oak	*Quercus*	9	Average	700-799 South	South
281	Red oak	*Quercus*	11	Average	700-799 South	South
282	Red oak	*Quercus*	3	Average	700-799 South	South
283	American elm	*Ulmus*	3	Average	700-799 South	South
284	Ohio buckeye	*Aesculus*	10	Average	800-899 South	South
285	Ohio buckeye	*Aesculus*	5	Average	800-899 South	South
286	Red oak	*Quercus*	6	Average	800-899 South	South
287	Red oak	*Quercus*	18	Average	800-899 South	South
288	Ohio buckeye	*Aesculus*	9	Average	800-899 South	South
289	Red oak	*Quercus*	12	Average	800-899 South	South
290	Hawthorn	*Crataegus sp.*	5	Average	800-899 South	South
291	Red oak	*Quercus*	16	Average	800-899 South	South
292	Red oak	*Quercus*	2	Average	800-899 South	South
293	Sugar maple	*Acer*	3	Average	800-899 South	South
294	Ohio buckeye	*Aesculus*	5	Average	800-899 South	South
295	Ohio buckeye	*Aesculus*	7	Average	800-899 South	South
296	Ohio buckeye	*Aesculus*	2	Average	800-899 South	South
297	Swamp white	*Quercus*	14	Average	800-899 South	South
298	Sugar maple	*Acer*	11	Average	800-899 South	South
299	Black walnut	*Junglans*	4	Average	800-899 South- END	South
	Total Inches		**1947**			
	Trees not to					
3	American	*Tilia*	17	Dead	Remove- 1-99	
64	Black walnut	*Junglans*	16	Dead	Remove- 500-599	
100	White ash	*Fraxinus*	30	Dead	Remove 700-799	
112	Black cherry	*Prunus*	8	Dead	Remove 800-899	
143	Sugar maple	*Acer*	10	Dead	Remove- 900-999	
243	Black cherry	*Prunus*	15	Dead	Remove 600-699 South	
260	Black walnut	*Junglans*	18	Dead	Remove 600-699 South	
261	Black walnut	*Junglans*	9	Dead	Remove 600-699 South	
262	Sugar maple	*Acer*	7	Dead	Remove 600-699 South	
279	Red oak	*Quercus*	5	Dead	Remove 700-799 South	
280	Red oak	*Quercus*	17	Dead	Remove 700-799 South	
	Total Inches		**152**			

Exhibit 3: Landscaping Plan Proposed



SGN+A

Planning • Architecture
Landscape Architecture

SGN+A, Inc.
315 West Ponce de Leon Avenue
Suite 755
Decatur, Georgia 30030
Tel: 404.373.7370
Fax: 404.373.7372
www.sgnplusa.com

Revisions:

Date:	Description:
09/25/19	Owner Comments

Landscape Documents

Aria Apartments

Zionsville, Indiana

A Residential Development by

Cityscape

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Sheet Title:
Overall Site Landscape Plan

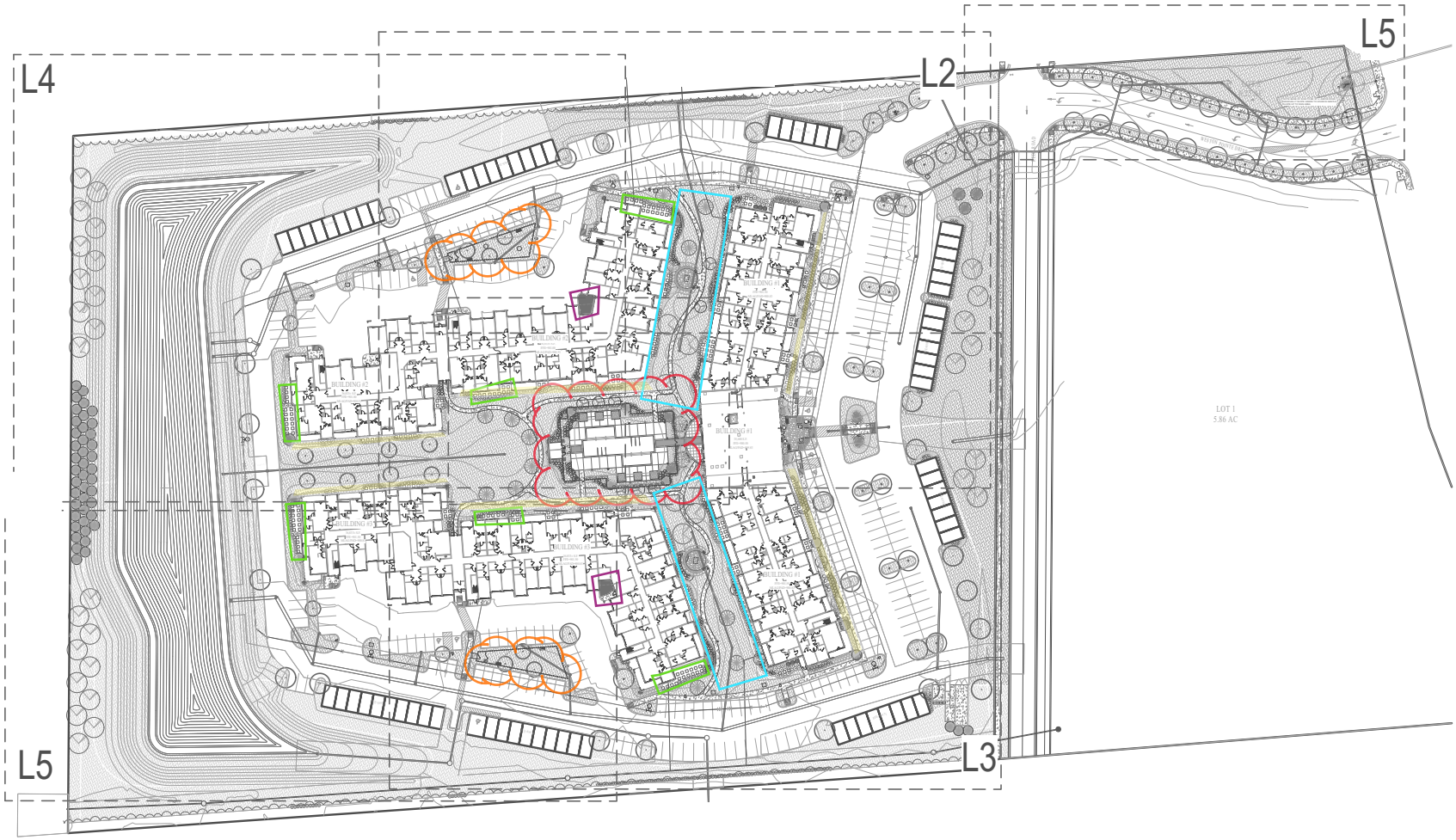
Date:
04/12/18

Sheet Number:

L1

Not Released for Construction

Exhibit 4: Landscaping Plan Interior



Item	Color
Pool	
North and South Courtyard	
River Rock Areas	
Dog Parks	
Air Handling Units	
Building Perimeter	

NORTH 0 50 100 200
Scale: 1"= 50'

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Date:	Description:
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Landscape Documents

Aria Apartments

Zionsville, Indiana

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Sheet Title:
Overall Site Landscape Plan

Date:
04/12/18

Sheet Number:

L1

Not Released for Construction

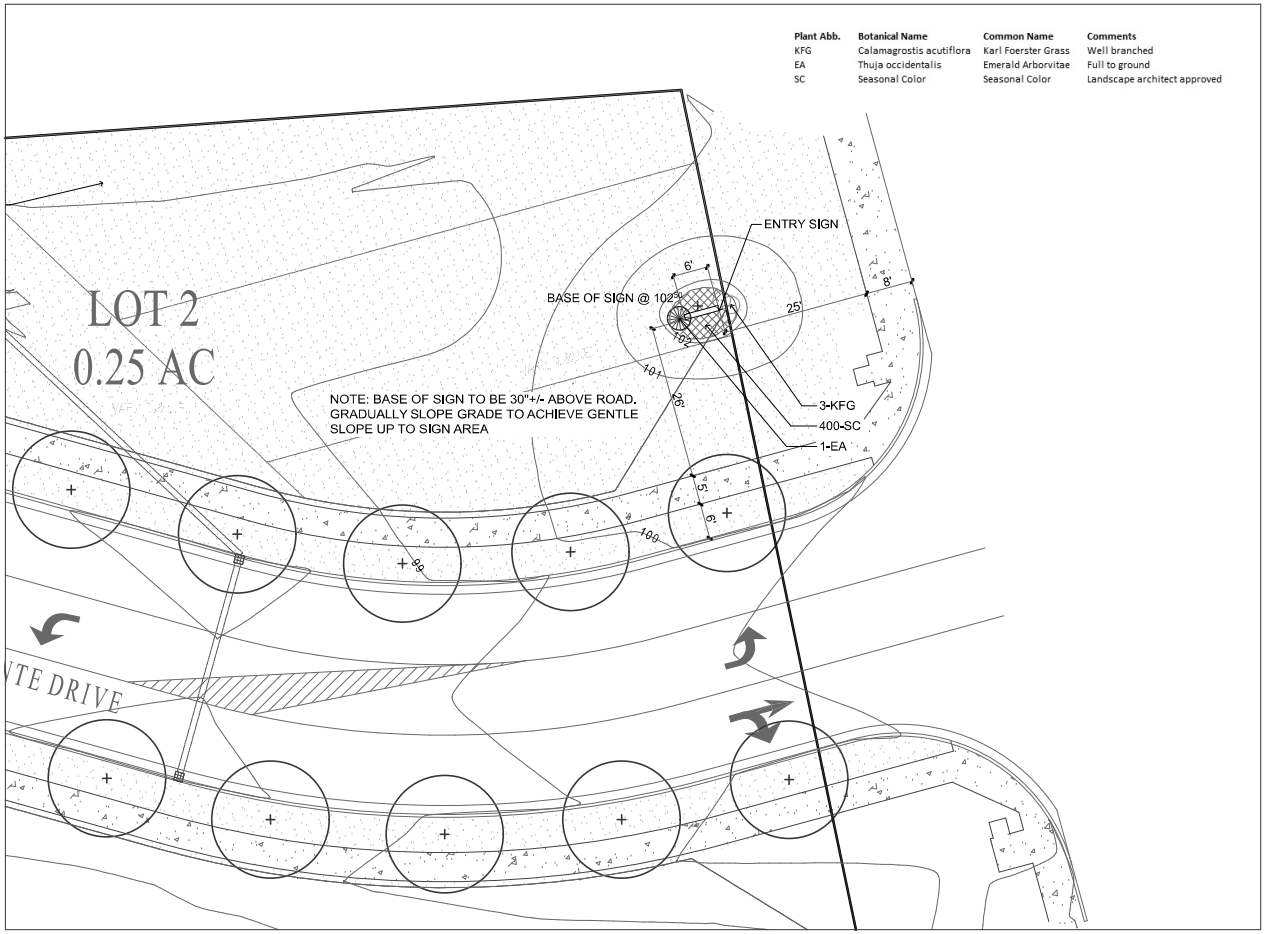
Exhibit 5: Aria Zionsville Plant Comparison

TREES					
Plan Name	**Botanical Name**	**Common Name**	**Original Number**	**Proposed Numbe**	**Comments**
NM	Acer platanoides 'Crimson King'	Norway Maple	98	35	Reduced along exterior perimeter due to preserving existing trees
DW	Cornus kousa	Dogwood	28	22	Exchanged with Winter King Hawthorne in south courtyard
HL	Gleditsia tricanthos inermis 'Imperial'	Honeylocust	52	45	Select reductions throughout property
LL	Tilia cordata 'Greensprie'	Littleleaf Linden	29	27	Rearranged around parking garages and back of property
WKH	Crataegus viridis 'Winter King'	Winter King Hawthorne	33	22	Added in south courtyard; Reduced in dog park areas and south islands
CS	Picea pungens 'Glauca'	Colorado Spruce	15	10	Reduced around pool to allow for new landscaping design
RC	Juniperus virginiana 'Hillspire'	Red Cedar	130	58	Reduced along exterior perimeter due to preserving existing trees
AP	Pinus nigra	Austrian Pine	12	12	No change in number; rearranged locations in west courtyard
EA	Thuja occidentalis 'Emerald'	Emerald Aborvitae	2	30	Increased around pool and throughout interior courtyard

SHRUBS					
Plan Name	**Botanical Name**	**Common Name**	**Original Number**	**Proposed Numbe**	**Comments**
CCG	Ilex meserveae 'China Girl'	China Girl Holly	532	601	Increased around pool and courtyard areas
POT	Potentilla fruitcosa 'Goldfinger'	Potentilla	347	83	Reduced around north and south courtyard to allow for sidewalk extension
KFG	Kalamafrostis acutiflora 'Karl Foerester'	Karl Foerster Grass	364	602	Increased around pool and fire pits; exchanged other plants with Karl Koerster Grass for height
RTD	Cornus sericea	Red Twig Dogwood	215	129	Reduced around pool for updated landscaping plan
BB	Euonymus alatus 'Compactus'	Dwarf Burning Bush	308	234	Reduced around ground floor balconies for better resident visibility
AWS	Spirea X bumalda 'Anthony Waterer'	Anthony Waterer Spirea	244	48	Replaced select landscaped areas with river rock to allow for better drainage and for sidewalk extension in courtyard
DOJ	Juniperus chinensis 'Grey Owl"	Grey Owl Juniper	1056	375	Reduced around ground floor balconies for better resident visibility
*Overall required to reduce shrub count due to air handling units which were not in previous landscaping plans					

Exhibit 6: Monument Sign Location

Plant Abb.	Botanical Name	Common Name	Comments
KFG	Calamagrostis acutiflora	Karl Foerster Grass	Well branched
EA	Thuja occidentalis	Emerald Arborvitae	Full to ground
SC	Seasonal Color	Seasonal Color	Landscape architect approved



NORTH 0 10 20 40 Scale: 1"= 10'

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www.sgnplusa.com

Revisions:

Date:	Description:
03/18/20	Entry Sign
03/31/20	Entry Sign
04/17/20	Entry Sign

Landscape Documents

Aria Apartments

Zionsville, Indiana

A Residential Development by

Cityscape

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Sheet Title:
Entry Sign Layout & Landscaping

Date:
04/12/18

Sheet Number:

L5A

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Exhibit 7: Monument Sign Rendering

Elevation View

Scale: 3/4" = 1ft
(11 X 17 PAPER)

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CITYSCAPE RESIDENTIAL
ARIA APARTMENTS

Sales Manager: Troy Drews
Designer: Chris

Start Date: 03.16.2020

PROJECT PHASE:
☑ DEVELOPMENT
APPROVED

REVISIONS:
V8 03.16.2020___CN

COLOR SWATCHS:
Pantone 539 C
Pantone 2297 C

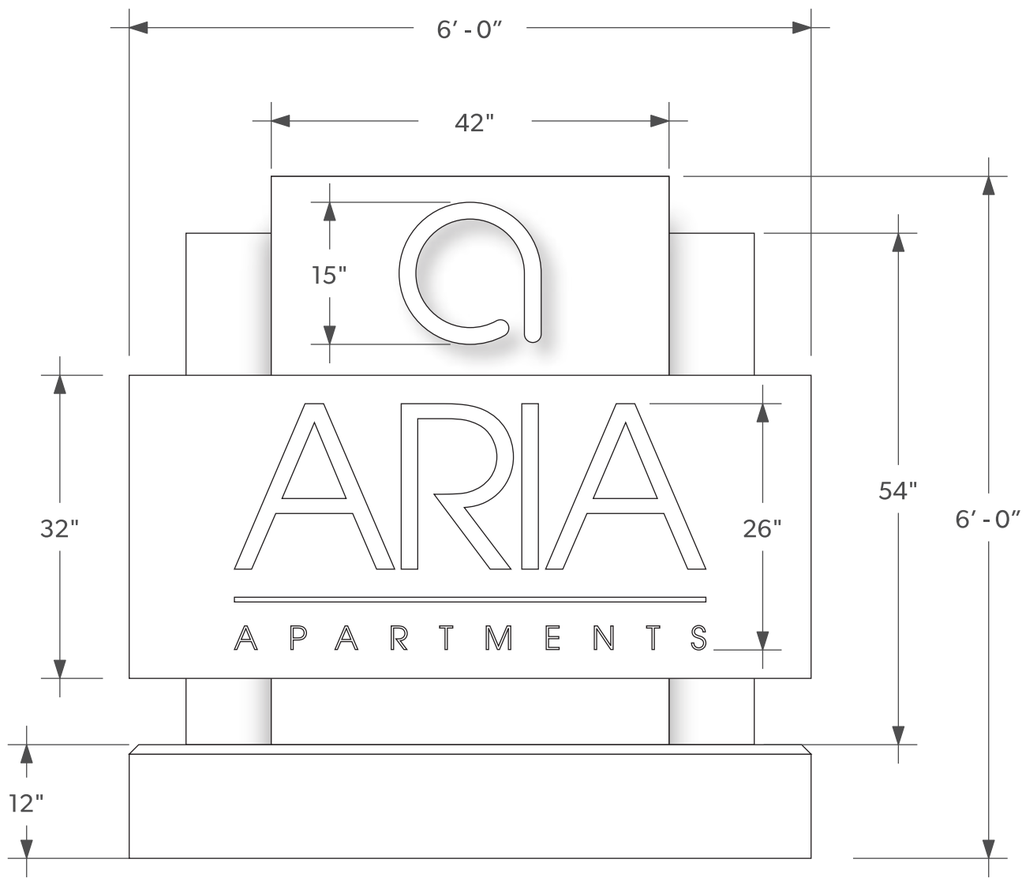
INSTALL / PROJECT NOTES:
xxxxxxxxxx

Customer Approval Signature

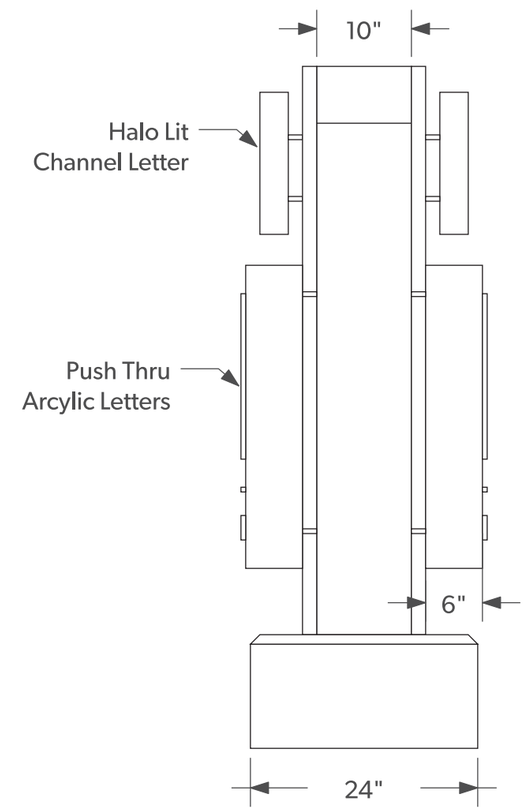
Date:

SHEET. **01**

FILE LOCATION:
Client Folder: Aria - Cityscape
Project Folder: PROOFS
File Name: Monument_Feb_2020V3.ai



Side View



Scale: 3/4" = 1ft
(11 X 17 PAPER)

FILE LOCATION:
Client Folder: Aria - Cityscape
Project Folder: PROOFS
File Name: Monument_Feb_2020V3.ai

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ARIA APARTMENTS

Sales Manager: Troy Drews
Designer: Chris

Start Date: 02.17.2020

PROJECT PHASE:
☑ DEVELOPMENT
APPROVED

REVISIONS:
V6 02.17.2020___CN

COLOR SWATCHS:
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Date:

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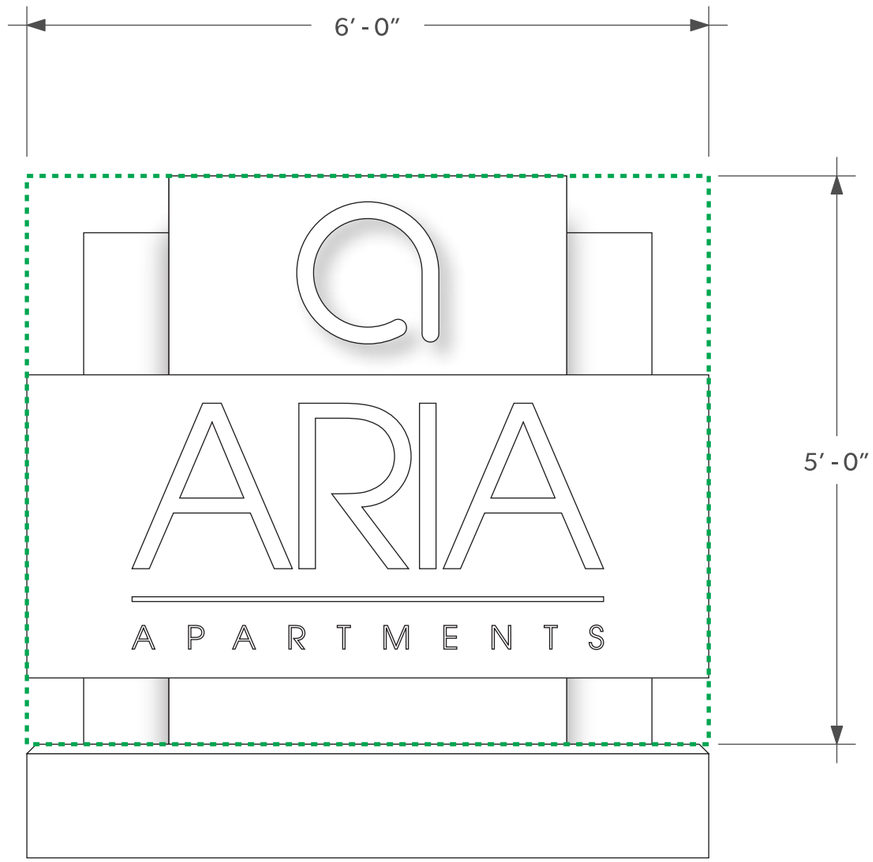

Scale: 3/4" = 1ft
(11 X 17 PAPER)

30 Sq/Ft

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CITYSCAPE RESIDENTIAL
ARIA APARTMENTS

Sales Manager: Troy Drews
Designer: Chris

Start Date: 02.17.2020

PROJECT PHASE:

☑ DEVELOPMENT

APPROVED

REVISIONS:

V6 02.17.2020___CN

COLOR SWATCHS:

Pantone 539 C

Pantone 2297 C

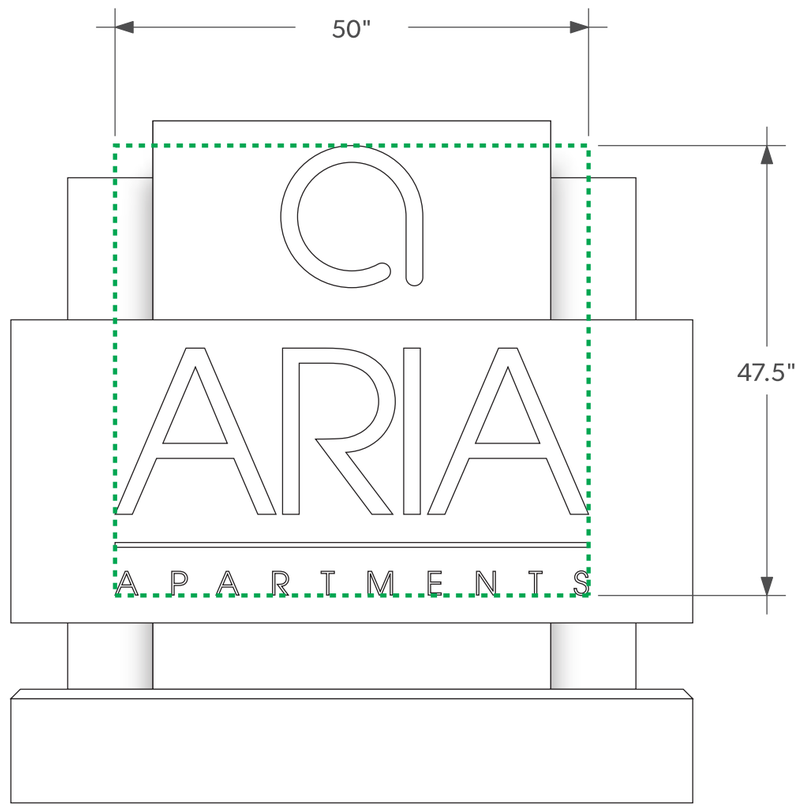
INSTALL / PROJECT NOTES:
xxxxxxxxxx

Customer Approval Signature

Date:

SHEET. **03**

FILE LOCATION:
Client Folder: Aria - Cityscape
Project Folder: PROOFS
File Name: Monument_Feb_2020V3.ai



Scale: 3/4" = 1ft
(11 X 17 PAPER)

16.49 Sq/Ft

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CITYSCAPE RESIDENTIAL
ARIA APARTMENTS

Sales Manager: Troy Drews
Designer: Chris

Start Date: 02.17.2020

PROJECT PHASE:

☑ DEVELOPMENT

APPROVED

REVISIONS:

V6 02.17.2020___CN

COLOR SWATCHS:

Pantone 539 C

Pantone 2297 C

INSTALL / PROJECT NOTES:
xxxxxxxxxx

Customer Approval Signature

Date:

SHEET. **03**

FILE LOCATION:
Client Folder: Aria - Cityscape
Project Folder: PROOFS
File Name: Monument_Feb_2020V3.ai

Exhibit 8: City of Carmel Monument Sign Approval

CITY OF CARMEL

JAMES BRAINARD, MAYOR

L E T T E R of G R A N T

April 28, 2020

Timothy Ochs
Ice Miller LLP
One American Square, Suite 2900
Indianapolis, IN 46282

Re: BZA Docket No. PZ-2020-00032 V: Aria Apartments Ground Sign

Dear Mr. Ochs:

At the *virtual* meeting held on Monday, April 27, 2020 the Carmel Board of Zoning Appeals Hearing Officer took the following action regarding the Development Standards Variance (V) request filed by you for the property located at approximately 10900 N. Michigan Road:

APPROVED: Docket No. PZ-2020-00032 V, Development Standards Variance approval for: Prohibited Signs, Off premise sign granted.

Please be advised that per Article 9.15 of the Unified Development Ordinance, the aforementioned Development Standards Variance approval is valid for three (3) years. By that time, either continuous construction of the improvements must be underway, or a written request for a one-time, six-month extension of the approval must have been received and approval granted by this Department. The expiration date of the approval is April 27, 2023.

Please include a copy of this letter with any permit application.

If I can be of any further assistance, please do not hesitate to contact me at 317-571-2417 or aconn@carmel.in.gov.

Sincerely,

Angie Conn

Angie Conn, AICP
Planning & Zoning Administrator
Division of Planning & Zoning

cc: Nathan Chavez, Carmel Sign Permits Administrator
File