ORDINANCE NUMBER 1405-PUD-06

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1405-PUD-06**), requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1405-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2014;

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

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

Section 1. Applicability of Ordinance.

1.1 The Zoning Ordinance is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Spring Mill Station Northeast Quadrant PUD**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.

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

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

2.1 Character Exhibit(s). The illustrative exhibits attached hereto and incorporated by reference as **Exhibit B**. The exhibits are conceptual in nature and provided to illustrate the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

2.2 Conceptual Plans: The conceptual plans (the "Conceptual Plans") are attached hereto and incorporated herein by reference as **Exhibit C**.

2.3 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a building within the District.

2.4 Underlying Zoning District: The Zoning District of the Zoning Ordinance that shall govern the development of the District and its various subareas, as set forth in this Ordinance.

Section 3. Conceptual Plan. The Real Estate shall be developed in substantial compliance with the Conceptual Plans. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

Section 4. Underlying Zoning Districts. The Underlying Zoning District shall be the GB-General Business District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District, as set forth above, shall

apply.

Section 5. **Permitted Uses.** The uses permitted in "Area A.1" & "Area A.3" shall be the same as the Underlying Zoning District. The uses permitted "Area A.2" shall be Gasoline Service Station.

Section 6. **Development Standards.** The regulations of the Underlying Zoning District shall apply to the development of the District, unless otherwise modified herein.

Section 7. **Setbacks.** Setbacks shall be as follows:

"Area A.1"

A. Front Yard along 161st St. shall be at least fifty (50) feet.

B. Side and Rear yards that abut existing residential shall be at least sixty (60) feet.

"Area A.2"

C. Front Yard along Spring Mill shall be at least fifty (50) feet.

D. Side Yard that abuts residential to the north shall be at least fifty-five (55) feet.

Section 8. **Parking.** The parking and loading standards of the Zoning Ordinance (*WC § 16.04.120*) shall apply.

Section 9. **Landscaping and Screening.** The District's landscaping and screening shall comply with the Zoning Ordinance (*WC § 16.06)*, except as otherwise provided below.

"Area A.2"

A. The north buffer yard shall be at least twenty-eight (28) feet wide on the property. A twenty-seven (27) feet wide easement on the Townhomes at Countryside Condominiums property shall be utilized to provide a total of a fifty-five (55) feet wide buffering area.

B. A visual barrier shall be provided between the District and Townhomes at Countryside Condominiums to the north. The visual buffer shall consist of an earthen berm and plantings. The plantings shall include coniferous trees for year round screening and deciduous trees for visual interest. The coniferous trees at the time of planting shall be at least eight (8) feet tall. The earthen berm shall be at least eight (8) feet tall. The species of the coniferous trees shall be a "Green Giant" Arborvitae, or similar species, which is known for its vigorous growth rates of 2-3' per year after established. Such plantings and berm shall be installed in substantial compliance with **Exhibit C**, attached and incorporated herein. The

screening plant material shall consist of at least forty-five (45) evergreen trees planted in a double staggered row ten (10) feet on center and off set six (6) feet.

C. The west buffer yard shall be at least twenty (20) feet wide and planted in substantial compliance with **Exhibit C**.

Section 10. **Sign Standards.** The District's signs shall comply with the Zoning Ordinance (*WC § 16.08.010*), except as otherwise provided below.

"Area A.2"

A. Maximum area of signage permitted shall be one (1) square feet per one (1) linear feet of building frontage parallel to right-of-way. For purposes of calculating the amount of permitted signage, the fuel center canopy and depot building (the "Depot Building") shall count as building frontage.

B. The maximum permitted area of signage shall be one hundred and sixty-one (161) square feet for the fuel canopy and fifty-four (54) square feet for the Depot Building. The "Spring Mill Station" identification signs located on the fuel canopy and rest stop shelters shall not count towards the total square footage requirement.

C. Electronic signage shall constitute no more than 50% of the total area of signage.

D. The "Kroger Depot Sign" shall be permitted to extend above the roofline of the Depot.

Section 11. **Lighting Standards.** The District's lighting shall comply with the Zoning Ordinance (*WC § 16.07.010*).

Section 12. **Architectural and Streetscape Design Standards.** The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply. The Real Estate shall be developed in substantial compliance with Exhibit B, attached hereto, and incorporated herein, which illustrates the following: architectural quality, building materials, and site design.

Section 13. **Traffic Improvements** Developer shall cause to be installed and maintained stop signs and pavement markings at five (5) locations in substantial compliance (as determined by Department) with those identified in **Exhibit D**.

Section 14. **Timing** The fuel station use on Area A.3 shall be terminated prior to initiating operation of the new fueling center use located on Area A.2.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2014.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 1405-PUD-06** was delivered to the Mayor of Westfield

on the _____ day of _____, 2014, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 1405-PUD-06**

this _____ day of _____, 2014.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 1405-PUD-06**

this _____ day of _____, 2014.

_____
J. Andrew Cook, Mayor

This document prepared by: Paula J. Gartner, PE

SCHEDULE OF EXHIBITS

Table of Contents

Exhibit A: Real Estate Legal Description

A1: Grocery Store Expansion Area Legal Description ("Area A1")

A2: Fuel Center Expansion Area Legal Description ("Area A2")

A3: Existing Fuel Center Redevelopment Area Legal Description ("Area A3")

Exhibit B: Character Exhibits

B1: Grocery Store Expansion Area

B2: Fuel Center Expansion Area

Exhibit C: Conceptual Plan

C1: Grocery Store Expansion Conceptual Plan

C2: Fuel Center Expansion Conceptual Plan

C3: Existing Fuel Center Redevelopment Area Conceptual Plan

C4: Fuel Center Expansion Landscape Plan

Exhibit D: Traffic Improvements

D1: Stop Signs and Pavement Markings

EXHIBIT A
Real Estate
Legal Description

Exhibit A.1: Grocery Store Expansion Area Legal Description ("Area A1")

Exhibit A.2: Fuel Center Expansion Area Legal Description ("Area A2")

Exhibit A.3: Existing Fuel Center Redevelopment Area Legal Description ("Area A3")

Exhibit A.1

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648
emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA
EXHIBIT "A.1"
FOR
KROGER J970
GROCERY STORE EXPANSION AREA
LAND DESCRIPTION

DATE: **AUGUST 14, 2014**	JOB NO. **20130351**	SCALE: **None**

DESCRIPTION FOR GROCERY STORE EXPANSION AREA:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 89 DEGREES 11 MINUTES 57 SECONDS EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1203.25 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST A DISTANCE OF 44.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 401.55 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 367.66 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 40.87 FEET; THENCE NORTH 00 DEGREES 48 MINUTES 43 SECONDS WEST A DISTANCE OF 80.07 FEET; THENCE NORTH 23 DEGREES 16 MINUTES 50 SECONDS EAST A DISTANCE OF 79.66 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 36 SECONDS EAST A DISTANCE OF 110.91 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 51 SECONDS EAST A DISTANCE OF 35.92 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 36 SECONDS EAST A DISTANCE OF 66.97 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 03 SECONDS EAST A DISTANCE OF 36.68 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 156.33 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 447.76 FEET TO THE POINT OF BEGINNING; CONTAINING 4.35 ACRES, MORE OR LESS.

Exhibit A.1

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648
emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA
EXHIBIT "A.1"
FOR
KROGER J970
GROCERY STORE EXPANSION AREA
LAND DESCRIPTION

DATE: **August 14, 2014**	JOB NO. **20130351**	SCALE: **None**

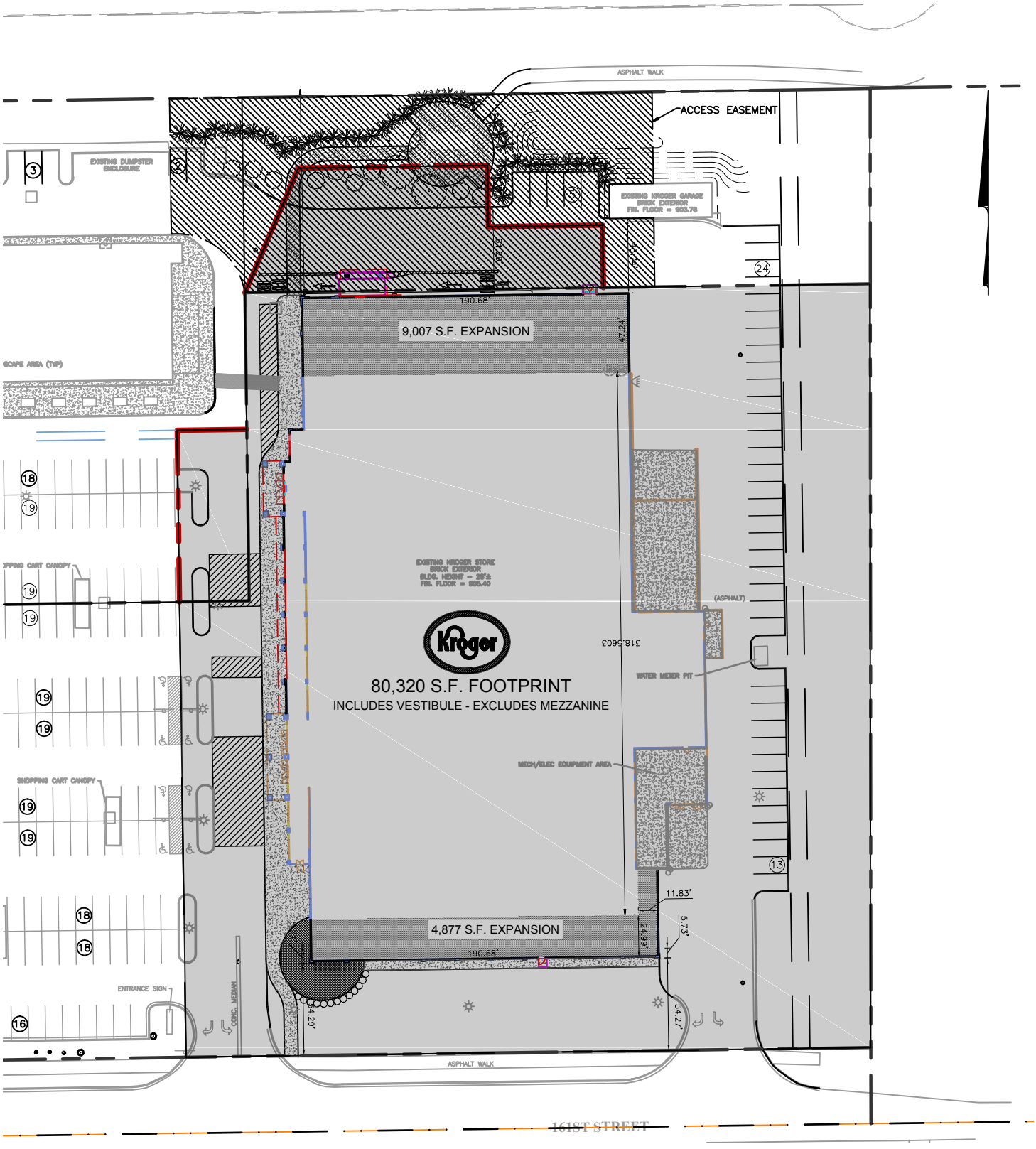

Exhibit A.2

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648
emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA
EXHIBIT "A.2"
FOR
KROGER J970
FUEL CENTER EXPANSION AREA
LAND DESCRIPTION

DATE: **August 14, 2014**	JOB NO. **20130351**	SCALE: **None**

DESCRIPTION FOR FUEL CENTER EXPANSION AREA:

PART OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED QUARTER, NORTH 00 DEGREES 00 MINUTES (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 361.38 FEET TO THE PLACE OF BEGINING TO THIS DESCRIPTION, THENCE CONTINUING ALONG SAID LINE 249.52 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST 312.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST 249.52 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES WEST 312.00 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THIS DESCRIPTION; CONTAINING, EXCLUDING THE RIGHT-OF-WAY OF SPRING MILL ROAD, 1.527 ACRES, MORE OR LESS.

Exhibit A.2

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648
emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A.2"

FOR

KROGER J970

FUEL CENTER EXPANSION AREA

LAND DESCRIPTION

DATE: **August 14, 2014**	JOB NO. **20130351**	SCALE: **None**

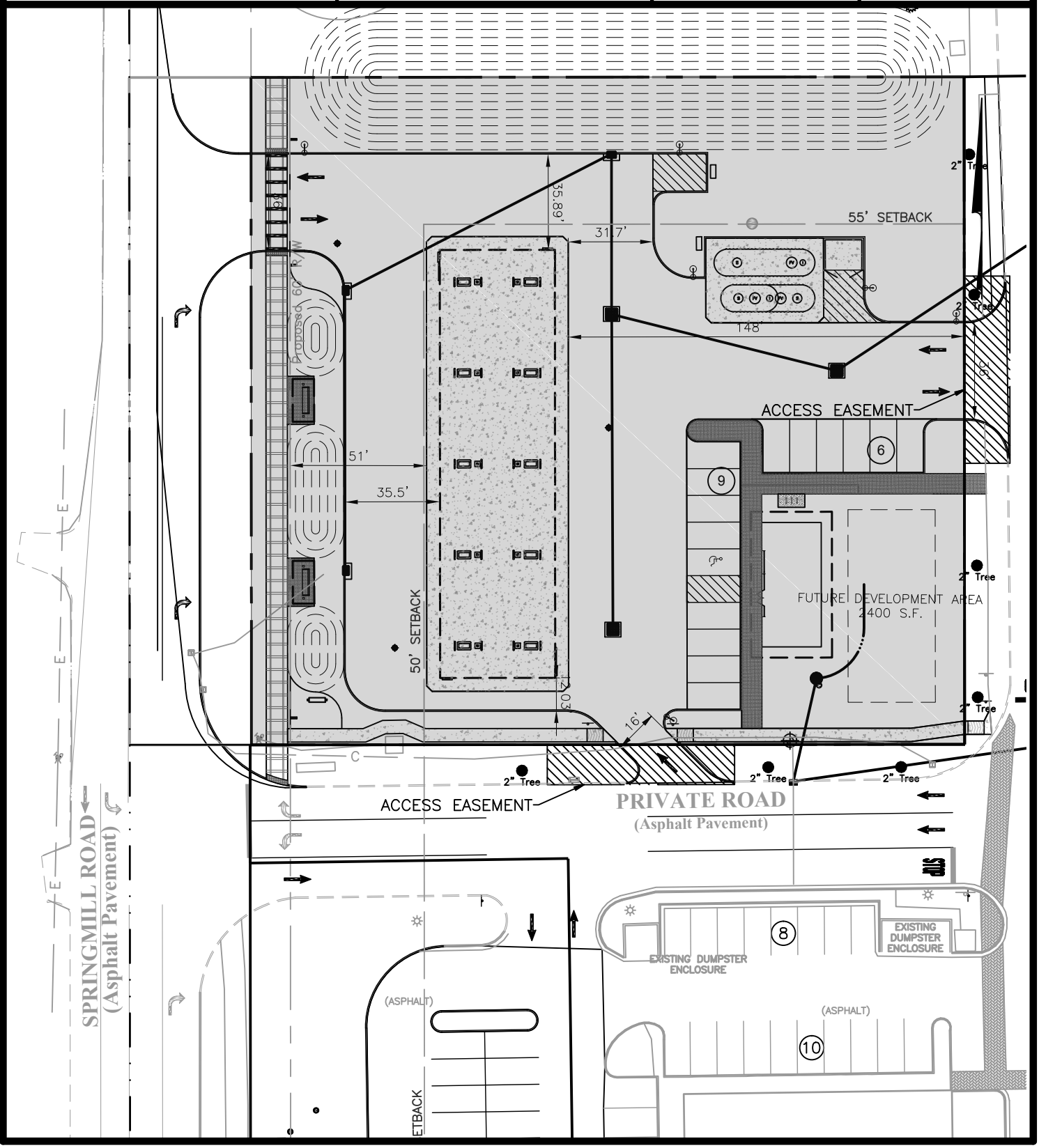

Exhibit A.3

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648
emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA
EXHIBIT "A.3"
FOR
KROGER J970
EXISTING FUEL CENTER REDEVELOPMENT AREA
LAND DESCRIPTION

DATE: **August 14, 2014**	JOB NO. **20130351**	SCALE: **None**

DESCRIPTION FOR EXISTING FUEL CENTER REDEVELOPMENT AREA:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 03 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE NORTH 00 DEGREES 02 MINUTES 40 SECONDS WEST (ASSUMED BEARING) ALONG THE WEST LINE THEREOF A DISTANCE OF 316.60 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 11 MINUTES 17 SECONDS EAST 118.85 FEET; THENCE SOUTH 00 DEGREES 48 MINUTES 43 SECONDS EAST A DISTANCE OF 272.15 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 17 SECONDS WEST A DISTANCE OF 82.30 FEET; THENCE NORTH 46 DEGREES 03 MINUTES 43 SECONDS WEST A DISTANCE OF 55.79 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 23 SECONDS WEST A DISTANCE OF 232.90 FEET TO THE POINT OF BEGINNING; CONTAINING 0.736 ACRES, MORE OR LESS.

Exhibit A.3

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
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emht.com

TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A.3"

FOR

KROGER J970

EXISTING FUEL CENTER REDEVELOPMENT AREA

LAND DESCRIPTION

DATE: **August 14, 2014**	JOB NO. **20130351**	SCALE: **None**

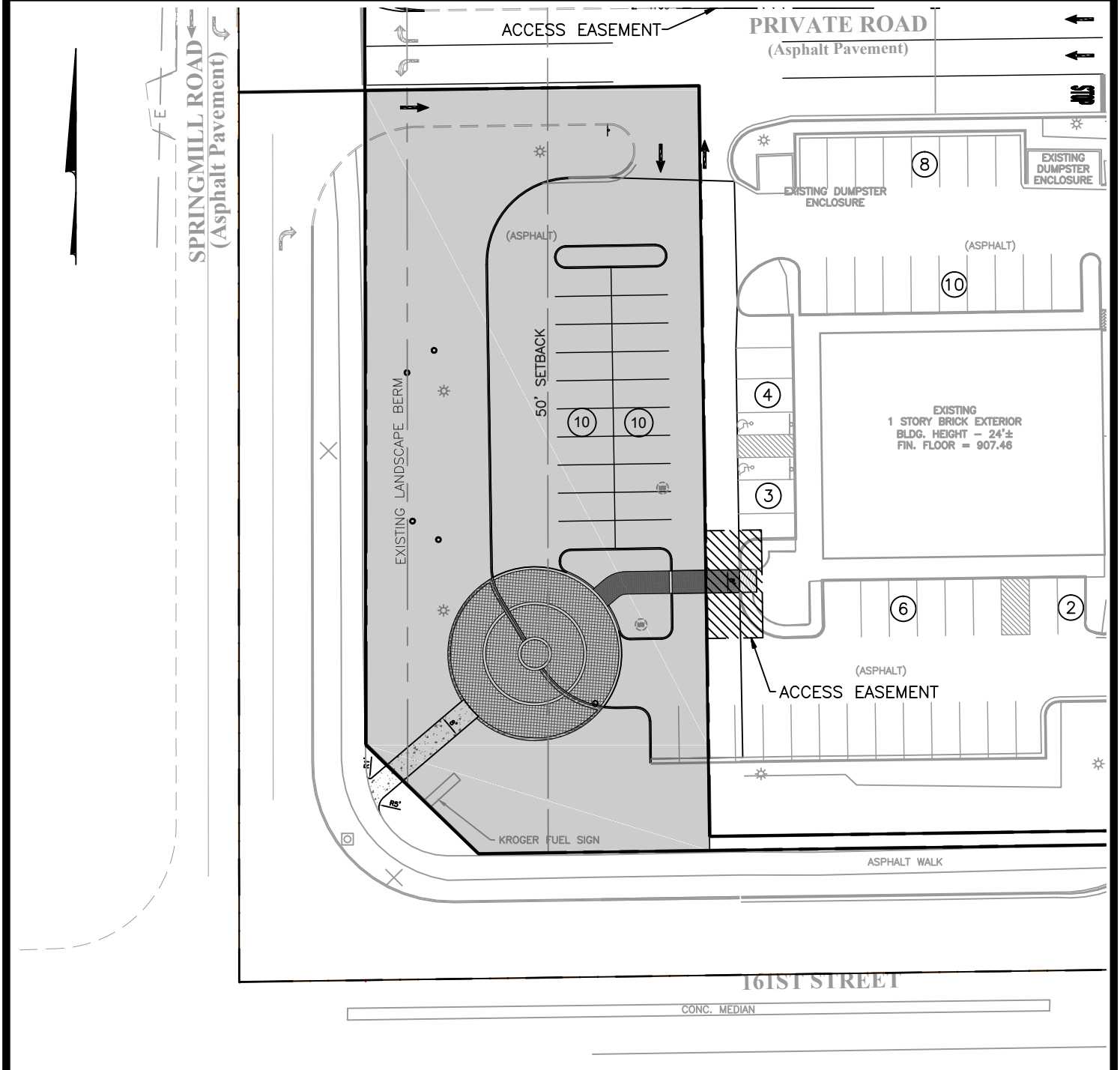
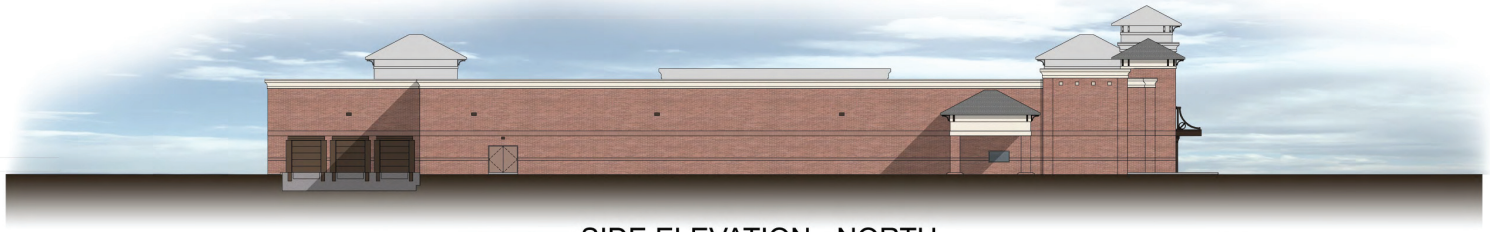


EXHIBIT B
Character Exhibits

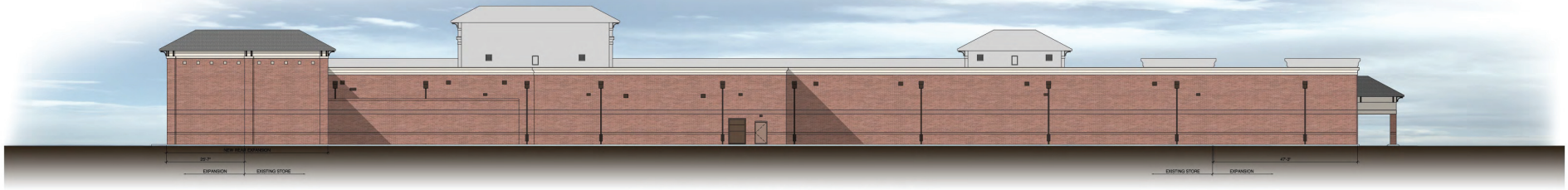
Exhibit B.1: Grocery Store Expansion Area

Exhibit B.2: Fuel Center Expansion Area

FRONT ELEVATION - WEST



SIDE ELEVATION - NORTH



REAR ELEVATION - EAST

SIDE ELEVATION - SOUTH

ALL MATERIALS TO BE USED ON EXPANSIONS AND REMODELED AREAS ARE TO MATCH EXISTING

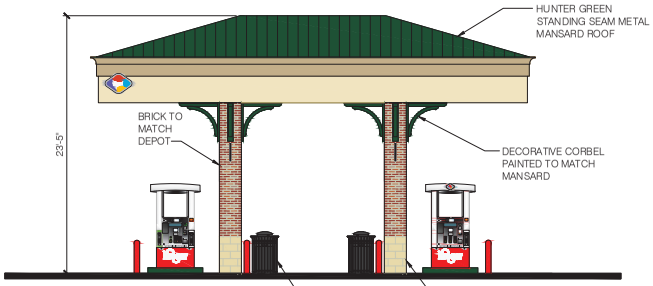
Kroger J970

June 10, 2014

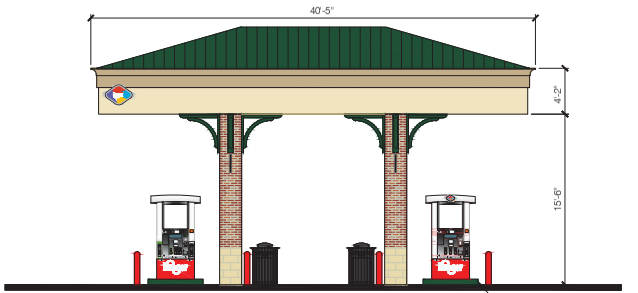
Westfield, IN
513111

architecture + design

Exhibit B.1

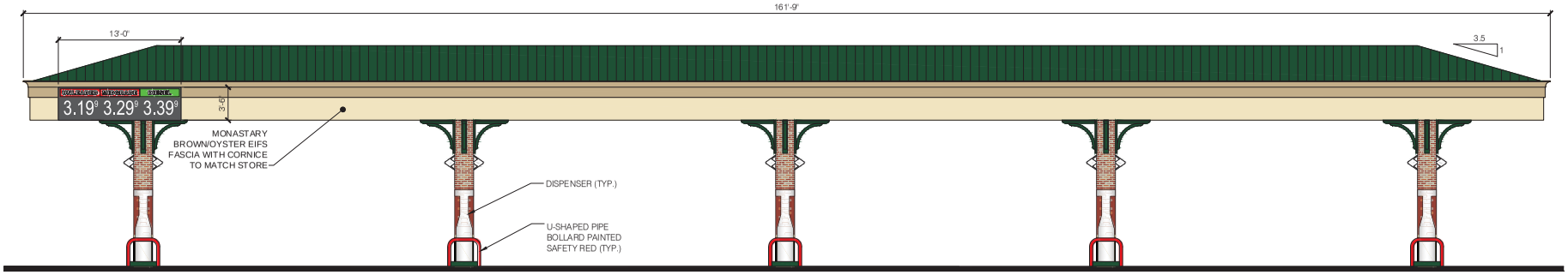


3 RIGHT SIDE ELEVATION
SCALE: NTS



4 LEFT SIDE ELEVATION
SCALE: NTS

SIGNAGE SCHEDULE				
SIGN		QUANTITY	SIGN AREA [SF]	TOTAL AREA [SF]
3.19⁹ 3.29⁹ 3.39⁹		1	45.50	45.50
	CANOPY	3	2.80	8.40
	KIOSK	2	2.80	5.60
Kroger		2	10.83	21.66
MONUMENT SIGN		2	62.13	124.25
			TOTAL	205.41
SPECIAL SIGNAGE		4	73.85	73.85



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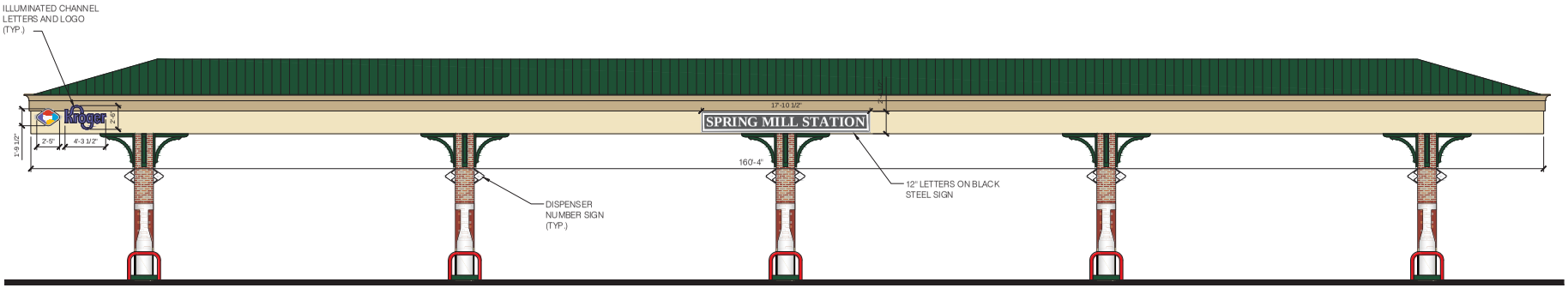


1 FRONT ELEVATION
SCALE: NTS

SSOE, INC.
ARCHITECTS + ENGINEERS
TROY, MICHIGAN 48084
248.643.9222

The Kroger Co.
CENTRAL MARKETING AREA
1550 Corporate Woods Drive
Indianapolis, IN 46250
Phone (317) 579-8100

Seal

REVISIONS

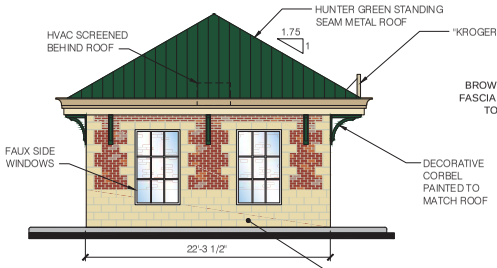
No.	DESCRIPTION	DATE
3	OWNER REVIEW	05-08-2014
4	OWNER REVIEW	05-15-2014
5	MEETING	05-28-2014
6	ZONING APPROVAL	05-30-2014
7	ZONING APPROVAL	08-01-2014

Project No.:	014-00678-00
Project Manager:	KLEIN
Designed By:	KLEIN
Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

CANOPY ELEVATIONS

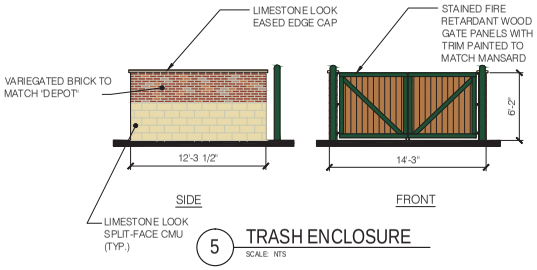
Drawing No.:
C2.1

Exhibit B.2



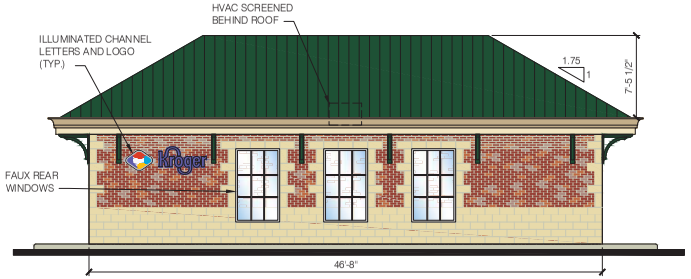
3 RIGHT SIDE ELEVATION
SCALE: NTS

4 LEFT SIDE ELEVATION
SCALE: NTS



5 TRASH ENCLOSURE
SCALE: NTS

6 BIKE RACK
SCALE: NTS



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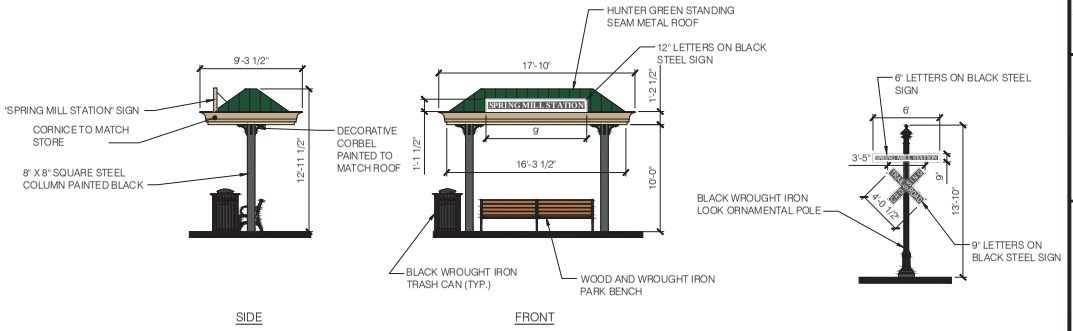
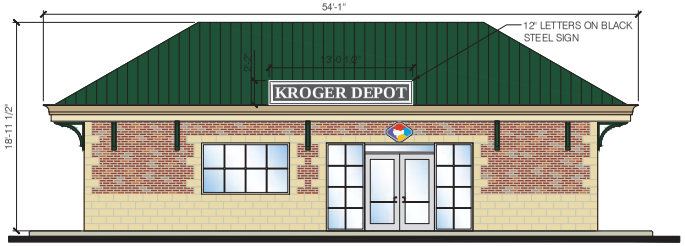
SCALE: NTS



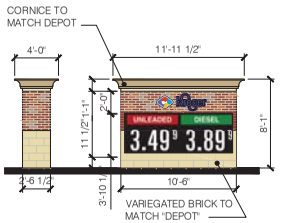
7 REST STOP SHELTER
SCALE: NTS

8 CROSSING SIGN
SCALE: NTS

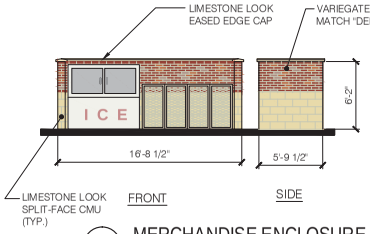


1 FRONT ELEVATION
SCALE: NTS

9 LIGHT POLE
SCALE: NTS



10 KROGER MONUMENT SIGN
SCALE: NTS



11 MERCHANDISE ENCLOSURE
SCALE: NTS

SSOE, INC.
ARCHITECTS + ENGINEERS
TROY, MICHIGAN 48084
248.643.6222

The Kroger Co.
CENTRAL MARKETING AREA
1550 Corporate Woods Drive
Indianapolis, IN 46250
Phone (317) 579-8100

Seal

REVISIONS

No.	DESCRIPTION	DATE
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Project No.:	014-00678-00
Project Manager:	KLEIN
Designed By:	KLEIN
Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

"DEPOT" AND SITE DETAILS

Drawing No.:
C2.2

Exhibit B.2

1 DEPOT (VIEW FROM SOUTHWEST)
SCALE: NTS

2 OUTSIDE SALES ENCLOSURE
SCALE: NTS

2 CORBEL DETAIL
SCALE: NTS

Exhibit B.2

SSOE, INC.
ARCHITECTS • ENGINEERS
TROY, MICHIGAN 48084
248.643.6222

The Kroger Co.
CENTRAL MARKETING AREA
5960 Castleway West Drive
Indianapolis, IN 46250
Phone (317) 579-8100

Seal

REVISIONS

No.	DESCRIPTION	DATE
1	MEETING	05-28-2014
2	RESUBMITTAL	07-02-2014
3	ZONING APPROVAL	08-01-2014

Project No.:	014-00678-00
Project Manager:	KLEIN
Designed By:	KLEIN
Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

DEPOT RENDERINGS

Drawing No.:
C2.3

4 ENTRY VIEW (FROM NORTHWEST)
SCALE: NTS

5 PLAZA VIEW (FROM SOUTHWEST)
SCALE: NTS

SSOE, INC.
ARCHITECTS • ENGINEERS
TROY, MICHIGAN 48084
248.643.6222

The Kroger Co.
CENTRAL MARKETING AREA
6640 Corporate Drive
Indianapolis, IN 46250
Phone (317) 579-8100

Seal

REVISIONS

No.	DESCRIPTION	DATE
1	MEETING	05-08-2014
2	RESUBMITTAL	07-02-2014
3	ZONING APPROVAL	08-01-2014

Project No.:	014-00678-00
Project Manager:	KLEIN
Designed By:	KLEIN
Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

SITE RENDERINGS

Drawing No.:
C2.4

Exhibit B.2

6 SCREENING BERM (VIEW FROM NORTH)
SCALE: NTS

7 SEATING AREA
SCALE: NTS

SSOE, INC.
ARCHITECTS • ENGINEERS
TROY, MICHIGAN 48084
248.643.6222

The Kroger Co.
CENTRAL MARKETING AREA
5960 Castleway West Drive
Indianapolis, IN 46250
Phone (317) 579-8100

Seal

REVISIONS

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Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

DETAIL RENDERINGS

Drawing No.:
C2.5

Exhibit B.2

EXHIBIT C
Conceptual Plans

Exhibit C.1: Grocery Store Expansion Conceptual Plan

Exhibit C.2: Fuel Center Expansion Conceptual Plan

Exhibit C.3: Existing Fuel Center Redevelopment Area Conceptual Plan

Exhibit C.4: Fuel Center Expansion Landscape Plan

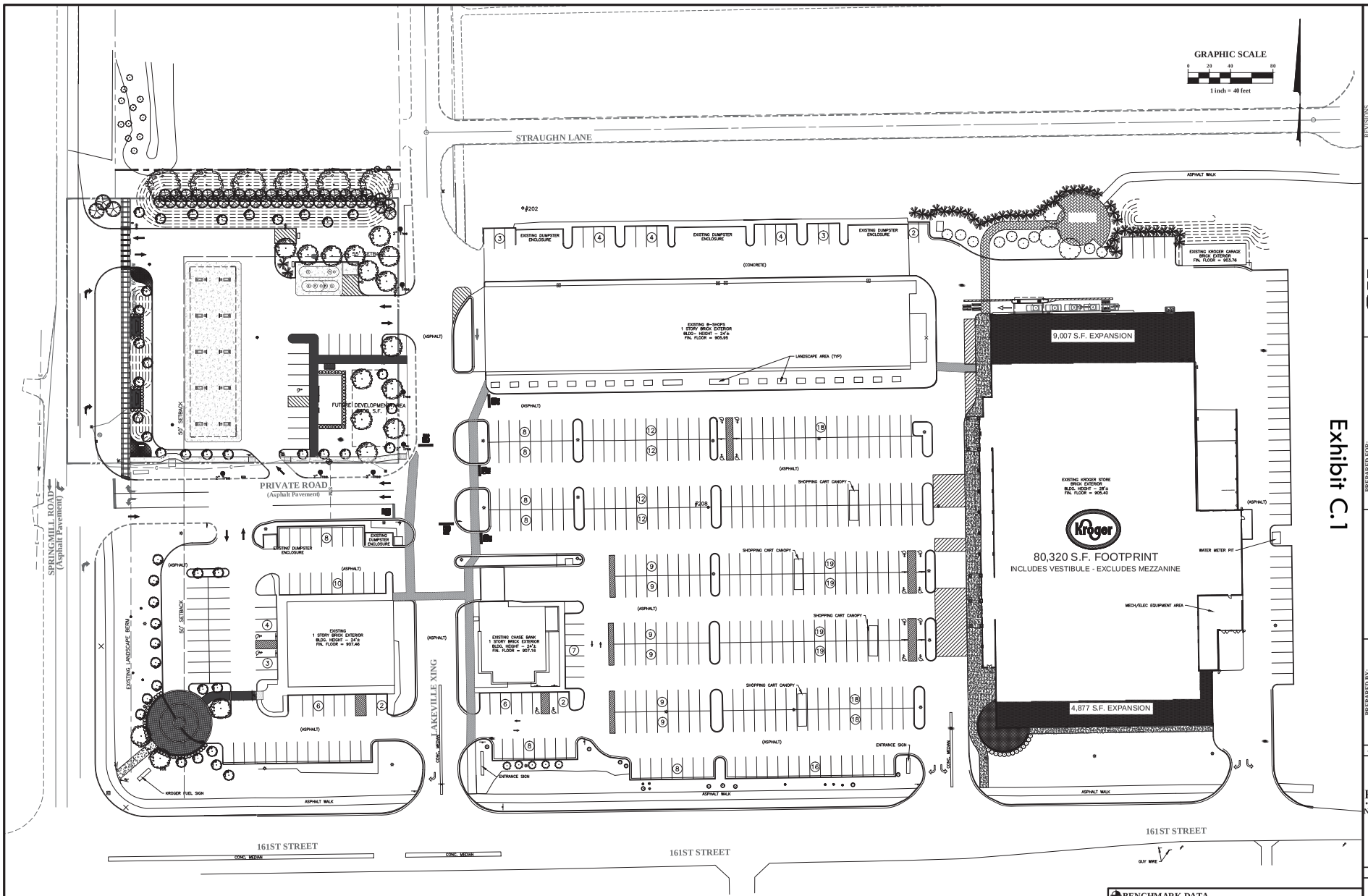


Exhibit C.1

BENCHMARK DATA

PROJECT BENCHMARK:

A BRONZE DISK STAMPED "B112" SET IN A CONCRETE POST PROJECTING 0.4' APPROXIMATELY HALF OF A MILE WEST OF SPRINGMILL ROAD AND NORTH OF THE ROAD.
B.M. Elevation = 924.24 (NAVD 1988)

SITE BENCHMARK:

T.B.M. #778 THE NORTH RIM OF A SQUARE INLET APPROXIMATELY 13' NORTH OF THE BACK OF CURB AND 54' EAST OF A POWER POLE.
B.M. Elevation = 907.44

MARK	DATE	DESCRIPTION
		REVISIONS

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

PREPARED FOR:
Kroger
5968 CASTLEWAY WEST DRIVE
INDIANAPOLIS, IN 46250
PH: 317-579-8415 FX: 317-579-8382

CONSTRUCTION PLANS
FOR
KROGER J970
BUILDING
EXPANSION
150 W. 161ST ST. AND SPRINGMILL ROAD
WESTFIELD, INDIANA 46074

PREPARED BY:
MHI

JOB NO. 2013-0351

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

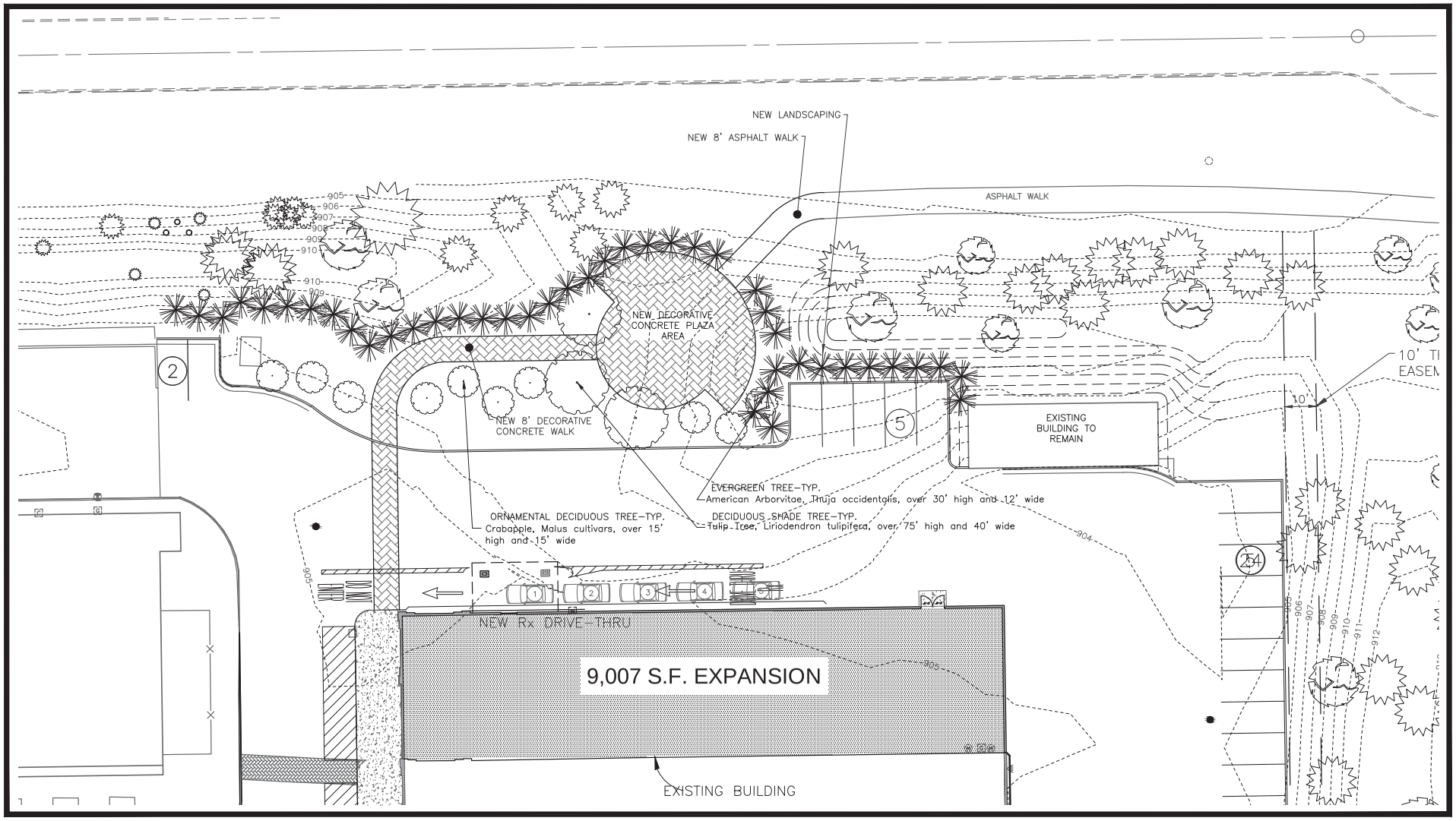
DATE: July XX, 2014
SCALE: As Noted
1" =40'

TITLE:
OVERALL SITE PLAN

SHEET
C1.1.1

J:\2013\2013051\Dwg\04Sheets\Exhibit\2013051-C1.1.1-C1.1.3 PUD Site Plan.dwg Last Saved By: rrichardson, 8/15/2014 12:48 PM Last Printed By: Richardson, Ronald, 8/15/2014 1:27 PM (No Xrefs)

Exhibit C.1



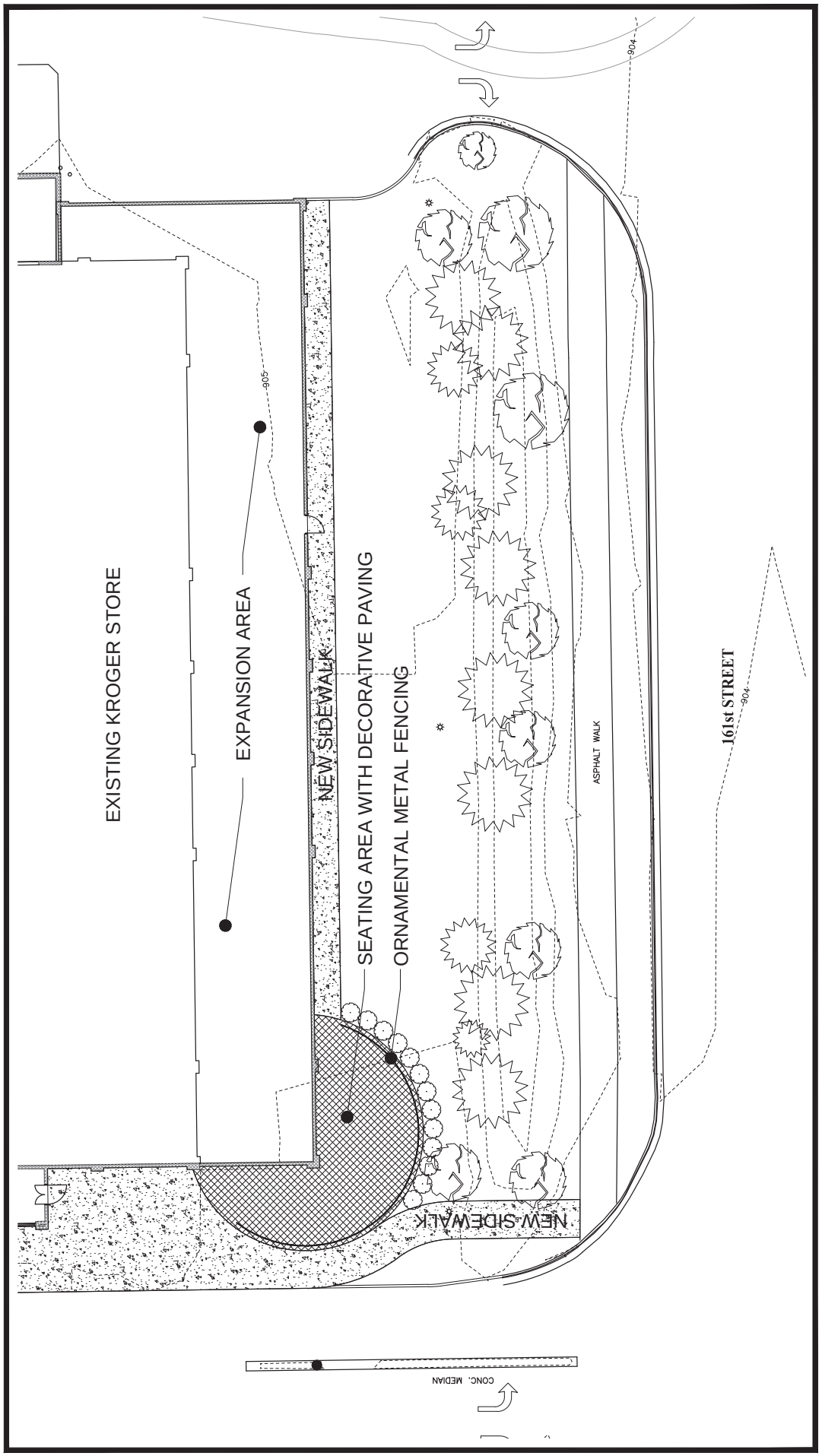
BUILDING EXPANSION - NORTH END

August 04, 2014

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648
emht.com

0' 15' 30' 45' 60'
SCALE: 1"=30'

Exhibit C.1

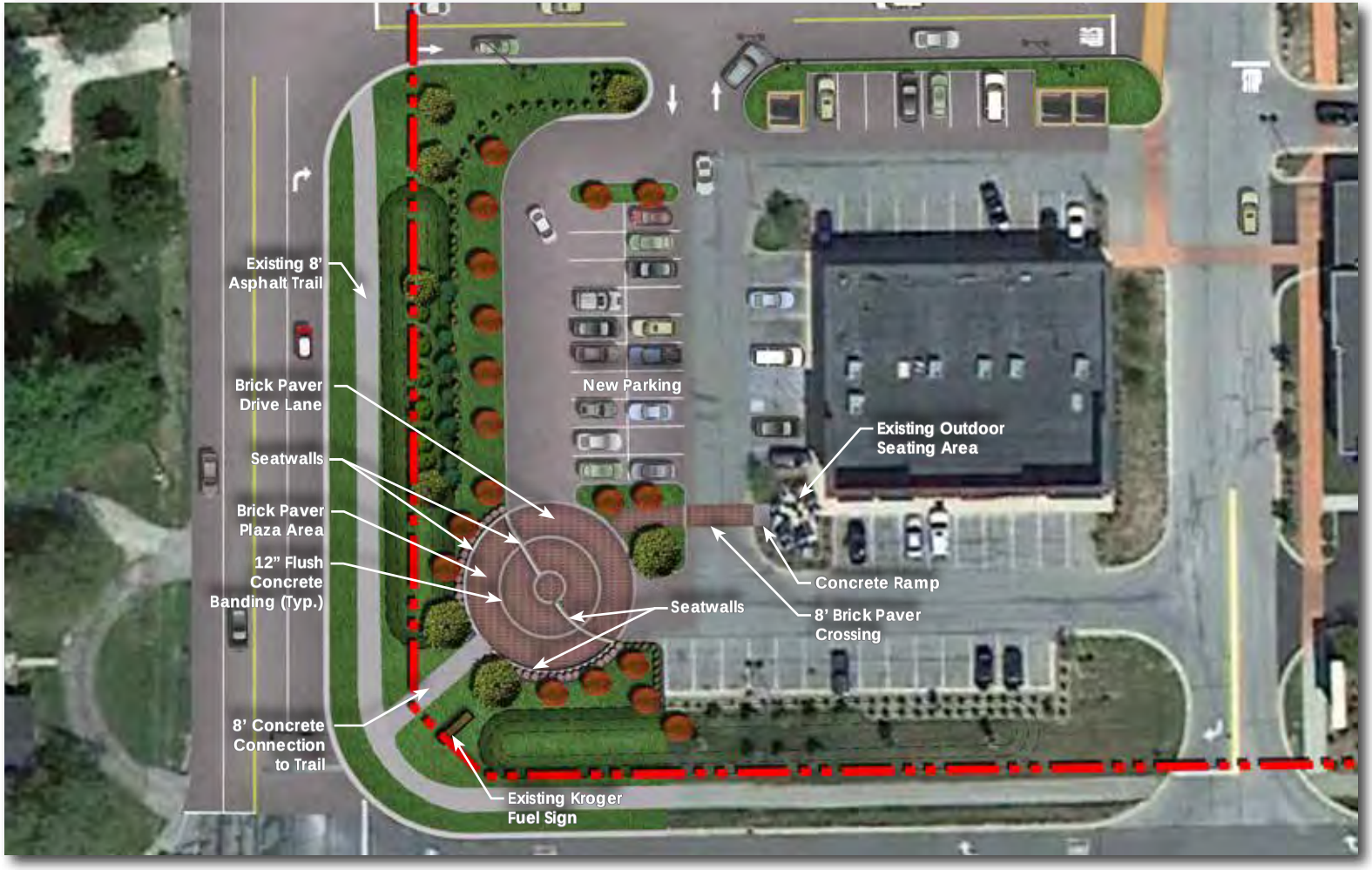


EMHT

0' 15' 30' 45' 60'
SCALE: 1" = 30'

BUILDING EXPANSION - SOUTH END

June 18, 2014



North

0 20 30 60

EMH&T
Engineers. Surveyors. Planners. Scientists
emht.com

Exhibit C: Old Fuel Center Area Redevelopment

Westfield, IN Kroger

July 3, 2014

Kroger

Exhibit C.2

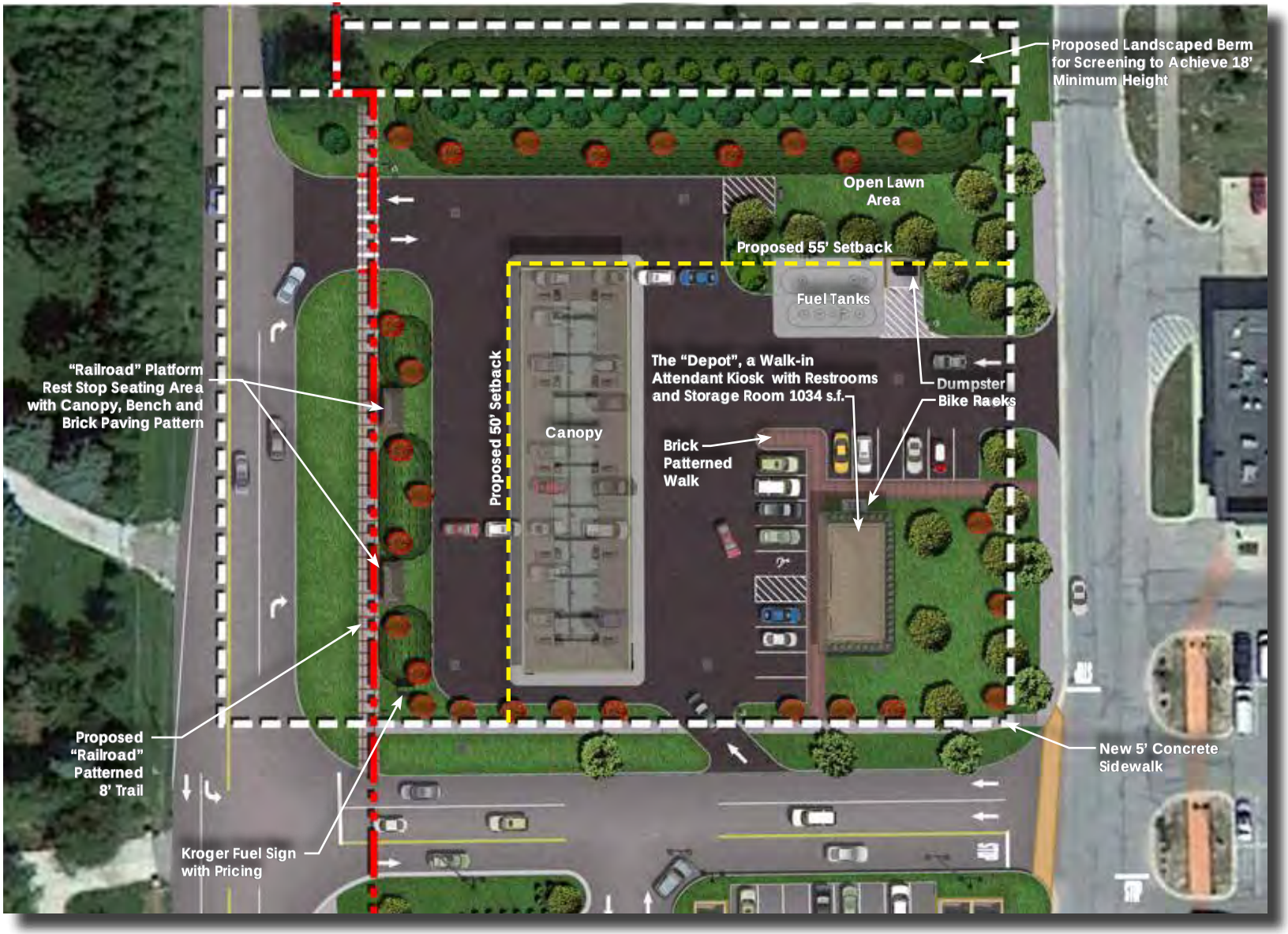


Exhibit C: Proposed Depot and Fuel Center

Westfield, IN Kroger

July 3, 2014

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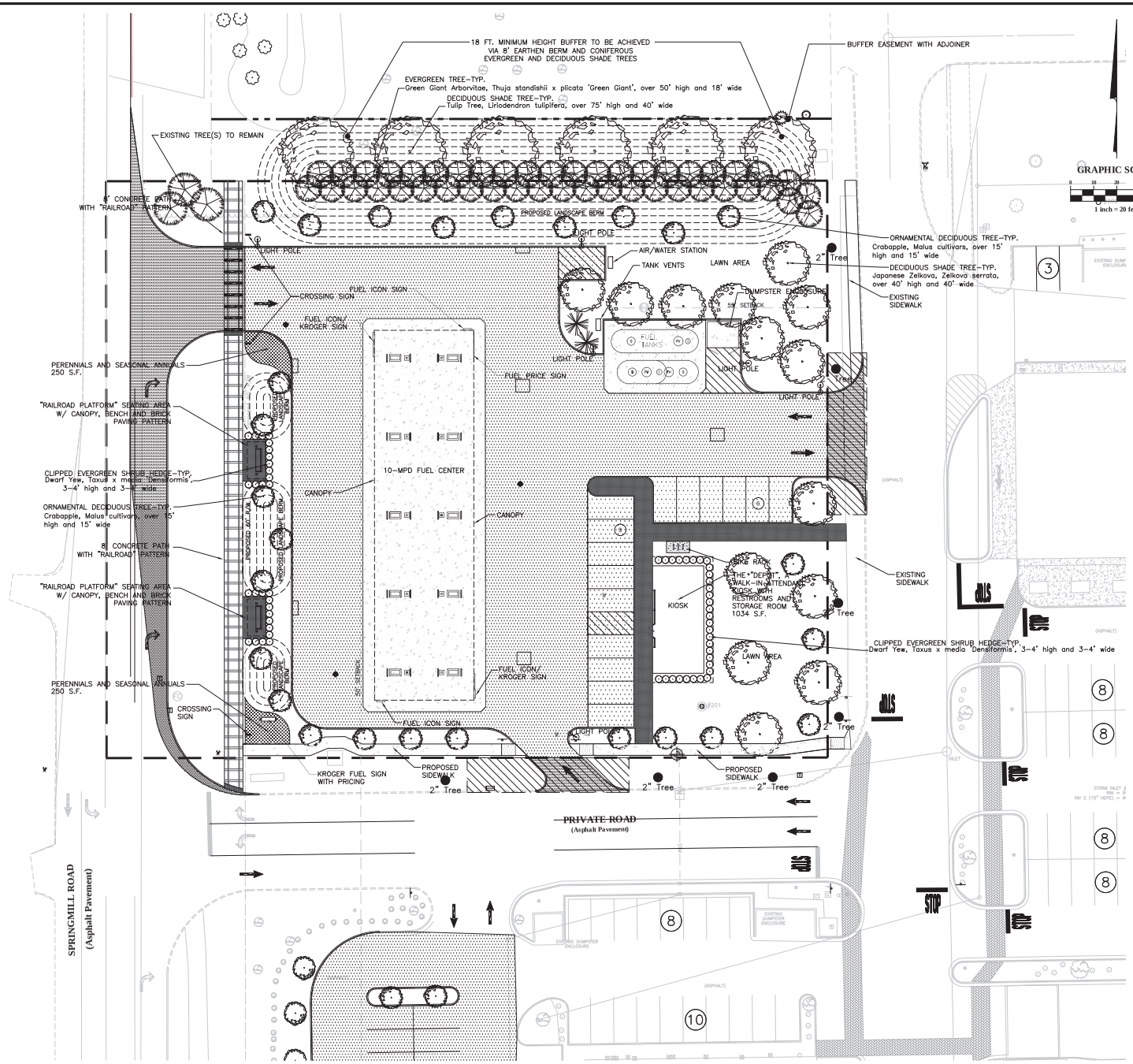
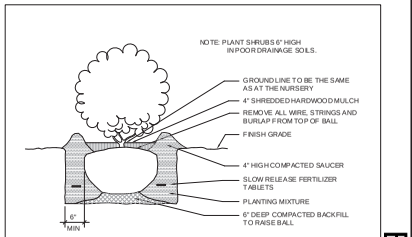
Exhibit C.3

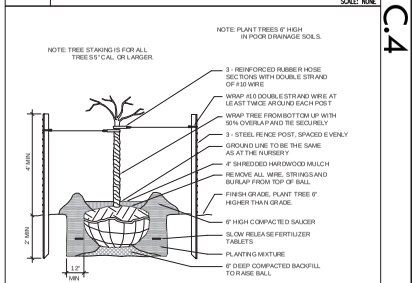


LANDSCAPE NOTES

1. ALL PLANTING BEDS TO INCORPORATE DEWITT WEED BARRIER, OR EQUIVALENT, BETWEEN A MINIMUM OF THREE INCHES OF SHREDDED HARDWOOD BARK MULCH AND A MINIMUM OF SIX INCHES OF TOPSOIL.
2. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS BEFORE AND AFTER MULCHING AT RATES SPECIFIED BY THE MANUFACTURER.
3. ALL SOIL IN DESIGNATED PLANTING AREAS TO BE LOOSENED BY LANDSCAPE CONTRACTOR TO DEPTH OF 6" PRIOR TO PLANTING.
4. IT IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND VERIFY THAT THE TOPSOIL IN THE PLANTING AREAS IS NOT OVER COMPACTED AND IS REASONABLY FREE ROM SUBSOIL, STONES, DOWNED TIMBER, BRUSH, ROOTS, STUMPS, RUBBISH, BROKEN CONCRETE, AND ANY OTHER MATERIAL THAT MAY IMPEDE THE ESTABLISHMENT OF THE PROPOSED PLANT MATERIAL.
5. ALL DISTURBED LAWN AREAS TO BE SEEDED OR SODDED.
6. ALL TREES AND EVERGREEN PLANT MATERIALS TO BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED.
7. ALL SHRUBS MAY EITHER BE CONTAINER GROWN, OR BALLED AND BURLAPPED.
8. TREE CALIPER SIZE INDICATES THE DIAMETER OF THE TRUNK TAKEN AT 6' ABOVE GROUND LEVEL.
9. KEEP THE SOIL OF ALL BALLED AND CONTAINER PLANTS MOIST UNTIL THEY ARE PLANTED.
10. ALL MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. ALL PROPOSED PLANT MATERIALS ARE SHOWN AT MATURE GROWTH. SPACE AS INDICATED ON PLANT LIST OR TO PROPER HORTICULTURAL METHODS.
12. THE CONTRACTOR IS RESPONSIBLE FOR WEEDING, WATERING, AND MAINTENANCE OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE.



LS-01 **SHRUB PLANTING SECTION** SCALE: NONE



LS-03 **TREE PLANTING SECTION** SCALE: NONE

LANDSCAPING REQUIRED ALONG STREET FRONTAGES:

10 FOOT LANDSCAPE STRIP WITH 1 SHADE TREE AND 10 MEDIUM SHRUBS FOR EVERY 35 LINEAR FOOT OF FRONTAGE, EXCLUDING DRIVEWAY OPENINGS.

STATE ROAD 135:
204 LF OF FRONTAGE - 40 FT DRIVEWAY = 164 LF / 35 LF = 4.69 = 5 SHADE TREES AND 47 MEDIUM SHRUBS

FAIRVIEW ROAD:
141 LF OF FRONTAGE - 36 FT DRIVEWAY = 105 LF / 35 LF = 3.00 = 3 SHADE TREES AND 30 MEDIUM SHRUBS

LANDSCAPING REQUIRED ALONG PERIMETER:

5 FOOT LANDSCAPE STRIP WITH 1 TREE AND 3 SMALL SHRUBS FOR EVERY 35 LINEAR FOOT OF PERIMETER, EXCLUDING DRIVEWAY OPENINGS.

SOUTH FACING PERIMETERS COMBINED:
165 LF OF PERIMETER = 165 LF / 35 LF = 4.71 = 5 TREES AND 14 SMALL SHRUBS

WEST FACING PERIMETERS COMBINED:
194 LF OF PERIMETER - 28 FT DRIVEWAY = 166 LF / 35 LF = 4.74 = 3 TREES AND 14 SMALL SHRUBS

NOTE: ALL PLANTS SHALL BE SELECTED FROM THE SPECIFIED LISTS PROVIDED IN THE CITY OF GREENWOOD LANDSCAPE ORDINANCE.

BENCHMARK DATA

PROJECT BENCHMARK:
A BRONZE DISK STAMPED "B112" SET IN A CONCRETE POST PROJECTING 0.4 FEET APPROX. HALF OF A MILE WEST OF SPRINGMILL ROAD AND NORTH OF THE ROAD.
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SITE BENCHMARK:
T.B.M. #778 THE NORTH RIM OF A SQUARE INLET APPROXIMATELY 13' NORTH OF THE BACK OF CURB AND 54' EAST OF A POWER POLE
B.M. Elevation = 907.44

Exhibit C.4

MARK	DATE	DESCRIPTION
		REVISIONS

Know what's below. Call before you dig.

PREPARED FOR:
Kroger
3984 CASTLEWAY WEST DRIVE
INDIANAPOLIS, IN. 46228
PH: (317) 574-8151 FX: (317) 574-8162

CONSTRUCTION PLANS FOR
KROGER J970
NEW FUEL CENTER
1820 SPRINGMILL ROAD
WESTFIELD, INDIANA 46074

PREPARED BY:

JOB NO. 2013-0506

90% REVIEW SET

NOT TO BE USED FOR CONSTRUCTION

DATE: July XX, 2014
SCALE: As Noted
1" =20'

TITLE: LANDSCAPE PLAN

SHEET **L1.1**

J:\2013\2013-0506\Drawings\Working\2013-0506-L1.1-LS-2 Landscape Plans and Details.dwg, Last Saved By: drobertson, 8/15/2014, 10:28:39 AM, Last Plotted By: drobertson, 8/15/2014, 10:28:41 AM

EXHIBIT D
Traffic Improvements

Exhibit D.1: Stop Signs and Pavement Markings

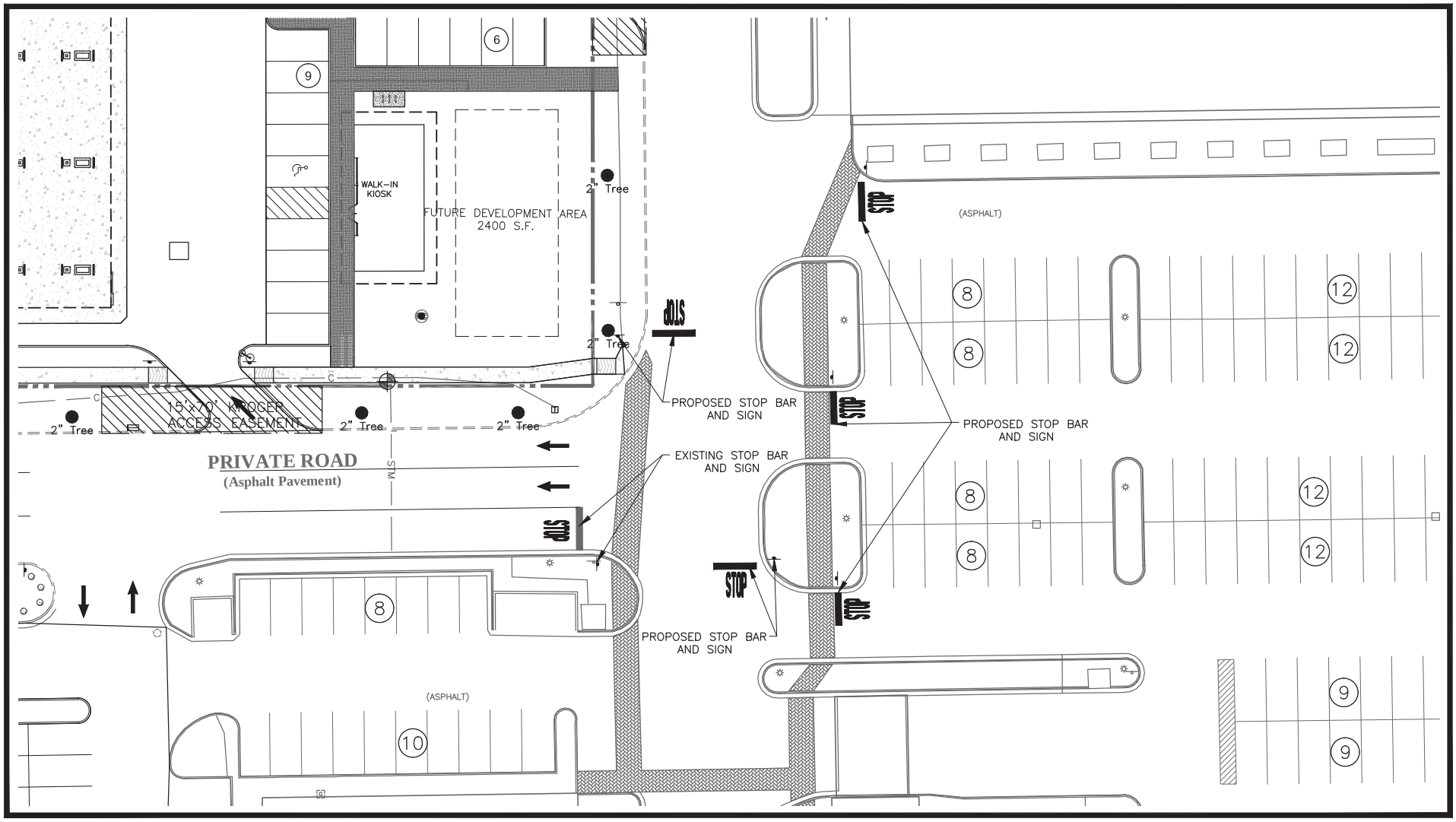

Exhibit D.1

TRAFFIC IMPROVEMENTS

August 15, 2014

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
7400 N. Shadeland Ave., Ste. 100, Indianapolis, IN 46250
Phone: 317.913.6900 Toll Free: 888.775.3648
emht.com

0' 15' 30' 45' 60'
SCALE: 1"=30'