CRITERIA CHECKLIST

PROJECT DATA	
PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED
LAND INFORMATION	
LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
DETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING DRAINAGE EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.
ZONING INFORMATION	
EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN
OPERATIONS INFORMATION	
DRIVE THRU ALLOWED	PERMITTED
24 – HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED
SIGNAGE LOCATION & REQUIREMENTS	COORDINATED WITH SIGN VENDOR
LANDSCAPE INFORMATION	
EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD PUD PROVIDED: (530' LF) 18 EVERGREEN TREES INTERIOR REQ'D = 10 SHADE, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (0.60± ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS
ACCESS INFORMATION	
CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
DECELERATION LANES	ACCEL TAPERS AND DECEL TAPERS ARE ANTICIPATED AT BOTH RIGHT IN / RIGHT OUT ENTRANCES.
LINES OF SITE	UNOBSTRUCTED
MAJOR ROAD JURISDICTION	DITCH ROAD
MINOR ROAD JURISDICTION	146TH STREET
STORM AND UTILITY INFORMATION	
STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

SITE DATA

SITE AREA	1.92 ACRES ± (83,598 S.F.)
PERVIOUS AREA	0.60 ACRES ± (26,136 S.F.)
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	12,900 S.F.
BUILDING DENSITY	12,900 S.F. (BLDG) 83,598 S.F. (LOT) = 15%
MAXIMUM BUILDING DENSITY	N/A

SITE QUANTITIES

HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	±1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND GUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1153 S.Y. ±

PROPOSED SITE LEGEND

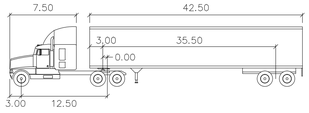
- DIRECTIONAL ARROWS, PAINTED WHITE
- DRIVE THRU / ONE WAY — WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE
- ADA ACCESSIBLE PARKING SPACE
- CONCRETE TRANSFOMER PAD
- ORNAMENTAL TREE
- EVERGREEN TREE
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT-OF-WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK
- SHADE TREE

RISK ASSESSMENT:

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.
2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.
3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.
4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.
5. SITE MUST COMPLY WITH HARMONY PUD. BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.
6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.
7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

GENERAL SITE NOTES:

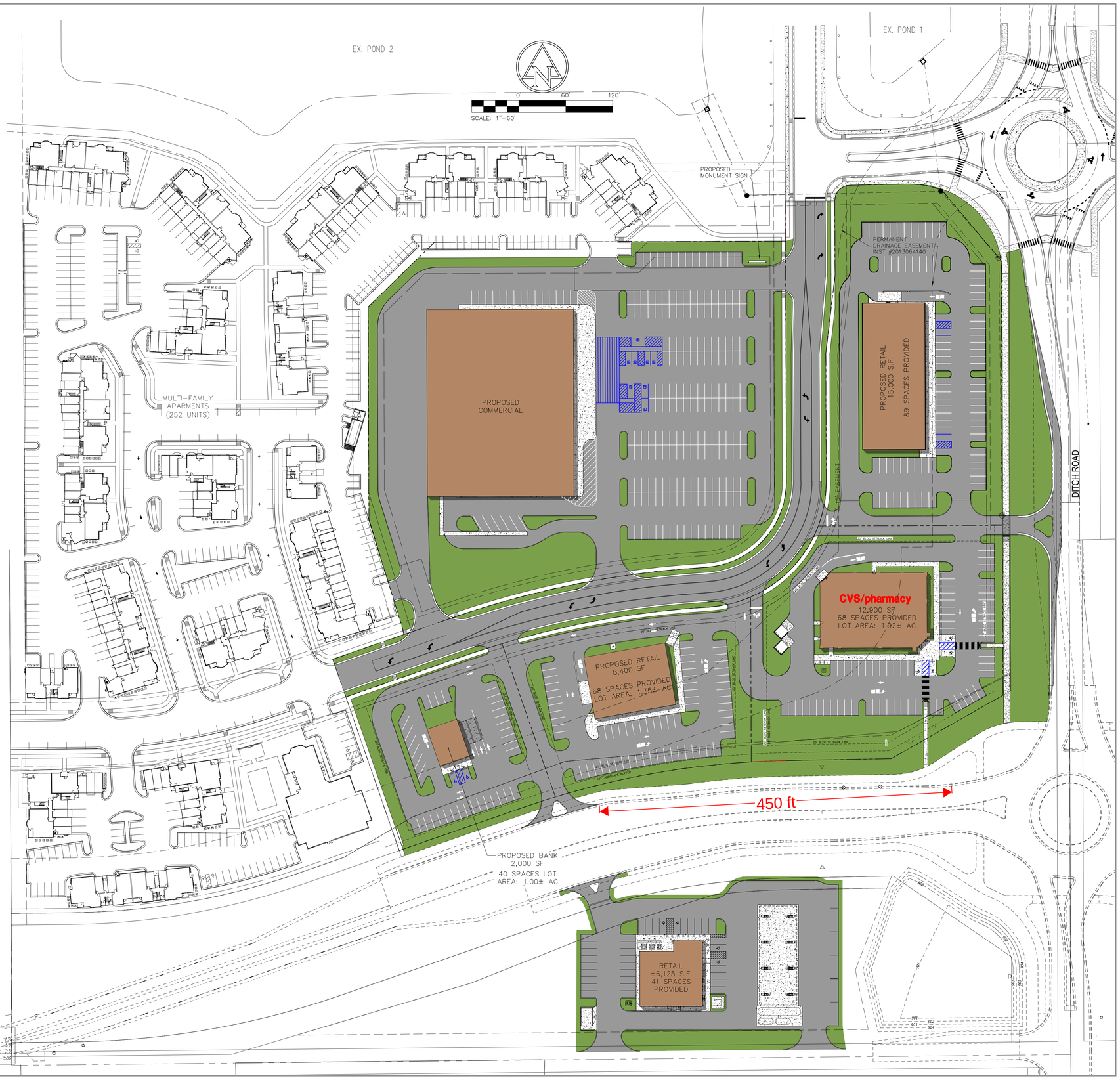
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.
3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.
4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.



WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

ACCEPTABLE GRADES:
ENTRANCE 7%
UNLOADING TRUCK 4%
HANDICAP PATH 2%
PARKING 1 1/2-5%



CVS pharmacy

12,900 TYPE-A-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX

146th STREET AND DITCH ROAD
WESTFIELD, INDIANA
PROJECT TYPE:
DEAL TYPE:

CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:

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SEAL:

REVISIONS:

PLANNING MGR:	ART
DRAWING BY:	RCB
DATE:	02-25-2016
JOB NUMBER:	2015.00275

TITLE: SCHEMATIC SITE PLAN

SHEET NUMBER: SK-2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

PLOT SCALE: 1:1.000 EDIT DATE: 03/17/16 05:31:16 EDITED BY: - SD00 DWG FILE:P:\2015\2027510 Drawings\Civil\Exhibits\SK-2\Renderings\2016-03-17\2015.02275.CE.OVERALL_CG.OR_RENDERING