



VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: 1606-VS-12 FILING DATE:
FILING FEE: \$ FEE PLUS \$ PER ADDITIONAL VARIANCE (@) = \$

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Pamela Howard and Kevin Todd (STAFF NAME) DATE: 4/27/2016

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: AMENDMENTS: DEVELOPMENT PLAN:
PRIMARY PLAT: SECONDARY PLAT: VARIANCE(S):

APPLICANT INFORMATION

APPLICANT'S NAME: Justin Furr TELEPHONE: 317-558-7931

ADDRESS: 10251 Hague Road, Indianapolis, IN 46256 EMAIL: jfurr@crewcarwash.com

PROPERTY OWNER'S NAME: Crew Carwash TELEPHONE: 317-558-7931

ADDRESS: 10251 Hague Road, Indianapolis, IN 46256 EMAIL: jfurr@crewcarwash.com

REPRESENTATIVE'S NAME: Michael Thompson TELEPHONE: 317-570-8800

COMPANY: Hamilton Designs, LLC EMAIL: mthompson@hamilton-designs.com

ADDRESS: 11988 Fishers Crossing Drive, Suite 154, Fishers, IN 46038

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 14837 Thatcher Lane, Westfield, IN 46032

COUNTY PARCEL ID #(S): 09-10-18-00-001-003.000

EXISTING ZONING DISTRICT(S): SB-PD EXISTING LAND USE(S): Carwash

VARIANCE REQUEST

- VARIANCE OF LAND USE CODE CITATION:
VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: 4.23F, 5.2, 6.3F, 6.8

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

It is the intent of the petitioner to construct a new canopy structure to enhance the customer experience at the current Crew Carwash located at 14837 Thatcher Lane. The proposed canopy structure will provide for protection of employees during inclement weather and also add an additional automated lane for monthly unlimited wash members. Through this process, it is also the request of the petitioner to bring the existing site into compliance with current standards through the additional variances requested.



FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)

APPLICANT: Crew Carwash

DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____

The function of the existing Crew Carwash will remain as existing with the proposed improvements. This variance, if approved, will provide for an improved customer and employee experience while at Crew Carwash. The public health, safety, morals, and general welfare of the community will not be compromised through approval of this variance request.

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____

The requested variance is intended to improve the function of the existing Crew Carwash. It is the intent of the petitioner to provide the proposed canopy structure with like materials of the primary Crew Carwash building. The existing building consists of brick construction with brick design elements implemented into the structure (soldier course, etc.) It is anticipated that the property value will increase with the proposed improvement and likewise impact adjoining properties in a positive manner.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____

The strict application of the terms of the Ordinance result in a practical difficulty due to the standards that the original development was constructed. Development in Village Park is unique in Westfield. The strict application of the Ordinance would result in a stagnant Crew Carwash facility that is unable to update due to the practical difficulties of meeting the ordinance. It is the intent of the petitioner to enhance the existing Crew Carwash facility with a new canopy structure utilizing materials consistent with the primary structure.



APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

Michael Thompson
Applicant/Representative (signature)

Michael Thompson
Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 29 day of April, 2016.

State of Indiana, County of Hamilton SS:



Ethan Andrew Shepherd
Notary Public Signature
Ethan Andrew Shepherd
Notary Public (printed)

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

[Signature]
Property Owner (signature)*

Justin Furr
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 28th day of April, 2016.

State of Indiana, County of Hamilton SS:

David P. Zapp
Notary Public Signature
David P. Zapp
Notary Public (printed)

*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

CREW CARWASH | 14837 Thatcher Lane

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter, thence North 89 degrees 19 minutes 32 seconds East (assumed bearing) along the North line thereof 418.79 feet to a prolongation Northerly of the East line of a 1.959 acre tract of land described in Warranty Deed recorded as Instrument No. 83-3497 in Deed Record 336, page 110, in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 00 minutes 00 seconds West along said prolongation and said line 304.49 feet to the Southeast corner thereof; thence South 90 degrees 00 minutes 00 seconds West along the South line of said tract 306.13 feet to the Southwest corner thereof, being also a point on the Easterly limited access right-of-way line for U.S. R. 31, described in a Warranty Deed recorded as Instrument No. 12008 in Deed Record 279, page 612 in the Office of the Recorder of said County, said limited access right-of-way line being a non-tangent curve concave Westerly and said point being North 87 degrees 03 minutes 28 seconds East 11546.16 feet to the end of point of said curve, said point being North 89 degrees 43 minutes 48 seconds East 11546.16 feet from said radius point; (2) South 01 degrees 47 minutes 33 seconds East along a non-tangent line 227.83 feet to the Point of Beginning of the herein described parcel; thence North 89 degrees 43 minutes 12 seconds East 304.74 feet; thence South 00 degrees 01 minute 41 seconds East 66.97 feet; thence South 00 degrees 16 minutes 48 seconds East 108.90 feet; thence South 89 degrees 43 minutes 12 seconds West 299.80 feet to the above said limited access right-of-way; thence North 01 degree 47 minutes 33 seconds West along said limited access right-of-way; thence North 01 degree 47 minutes 33 seconds West along said limited access right-of-way line 175.93 feet to the Point of Beginning, containing 1.220 acres or 53143.20 square feet.

Together with a non-exclusive easement for access and road purposes as set out in Grant of Access Easement dated May 6, 1982 and recorded May 7, 1982 in Deed 330, page 561.

**WESTFIELD-WASHINGTON
TOWNSHIP BOARD OF ZONING
APPEALS PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT the Westfield-Washington Township Advisory Board of Zoning Appeals will hold a public hearing on Tuesday, June 14, 2016, at 7:00 p.m. at Westfield City Hall, 130 Penn Street, Westfield, Indiana, to consider petition(s) **[insert docket #]**, filed by Hamilton Designs, LLC on behalf of Crew Carwash. The request pertains to real estate comprising approximately 1.22 acres and generally located at 14837 Thatcher Lane, Washington Township, Westfield, Indiana.

The request is for approval of a Variance of Development Standard to allow the construction of an accessory structure (drive-thru canopy) in the setback.

Specific details regarding this request, including the application, file, and property legal description, may be obtained from the Westfield Economic and Community Development Department, or by calling (317) 804-3170.

Written suggestions or objections relative to the request may be filed with the Westfield Economic and Community Development Department, at or before the public hearing. Interested persons desiring to present their views upon the request, either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place, which may be continued from time to time as may be found necessary.

APPLICANT:
Crew Carwash
10521 Hague Road
Indianapolis, Indiana 46256
(317) 558-7931

REPRESENTATIVE: (if applicable)
Michael Thompson
Hamilton Designs, LLC
11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
(317)-750-6466

CITY OF WESTFIELD:
Economic and Community Development Department
2728 East 171st Street
Westfield, Indiana 46074
(317) 804-3470
www.westfield.in.us

#25

ADJOINER
(NOTIFICATION LIST)

DATE TAKEN: _____

TIME TAKEN: _____

NAME OF PROPERTY OWNER: Mikes No 15 LLC

NAME OF PETITIONER: Austin Tracey

LEGAL DESCRIPTION OR PARCEL NUMBER OF PROPERTY:
09-10-18-00-01-003.000

ZONING AUTHORITY APPLYING TO:

(SELECT ONE)

- CARMEL BZA:
- CARMEL PLANNING:
- CICERO:
- FISHERS & FALL BZA:
- FISHERS PLAN COMMISSION:
- HAMILTON COUNTY PLANNING:
- NOBLESVILLE HOME OCCUPATION:
- NOBLESVILLE PUBLIC HEARING:
- WESTFIELD:

SIGNATURE OF APPLICANT: Austin M Tracey

DATE: 4/26/2016

NAME AND PHONE NUMBER OF
PERSON TO CONTACT: Austin Tracey - (317) 660-9162

ORDER TAKEN BY: _____

FAX NUMBER 317.776.9682

EMAIL PLATS@HAMILTONCOUNTY.IN.GOV

* NOTE * -- DUE TO VOLUME AND TURN AROUND, ORDERS TAKE 3-5 BUSINESS DAYS FOR PROCESSING. TRANSFER AND MAPPING WILL APPROPRIATELY NOTIFY THE CONTACT WHEN THEIR ORDER IS READY TO BE PICKED UP.

HAMILTON COUNTY AUDITOR

I, DAWN COVERDALE, AUDITOR OF HAMILTON COUNTY, INDIANA, CERTIFY MY OFFICE HAS SEARCHED OUR RECORDS AND BASED ON THAT SEARCH, IT APPEARS THAT THE PROPERTY OWNERS MARKED AS NEIGHBORS ARE THE PROPERTY OWNERS THAT ARE TWO PROPERTIES OR 660' FEET FROM THE REAL ESTATE MARKED AS SUBJECT PROPERTY.

THIS DOCUMENT DOES NOT CERTIFY THAT THE ATTACHED LIST OF PROPERTY OWNERS IS ACCURATE OR INCLUDES ALL PROPERTY OWNERS ENTITLED TO NOTICE PURSUANT TO LOCAL ORDINANCE. ANY PERSON SEEKING A MORE ACCURATE SEARCH OF THE REAL ESTATE RECORDS OF THE COUNTY SHOULD SEEK THE OPINION OF A TITLE INSURANCE COMPANY.

DAWN COVERDALE, HAMILTON COUNTY AUDITOR

DATED: *Michael R. Cussel* 04/27/2016

SUBJECT PROPERTY:

09-10-18-00-01-003.000	Subject
Mikes No 15 LLC	
10251 Hague Rd	
Indianapolis	IN 46256

Pursuant to the provisions of Indiana Code 5-14-3-3-(e), no person other than those authorized by the County may reproduce, grant access, deliver, or sell any information obtained from any department or office of the County to any other person, partnership, or corporation. In addition any person who receives information from the County shall not be permitted to use any mailing list, addresses, or databases for the purpose of selling, advertising, or soliciting the purchase of merchandise, goods, services, or to sell, loan, give away, or otherwise deliver the information obtained by the request to any other person.

HAMILTON COUNTY NOTIFICATION LIST

PLEASE NOTIFY THE FOLLOWING PERSONS

09-09-13-00-00-012.012	Neighbor
Greyhound Court Plaza LLC	
6070 Keystone N	
Indianapolis	IN 46220

09-09-13-00-00-012.025	Neighbor
5 Hs LLC	
1610 E GREYHOUND PASS	
Carmel	IN 46032

09-09-13-00-00-012.028	Neighbor
Greyhound Court Plaza LLC	
6070 Keystone N	
Indianapolis	IN 46220

09-09-13-00-00-012.034	Neighbor
Westfield Medical Office Park LLC	
201 W 103RD ST STE 400	
Indianapolis	IN 46290

09-09-13-00-00-012.125	Neighbor
Vacation Limited Partnership	
14904 Greyhound Ct	
Carmel	IN 46032

09-09-13-00-00-014.000	Neighbor
Greyhound Plaza Associates LP	
117 Washington St E Ste 300	
Indianapolis	IN 46204

09-10-18-00-00-015.102	Neighbor
Village Park Plaza LLC	
PO Box 7019	
Indianapolis	IN 46207

09-10-18-00-00-015.132	Neighbor
Bendmel LLC	

222 GRAND AVE

Englewood

NJ

07631

09-10-18-00-00-015.202

Neighbor

Wal Mart Realty Company

P O Box 8050 MS 0555

Bentonville

AR

72712 8050

09-10-18-00-01-001.000

Neighbor

MSI East Greyhound Carmel Grocery LLC

9800 Crosspoint Blvd

Indianapolis

IN

46256

09-10-18-00-01-002.000

Neighbor

Bank One Indianapolis

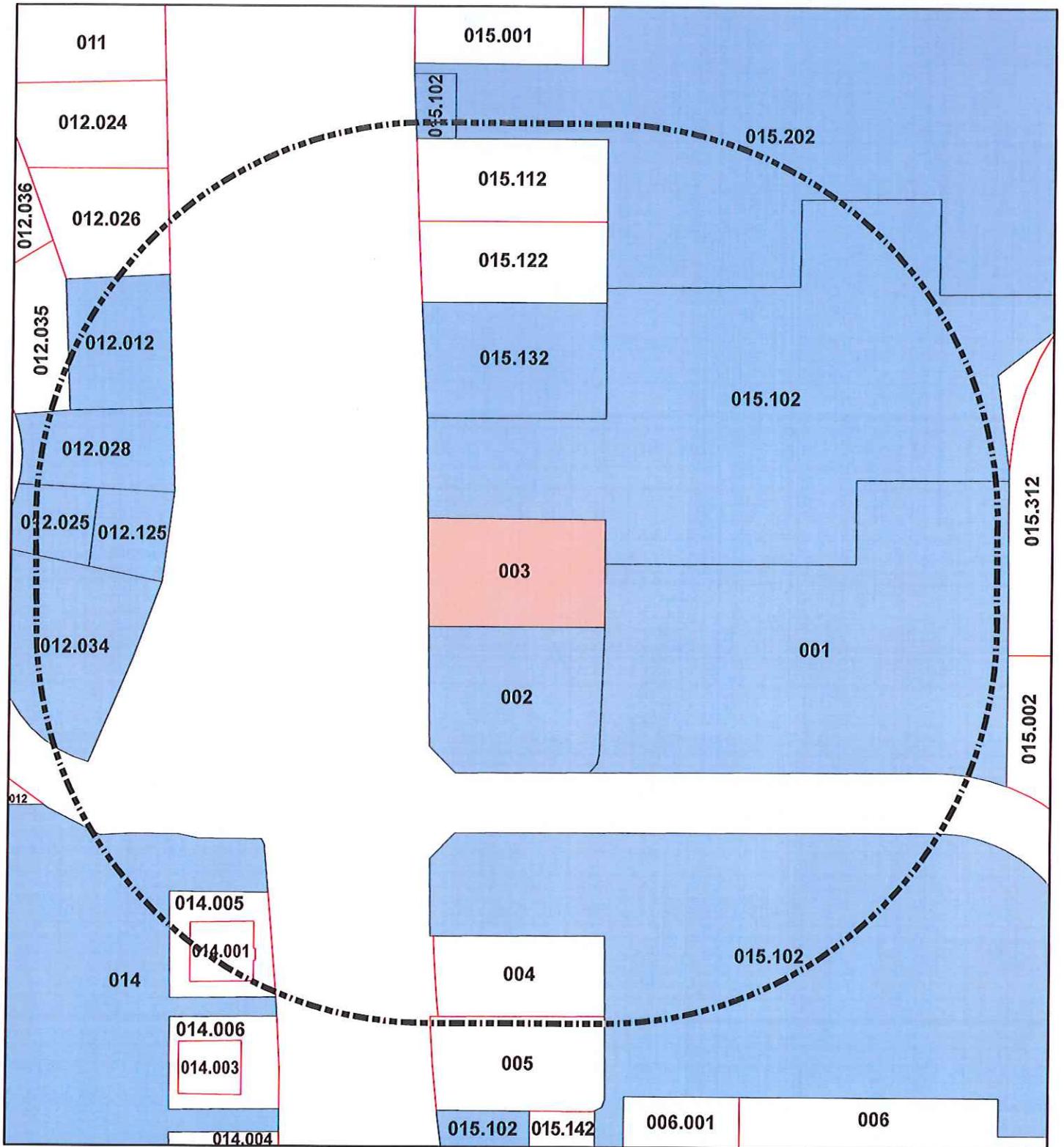
P O Box 1919

Wichita Falls

TX

76307

Adjoiner Notification Map



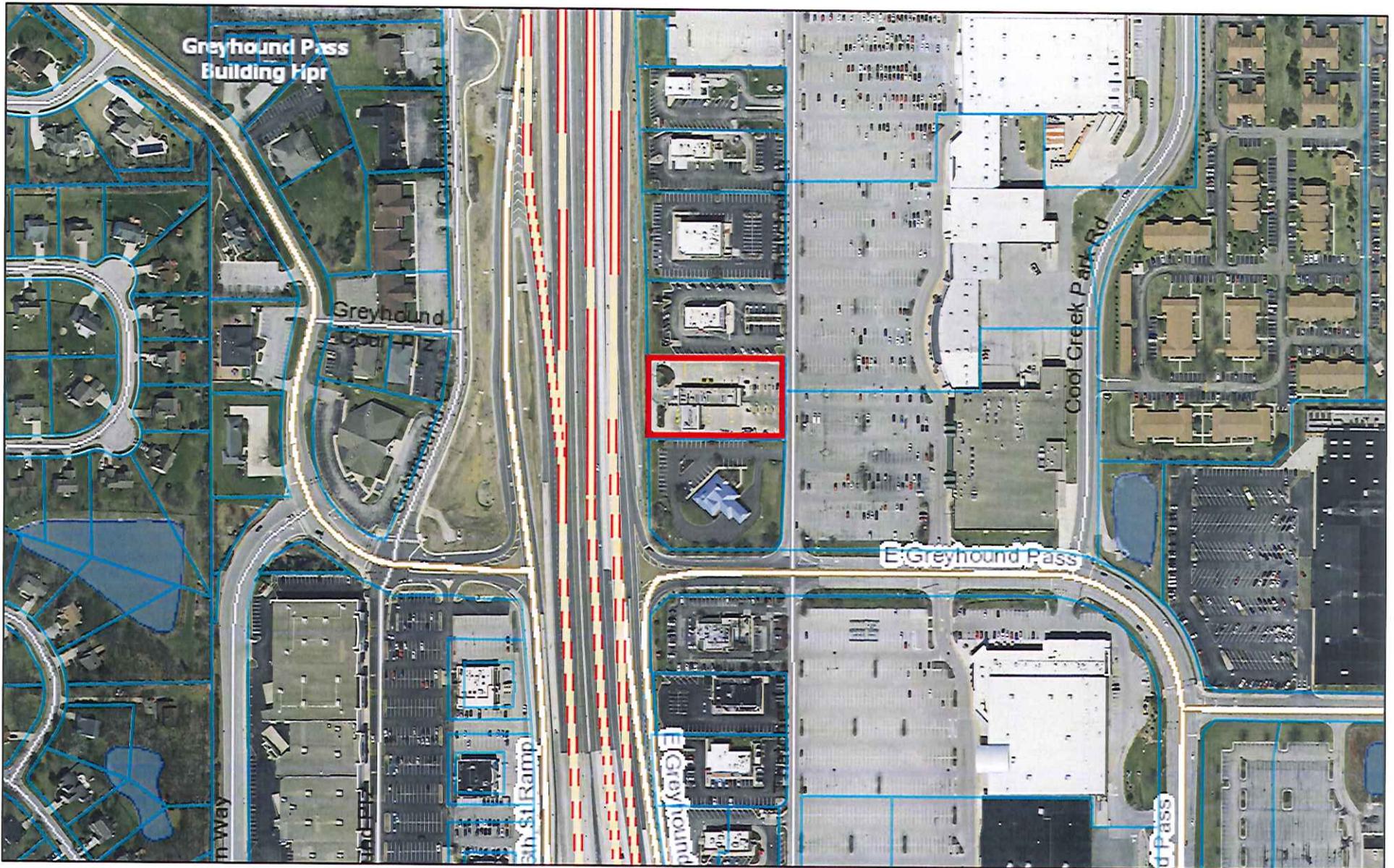
Legend

- Subject Parcel(s)
- Notification Parcel(s)
- Buffer

- 001** Parcel Number
- Parcel Boundary

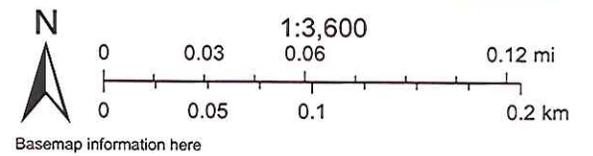


Vicinity Map



April 27, 2016

 Parcels





HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE, SUITE 154
FISHERS, INDIANA 46038



20-7/740

4/29/2016

PAY TO THE ORDER OF City of Westfield

\$**100.00

One Hundred and 00/100***** DOLLARS

City of Westfield
2706 E. 171st Street
Westfield, Indiana 46074

[Signature]
AUTHORIZED SIGNATURE

MEMO
Board of Zoning Appeals

⑈00001221⑈ ⑆074000078⑆ 01551863546⑈

HAMILTON DESIGNS, LLC

1221

City of Westfield

4/29/2016

Board of Zoning Appeals

100.00

Community Business Chec Board of Zoning Appeals

100.00

RECEIPT OF PAYMENT



NAME Hamilton Designs

ADDRESS Crew Car Wash CITY _____ ZIP _____

DATE RECEIVED 04/29/16 CHECK # 1221 CASH OTHER _____

PAYMENT RECEIVED BY As

ACCOUNT # Add'l. Vehicle

AMOUNT PAID \$ 100.00

HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE, SUITE 154
FISHERS, INDIANA 46038



20-7/740

4/29/2016

PAY TO THE ORDER OF City of Westfield

\$ **100.00

One Hundred and 00/100 ***** DOLLARS

City of Westfield
2706 E. 171st Street
Westfield, Indiana 46074

[Handwritten Signature]

AUTHORIZED SIGNATURE

MEMO Board of Zoning Appeals

⑈00001220⑈ ⑆074000078⑆ 01551863546⑈

HAMILTON DESIGNS, LLC

1220

City of Westfield

4/29/2016

Board of Zoning Appeals

100.00

Community Business Chec Board of Zoning Appeals

100.00

RECEIPT OF PAYMENT



NAME Hamilton Designs

ADDRESS Crew Car Wash CITY _____ ZIP _____

DATE RECEIVED 04 / 29 / 16 CHECK # 1220 CASH OTHER _____

PAYMENT RECEIVED BY ACS

ACCOUNT # Add'l Variance

AMOUNT PAID \$ 100.00

HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE, SUITE 154
FISHERS, INDIANA 46038



20-7/740

4/29/2016

PAY TO THE ORDER OF City of Westfield

\$ **100.00

One Hundred and 00/100*****

DOLLARS

City of Westfield
2706 E. 171st Street
Westfield, Indiana 46074

Michi-thu

AUTHORIZED SIGNATURE

MEMO Board of Zoning Appeals

⑈0000 1219⑈ ⑆074000078⑆ 01551863546⑈

HAMILTON DESIGNS, LLC
City of Westfield

Board of Zoning Appeals

4/29/2016

1219

100.00

Community Business Chec Board of Zoning Appeals

100.00

RECEIPT OF PAYMENT



NAME Hamilton Designs

ADDRESS Crew Parovash CITY _____ ZIP _____

DATE RECEIVED 04/29/16 CHECK # 1219 CASH OTHER _____

PAYMENT RECEIVED BY kes

ACCOUNT # Variance (Add'l)

AMOUNT PAID \$ 100.00

HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE, SUITE 154
FISHERS, INDIANA 46038



20-7/740

4/29/2016

PAY TO THE ORDER OF City of Westfield

\$ **600.00

Six Hundred and 00/100 ***** DOLLARS

City of Westfield
2706 E. 171st Street
Westfield, Indiana 46074

Michael Thier

AUTHORIZED SIGNATURE

MEMO Board of Zoning Appeals

⑈0000 1218⑈ ⑆074000078⑆ 01551863546⑈

HAMILTON DESIGNS, LLC

1218

City of Westfield

4/29/2016

Board of Zoning Appeals

600.00

Community Business Chec Board of Zoning Appeals

600.00

RECEIPT OF PAYMENT

NAME Hamilton Designs



ADDRESS Crew Park Wash CITY _____ ZIP _____

DATE RECEIVED 04/29/16 CHECK # 1218 CASH OTHER _____

PAYMENT RECEIVED BY ACS

ACCOUNT # Variance

AMOUNT PAID \$ 600.00

1400
2
CORPORATE WARRANTY DEED Instrument 9709709671

THIS INDENTURE WITNESSETH, That Frisch's Restaurants, Inc., an Ohio Corporation existing under the laws of the State of Ohio ("Grantor"), a corporation organized and existing under the laws of the State of Ohio, CONVEYS AND WARRANTS TO Mike's No. 15 LLC

of Hamilton County, in the State of Indiana for and in consideration of One and 00/100 ----Dollars and other valuable consideration the receipt whereof is hereby acknowledged the following described Real Estate in Hamilton County, in the State of Indiana, to-wit:

See Attached For Legal Description

Subject to real estate taxes due and payable in May 1997 and all subsequent taxes.

Subject to easements, restrictions, agreements and rights of way of record.

Subject to final acceptance for transfer 17 day of March 19 97

9709709671
Filed for Record in
HAMILTON COUNTY, INDIANA
MARY L CLARK
On 03-17-1997 At 08:25 am.
CORP W DEED 14.00

Auditor
Hamilton County

Parcel #

Post Office Address of Grantee: TAXES: 11711 N. COLLEGE AVENUE, Carmel, IN 46032

Property Address: 14837 U.S. 31 NORTH, WESTFIELD, IN 46032

Grantors certify under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 6th day of MARCH, 1997.

Frisch's Restaurants, Inc., an Ohio Corporation
Name of Corporation

By: Craig F. Maier
Signature
Craig F. Maier
President

SEAL) ATTEST:
Gary King
Signature
GARY KING
SECRETARY

Notary Seal State of Indiana, HAMILTON County, ss: Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of MARCH, 1997, personally appeared Craig F. Maier, the President of Frisch's Restaurants, Inc., an Ohio Corporation

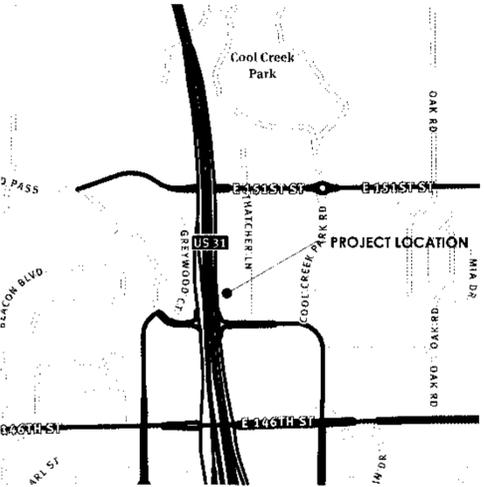


and acknowledged the execution of the foregoing deed.

Ina Smith
INA SMITH Notary Public
My Commission Expires July 24, 1999 Printed Signature

Resident of _____ County, Indiana

Document Prepared by Raymond J. Grahn, Attorney



VICINITY MAP
WESTFIELD, INDIANA
1" = 1,000'

NOTES

- ALL RADII AND OTHER DIMENSIONS FOR 6" STANDING CURB AND CONCRETE CURB AND WALK ARE TO THE FACE OF CURB AND/OR EDGE OF WALK.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- ALL SIDEWALK, CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
- SIDEWALK EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS, SIDEWALK SCORERS AND CONTROL JOINTS ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 5' INTERVALS OR LESS WITH AN EXPANSION JOINT EVERY 30' OR LESS.
- PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE. YELLOW OR WHITE STRIPES SHALL BE PROVIDED AT OWNER'S PREFERENCE UNLESS OTHERWISE SHOWN.
- UNLESS OTHERWISE SHOWN, PERMANENT SIGNS SHALL BE MOUNTED ON A SINGLE U-CHANNEL DRIVE POST DRIVEN 42 INCHES BELOW GRADE. THE BOTTOM EDGE OF THE SIGN SHALL BE 6 FEET ABOVE THE NEAREST PAVEMENT EDGE ELEVATION.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SOODED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SOODED/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.
- 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.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% (1:50) AND A MAXIMUM RUNNING SLOPE OF 5.0% (1:20). ALL ACCESSIBLE PARKING AND LOADING AREAS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ALL ACCESSIBLE CURB RAMPS SHALL BE BUILT IN COMPLIANCE WITH CURRENT ADA GUIDELINES.

INFORMATION

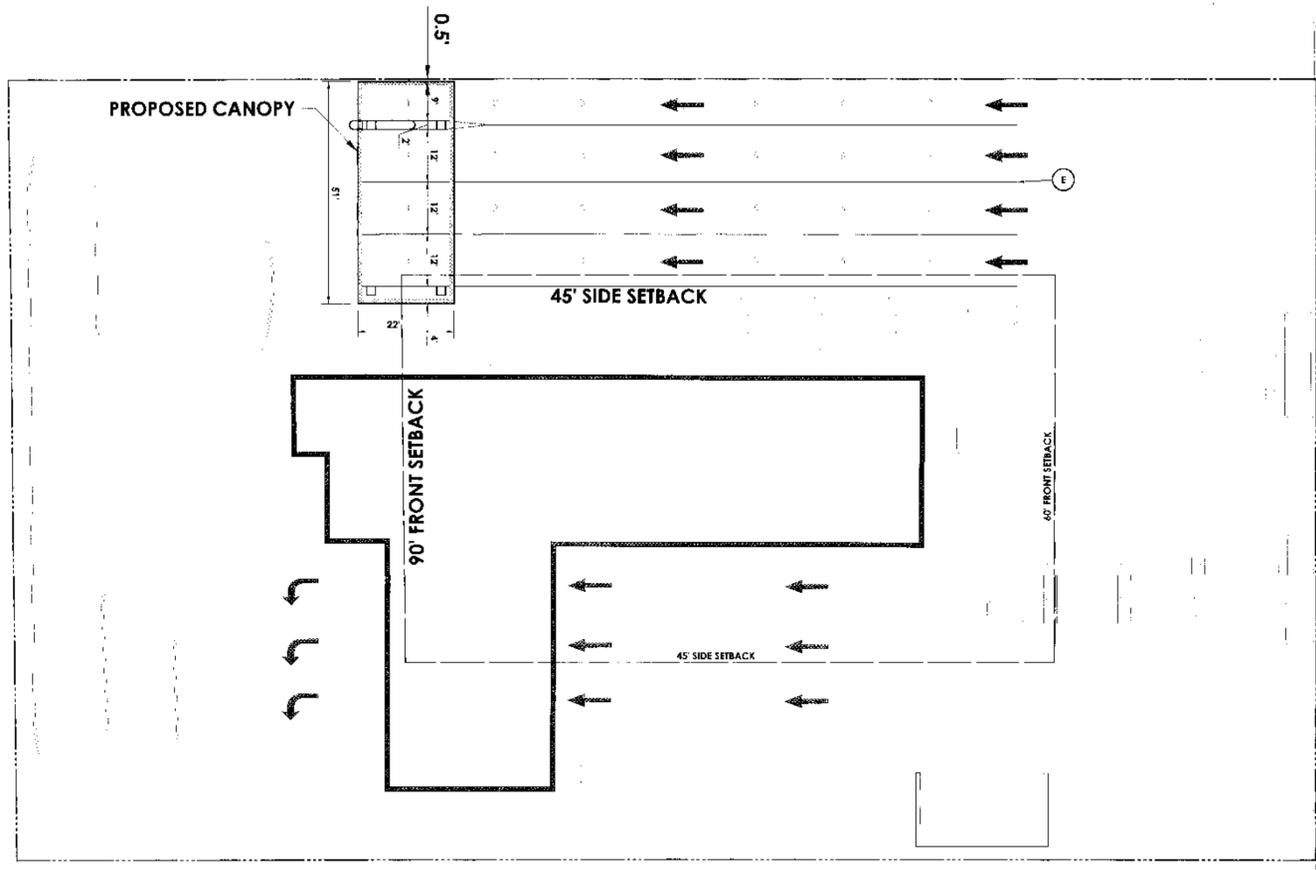
PARCEL NUMBER: 09-10-18 00 01-003.000
 ZONING DISTRICT: SB-PD, SPECIAL BUSINESS PLANNED DEVELOPMENT DISTRICT
 LOT AREA: 1.22 ACRES
 CANOPY AREA: 1,122 FT²
 ADJOINER ZONING:
 NORTH SB-PD, SPECIAL BUSINESS PLANNED DEVELOPMENT DISTRICT
 SOUTH SB-PD, SPECIAL BUSINESS PLANNED DEVELOPMENT DISTRICT
 EAST SB-PD, SPECIAL BUSINESS PLANNED DEVELOPMENT DISTRICT
 WEST GB, GENERAL BUSINESS DISTRICT
 SUBMITTING FIRM: HAMILTON DESIGNS, LLC
 REVIEW COMMENTS CONTACT: MICHAEL THOMPSON, PE
 11988 FISHERS CROSSING DRIVE SUITE 154
 FISHERS, INDIANA 46038
 EXISTING/PROPOSED USE: CARWASH (CREW CARWASH)

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	+	BENCHMARK
---	RIGHT-OF-WAY LINE	+	MONUMENT
---	SETBACK LINE	+	SECTION CORNER
---	EASEMENT	+	TRANSFORMER
---	SECTION LINE	+	HVAC
---	CENTERLINE	+	ELECTRIC METER
---	INTERMEDIATE CONTOUR	+	ELECTRIC MANHOLE
---	INDEX CONTOUR	+	POWER POLE GUY WIRE
---	TELEPHONE UNDER GR.	+	LIGHT POLE
---	TELEPHONE OVERHEAD	+	PARKING LOT LIGHTS
---	FIBER OPTIC SERVICE	+	TELEPHONE PEDESTAL
---	GAS SERVICE	+	TELEPHONE MANHOLE
---	POWER UNDERGROUND	+	FIBER OPTIC PEDESTAL
---	POWER OVERHEAD	+	TRAFFIC POLE
---	WATER SERVICE	+	MANHOLE STOP LIGHT
---	SANITARY SEWER	+	GAS METER
---	STORM SEWER	+	GAS VALVE
---	POND/NORMAL POOL	+	STORM MANHOLE
---	EX FLOWLINE	+	SANITARY MANHOLE
---	CHAIN LINK FENCE	+	STORM INLETS
---	FARM FENCE	+	STORM ENDSECTION
---	WOOD FENCE	+	CLEAN-OUT
---	IRON FENCE RAILING	+	DOWNSPOUT
---	BUILDING STRUCTURE	+	FIRE HYDRANTS
---	EX. BUILDING OVERHEAD	+	FIRE VALVE
---	RIM ELEVATION	+	WATER METER
---	INVERT ELEVATION	+	WATER VALVES
---	FINISHED FLOOR ELEVATION	+	POST INDICATOR VALVE
---		+	FIRE DEPARTMENT CONN.
---		+	SIGNS
---		+	MAILBOX
---		+	ADA PARKING
---		+	PARKING COUNT
---		+	TREES
---		+	SHRUB
---		+	SPOT GRADE

SITE PLAN LEGEND - PROPOSED

---	NOT USED
---	PAVEMENT STRIPING, 4" SOLID
---	NOT USED
---	NOT USED
---	NOT USED



FLOOD NOTE

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SURVEY AND UTILITY DISCLAIMER

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REVISION BLOCK

Michael Thompson

DATE: 04/26/2016
 DRAWN BY: AMT
 CHECKED BY: MAT

HAMILTON DESIGNS
 A LIMITED LIABILITY COMPANY
 11988 Fishers Crossing Drive, Suite 154
 Fishers, Indiana 46038
 P. (317) 750-6466
 www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
CREW CARWASH | NO. 15
 14837 Thatcher Lane
 Westfield, Indiana 46032

CREW CARWASH
 10251 Hague Road
 Indianapolis, Indiana 46256

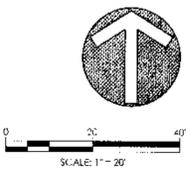
PROJECT NO.
2016-122

DATE
04/22/2016

SCALE
1" = 20'

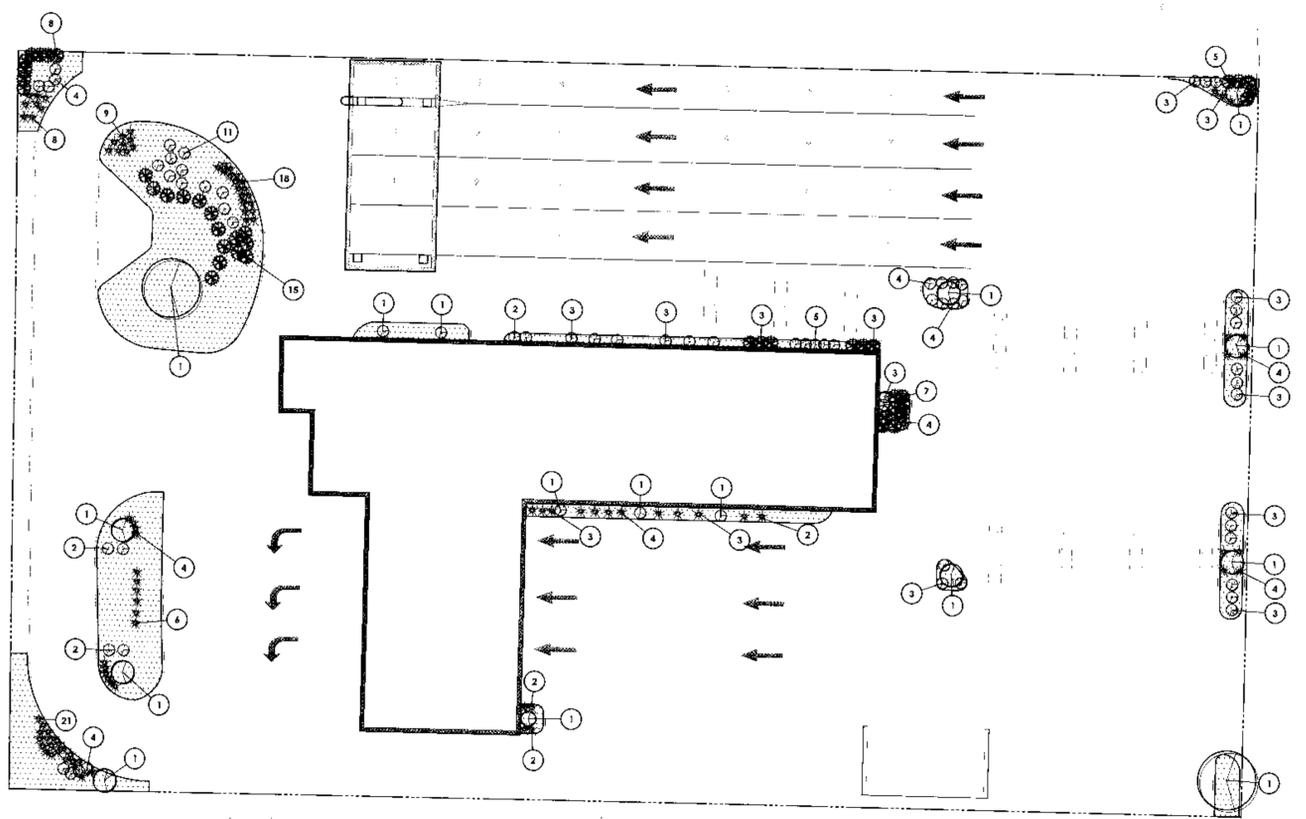
SHEET NAME
SITE PLAN

SHEET NO.
CS-101





VICINITY MAP
WESTFIELD, INDIANA
1" = 1,000'



LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	✓	BENCHMARK
---	R/W	---	MONUMENT
---	SETBACK LINE	---	SECTION CORNER
---	EASEMENT	---	TRANSFORMER
---	SECTION LINE	---	HVAC
---	CENTERLINE	---	ELECTRIC METER
---	INTERMEDIATE CONTOUR	---	ELECTRIC MANHOLE
---	INDEX CONTOUR	---	POWER POLE GUY WIRE
---	TELEPHONE UNDER GR.	---	LIGHT POLE
---	TELEPHONE OVERHEAD	---	PARKING LOT LIGHTS
---	FIBER OPTIC SERVICE	---	TELEPHONE PEDESTAL
---	GAS SERVICE	---	TELEPHONE MANHOLE
---	POWER UNDERGROUND	---	FIBER OPTIC PEDESTAL
---	POWER OVERHEAD	---	TRAFFIC POLE
---	WATER SERVICE	---	MANHOLE STOP LIGHT
---	SANITARY SEWER	---	GAS METER
---	STORM SEWER	---	GAS VALVE
---	POND NORMAL POOL	---	STORM MANHOLE
---	EX. FLOWLINE	---	SANITARY MANHOLE
---	CHAIN LINK FENCE	---	STORM INLETS
---	FARM FENCE	---	STORM INTERSECTION
---	WOOD FENCE	---	CLEAN-OUT
---	IRON FENCE RAILING	---	DOWNSPOUT
---	BUILDING STRUCTURE	---	FIRE HYDRANTS
---	EX. BUILDING OVERHEAD	---	FIRE VALVE
---	RIM ELEVATION	---	WATER METER
---	INVERT ELEVATION	---	WATER VALVES
---	FINISHED FLOOR ELEVATION	---	POST INDICATOR VALVE
---		---	FIRE DEPARTMENT CONN.
---		---	SKINS
---		---	MAILBOX
---		---	ADA PARKING
---		---	PARKING COUNT
---		---	TREES
---		---	SHRUB
---		---	SPOT GRADE

LANDSCAPE PLAN LEGEND

- DECORATIVE STONE MULCH
- CANOPY TREE
- 3" CALIPER DECIDUOUS TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB
- ORNAMENTAL GRASS

PLANT COUNT

Key	Quantity
UNDERSTORY TREES	2
ORNAMENTAL TREES	9
DECIDUOUS SHRUBS	70
EVERGREEN SHRUBS	42
ORNAMENTAL GRASS	103

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REVISION BLOCK

Michael Thompson
No. 11011309
Professional Engineer
Michael Thompson

DATE
04/26/2016

DRAWN BY
AMT

CHECKED BY
MAT

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14837 Thatcher Lane
Westfield, Indiana 46074

CREW CARWASH
10231 Hague Road
Indianapolis, Indiana 46256

PROJECT NO.
2016-122

DATE
04/28/2016

SCALE
1" = 20'

SHEET NAME
LANDSCAPE PLAN

SHEET NO.
LP-101

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