

TOWN OF WESTFIELD, INDIANA

KRG COOL CREEK OUTLOTS, LLC

**APPLICATION FOR DEVELOPMENT PLAN AND SITE PLAN
APPROVAL**

DOCKET NOS. 0705-DP-06 and 0705-SIT-04

COOL CREEK COMMONS OUTLOT

**Town of Westfield
Westfield-Washington Plan Commission
May 29, 2007 7:00 p m hearing**

Applicant: KRG Cool Creek Outlots, LLC
Attention: Kara Cwalina
Phone: 294-2831

Attorney: Jim Shinaver
NELSON & FRANKENBERGER
Phone: 844-0106



Table of Contents

1. Explanation
2. Aerial Photograph of Site
3. Colored Site Plan
4. Colored Building Elevations
5. Black and White Site Plan and Development Plan, including landscaping plan

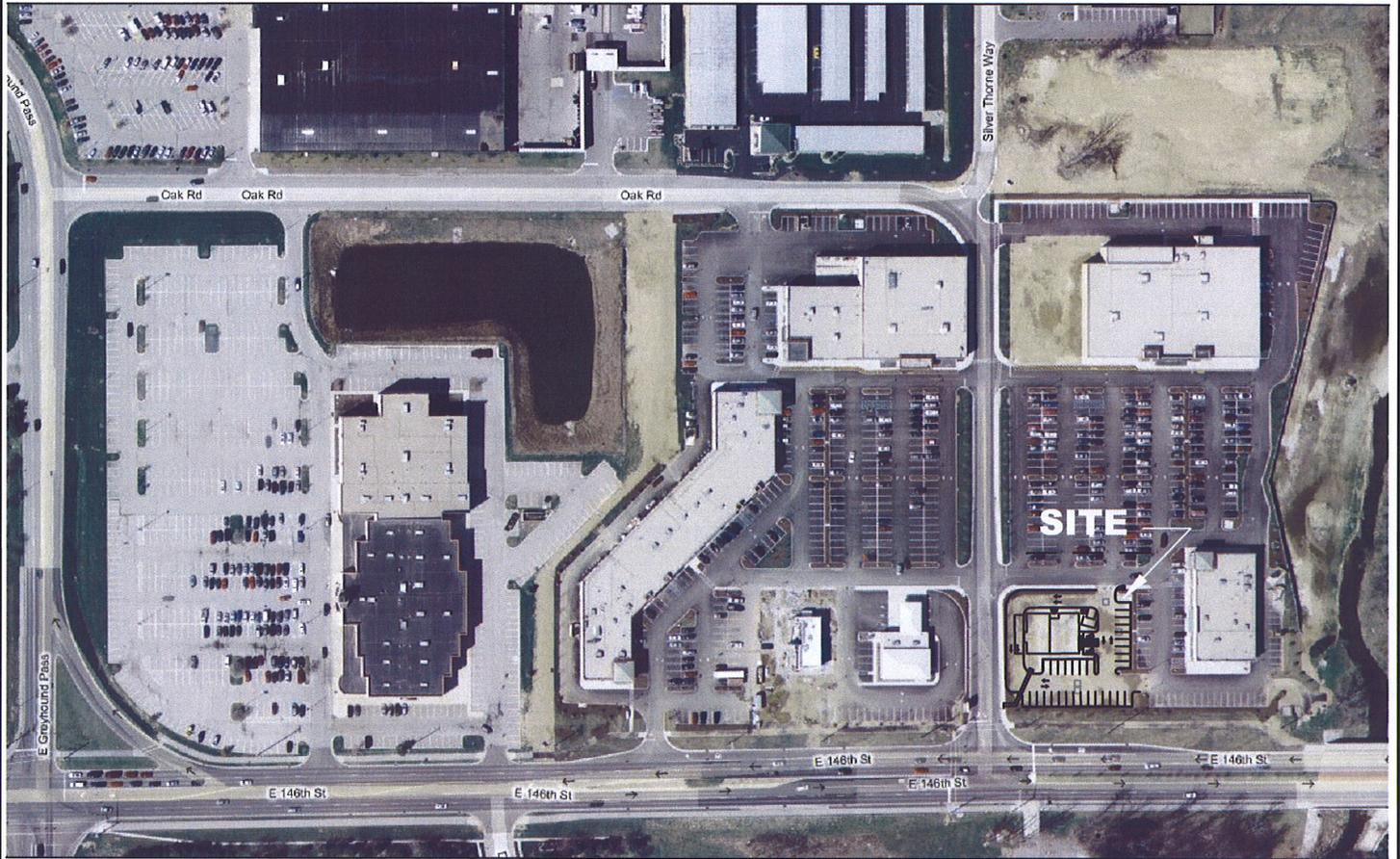
EXPLANATION OF REQUEST

KRG Cool Creek Outlots, LLC (the “Applicant”) is the owner of a remaining out-lot located within the Cool Creek Commons retail development. The subject out-lot is approximately .075 acres in size (the “Real Estate”) and it is located on the southern perimeter of the Cool Creek Commons development. The Cool Creek Commons development is located east of Greyhound Pass, north of and adjacent to 146th Street and west of Carey Road. The location of the Real Estate is depicted on Exhibit 2 of this brochure and the Real Estate is zoned SB-PB, which permits retail development. Thus, the retail use proposed for the Real Estate is permitted by the underlying zoning.

The Applicant is seeking Development Plan and Site Plan Approval so that it can construct one (1) building that will be approximately 4,000 square feet in size on the Real Estate. In addition to the building design approval, the applications also seek approval of the associated landscaping, lighting, and signage for the out-lot.

The Applicant is not seeking any variances. The proposed architecture and building materials for the building to be constructed upon the Real Estate will be consistent and compatible to the existing architecture and buildings that have already been constructed within the Cool Creek Commons development.

We look forward to presenting this matter to the Plan Commission at its May 29th hearing.



EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 7400 North Shadeland Avenue
 Suite 150, Indianapolis, IN 46250
 Phone: 317.913.6930 Fax: 317.913.6928
 Columbus Cincinnati Indianapolis Charlotte

Proj. No.: 2007-0594

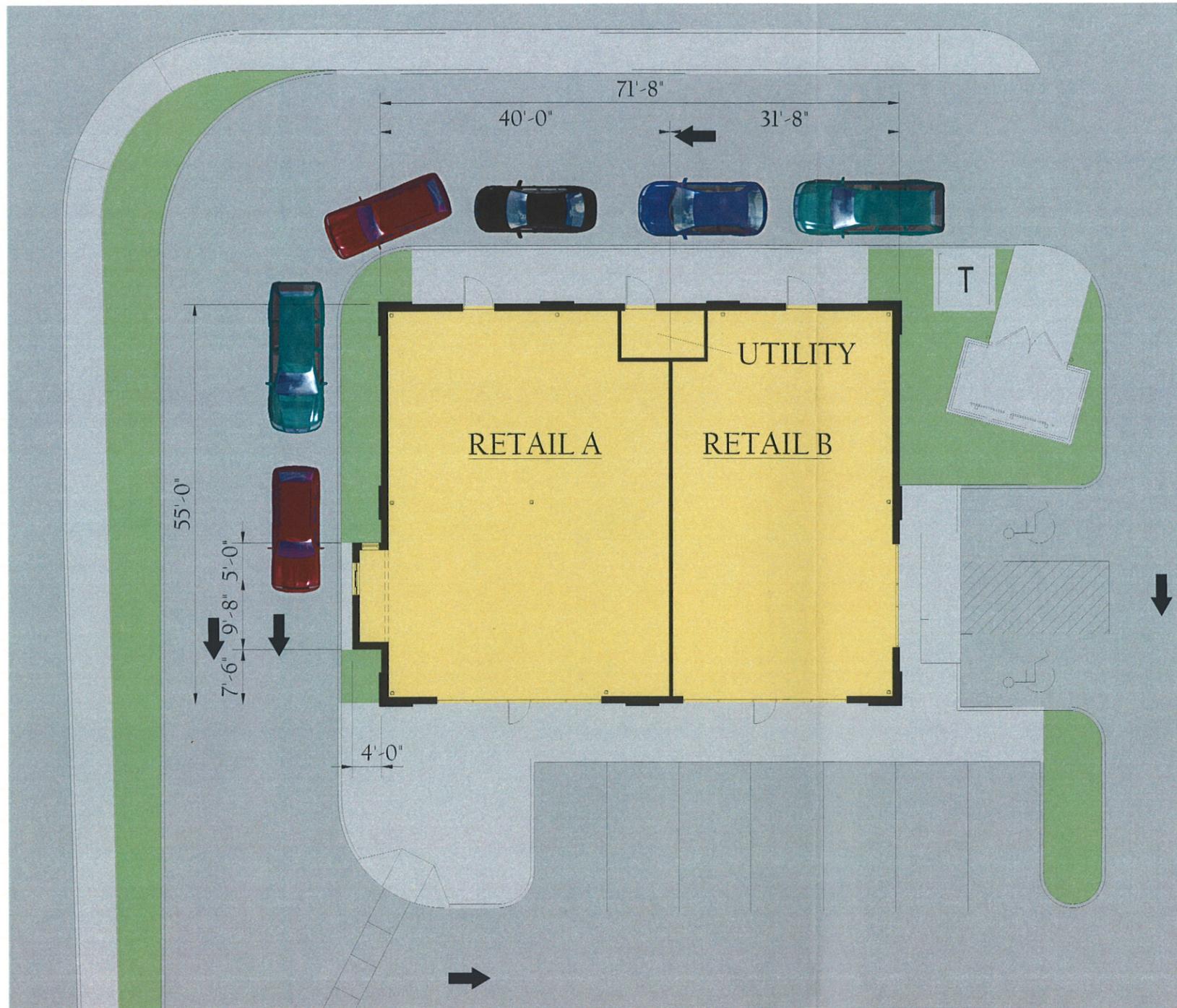
**Retail / Restaurant
 Cool Creek Commons**

**Aerial
 Site Exhibit**

SCALE:
 N.T.S.

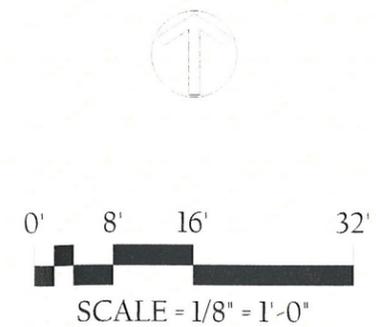
Date:
 05-11-07

SHEET No.
1 of 1



FLOOR PLAN

RETAIL A	2,200 SQ FT
RETAIL B	1,700 SQ FT
UTILITY	100 SQ FT
GROSS TOTAL	4,000 SQ FT



OUTLOT #2 - BUILDING COOL CREEK COMMONS

2560 EAST 146th STREET
(146th STREET & OAK STREET)
CARMEL, INDIANA 46033
APRIL 20, 2007

KITE COMPANIES, INC.
30 South Meridian Street, Suite 1100
Indianapolis, Indiana 46204
Ph. (317) 577-5600 Ex. (317) 577-5617

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN



FRONT ELEVATION

SOUTH ELEVATION



SERVICE ELEVATION

NORTH ELEVATION



- PREFINISHED METAL COPING
- EIFS FACE
- EIFS ACCENT
- CAP STONE
- BRICK ACCENT
- FABRIC AWNING
- BRICK PATTERN
- BRICK SOLDIER
- PREFINISHED STOREFRONT
- FACE BRICK
- BRICK PIER & WATERTABLE
- PREFINISHED INFILL PANEL
- STONE WATERTABLE

EXISTING PEIR

NEW MATERIAL TO MATCH EXISTING



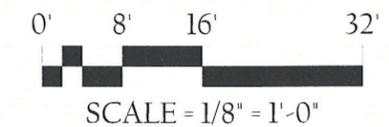
RIGHT ELEVATION

EAST ELEVATION



LEFT ELEVATION

WEST ELEVATION



OUTLOT #2 - BUILDING COOL CREEK COMMONS

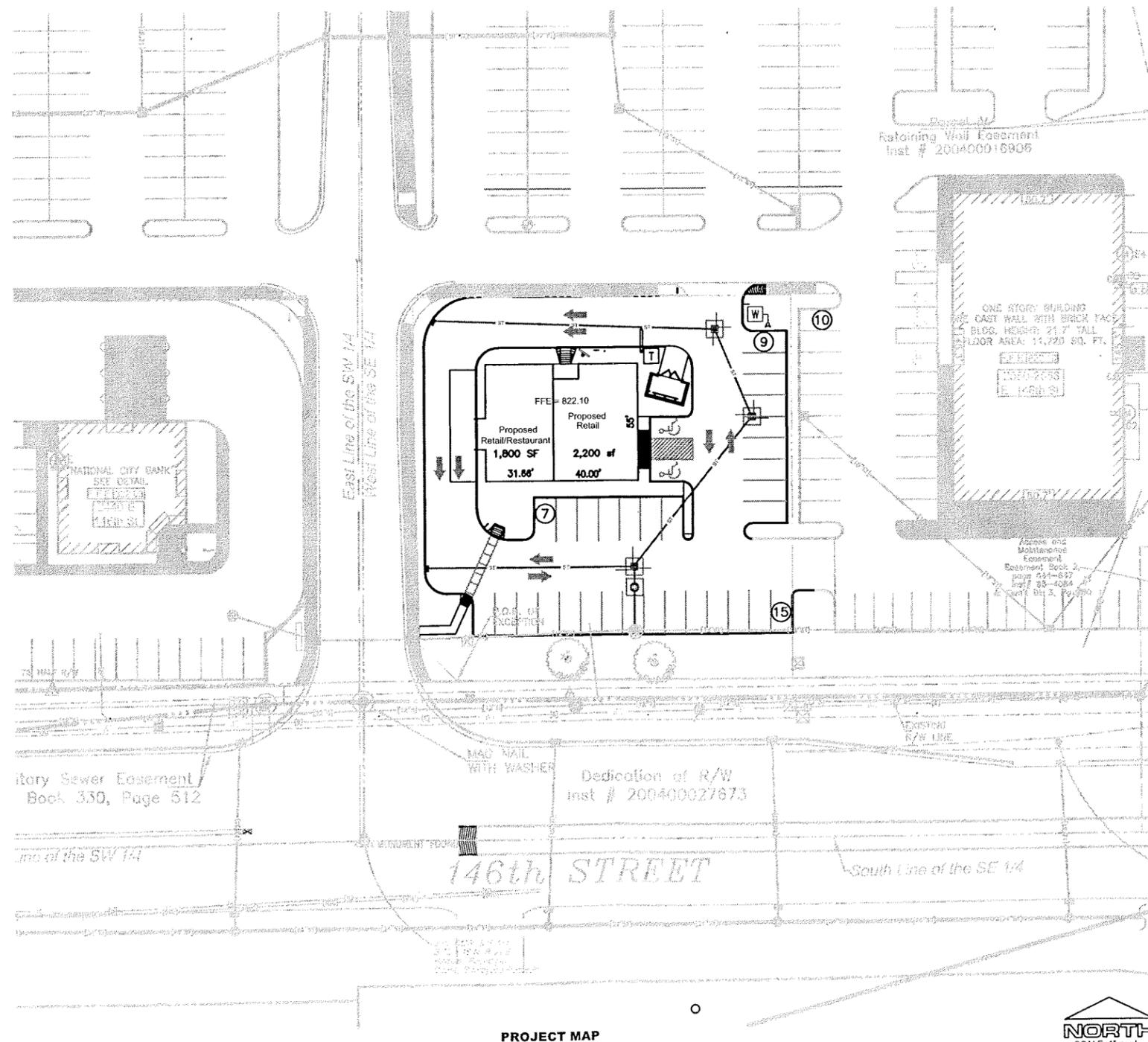
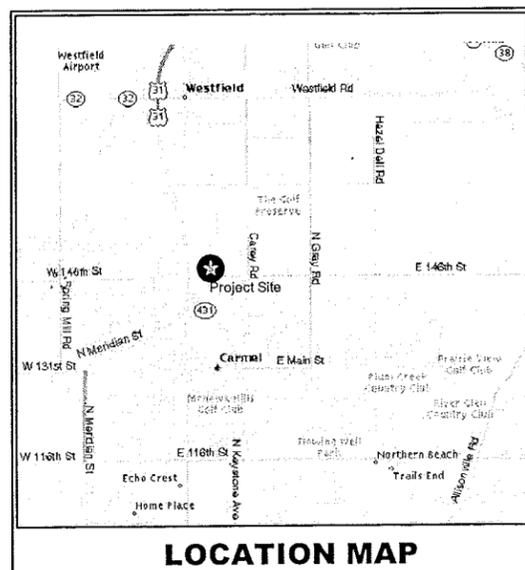
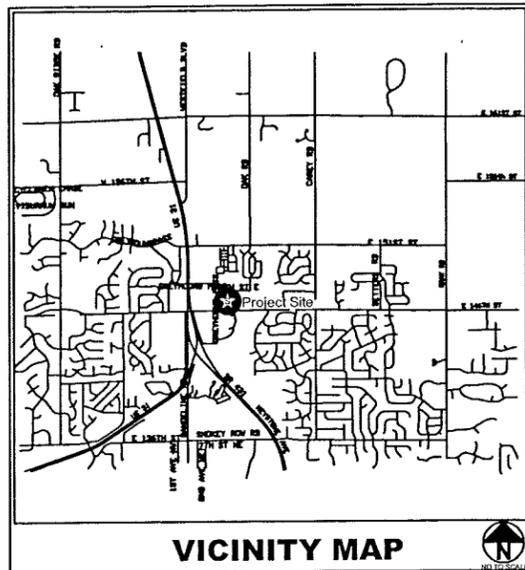
2560 EAST 146th STREET
(146th STREET & OAK STREET)
CARMEL, INDIANA 46033

APRIL 20, 2007

KITE COMPANIES, INC.
30 South Meridian Street, Suite 1100
Indianapolis, Indiana 46204
Ph. (317) 577-5600 Fx. (317) 577-5617

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN

Construction Plans For: RETAIL / RESTAURANT AT Cool Creek Commons



PROJECT DATA

Town: Westfield
County: Hamilton Township: Washington
Section: 18 Township: 18 N Range: 4 E

Location: Approx. 1260 ft. East of the intersection of 146th St. and Greyhound Pass.

Project Area: 0.734 Ac
Building Area: 4,000 SF Building F.F.E.: 822.1

Yards	Req.	Provided	Zoning Information	Class/Name
Front:	60'	60'	Zoning: SB-PD	N-SB-PD E-SB-PD
Side:	15'	15'	Adjacent Zoning:	S-R-1/B-5 W-SB-PD
Rear:	20'	20'		

Flood Hazard Zone: Zone AE and Zone X
FIRM Panel No.: 18057C0138F - February 19, 2003
Base Flood Elevation: 820.00

Flood Zone AE: Special flood hazard area inundated by 100 year flood.
Flood Zone X: Area determined to be outside 500 year floodplain.

Type	Description	Class
S1	Shoals all bags	C
FAB2	Fox loam, 2-6% slopes, eroded	B

SHEET INDEX

No.	DESCRIPTION
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	GRADING AND UTILITY PLAN
C2.2	PHASE I - INITIAL MEASURES
C2.3	PHASE II - INITIAL MEASURES
C2.4	SITE DETAILS
C2.5	SWPPP DETAILS
C2.6	SWPPP DETAILS
C2.7 - C2.8	SWPPP INFORMATION
C2.9	SANITARY SEWER DETAILS
C2.10	STORM SEWER DETAILS
L1.0	LANDSCAPE PLAN AND DETAILS
SE1.0	LIGHTING PLAN

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 18, Township 18 North, Range 4 East in Washington Township, Hamilton County, Indiana, described as follows:
Commencing at the Southwest corner of said Southeast Quarter Section; thence North 0 degrees 04 minutes 14 seconds West (assumed bearing) on the west line of said southeast quarter section 75.00 feet to the North Right-of-Way Line of 146th Street; thence North 89 degrees 45 minutes 45 seconds East 44.03 feet along said Right-of-Way to the Point of Beginning; thence North 45 degrees 32 minutes 29 seconds West 28.07 feet; thence North 00 degrees 06 minutes 24 seconds West 161.27 feet; thence North 89 degrees 53 minutes 35 seconds East 178.05 feet; thence South 00 degrees 06 minutes 24 seconds East 180.49 feet to the said North Right-of-way Line of 146th Street; thence South 89 degrees 45 minutes 45 seconds West along said Right-of-way 149.11 feet to the Point of Beginning containing 0.734 acres, more or less.

BENCHMARK DATA

DATUM CONVERSION INFO:
EXISTING AND PROPOSED ELEVATIONS SHOWN HEREIN ARE 0.16 FEET BELOW NAVD83 DATUM PER THE IN PERFORMED BY EMH&T, INC. TO USCGS BENCHMARK V-42 AT 156TH ST. AND ABANDONED RR RW.

PROJECT BENCHMARK:
USCGS BENCHMARK V-42 AT 156TH ST. AND ABANDONED RR RW. EL. = 865.00 (NGVD29)

SITE BENCHMARK:
U.B.M. #3 - CHISELED SQUARE ON LIFT STATION PAD WEST OF COOL CREEK AND NORTH OF 146TH ST. PROJECT DATUM ELEVATION = 821.06. NAVD29 DATUM ELEVATION = 821.24.

"HOLEY MOLEY" SAYS CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU DIG IT'S THE LAW.

1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

PLANS PREPARED FOR:

KITE REALTY GROUP
30 S. MERIDIAN STREET
SUITE 1100
INDIANAPOLIS, IN 46204
317-572-8888 FAX 317-572-9405

PLANS PREPARED BY:

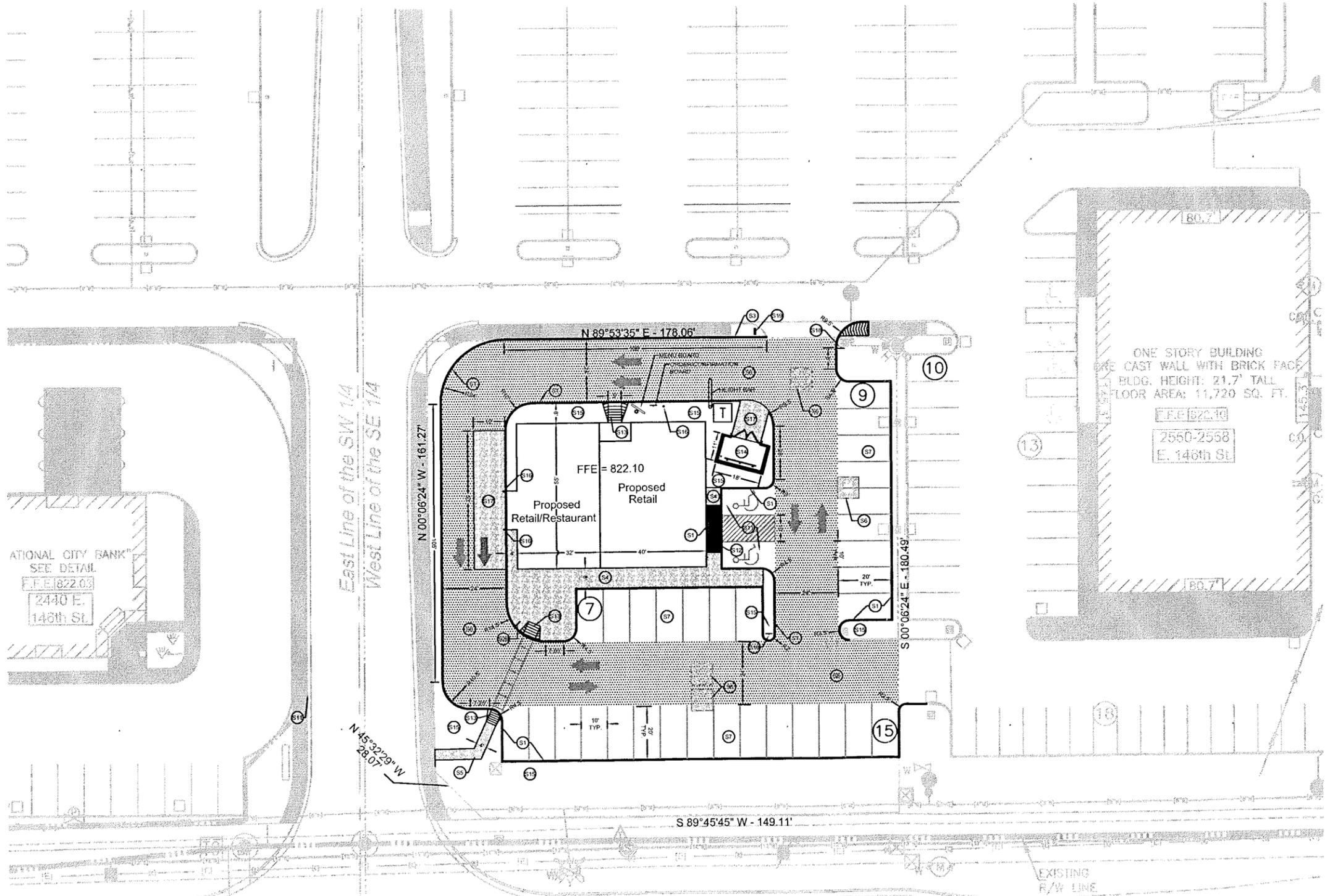
EMH&T
Erick M. Heston, Hamilton & Tibbitts, Inc.
Engineers, Architects
440 North Shadeland Avenue
Suite 101, Indianapolis, IN 46204
Phone: 317-572-8888
Fax: 317-572-9405

CONSTRUCTION PLANS FOR:
**RESTAURANT / RETAIL SHOPS
COOL CREEK COMMONS**
Westfield, Hamilton County, Indiana

COVER SHEET

DARREN T. PITTMAN
REGISTERED
No. PE10000128
STATE OF INDIANA
PROFESSIONAL ENGINEER

EMH&T JOB NO. 2007-0594
DATE: 04-18-07
SCALE: 1"=20'
SHEET No. **C1.0**



GENERAL SITE NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM AGENCIES HAVING JURISDICTION OVER THE WORK PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL OBTAIN AND PAY THE COST OF ALL PERMITS THAT HAVE NOT BEEN SECURED BY THE OWNER.
2. THE CONTRACTOR SHALL COMPLY WITH THE CONSTRUCTION SAFETY STANDARDS AS ISSUED BY THE U.S. DEPARTMENT OF LABOR OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION AS SET FORTH IN FINAL RULE 29, PART 1926, WHERE SUCH REGULATIONS APPLY TO THE WORK.
3. ALL ELEVATIONS SHOWN WITHIN THESE PLANS ARE BASED UPON U.S.G.S. DATUM.
4. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
5. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
6. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
7. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.

SITE DEVELOPMENT PLAN NOTES

1. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
2. ALL RADII SHALL BE 5 FEET UNLESS OTHERWISE SHOWN.
3. DIMENSIONS TO THE BUILDING ARE MEASURED TO THE EXTERIOR OF THE FOUNDATION WALL UNLESS OTHERWISE SHOWN.
4. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
6. PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE. YELLOW OR WHITE STRIPES SHALL BE PROVIDED AT OWNER'S PREFERENCE UNLESS OTHERWISE SHOWN.
7. SEE SHEETS _____ FOR DETAILS REFERENCED ON THIS SHEET.
8. TRANSVERSE EXPANSION JOINTS ARE TO BE PROVIDED IN CONCRETE SIDEWALKS AND COMBINED WALKS/CURBS WHERE SHOWN AND AT INTERVALS NOT TO EXCEED 12 X THE WIDTH OF THE WALK.
9. EXPANSION JOINTS SHALL BE INSTALLED IN CONCRETE PAVEMENTS AND WALKS AT ALL LOCATIONS WHERE PAVEMENTS AND WALKS ABUT A VERTICAL SURFACE SUCH AS A CURB, WALL, COLUMN, ETC.
10. CONTRACTION JOINTS SHALL BE PROVIDED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS IN CONCRETE WALKS. INSTALL CONTRACTION JOINTS AS SHOWN BUT IN NO CASE AT INTERVALS GREATER THAN 1.5 X THE WIDTH OF THE WALK.
11. 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.

SITE PLAN KEY NOTE LEGEND

KEY	SITE PLAN DESCRIPTION	LINE TYPE/ SYMBO	DETAIL REFERENCE
S	SYMBOL		
S1	CONCRETE STRAIGHT CURB	=====	CU-8
S2	EXTRUDED CONCRETE CURB	=====	CU-12
S3	CURB END TRANSITION	=====	CU-6
S4	COMBINED WALK AND CURB	=====	PA-4
S5	CONCRETE SIDEWALK	=====	PA-3
S6	CONCRETE COLLAR FOR CASTING WITHIN ASPHALT	=====	PA-10
S7	LIGHT DUTY ASPHALT PAVEMENT SECTION	=====	PA-1L
S8	HEAVY DUTY ASPHALT PAVEMENT SECTION	=====	PA-1H
S9	PAVEMENT STRIPING - STOP BAR	=====	PA-7
S10	PAVEMENT STRIPING - PAINTED ISLAND	=====	PA-7
S11	ACCESSIBLE PARKING SPACE WITH SIGN	=====	AC-1+AC-2
S12	ENTRANCE CURB RAMP TYPE 1	=====	AC-4A
S13	CURB RAMP TYPE C	=====	AC-5C
S14	DUMPSTER ENCLOSURE - SEE ARCHITECTURAL PLANS	=====	
S15	LANDSCAPE AREA - SEE LANDSCAPE PLAN	=====	
S16	CONCRETE FILLED BOLLARD	=====	MB-1A
S17	CONCRETE PAVEMENT	=====	PA-4
S18	SIGN - STOP	=====	SI-01
S19	SIGN - DIRECTIONAL	=====	
S20	SIGN - DO NOT ENTER	=====	
	PARKING SPACE COUNT	10	

NOTE: SEE EXISTING CONDITIONS PLAN FOR EXISTING SITE FEATURES LEGEND.

Use	Requirements	Parking Table		Parking Requirements		Parking Provided		
		gross area	spaces required	Standard	ADA	Standard	ADA	Total
Retail Shops	4 Spaces per 1,000 sq ft of gross area	4,000 sq ft	16	1	31	2	33	

SITE SIGNAGE NOTES:
 1. SIGN POSTS SHALL BE 2X2 GALVANIZED STEEL, BREAKAWAY TYPE SIMILAR TO "SNAPSAFE" MANUFACTURED BY DESIGNATION, INC.
 2. SIGN POSTS SHALL BE PAINTED AS FOLLOWS: COLOR: SHERWIN WILLIAMS #SW 4017 "GRAPHITE" (GLOSS) PRIMER: SHERWIN WILLIAMS COLOR PRIMER #6.

BENCHMARK DATA

NOTICE TO CONTRACTOR:
 EXISTING AND PROPOSED ELEVATIONS SHOWN HEREIN ARE 0.16 FEET BELOW NGVD25 DATUM. PER THE PLAN PERFORMED BY EMH&T, INC. TO US&GS BENCHMARK V-42 AT 156TH ST. AND ABANDONED RR R/W.
PROJECT BENCHMARK:
 US&GS BENCHMARK V-42 AT 156TH ST. AND ABANDONED RR R/W. EL. = 885.00 (NGVD25)
SEE BENCHMARK:
 U.S.M. #3 - CHSELED SQUARE ON LIFT STATION PAD WEST OF COOL CREEK AND NORTH OF 148TH ST. PROJECT DATUM ELEVATION = 821.09. NGVD25 DATUM ELEVATION = 821.24.

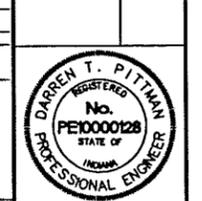
"HOLEY MOLEY" SAYS CALL AT LEAST TWO FULL WORKING DAYS BEFORE YOU DIG IT'S THE LAW.
 1-800-382-5544 CALL TOLL FREE
 1-800-428-5200 FOR CALLS OUTSIDE OF INDIANA

NO.	DESCRIPTION	REV.	DATE

PLANS PREPARED FOR:
KITE REALTY GROUP
 30 S. MERIDIAN STREET
 SUITE 1100
 INDIANAPOLIS, IN 46204
 317-577-5600 FAX 317-577-5605

PLANS PREPARED BY:
EMH&T
 Evans, Mechwart, Hamilton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
 Suite 150, Indianapolis, IN 46202
 Columbus, Colorado, Indianapolis, Ontario

CONSTRUCTION PLANS
 for
RESTAURANT / RETAIL SHOPS
COOL CREEK COMMONS
 Westfield, Hamilton County, Indiana
SITE PLAN



EMH&T JOB NO.
 2007-0594
 DATE:
 04-18-07
 SCALE:
 1"=20'
 SHEET No.
C2.0

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 LOOSENEED 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 FROM 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 SOODED.
6. ALL TREES AND EVERGREEN PLANT MATERIAL TO BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED.
7. ALL SHRUBS MAY EITHER BE CONTAINER GROWN, OR BALLED AND BURLAPPED.
8. TREE CALIFER 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 MEET OR EXCEED ANSI SPECIFICATIONS OF QUALITY.
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.

PLANS PREPARED FOR:



30 S. WINDY HILL STREET
INDIANAPOLIS, IN 46204
317-577-5600 FAX 317-577-5605

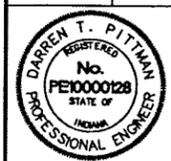
PLANS PREPARED BY:



EMH&T
Evan, McWhorter, Hamilton & Tillon, Inc.
Engineers, Architects, Planners & Scientists
1900 North Shadeland Avenue • Suite 100
Indianapolis, IN 46250
Phone: 317-577-5600 Fax: 317-577-5605

CONSTRUCTION PLANS
RESTAURANT / RETAIL SHOPS
COOL CREEK COMMONS
Westfield, Hamilton County, Indiana

LANDSCAPE PLAN



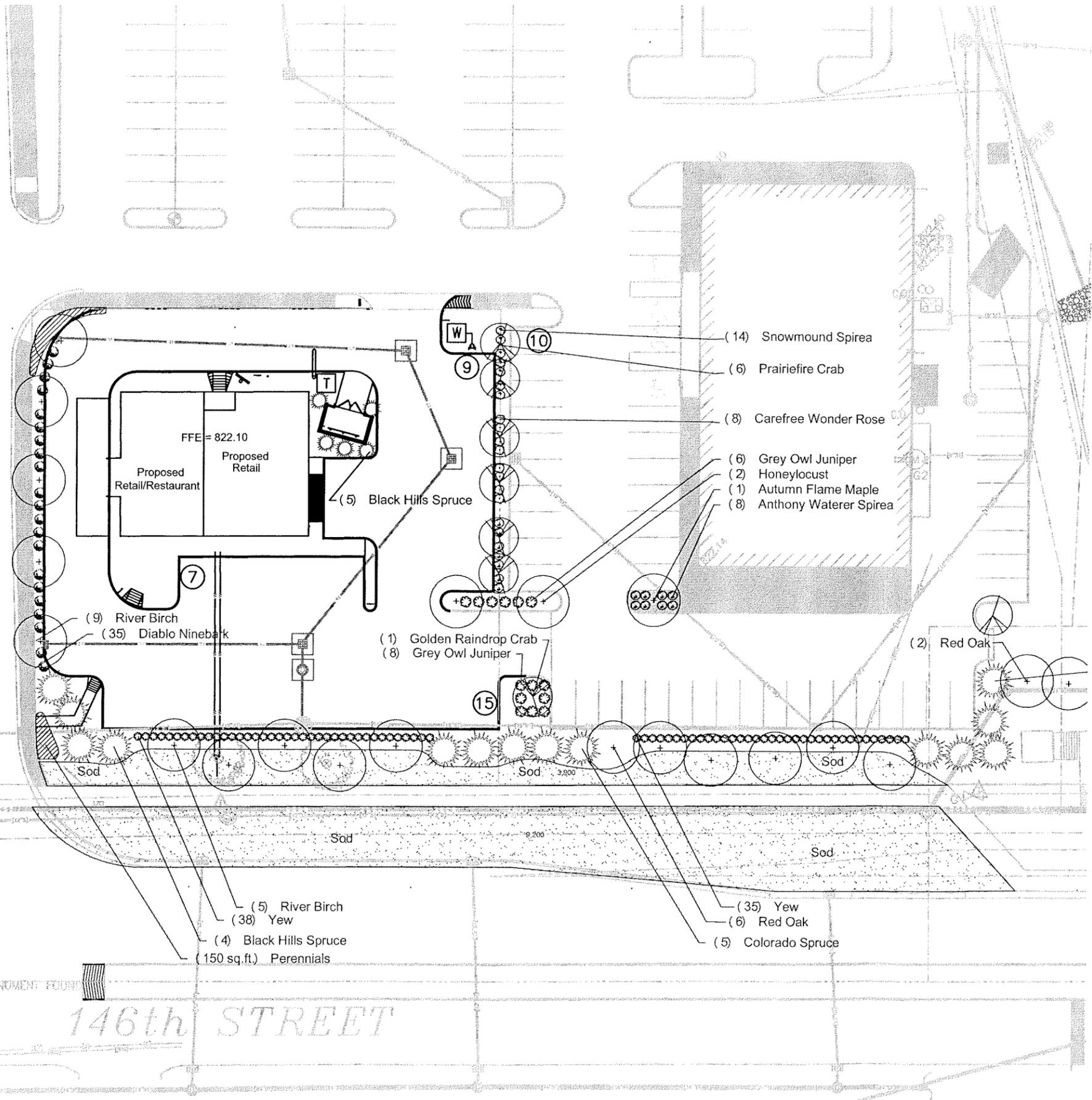
EMH&T JOB NO. 2007-0594

DATE: 04-18-07

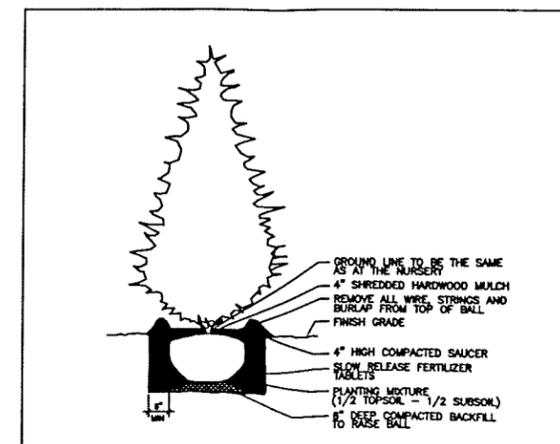
SCALE: 1"=20'

SHEET No.

L1.0

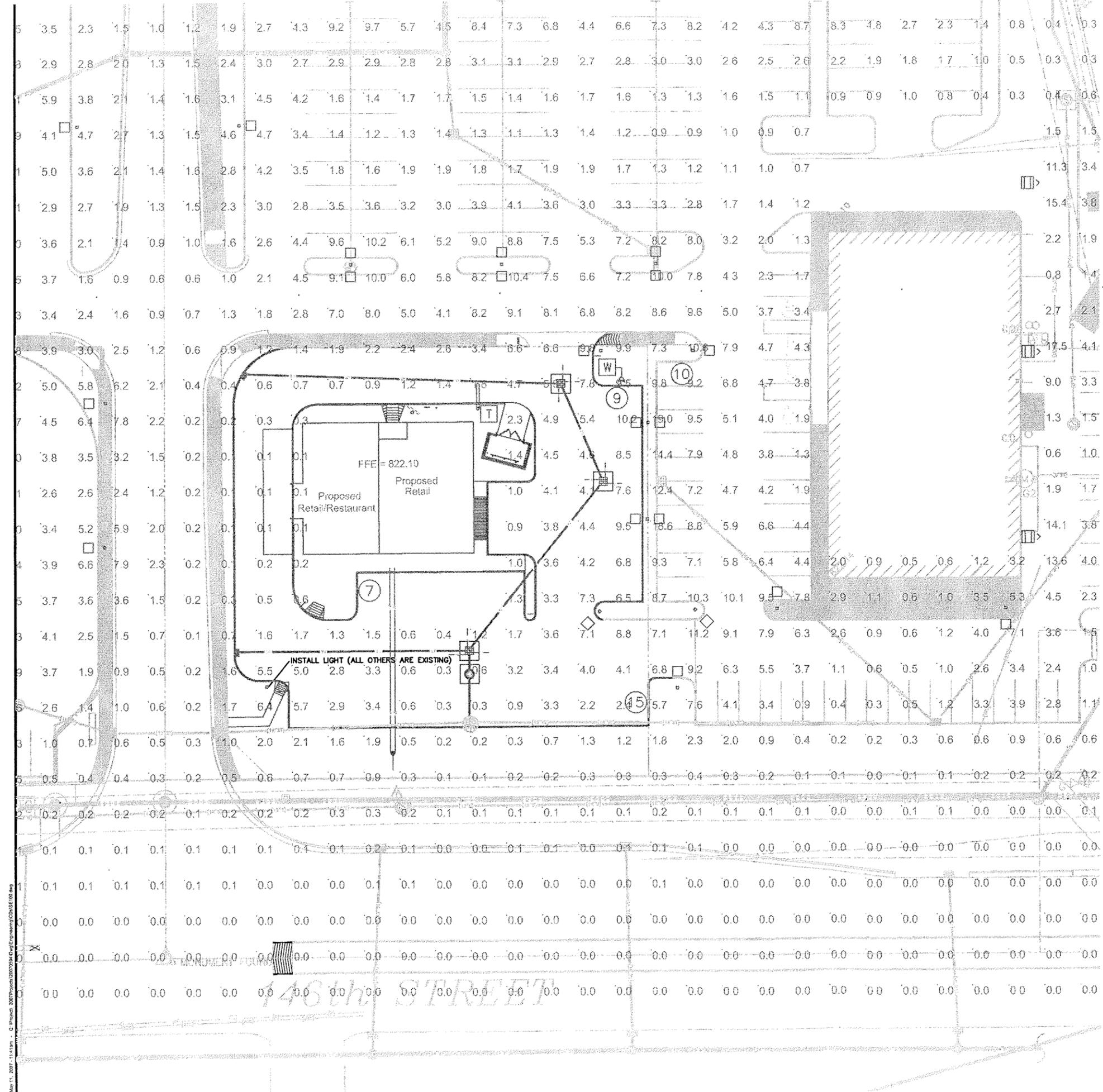


Common Name	Scientific Name	Number	Size
Black Hills Spruce	<i>Picea glauca</i> 'Densata'	5	6-7'

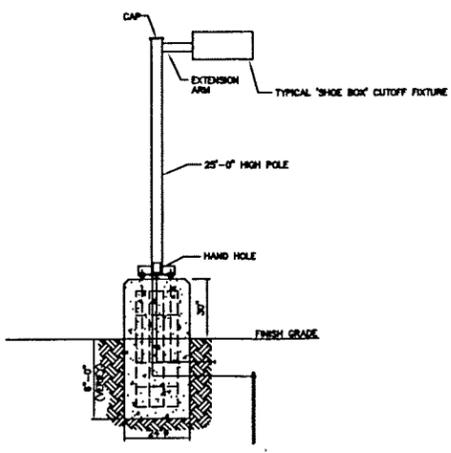


LB-07 EVERGREEN SHRUB PLANTING SECTION

May 11, 2007, 11:40am - C:\p\landsc\2007\landsc\20070594_CoolCreekCommons\CDL\LB-07.dwg



LIGHT FIXTURE SCHEDULE						
MARK	MANUFACTURER	CATALOG NO.	MOUNTING	VOLTS	DESCRIPTION	LAMPS
A	SPALDING	MS-PM-4220-B-WT	POLE (20')	MULTI TAP	TYPE III SHOE BOX CUT OFF FIXTURE	(1) 250W MH
B	SPALDING	MS-PM-4220-B-WT	POLE (20')	MULTI TAP	TYPE IV SHOE BOX CUT OFF FIXTURE	(1) 250W MH
C	LUMARK	MSWAL00MT	WALL (15')	MULTI TAP	DE-CAT ALUMINUM WALL PACK	(1) 400W MH
D	LUMARK	MSWAL20MT	WALL (15')	MULTI TAP	DE-CAT ALUMINUM WALL PACK	(1) 250W MH



POLE MOUNTED LIGHT FIXTURE
SCALE NONE

REV	DATE	DESCRIPTION

PLANS PREPARED FOR:
KITE REALTY GROUP
 30 S. MICHIGAN STREET
 INDIANAPOLIS, IN 46204
 317-577-5600 FAX 317-577-5605

PLANS PREPARED BY:
EMH&T
 Evans, Mechwart, Hamblen & Tilton, Inc.
 Engineers, Surveyors, Planners & Scientists
 100 South Meridian Street, Suite 1100
 Indianapolis, Indiana 46202
 Phone: 317-577-5600 Fax: 317-577-5605

CONSTRUCTION PLANS
 for
RESTAURANT / RETAIL SHOPS
COOL CREEK COMMONS
 Westfield, Hamilton County, Indiana
LIGHTING PLAN



EMH&T JOB NO.
2007-0594
 DATE:
04-18-07
 SCALE:
1"=20'
 SHEET No.
SE1.0