KEELER-WEBB ASSOCIATES

nsulting Engineers · Planners · Surveyors
TELEPHONE (317) 574-0140 · FAX (317) 574-1269
486 GRADLE DRIVE
CARMEL, INDIANA 46032

April 25, 2008

Plan Commission Member
Westfield-Washington Plan Commission
130 Penn Street
Westfield, Indiana 46060

Re.: Master Plan for Indiana Brick Corp./Custom Cast Stone (4.40 Ac. +/-)
734 East 169th Street/Oak Ridge Road
Westfield, Indiana
KWA Project No. 0802-031

PROJECT NARRATIVE

Keeler-Webb Associates is acting as agent surveyor/engineer for Bruce Lyons who is one of the owners (B&K Real Estate Investment, LLC) for the above project. We are proposing the building of 2 new buildings for Indiana Brick Corporation, a building addition to Custom Cast Stone and other site improvements to the 4.40 Acre site, located at the Northeast corner of 169th Street on Oak Ridge Road Westfield, Indiana. The existing site is an uncultivated field and has all utilities available on the site or in the adjacent right-of-way of Oak Ridge Road. The project will be served by water, utilities, and sanitary sewer in the Oak Ridge Road right-of-way.

The Phase 1 proposed site improvements will include an addition to the outside material storage yard for Custom Cast Stone and Indiana Brick. The Phase 2 proposed site improvements include a 6,718 sq. ft. office/showroom building, a 4,800 sq. ft. Mortar shed, additional asphalt storage, and other site improvements. Phase 3 will include a 16,000 sq.ft. building addition to Custom Cast Stone. All exterior lighting will be low wattage wall-pack lights with full cut off shields on the buildings.

The proposed facility is expanding from the existing facility and both businesses will have approximately 66 new employees and clients on site during normal business hours. The overall 10.6 Acre site is zoned Open Industrial. The property was recently purchased from GTE, and includes an existing drainage easement.

The original master drainage plan for the 10.6 Ac. site included 90% impervious coverage and stormwater detention in the adjacent pond to the Northeast. Storm water will be collected and conveyed thru storm sewers and swales to the existing detention pond. See the attached drainage calculations for the pre-developed and post-developed conditions along with the existing detention for this site on the old GTE property, pipe sizing and BMP calculations. The post-construction stormwater quality requirements will be met by installing a stormwater quality unit at the Northeast corner of the site.

The site and the building size will be well below the minimums required for a traffic study requirements. The proposed use will not change the level of service on Oakridge Road or 169th Street. Employee and privately owned vehicles will enter the site from the proposed new entrance along Oakridge Road. We will construct accel/decel lanes in accordance with Westfield

requirements to make maneuvering for the trucks and passenger cars as safe as possible onto and from Oakridge Road. Privately owned vehicles will park in the parking spaces provided and exit from the site from the existing and new entrance onto Oakridge Road. Delivery trucks will enter Indiana Brick and Custom Cast Stone through the new drive on Oakridge Road and exit from the existing entrance on 169th Street.

Emergency vehicles will be able to access the site and circulate around the entire building. We would expect this site to have police service provided by the Westfield Police Department. Likewise, this site will have fire and EMS services provided by Westfield Fire Department.

The owner plans on commencing construction once all construction documents have been reviewed and approved by local and state agencies. The owner intends to complete the Phase one construction of the facility by the winter of 2008. The design of the facility will meet requirements set in local and state building codes and will not be a fire hazard to the public.

The installation of this building and parking lot on this site will not negatively impact the local school system, since there are no dwelling units involved in this project. This facility will provide a positive impact on the community by providing jobs and necessary building materials for a continually growing city. There is sufficient capacity of all of the utilities available to this site.

This project is being submitted for your review and approval of Development Plan Review for the Master Development Plan addition. If there are any questions or concerns, please do not hesitate to contact us at any time.

Respectfully,

KEELER-WEBB ASSOCIATES

Adam DeHart, LS
Project Manager

AD:ad

Z:\PROJECTS\CIVIL DESIGN\0802-INDIANA-BRICK-CS\DOCUMENTS\0802-031_IN-BRICK-NARRATIVE.doc

WESTFIELD – WASHINGTON TOWNSHIP
PLAN COMMISSION

The Plan Commission will hold a Public hearing on 0805-DP-06 and on 0805-SIT-05 on the 19th day of May, 2008 at 7:00 PM at the Westfield Town Hall. The application submitted by Keeler-Webb Associates, for B and K Real Estate Investment, LLC, requests approval of a Development Plan Review and Site Plan review by the Plan Commission for the master plan of the combined Indiana Brick Corporation and Custom Cast Stone facility. The project is situated at the property commonly know as 734 East 169th Street, Westfield, Indiana, described more particularly in a legal description on file with Westfield Community Development Department. See the attached project narrative for a description of the proposed master plan.

Written suggestions or objections relative to the request may be filed with the Westfield-Washington Township Community Development Department, at or before such meeting. 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.

Plan Commission: Westfield-Washington Township
Planning Department
130 Penn Street
Westfield, IN 46074

By: Keeler-Webb Associates
486 Gradle Drive
Carmel, IN 46032

Indiana Brick Corporation

CUSTOM CAST STONE

EXISTING DETENTION POND

NEW 10.60 Ac. TO NORTH OF EXISTING SITE

EXISTING CUSTOM CAST STONE/INDIANA BRICK CORP. 5.03 Ac.

AERIAL PHOTO FROM HAMILTON CO. GIS, DATED 2007
NOT TO SCALE
NORTH IS UP

Indiana Brick Corporation CUSTOM CAST STONE

EXISTING SOUTH ELEVATION FACING 169th STREET

EXISTING NORTH ELEVATION AREA OF PH. 3 BUILDING ADDITION TO CUSTOM CAST STONE

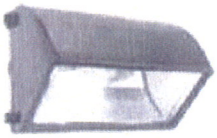
Indiana Brick Corporation CUSTOM CAST STONE

EXISTING EAST ELEVATION (INTERIOR STORAGE YARD)

EXISTING WEST ELEVATION FACING OAK RIDGE ROAD

RAB LIGHTING

WP2CH70



JOB NAME: IN BRICK

DATE:

TYPE: MANDOORS

DESCRIPTION

Wallpack with cutoff glare shield for 70-150W HPS, 70-175W MH or 42W Compact Fluorescent. All aluminum precision die cast construction with tempered glass lens. 30° cutoff strip included. Lamp supplied.

SPECIFICATIONS

Cutoff Lens:
Tempered glass.

Finish:
Chip and fade resistant polyester powder coating.

Housing:
Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame. Continuous silicone rubber gasket.

Reflector:
Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Refractor:
Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

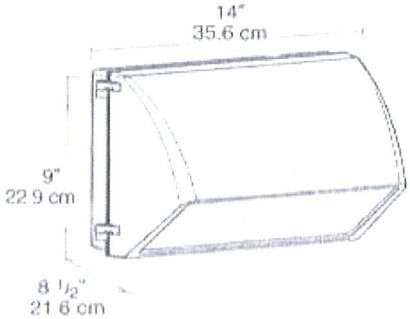
UL Listing:
Suitable for wet locations. HID fixtures can be wired with 90° C supply wiring if supply wires are routed 3" away from ballast.

Patents:
RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws.

Color:
Bronze

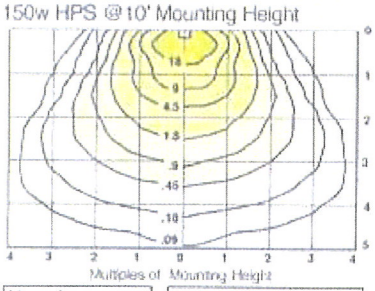
Weight:
14

DIMENSIONS



PHOTOMETRIC

150w HPS @10' Mounting Height



Mounting Height	Multiplier
8'	1.6
10'	1.0
12'	7
16'	.4
20'	25

Watts	Multiplier HPS	MH	CFL
175		1.0	
150	1.1	.9	
100	.6	.6	
70	4	.4	
42			.2

ORDERING INFORMATION

Metal Halide Lamp supplied with fixture	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps 120V	208V	240V	277V	Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
	70	ED17	Medium	HX-NPF 120V	2.5/2.1				94	M98	5600	15000

Factory Installed Options
Add suffix to Catalog Number

Tamperproof screws (/TP)
Swivel Photocontrol (/PCS)
Single fusing for 120 and 277 volt (/F)
Double fusing for 208 and 240 volt (/FF)
Button Photocontrol for 208 - 277 volt (/PC2)
Button Photocontrol (/PC)

Note: Specifications may change without notice

RAB Lighting, Inc. • 170 Ludlow Ave• Northvale, NJ 07647 • Tel: 888 RAB-1000 • Fax: 888 RAB-1232 • www.rabweb.com

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RAB LIGHTING

WP3CH250PSQ

JOB NAME: IN BRICK SHOWROOM

DATE:

TYPE: NORTH, SOUTH, EAST

DESCRIPTION

Large cutoff wallpack for 250 watts HPS or Metal Halide or 120 watts CFL. All aluminum precision die cast construction with tempered glass refractor. Lamp supplied.

SPECIFICATIONS

Finish:
Chip and fade resistant polyester powder coating.

Housing:
Die cast aluminum 1/2" NPS tapped holes top, both sides and back for conduit or photocontrol. Hinged refractor frame, Continuous silicone rubber gasket.

Reflector:
Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

Color:
Bronze

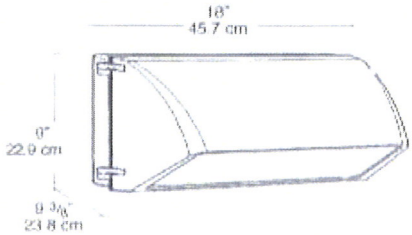
UL Listing:
Suitable for wet locations. HID fixtures can be wired with 90° C supply wiring if supply wires are routed 3" away from the ballast.

Patents:
RAB sensor and fixture designs are protected under U.S. and International Intellectual Property laws

Pulse Start:
Pulse Start metal halide for increased lamp life, lumen maintenance, color uniformity and efficiency

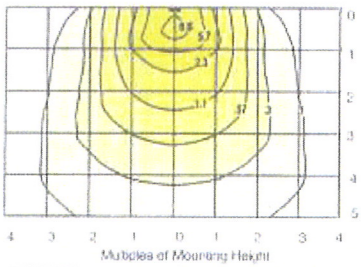
Weight:
25.5

DIMENSIONS



PHOTOMETRIC

250w HPS @ 16' Mounting Height



Mounting Height	Multiplier
8'	4
10'	2.6
12'	1.8
16'	1.0
20'	.6

Watts	Multiplier HPS	MH
200PS		.74
250	1.0	.74
250PS		.88

ORDERING INFORMATION

Metal Halide Lamp supplied with fixture	Total Watts	Lamp Type	Lamp Base	Ballast	Starting Amps/ Operating Amps 120V	208V	240V	277V	Input Watts	LAMP ANSI	Initial Lumens	Lamp Hours
	250	ED28	Mogul	CWA-HPF QT	1.4/2.5	.8/1.2	.7/1.0	.6/1.1	288	M138	25000	15000

Factory Installed Options
Add suffix to Catalog Number

Tamperproof screws (/TP)
Swivel Photocontrol (/PCS)
Single fusing for 120 and 277 volt (/F)
Quartz Restrike (/QR)
Double fusing for 208 and 240 volt (/FF)
Button Photocontrol wired for 208 - 277 volt (/PC2)
Button Photocontrol (/PC)
[illegible]

Note: Specifications may change without notice

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MASTER DEVELOPMENT PLAN

FOR

INDIANA BRICK / CUSTOM CAST STONE

OAKRIDGE ROAD / 169th STREET
WESTFIELD, INDIANA

CONTACTS

HAMILTON CO. SURVEYORS OFFICE

ONE HAMILTON SQUARE
NOBLESVILLE, INDIANA 46060
(317) 776-8495

WESTFIELD PUBLIC WORKS

UTILITY OFFICE
2706 EAST 171st STREET
WESTFIELD, INDIANA 46074
(317) 896-5452

VERIZON

20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
(317) 984-2334

CINERGY

100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46060
(317) 776-5331

CITY OF WESTFIELD
DEPT. OF COMMUNITY DEVELOPMENT

PERMIT COMPLIANCE / INSPECTION SERVICES
CITY HALL
WESTFIELD, INDIANA 46074
(317) 896-5577

INSIGHT CABLEVISION

PERMIT COMPLIANCE / INSPECTION SERVICES
15229 STONEY CREEK WAY
NOBLESVILLE, INDIANA 46060
(317) 776-0660

CITIZENS GAS OF WESTFIELD

2020 N. MERIDIAN
INDIANAPOLIS, INDIANA 46204
(317) 927-4430

IN DEPT. OF ENVIR. MANAGEMENT

OFFICE OF WATER MANAGEMENT, STORMWATER GROUP
100 NORTH SENATE AVENUE P.O. BOX 6015
INDIANAPOLIS, INDIANA 46206-6015
(317) 233-1864

LEGAL DESCRIPTION
B & K REAL ESTATE INVESTMENT, LLC
CORPORATE WARRANTY DEED
INSTRUMENT No. 9541211

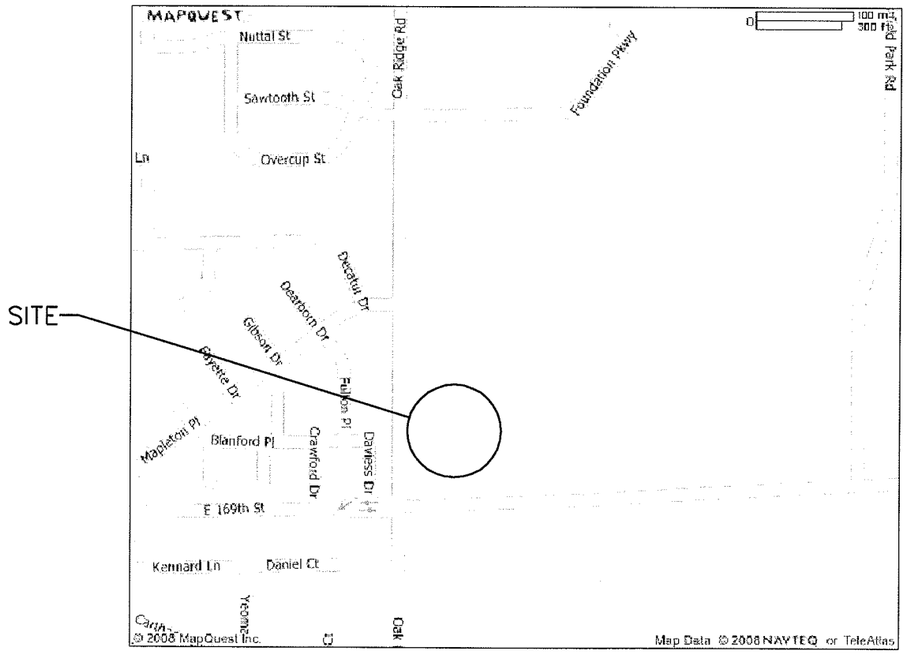
A part of the northwest quarter of the southwest quarter of Section 1, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a northwest corner of the Southwest quarter of Section 1, Township 18 North, Range 3 East, thence north 86 degrees 34 minutes 58 seconds east along the north line of said quarter 574.65 feet, thence south 00 degrees 18 minutes 18 seconds east 808.68 feet, thence south 87 degrees 50 minutes 20 seconds west 578.34 feet to a point on the west line of said quarter, thence north 00 degrees 00 minutes 00 seconds (assumed bearing) along said west line 796.23 feet to the point of beginning and containing 10.608 acres, subject to all legal easements and rights of way of record.

LEGAL DESCRIPTION
CUSTOM CAST STONE
INSTRUMENT No. 89-18154

Part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 18 North, Range 3 East, in Washington Township, in Hamilton County, Indiana, and being more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 0 degrees 00 minutes 00 seconds East (assumed basis of bearing) along the West line of said Quarter-Quarter Section, 521.37 feet to a point 796.23 feet South of the Northwest corner of said Quarter-Quarter Section; thence North 87 degrees 50 minutes 20 seconds East 578.34 feet; thence South 0 degrees 18 minutes 18 seconds East 515.37 feet to the South line of said Quarter-Quarter Section; thence South 87 degrees 15 minutes 25 seconds West along said South line, 581.35 feet to the point of beginning.



VICINITY MAP
NOT TO SCALE

NORTH

SHEET INDEX

C1 PROPOSED SITE PLAN
C2 EXISTING TOPOGRAPHY PLAN
C3 GRADING \ DRAINAGE PLAN
C4 EROSION CONTROL PLAN
C5 WESTFIELD DETAILS
C6 SITE and DRAINAGE DETAILS
C7 STORMWATER POLLUTION PREVENTION NOTES

L1 LANDSCAPING / EXTERIOR LIGHTING PLAN

ISSUE	
DATE	FOR
4-08-08	WESTFIELD T.A.C.

KEELER-WEBB ASSOCIATES
Consulting Engineers–Planners–Surveyors
488 GRADLE DRIVE
CARMEL, INDIANA 46032
E-mail: info@keelerwebb.com
PHONE (317) 574-0140
FAX (317) 574-1269

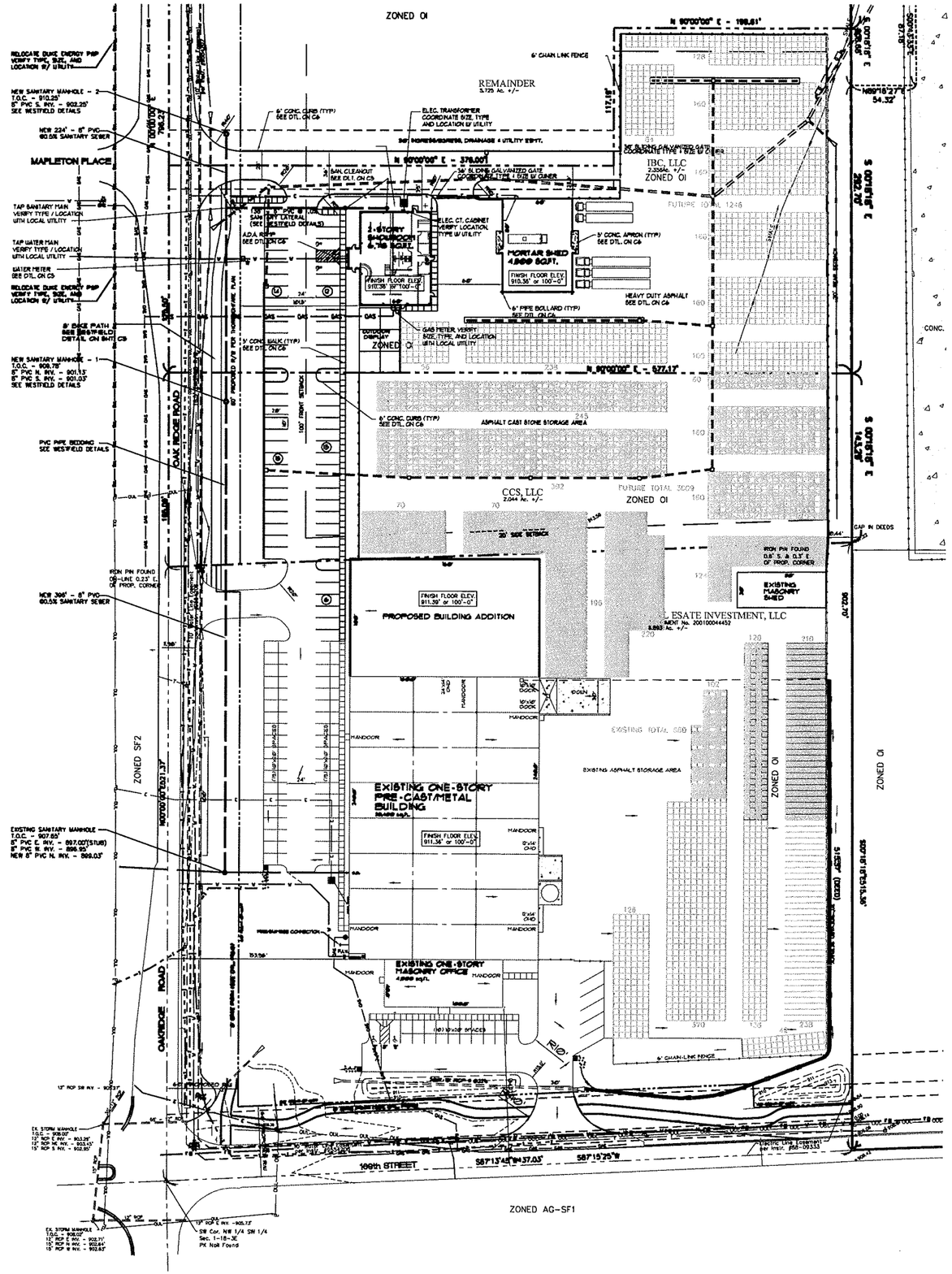
CUSTOM CAST STONE
734 EAST 169TH STREET
WESTFIELD, INDIANA 46074

COVER SHEET
NEW BUILDING FOR
INDIANA BRICK
OAKRIDGE ROAD
WESTFIELD, INDIANA

DRAWN BY: CPW
CHECKED BY: ALD

PROJECT No.
0802-031

SHEET No.
COV



SITE NOTES

1. Site Information was taken from Keeler-Webb Ass., dated 2-28-07. It is the contractor's responsibility to verify existing site conditions prior to starting work.

2. The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective city, county, and /or state agencies prior to starting construction.

3. The Plumbing contractor shall consult with the Local Water Company, provide all materials and labor, and pay all costs not borne by the Local Water Company to provide any new water service.

4. The Plumbing contractor shall consult with the Local Gas Company, provide all materials and labor, and pay all costs not borne by the Local Gas Company to provide any new gas service.

5. The Electrical Contractor shall consult with the Local Power Company, provide all materials and labor, and pay all costs and fees not borne by the Local Power Company to provide any new underground electrical service.

5. The Electrical Contractor shall consult with the Local Telephone Company, and shall provide all labor and materials required which are not borne by the Telephone Company to provide any new telephone service.

7. Underground water main extension service shall be AWWA C900 PVC or Ductile Iron. Domestic water lateral service shall be Type "K" Copper. (or approved equal per local water company).

8. The incoming water service shall be installed with a minimum of 54" of cover.

9. All utility service lines shall be constructed in accordance with all the latest applicable codes and to each utility's and/or city's standards.

10. Use compacted granular fill when utility lines are placed under walks and driveways.

11. Soil borings have not been performed at this time. Pavement design is based on an assumed soil bearing pressure of 1500 p.s.i.

12. Provide sleeves for mechanical work as required.

13. Notify Engineer at least 1 day (24 hours) prior to placing any concrete.

14. Areas between curbing, sidewalks, paving and building shall be filled with 4" of topsoil suitable for landscaping.

15. See sheet C2 for exterior concrete specifications.

16. See this sheet for sanitary sewer lateral specifications and requirements.

17. This structure shall comply with A.D.A. 1991.

18. All edge of pavement radii are 5 feet unless otherwise noted.

19. If active utilities are encountered but not shown on the drawings, the engineer shall be advised before work is continued.

20. Inactive and abandoned utilities encountered in excavating and grading operations shall be reported to the engineer. They shall be removed, plugged or capped as directed by the utility company and the engineer.

21. Contractor to install knox-box at a location adjacent to mech/sprinkler room. Coordinate location, type and style with Carmel Fire Department.

22. Site data:

SITE DATA

Zoned	EI
Lot area	4.400 Ac. +/-
Building area	27,518 sq. ft.

Minimum Front Yard Setback	100'
Minimum Rear Yard Setback	20'
Minimum Side Yard Setback	20'

EXISTING LEGEND

- EXISTING WATER LINE
- 6' WOVEN-WIRE FENCE
- 6' RAIL & POST FENCE
- UNDERGROUND TELEPHONE
- EASEMENT
- SETBACK LINE
- CENTERLINE
- UNDERGROUND GAS MAIN
- UNDERGROUND TELECOMMUNICATIONS
- PROPERTY or R/W LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER
- EXISTING STORM SEWER
- CURB INLET
- 8"x8" AMERITECH PHONE PEDESTAL
- CINERGY ELECTRIC BOX
- STREET SIGN
- GAS VALVE
- EXISTING CONTOUR
- VEGETATION
- SANITARY MANHOLE
- EXISTING IRON PIN FOUND
- EXISTING CATCH BASIN
- EXISTING WATER VALVE

PROPOSED LEGEND

- 6" CONCRETE CURB
- PROPOSED SANITARY SEWER
- FLOW LINE OF SWALE
- SUBDIVISION BOUNDARY
- ADJOINER PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND GAS
- PROPOSED UNDERGROUND WATER
- FLOW ARROW
- PROPOSED GRADE
- ADA SPACE
- HEAVY-DUTY ASPHALT PAVEMENT
- LIGHT-DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

PROPOSED SITE PLAN

NORTH

GRAPHIC SCALE

0 50 75 100 150 250

(IN FEET)
1 inch = 50 ft.

ISSUE	
DATE	FOR
4-08-08	WESTFIELD T.A.C.
5-06-08	WESTFIELD P.C.

KEELER-WEBB ASSOCIATES
Consulting Engineers-Planners-Surveyors
486 GRADLE DRIVE
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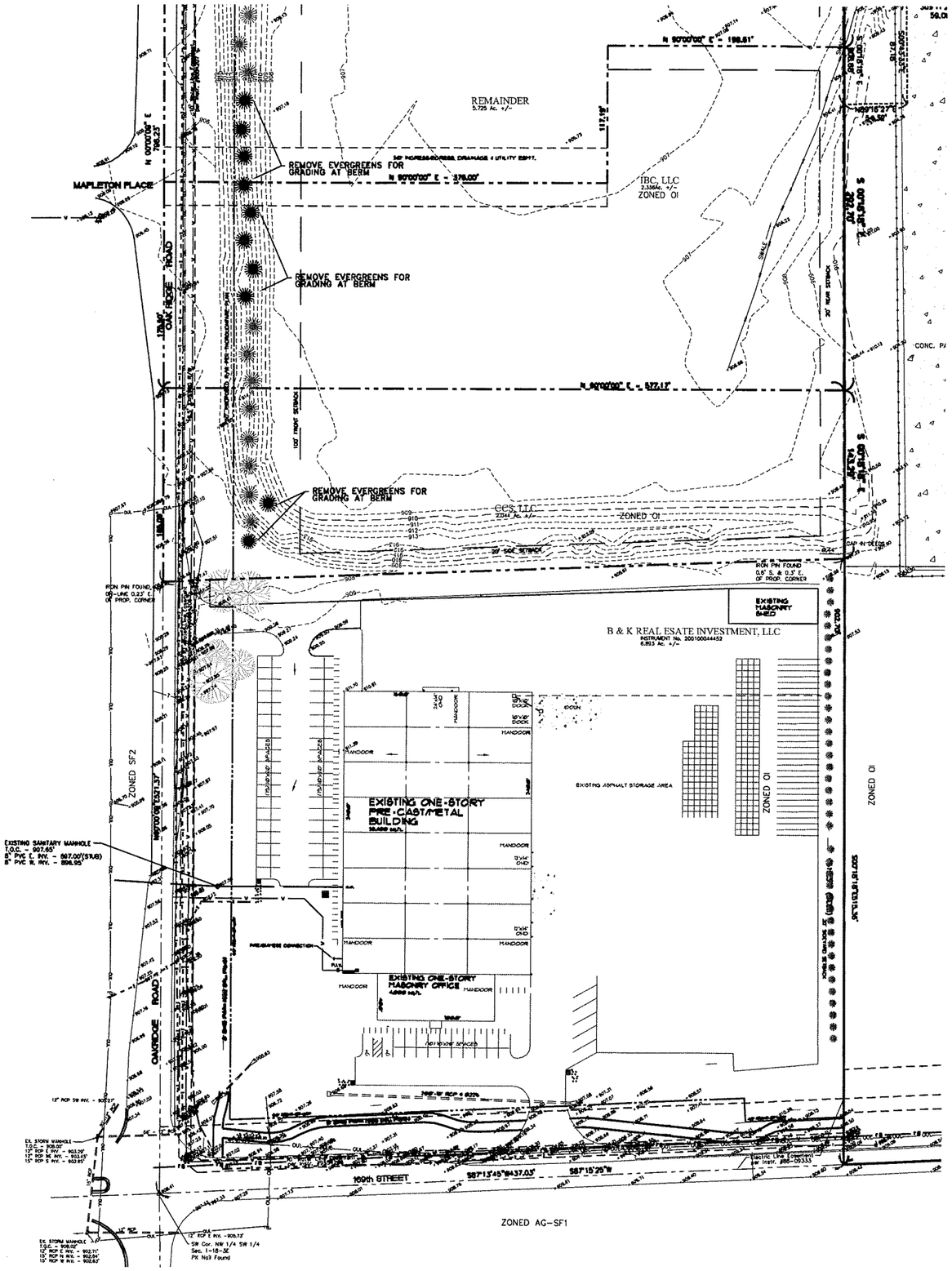
FAX (317) 574-1269

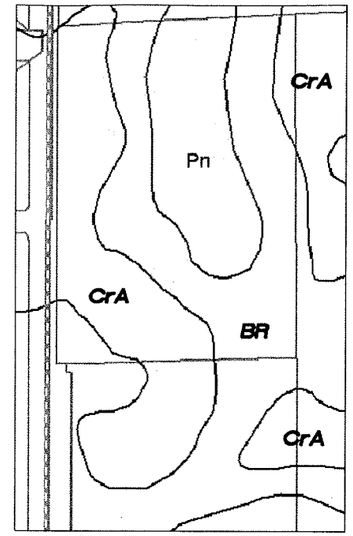
CUSTOM CAST STONE
734 EAST 169TH STREET
WESTFIELD, INDIANA 46074

PROPOSED SITE PLAN
NEW BUILDING FOR
INDIANA BRICK
OAKRIDGE ROAD
WESTFIELD, INDIANA

DRAWN BY: CPW
CHECKED BY: ALD
PROJECT No.

SHEET No.
C1





SOILS MAP

NORTH

SYMBOL	SOIL NAME	SOIL TYPE	SLOPE
CrA	CROSBY	SILT LOAM	0-3%
BR	BROOKSTON	SILTY CLAY LOAM	0-3%
Pn	PATTON	SILTY CLAY LOAM	0-2%

SOIL NOTES

1. BROOKSTON SILTY CLAY LOAM – this soil is dark colored, silty in texture and on depressional uplands. It is deep and poorly drained with moderate permiability. There is a high availability of water for plant growth along with a high organic content. Compact till starts at a depth of 40-60 inches. The main features which affect urban development uses are seasonal high water table, high potential for frost heave, moderate shrink-swell potential, moderate permiability, and can have ponding surface water.

2. CROSBY SILT LOAM – This soil has 0-3 percent slopes. This soil is lightly colored, silty in texture and on sloping uplands. It is deep and somewhat poorly drained with slow permiability. There is a high availability of water for plant growth along and a medium organic content. Compact till starts at a depth of 20-40 inches. The main features which affect urban development uses are seasonal high water table, high potential for frost heave, moderate shrink-swell potential, and slow permiability.

3. PATTON SILTY CLAY LOAM – Patton soils are on nearly level to depressional parts of stream terraces and glacial lake plains. Slopes are level or slightly concave with gradients of 0 to 2 percent. Patton soils formed in medium textured and moderately fine textured glaciolacustrine deposits and typically are underlain by stratified silty and loamy outwash sediments of Wisconsinan Age. Mean annual air temperature ranges from 52 to 57 degrees F., and mean annual precipitation ranges from 35 to 48 inches.

This site will have to constructed to the requirements set by the Town of Westfield, Hamilton County Surveyors Office and the Hamilton County Soil & Water. These standards require that the site be drained with an on-site storm drainage system and the finish floor elevation of the structures be place at a minimum elevation of 2 feet above the 100-year pool elevation of the adjacent retention ponds. The structures foundation shall have spreadfootings at the column locations, grade beams around the perimeter, and slabs on grade. The structural construction documents address the design of these foundations in relation to the existing soils on the site. All paved areas shall have an adequate sub-base based on these construction documents and the soils report. This site is serviced by the Town of Westfield for sanitary sewer service and domestic water service, therefore, there are no proposed wells or septic fields planned for this project.

EXISTING LEGEND

- EXISTING WATER LINE
- 6' WOVEN-WIRE FENCE
- 6' RAIL & POST FENCE
- UNDERGROUND TELEPHONE
- EASEMENT
- SETBACK LINE
- CENTERLINE
- UNDERGROUND GAS MAIN
- UNDERGROUND TELECOMMUNICATIONS
- PROPERTY or R/W LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER
- EXISTING STORM SEWER
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- 8"x8" AMERITECH PHONE PEDESTAL
- CINERGY ELECTRIC BOX
- STREET SIGN
- GAS VALVE
- EXISTING CONTOUR
- VEGETATION
- SANITARY MANHOLE
- EXISTING BUSH
- EXISTING IRON PIN FOUND
- EXISTING CATCH BASIN
- EXISTING WATER VALVE

CONCRETE NOTES

1. ACI 318, "Building Code Requirements for Reinforce Concrete"; comply with applicable provisions except as otherwise indicated.

2. Employ acceptable testing laboratory to perform materials evaluation, testing and design of concrete mixes.

3. Perform sampling and testing during concrete placement, as follows:

Air content ASTM C 173, one for each set of compressive strength specimens, 6% minimum on all concrete exposed to freezing or thawing.

Compressive strength ASTM C 39, one set of each 50 cu. yds. or fraction thereof each class of concrete; one specimen tested at 7 days, one specimen tested at 28 days, and one retained for later testing if required.

When the total quantity of given class of concrete is less than 50 cu. yds. strength tests may be waived by Engineer if field experience indicates evidence of satisfactory strength.

Test results will be reported in writing to Engineer or general contractor. Contact the Concrete Producer within 24 hours after tests are made.

4. Concrete for pavement, foundation, slabs, walks, patios, and curbs shall have a 28 day compressive strength of not less than 4,000 psi for all exterior poured concrete.

5. Mix design may be adjusted when material characteristics, job conditions, weather, test results or other circumstances warrant. Do not use revised concrete mixes until submitted to and accepted by Engineer.

6. Portland Cement ASTM C 150, Type as required.

7. ASTM C 33, except local aggregates of proven curability may be used when acceptable to Engineer. Used evenly mixed sizes of aggregate up to ½" minimum size.

8. Water: Drinkable

9. Air-Entraining Admixture: ASTM C 260.

10. Water-Reducing Admixture: ASTM C 494; type as required to suit project conditions. Only use admixtures which have been tested and accepted in mix designs.

11. Provide form materials with sufficient stability to withstand pressure of placed concrete without bow or deflection.

12. Deformed Reinforcing Bars: ASTM A 615, Grade 60, unless otherwise indicated.

13. Welded Wire Fabric: ASTM A 185.

14. Job Site Mixing: Use drum type batch machine mixer, mixing not less than 1-1/2 minutes for one cu. yd. or small capacity. Increase mixing time at least 15 seconds for each addition cu. yd. or fraction thereof.

15. Ready Mix Concrete: ASTM C 94

16. Construct formwork so that concrete members and structures are of correct size, shape, alignment, elevation and position.

17. Clean and adjust forms prior to concrete placement. Apply form release agents or wet forms as required. Retighten forms during concrete placement if required to eliminate leaks.

18. Satisfactory soil material shall be free of clay, rock or gravel larger than 2" in any dimension, debris, waste, frozen material vegetable and other deleterious organic matter. Soil shall consist of nonorganic, low plastic (PI 20) material.

19. Sub-base material: shall be naturally or artificially grade mixture of natural or crushed gravel, crushed stone, crushed slag, natural or crushed sand.

20. Barricade open excavations occurring as part of this work and post with warning lights.

21. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.

22. Form concrete such that favorable drainage occurs to storm drains, stairwell drains, and/or parking lots. No drainage should occur towards the foundation of building walls.

23. Minimum concrete cover shall be 3" for reinforcing steel in accordance with (ACI 318-83).

24. Center all footings on wall pier of column above unless otherwise noted.

25. Reinforcement in grade beams shall be continuous. Horizontal overlap splices shall be a minimum of 24".

26. Provide corner bars at all concrete grade beam corners to be overlapped with the outside face horizontal bars. Corner bars are to match the outside face horizontal bars in size, grade, and spacing.

27. Pier reinforcement shall be doweled to the footings. Provide dowels equal in size, number and grade to the pier reinforcement. Dowels shall be over-lapped with the pier footing dowels and have a full compression lap splice with the wall steel.

28. Welding, including tack welding, of reinforced steel is prohibited. Welding of reinforcing steel will be permitted only by written approval of the Engineer.

29. See Structural drawings for locations of anchor bolts, chamfers, and other details not shown on the structural drawings.

30. Footings shall bear on undisturbed material. Any unsuitable material shall be removed. All footing excavations shall be inspected by an independent soils engineer at direction of general contractor before concrete is placed.

31. Soils exposed in the bases of all satisfactory foundation excavations shall be protected against any detrimental change in conditions such as disturbance, rain or freezing. Surface runoff shall not be allowed to enter the excavation.

32. Provide construction, isolation and control joints as indicated on civil or structural sheets.

33. All exterior concrete shall be finished with a light broom finish except for floor slabs which shall have a steel trowel finish per notes and details on structural or architectural sheets.

34. The contractor shall provide specifications and manufacturers data for concrete sealer, joint filler, and curing compound for all floor slabs, to the Engineer prior to installation for approval.

35. All soft, yielding or other unsuitable materials encountered during any phase of subgrade construction shall be removed and replaced with suitable material. The replacement material shall fill the unstable area for the entire depth of the compacted subgrade and meet the subgrade compactions requirements. The subgrade shall be shaped to the true lines and grade as shown on the plans.

36. The subgrade shall be compacted to 95% laboratory density as determined by AASHTO Method T-99.

37. The subgrade and finish paving shall be tested by an approved testing company at the direction of the general contractor for uniform smoothness, density and grade.

BENCHMARK

RAILROAD SPIKE SET IN NORTH SIDE OF UTILITY POLE. SET BY HAHN SURVEYING GROUP RUN IN FROM RM 22. A CHISELED SQUARE LOCATED ON HEADWALL OF CULVERT ON HEADWALL OF CULVERT UNDER U.S. 31 (FROM FIRM).

ELEV. = 908.20'
COND. – GOOD

EXISTING TOPOGRAPHY

NORTH

GRAPHIC SCALE

0 50 75 100 150 250

(IN FEET)
1 inch = 50 ft.

ISSUE	FOR
DATE	
4-08-08	WESTFIELD T.A.C.
5-05-08	WESTFIELD P.C.

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Consulting Engineers–Planners–Surveyors
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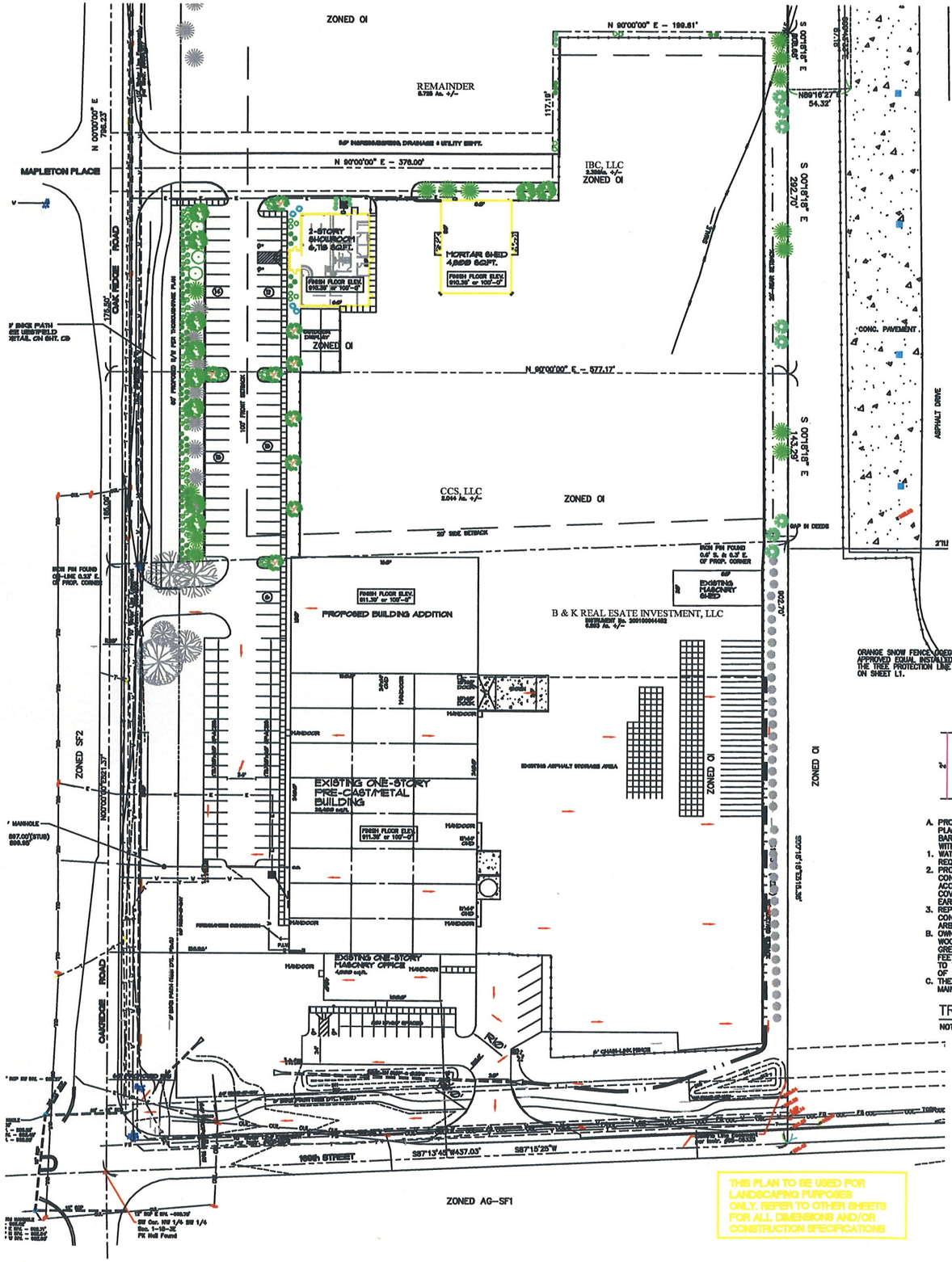
CUSTOM CAST STONE
734 EAST 169TH STREET
WESTFIELD, INDIANA 46074

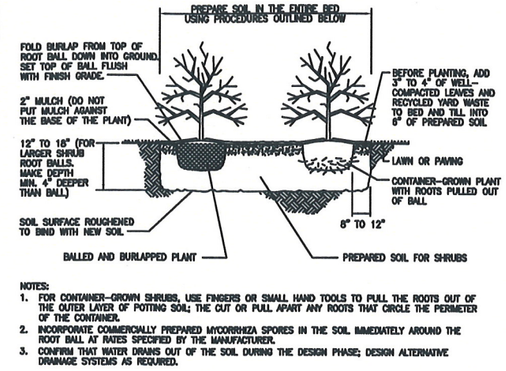
EXISTING TOPOGRAPHY
NEW BUILDING FOR INDIANA BRICK
OAKRIDGE ROAD
WESTFIELD, INDIANA

DRAWN BY: CPW
CHECKED BY: ALD

PROJECT No.
0802-031

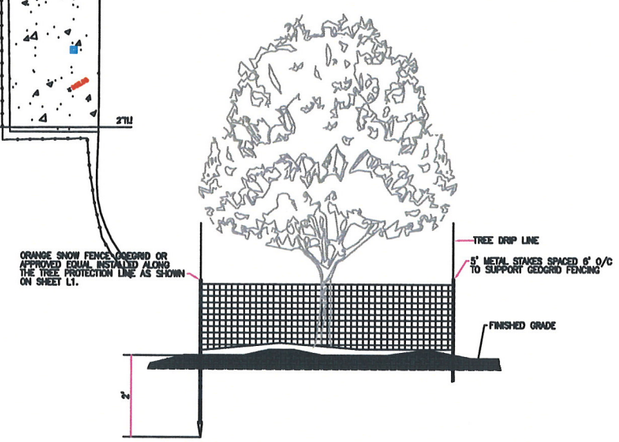
SHEET No.
C2





NOTES:
1. FOR CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THE CUT OR PULL APART ANY ROOTS THAT CIRCLE THE PERIMETER OF THE CONTAINER.
2. INCORPORATE COMMERCIALLY PREPARED MYCORRHIZA SPORES IN THE SOIL IMMEDIATELY AROUND THE ROOT BALL AT RATES SPECIFIED BY THE MANUFACTURER.
3. CONFIRM THAT WATER DRAINS OUT OF THE SOIL DURING THE DESIGN PHASE; DESIGN ALTERNATIVE DRAINAGE SYSTEMS AS REQUIRED.

TREE PLANTING DETAIL (BALLED & BURLAPPED PLANTS) 1 / L1
NOT TO SCALE



A. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE.
1. WATER TREES AND OTHER VEGETATION TO REMAIN WITHIN LIMITS OF CONTRACT. WORK AS REQUIRED TO MAINTAIN THEIR HEALTH DURING COURSE OF CONSTRUCTION OPERATIONS.
2. PROVIDE PROTECTION FOR ROOTS OVER 1-1/2 INCH IN DIAMETER THAT ARE CUT DURING CONSTRUCTION OPERATIONS. COAT CUT FACES WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED TO USE ON DAMAGED PLANT TISSUES. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT ROOTS FROM DRYING OUT: COVER WITH EARTH AS SOON AS POSSIBLE.
3. REPAIR OR REPLACE TREES AND VEGETATION INDICATED TO REMAIN THAT ARE DAMAGED BY CONSTRUCTION OPERATION IN A MANNER ACCEPTABLE TO ARCHITECT. EMPLOY A LICENSED ARBORIST TO REPAIR DAMAGE TO TREES AND SHRUBS.

B. OWNER TO HIRE QUALIFIED LANDSCAPE CONTRACTOR OR TREE SERVICE FIRM TO SELECTIVELY CLEAR WOOD LOT. ALL BRUSH AND SHRUBBERY INCAPABLE OF ACHIEVING A HEIGHT OF 20 FEET OR GREATER SHALL BE REMOVED. AREAS WHICH HAVE TREE SAPLINGS SPACED CLOSER THAN 5 FEET ON CENTER SHALL BE THINNED TO ALLOW THE NICEST SHAPED AND MOST DESIRABLE SPECIES TO THRIVE. ALL DEAD TREES SHALL BE REMOVED. TREE SAPLINGS SHALL BE MAINTAINED IN A VARIETY OF SIZES TO ASSURE THAT AS OLDER TREES DIE, YOUNGER REPLACEMENTS WILL BE PRESENTS.

C. THE ENTIRE TREE PRESERVATION AREA SHALL BE MULCHED BY HAND TO ALLOW FOR AN EASILY MAINTAINED NEAT APPEARANCE.

TREE PROTECTION DETAIL 2 / L1
NOT TO SCALE

WESTFIELD LANDSCAPING REQUIREMENTS

ROAD FRONTAGE	LENGTH	REQ'D.	SHOWN
OAK RIDGE ROAD	320'	8	8
BUFFER	LENGTH	REQ'D.	SHOWN
EXISTING & NEW EVERGREENS @ 1/30'	320'	11	11
SHRUBS @ 5/30'	320'	53	100
PERIMETER PARKING	LENGTH	REQ'D.	SHOWN
EXISTING & NEW EVERGREENS @ 1/30'	300'	10	11
SHRUBS @ 1/3'	300'	100	100
INDUSTRIAL ON-SITE	PLANTS / ACRE	REQ'D.	SHOWN
SHADE TREES	5/Ac. (4.400 Ac.)	22	22
ORNAMENTAL / EVERGREENS	5/Ac. (4.400 Ac.)	22	22
SHRUBS	25/Ac. (4.400 Ac.)	110	150

TREE AND SHRUB PLANTING SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOTING	SPACING	QUANTITY
TY	TAXUS x m 'DENSIFORMIS'	DENSE YEW	18"	3 gal.	3' o.c	64
BS	JUNIPERUS SC 'WICHITA BLUE	UPRIGHT JUNIPER	24" HIGH	3 gal.	AS SHOWN	9
CB	PINUS PUNGENS GLSUCA	COLORADO BLUE SPRUCE	6'	BALL & BURLAP	AS SHOWN	14
AM	ACER 'BOW HALL'	BOW HALL RED MAPLE	2" cal. 8' HIGH	BALL & BURLAP	AS SHOWN	9
JH	JUNIPERUS COMMUNIS	COMMON JUNIPER	18"	3 gal.	3' o.c	63
SM	ACER SACCRUM	SUGAR MAPLE	2" cal. 8' HIGH	BALL & BURLAP	AS SHOWN	10
NS	PICEA ABIES	NORWAY SPRUCE	6'	BALL & BURLAP	AS SHOWN	8
GA	THUJA OCCIDENTALIS 'WOODWARDI'	GLOBE ARBORVITAE	24" HIGH	3 gal.	AS SHOWN	4
BA	BERBERIS t 'AUREA'	GOLDEN BARBERRY	18"	3 gal.	AS SHOWN	10
TT	LIRIODENDRON TULIPIFERA	TULIP TREE	2" cal. 8' HIGH	BALL & BURLAP	AS SHOWN	3

NOTES:
1. ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
2. PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
3. ALL MULCH SEEDING AREAS SHALL BE LOOSENED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
4. ALL TREES SHALL BE STAKED.
5. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE SCREENED WITH LANDSCAPING.

LANDSCAPE/EXT. LIGHTING PLAN

GRAPHIC SCALE
0 50 75 100 150 200
(IN FEET)
1 inch = 50 ft.

NORTH

ISSUE FOR

DATE	FOR
4-08-08	WESTFIELD T.A.C.
5-06-08	WESTFIELD P.C.

KEELER-WEBB ASSOCIATES
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CUSTOM CAST STONE
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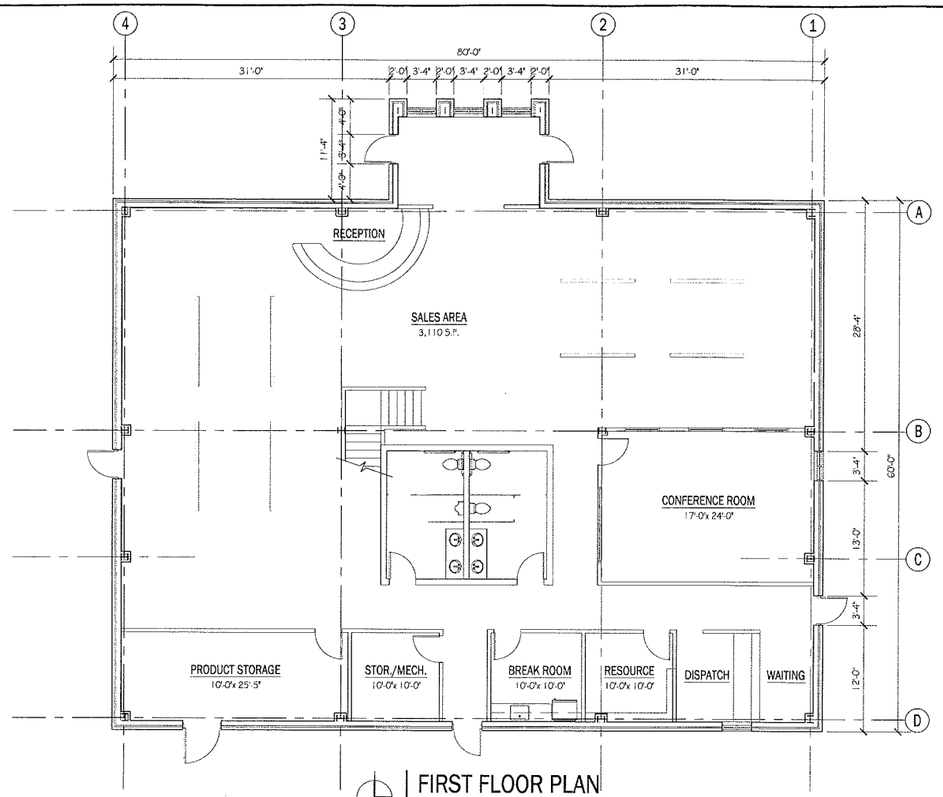
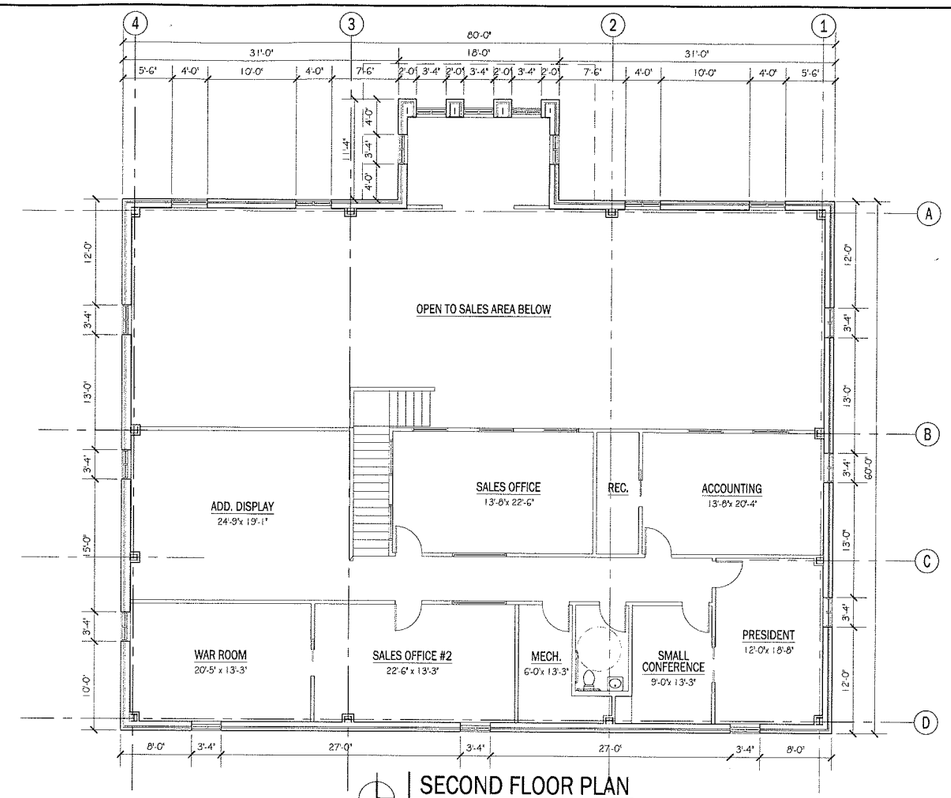
LANDSCAPE / EXTERIOR LIGHTING PLAN
NEW BUILDING FOR INDIANA BRICK
OAKRIDGE ROAD
WESTFIELD, INDIANA

DRAWN BY: CPW
CHECKED BY: ALD
PROJECT No. 0802-031
SHEET No. L1



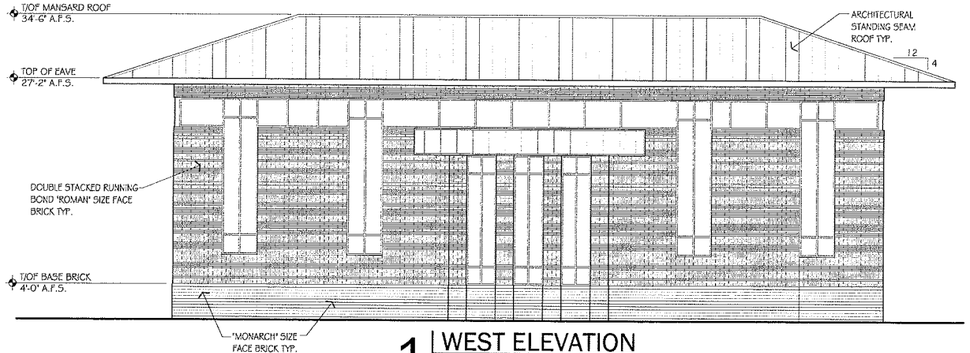
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



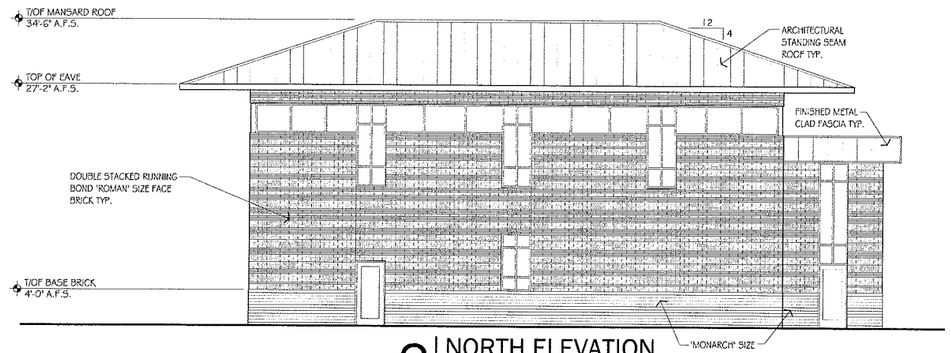
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



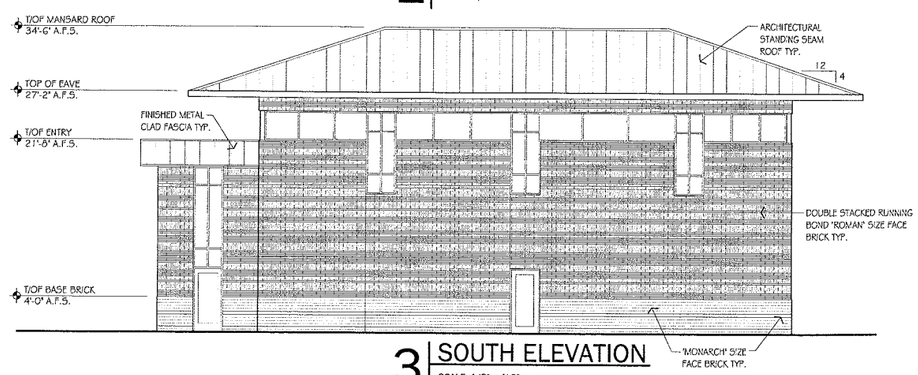
1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



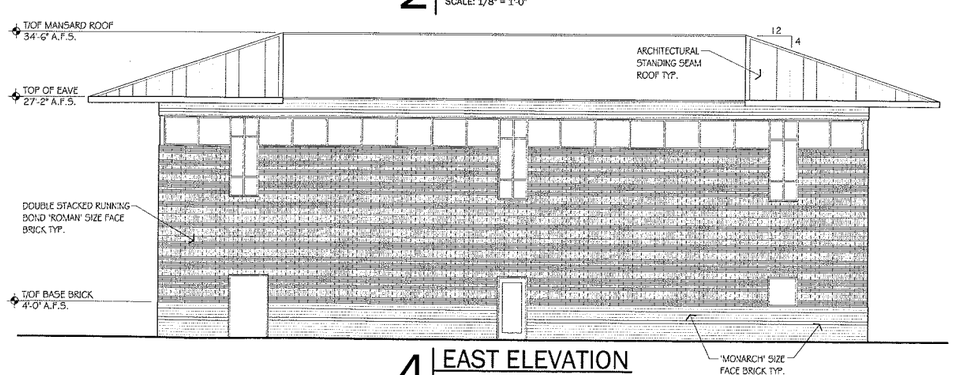
2 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 EAST ELEVATION

SCALE: 1/8" = 1'-0"

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SEAL

NEW 7,681 S.F. CORPORATE HEADQUARTERS

INDIANA BRICK CORPORATION

734 EAST 169TH STREET
WESTFIELD, INDIANA 46074

ISSUED FOR REVIEW
APRIL 8, 2008

REVISIONS:
1
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FLOOR PLANS ELEVATIONS

A1.9

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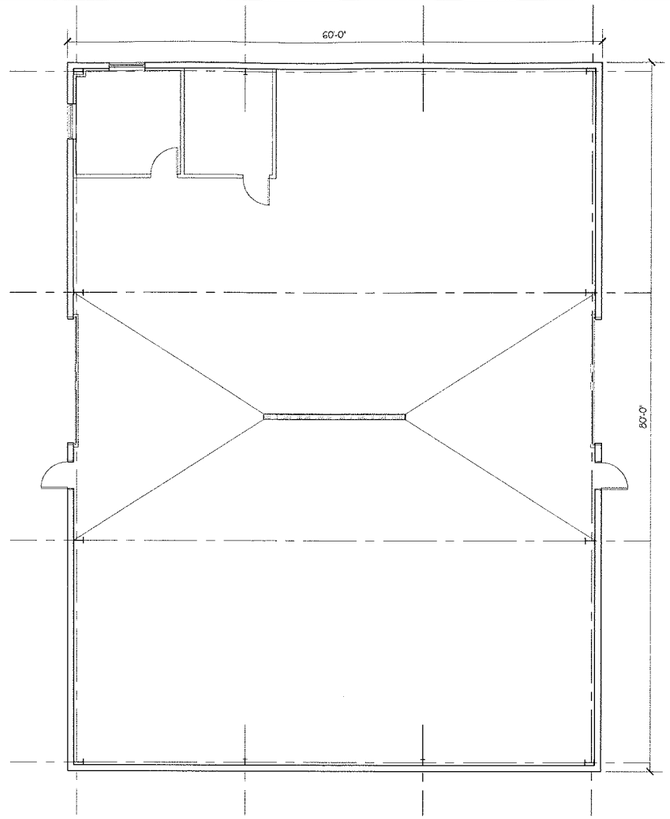
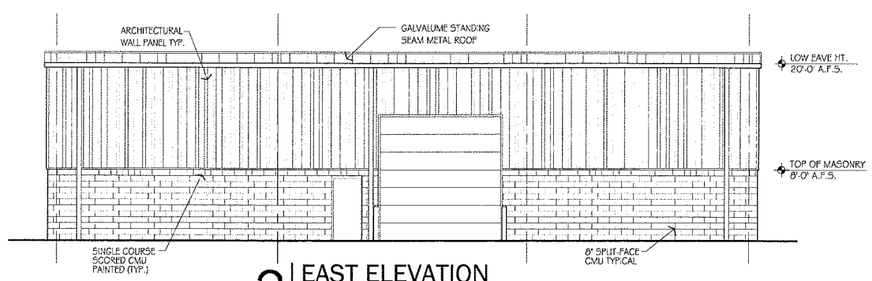


FLOOR PLAN

SCALE: 1/8" = 1'-0"



2 EAST ELEVATION

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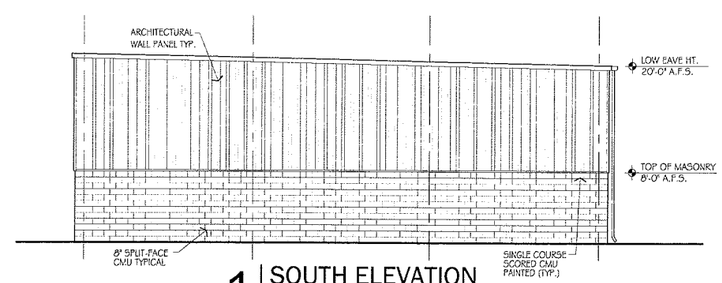
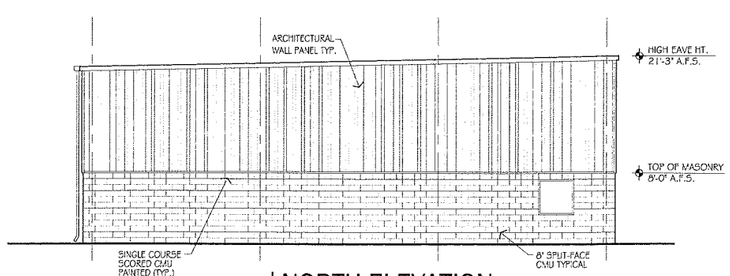


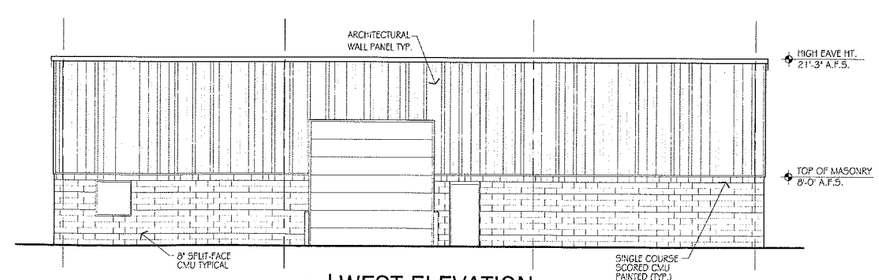
1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



3 WEST ELEVATION

SCALE: 1/8" = 1'-0"

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FAX: (317) 867-3399

SEAL

NEW 4,800 S.F. STORAGE SHED

INDIANA BRICK MORTAR SHED

WESTFIELD, INDIANA 46074

ISSUED FOR REVIEW
APRIL 8, 2008

REVISIONS:
1
2
3
4
5
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7
8
9

FLOOR PLAN ELEVATIONS

A1.0

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