Com-Tech Construction, Inc.
Wind Energy Services, Inc.
17827 Commerce Drive, Westfield, IN

NEW PHASE 2
11,700 sq.ft. BUILD-
ING LOCATION

PROPOSED
COMPENSATED
STORAGE

EXISTING PHASE 1
14,500 sq.ft.
OFFICE/
WAREHOUSE
BUILDING

AERIAL PHOTO FROM HAMILTON CO. GIS, DATED 2008
NOT TO SCALE
NORTH IS UP

KEELER-WEBB ASSOCIATES

Consulting Engineers · Planners · Surveyors

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

December 23, 2008

Plan Commission Member
City of Westfield
2728 East 171st Street
Westfield, Indiana 46074

Re.: Revised Master Plan for Com-Tech (3.00 Ac. +/-)
17827 Commerce Drive
Alpha Tau Industrial Park
Westfield, Indiana
KWA Project No. 0811-010

PROJECT NARRATIVE

Keeler-Webb Associates is acting as agent surveyor/engineer for Mr. Randy Candler who is the owner/operator for Com-Tech Construction Inc. and Wind Energy Services Inc. for the above project. Com-Tech Construction Inc. provides complete turn-key construction services for the telecommunication companies for installing, maintaining and servicing cellular communications towers in Indiana and the surrounding states. Wind Energy Services, Inc. was just started in 2007 and provides construction services for windmill contractors and/or owners for installing and serving windmill towers and components in Northwestern Indiana.

We are proposing to revise the previously approved master plan for the 3.00 Acre site to include an additional 1,700 sq.ft. of building and 24 new parking spaces. The site is located at the Northeast corner of Commerce Drive and Alpha Drive in Westfield, Indiana. The existing site currently is developed with a 14,500 sq.ft. building and parking. All utilities are available on the site or in the adjacent right-of-way of Commerce Drive.

The Phase 2 proposed site improvements will include a new 11,700 sq.ft. building for Com-Tech Construction Inc. and Wind Energy Services Inc. The Phase 2 proposed site improvements include 24 new parking spaces, underground stormwater storage, and other site improvements. All exterior lighting will be low wattage wall-pack lights with full cut off shields on the building.

The proposed facility is expanding from the existing facility and both businesses will have approximately 3 new on-site employees and several new construction crews operating in the field. This will bring the number of on-site employees to 13 with over 50 employees in the field. The 3.00 Acre site is zoned Enclosed Industrial.

The original master plan for the 3.00 Ac. site reflected a 10,000 sq.ft. future building which was approved in 2005. In 2006, the owner obtained a variance from the Hamilton County Drainage Board to provide for more than adequate compensated cut/fill in the Flood fringe of the Anna Kendall legal drain. Storm water will be collected and conveyed thru storm sewers to the new underground stormwater detention pond. See the attached drainage calculations for the pre-developed and post-developed conditions along with pipe sizing and BMP calculations.

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 Commerce Drive or Alpha Drive. Employee, delivery trucks, and privately owned vehicles will enter the site from the existing entrance on Commerce Drive.

Emergency vehicles will be able to access the site and circulate around the buildings. 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 two construction of the facility by the winter of 2009. 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 telecommunications infrastructure and "green' energy systems for Indiana and the surrounding states. 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 revision. 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

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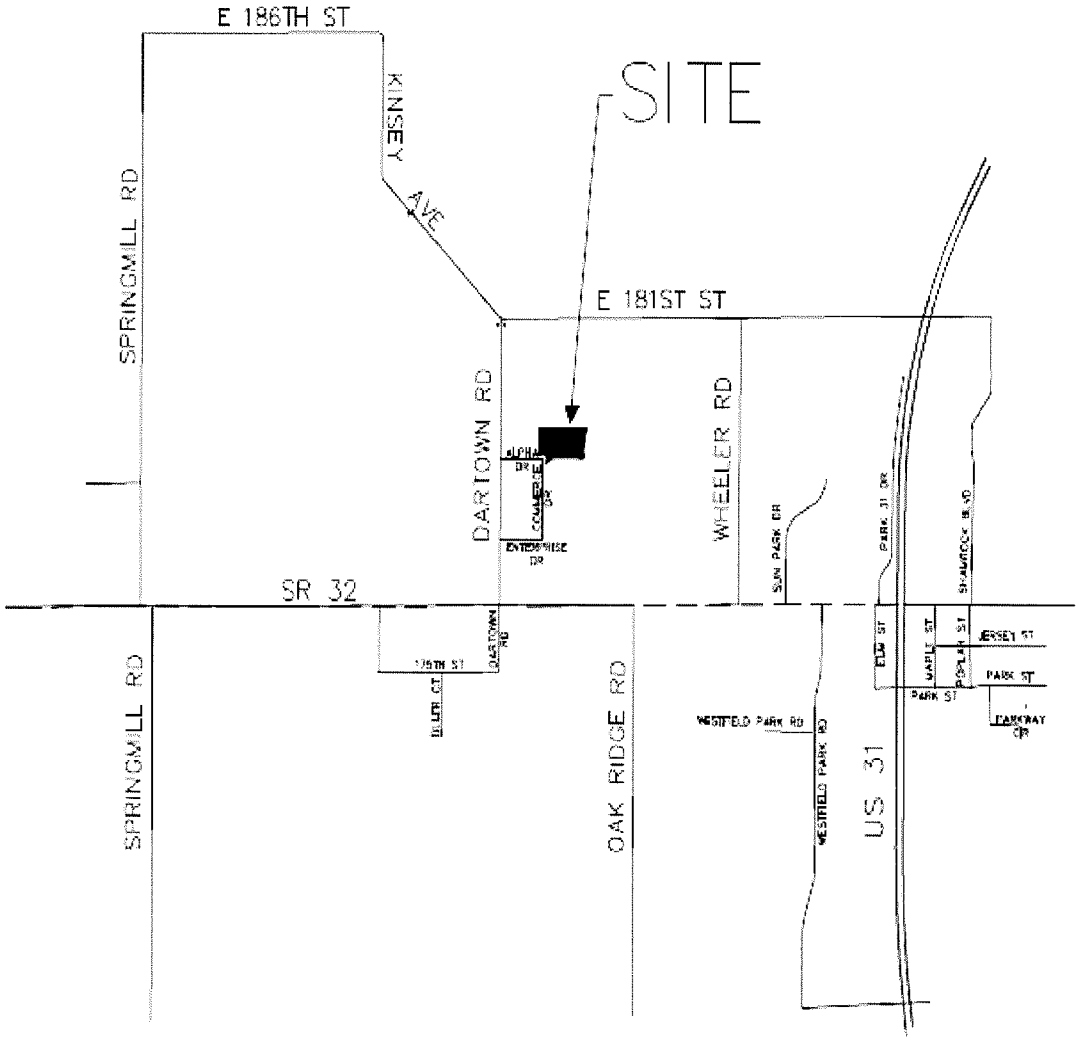
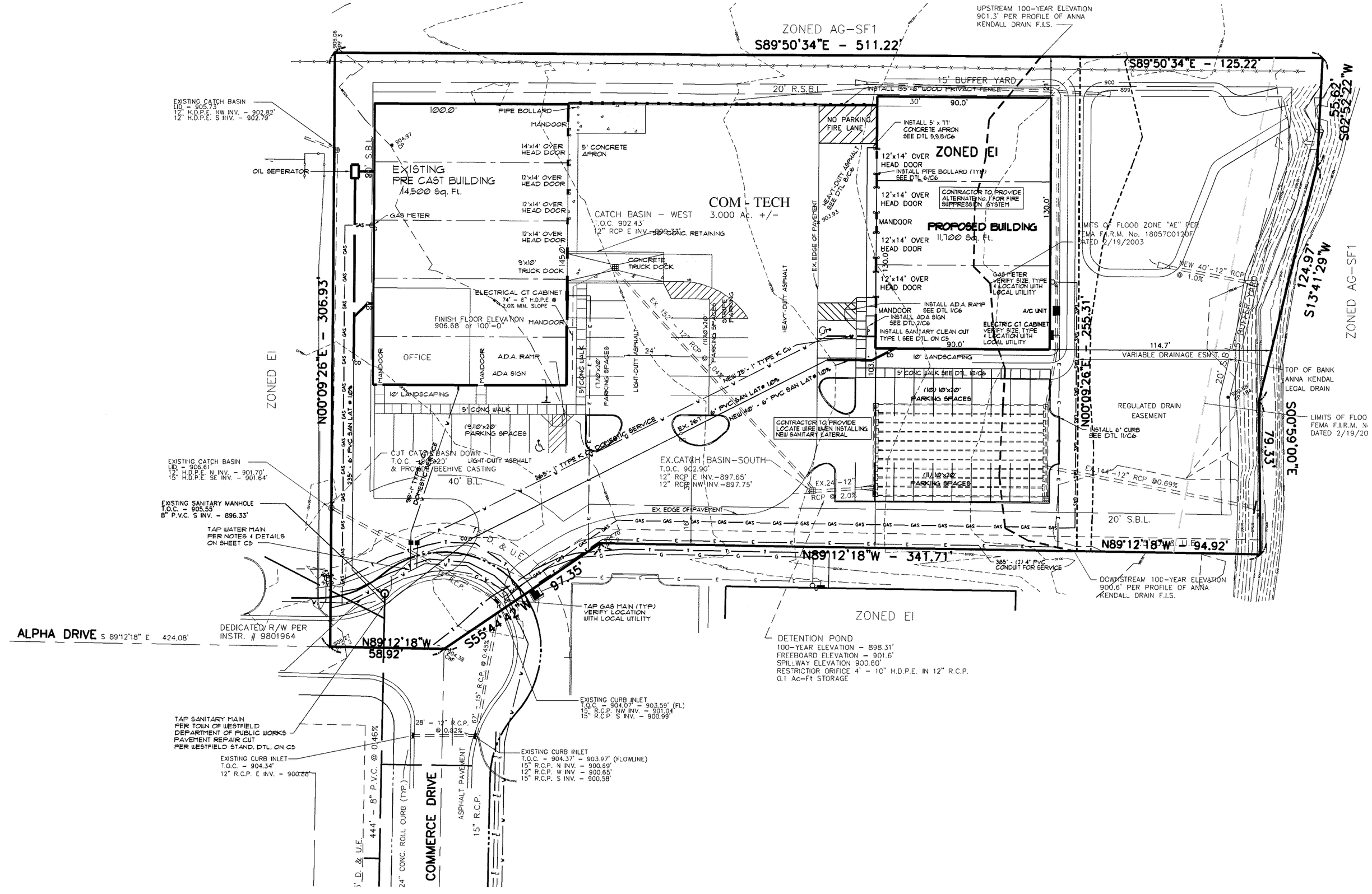
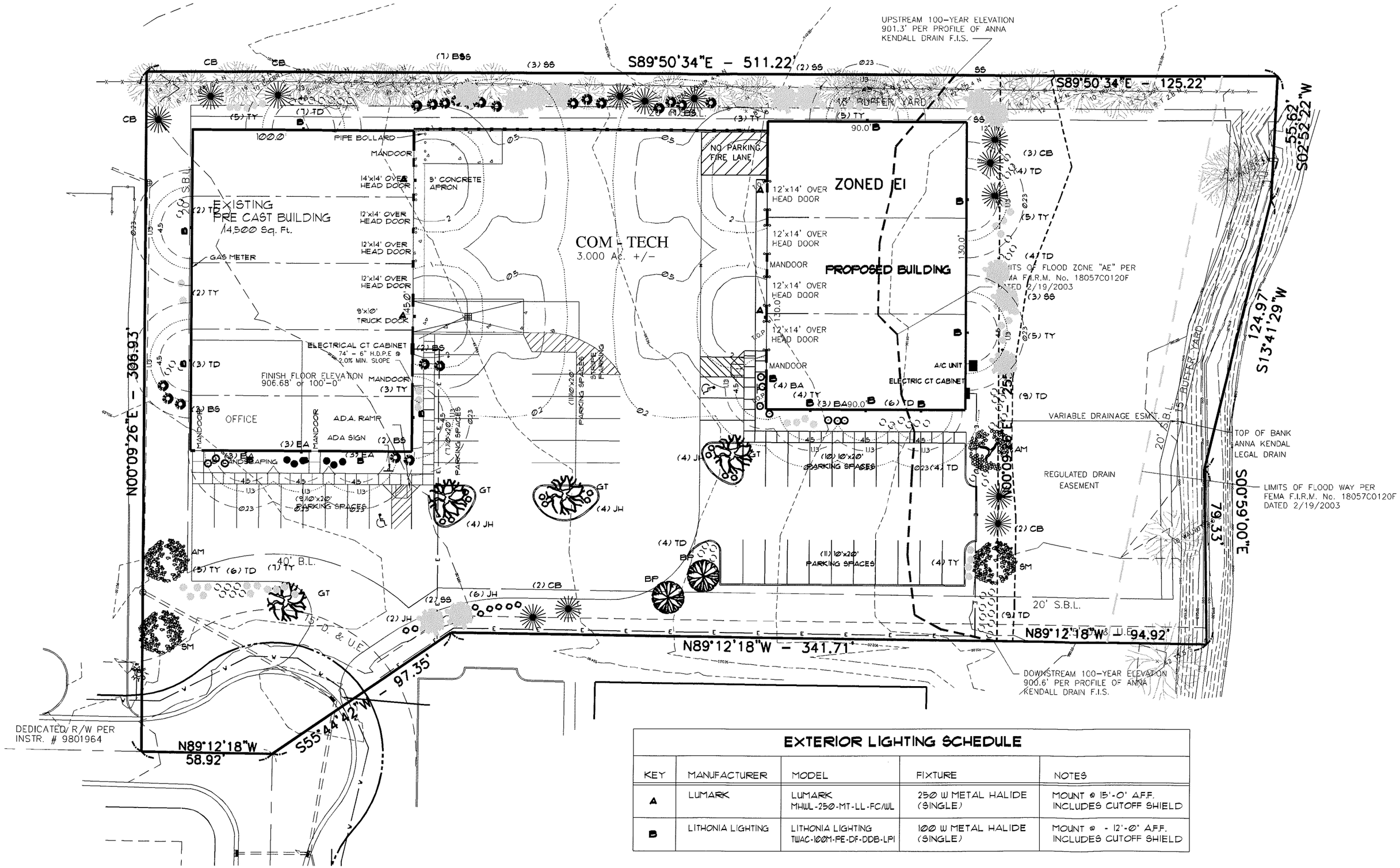


VICINITY MAP

NORTH


ZONED AG-SF1
S89°50'34"E - 511.22'
UPSTREAM 100-YEAR ELEVATION 901.3' PER PROFILE OF ANNA KENDALL DRAIN F.I.S.
S89°50'34"E - 125.22'
15' BUFFER YARD
INSTALL 155' - 6' WOOD PRIVACY FENCE
20' R.S.B.L.
EXISTING CATCH BASIN
LID. - 905.73'
12" H.D.P.E. NW INV. - 902.82'
12" H.D.P.E. S INV. - 902.79'
OIL SEPERATOR
EXISTING PRE CAST BUILDING
14,500 Sq. Ft.
PIPE BOLLARD
MANDOOR
14'x14' OVER HEAD DOOR
12'x14' OVER HEAD DOOR
9'x10' TRUCK DOCK
5' CONCRETE APRON
GAS METER
CATCH BASIN - WEST
T.O.C. 902.43'
12" RCP E INV. - 899.77'
5' CONC. RETAINING
COM - TECH
3.000 Ac. +/-
CONCRETE TRUCK DOCK
ELECTRICAL CT CABINET
74" - 6" H.D.P.E. @ 2.0% MIN. SLOPE
FINISH FLOOR ELEVATION 906.68' or 100'-0"
OFFICE
A.D.A. RAMP
ADA SIGN
10' LANDSCAPING
5' CONC WALK
(9)10'x20' PARKING SPACES
CUT CATCH BASIN DOWN T.O.C. 902.20' & PROVIDE BEEHIVE CASTING
LIGHT-DUTY ASPHALT
40' B.L.
EX. 152' - 12" RCP @ 0.45%
NEW 25' - 1" TYPE K Cu
NEW 140' - 6" PVC SAN LAT @ 1.0%
EX. 26.7'
CONTRACTOR TO PROVIDE LOCATE WIRE WHEN INSTALLING NEW SANITARY LATERAL
EX.CATCH BASIN-SOUTH
T.O.C. 902.90'
12" RCP E INV.-897.65'
12" RCP NW INV -897.75'
EX. EDGE OF PAVEMENT
HEAVY-DUTY ASPHALT
NO PARKING FIRE LANE
INSTALL 5' x 77' CONCRETE APRON SEE DTL 5,9,15/C6
ZONED EI
12'x14' OVER HEAD DOOR
INSTALL PIPE BOLLARD (TYP) SEE DTL 6/C6
CONTRACTOR TO PROVIDE ALTERNATE No. 1 FOR FIRE SUPPRESSION SYSTEM
PROPOSED BUILDING
11,700 Sq. Ft.
GAS METER VERIFY SIZE, TYPE & LOCATION WITH LOCAL UTILITY
INSTALL A.D.A. RAMP SEE DTL 1/C6
INSTALL ADA SIGN SEE DTL 2/C6
INSTALL SANITARY CLEAN OUT TYPE I, SEE DTL. ON C5
A/C UNIT
ELECTRIC CT CABINET VERIFY SIZE, TYPE & LOCATION WITH LOCAL UTILITY
10' LANDSCAPING
5' CONC WALK SEE DTL. 10/C6
(10) 10'x20' PARKING SPACES
(12) 10'x20' PARKING SPACES
LIMITS OF FLOOD ZONE "AE" PER FEMA F.I.R.M. No. 18057C0120F DATED 2/19/2003
NEW 40' - 12" RCP @ 1.0%
VARIABLE DRAINAGE ESMT.
TOP OF BANK ANNA KENDAL LEGAL DRAIN
REGULATED DRAIN EASEMENT
INSTALL 6' CURB SEE DTL 11/C6
EX. 144' - 12" RCP @0.69%
20' S.B.L.
N89°12'18"W - 94.92'
N89°12'18"W - 341.71'
385' - (2) 4" PVC CONDUIT FOR SERVICE
DOWNSTREAM 100-YEAR ELEVATION 900.6' PER PROFILE OF ANNA KENDALL DRAIN F.I.S.
ZONED AG-SF1
S13°41'29"W
124.97'
S00°59'00"E
79.33'
S02°52'22"W
55.62'
N00°09'26"E - 306.93'
N00°09'26"E - 255.31'
ZONED EI
EXISTING CATCH BASIN
LID. - 906.61
12" H.D.P.E. N INV. - 901.70'
15" H.D.P.E. SE INV. - 901.64'
EXISTING SANITARY MANHOLE
T.O.C. - 905.55'
8" P.V.C. S INV. - 896.33'
TAP WATER MAIN PER NOTES & DETAILS ON SHEET C5
D. & U.E.
TAP GAS MAIN (TYP) VERIFY LOCATION WITH LOCAL UTILITY
ALPHA DRIVE S 89°12'18" E 424.08'
DEDICATED R/W PER INSTR. # 9801964
N89°12'18"W 58.92'
S55°44'42"W 97.35'
ZONED EI
DETENTION POND
100-YEAR ELEVATION - 898.31'
FREEBOARD ELEVATION - 901.6'
SPILLWAY ELEVATION 900.60'
RESTRICTION ORIFICE 4' - 10" H.D.P.E. IN 12" R.C.P.
0.1 Ac-Ft STORAGE
EXISTING CURB INLET
T.O.C. - 904.07' - 903.59' (FL)
15" R.C.P. NW INV. - 901.04'
15" R.C.P. S INV. - 900.99'
TAP SANITARY MAIN PER TOWN OF WESTFIELD DEPARTMENT OF PUBLIC WORKS PAVEMENT REPAIR CUT PER WESTFIELD STAND. DTL. ON C5
EXISTING CURB INLET
T.O.C. - 904.34'
12" R.C.P. E INV. - 900.88'
28' - 12" R.C.P. @ 0.82%
15" R.C.P. @ 0.45%
EXISTING CURB INLET
T.O.C. - 904.37' - 903.97' (FLOWLINE)
15" R.C.P. N INV. - 900.69'
12" R.C.P. W INV - 900.65'
15" R.C.P. S INV. - 900.58'
444' - 8" P.V.C. @ 0.46%
24" CONC. ROLL CURB (TYP.)
COMMERCE DRIVE
ASPHALT PAVEMENT
15" R.C.P.

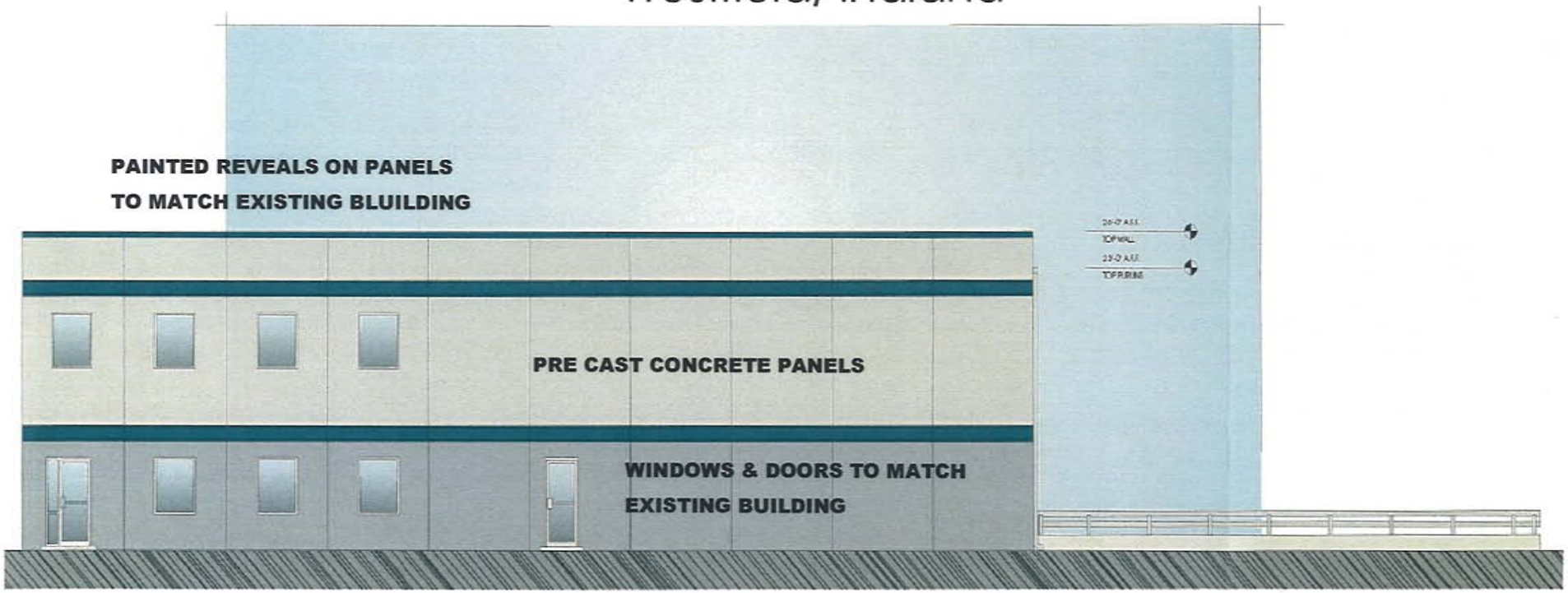


EXTERIOR LIGHTING SCHEDULE

KEY	MANUFACTURER	MODEL	FIXTURE	NOTES
A	LUMARK	LUMARK MHWL-250-MT-LL-FC/WL	250 W METAL HALIDE (SINGLE)	MOUNT @ 15'-0" A.F.F. INCLUDES CUTOFF SHIELD
B	LITHONIA LIGHTING	LITHONIA LIGHTING TWAC-100M-PE-DF-DDB-LPI	100 W METAL HALIDE (SINGLE)	MOUNT @ - 12'-0" A.F.F. INCLUDES CUTOFF SHIELD

Com-Tech

Westfield, Indiana



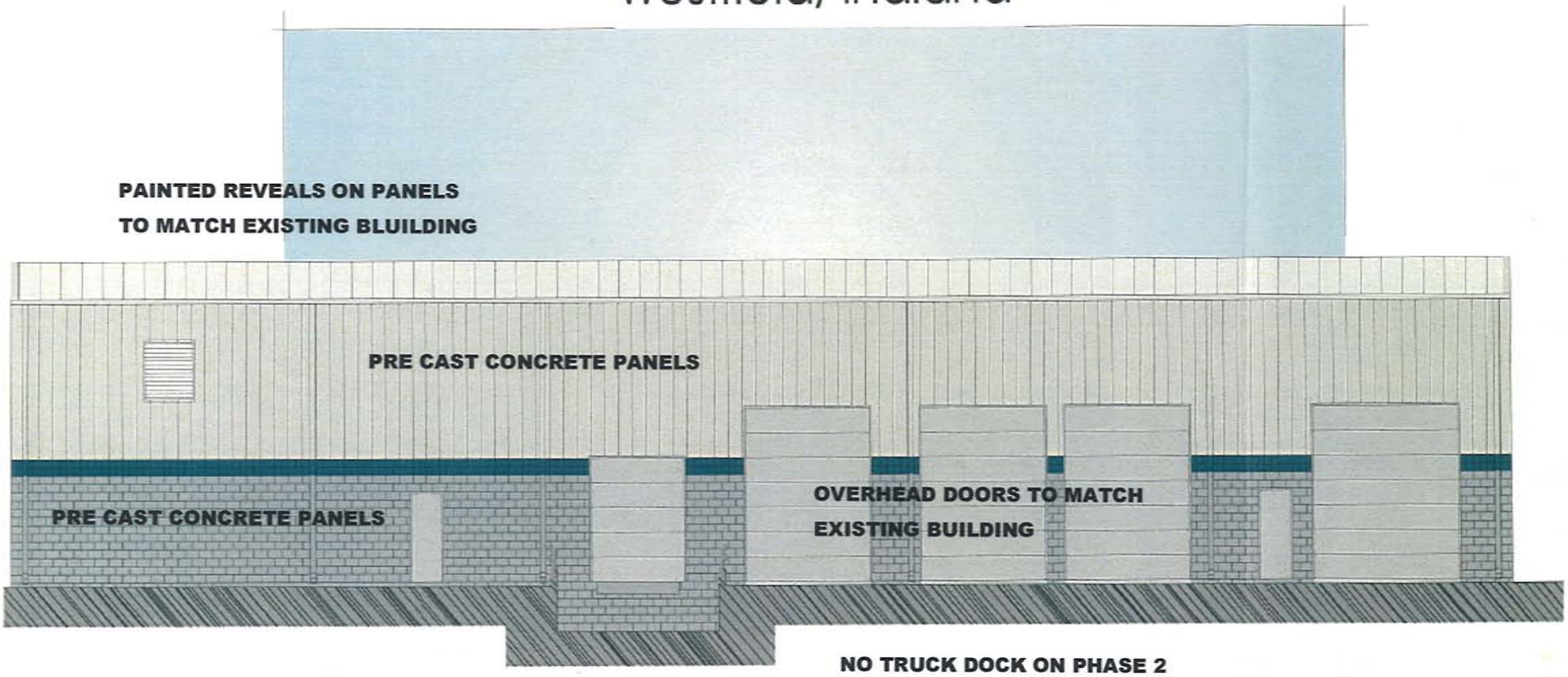
Front Elevation
Scheme A

Systems Builders, Inc.
9150 Harrison Park Court
Indianapolis, IN
317 5546 8000

BAB Associates
Architecture, Inc.
160 W. Carmel Dr.
Suite 236
Carmel, IN 46032
317.844.1264

Com-Tech

Westfield, Indiana



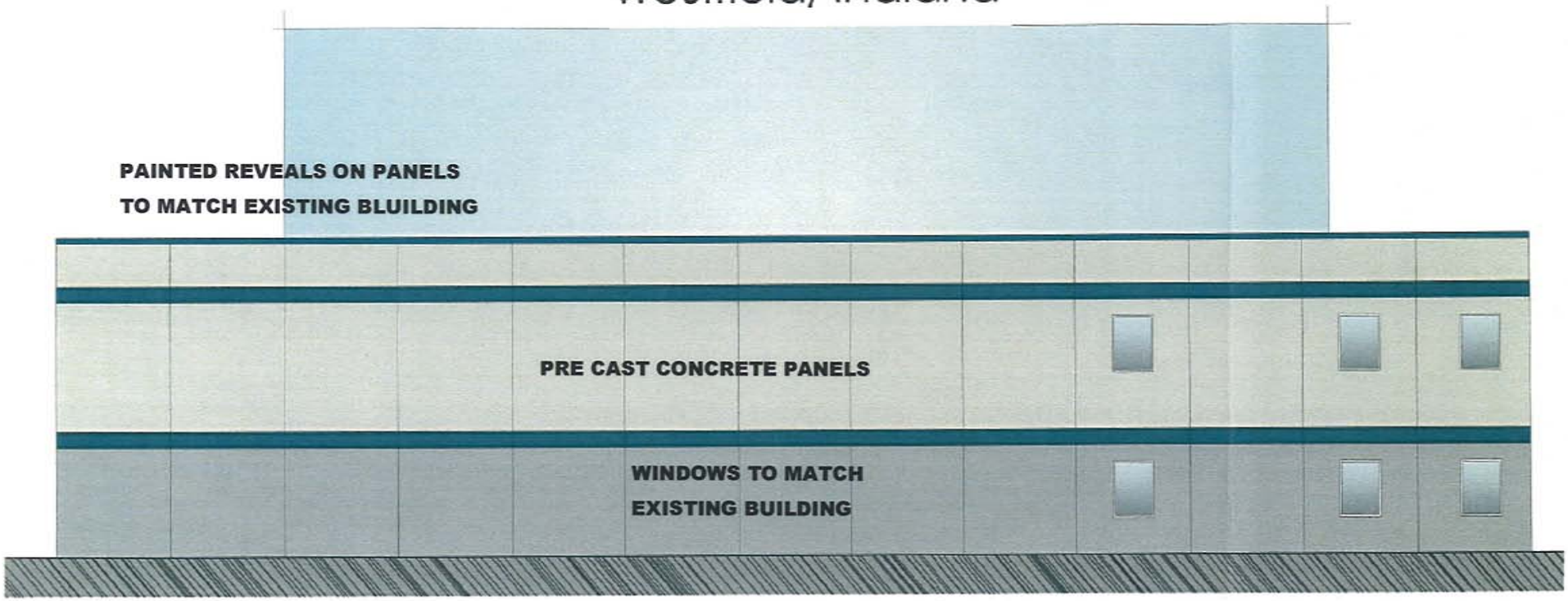
Right Side Elevation
Scheme A

Systems Builders, Inc.
9150 Harrison Park Court
Indianapolis, IN
317 5546 8000

BAB Associates
Architecture, Inc.
160 W. Carmel Dr.
Suite 236
Carmel, IN 46032
317.844.1264

Com-Tech

Westfield, Indiana



Left Side Elevation
Scheme A

Systems Builders, Inc.
9150 Harrison Park Court
Indianapolis, IN
317 5546 8000

BAB Associates
Architecture, Inc.
160 W. Carmel Dr.
Suite 236
Carmel, IN 46032
317.844.1264

Com-Tech

Westfield, Indiana

Rear Elevation
Scheme A

Systems Builders, Inc.
9150 Harrison Park Court
Indianapolis, IN
317 5546 8000

BAB Associates
Architecture, Inc.
160 W. Carmel Dr.
Suite 236
Carmel, IN 46032
317.844.1264
BAB associates ARCHITECTURE

LITHONIA LIGHTING

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

FINISH

Dark bronze (DDB) corrosion-resistant polyester powder.

OPTICAL SYSTEM

One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing **IES cutoff** distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

Metal halide ballasts are high reactance, high power factor. HPS ballasts are reactor normal power factor. All HID ballasts are copper wound, 100% factory tested and UL listed. Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V and 4kV pulse rated.

Compact fluorescent ballasts are multi-volt (120-277) electronic high power factor (26DTT, 26TRT, 32TRT and 42TRT) (Requires 4-pin lamp). UL Listed. Four-pin (26DTT, 26TRT, 32TRT and 42TRT) positive latching thermoplastic socket.

All components are heat-sinked directly to the cast housing for maximum heat dissipation (For 50 hertz availability, consult factory).

INSTALLATION

Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee). Photocells are field-installable.

LISTING

UL listed for wet locations. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

Cutoff Mini Wall-Packs

TWAC

METAL HALIDE
50-100W

HIGH PRESSURE SODIUM
35-100W

COMPACT FLUORESCENT
26- 42TRT

Specifications

Height:	10" (25.4cm)
Width:	11-1/2" (29.2cm)
Depth:	8-15/16" (22.7cm)
Weight:	10 lbs. (4.53kg)

ORDERING INFORMATION

Example: **TWAC 50M 120 LPI**

Choose the luminaire catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

TWAC

Series

TWAC

Wattage

Metal halide
50M 70M 100M

High pressure sodium
35S 70S
50S 100S

Compact fluorescent[1]
26DTT 26TRT
32TRT 42TRT

Voltage

120
208[2]
240[2]
277
347
TB[2,3]
MVOLT[3]

Options

Shipped installed in fixture

SF Single fuse (120, 277, 347V)[4]
DF Double fuse (208, 240V)[4]
GMF Internal slow-blow fusing[4]
XHP High power factor ballast[4]
EC Emergency circuit[7,9]
DC12 Emergency circuit 12 volt (26W lamp included std.)[8]
DC2012 Emergency circuit 12 volt (20W lamp included)[8]
2DC12 Emergency circuit 12 volt (2 35W lamps included std.)[8]
2DC2012 Emergency circuit 12 volt (2 20W lamps included)[8]
QRS Quartz restrike system[7,9]
CR Enhanced corrosion-resistance
CRT Non-stick protective coating[10]
CSA Listed and labeled to comply with Canadian Standards
NOM NOM Certified (consult factory)
PE Photocell

Architectural colors (optional)

DNA Natural aluminum
DBL Black
DMB Medium bronze
DWH White
DSS Sandstone

Accessories

Order as separate catalog number

RK1 PEB1	Photocell kit (120V only)
RK1 PEB1 CSA	Photocell kit (120V only)
RK1 PEB2	Photocell kit (208, 240 or 277V)
RK1 PEB3 CSA	Photocell kit (347V)
TWAWG	Wireguard

Lamp

LPI Lamp included (standard)
L/LP Less lamp

NOTES:

1 Compact fluorescent sources only available with 120, 277 or MVOLT.
2 Consult factory for availability in Canada.
3 Optional multi-tap ballast (120,208,240,277V) In Canada 120, 277, 347V; ships as 120/347.
4 Only available with HID sources.
5 Only available with compact fluorescent sources.
6 Not available with multi-tap ballast or compact fluorescent sources.
7 Lamp not included.
8 Quartz lamp wattage not to exceed ballast wattage rating.
9 Not available with QRS, EC or NOM.
10 Black finish on housing only.

Ⓔ COOPER LIGHTING - LUMARK®

DESCRIPTION

The Lumark Wal-Pak provides a durable and efficient exterior light source for any application requiring maximum performance and minimum maintenance. The rugged, die-cast aluminum housing, stainless steel hardware and sealed and gasketed optics compartment combine to make the Wal-Pak virtually impenetrable to contaminants. U.L. listed and CSA Certified for wet locations.

The Wal-Pak wall luminaire is ideal for loading docks, underpasses, tunnels, stairways, building entrances, vehicle ramps and schools.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Mounting Hardware
Captive corrosion resistant, single point mounting screw.

B ... Housing
Die-cast aluminum housing is finished in dark bronze polyester powder coat.

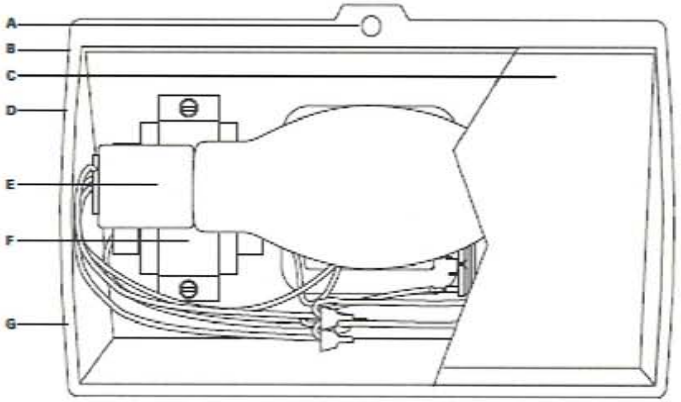
C ... Optical System
Impact resistant borosilicate prismatic glass or polycarbonate refractor with aluminum reflector that provides maximum photometric performance and beam efficiency.

D ... Gasketing
High temperature silicone gasketing seals out external contaminants.

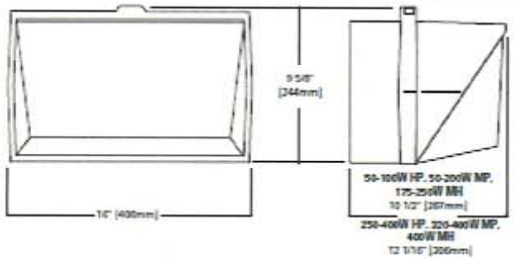
E ... Socket
Mogul-base porcelain socket, except 150W Metal Halide and below has medium-base.

F ... Ballast
Normal or High power factor ballast with class H insulation. Minimum starting temperature is -40°C (-40°F) for HPS and -30° C (-20°F) for MH and MP.

G ... Door Assembly
Door assembly is hinged at bottom for easy installation and relamping.



DIMENSIONS



WL
WAL-PAK

50 - 400W
High Pressure Sodium
Pulse Start Metal Halide
Metal Halide

WALL MOUNT LUMINAIRE

TECHNICAL DATA

U.L. Wet Location Listed
25°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum
Internal Supply Wiring 150°C Minimum
EISA Compliant ⑥

ENERGY DATA

Reactor Ballast Input Watts
50W HPS NPF (58 Watts)
70W HPS NPF (82 Watts)
100W HPS NPF (118 Watts)
150W HPS NPF (175 Watts)

High Reactance Ballast Input Watts
50W MP HPF (63 Watts)
70W MP HPF (84 Watts)
100W MP HPF (120 Watts)
150W MP HPF (185 Watts)

CWA Ballast Input Watts
200W HPS HPF (250 Watts)
200W MP HPF (227 Watts) ⑦
250W MP HPF (283 Watts) ⑦
320W MP HPF (365 Watts) ⑦
250W MP HPF (405 Watts) ⑦
400W HPS HPF (465 Watts)
400W MP HPF (452 Watts) ⑥

SHIPPING DATA

Approximate Net Weight:
22-42 lbs. (10-19 kgs.)

ORDERING INFORMATION

WL WAL-PAK

Sample Number: WPW1-250-MT-LL

Lamp Type
MP = Pulse Start Metal Halide
MH = Metal Halide [1]
HP = High Pressure Sodium

Series
WL = Wal-Pak / Borosilicate Glass Lens
PL = Wal-Pak / [2] Polycarbonate Lens
WE = Wal-Pak / Borosilicate Glass Lens

Lamp Wattage [3]
MP
50 = 50W
70 = 70W
100 = 100W
150 = 150W
200 = 200W
250 = 250W
320 = 320W
350 = 350W
400 = 400W

MH [1]
175 = 175W
250 = 250W
400 = 400W

HP
50 = 50W
70 = 70W
100 = 100W
150 = 150W
250 = 150W
400 = 400W

Voltage [4]
120V = 120V
208V = 208V
240V = 240V
277V = 277V
347V = 347V [5]
480V = 480V
MT = Multi-Tap, wired 277V
TT = Triple-Tap [5] wired 347V
5T = 5-Tap [6]

Options [7]
F1 = Single Fuse (120, 277 or 347V only)
F2 = Double Fuse (208, 240 or 480V only)
TR = Tamper Resistant Screws
Q = Quartz Restrike (Hot Strike Only)
EM = Quartz Restrike with "Delay Relay" (Quartz lamp strikes at both hot and cold starts)
EM/SC = Emergency Separate Circuit
LL = Lamp Included [8]
PE = Internal Photocontrol (Specify Voltage)
PC = Button Type Photocontrol

Accessories [9]
WG/WL = Wingguard [10]
VS/WL-XX = Vandal Shield [10]
FC/WL = Full Cut-off Shield
FSC/WL = Semi Cut-off Shield
WLR = Replacement Glass Lens
PCL = Replacement Polycarbonate Lens (150W maximum)
PE-347V = Field Installed Photocontrol, 347V
PE-480V = Field Installed Photocontrol, 480V
PE/MT = Field Installed Photocontrol
TRSD-14/35 = Tamper Resistant Screwdriver
PCE = Polycarbonate Vandal Shields
TWC = Thru-wire Conduit

Notes:
1. 175W, 250W and 400 MH available for non-US Markets only.
2. 150W maximum in High Pressure Sodium and Pulse Start Metal Halide and 175W in Metal Halide.
3. Consult IES Photometric files for lamp information.
4. Products also available in non-US voltages and 50/62 for international markets.
5. 95% Efficient CWA MP fixtures not available in 347V and TT voltage.
6. 5-Tap ballast available in 400W Metal Halide only.
7. Add as suffix in the order stream.
8. Lamp is shipped separate from luminaire. Lamp is Cooper designated product based on luminaire requirements. Specified lamps must be ordered as a separate line item.
9. Order separately.
10. Wingguard, vision and shields can not be used together on the same unit.

LAMP TYPE	WATTAGE
Pulse Start Metal Halide (MP)	50, 70, 100, 150, 200, 250, 320, 350, 400W
Metal Halide (MH)	175, 250, 400W
High Pressure Sodium (HP)	50, 70, 100, 150, 250, 400W

VOLTAGE CHART	
MT = Multi-Tap	120/208/240/277V (wired 277V)
TT = Triple-Tap	120/277/347V (wired 347V)
5T = 5-Tap	120/208/240/277/480V (wired 480V)

STOCK SAMPLE NUMBER (Lamp Included)

SAMPLE NUMBER: PS10

Series
P = Wal-Pak

Lamp Type
S = High Pressure Sodium
P = Pulse Start Metal Halide

Lamp Wattage
10 = 100W
15 = 150W
25 = 250W
32 = 320W
40 = 400W

NOTES: Options not available with stock products.
Order Accessories as separate items for field installation.
Refer to standard ordering information to add options and accessories. 320W available in Pulse Start Metal Halide only.
Refer to Stock Guide for availability.