

TOWN OF WESTFIELD

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
BOARD OF ZONING APPEALS
ZONING ENFORCEMENT
BUILDING PERMITS

Re: 0707-DP-10 16231 Carey Rd.

Schmidt Associates requests Development Plan and Site Plan review of an expansion to Carey Ridge Elementary School, approximately 12,791 square feet on approximately 31.6 acres (total site), in the AG-SF1 District

Exhibits:

1. Staff Report, 08/15/07
2. Findings of Fact, 08/15/07
3. TAC Comments, 06/27/07
4. Petitioner's Plans, 07/09/07

Associated Files:

0707-SIT-08 Site Plan Review

Petition History:

This petition was previously continued by staff on July 23. The August 27, 2007 hearing on this petition represents the first appearance before the Advisory Plan Commission.

Analysis:

This development plan would provide for the construction of additional kindergarten and multipurpose rooms at Carey Ridge Elementary. The proposed institutional structure would add approximately 12,791 square feet.

The subject site is approximately 25 total acres in size, and is located on the west side of Carey Road, north of 161st Street. The subject site is improved with an existing school facility and parking. Submitted plans indicate that the additions will be on the west and north sides of the building.

The property is zoned AG-SF1. Schools are a permitted use in this district. Properties abutting the subject site on the north, east, and west are zoned SF-2. The property abutting the subject site to the south is part of the Bridgewater PUD and is designated as detached single family residential. The property to the west is improved with a dental office per an approved variance of use. The properties to the north and east are improved with single family homes. The property to the south is currently under construction and the property to the west is a mix of single family homes, a church, and agricultural uses.

This petition was reviewed at the June TAC meeting; comment letters from Town and County agencies are attached to this report.

Development Plan Review:

Development Requirements – General:

The development plan complies with the applicable AG-SF1 zoning standards and the applicable Development Plan Review standards (less any listed conditions of approval).

The subject site is improved with an existing school. Submitted plans indicate that the proposed additions will be on the north and west portions of the existing structure.

The Westfield-Washington Comprehensive Plan recommends that this area be developed for suburban residential uses. While the use is not residential or agricultural, it is permitted by right in the underlying zoning district.

Site Access and Circulation:

The submitted plans show the east and southern portion of the loop south of the main parking lot will be removed with the addition of the kindergarten classrooms. The existing two lane drive which makes up the west portion of the loop and leads to the bus drop-off/pick-up will remain. The petitioner’s plans provide safe and efficient movement of vehicles both into and within the site.

Landscaping:

The landscaping requirements are shown in the tables below. Trees planted in interior parking lot landscaping areas, parking lot perimeters and along road frontages may count toward the on-site totals. Trees planted within buffer yards in residential districts do not count toward on-site totals.

Institutional uses are required to provide buffer yards and buffer yard plantings where they abut agricultural and residential uses. A buffer yard and the associated plantings are planned for parallel to the proposed additions.

The terms of the landscaping ordinance also require Road Frontage trees parallel to the proposed additions along the right-of-way line of Carey Road.

Existing trees and shrubs will be relocated on-site.

On-Site Requirements

	<u>Required</u>	<u>Shown</u>	<u>Preservation Credit</u>	<u>+ / -</u>
Shade Trees (2 per acre)	1	7	0	+6
Ornamental or Evergreen Trees (3 per acre)	2	2	0	0
Shrubs (10 per acre)	5	7	0	+2

Buffer Requirements

North Property Line Buffer

	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Evergreen Trees (1/30')	75'	3	3	0
Evergreen Shrubs (5/30')	75'	13	13	0

South Property Line Buffer

	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Evergreen Trees (1/30')	120'	4	4	0
Evergreen Shrubs (5/30')	120'	20	20	0

West Property Line Buffer

	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Evergreen Trees (1/30')	265'	9	9	0
Evergreen Shrubs (5/30')	265'	45	45	0

Road Frontage Requirements

	<u>Distance</u>	<u>Required</u>	<u>Shown</u>	<u>+ / -</u>
Carey Road	265'	7	7	0

Lighting:

The filed documents include a compliant lighting plan detailing the photometrics, lighting types and wattages.

Building Orientation:

The overall Building Orientation is not changed with the proposed additions. There are no loading docks or overhead doors proposed in the additions.

Building Materials:

The Building Materials requirements of Development Plan Review would apply to the proposed additions. These standards would require the proposed structure to be constructed using residential building materials and techniques. The plans submitted by the petitioner show a material selection consistent with the existing structure.

Procedures:

The petitioner has followed all required procedures by attending a pre-filing conference, filing all necessary forms, documentation and fees, attending a Technical Advisory Committee meeting, and providing public notice.

Findings of Fact:

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Finding: The Westfield-Washington Comprehensive Plan recommends that this area be developed for suburban residential. The proposed use is not residential; however, it is permitted by right in the underlying zoning district.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

Finding: Pending compliance with the conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

RECOMMENDED MOTION:

Approve 0707-DP-10 with the following conditions:

1. That the petitioner complies with any requirements from the Westfield Public Works Department;
2. That the petitioner complies with any requirements from the Hamilton County Surveyor's Office.

To finalize the approval of this development plan, sign the attached Findings of Fact sheet (Exhibit 2).

In the event that this development plan is not approved, please briefly state the reasons on the attached Findings of Fact sheet (Exhibit 2).

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FINDINGS OF FACT

The Advisory Plan Commission must determine the following:

1. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.

Finding: The Westfield-Washington Comprehensive Plan recommends that this area be developed for suburban residential. The proposed use is not residential; however, it is permitted by right in the underlying zoning district.

2. The proposed Development Plan satisfies the development requirements specified in this ordinance.

Finding: Pending compliance with the conditions, the proposed development plan satisfies the applicable requirements specified in the Westfield-Washington Township Zoning Ordinance.

Voting For

Voting Against

Abstain

Jim Carey

Jim Carey

Jim Carey

Ginny Kelleher

Ginny Kelleher

Ginny Kelleher

Jennifer Miller

From: Jennifer Miller
Sent: Thursday, July 19, 2007 10:33 AM
To: 'Liming Zhang'
Subject: RE: Addition to Carey Ridge Elementary School

Mr. Zhang,
I've spoken with Donna and your petition will be heard at the August APC meeting.

Sincerely,
Jennifer M. Miller

-----Original Message-----

From: Liming Zhang (mailto:lizhang@schmidt-arch.com)
Sent: Wednesday, July 18, 2007 2:57 PM
To: Jennifer Miller
Subject: RE: Addition to Carey Ridge Elementary School

Jennifer,

Is Donna's email good enough to let you to schedule this project for August Public Hearing?

Thanks,
Liming

-----Original Message-----

From: Donna Luley (mailto:dluley@westfield.in.gov)
Sent: Wednesday, July 18, 2007 2:07 PM
To: Liming Zhang
Cc: Garry Harling; Jennifer Miller
Subject: RE: Addition to Carey Ridge Elementary School

Liming:

Please find attached our letter and checklist for your project. The items needed to be changed are few and minor. I do anticipate stamping the 8 sets of approved plans in the next week or two. If you have any questions, please do not hesitate to contact me. Thank you.

Donna Luley
Westfield Public Works
Plan Review Coordinator
dluley@westfield.in.gov
Office (317) 896-5452 ext 142
Fax (317)867-0202
www.westfield.in.gov

WESTFIELD PUBLIC WORKS



June 25, 2007

Schmidt Associates
Attn: Mr. Kyle Miller, P.E.
320 East Vermont Street
Indianapolis, IN 46204

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
ANDREW COOK
JOHN DIPPEL
JOHN B. HART
ROBERT L. HORKAY
JOSEPH PLANKIS
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TREASURER
CINDY J. GOSSARD

RE: Carey Ridge Expansion Construction Plan Review

Dear Mr. Miller:

The Westfield Public Works Department has reviewed the proposed construction plans for the above project and offers the following comments:

General

1. I have attached the original plans with our comments. Please provide one (1) set of revised plans showing our comments and revisions **along with our original marked-up set.**
2. The review checklist attached shows the deficient areas that need correction. Any item in green is acceptable. Any item in blue is not applicable. Any item in red/orange needs to be addressed.
3. **All details and specifications need to be updated.** Please recognize that all infrastructures shall be installed in accordance with the Town of Westfield's Utility and Infrastructure Construction Standards which can be found at <http://www.westfield.in.gov/egov/docs/1111162413893.htm> under Development Construction.
4. Fees will be estimated once we receive the Project Information Sheet. Bonds will be required in the amount of 110% of the construction costs and is required at the preconstruction meeting.
5. Please note additional comments may be warranted at a later date.

Water

1. **Please show all utility plan and profiles, including other infrastructures with the water plan and profiles.**
2. 10' separation is needed between water and storm or sanitary lines. Additional fire hydrants may be required.

3. How does the water connect with the building?

Erosion Control

1. Please note that the erosion control plan must be executed before any construction commences.

These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department. You will be informed when the proposed construction plans are acceptable. At that time you will submit eight (8) sets of plans to be stamped as being accepted by WPWD. All construction plans must be stamped by this office before construction can commence. After plans have been approved, please call for a Pre Construction meeting.

I thank you in advance for your cooperation and efforts to move this development along successfully. If you should have any questions or concerns regarding my comments or the above information, please call me at the below listed number.

Sincerely,

Donna Luley
Plan Review Coordinator
Development/Construction
dluley@westfield.in.gov

Cc: Al Salzman, Westfield Planning Department
Garry Harling, Westfield Fire Department
Greg Hoyes, HCSO

Project Name:				Carey Ridge Elementary Expansion	
Yes	No	N/A	Storm Sewer Check List		Comments
Cover sheet					
1	x			Project name or title	
2	x			Site location map	
3	x			Soils map	
4	x			Index	
5	x			Engineering firm's name, address, phone, fax	
6	x			Developer's name, address, phone, fax	
7	x			Engineer's stamp	
Construction plans					
8	x			North arrow	
9	x			Scale	
10	x			Topographic information	
11			x	Lot numbers	
12			x	Lot dimensions	
13			x	Location of existing regulated drains	
14			x	Location of existing regulated drain easements	
15			x	Inverts of existing regulated drains	
16			x	Proposed regulated drain easements	
17	x			Storm sewer locations	
18	x			Pipe size, length, slope and approved type of material	
19			x	Easements (15' per half or 30' for regulated drains or SSD. Least 25' for top of bank for open ragulated drains	
20	x			Road names	
21	x			Right-of-way lines and dimensions noted	
22	x			Street widths	
23			x	Building pad elevations 2' above 100 year	
24	x			Inlets and outlets numbered	
25	x			Invert and top of casting elevations	
26	x			Storm sewer data chart	
27	x			Detention area	
28			x	Normal pool, top of bank, 100 year and bottom elevation	
29			x	Easement around pond (15' from top of bank)	
30			x	Emergency spillway and overland route for pond	
31			x	6" SSD in dry detention basins	
32			x	Safety ledge (approved detail sheet)	
33	x			Detention area location within common area	
34	x			Detention area out of floodway	
35			x	Detention area top of bank 50' from right-of-way or guard rail, berms or other structural measures may be considered in lieu of the setback required.	
36			x	Extend outlet pipes all the way to pond or creek	
37	x			No underwater discharges	
38			x	Outlet detail	
39			x	Downstream off site improvements	
40			x	Swale location, flow direction arrows and slope	
41			x	6" double wall SSD in swales with less then 1% slope	
42			x	SSD riser locations (at beginning, connections and every 300')	
43			x	Swale and curb travel distance not to exceed 500'	
44			x	SSD stub to each lot	
45			x	SSDs outleting into pond or creek must be installed with a section of CMP with animal guard	
46			x	Creek 100 year elevation	
47	x			Proposed fill limits and elevations	
48			x	Drainage improvements along the roadway	
49			x	County roadside ditch may not be used as an outlet	
50			x	Street runoff from project is not to drain onto the exterior roadway	
51	x			Spot elevations at drainage breaks	
52	x			Existing culvert pipes under the roadway	
53			x	Upstream offsite acreage noted	
54	x			Adjacent landowners noted on plan	
55			x	Location of any section corners	
56		x		Plans stamped "Approval Pending-Not for Construction"	
57			x	Rip-rap placed at the outlet on both sides of the creek, but not in the flowline	

58			x	Note stating that all debris and obstructions will be removed from top of bank to top of bank along the creek or open drain. Final determination to be made in the field by the WPWD inspector.
59			x	No dead end easements
60			x	Perimeter easement
61	x			No street trees/landscaping conflicts with SSD and storm sewers
Storm Sewer Plan and Profile Sheets				
62	x			Plan of pipe run
63	x			North arrow and scale
64	x			Top of casting elevations
65	x			Invert elevations
66	x			Pipe size, length, slope and type of material used
67	x			Structure numbers
68	x			Specify type of inlets, manholes and outlets
69	x			Location of other utilities
70	x			Structures deeper then 4' must be accessible w/ steps
71			x	Note open ended inlets for debris guard to be installed
72			x	Include note for debris guard to be installed at pond outfall pipe
Calculations				
73	x			Project name
74	x			Engineering firm
75	x			Drainage area, upstream acreage and site acreage show on drawing
76	x			Time of concentration (Tc)
77	x			Curve number (CN)
78	x			Runoff coefficient
79		x		Allowable release rate is cfs for predeveloped Q2 and Q10
80		x		Required detention rate for stage detention 2-10-100
81		x		Required detention volume
82			x	Pond routing input and output in cfs
83	x			Storm sewer sizing
84			x	Restrictor sizing
85	x			Hydraulic grade line (Hgl)
86			x	Calculations for bypassing upstream water around or through the site
87			x	Plan showing proposed drainage basins
Procedural items				
88			x	Regulated Storm Sewer Petition
89			x	Non-enforcement Permit
90		x		Engineer's estimate or contract
91		x		Bonds or letters of credit
92			x	Petition for Reconstruction or Relocation
93			x	Outlet Permit
94			x	Crossing permits
Secondary Plat				
107				Project name or title
108				Engineering firm
109				Surveyor's stamp
110				Legal description
111				North arrow and scale
112				Lot dimensions
113				Easements
114				Point of beginning

Project Name:				Carey Ridge Elementary Expansion	
	Yes	No	N/A	Sanitary Sewer Check List	Comments
Sanitary Sewer Plan and Profile Sheets					
1	x			Plan of pipe run	
2	x			North arrow, Horizontal and Vertical Scales	
3	x			Top of casting elevations	
4	x			Invert elevations	
5	x			Pipe size, length, slope and type of material used	
6		x		Structure numbers (plans and profiles match)	No profiles
7			x	Lateral Stubs shown for every proposed lot	
8	x			Location of other utilities	
9			x	Full Depth Granular Backfill for proposed road crossings	
10		x		All sanitary sewers fall within easements	
11			x	Lateral Stub for future pool/clubhouse	
12		x		Note stating all sanitary sewer laterals must have locate wire run when installing the line.	
13			x	Include note for sanitary sewers are not within 50' of water wells.	
Sanitary Sewer Details					
14		x		Current Details	
15	x			Standard Manhole Detail	
16		x		Standard MH Spacer Ring Detail	
17		x		Standard MH Frame and Cover Details	
18			x	Force Main Discharge Detail	
19		x		Sewer Pipe Bedding Details	
20			x	Concrete Encasement Detail	
21			x	Drop Pipe Detail	
22			x	Alternate Drop Pipe Detail	
23		x		Jacking and Boring Detail	
24		x		House/Building Service Detail - 1	
25			x	House/Building Service Connection Detail - 2	
26		x		House/Building Service Bedding Detail	
27		x		House/Building Service Clean-out Detail	
28			x	Grease Trap Detail	
Procedural items					
29			x	Westfield Sanitary Permit Application	
30			x	Sanitary Sewer Design Summary	
31			x	Westfield/IDEM Permit Application	
32			x	Engineer/Surveyor Allocation Certification	
33			x	Utility Certification/Allocation	
34			x	List of Affect Persons - Include Westfield Public Works	
35			x	Mailing Labels - Include Westfield Public Works	
36		x		Town of Westfield Information Sheet	

Project Name:				Carey Ridge Elementary Expansion		
	Yes	No	N/A	Water Check list		Comments
Water Distribution Plan Sheet						
1	x			Plan(s) of pipe run(s)		
2	x			North arrow, Horizontal Scale		
3		x		Fire Hydrants w/ valves every 250' per WFD		
4		x		Valves shown at all water main tees and crosses		
5		x		Pipe size and material		material
6			x	Water Service lines for each proposed lot		
7			x	Double and Single Meter Pits noted where needed		
8	x			Location of other utilities		
9		x		Full Depth Granular Backfill for proposed road crossings		
10		x		Water Main is within the right-of-way or easement		
11			x	75% wrap around cul-de-sacs		
12			x	Water Service line for future amenity areas		
13			x	Main Stubs for future sections end w/ temporary fire hydrants with valves		
14			x	Possible water services for adjacent property owners		
Water Distribution Details						
15		x		Current Details		
16		x		Water Main Installation Detail		
17		x		Thrust Blocks Detail		
18		x		Restrained Joint Details		
19		x		Steel Casing Detail		
20		x		Connection to Existing Main		
21			x	Gate Valve and Box		
22			x	Fire Hydrant Details		
23			x	3/4" Single Meter Pit		
24			x	3/4" Water Meter and Pit Detail (Residential)		
25			x	1" Water Meter and Pit Detail		
26			x	2" Water Meter and Pit Detail		
27			x	Double Water Service Detail		
28			x	3/4" Dual Water Meter and Pit Detail (Residential)		
29			x	Irrigation System Connection Detail (Residential)		
30			x	Standard Fire Service and Meter Vault		
Procedural items						
31			x	Westfield Water Application		
32			x	Off-site road crossing permits		

Project Name:				Carey Ridge Elementary Expansion		
	Yes	No	N/A	Erosion Control Check List		Comments
Erosion Control						
1	x			Temporary seeding		
2	x			Permanent seeding chart		
3	x			Inlet protection (including street inlets)		
4	x			Silt fences		
5			x	Rip-rap, reno mattresses or gabion baskets		
6	x			Silt basins		
7	x			Legend		
8	x			Implementation and maintenance procedure		
9	x			Straw bale placement detail		
10	x			Silt fence installation detail		
11	x			Soil stockpile locations		
12		x		Note stating that all SSD will be smooth bore double wall		
13		x		Note stating that additional erosion control measures may be required in the field by the WPWD inspector		
Procedural items						
14			x	Regulated Storm Sewer Petition		
15			x	Non-enforcement Permit		
16		x		Engineer's estimate or contract		
17		x		Bonds or letters of credit		
18			x	Petition for Reconstruction or Relocation		
19			x	Outlet Permit		
20		x		Rule 5 application with check to IDEM and published notification		
21			x	Checked with IDEM for wetland possibility		
22			x	Crossing permits		

Project Name:				Carey Ridge Elementary Expansion		
Yes	No	N/A	Overall Checklist			Comments
Cover sheet						
1	x			Project name or title		
2	x			Site location map		
3	x			Soils map w/ description		
4	x			Index		
5	x			Engineering firm's name, address, phone, fax		
6	x			Developer's name, address, phone, fax		
7	x			Engineer's stamp		
Construction plans						
8	x			North arrow		
9	x			Scale		
10	x			Topographic information		
11			x	Lot numbers		
12			x	Lot dimensions		
13			x	Location of existing regulated drains		
14			x	Location of existing regulated drain easmts		
15			x	Inverts of existing regulated drains		
16			x	Proposed regulated drain easements		
17	x			Storm sewer locations		
18	x			Pipe size, length, slope and approved type of material		
19			x	Easements (15' per half or 30' for regulated drains or SSD. Least 25' for top of bank for open ragulated drains		
20	x			Road names		
21	x			Right-of-way lines and dimensions noted		
22	x			Street widths		
23			x	Building pad elevations 2' above 100 year		
24	x			Inlets and outlets numbered		
25	x			Invert and top of casting elevations		
26	x			Storm sewer data chart		
27	x			Detention area		
28			x	Normal pool, top of bank, 100 year, & bottom elevation		
29			x	Easement around pond (15' from top of bank)		
30			x	Emergency spillway and overland route for pond		
31			x	6" SSD in dry detention basins		
32			x	Safety ledge (approved detail sheet)		
33	x			Detention area location within common area		
34	x			Detention area out of floodway		
35			x	Detention area top of bank 15' from right-of-way		
36			x	Extend outlet pipes all the way to pond or creek		
37	x			No underwater discharges		
38			x	Outlet detail		
39			x	Downstream off site improvements		
40			x	Swale location, flow direction arrows and slope		
41			x	6" double wall SSD in swales with less then 1% slope		
42			x	SSD riser locations (at beginning, connections and every 300')		
43			x	Swale and curb travel distance not to exceed 500'		
44			x	SSD stub to each lot		
45			x	SSDs outleting into pond or creek must be installed with a section of CMP with animal guard		
46			x	Creek 100 year elevation		

Westfield DPW/Construction Development Review Checklist Donna Luley - Plan Reviewer Coordinator

47	x			Proposed fill limits and elevations	
48			x	Drainage improvements along the roadway	
49			x	County roadside ditch may not be used as an outlet	
50			x	Street runoff from project is not to drain onto the exterior roadway	
51	x			Spot elevations at drainage breaks	
52	x			Existing culvert pipes under the roadway	
53			x	Upstream offsite acreage noted	
54	x			Adjacent landowners noted on plan	
55			x	Location of any section corners	
56		x		Plans stamped "Approval Pending-Not for Construction"	
57			x	Rip-rap placed at the outlet on both sides of the creek, but not in the flowline	
58			x	Note stating that all debris and obstructions will be removed from top of bank to top of bank along the creek or open drain. Final determination to be made in the field	
59			x	No dead end easements	
60			x	Perimeter easement	
61	x			No street trees/landscaping conflicts with SSD and storm sewers	
Erosion Control					
62	x			Temporary seeding	
63	x			Permanent seeding chart	
64	x			Inlet protection (including street inlets)	
65	x			Silt fences	
66			x	Rip-rap, reno mattresses or gabion baskets	
67	x			Silt basins	
68	x			Legend	
69	x			Implementation and maintenance procedure	
70	x			Straw bale placement detail	
71	x			Silt fence installation detail	
72	x			Soil stockpile locations	
73		x		Note stating that additional erosion control measures may be required in the field by the WPWD inspector	
Storm Sewer Plan and Profile Sheets					
74	x			Plan of pipe run	
75	x			North arrow and scale	
76	x			Top of casting elevations	
77	x			Invert elevations	
78	x			Pipe size, length, slope and type of material used	
79	x			Structure numbers	
80	x			Specify type of inlets, manholes and outlets	
81	x			Location of other utilities	
82	x			Structures deeper than 4' must be accessible w/ steps	
83			x	Note open ended inlets for debris guard to be installed	
84			x	Include note for debris guard to be installed at pond outfall pipe	
Secondary Plat					
85				Project name or title	
86				Engineering firm	
87				Surveyor's stamp	

88				Legal description	
89				North arrow and scale	
90				Lot dimensions	
91				Easements	
92				Point of beginning	
Calculations					
93	x			Project name	
94	x			Engineering firm	
95	x			Drainage area, upstream acreage and site acreage show on drawing	
96	x			Time of concentration (Tc)	
97	x			Curve number (CN)	
98	x			Runoff coefficient	
99		x		Allowable release rate is cfs for predeveloped Q2 and Q10	
100		x		Required detention rate for stage detention 2-10-100	
101		x		Required detention volume	
102			x	Pond routing input and output in cfs	
103	x			Storm sewer sizing	
104			x	Restrictor sizing	
105	x			Hydraulic grade line (Hgl)	
106			x	Calculations for bypassing upstream water around or through the site	
107			x	Plan showing proposed drainage basins	
Procedural items					
108			x	Regulated Storm Sewer Petition	
109			x	Non-enforcement Permit	
110		x		Engineer's estimate or contract	
110			x	Westfield Water Permit Application	
111			x	Westfield Sanitary Permit Application	
111		x		Bonds or letters of credit	
112			x	Petition for Reconstruction or Relocation	
113			x	Outlet permit	
114		x		Rule 5 application with check to IDEM and published notification	
115			x	Crossing permits	
116		x		All details and specifications up to date	
117			x	Checked with IDEM for wetland possibility	
118			x	Storm water quality BMP	

TOWN OF WESTFIELD

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
BOARD OF ZONING APPEALS
ZONING ENFORCEMENT
BUILDING PERMITS

Re: 0707-SIT-08 16231 Carey Rd.

Schmidt Associates requests Development Plan and Site Plan review of an expansion to Carey Ridge Elementary School, approximately 12,791 square feet on approximately 31.6 acres (total site), in the AG-SF1 District

Exhibits:

1. Staff Report, 08/15/07

Associated Files:

0707-DP-10 Development Plan Review

Petition History:

This petition was previously continued by staff on July 23. The August 27, 2007 hearing on this petition represents the first appearance before the Advisory Plan Commission.

Analysis:

This development plan would provide for the construction of additional kindergarten and multipurpose rooms at Carey Ridge Elementary. The proposed institutional structure would add approximately 12,791 square feet.

The subject site is approximately 25 total acres in size, and is located on the west side of Carey Road, north of 161st Street. The subject site is improved with an existing school facility and parking. Submitted plans indicate that the additions will be on the west and north sides of the building.

The property is zoned AG-SF1. Schools are a permitted use in this district. Properties abutting the subject site on the north, east, and west are zoned SF-2. The property abutting the subject site to the south is part of the Bridgewater PUD and is designated as detached single family residential. The property to the west is improved with a dental office per an approved variance of use. The properties to the north and east are improved with single family homes. The property to the south is currently under construction and the property to the west is a mix of single family homes, a church, and agricultural uses.

This petition was reviewed at the June TAC meeting; comment letters from Town and County agencies are attached to this report.

Recommended Motion:

Approve 0707-SIT-08 with the following conditions:

1. That any condition associated with 0707-DP-10 be satisfied prior to the issuance of an ILP for the subject site.