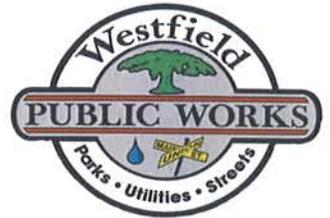


WESTFIELD PUBLIC WORKS



December 12, 2008

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Estridge Companies
Bryan Stumpf, Director of Community Development
14300 Clay Terrace Boulevard, Ste 200
Carmel, IN 46032

RE: Centennial North PUD Amendment Review

Dear Mr. Stumpf:

The Westfield Public Works Department (WPWD) has reviewed the proposed Amended Planned Unit Development (PUD) for Centennial North Development and offers the following comments.

General

1. The Developer should dedicate, free of charge, all required utility easements, Multi-use path easements and fiber optic easements prior to start of construction.
2. Removal of trees in the existing and future proposed R/W of all arterial and collector streets. Existing trees within the rights of ways of these roads should not be counted toward any buffering requirements. **Tree lawn areas must be a minimum of six (6) feet. Street trees should not be allowed to become an obstacle in the clear area for ADA requirements. If trees are desired between the sidewalk and curb, then an additional subsurface drain will be required in addition to the street storm inlets (please see City of Westfield Standards detail G-5 through G-9).**
3. Clear Zone & Site Distance will be in accordance with INDOT Road Design Manual and City Specifications.

Planned Unit Development Proposal

1. What is the width and material of the Greenway Trail?
2. **Retaining walls, fences and masonry walls are not permitted within the right of way. All facilities that are to be placed within the City right of way prior to the issuance of the final building permit must obtain an Encroachment in the Right of Way permit from the Westfield Public Works Department.**

3. *Street Standards: The street design standards shall be the same as those within Centennial. .*

The existing streets in Centennial are of concern due to fire and health safety. The current widths of Centennial Streets cause the fire trucks to go very slowly; because of the cars parking on the street, sometimes collisions occur. With this type of activity happening on smaller width streets, the streets may be designated with no parking signs when the road is built and the speed limit set.

Present City Construction Standards require all driveways to be a minimum of seventy-five (75) feet from the intersection of two (2) streets. Recently variances have been granted to all drives to be closer than seventy-five (75) feet, but the drive must be located at a point farthest from the intersection.

Sidewalks must be five (5) feet in width. Multi-use asphalt paths that are required to be along all perimeter roads (Ditch, 161st and 156th Streets) must be a minimum of eight (8) feet. Utility easements are not allowed to cross street right of way. Utilities will be allowed within the street right of way. Sidewalks shall be provided on both sides of all roadways. Handicap ramps shall conform to the latest INDOT/ADA requirements for color and tactile edges.

4. **All utility easements are required to be a minimum of 20 feet per current City Construction Standard. Easements for rear yard swales shall be a minimum 30 feet in width or 15 feet from the centerline on each property. (City Standards Stormwater Section 306.01)**

Underdrains are required for all roadways and must meet the City of Westfield Standards and Specifications. As-built drawings must be submitted to the GIS Division of WPWD in the appropriate format for approval. The Digital As-Built submittal requirements can be found on the City's website.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the City is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Donna Luley, Plan Reviewer
Westfield Public Works Department

CC: Greg Hoyes, HCSO
Gary Harling, Fire Department
Kevin Todd, Community Development



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

December 12, 2008

The Estridge Companies
ATTN: Bryan Stumpf
14300 Clay Terrace Boulevard, Suite 200
Carmel, IN 46032
VIA E-MAIL: stumpfb@estridge.net

RE: Centennial North PUD Amendment

Dear Mr. Stumpf:

We have reviewed the revised PUD and concept plan submitted to the Hamilton County Surveyor's Office on December 2, 2008, for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield.
2. This proposed project DOES NOT fall within a Westfield Wellhead Protection Area.
3. The proposed project falls in the John Edwards Regulated Drain Watershed and the Osborn & Collins #2 (Williams Creek) Regulated Drain Watershed.
4. Along with all other sections of Centennial, this new part of Centennial will be a Hamilton County Regulated Drain Subdivision.
5. HCSO has no new concerns with this proposed PUD revision.
6. Please submit complete construction plans, the secondary plat, and drainage calculations to this office when they become available.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

Greg Hoyes, AC, CFM
Plan Reviewer

CC: Donna Luley – Westfield Public Works
Al Salzman – City of Westfield
Dave Lucas – HCHD