

Central Christian Church Development Plan NARRATIVE STATEMENT

Central Christian Church of Carmel Indiana owns approximately 81.89 acres (per deed) at the southeast corner of 151st Street and Towne Road. The church is looking to relocate from their current location in Carmel. They are submitting to the City of Westfield for consideration of a Development Plan for Central Christian Church. The church will be on the western approximately 19.99 acres. The church site will drain to a detention pond to be located near the south property line and will discharge into the legal drain which is located along the south property line and drains south. An easement will be in place over the ground to the east of the church for this drainage outlet. The proposed right-of-way for Towne Road is 75' and 50' for 151st Street. There is a 150' right-of-way at the intersection for a future round-a-bout.

The utilities to serve this site are as follows:

- The sanitary sewer service is provided by Citizen's Westfield. There is an existing 24" main along the north side of 151st Street.
- The water service is provided by Citizen's Westfield. There is an existing 12" main approximately 1000' east of the subject site at the end of the Harmony residential project. This main will need to be extended to Towne Road. The Overall Development Plan shows the main being extended along the north side of 151st Street.
- The electric service is provided by Duke Energy. There are power poles along the south side of 151st Street and the west side of Towne Road.
- The gas service is provided by Vectren Gas. The closest main is approximately 3,500' south along Towne Road.

The church is seeking two (2) waivers. The first is to remove curbs along the areas of the parking lot that are planned to be expanded in the future. This will assist the church by not having to remove curbs for future expansion. Currently the plans show no curbs along the northern and southern edges of the parking lot. The second waiver request is to relocate the buffer shrubs along the south property line. These will be relocated to the foundation of the proposed building.