

Daine Crabtree

From: Kevin Kujawa <kevinkujawa1@gmail.com>
Sent: Friday, September 2, 2016 12:41 PM
To: APC
Subject: docket number 1609-PUD-17

Per the above referenced discussion item for adding pool to backyard with 15 feet of clearnace, I am supportive. I am a Viking Meadows resident at 15560 Shining Spring Drive.

Kevin and Dana Kujawa

Daine Crabtree

To: Jennifer Miller
Subject: RE: 1609-PUD-17

From: Jeremy Sebens [<mailto:jeremy.sebens@yahoo.com>]
Sent: Monday, September 5, 2016 10:09 PM
To: Communications <communications@westfield.in.gov>
Subject: 1609-PUD-17

I live in Lot 31 and my backyard backs up directly to Lot 29. I think the larger concern here is the safety for the neighborhood children. There are over 25 kids between the two surrounding cul-de-sacs and most are under the age of 12. I feel that the residents should have known when picking which lot they wanted to build on that this was not a lot that would support a pool and large concrete patio. Of all of the lots in the neighborhood this is the worst one to put a large structure like this on. This neighborhood is very family friendly and filled with children. We built in here because we wanted our children to be able to run around freely and not have to worry about them falling into a pool. If the setback is moved from 25' to 15' and then there is a fence put up, will this allow enough room for the easement? With the way that lots 28, 29, 30, and 31 are positioned I don't think that this is a good idea and should not be approved. If this is approved I think it should be in writing that they must get a fence for the safety of our surrounding children. I understand that these residents have a strong passion for a pool but should the rest of us live with constant concern while our children are outside because of it?

Jeremy Sebens
Lot 31

Daine Crabtree

From: Heather Raymond - Personal <hnraymond@gmail.com>
Sent: Wednesday, September 7, 2016 4:06 PM
To: Daine Crabtree
Cc: 'Bill Lambert'
Subject: FW: 15807 Longship Court (Docket No. 1609-PUD-18)
Attachments: image002.emz; Raymond view of pool 2.JPG; Raymond back patio - view of pool.jpg

Hi Daine,

I appreciate you taking the time yesterday evening to talk with me after the hearing. Attached are the photos of the pool being installed two houses down (note that the property is not in The Manors of Viking Meadows, but the older neighborhood adjoining to The Manors).

Can you also clarify the setback of 25' requirement? Is that an additional 25' after the 15' draining/easement (for a total of 40' not allowing for or does the 25' include the 15' easement?)

Please let us know if you need anything else.

Thanks,

Heather Raymond

Founder / VP of Operations



21 5th Street NE Carmel, IN 46032

direct 317.218.7196

email getheather@truwerkscs.com

From: Bill Lambert [mailto:BLambert@permapools.com]
Sent: Wednesday, August 24, 2016 1:05 PM
To: Heather Raymond <hnraymond@gmail.com>
Subject: FW: 15807 Longship Court (Docket No. 1609-PUD-18)

Hi Heather- Attached is a notice and cover letter that I was going to send out to your neighbors today. I was hoping that you could get a chance to review and approve. Thanks!

Bill Lambert

Perma Pools Corp.

5245 Elmwood Avenue

Indianapolis, IN 46203

317-782-9956



From: Jesse Pohlman [<mailto:jpohlman@westfield.in.gov>]
Sent: Thursday, August 18, 2016 8:39 AM
To: Bill Lambert <BLambert@permapools.com>
Cc: Daine Crabtree <dcrabtree@westfield.in.gov>
Subject: 15807 Longship Court (Docket No. 1609-PUD-18)

Bill –

Attached please find the notice for your use to send to the neighbors. Once you receive the list from the County, then please forward to Daine (cc: on this email), as he will be the planner managing this petition.

The deadline to have your notices postmarked is August 26th. The mailings can be first class, but I recommend the proof of mailing receipt. As we discussed, in addition to the attached, I recommend the notice include a simple cover letter and any exhibits explaining the request.

A public notice sign can be picked up from our office at your convenience, and needs to be placed on the property by August 26th as well.

Once those two forms of notice are complete, then complete and submit the attached affidavit to Daine's attention no later than September 2nd.

This is scheduled for a public hearing at the September 6th Plan Commission meeting, and then assuming they forward a recommendation that evening, would be on the September 12th Council meeting for their adoption consideration.

If you have any questions in the meantime, then please do not hesitate to contact me.

Jesse

Jesse M. Pohlman | Senior Planner
City of Westfield | Economic and Community Development Department
2728 East 171st Street | Westfield, IN 46074
OFFICE: (317) 804-3170 | **MOBILE:** (317) 402-4380





Dear Jesse,

Thanks for giving me the opportunity to speak at the public hearing for 1609-PUD-18 this past Tuesday evening. This is the first time that I have been involved in a matter of this type so I may have missed a couple points of interest that I'd like to clarify and add some further comments to. This is a request for a reduction in the rear yard setback from 25' to 15' to allow the homeowner to construct a swimming pool.

When developers plat subdivisions they are required to meet certain standards (minimums) as approved by the city. Setbacks, buffers, restrictions and other basic requirements are critically important and create the minimums allowed with the hope that each development is built to an even higher standard to benefit everyone. Each time a parcel is divided the lot sizes are fairly much the same size. However, there is always a lot or two that are either larger, or slightly smaller than others. Regardless of the size, the builder and potential buyer are required to deal with the setbacks, buffers and landscape standards that were established in the PUD. In some cases, the builder cannot even build certain homes (floorplan) because it doesn't fit the lot. That seems reasonable and everyone adjusts accordingly.

In this specific case my lot backs up to a small field, but also to another home site where the division (yard line) is at an angle. My lot is about average size for the area, but the lot in question is unique in shape (and size) and as a result, came with some limitations. Due to the overall plat the rears of our homes are already the closest of any. In addition to close proximity, the elevation is a major factor in this matter. There is a drop of about 5'-6' from the rear of the house to the back of the lot. Therefore, any additional improvements (like a pool) would require either a significant amount of fill, a drop-down right at the house, a retaining wall behind the pool, or a combination of both. In addition to reducing the setback to only 15', the drop-off creates another obstacle that makes this change even more unacceptable. The need for a fence adds another layer of complexity. Depending on where/how a fence is constructed it may be useless, or further violate the setback.

The city (and developer) created the standards for a reason. The setback (buildable area) of any lot is critical and is always a major factor, especially with smaller lots. To now allow for a reduction in the setback is totally against the intent to create the necessary buffers. Also, the application included a drawing showing the details of the site. It states there is "access thru empty lot" to the north. Please be aware there is now a totally finished and landscaped home on the adjacent lot. It is NOT empty.

The facts of this matter are very clear and the existing minimum standards should not be further reduced. I encourage you to personally look at the site to see the situation. What is being asked for and shown on the proposal does not tell the entire story of the actual building site.

With the greatest respect to all concerned, by all indications there is no justification to approve any reduction to the minimum setbacks. Thank you for your consideration in this matter.

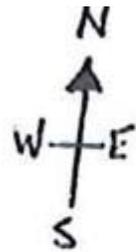
Jeremy Sebens
510 Byrding Court
Westfield, IN 46074
219-730-2944

Aerial view of property lines



* UPDATED *
 IN FOR PERMIT
 2/10/16
 C.M.H.

LOT # 29
 ±12,838 SF
 PAD 894.1 PER PLAN

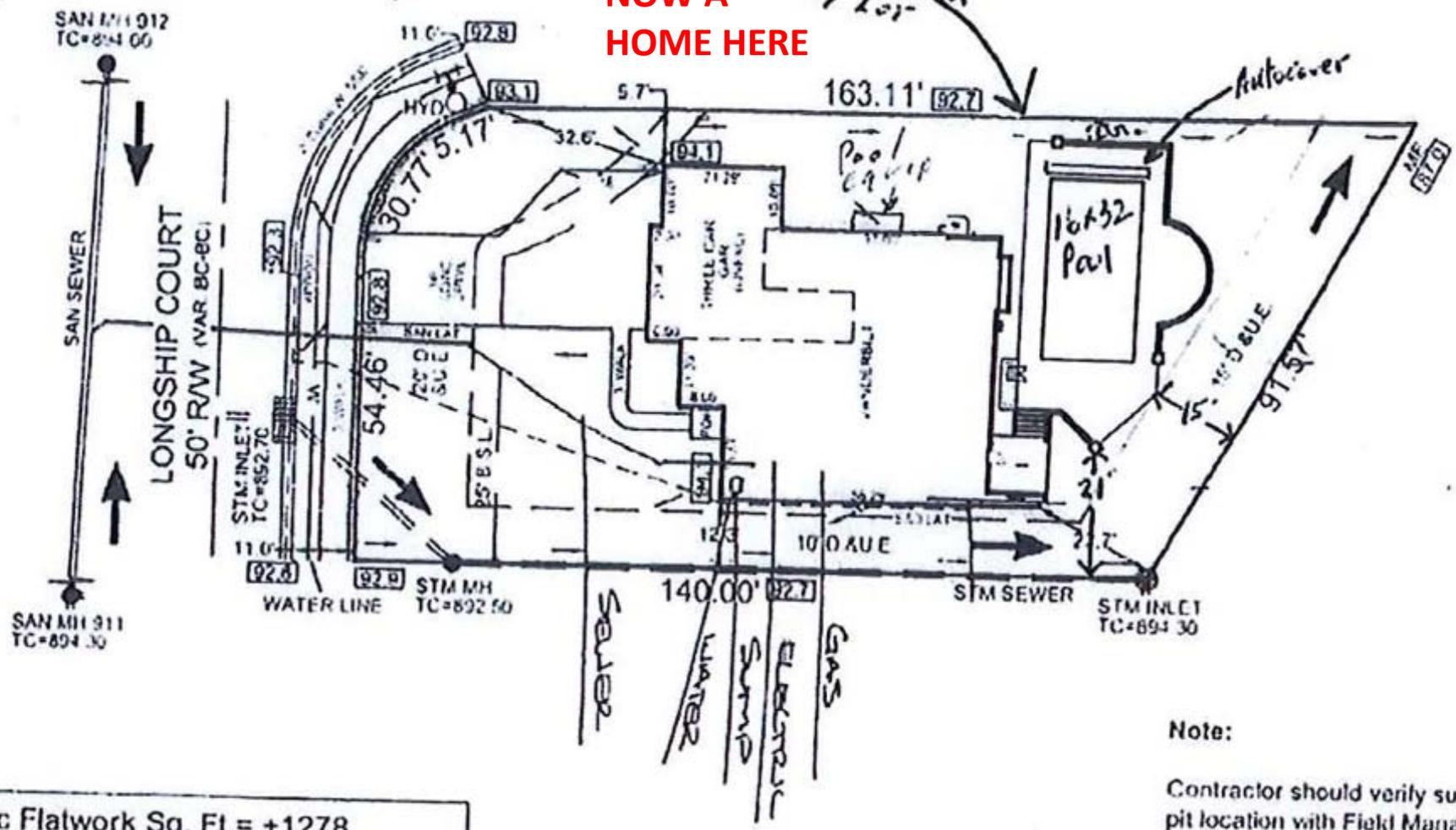


Scale: 1" = 40'

Note:
 Minimum Front Yard - 25'
 Minimum Side Yard - 5'
 Minimum Between Residences - 14'
 Minimum Rear Yard - 20'

NOW A
 HOME HERE

ACCESS THRU
 EMPTY LOT



Conc Flatwork Sq. Ft = ±1278

View of the property line from the south



View of the property line from the south



View of the property line



View of back of the home



View of the steep elevation decline



View of the elevation change from the north



View of property lines from the east



Property line from the northeast



Property line from the east



Property line from the east



Property line from the east



Daine Crabtree

From: Heather Raymond - Personal <hnrayment@gmail.com>
Sent: Tuesday, September 13, 2016 5:34 PM
To: Daine Crabtree
Cc: blambert@permapools.com; alana6292005@yahoo.com; Heather Raymond
Subject: RE: 1609-PUD-18 New Public Comments
Attachments: Evergreen privacy EasternRedCedar.jpg; Raymond pool design edits 9-2016.pdf; Raymond Plot Plan 3-2016.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Daine,

I appreciate you letting us know about the additional comments.

Originally, when Perma Pools submitted the paperwork for the variance, there was not a concern about a retaining wall, so the only item provided was the boundary line impacting the 25' setback. When we signed our paperwork to build, the plot plan that was provided show a minimum setback of 20' (attached Raymond Plot Plan), not the actual 25'. The hand written notes are from the Pulte construction manager that we reviewed in our initial construction meeting, dated 3/3/16. As soon as we started having the pool company and landscapers access the property, we learned we would need to have a retaining wall, which all took place before we closed on the property 6/29/16. We have drawings from 2 different landscape architects, one that include a 4 ft retaining wall around the back of the pool and closer to setback area and another with a 2 retaining walls. The 2 retaining walls showed one wall 18" high close to the house and the one at the back of the pool, 4 ft high. When the house was closer to completion and the backyard had been leveled more for the accurate grade, we spoke with a 3rd landscaper (Patios & More) who proposed putting the retaining wall directly behind our house to alleviate any drop off at the back of the property. Doing this would allow for the area beyond the concrete perimeter around the pool to be level and we would move the extra dirt dug from the pool to fill in and gradually feather down the yard, so there would be no drop off. Putting the retaining wall closer to the house will have virtually no impact on the neighbors and will be safer for children around the pool. The retaining wall will have ornamental landscaping to enhance the aesthetics of the backyard area.

We do plan to include at least 3 large evergreen (see attached Eastern Red Cedar) in the draining & easement in order to reduce the noise level and provide a privacy screen from the neighbor (lot 31) behind us. The trees we are planning to plant will start out 5-6 ft Eastern Red Cedar which grow to 30-60 ft high and 8-25 ft wide. In addition, at the side yard closest to lot 28, we will plant 7 Emerald Green Arborvitae that grow 8-12' high and 3-4' wide as additional privacy. As the attached picture indicates, we do have plans for additional planting for beautification. The exact plants have yet to be determined until we know if we are able to move forward with our pool vision.

We have also gotten one fence quote from Glidden, and will be getting at least one more quote from Bulls Eye, for a 4 ft tall black aluminum fence to surround the pool and immediate landscaping around the concrete. See Raymond pool design attachment for black dotted line to indicate the estimated fence area. We would prefer to have a wooden privacy fence; however, our HOA only allows the 4 ft black fence, so we are adhering to those rules.

We feel we are doing everything within our power to make our backyard safe. We are installing an undermount, locking automatic pool cover, in addition to the fence and moving the retaining wall closer to the home. We have 3 daughters of our own, ages 13, 11 and 6, and we plan to have guests as young as two over to entertain. Safety is our #1 concern to all parties impacted. Every neighborhood has safety issues, including retention ponds that don't have fences with merky, unknown water depths, vehicles that drive through the neighborhood and kids running out into the street, along with

other safety concerns. From the beginning of our meetings with the Pulte sales rep in January 2016 to the final walk through meeting with our construction project manager, it was always communicated that we intended on installing a swimming pool. The HOA even approved the pool on 8/16/16, provided we install evergreen trees along the side yard. We feel we are addressing as many concerns feasible to provide a safe, yet aesthetic environment.

If there are additional questions we can address, please don't hesitate to let me know.

From: Daine Crabtree [mailto:dcrabtree@westfield.in.gov]
Sent: Monday, September 12, 2016 4:30 PM
To: 'Heather Raymond - Personal' <hnraymond@gmail.com>
Cc: 'blambert@permapools.com' <blambert@permapools.com>
Subject: 1609-PUD-18 New Public Comments

Good Afternoon, Heather & Bill:

Please find attached a couple of new public comments that we have received regarding petition #1609-PUD-18. These will be forwarded to the Plan Commission, but wanted to make you aware as well.

There is no need to respond to the comments to City staff or the Plan Commission at this time, just be prepared to respond to any questions the Plan Commission may have for you in light of these comments as part of your presentation at the next Plan Commission meeting.

Regards,

Daine Crabtree | Associate Planner
City of Westfield | Economic and Community Development Department
2728 East 171st Street | Westfield, IN 46074
OFFICE: (317) 804-3170 | **DIRECT:** (317) 416-2586

Daine Crabtree

From: Heather Raymond <getheather@truwerkscs.com>
Sent: Friday, September 23, 2016 12:13 PM
To: Heather Raymond - Personal; Daine Crabtree
Cc: blambert@permapools.com; alana6292005@yahoo.com
Subject: RE: 1609-PUD-18 New Public Comments
Attachments: design_rev-11x17.pdf; Raymond horn beam lining back.JPG; 2015 Montage Brochure.pdf; Techney-Arborvitae-low1.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Daine,

Attached are the revisions of the pool with the narrow trees and the fence.

I have included pictures of the trees and fence for a better visual. We have addressed the safety concerns by including both a locking automatic cover and a fence with locking gates. As you can see by the landscape design, we are addressing the aesthetics concern by surrounding the pool and deck area with tall trees that will provide a screen between each of the neighbors. The fence will actually be steel instead of aluminum with locking gates. There will be no gate at the back of the property, only at the northwest entrance and possibly a second gate on the southend.

We are requesting that we have until May 1, 2017 (weather permitting) to have the fence and screening landscape completed. Due to the delays, pool construction now will take us out of the pool season, so we won't even have the pool opened until early Spring.

We will drop off the landscape plans to the Sebens this weekend and hopefully get some feedback.

Let me know if you have any other questions.

Thank you,

Heather Raymond

Founder & VP, Operations

TruWerks LLC

Direct: 317.218.7196

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Regards,

Daine Crabtree | Associate Planner

City of Westfield | Economic and Community Development Department

2728 East 171st Street | Westfield, IN 46074

OFFICE: (317) 804-3170 | DIRECT: (317) 416-2586



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AMERISTARFENCE.COM | 888-333-3422

ASSA ABLOY, the global leader in door opening solutions

AMERISTAR[®]

ASSA ABLOY



THE MONTAGE® DIFFERENCE



LIFETIME WARRANTY

The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a Lifetime Limited Warranty (*the first of its kind*), backed by an American company with over 30 years of demonstrated excellence in manufacturing ornamental fencing products.



E-COAT vs PAINTED STEEL

Major corrosion problems start from the inside. That's why all products in the Montage family are coated inside and outside. Our galvanized steel framework is subjected to a multi-stage pre-treatment/wash (*with zinc phosphate*), followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership. Simply painting steel on the outside leaves it vulnerable to corrosion, which in turn destroys the entire fence.



Competitors Painted Rail
(outside only)



Montage E-Coated rail
(outside and inside)

-  Acrylic Topcoat
-  Epoxy Primer
-  Zinc Phosphate
-  Galvanic Zinc



BE SURROUNDED WITH

Beauty & Protection

Montage ornamental steel fence is unparalleled in strength and quality, adapts to virtually any terrain, withstands vast shifts in climate yet remains untouched by time in stately elegance.

This fence offers an array of customizable options to fit your unique sense of style and application.



PROFUSION WELDED STEEL vs ALUMINUM

All Montage fence panels are fabricated using Ameristar's ProFusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the ProFusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to residential aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.



Fully rakeable panels



Stair-stepping panels

RAKEABLE vs STAIR-STEP

The ProFusion welded panel design of Montage enables maximum bias for virtually all terrains. Being the only welded steel fence capable of following steep grade changes, Montage follows uneven ground contours like a second skin. This eliminates stair-stepping panels with the flexibility of a 48" rise in an 8' run.

ENVIRONMENTALLY RESPONSIBLE

Ameristar proudly leads the way in manufacturing programs and practices to reduce our carbon footprint and has developed methods to reduce our energy consumption. We consistently monitor air emissions, storm water runoff, and waste water discharge. We also recycle all of our scrap steel, wood, cardboard, plastics, paper and oil products. Montage is fabricated from domestic steel that contains up to 97% recycled content.





CLASSIC™

Timeless Elegance

Classic style features extended pickets that culminate to an arrow-pointed spear capture the beautiful look of old style wrought iron fencing. Single, double and arched walk gates that perfectly match this fence style are also available.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



MAJESTIC™

Modern Beauty

Majestic's flush top rail projects a clean, streamlined look that make it one of the most popular styles in the Montage family. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' panels available with flush bottom rail only)*



GENESIS™

Creatively Distinct

Genesis style's extended flat-topped pickets serve as a foundation for your choice of accent finials providing a customized design. Single, double and arched walk gates that perfectly match this fence style are available as well.

- ❖ *2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail*



WARRIOR™

Traditional Character

Alternating picket heights coupled with each picket culminating into an arrow-pointed spear, give the Warrior style a distinctive look that is a hallmark of wrought iron fencing. Single and double swing gates that perfectly match this fence style are also available.

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail



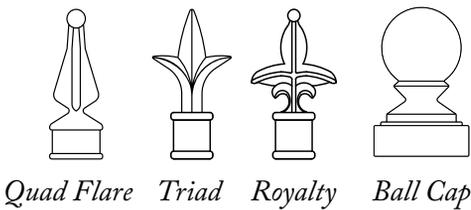
CRESCENT™

Sophisticated Charm

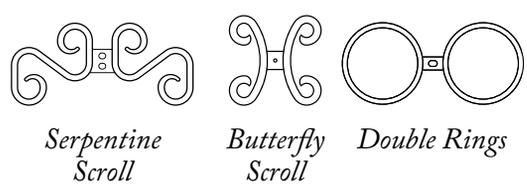
Crescent style is a unique old world look with pressed-spear pickets protected by arched steel loops. Single and double swing gates that perfectly match this fence style are also available. *(Not rakeable).*

- ❖ 2-rail panels in 3', 3½', 4' and 5' heights, with a standard or flush bottom rail
- ❖ 3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail

FINIALS & ADORNMENTS



Quad Flare Triad Royalty Ball Cap



Serpentine Scroll Butterfly Scroll Double Rings

COLOR OPTIONS



Black Bronze

MONTAGE® POOL, PET & PLAY

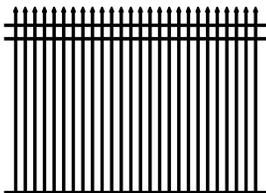


Relax or Splash

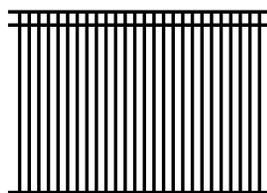
SAFELY & IN STYLE

Montage Pool, Pet & Play provides additional safety for pets and children with 3" airspace between pickets. The 3" airspace of the Montage Pool, Pet & Play gives these panels a more robust appearance, as well as increased panel strength due to the additional picket to rail connections.

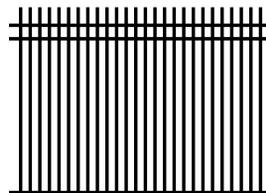
- ❖ *2-rail panels in 3', 3½' and 4' heights, with a standard or flush bottom rail (available in Majestic or Gemini only)*
- ❖ *3-rail panels in 3', 3½', 4', 5' and 6' heights, with a standard or flush bottom rail (4½' Majestic panels available with flush bottom rail only)*



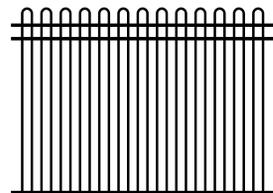
Classic



Majestic

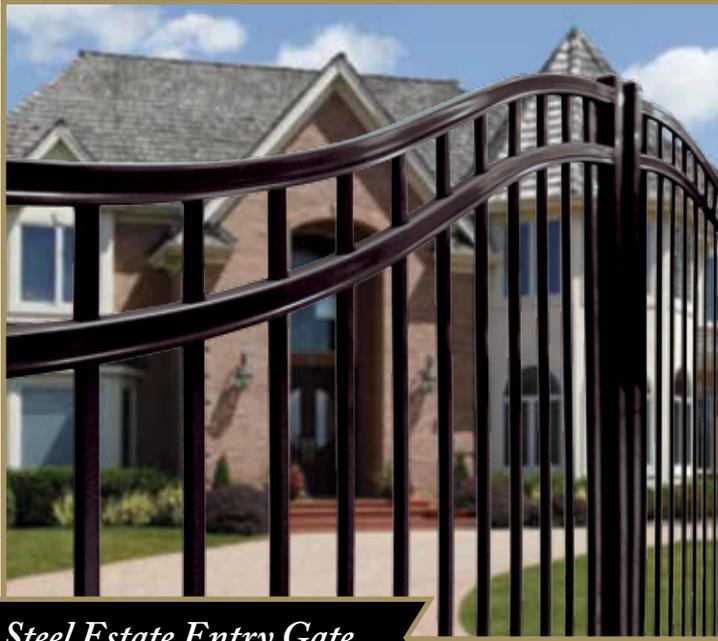


Genesis



*Gemini
(not rakeable)*

AVAILABLE GATE SYSTEMS



Steel Estate Entry Gate



EXPERIENCE YOUR

Grand Entrance

For the perfect finishing touch to your project, Montage offers several gate options to compliment any installation. Montage's single arched swing gates, traditional single swing and double swing gates are crafted with fully welded construction for years of durability. Fabricated with the same components as the fence panel these Montage gates provide a seamless transition from ornamental fence to decorative gate. A variety of steel Estate® Entry Gates are also available to accent any entry.



WHY CHOOSE AMERISTAR

KNOWLEDGE & EXPERIENCE

Ameristar was chartered 30 years ago in response to the demand by consumers and specifiers for specialty fence products. Ameristar offers an aesthetically pleasing product that is both high in quality and affordability. This has been achieved by maximizing high-volume productivity, increasing product design strength, and promoting simplistic installation.

PROVEN CAPABILITY

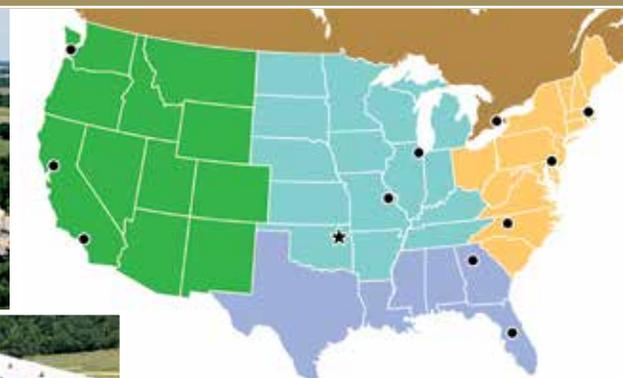
Ameristar's integrated in-house process and extensive raw material inventory results in much improved productivity and availability compared to the competition. By having a vast finished goods inventory, Ameristar is capable of delivering finished products faster than competitors who sublet the majority of their operations.

INDUSTRY LEADERSHIP

Over the years Ameristar has continually raised the bar across the board in the manufacturing of high quality, innovative fencing products. Our demonstrated commitment to upholding higher values translates into superior products that go far beyond merely meeting minimum industry standards.



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.



LEGEND

- ★ Ameristar Headquarters
- Sales & Service Centers



Part #9719 | Revised 07/2015



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