CRITERIA CHECKLIST

PROJECT DATA	
PARKING PROVIDED	68 SPACES
PARKING REQUIRED	1 SPACE PER 300 SF, 43 TOTAL REQUIRED SPACES
LOADING AREA PROVIDED	2 LOADING ZONE PROVIDED
LOADING AREA REQUIRED	2 LOADING ZONE REQUIRED

LAND INFORMATION	
LAND LOT / DISTRICT	WILL BE PROVIDED BY OVERALL DEVELOPER
PARCEL NUMBERS	N/A
BOUNDARY SURVEY	A BOUNDARY SURVEY WILL NEED TO BE PROVIDED
TOPOGRAPHICAL SURVEY	A TOPOGRAPHICAL SURVEY WILL NEED TO BE PROVIDED
ENVIRONMENTAL REPORT (PHASE 1)	WILL BE COMPLETED BY DEVELOPER
GEOTECHNICAL REPORT	WILL BE PROVIDED BY DEVELOPER
DETENTION EVALUATION	PROVIDED BY OVERALL DEVELOPMENT
CUT / FILL EVALUATION (APPROX)	MINIMAL CUT / FILL QUANTITIES ARE ANTICIPATED
OFF SITE IMPROVEMENTS	N/A
EASEMENTS	INVESTIGATION OF EXISTING DRAINAGE EASEMENT IS REQUIRED TO UNDERSTAND IF VACATION OR RELOCATION IS AN OPTION.

ZONING INFORMATION	
EXISTING ZONING	PUD
ADJACENT ZONING	PUD
CONDITIONS OF REZONING	UNKNOWN
BUILDING HEIGHT LIMIT	UNKNOWN

OPERATIONS INFORMATION	
DRIVE THRU ALLOWED	PERMITTED
24 – HOUR SERVICE ALLOWED	PERMITTED
BEER / WINE SALES ALLOWED	PERMITTED
MINUTE CLINIC ALLOWED AND PERMITTED USE	PERMITTED
SIGNAGE LOCATION & REQUIREMENTS	COORDINATED WITH SIGN VENDOR

LANDSCAPE INFORMATION	
EXTERNAL REQUIREMENTS	EXTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
INTERNAL REQUIREMENTS	INTERNAL LANDSCAPING WILL NEED TO BE PROVIDED
EXISTING TREES	NONE
PROPOSED TREES	PUD REQ'D = 1 EVERGREEN PER 30' ALONG 146TH STREET AND DITCH ROAD PUD PROVIDED: (530' LF) 18 EVERGREEN TREES INTERIOR REQ'D = 10 SHADE, 10 ORNAMENTAL/EVERGREEN PER ACRE OF GREEN SPACE INTERIOR PROVIDED: (0.60± ACRE GREEN SPACE) 6 SHADE, 6 ORNAMENTALS FOUNDATION PLANTS REQ'D: 1 ORNAMENTAL OR SHRUB PER 12' LF OF BLDG FOUNDATION PROVIDED: (475' LF BLDG) 20 ORNAMENTALS, 20 SHRUBS

ACCESS INFORMATION	
CURB CUT EVALUATION	TWO FULL ACCESS DRIVE WAYS WILL BE PROVIDED ON WATERLEAF DRIVE. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON DITCH ROAD. ONE RIGHT IN AND RIGHT OUT ACCESS WILL BE PROVIDED ON 146TH STREET.
DECELERATION LANES	ACCEL TAPERS AND DECEL TAPERS ARE ANTICIPATED AT BOTH RIGHT IN / RIGHT OUT ENTRANCES.
LINES OF SITE	UNOBSTRUCTED
MAJOR ROAD JURISDICTION	DITCH ROAD
MINOR ROAD JURISDICTION	146TH STREET

STORM AND UTILITY INFORMATION	
STORM AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
ELECTRIC AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
TELEPHONE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
CABLE AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
WATER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
SEWER AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT
GAS AVAILABILITY	AVAILABLE BY OVERALL DEVELOPMENT

SITE DATA	
SITE AREA	1.92 ACRES ± (83,598 S.F.)
PERVIOUS AREA	0.60 ACRES ± (26,136 S.F.)
IMPERVIOUS AREA	1.32 ACRES ± (57,462 S.F.)
MAXIMUM IMPERVIOUS AREA	N/A
BUILDING AREA	12,900 S.F.
BUILDING DENSITY	12,900 S.F. (BLDG) 83,598 S.F. (LOT) = 15%
MAXIMUM BUILDING DENSITY	N/A

SITE QUANTITIES	
HEAVY DUTY ASPHALT	4,017 S.Y. ±
LIGHT DUTY ASPHALT	1,280 S.Y. ±
CURB	2,589 L.F. ±
SIDEWALK	765 L.F. ±
CUT / FILL QUANTITIES	±1,500 C.Y. IMPORT
ASPHALT PATH	435 S.Y. ±
CURB AND GUTTER	1,065 L.F. ±
RIGHT OF WAY ASPHALT	1153 S.Y. ±

PROPOSED SITE LEGEND

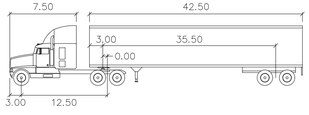
- DIRECTIONAL ARROWS, PAINTED WHITE
- DRIVE THRU / ONE WAY — WORDS "DRIVE THRU" & "ONE WAY", PAINTED WHITE
- ADA ACCESSIBLE PARKING SPACE
- CONCRETE TRANSFOMER PAD
- ORNAMENTAL TREE
- EVERGREEN TREE
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT-OF-WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT / SIDEWALK
- SHADE TREE

RISK ASSESSMENT:

1. SITE INFORMATION WAS PROVIDED FROM DEVELOPMENT PLAN DRAWING.
2. PROPERTY LINES, BUILDING SETBACKS, AND EASEMENTS TAKEN FROM A DEVELOPMENT PLAN DRAWING AND WILL NEED TO BE VERIFIED WITH CURRENT TOPOGRAPHIC AND BOUNDARY SURVEY.
3. BASED UPON SITE GEOMETRY A WB-50 IS THE LARGEST VEHICLE THAT CAN BE UTILIZED.
4. PERMANENT DRAINAGE EASEMENT WILL NEED TO BE RELOCATED TO AVOID BUILDING.
5. SITE MUST COMPLY WITH HARMONY PUD. BUILDING MUST COMPLY WITH HARMONY PUD AND SR32 OVERLAY DISTRICT ARCHITECTURAL STANDARDS.
6. RIGHT IN AND RIGHT OUT ACCESS ON TO DITCH ROAD WILL NEED TO BE APPROVED BY THE CITY OF WESTFIELD.
7. RIGHT IN / RIGHT OUT ACCESS @ 146TH STREET WILL NEED TO BE APPROVED BY THE HAMILTON COUNTY COMMISSIONERS AND HIGHWAY DEPARTMENT.

GENERAL SITE NOTES:

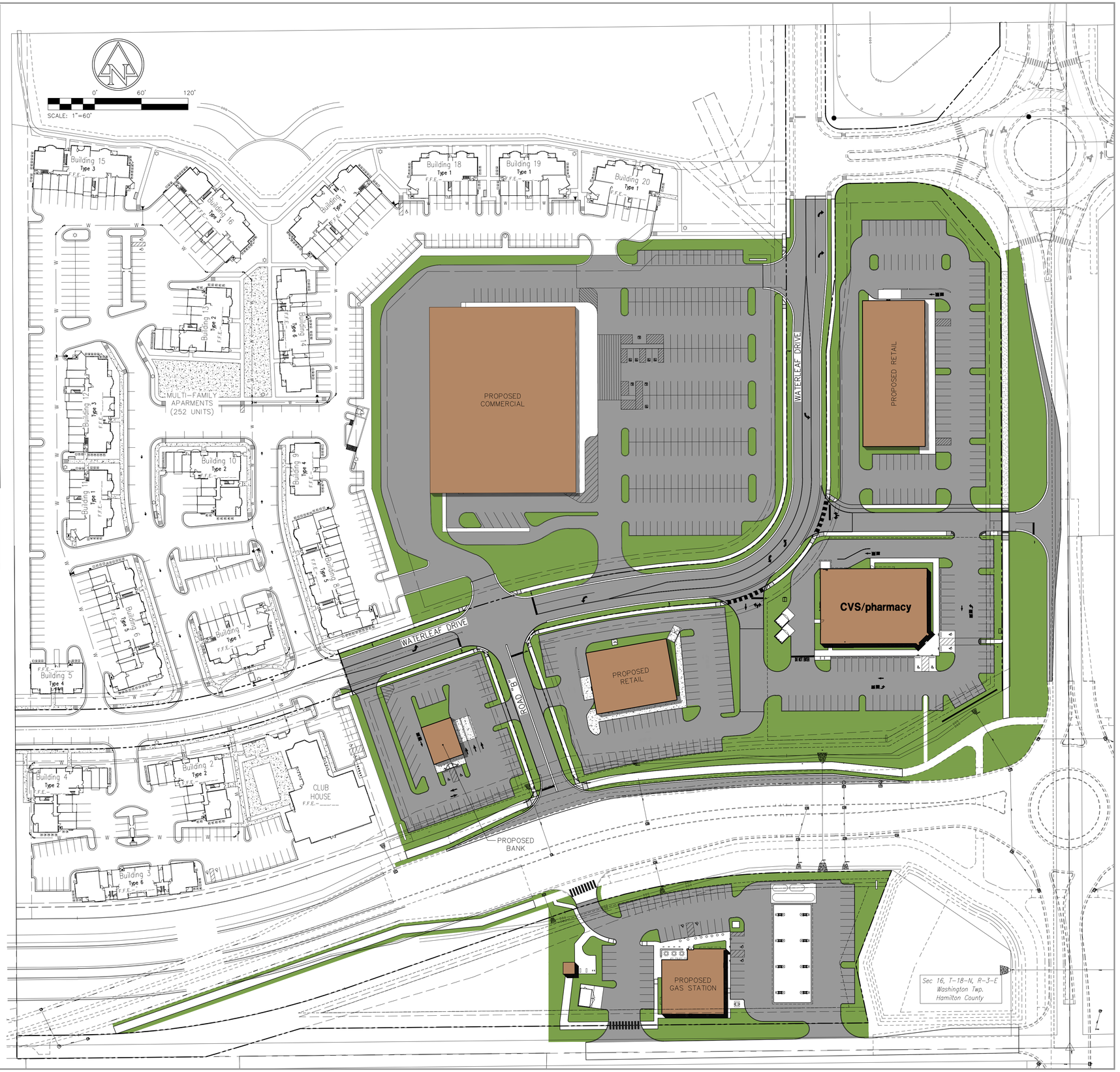
1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
2. ALL DIMENSIONS ARE TO OUTSIDE OF BRICK OR FACING MATERIAL WHERE APPLICABLE.
3. CVS MUST DELIVER IN TRUCKS NOT LONGER THAN 50'-0" DUE TO SITE GEOMETRY.
4. ALL ELEVATIONS SHOWN AT INTERSECTION AND ENTRANCES ARE ASSUMED TO BE AT THE SAME ELEVATION. SINCE INTERIOR ACCESS ROAD IS NOT DESIGNED AND THE INTERSECTION OF 146TH STREET AND DITCH ROAD IS UNDER CONSTRUCTION.



WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

ACCEPTABLE GRADES:
ENTRANCE 7%
UNLOADING TRUCK 4%
HANDICAP PATH < 2%
PARKING 1 1/2-5%



CVS pharmacy

12,900 TYPE-A-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: XXXXX
146th STREET AND DITCH ROAD
WESTFIELD, INDIANA
PROJECT TYPE:
DEAL TYPE:
CS PROJECT NUMBER: 89946

ARCHITECT OF RECORD

CONSULTANT:

AMERICAN STRUCTUREPOINT INC.
7260 SHADELAND STATION
INDIANAPOLIS, INDIANA 46256
p:(317) 547-5580 f:(317) 543-0270
www.structurepoint.com

DEVELOPER:

TMC Indiana 2, LLC
501 Pennsylvania Parkway, Ste. 160
Indianapolis, Indiana 46280
Phone (317) 574-7333
Fax (317) 574-7336
Contact: Craig Forgey

SEAL:

REVISIONS:

PLANNING MGR:	ART
DRAWING BY:	RCB\PED
DATE:	07/21/2016
JOB NUMBER:	2015.01305

TITLE: SCHEMATIC SITE PLAN

SHEET NUMBER: SK-2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

PLOT SCALE: 1:1 EDIT DATE: 07/21/16 09:51:58 EDITED BY: - SSWD DWG FILE P:\2015\01305\Drawings\Civil\Exhibits\00 - Overall Conceptual Plans\2016-07-21\2015.01305.02 OVERALL CONCEPT PLAN.01 RENDERING

FRONT ELEVATION (STREET FRONTAGE)

SCALE: 1/8" = 1'-0"

RIGHT ELEVATION (STREET FRONTAGE)

SCALE: 1/8" = 1'-0"

REAR ELEVATION (BACK)

SCALE: 1/8" = 1'-0"

LEFT ELEVATION (3RD SIDE ARCHITECTURE)

SCALE: 1/8" = 1'-0"

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN

09.01.2016

BUILDING PERSPECTIVE

VIEW FROM NORTH EAST CORNER OF SITE. LOOKING SOUTH WEST

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN

CVS pharmacy

09.01.2016

BUILDING PERSPECTIVE

VIEW FROM INTERSECTION OF DITCH RD. & 146TH ST.

CVS 10983 146TH ST. & DITCH RD. WESTFIELD, IN

CVS pharmacy

09.01.2016

ORDINANCE CHART

Zoning: PUD Harmony, Mixed Use District

Per PUD requirements

BUFFERS

Requirement:

East: No Buffers required
West: No Buffers required
North: Landscape Buffer B; 10' width;
1 evergreen tree + 5 evergreen shrubs/ 30 lf
South: Landscape Buffer A; 20' width;
1.5 evergreen trees + 5 evergreen shrubs/ 30 lf

Required:

North: 461 l.f.; 15 evergreen trees + 77 evergreen shrubs
South: 525 l.f.; 21 evergreen trees + 69 evergreen shrubs

Provided:

North: 15 evergreen trees + 77 evergreen shrubs
South: 150 l.f. of screen wall + 14 evergreen trees + 58 evergreen shrubs

PER UDO REQUIREMENTS

GENERAL SCREENING

Heating and Cooling: Completely screened from view
Dumpster and Loading Areas: 6' high opaque wall.

STREET TREES: By Overall Development

MINIMUM LOT LANDSCAPING REQUIREMENTS: 2.61 acres
Requirement:10 Shade Trees +10 Ornamental or Evergreen + 25 Shrubs/acre
Required: 27 Shade Trees + 27 Ornamental/Evergreen Trees + 66 Shrubs
Provided: 27 Shade Trees + 38 Ornamental/Evergreen Trees + 324 Shrubs

FOUNDATION PLANTINGS

Requirement:

Front Facades: 1 shrub or ornamental tree/12 l.f.
Side and Read: Break up walls with plantings every 40 l.f.

Required:

Front Facades: 80 l.f.; 7 ornamental trees or shrubs
Side and Rear: 234 l.f.; 5 areas of plantings

Provided:

Front Facades: 12 shrubs
Side and Rear: West and South Facade broken with plantings

MONUMENT SIGNS

Requirements: s.f. of planting bed equal to one (1) side of the Monument Sign
Required: Unknown at this time.
Provided: 220 s.f. of planting bed

INTERIOR PARKING = 64 spaces/30,346 sf
Requirement:10% in islands; 1 Tree + 4 Shrubs per island.
Required: 3,035 s.f. of islands.
Provided: 3,054 s.f. in 12 islands; 11 trees (2 trees provided elsewhere on site to accommodate Utilities) + 57 shrubs

PERIMETER PARKING: 363 l.f.
Requirement:1 Tree/30 lf + 1 Shrub/3 lf parking area
Required:

East:16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North:16 spaces @ 9 width = 146 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

Provided:

East:16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
North:16 spaces @ 9 width = 144 l.f.; 5 trees + 48 shrubs
West: 5 spaces @ 9 width = 45 l.f.; 2 trees + 15 shrubs

GENERAL LANDSCAPE & PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches.Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

0' 20' 40'
SCALE: 1"=20'

HATCH LEGEND

Areas to receive Lawn

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

context DESIGN
12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

GETGO HARMONY

ALYSSA P. PRAZEAU REGISTERED No. 2002-132 STATE OF INDIANA LANDSCAPE ARCHITECT

CERTIFIED BY

ISSUANCE INDEX
DATE:
07-21-2016
PROJECT PHASE:

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.01305

PLANTING PLAN

C700

PLOT DATE: 8/26/2016 11:26 AM
PLOT SCALE: 1:30
EDIT DATE: 8/26/2016
EDITED BY: JBRAUN
DRAWING FILE: M:\15-889 Get Go Harmony\Dwg\L-RB_889.dwg

NORTH ELEVATION

SOUTH ELEVATION

DLA ARCHITECTURE interior design

Giant Eagle GetGo - Harmony, IN

27 September, 2016

WEST ELEVATION

EAST ELEVATION

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PERSPECTIVE 1

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PERSPECTIVE 2

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PERSPECTIVE 3

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PERSPECTIVE 4

27 September, 2016

DLA ARCHITECTURE interior design

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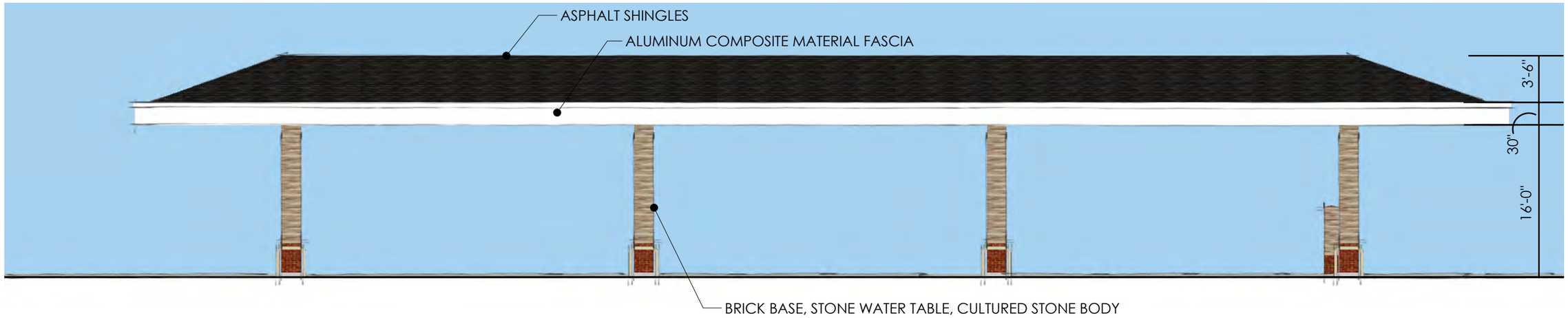
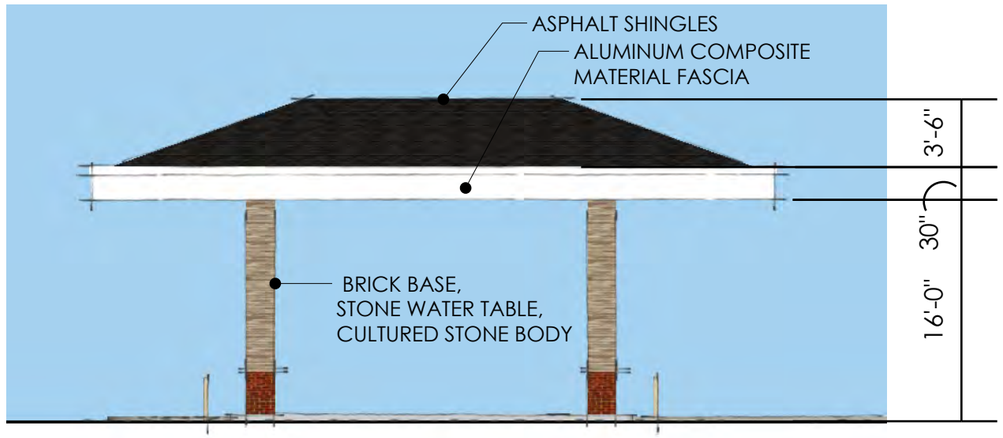
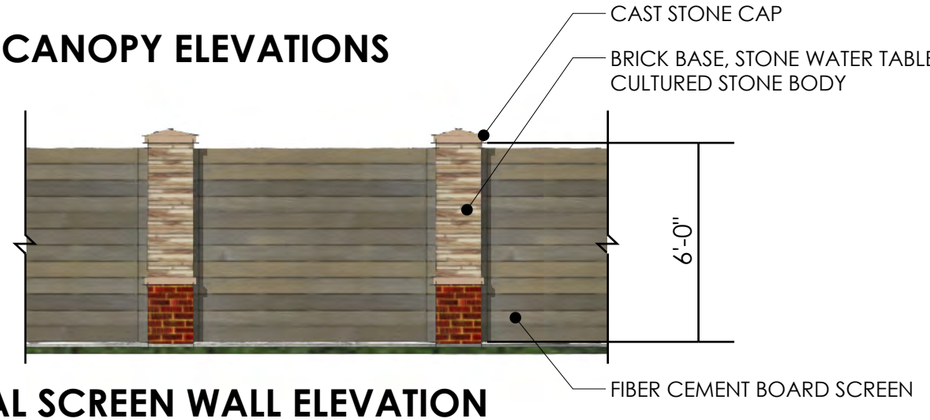
PERSPECTIVE 5

27 September, 2016

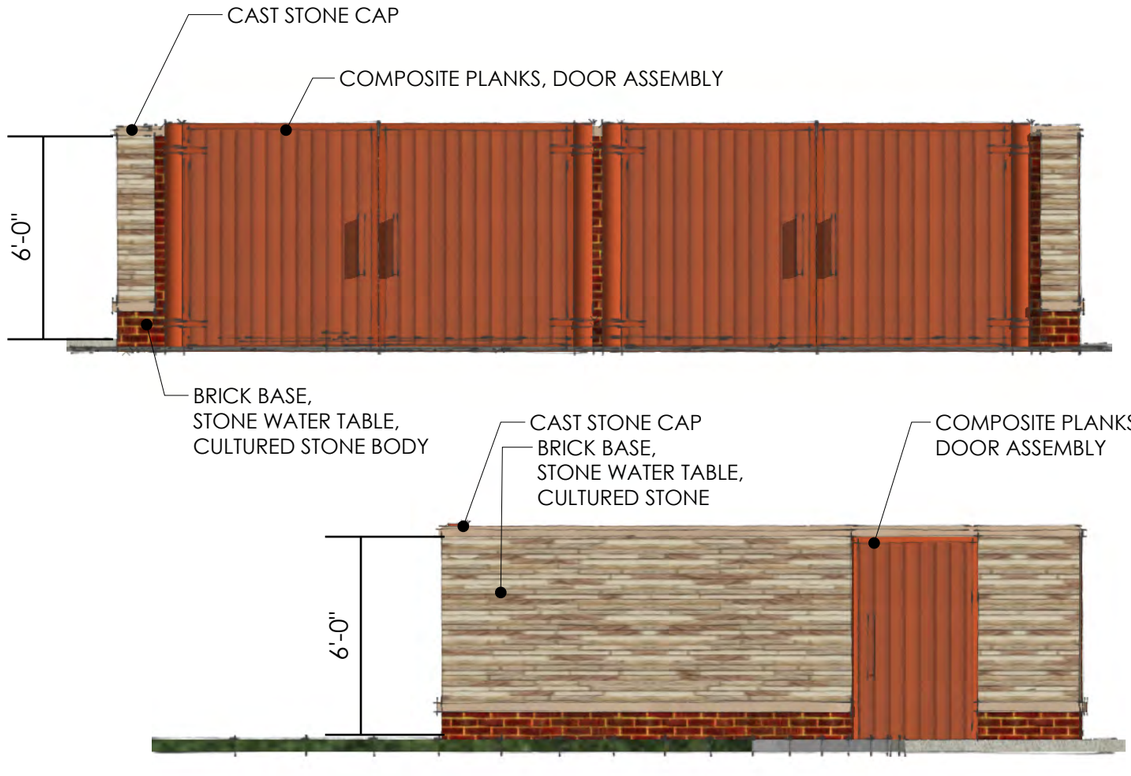




FUEL CANOPY ELEVATIONS



TYPICAL SCREEN WALL ELEVATION



TRASH ENCLOSURE ELEVATIONS

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