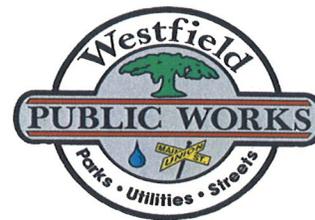


Revised

WESTFIELD PUBLIC WORKS



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January 20, 2009

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

RE: Centennial North Primary Plat Review

Dear Mr. Stumpf:

The Westfield Public Works Department (WPWD) has reviewed the proposed Primary Plat for Centennial North Development (202 lots on 118 acres) and offers the following comments.

General

1. The Developer should dedicate, free of charge, all required utility easements, Multi-use path easements, right of way and fiber optic easements prior to start of construction.
2. All water lines must wrap the cul-de-sacs by 75%.
3. 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). This is true even within the interior of the subdivision. Underdrains are required for all roadways and must meet the City of Westfield Standards and Specifications. Please do not put trees on top of the water or sanitary lines.**
4. Clear Zone & Site Distance will be in accordance with INDOT Road Design Manual and City Specifications.
5. **All water and sanitary lines must have a minimum of 10' separation horizontally and 2' vertically.** Please change ALL 90° bends so that they are depicted with two (2) 45° bends. Please provide fire hydrants with valve every 300' per WFD.

- 6. 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. The length of a cul-de-sac is not to exceed 600 feet per the City of Westfield Standards and Specifications.**

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.

7. Where is the Force Main going to? 20" wide access drive to the Lift Station is required and this needs to be a full depth asphalt drive.
8. The distance from the sanitary lines to any body of water needs to be 10' and the distance from any body of water to the road needs to be 50'. If the distance to a road cannot meet the 50' requirement, barriers (i.e. mounds, guard rails, etc) may be substituted with approval from Westfield DPW.
9. If a force main is within a 100 year flood plain air relief valves shall be required.
10. Written verification regarding the traffic study will be required from your Engineer for the project to the effect that no substantial changes have occurred in the surrounding environment and traffic pattern.

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

January 9, 2009

The Schneider Corporation
ATTN: Sean Downey
8901 Otis Avenue
Indianapolis, IN 46216-1037
VIA E-MAIL: SDowney@schneidercorp.com

RE: Centennial North Subdivision

Dear Mr. Downey:

We have reviewed the DPR submittal to the Hamilton County Surveyor's Office on January 7, 2009, for this project and have the following comments:

1. The proposed project falls in incorporated area and MS4 jurisdiction of the City of Westfield.
2. The proposed project falls in the John Edwards Regulated Drain Watershed and the Osborn & Collins #2 (Williams Creek) Regulated Drain Watershed.
3. This proposed project DOES NOT fall within a Westfield Wellhead Protection Zone.
4. Along with all other sections of Centennial, this new part of Centennial will be a Hamilton County Regulated Drain Subdivision.
5. This site has the Charles Osborn #3 Arm of the Osborn & Collins #2 Regulated Drain within the boundary. Drainage will need to be addressed for the off-site watersheds of this drain
6. All pipeline crossing will need to be approved by our office and the pipeline companies. If issues arise during discussion with the pipeline companies, please keep HCSO informed, as variance from our design standards is the absolute last resort.

7. No landscaping will be allowed to encroach into regulated drain easements, interfere with proper off-site drainage, or inhibit access to detention ponds or easements.
8. Although the Hamilton County Surveyor's Office has reviewed this primary plat and issued a comment letter, this office will not be limited by the primary plat in regards to the pond sizes or location, drainage easement widths, storm sewer locations, lot layout, landscape layout, or any other drainage related issues. Insufficient information is presented to conduct a complete drainage review and changes may be required during the construction planning stage.
9. Please submit complete construction plans, the secondary plat, and drainage calculations to this office when they become available. When submitting construction plans, please make sure the plans meet all the specifications and requirements of the Hamilton County Surveyor's Office for a Regulated Drain Subdivision.
10. Please note that further comments may be necessary at a later date.

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
Kevin Todd – City of Westfield
Dave Lucas – HCHD
Bryan Stumpf – Estridge Development