CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_12_07_2015

Monday, December 07, 2015 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Monday, December 07, 2015 at 07:00 PM**

MEETING PLACE: **Westfield City Hall- Assembly Room**

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - November 16, 2015
Documents: Meeting Minutes 12/16/15

Review APC Rules & Procedures

ITEMS OF BUSINESS

1511-ODP-23 & 1511-SPP-23
Bridgewater Parks Area
Southwest of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 10 residential lots and 3 blocks on approximately 12.7 acres +/-, located in the Bridgewater Club PUD District.
Documents: Exhibit 1 - Staff Report | Exhibit 2 - Location Map | Exhibit 3 - Concept Plan | Exhibit 4 - Primary Plat and Overall Development Plan | Exhibit 5 - Narrative Description

1511-DDP-22
Bridgewater Golf Facility Building
Southwest corner of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Detailed Development Plan review for a golf course maintenance facility on approximately 2.4 acres +/-, located in the Bridgewater Club PUD District.

Documents: Exhibit 1 - Staff Report | Exhibit 2 - Location Map | Exhibit 3 - Site Plan | Exhibit 4 - Building Elevations | Exhibit 5 - Landscape Plan | Exhibit 6 - Lighting Plan

1512-PUD-25 [PUBLIC HEARING]
Tamarack PUD
Northeast corner of 161st Street and Oak Road
M/I Homes of Indiana, LP by Nelson & Frankenberger requests a change of zoning of 34.8 acres +/- from SF2: Single-family Low Density District to the Tamarack PUD District.
Documents: Exhibit 1 - Staff Report | Exhibit 2 - Location Map | Exhibit 3 - Concept Plan | Exhibit 4 - Concept Plan Comparison | Exhibit 5 - Character Exhibits | Exhibit 6 - Tamarack PUD District Ordinance | Exhibit 7 - Neighborhood Meeting Summary | Exhibit 8 - Petitioner's Narrative | Exhibit 9 - Public Comment | Exhibit 10 - Tamarack Comparison Analysis | Exhibit 11 - List of Tamarack PUD Enhancements | Tamarack Comprehensive Plan Analysis 120715

1512-PUD-26 [PUBLIC HEARING]
Junction PUD Amendment
Northeast corner of U.S. 31 and S.R. 32
Riverview Hospital by Nelson & Frankenburger requests an amendment to the Junction PUD District Ordinance to modify the concept plan and associated development standards for 8.49 acres +/-, located in the Junction PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibits | Exhibit 5: Junction PUD Ord 14-22 | Exhibit 6: Amendment Ord 15-41 | Exhibit 7: GJTG Letter of Support | Exhibit 8: Neighbor Mtg Summary

1511-PUD-23 [PUBLIC HEARING]
Bridgewater PUD Amendment – Parcel J (Townhomes)
Northwest corner of Gray Road and Guerin Way
Bridgewater Masters, LLC by H. Gibson Land Surveying, LLC requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.
Documents: Exhibit 1 -Staff Report | Exhibit 2 - Location Map | Exhibit 3 - Conceptual Site Plan | Exhibit 4 - Building Character Exhibit | Exhibit 5 - Bridgewater PUD Ordinance Amendment_Ordinance 15-36 | Exhibit 6 - Bridgewater PUD Ordinance_Ordinance 06-49 | Exhibit 7: Public Comments | Exhibit 8 - Neighborhood Meeting Summary | Presentation

1512-ODP-24 & 1512-SPP-24 [PUBLIC HEARING]
Mapleridge
East side of Oak Road, north of 151st Street
Langston Development Co. Inc. by Terra Site Development, Inc. requests review of an amendment to the Overall Development Plan and Primary Plat of 66 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.
Documents: Exhibit 1 Staff Report | Exhibit 2 Location Map | Exhibit 3 Development Plan | Exhibit 4 Mapleridge PUD Ordinance 14-50

1512-DDP-23 [PUBLIC HEARING]
Hampton Inn
Southwest corner of Wheeler Road and Westfield Park Road
Holladay Properties requests Detailed Development Plan review for a Hampton Inn hotel on approximately 2.66 acres +/-, located in the Hall and House PUD District.
Documents: Exhibit 1 Staff Report | Exhibit 2 Location Map | Exhibit 3 Development Plan | Exhibit 4 Elevations | Exhibit 5 Hall and House PUD Ordinance

1512-ODP-25 & 1512-SPP-25 [PUBLIC HEARING]
Harmony, Sections 4-7
Estridge Development Management requests Overall Development Plan and Primary Plat review of 471 single-family residential lots on approximately 138.8 acres+/-, located in the Harmony PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Detailed Development Plan | Exhibit 5: Landscape Plan | Exhibit 6 Waiver Requests

1512-PUD-29 [PUBLIC HEARING]
Maple Knoll PUD Amendment – Maple Glen Elementary Outdoor Classroom/Greenhouse
Northeast corner of 171st Street and Ditch Road
Westfield-Washington Multi School Building Corp by Estridge Homes requests an amendment to the Maple Knoll PUD to allow the construction of an outdoor classroom/greenhouse on approximately 34.32 acres +/-, located in the Maple Knoll PUD District.
Documents: Exhibit 1 Staff Report | Exhibit 2 Location Map | Exhibit 3 Concept Plan | Exhibit 4 Maple Knoll PUD Ordinance 04-02 | Exhibit 5 Proposed Ordinance 15-45

1512-DDP-24 [PUBLIC HEARING]
Maple Glen Elementary Outdoor Classroom/Greenhouse
Northeast corner of 171st Street and Ditch Road
Westfield-Washington Multi School Building Corp by Estridge Homes requests Detailed Development Plan review for an outdoor classroom and greenhouse on approximately 34.32 acres +/-, located in the Maple Knoll PUD District.
Documents: Exhibit 1 Staff Report | Exhibit 2 Location Map | Exhibit 3 Development Plan | Exhibit 4 Elevations | Exhibit 5 Site Plan

1512-PUD-27 [PUBLIC HEARING]
Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.
Documents: Exhibit 1 - Staff Report | Exhibit 2 - Location Map | Exhibit 3 - Concept Plan | Exhibit 4 - Bridgewater PUD District Amendment Ordinance | Exhibit 5 - Neighbor Meeting Summary | Petitioner's Presentation

1512-PUD-28 [PUBLIC HEARING]
Culver's Sun Park PUD
Northeast corner of S.R. 32 and Sun Park Drive
Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of approximately 1.11 acres+/-from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.
Documents: Exhibit 1 - Staff Report | Exhibit 2 - Location Map | Exhibit 3 - Conceptual Site Plan | Exhibit 4 - Building Character Exhibit | Exhibit 5 - Culvers Sun Park PUD Ordinance_Ord 15-44 | Exhibit 6 - Gateway Sub-District Comprehensive Plan Addendum | Exhibit 7: GJTG Letter of Support

1510-ODP-20 & 1510-SPP-20 (CONTINUED)
Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

1506-ZC-02 [CONTINUED]
Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

1506-ODP-16 & 1506-SPP-15 [CONTINUED]
Bent Creek
Northwest corner of 159th Street and Towne Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

Docket Number:	1512-PUD-26 (Ordinance No. 15-41)
Petitioner:	Riverview Health by Nelson & Frankenberger
Request:	An amendment to The Junction Planned Unit Development (PUD) District Ordinance.
Current Zoning:	The Junction PUD District (Ord. 14-22)
Current Land Use:	Undeveloped
Zoning History:	1406-PUD-09 PUD District Ordinance 14-22 (07/14/14) 1507-SPP-16 Primary Plat (07/20/15) 1512-SFP-37 Secondary Plat (pending)
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Illustrative Character Exhibit 5. The Junction PUD Ord. 14-22 6. Amendment Ord. 15-41 7. GJTG Letter of Support
Staff Reviewer:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the November 9, 2015, City Council meeting. The petition was presented to the Grand Junction Task Group (the "GJTG") on November 10, 2015. The petition will receive a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to The Junction Planned Unit Development (PUD) District Ordinance No. 14-22 (the "Original PUD Ordinance") (see **Exhibit 5**) for the 8.49-acres located on the northeast corner of U.S. Highway 31 and State Highway 32, west of Shamrock Boulevard (see **Exhibit 2**).

Property History: The Original PUD Ordinance was adopted by the Council in July 2014. In July 2015, the Plan Commission approved a primary plat that included this property. A secondary plat was subsequently filed and is currently pending. This property is identified as Lot 1 of the Gateway Northeast Quadrant Subdivision.

AMENDMENT REQUEST

The petitioner requests this amendment to the Original PUD Ordinance to update the concept plan and illustrative character exhibits, and corresponding development standards, to accommodate the petitioner's proposed development.

Concept Plan and Illustrative Character Exhibit: The Original PUD Ordinance required the development of the real in substantial compliance with the preliminary concept plan and character exhibits incorporated within the ordinance. The petitioner's vision for the development of the real estate is depicted with the proposed Concept Plan (see **Exhibit 3**) and Illustrative Character Exhibit (see **Exhibit 4**).

Development Standards: The proposed development continues to default to the Original PUD Ordinance and underlying GB: General Business District of the Unified Development Ordinance; however, the proposed amendment addresses a handful of nuances specific to the proposed development as summarized below:

> Building Height: The proposed amendment: (i) establishes a minimum building height of five (5) stories for the proposed "primary building"; (ii) acknowledges the primary building's "wing" may be a minimum of two (2) stories; (iii) requires the remaining two proposed "outlot" buildings to be a minimum of eighteen (18) feet. The Original PUD Ordinance established a minimum of three (3) stories along US31 and two (2) stories for the other buildings on the property.
>
> Parking Standards: The petitioner has master planned the development as a single campus with shared parking for complementary uses that are anticipated to have off-set peak hours. As a result, this is reflected in the proposed amendment.
>
> Landscaping Standards: The petitioner's design team anticipates that due to the more urbanized design and site constraints with utility easements, that the UDO's detention/retention and landscaping requirements may not be feasible. As a result, the amendment contemplates a hardscaped design and permissive adjustment to required plantings at the time of the development plan review and approval.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as the "Gateway Sub-District" within the "Downtown" land use classification. The Downtown area was further studied in 2008 after the formation of the Grand Junction Task Group (the "GJTG"). The study resulted in an amendment to the Comprehensive Plan know as the Grand Junction Master Plan and Addendum, adopted in 2009. Subsequently, amendments to the Comprehensive Plan were adopted in 2013, for the Grand Junction Implementation Plan (the "Implementation Plan"), and in 2015 with the adoption of the Grand Junction Sub-District Addendum (collectively, the "Grand Junction Plan").

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a broad summary of the goals and objectives of the Gateway Sub-District (as recently adopted by the Grand Junction Sub-District Addendum):

> Vision: "[r]edevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield's front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place."
>
> Land Use: "Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as standalone buildings or as part of a multi-story, mixed-use building."
>
> Design Requirements: "All designs should pay special attention to the street-level of the building by providing elements that are pedestrian scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians."
>
> Amenities: "It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible."
>
> Site Access & Circulation: "Direct vehicular access from State Road 32 will not be allowed… safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important."
>
> Architectural Design: "[t]he buildings…need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district."

As noted in the Grand Junction Sub-District Addendum, prior to the City's approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the GJTG (or its designees, successors, or assigns). As a result, the petitioner met with the GJTG on November 10, 2015, to present the proposed amendment. Attached at **Exhibit 7** is the GJTG's letter of support.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 7, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the December 7, 2015, Plan Commission meeting.**
2. **Recommendation:**

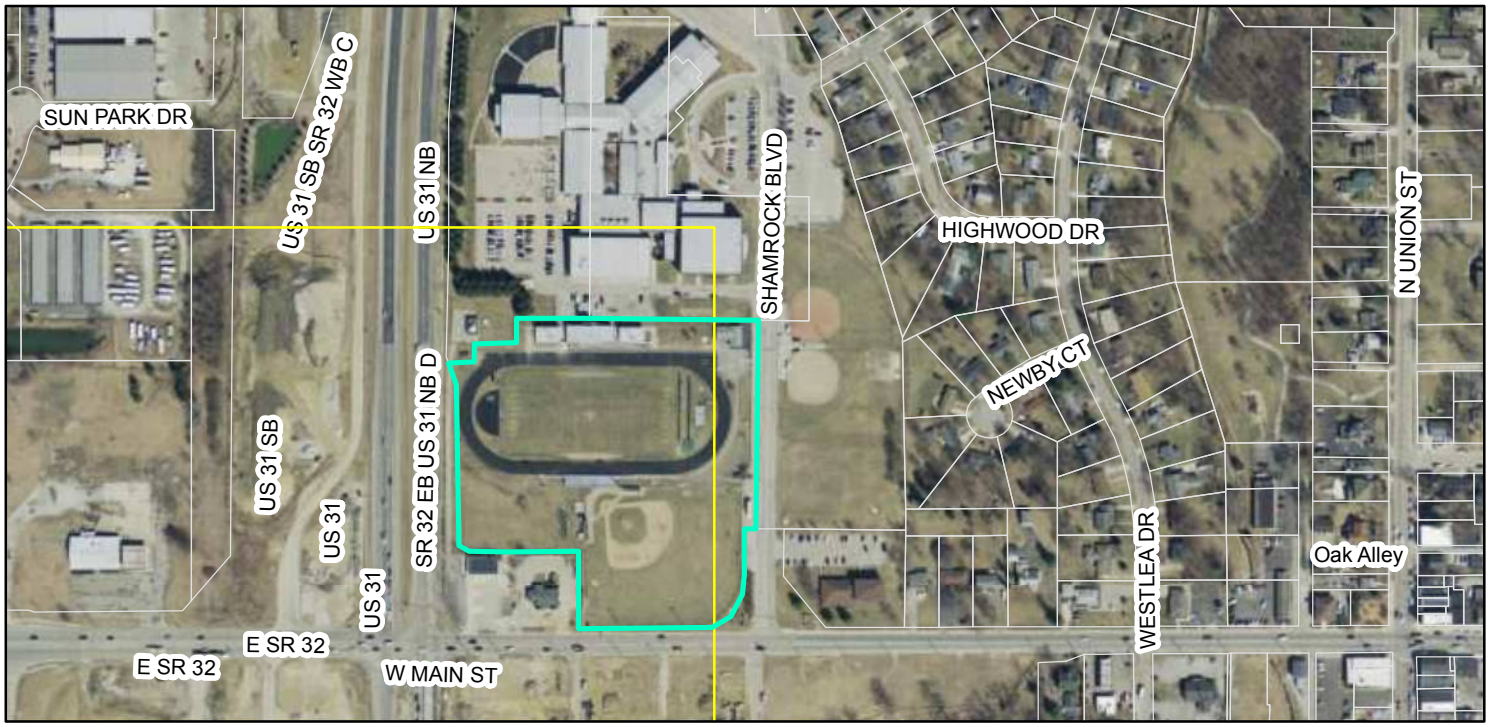
   Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
3. If any Plan Commission member has questions or concerns prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Location Map
The Junction PUD District Amendment
1512-PUD-26 / Ordinance 15-41

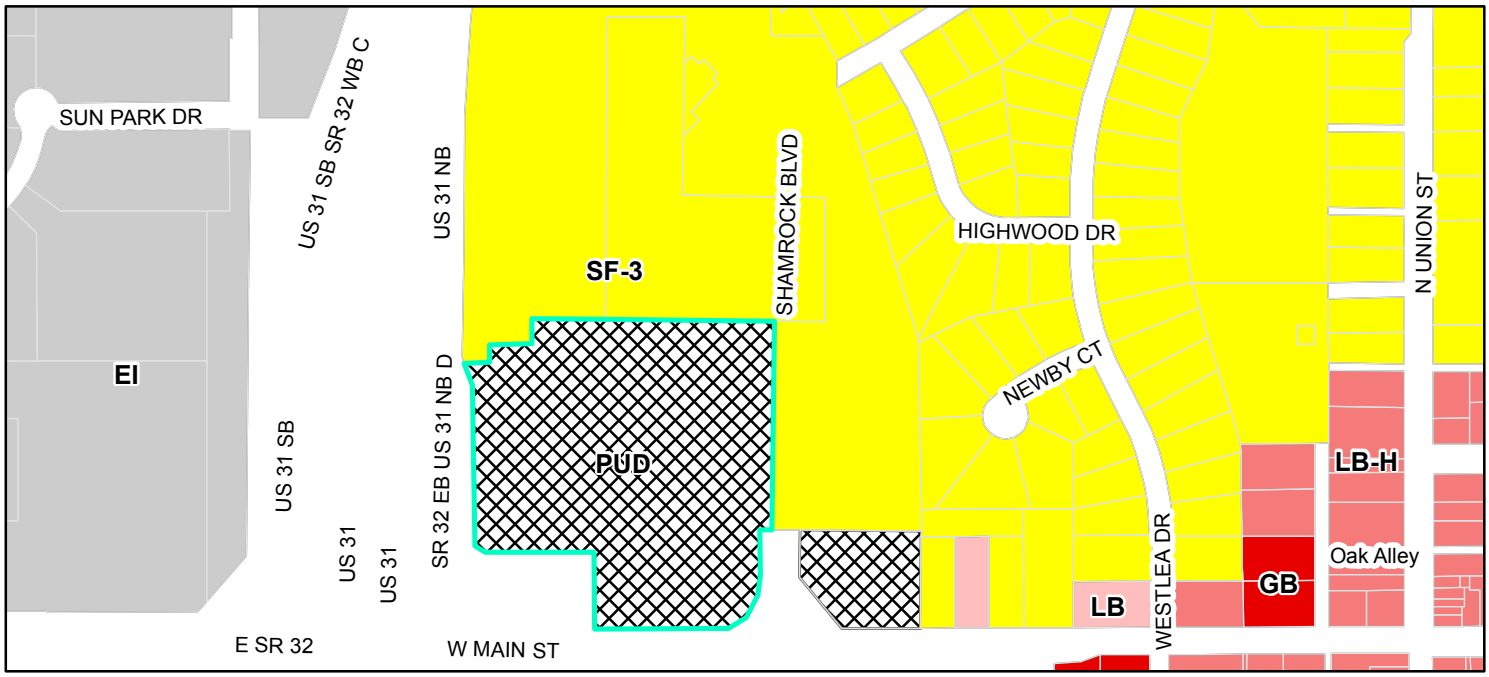
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



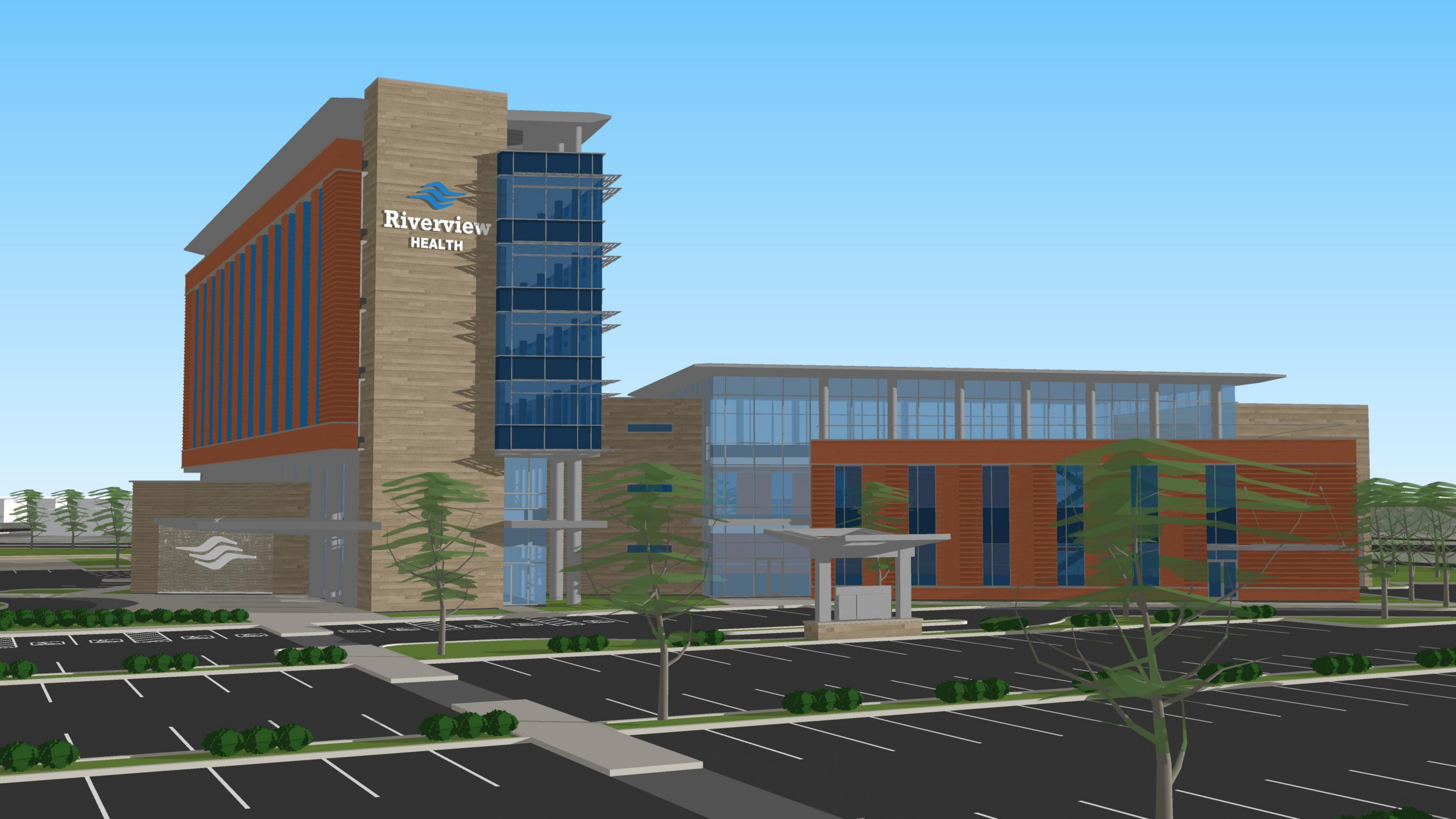
Parcel

Zoning

- EI (Enclosed Industrial)
- GB (General Business)
- LB (Local Business)
- LB-H (Local Business - Historical)
- PUD (Planned Unite Development)
- SF-3 (Single Family - 3)

U.S. Highway 31
IN-32
Shamrock Blvd.
N

Riverview HEALTH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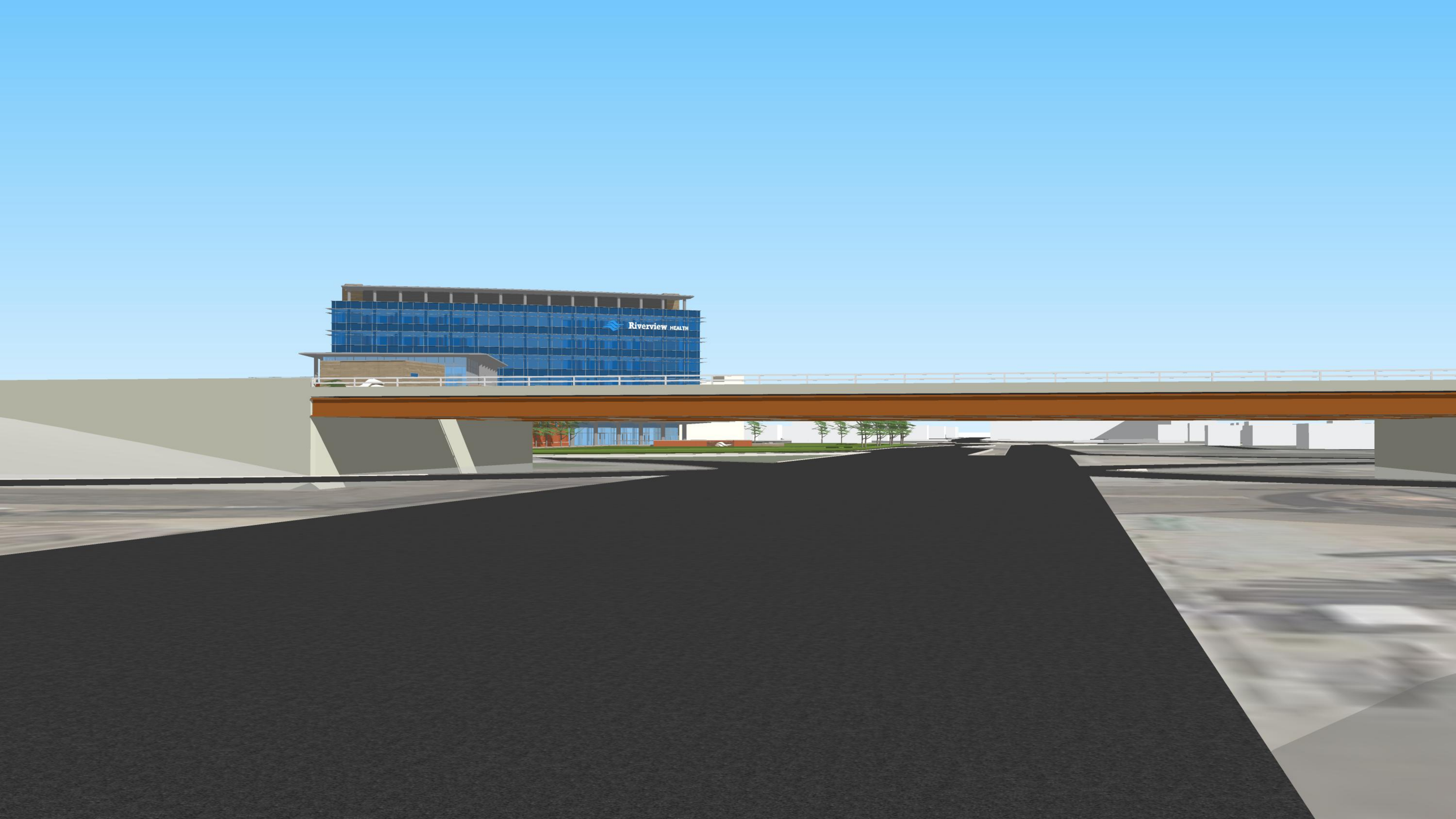
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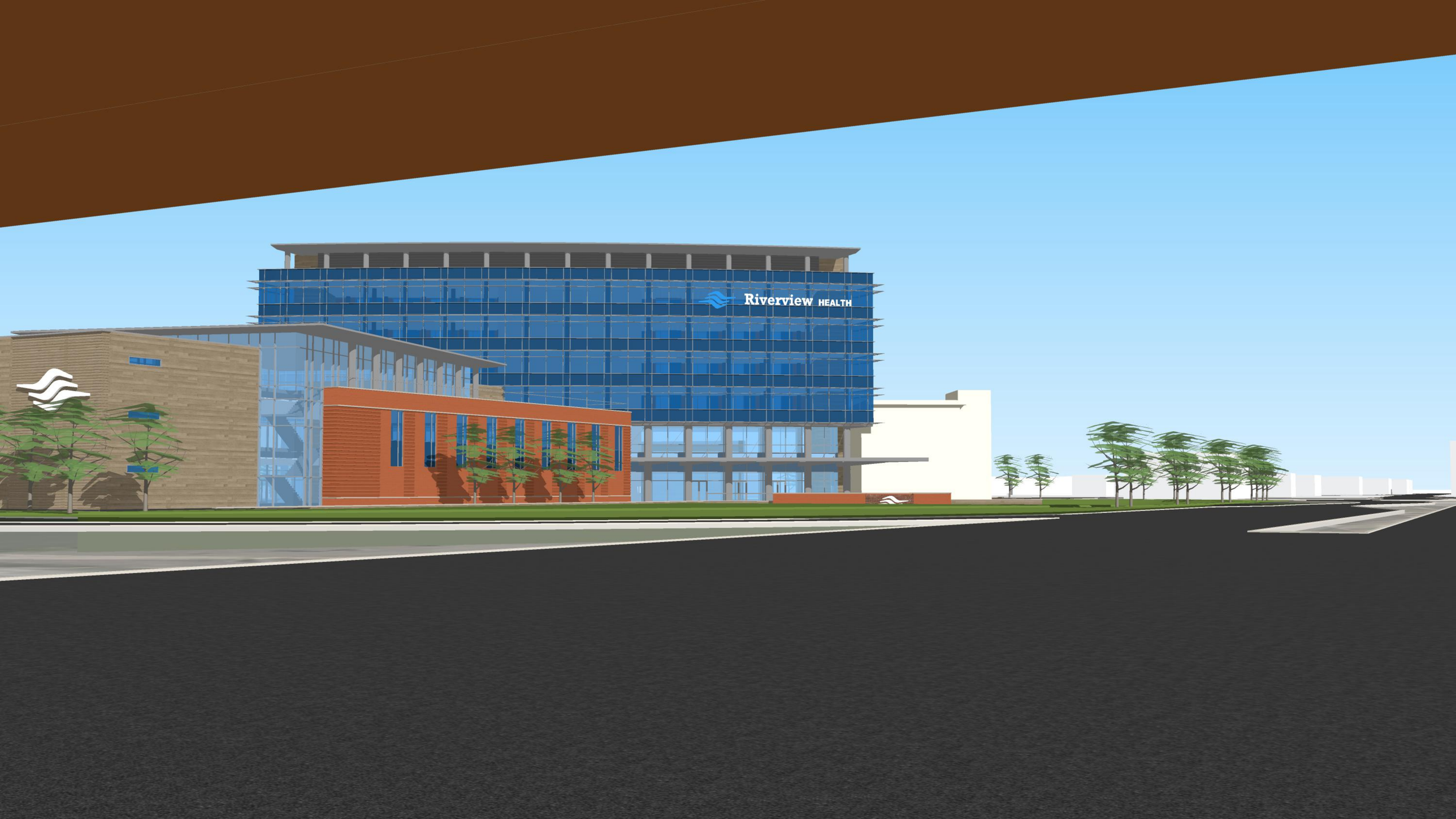
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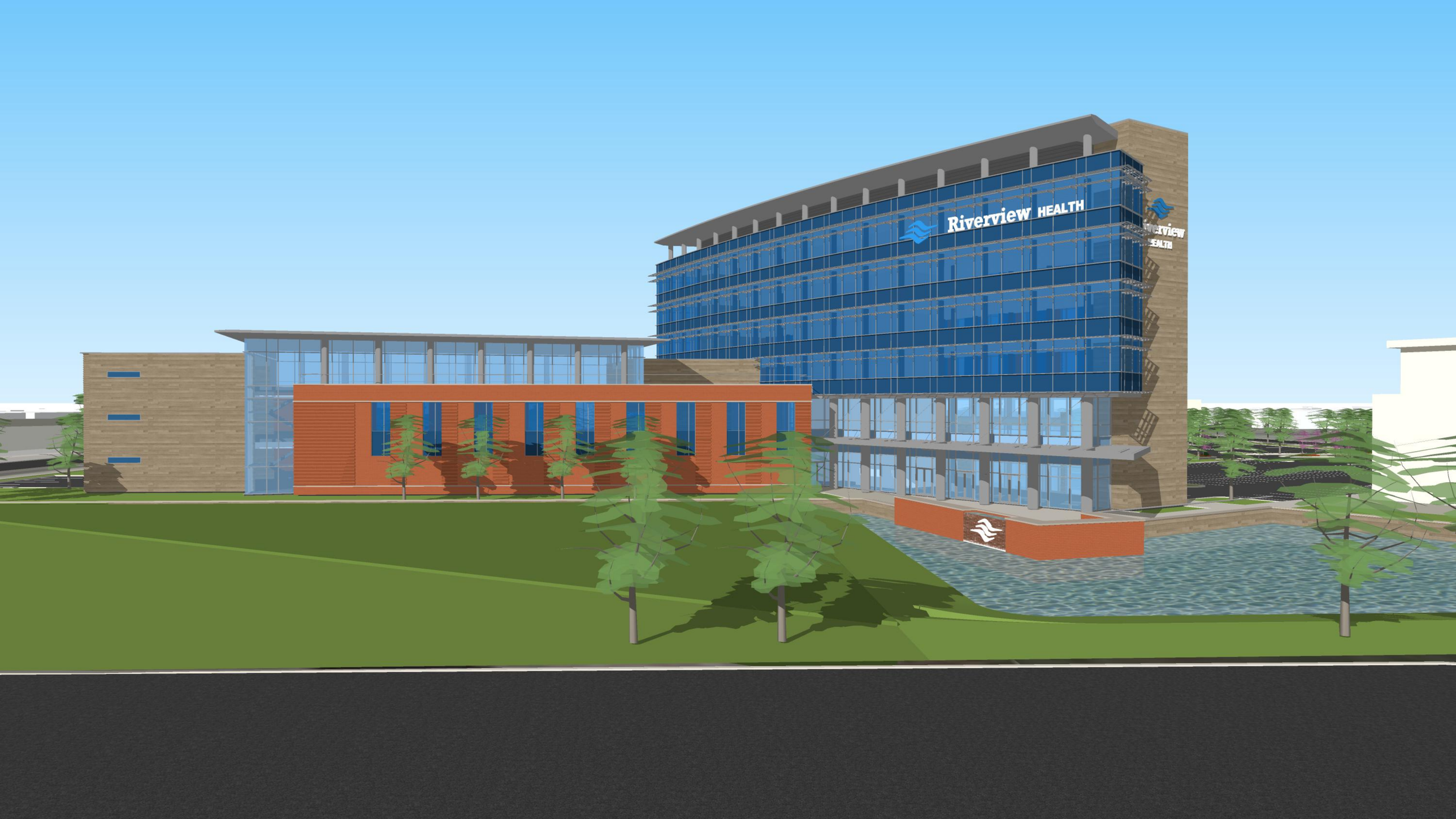
Riverview HEALTH

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2014030815 ORDINANCE $42.00
07/18/2014 11:59:50A 16 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 14-22

The Junction PUD

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1406-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1406-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on July 8, 2014; and,

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "**The Junction PUD**".

1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.

1.3 The underlying zoning district shall be the **GB – General Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

COPY

1.4 Section (*"WC §"*) cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

2.1 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**. Exhibit B is a general plan for the development of the Real Estate.

2.2 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as **Exhibit C**.

2.3 Pedestrian & Vehicular Accessibility Plan:

A. Pedestrian Accessibility Plan: A general representation of the intended pedestrian connectivity with surrounding developments and enhanced pedestrian connectivity internal to the Real Estate herein referenced as **Exhibit E.**

B. Vehicular Accessibility Plan: A general representation of the intended vehicular connectivity with surrounding developments and enhanced vehicular connectivity internal to the Real Estate herein referenced as **Exhibit F.**

2.4 Assisted Living Facility: A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but may or may not require 24 hour skilled medical care.

2.5 Independent Senior Living Facility: A senior living community commonly providing apartments but some also offer cottages, condominiums, and single-family homes. Residents are seniors who do not require assistance with daily activities or 24/7 skilled nursing but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent senior living communities offer.

2.6 Multi-story Parking Garage: This is a building designed for car parking and where there are a number of floors or levels on which parking takes place.

Section 3. **Permitted Uses.**

3.1 Assisted Living Facilities and Independent Senior Living Facilities.

3.2 Multi-story Parking Garage

3.3 All uses permitted in the Underlying Zoning District shall be permitted, except the following:

Auto Parts Sales	Auto Rental	Auto Sales, New or Used
Bus Stations	Carwash	Casket and Casket Supplies
Cemetery Monument Sales	Charitable Donation Pickup	Drive-In Food & Beverage
Electrical Supply Store	Embalming School	Exterminators
Farm Implement Store	Feed Store	Frozen Food Store/Locker
Gasoline Service Station	Laundromats	Liquor Stores
Locksmith Shop	Millinery	Mortuaries

Motorcycle Sales & Service	Nursery – Plants, Retail	Roller & Ice Skating Rink
Self-Service Car Wash	Semi-Automatic Car Wash	Tire & Auto Service Center
Tobacco Shops	Trailer Rental	Tool/Equipment Rental
Travel Trailer Sales/Rental	Typewriter Sales/Rental	Upholsters

Section 4. Development Standards.

4.1 General Regulations The regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein:

A. Minimum Setback Lines

Front Yard: No minimum
Side Yard abutting road or street: No minimum
Side Yard internal to development: No minimum
Side Yard abutting residential: 15 Feet
Rear Yard: No minimum

B. Building Height The PUD will have three districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to Shamrock Boulevard. District 3 shall be defined as all of Parcel 2 which is the tract of land to the east of Shamrock boulevard to the residential neighborhood.

(i) District 1 Building Height: Minimum of three (3) stories. No maximum.
(ii) District 2 Building Height: Minimum of two (2) stories. No maximum.
(iii) District 3 Building Height: No Minimum. Maximum height is three (3) stories.
(iv) Architectural Height Standard: Buildings with five (5) or more stories are encouraged to step back the façade by a minimum of ten (10) feet every four (4) stories.

C. Pedestrian & Bicycle Accessibility The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. **Exhibit E**

(i) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.

(ii) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.

(iii) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

D. Trash Enclosures Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

4.2 Off-Street Loading and Parking Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*), with the exception that *WC § 16.04.120(2)(e) Size*, shall be modified to 9 feet x 18 feet.

4.3 Landscaping and Screening Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as noted below; the Real Estate's minimum buffer yards are as illustrated in **Exhibit D** and additionally amended below.

A. Buffer yard to any existing Single Family and all other zoning classifications to the south shall be none.

B. Buffer yard to any existing Single Family to the east shall be 15 feet.

C. All other buffer yard required minimums shall be 10 feet.

D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas and perimeter parking lot planting requirements shall supersede buffer yard planting requirements in those areas.

E. The buffer yard requirements in Zoning Ordinances for undulating mounds shall not apply.

F. If a masonry wall is constructed in the eastern buffer yard, then one (1) shrub every three (3) feet shall be installed on the eastern side of the wall. A minimum of two (2) shrub varieties shall be used.

4.4 Sign Standards Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*).

4.5 Lighting Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). The following additional restrictions shall apply:

A. Uniformity All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.

B. Decorative Fixtures Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.

C. Full Cut-Off Fixtures With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

Section 5. **Architectural and Design Standards** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

5.1 Special Requirements Buildings shall comply with *WC § 16.04.065(8) Architectural Design Requirements* of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the **The Junction**, with the following exceptions:

A. *WC § 16.04.065(8)(h)(iii) Building Materials* shall allow textured or decorative tilt wall construction as a masonry material for buildings not adjacent to SR 32.

B. Multi-story Parking Garage Standards

(i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.

(ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.

(iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.

(iv) If any part of the Multi-story Parking Garage building abuts Main Street (State Road 32) the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.

5.2 Site Concept Design Plan Site shall be developed in substantial compliance with **Exhibit B**.

5.3 Character and Quality Representative character and quality of buildings are illustrated in **Exhibit C**.

5.4 US 31 Overlay Requirements The regulations of *WC § 16.04.070 US 31 Overlay.* Shall not apply.

5.5 Usable Outdoor Public and/or Semi-public Spaces These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.

5.6 Public Art At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 14 DAY OF July, 2014.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Chuck Lehman	Chuck Lehman	Chuck Lehman
Bob Smith	Bob Smith	Bob Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Randy Zentz.

This Instrument prepared by: Randy Zentz
Westfield Community Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 14-22** was delivered to the Mayor of Westfield on the 15 day of July, 2014.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-22 this 15 day of July, 2014.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-22 this _____ day of _____, 2014.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: TRACT No. 1*

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS.

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: TRACT No. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 1275.74 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 249.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST 455.58 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 256.37 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST TO THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400019188; THENCE ON THE SAID EAST LINE THE FOLLOWING FIVE COURSES:

1) SOUTH 18 DEGREES 01 MINUTES 29 SECONDS EAST 45.45 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

2) THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST 370.40 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

3) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 59.86 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

4) THENCE SOUTH 89 DEGREES 26 MINUTES 34 SECONDS WEST 0.32 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

5) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 193.64 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 172.21 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 39 DEGREES 54 MINUTES 32 SECONDS WEST 143.53 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS EAST 102.76 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 08 SECONDS WEST 16.20 FEET TO THE POINT OF BEGINNING, CONTAINING 4.02 ACRES MORE OR LESS.

EXHIBIT B
SITE CONCEPT DESIGN PLAN

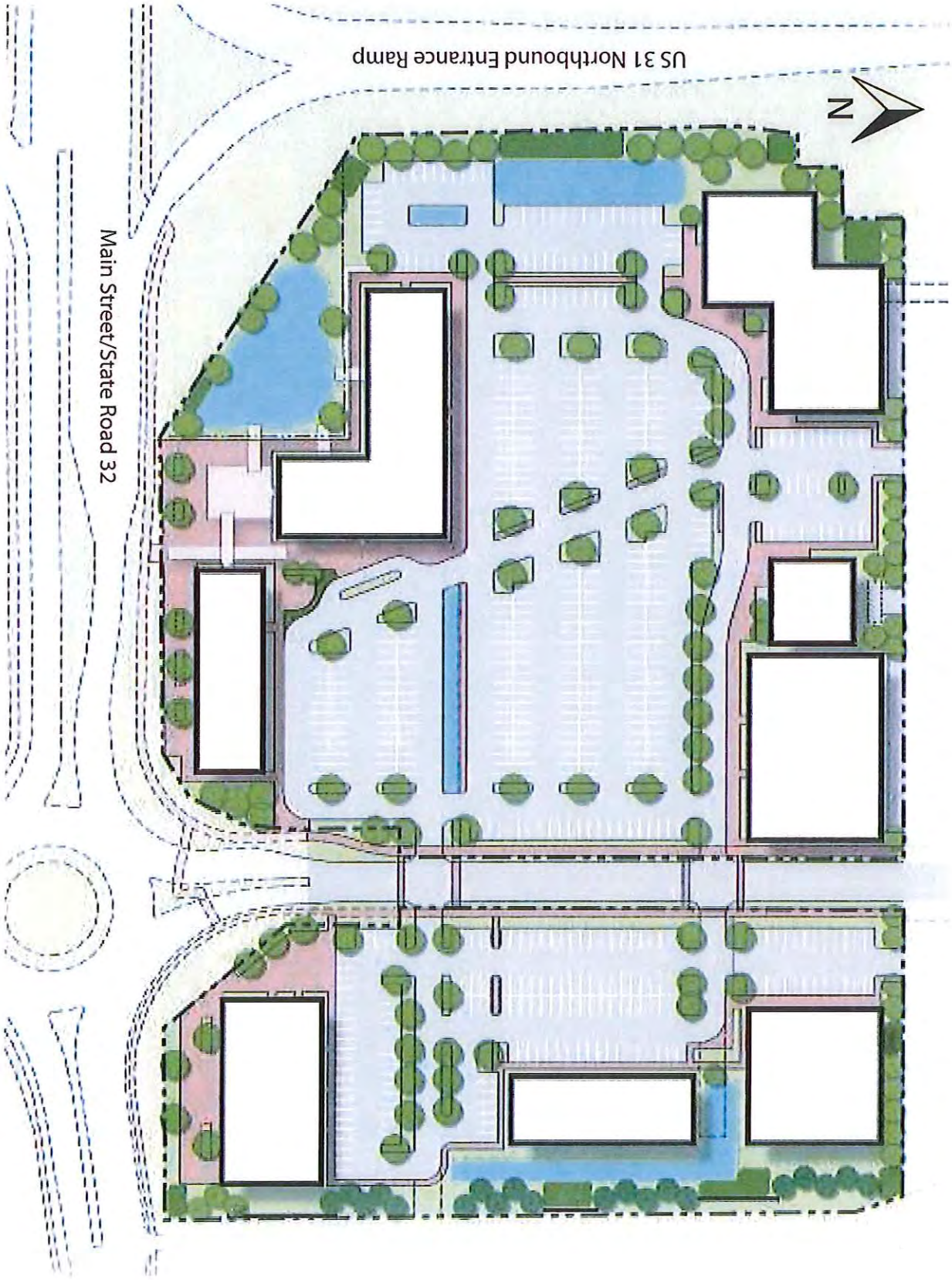


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS

Representative Character - Aerial Future Raised Intersection Perspective

Representative Character - Streetview Future Roundabout Perspective

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS – OVERVIEW

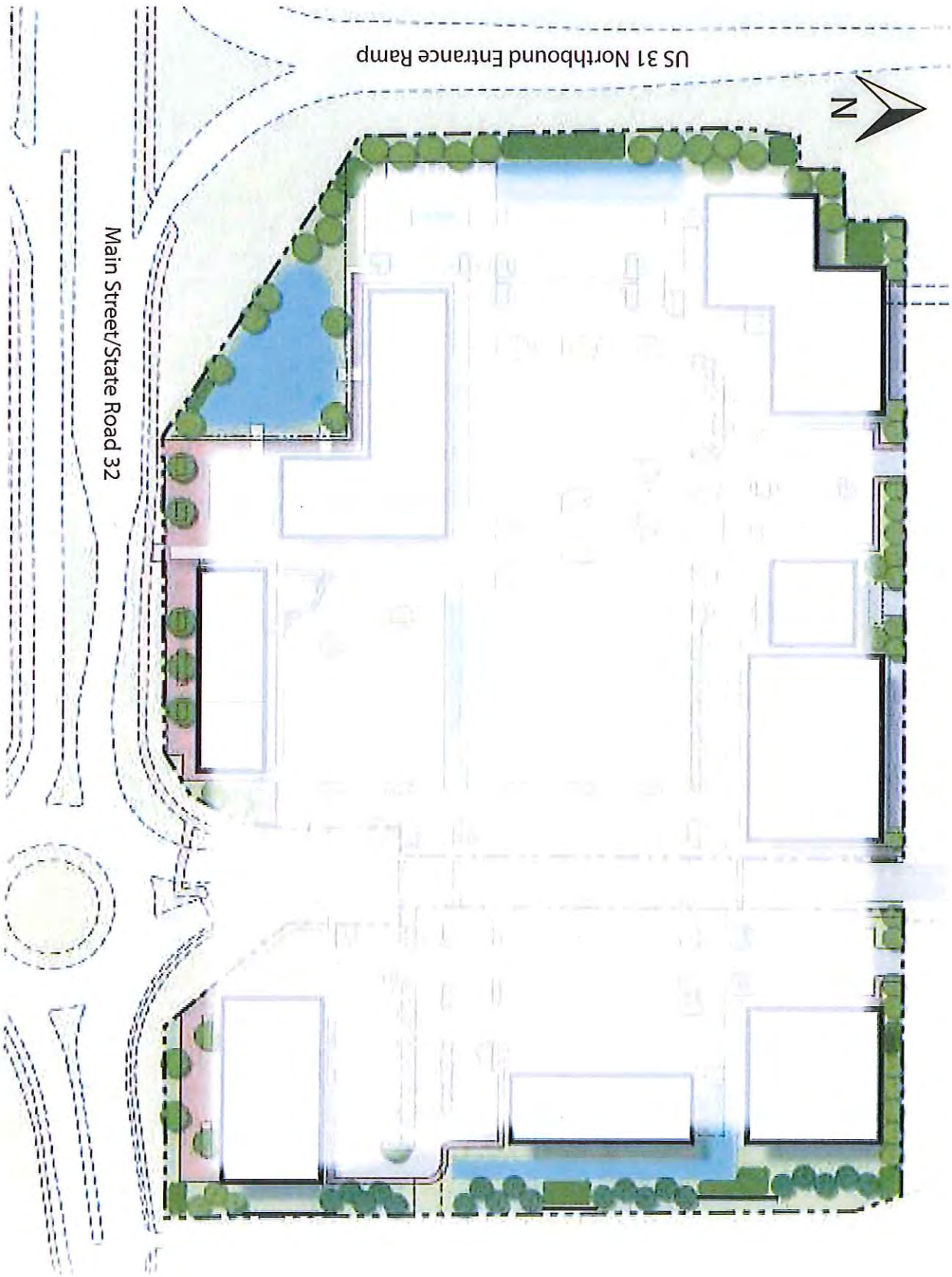
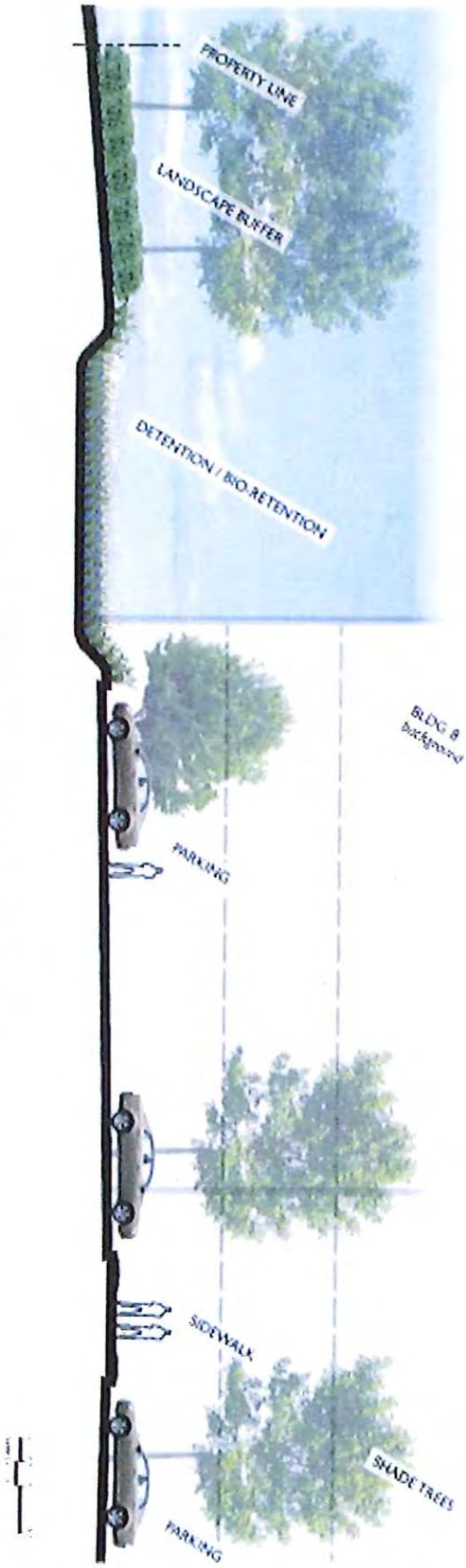


EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - WEST BUFFER

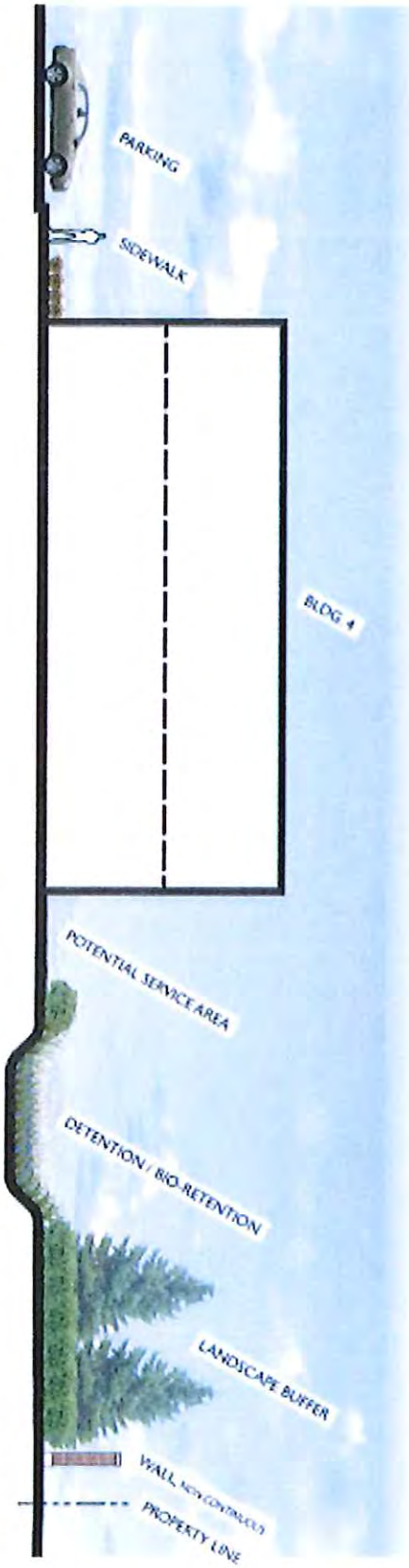
Western Buffer Perspective (east facing)



Western Buffer Cross Section (north facing)

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - EAST BUFFER

Eastern Buffer Perspective (west facing from residential)



Eastern Buffer Cross Section (north facing)

EXHIBIT E
PEDESTRIAN ACCESIBILITY EXHIBIT

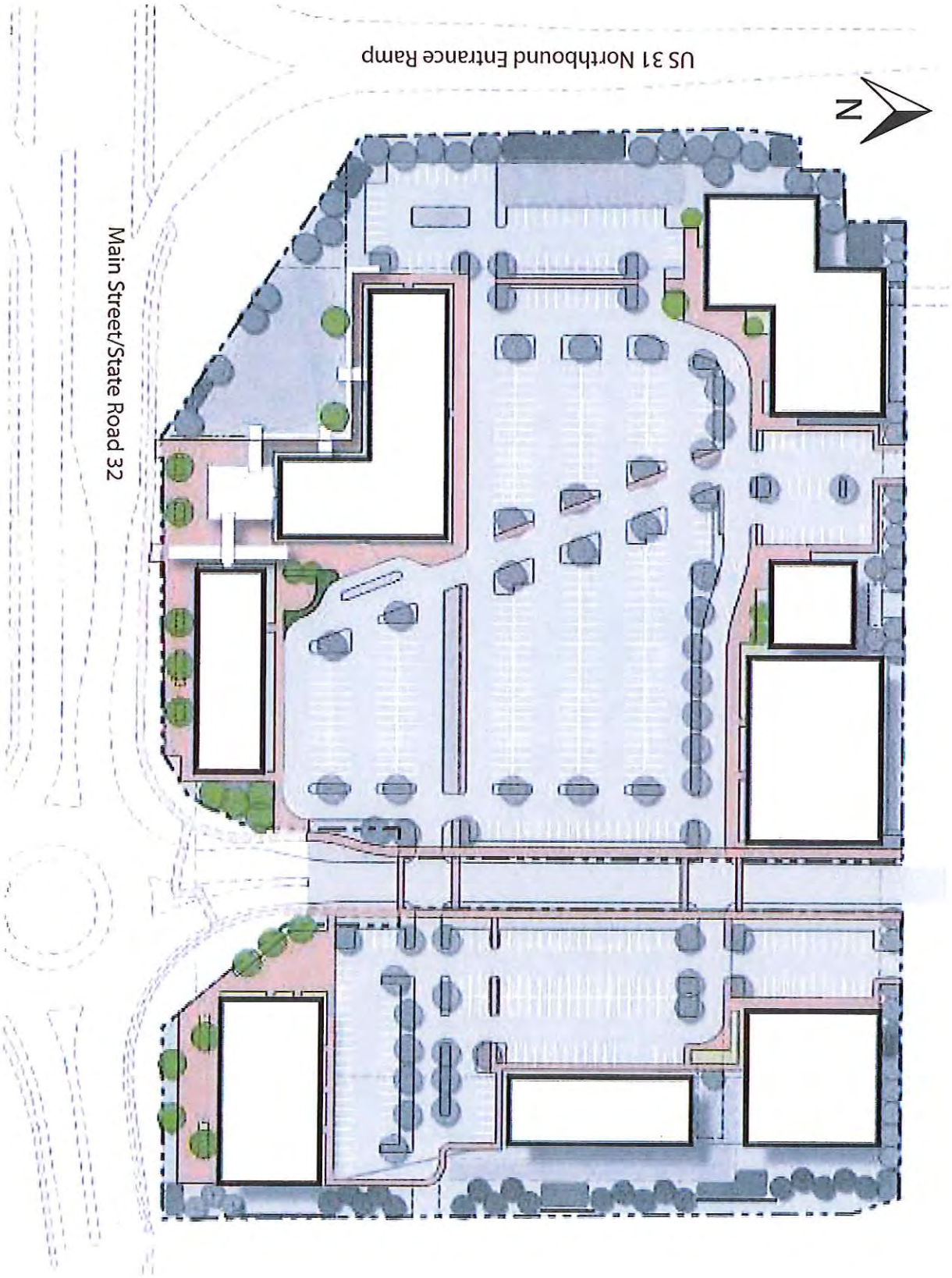
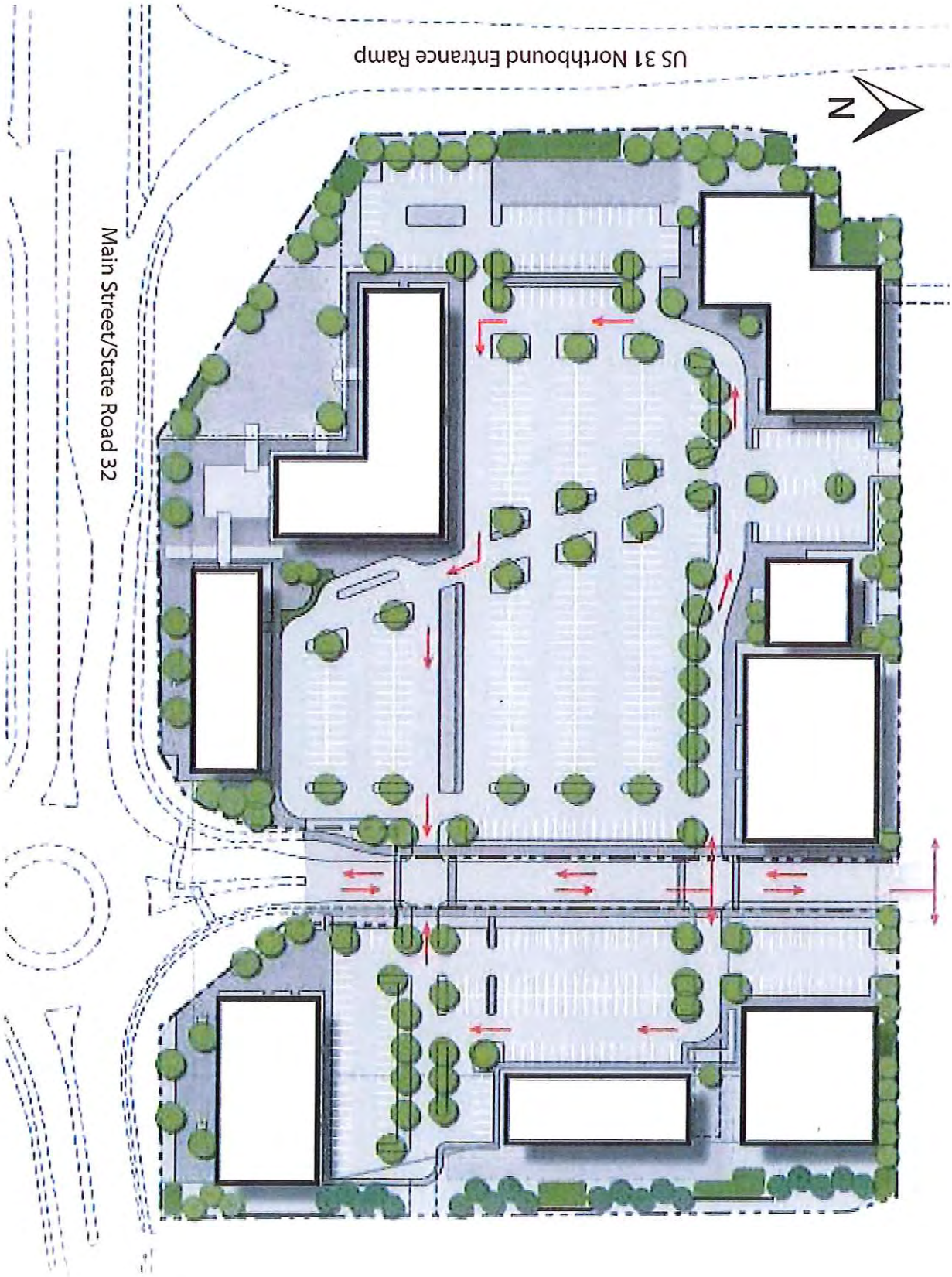


EXHIBIT F
VEHICULAR ACCESIBILITY EXHIBIT



ORDINANCE NUMBER 15-41

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE JUNCTION PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 14-22, The Junction Planned Unit Development District (the "The Junction PUD Ordinance") on July 14, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1512-PUD-26**), requesting an amendment to The Junction PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1512-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that The Junction PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend The Junction PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Junction PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development

District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or The Junction PUD Ordinance, as amended.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) The Junction PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance or the Junction PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Illustrative Character Exhibit: The Illustrative Character Exhibit, as set forth in The Junction PUD Ordinance, shall be supplemented by the Illustrative Character Exhibit, attached hereto as **Exhibit C**.

2.2 Net Floor Area: The Gross Floor Area deducting for interior walls and common areas not directly devoted to the use (i.e. hallways, restrooms, elevators, stairs, closets, storage, waiting rooms, and maintenance areas).

2.3 Pedestrian & Vehicular Accessibility Plan: The Pedestrian Accessibility Plan and Vehicular Accessibility Plan, as set forth in The Junction PUD Ordinance, shall be replaced and superseded with the Concept Plan.

2.4 Site Concept Design Plan (the "Concept Plan"): The Site Concept Design Plan, as set forth in The Junction PUD Ordinance, shall be replaced and superseded with the Concept Plan, attached hereto as **Exhibit B**.

Section 3. **Development Standards.** The standards of The Junction PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

3.1 Building Height: Section 4.1(B) of The Junction PUD Ordinance shall be replaced and superseded by the following:

A. One (1) building on the Real Estate shall have a minimum Building Height of five (5) stories (the "Primary Building"). Ancillary extensions of the Primary Building, as generally depicted on the Illustrative Character Exhibit attached hereto as **Exhibit C**, shall have a minimum Building Height of two (2) stories.

B. All other buildings on the Real Estate shall have a minimum Building Height of eighteen (18) feet.

3.2 Off-Street Loading and Parking: Article 6.14 Parking and Loading Standards of the

UDO (as referenced by Section 4.2 of The Junction PUD Ordinance) shall apply to the Real Estate, except as otherwise modified below.

A. Maximum Number of Off-street Parking Spaces: The maximum number of Parking Spaces for the Real Estate shall not exceed four (4) Parking Spaces per one thousand (1,000) square feet of Net Floor Area for the aggregate of all Buildings on the Real Estate. Shared parking shall be provided for the Real Estate.

3.3 Landscaping Standards: Article 6.8 Landscaping Standards of the UDO, as referenced and modified by Section 4.3 of The Junction PUD Ordinance, shall apply to the Real Estate, except as otherwise modified below.

A. Article 6.8(I)(1) Detention Area Natural Appearance: Shall not apply. A wall and hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn areas. Subject to review and approval by the Public Works Department as part of a Detailed Development Plan, side slopes shall not exceed 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.

B. Article 6.8.L(4) Foundation Plantings: Shall apply, except that planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter.

C. Article 6.8.M(3) Easements: shall apply, however if easements restrict the placement of plantings, then the required number of plantings may be relocated elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Section 4. **Architectural and Design Standards.** The standards of The Junction PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

4.1 Concept Plan: The Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

4.2 Illustrative Character Exhibit: The Illustrative Character Exhibit is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 15-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-__**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-__**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

The Junction PUD - 2015 Text Amendment 113015

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

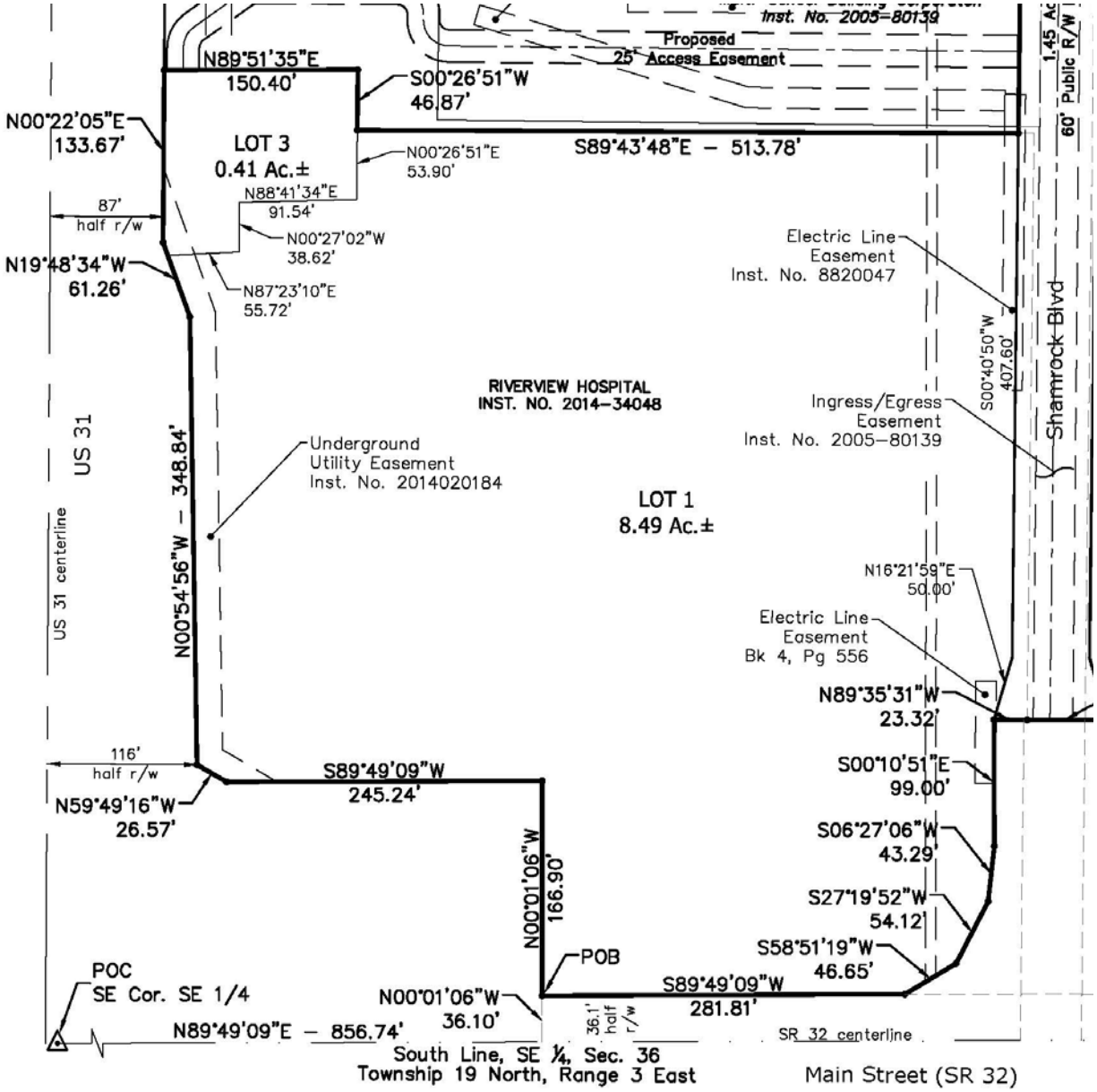
Exhibit B Concept Plan

Exhibit C Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION; 2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS. EXCEPTING THEREFORM EXISTING AND PROPOSED RIGHT-OF-WAY FOR MAIN STREET AND SHAMROCK BOULEVARD FOR A NET ACREAGE OF 8.49 ACRES MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



<u>EXHIBIT B</u>
CONCEPT PLAN
(Page 1 of 1)

<u>EXHIBIT C</u>
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 1 of 3)

<u>EXHIBIT C</u>
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 2 of 3)

<u>EXHIBIT C</u>
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 3 of 3)

November 12, 2015

Westfield Economic Development Staff:

As President of the Downtown Westfield Association (DWA) I am writing this letter of support for Riverview Health's proposal (Larry Christman), on behalf of the Grand Junction Task Group (GJTG).

The GJTG met Tuesday November 10, 2015 at the DWA office, 211 South Union Street. There were 19 members present to review Mr. Christman's proposal in building a new Health Center at State Road 32 (Main Street) and U.S. 31.

After review and some discussion the group was in support of the plans presented. There were no concerns or unanswered questions.

I am happy to answer any questions you have and appreciate the opportunity to submit this letter on behalf of the GJTG.

Teresa Otis Skelton, President
Downtown Westfield Association

Petition Number:	1511-SPP-23 & 1511-ODP-23
Subject Site Address:	SW Corner of Gray Road & 161st Street
Petitioner:	BWC Management, LLC by Nelson & Frankenberger (the "Petitioner")
Request:	The Petitioner requests Overall Development Plan and Primary Plat review of ten (10) residential lots and three (3) blocks on approximately 12.75 acres +/- located in the Bridgewater PUD District.
Current Zoning:	Bridgewater PUD District (Ordinance 15-34)
Current Land Use:	Undeveloped
Approximate Acreage:	12.75 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Primary Plat & Overall Development Plan 5. Narrative Description
Staff Reviewer:	Andrew Murray, Associate Planner

PROCEDURAL

Requests for Overall Development Plan and Primary Plat review are required to be considered at a public hearing. The public hearing for these petitions were held during the Monday, November 2, 2015 Advisory Plan Commission (the "APC") meeting.

Approval of an Overall Development Plan & Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site and any commitments associated with the site.

PROJECT OVERVIEW

The 12.75 acre +/- site is generally located on the southwest corner of 161st Street and Gray Road (see **Exhibit 2**). The request is for Overall Development Plan and Primary Plat approval for the creation of ten (10) residential lots and three (3) blocks located in the Bridgewater PUD District.

These petitions were reviewed by the Technical Advisory Committee at its October 20, 2015 meeting. A public hearing occurred during the November 2, 2015 APC meeting for these petitions.

PRIMARY PLAT STANDARDS (Article 10.12(J) of the UDO)

The plans comply except for those items identified as outstanding below:

1) Proposed name of subdivision.
2) Names and addresses of the owner, owners, land surveyor or land planner.
3) Title, scale, north arrow and date.
4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
5) Easements (locations, widths and purposes). (Article 8.3)
6) Statement concerning the location and approximate size or capacity of utilities to be installed.
7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
11) Building setback lines. (Article 4.23 & Article 5.3(G))
12) Legend and notes.
13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO)

The plans comply except for those items identified as outstanding below:

20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

21) Address and legal description of the property.

22) Boundary lines of the property including all dimensions.

23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

29) Location and dimensions of all existing structures and paved areas.

30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

31) Location of all Floodplain areas within the boundaries of the property.

32) Names of legal ditches and streams on or adjacent to the site.

33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

34) Identify buildings proposed for demolition.

35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN (Article 10.7(E) of the UDO)

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

    b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

    c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

BRIDGEWATER PUD DISTRICT (ORD. 06-49, ORD. 15-34)

The plans comply except for those identified as outstanding below:

41) Section 8: Uses – Single family detached homes
42) Section 10: Development and Architectural Standards – see Exhibit 12 and Exhibit 13
    a) Minimum Lot Width at Building Line – 60'
    b) Minimum Lot Frontage on Street – 20'
    c) Minimum Lot Area – 7,500 SF
    d) Minimum Front Yard Setback – 20'
    e) Max number of Units – 180
43) Landscaping – Ordinance 15-34, Exhibit C

DESIGN STANDARDS (Chapter 8 of UDO)
The plans comply except for those items identified as outstanding below:
57) Easement Standards
58) Utility Standards

DEPARTMENT COMMENTS

1) The plans are fully compliant.

2) Action:

Approve the Overall Development Plan and Primary Plat (Docket: 1511-ODP-23 & 1511-SPP-23) with the following condition:

1. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of improvement location permit.**

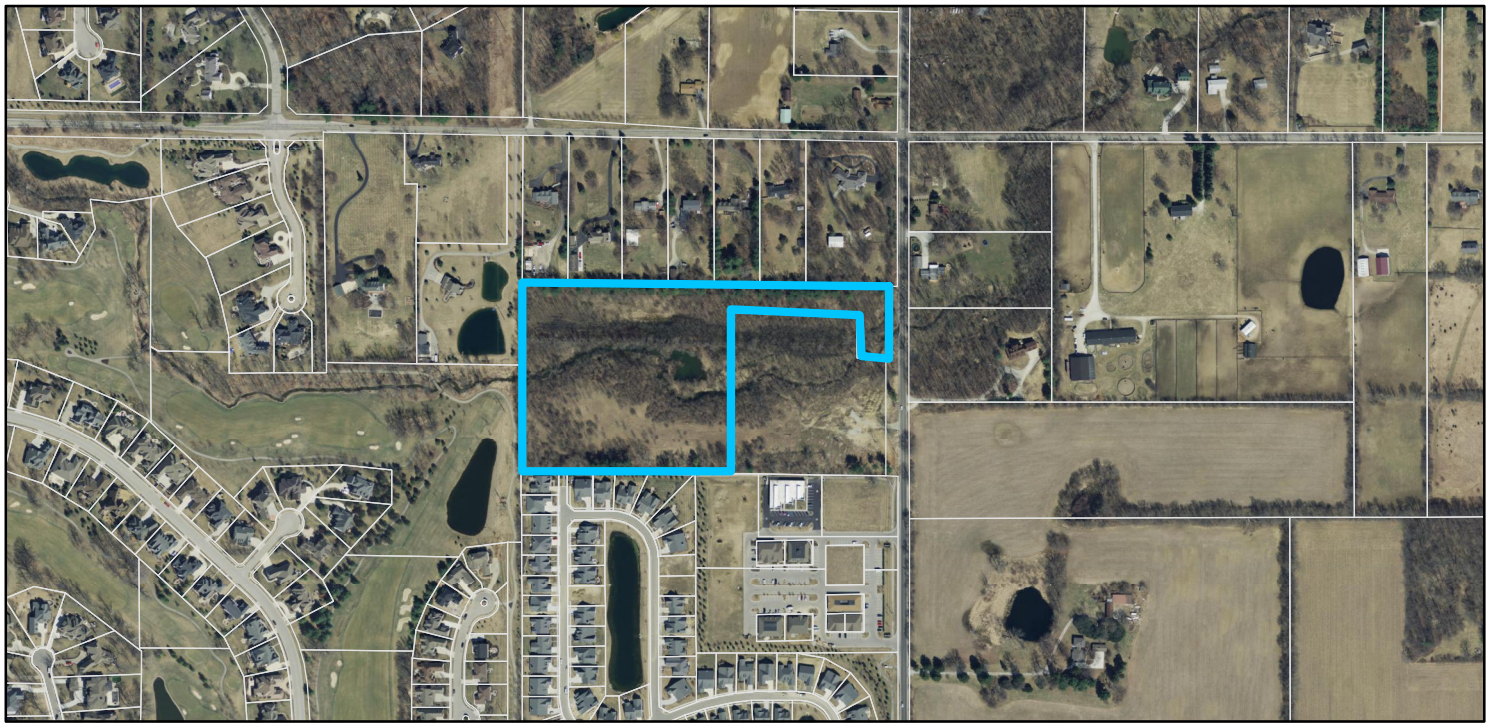
3) If any Plan Commission member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.

Property Location Map
1511-PUD-24
Bridgewater PUD Amendment (Parks Community)

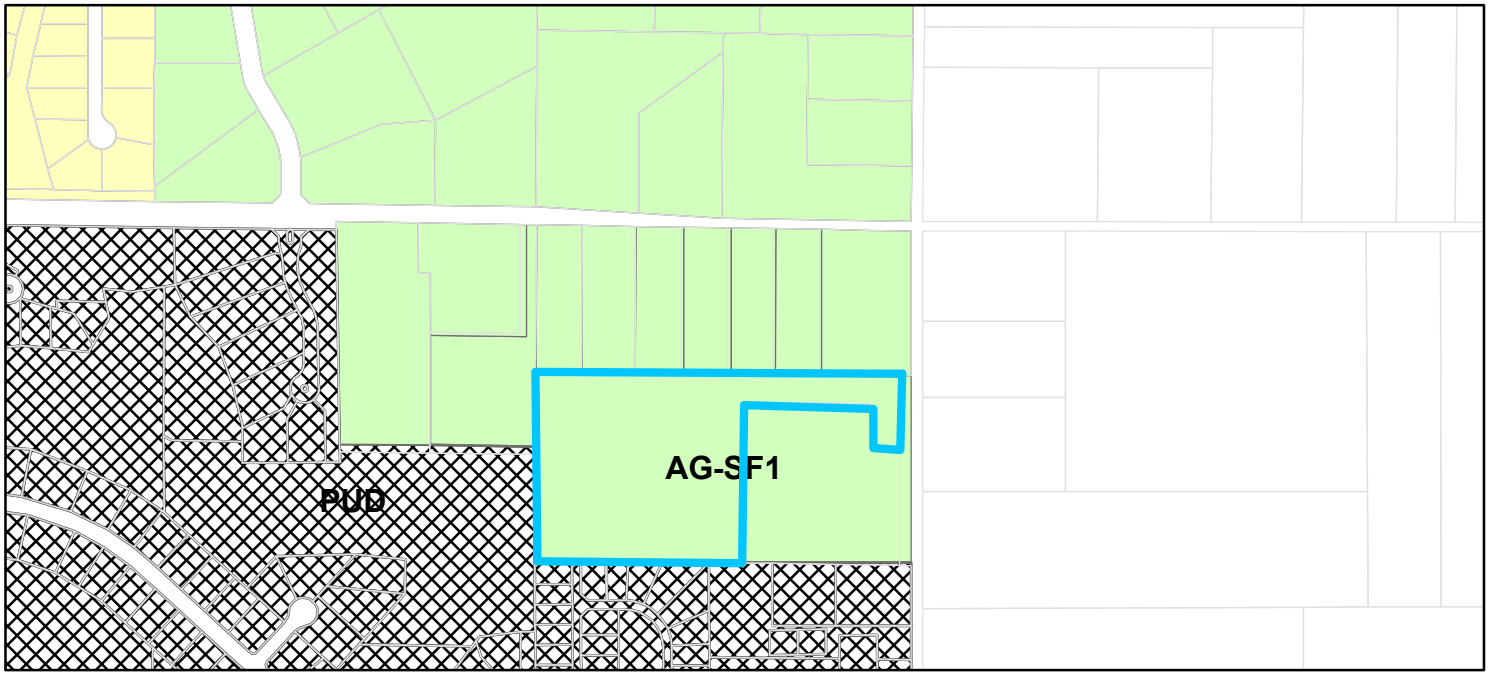
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel **Zoning**

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

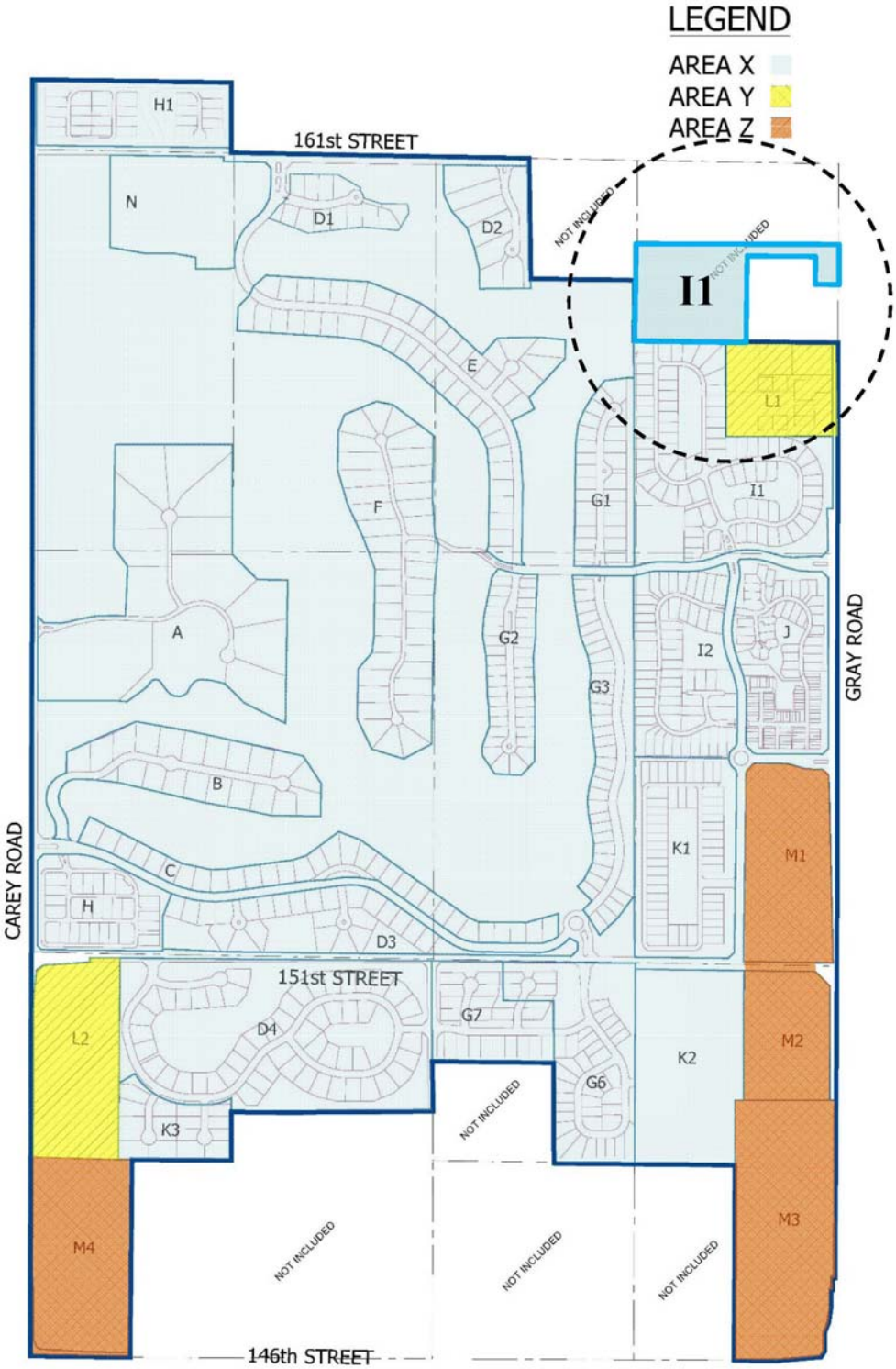
SF-2 (Single Family - 2)

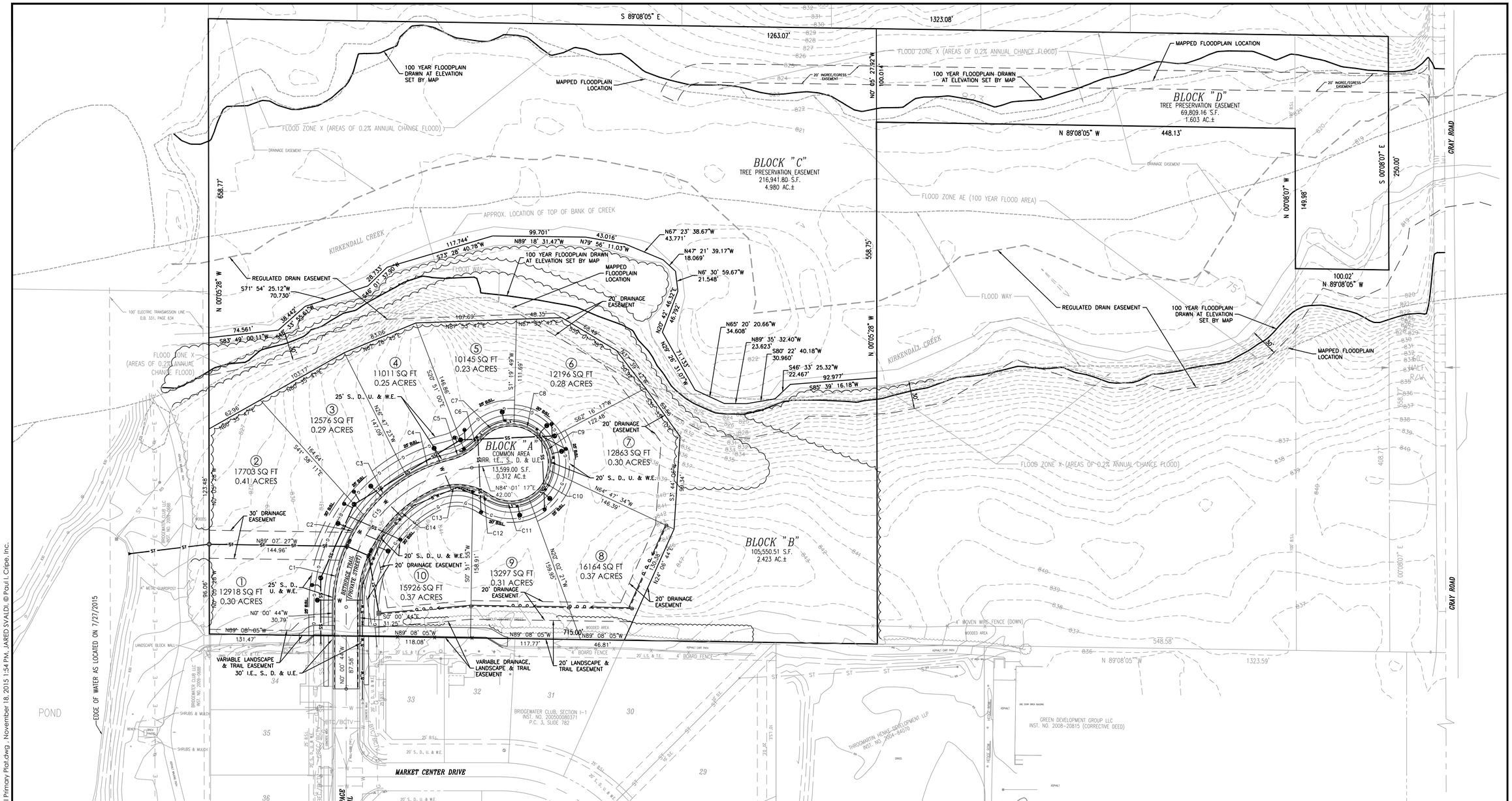
The Bridgewater CLUB

Section I-1 Expansion- The Parks

EXHIBIT "B"
Page 1 of 1

(Revised Concept Plan)



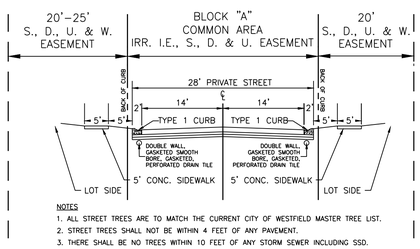


CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C15	220.00	150.00	84.03	N42° 00' 16"E	200.80
C1	66.85	165.00	23.21	N11° 35' 40"E	66.39
C2	39.62	165.00	13.76	N30° 04' 49"E	39.52
C3	62.56	165.00	21.72	N47° 49' 15"E	62.19
C4	50.58	165.00	17.56	N67° 27' 50"E	50.38
C5	17.51	59.00	17.01	N67° 44' 32"E	17.45
C6	20.97	59.00	20.36	N49° 03' 26"E	20.86
C7	41.89	43.00	55.82	N66° 47' 10"E	40.26
C8	38.86	43.00	51.78	S59° 24' 52"E	37.55
C9	32.96	43.00	43.91	S11° 34' 09"E	32.16
C10	39.09	43.00	52.09	S36° 26' 00"W	37.76
C11	46.37	43.00	61.79	N86° 37' 39"W	44.16
C12	18.30	59.00	17.77	N64° 37' 04"W	18.22
C13	42.02	59.00	40.80	S86° 05' 45"W	41.14
C14	154.82	135.00	65.71	S32° 50' 27"W	146.47

SITE PLAN LEGEND

PROPERTY LINE
EASEMENT LINE
RIGHT-OF-WAY
FENCE
STORM SEWER, MANHOLE
SUBSURFACE DRAIN (SSD)
ROOF DRAIN, CLEANOUT
WATER LINE, METER, VALVE
SANITARY SEWER, MANHOLE
SANITARY LATERAL, CLEAN OUT
EASEMENT LINE
OVERHEAD ELECTRIC, POLE
BURIED ELECTRIC, MANHOLE
OVERHEAD CABLE TELEVISION
BURIED CABLE TELEVISION
GAS LINE, METER, VALVE
OVERHEAD TELEPHONE LINE
BURIED TELEPHONE LINE
S., D., U. & W. E. — SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S., D., & U.E. — INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
END SECTION
CURB INLET
STORM SEWER INLETS
"TEE" FITTING
TAPPING SLEEVE & VALVE
FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE
STREET LIGHT
TRANSFORMER
ELECTRIC METER
CABLE RISER PEDESTAL
REDUCER
BLOW OFF VALVE
LOT NUMBER



NOTES
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

ROADWAY TYPICAL SECTION
NO SCALE

0 25 50 100
12.5 37.5 75
SCALE: 1"=50'

Revisions
No. | Date | Description

Cripe
ARCHITECTURE
EQUIPMENT PLANNING
INTERIOR DESIGN
CIVIL / TRANSPORTATION ENGINEERS
LAND PLANNING
LAND SURVEYING
GIS
OWNER'S REPRESENTATION
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6464
E-Mail cripe@cripe.biz

OVERALL PRIMARY PLAT

PRIMARY PLAT FOR SECTION I-1 EXPANSION - THE PARKS

BWC MANAGEMENT, LLC

3535 EAST 161ST STREET
CARMEL, IN 46033

CERTIFIED BY: Christopher M. Wiseman
CHRISTOPHER M. WISEMAN REGISTERED PE 10504900 STATE OF INDIANA PROFESSIONAL ENGINEER
Date 11-18-2015
COVERING OVERALL PRIMARY PLAT DESIGN

Indiana 811 Know what's below. Call before you dig.
811 FOR CALLS IN INDIANA — 1-800-382-5544 CALL TOLL FREE

Drawn By: J. SVALDI, EI
Checked By: C. WISEMAN, PE
Quality Assurance: D. LACH, PE
Scale: 0 Scale: 1" = 50'
Sheet C200
Date 11-18-2015
Project Number 980516-20554

© Paul I. Cripe, Inc.

\\CRIPE-FS1\sys\PROJECTS\1998\980516\20554\Cad\Engr\CDs\Primary Plat\C200_Overall Primary Plat.dwg , November 18, 2015 1:54 PM, JARED SVALDI, © Paul I. Cripe, Inc.

NARRATIVE STATEMENT

BWC Management, LLC has filed a Rezone / Text Amendment Application seeking approval to amend the Bridgewater PUD allowing the expansion of the Bridgewater Parks community. Bathpage Trial will be extended a short distance and terminated in a cul-de-sac providing for ten lots that could accommodate homes consistent with The Parks at Bridgewater Community. The Rezone / Text Amendment also allows for the golf course maintenance group to build on a portion of the site near the Bridgewater Corporate Village.

At the same time, in order to add clarity to the project, BWC Management, LLC has filed a Primary Plat and Development Plan Applications seeking site design approval for the 10 residential Lots and 3 Blocks which illustrates the exact plan for the development of the Real Estate. A second Development Plan application addresses the golf course maintenance facility plans including associated paths and driveway. To this end, see the enclosed plans and applications.

Petition Number:	1511-DDP-22
Subject Site Address:	Block B, the Parks (section I-1) Subdivision
Petitioner:	BWC Management, LLC by Nelson & Frankenberger (the "Petitioner")
Request:	The Petitioner requests Detailed Development Plan review for a golf maintenance facility on approximately 2.4 acres +/-, located in the Bridgewater Club PUD District.
Current Zoning:	Bridgewater PUD District (Ordinance 15-34)
Current Land Use:	Undeveloped
Approximate Acreage:	2.4 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscape Plan 6. Lighting Plan
Staff Reviewer:	Andrew Murray, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 2.4 acre+/- site is Block B of the Parks Subdivision, generally located at the southwest corner of Gray Road and 161st Street, directly north of the existing Bridgewater Parks community (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a golf maintenance facility. The petition was reviewed by the Technical Advisory Committee at its October 20, 2015, meeting. A public hearing was held during the Plan Commission's November 2, 2015, meeting. The applicable zoning district is the Bridgewater Planned Unit Development (PUD) District Ordinance No. 06-39, as amended by Ordinance No. 15-34.

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.
14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
15) Identify buildings proposed for demolition.
16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (WC 16.04.165):

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

    b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

    c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development

---

DISTRICT STANDARDS

The plans comply with SF-2 District in the Bridgewater PUD Ordinance.

22) Minimum Lot Area: 13,000 SF

23) Minimum Lot Frontage: 50 feet

24) Minimum Building Setback Lines:

    a) Front Yard: 30 feet

    b) Side Yard: 12 feet

    c) Rear Yard: 30 feet

25) Minimum Lot Width: 100 feet

26) Maximum Building Height: 35 feet or two and one-half stories

27) Parking:

DEVELOPMENT STANDARDS (WC 16.04.165)

The plans comply, as applicable to a Detailed Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

28) Landscaping

29) Lighting

30) Signage

31) Building Orientation

32) Building Materials

DEPARTMENT COMMENTS

1) The plans are fully compliant.

2) **Action:**

   Approve the Detailed Development Plan (Docket: 1511-DDP-22) with the following conditions:

   1. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit; and**
   2. **An easement providing access to the structure from the Bridgewater corporate village be recorded prior to the issuance of an improvement location permit.**

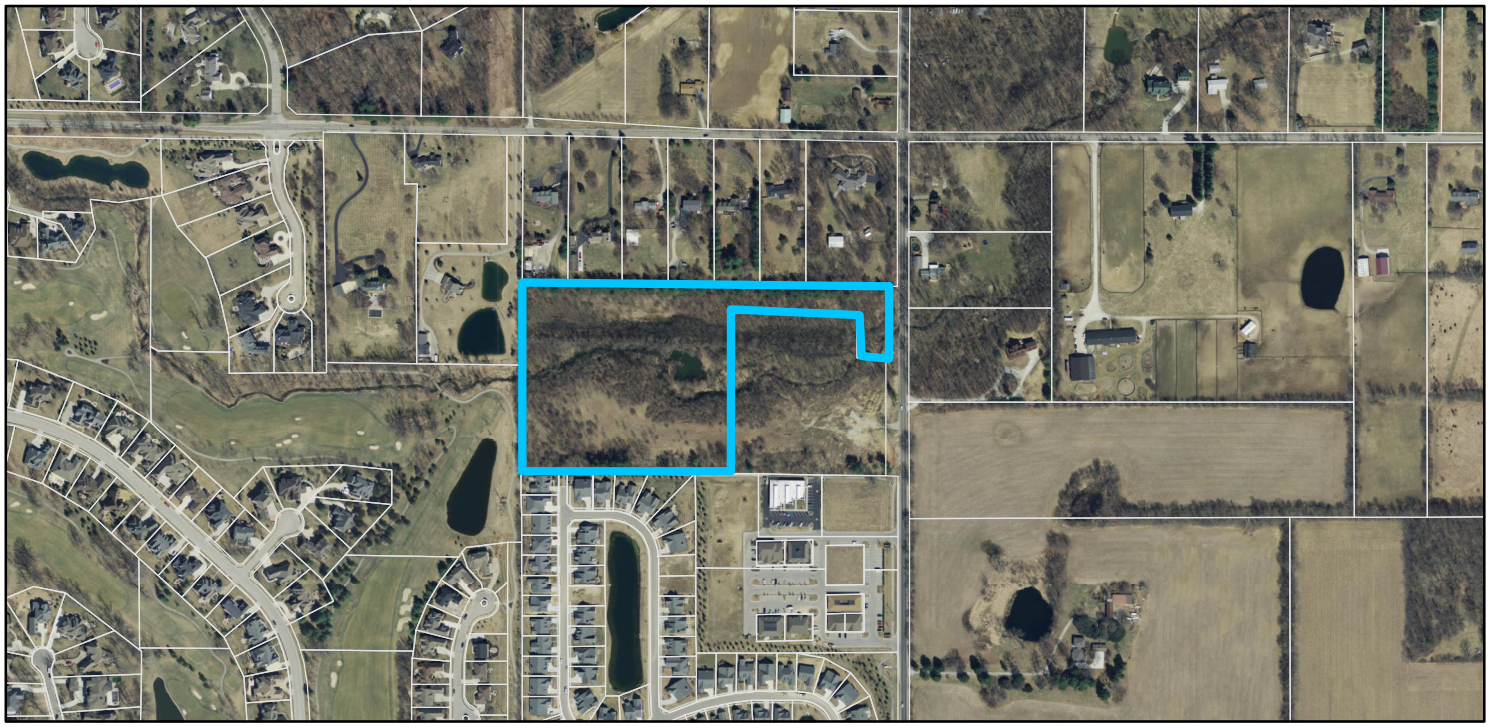
3) If any Plan Commission member has questions prior to the meeting, then please contact Andrew Murray at 317.379.9080 or amurray@westfield.in.gov.

Property Location Map
1511-PUD-24
Bridgewater PUD Amendment (Parks Community)

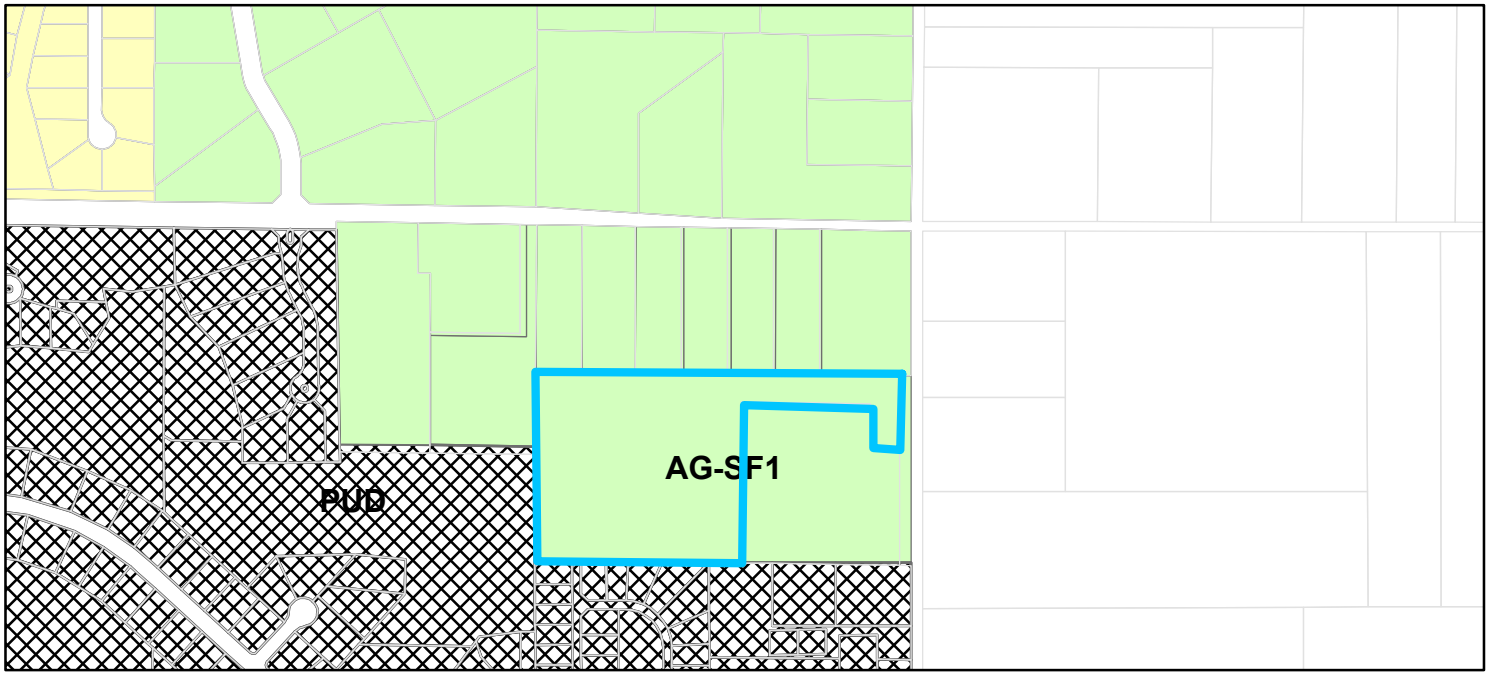
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

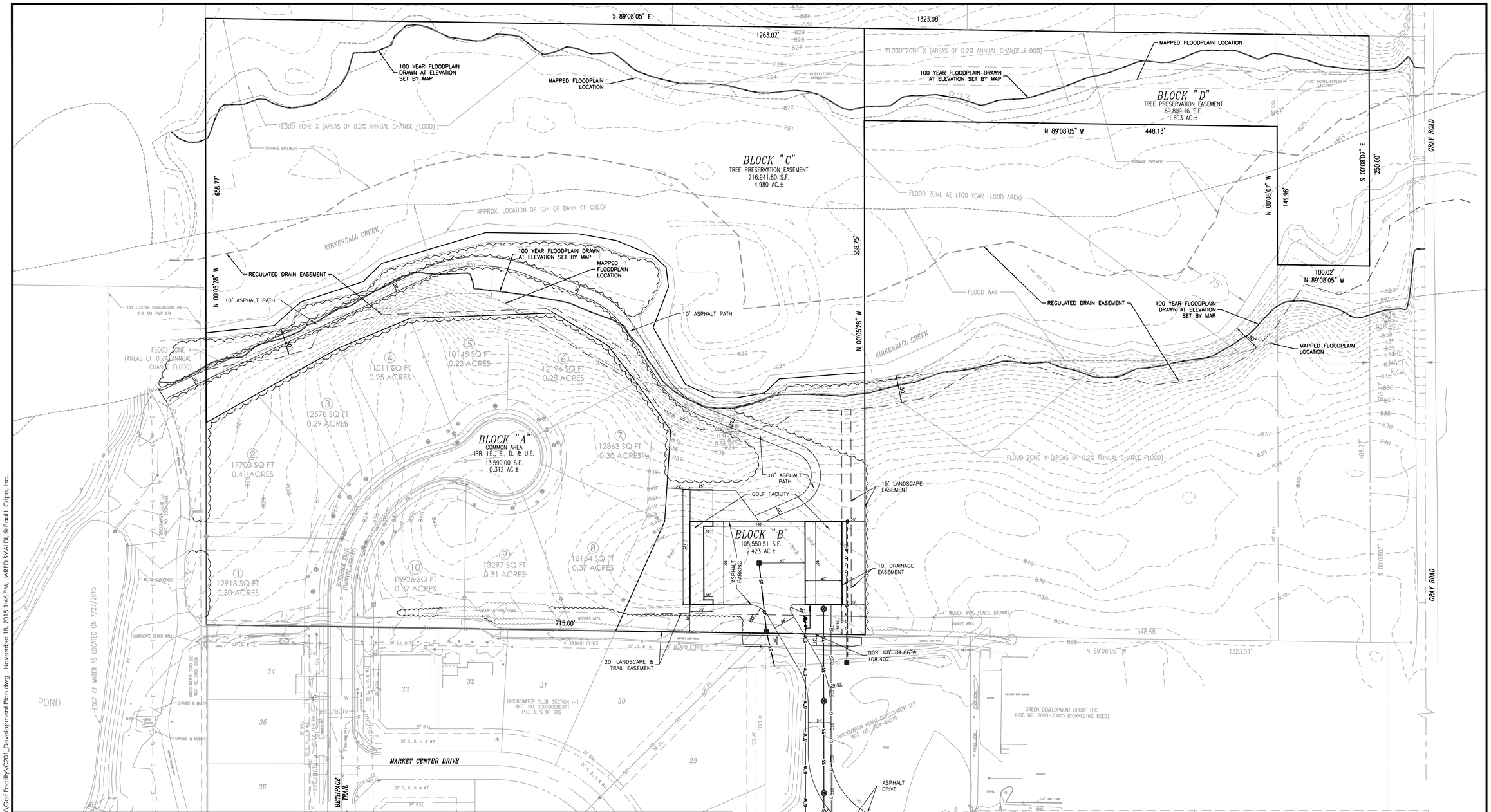


Parcel **Zoning**

AG-SF1 (Agriculture - Single Family - 1)

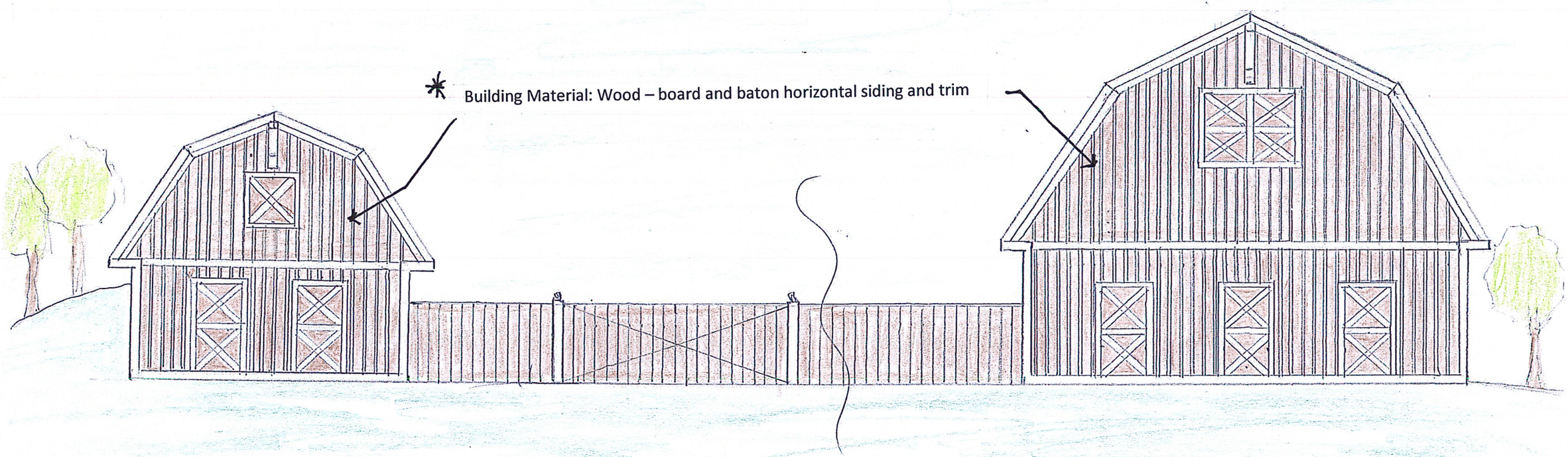
PUD (Planned Unit Development)

SF-2 (Single Family - 2)


S 89°08'05" E
1323.08'
1263.07'
100 YEAR FLOODPLAIN DRAWN AT ELEVATION SET BY MAP
MAPPED FLOODPLAIN LOCATION
FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD)
DRAINAGE EASEMENT
BLOCK "C"
TREE PRESERVATION EASEMENT
216,941.80 S.F.
4.980 AC.±
BLOCK "D"
TREE PRESERVATION EASEMENT
69,809.16 S.F.
1.603 AC.±
N 89°08'05" W
448.13'
S 00°08'07" E
250.00'
N 00°08'07" W
149.98'
100.02'
N 89°08'05" W
658.77'
558.75'
N 00°05'28" W
APPROX. LOCATION OF TOP OF BANK OF CREEK
KIRKENDALL CREEK
FLOOD WAY
FLOOD ZONE AE (100 YEAR FLOOD AREA)
REGULATED DRAIN EASEMENT
10' ASPHALT PATH
100 YEAR FLOODPLAIN DRAWN AT ELEVATION SET BY MAP
MAPPED FLOODPLAIN LOCATION
100' ELECTRIC TRANSMISSION LINE D.B. 331, PAGE 634
FLOOD ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD)
1 12918 SQ FT 0.30 ACRES
2 17703 SQ FT 0.41 ACRES
3 12576 SQ FT 0.29 ACRES
4 11011 SQ FT 0.25 ACRES
5 10145 SQ FT 0.23 ACRES
6 12196 SQ FT 0.28 ACRES
7 12863 SQ FT 0.30 ACRES
8 16164 SQ FT 0.37 ACRES
9 13297 SQ FT 0.31 ACRES
10 15926 SQ FT 0.37 ACRES
BLOCK "A"
COMMON AREA
IRR. I.E., S., D. & U.E.
13,599.00 S.F.
0.312 AC.±
BLOCK "B"
105,550.51 S.F.
2.423 AC.±
GOLF FACILITY
15' LANDSCAPE EASEMENT
10' DRAINAGE EASEMENT
ASPHALT PARKING
715.00'
20' LANDSCAPE & TRAIL EASEMENT
N89° 08' 04.86"W
108.407'
548.58'
N 89°08'05" W
1323.59'
GRAY ROAD
POND
EDGE OF WATER AS LOCATED ON 7/27/2015
BRIDGEWATER CLUB, SECTION 1-1 INST. NO. 2005-0088

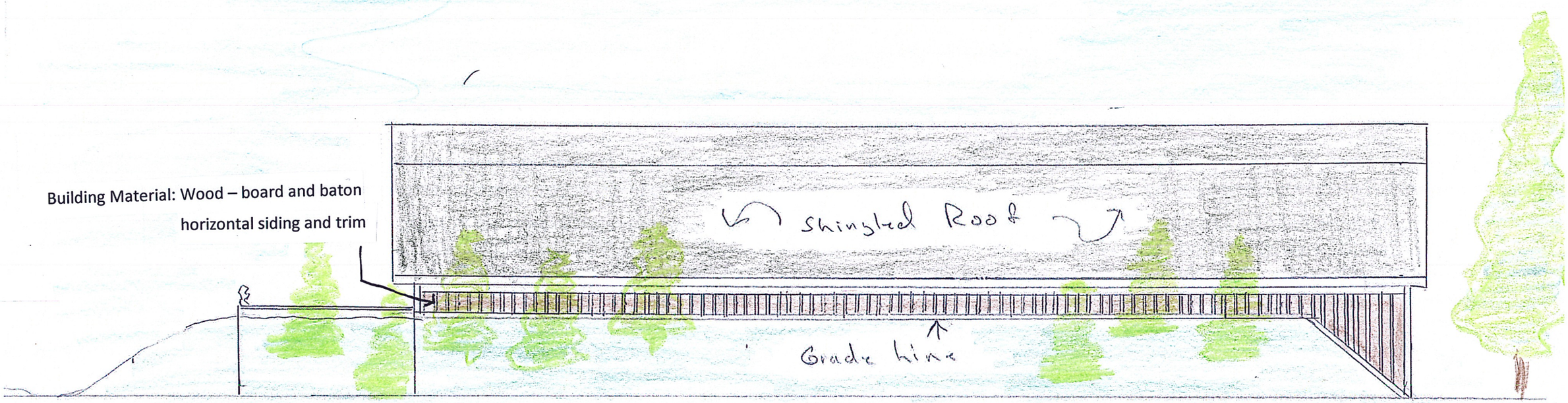
Scale: 1" = 10'

South Elevation Exterior



Scale: 1" = 10'

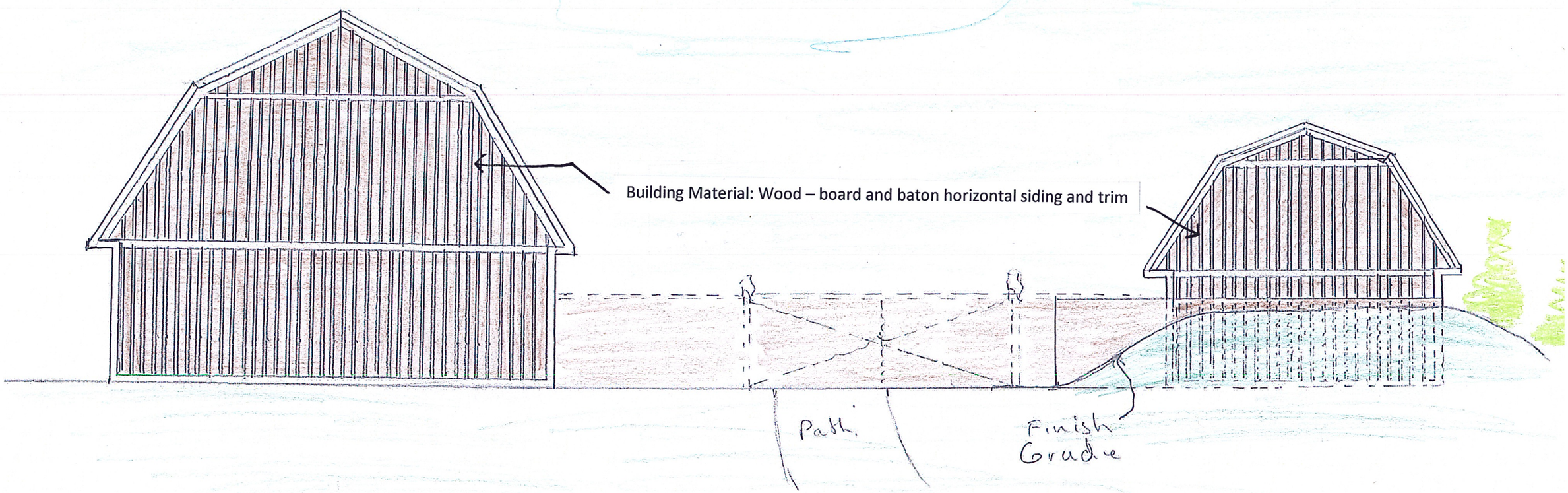
West Elevation Exterior



Trees to be installed on half Berm

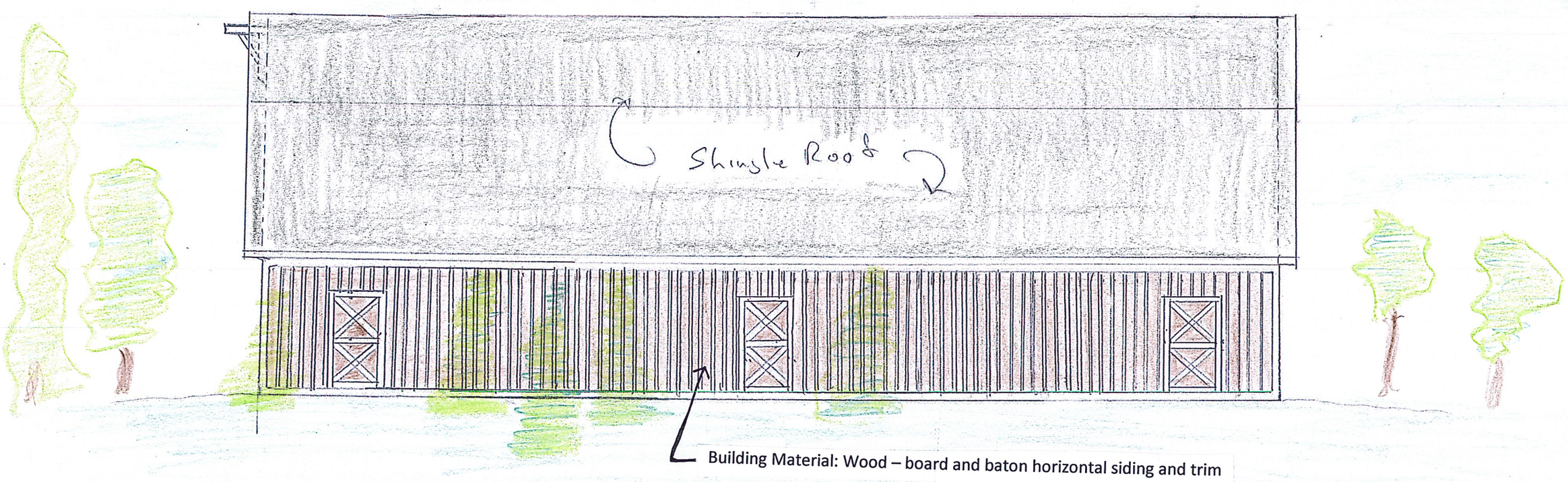
Scale 1" = 10'

North Elevation Exterior



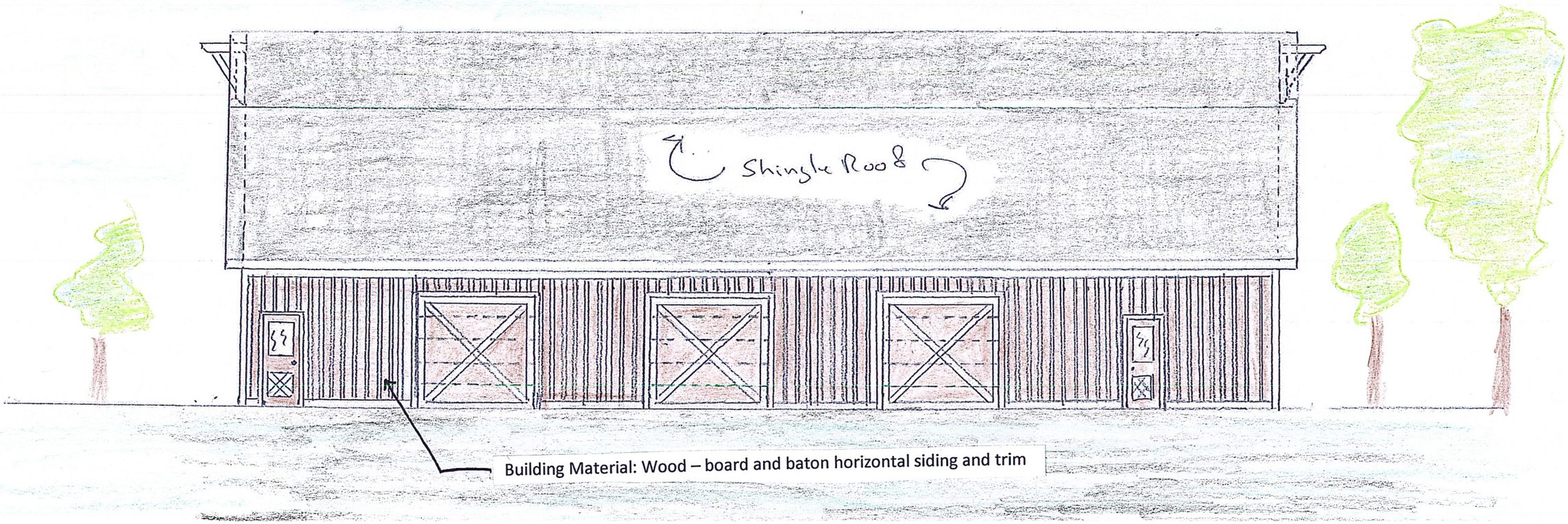
Scale: 1" = 10'

East Elevation Exterior



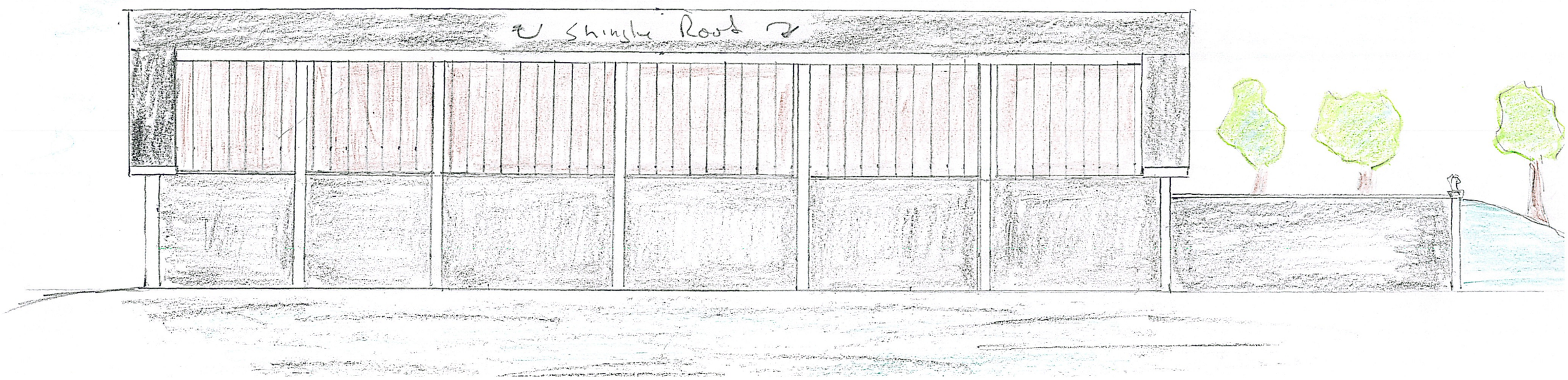
Scale: 1" = 10'

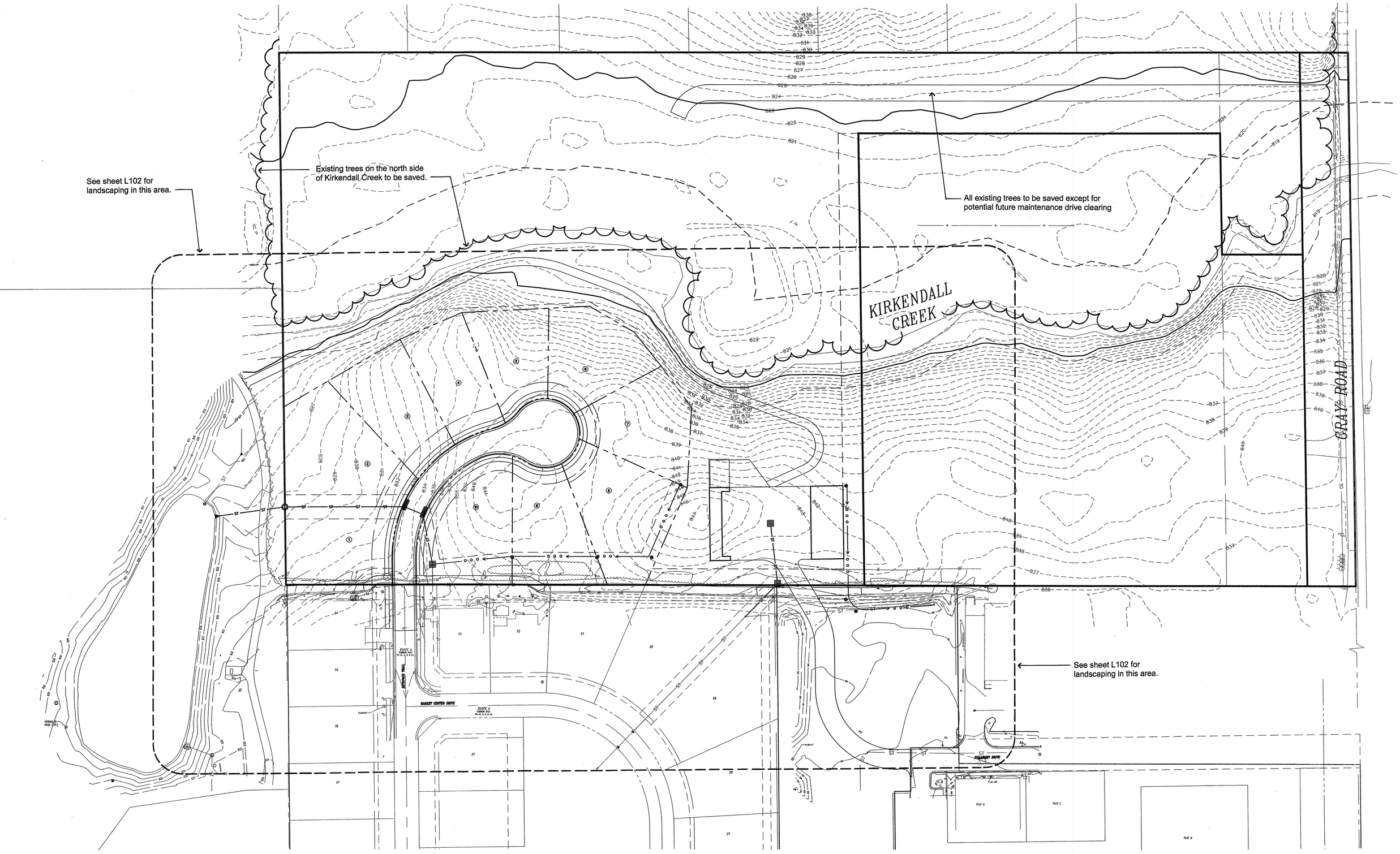
West Elevation Interior



Scale: 1" = 10'

East Elevation Interior





The Bridgewater CLUB

Section I-1 Expansion- The Parks Landscape Plan

Scale in Feet:

0 25 50 75 100 150

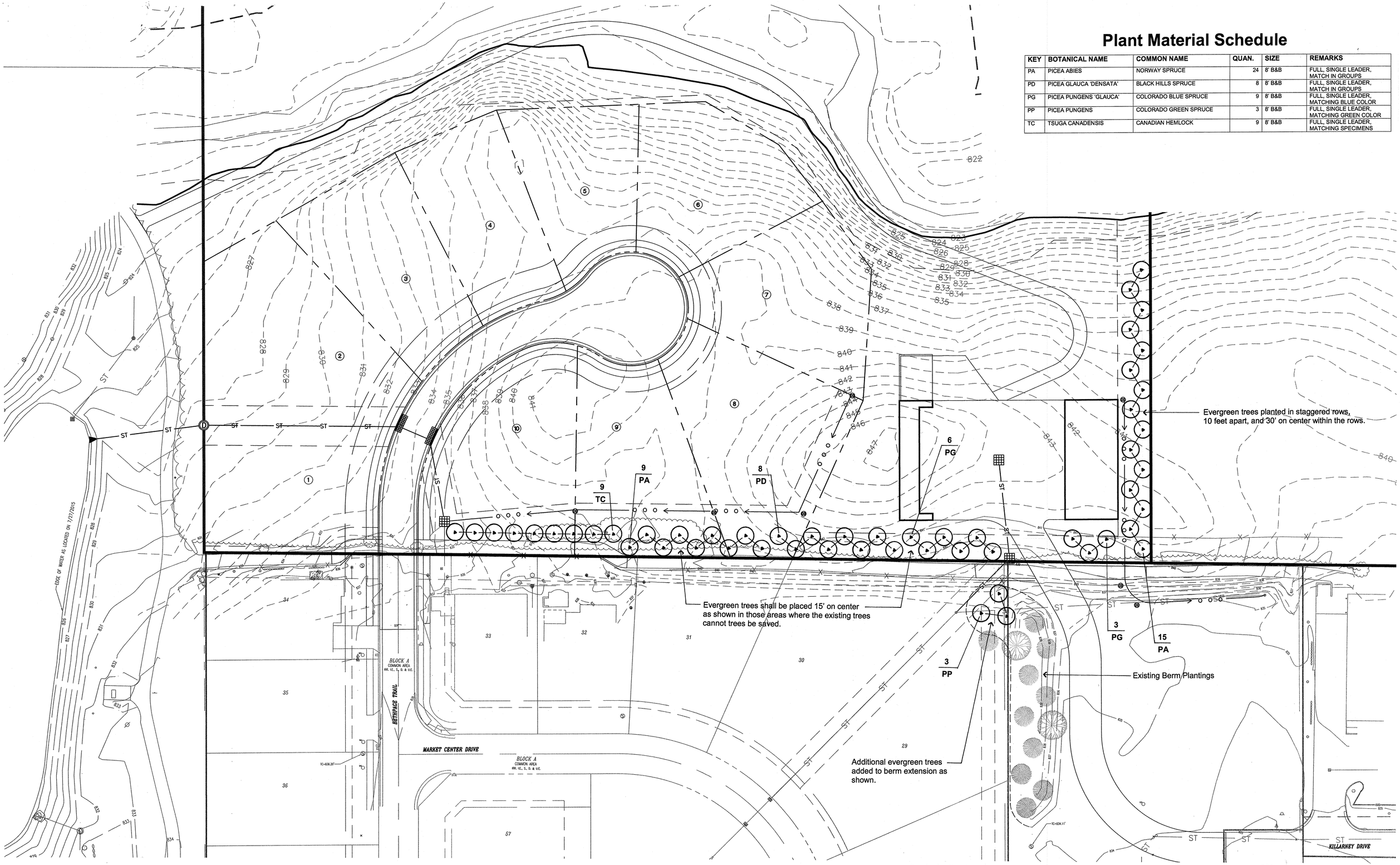
September 23, 2015

North

Sheet
L101

Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
PA	PICEA ABIES	NORWAY SPRUCE	24	8' B&B	FULL, SINGLE LEADER, MATCH IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	8	8' B&B	FULL, SINGLE LEADER, MATCH IN GROUPS
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	9	8' B&B	FULL, SINGLE LEADER, MATCHING BLUE COLOR
PP	PICEA PUNGENS	COLORADO GREEN SPRUCE	3	8' B&B	FULL, SINGLE LEADER, MATCHING GREEN COLOR
TC	TSUGA CANADENSIS	CANADIAN HEMLOCK	9	8' B&B	FULL, SINGLE LEADER, MATCHING SPECIMENS



The Bridgewater CLUB

Section I-1 Expansion- The Parks Landscape Plan

Scale in Feet:

0 15 30 45 60 90

September 23, 2015

North

Sheet L102

PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
WWW.ESL-SPECTRUM.COM
PHONE: 317.951.2300

Luminaire Schedule							
Project: BRIDGEWATER - THE PARKS & GOLF FACILITY SITE LIGHTING 20150288-RB							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lumens/Lamp	LLF	Description
	7	III	SINGLE	150	13500	0.750	1-8930-PT-3414FP4-150MHP-RO3-FHC-CA-BK-16' POLE

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURES ARE MOUNTED ON 16'-0" POLES

Calculation Summary							
Project: BRIDGEWATER - THE PARKS & GOLF FACILITY SITE LIGHTING 20150288-RB							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
New Bellhpage Trl_Grade	Illuminance	Fc	0.43	1.6	0.0	N.A.	N.A.
Niblir Kitterney Dr_Grade	Illuminance	Fc	0.67	2.2	0.0	N.A.	N.A.
Perimeter_Grade	Illuminance	Fc	0.04	2.5	0.0	N.A.	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties.
Final design and illumination levels must be determined and specified by an electrical engineer.
Field results may differ from computer predictions because of many uncontrollable factors and adverse but unobtrusive such as:
line voltage variations, lamp performance, product manufacturing tolerances, jobsite conditions, and other unmeasurable lightness factors.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.
IES RECOMMENDED ILLUMINANCE TARGETS USED WHERE APPLICABLE.

December 2, 2015 Riverview Neighborhood Meeting Summary

Project: **Amendment to Junction PUD District PUD Docket No. 1512-PUD-26**

Date: **Wednesday, December 2, 2015 at 6:30 pm**

Location: **Westfield City Hall building, 130 Penn Street, Westfield, Indiana**

Attendees: **Larry Christman and Scott Tripp – Riverview Hospital**

Joel Farmer – Structurepoint Engineers

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Pam Howard – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. Describe the building materials.
    a. Either red or orange brick, but the final color has not yet been decided. Some brick will be textured and some brick will be smooth. There will also be limestone at the base in various locations. The building will also have both colored glass and clear glass.
    b. The request is for Text Amendment approval. If the Text Amendment is approved, the next stage would be for Development Plan approval, which will include more detailed drawings fo the building elevations, including the specific building materials.

2. Where will the trash enclosure be located?
    a. The trash enclosure and shipping and receiving area will be located at the west side of the building. The trash enclosure will be completely screened with a masonry wall and there will be landscape plantings in front of the wall.

3. How many parking spaces will there be? Do you believe that you will have enough parking spaces?
    a. There will be approximately 422 parking spaces. The hospital building is approximately 100,000 square feet, the proposed 2 story outlot building will be approximately 6000 square feet and the other outlot building will be 1 story and will be approximately 6000-8000 square feet.
    b. We will be utilizing shared parking. The outlot closest to the hospital building is proposed to be for a family style restaurant, so we don't anticipate parking conflicts.
    c. We will have adequate parking. The timing of the parking is relevant. The peak hours of the hospital will be different than the peak hours of the proposed family style restaurant. The length of visits by our patients are much quicker than a traditional hospital, which will provide for a quicker turnover in parking spaces.

4. What types of services will the hospital offer?
    a. This will be a "hospital of the future" – meaning that the anticipated hospital stays will not be as long as a traditional hospital that has a much higher number of overnight stays by patients. Patients that visit our hospital typically receive same day treatment and are released. We don't foresee overnight, in-patient beds, but instead recovery types of beds for patients that receive treatment and are then released the same day.
    b. The hospital will also have doctor offices and administrative offices.

5. Where is the well located on this site and will you be complying with all regulations and requirements related to the well area?
    a. We will be complying with all regulations and requirements pertaining to the well area. Our buildings will be positioned outside of the required set back areas.
    b. We will not have any buried tanks on this site and we will not have an oxygen field on this site. All oxygen equipment will be internal to the building in oxygen closets.

6. Will the lighting within the building be dimmed or lowered at night time?
    a. Floors 3 through 6 of the hospital building will house clinical services, which typically have hours between 6am and 6pm.
    b. The fitness center is typically open to around 8pm. After the primary hospital hours, the tower element will probably only require night lighting.
    c. We are utilizing LED lighting and we have an interest in conserving energy – meaning we will either want to dim lights or not use lights we they are not necessary.

7. Do you anticipate any parking overflow issues from the intermediate school?
    a. The hospital is community driven and we would not want to prohibit parking on our site. We would anticipate that if there is overflow parking on our site due to a school function, typically that school function would be occurring at night which is not the peak operation time for the hospital – meaning that more parking would be available at night in those situations.

8. Do you anticipate significant ambulance traffic on Shamrock Boulevard?
    a. We don't not anticipate much ambulance traffic on Shamrock Boulevard. We would anticipate that the only ambulances would be due to patient suffering a possible cardiac or respiratory emergency. Some ambulances may visit the site to bring in nursing or senior patients for care or treatment, however in those situations they would not need to utilize their sirens or emergency lights. This hospital is not an emergency care facility.

9. If the zoning request is approved, when would site work begin?
    a. If the zoning is approved, we would hope to begin site work in March of 2016 with the goal of completing the hospital facility by approximately September of 2017.

Neighborhood Meeting Sign In-Sheet

Riverview Hospital – Amendment to the Junction PUD Ordinance Docket No. 1512-PUD-26

Wednesday, December 2, 2015 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

NAME	ADDRESS	PHONE	EMAIL
1. EDDIE YANT	6391 Northgate	317 410 0938	yanted@spcglobal
2. Cindy Spoljaric	16131 Chancellors Ridge Way	695-6673	cspoljaric@westfield.gov
3. NICK VERHOFF	322 W. MAIN	867-8013	verhoffn@wwks.kir.in.
4. LARRY CHRISTMAN	395 WESTFIELD	776-7128	LCHRISTMAN@RIVERVIEW.ORG
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Property Location Map
Bridgewater PUD Amendment--Discount Store Use
1512-PUD-27

N
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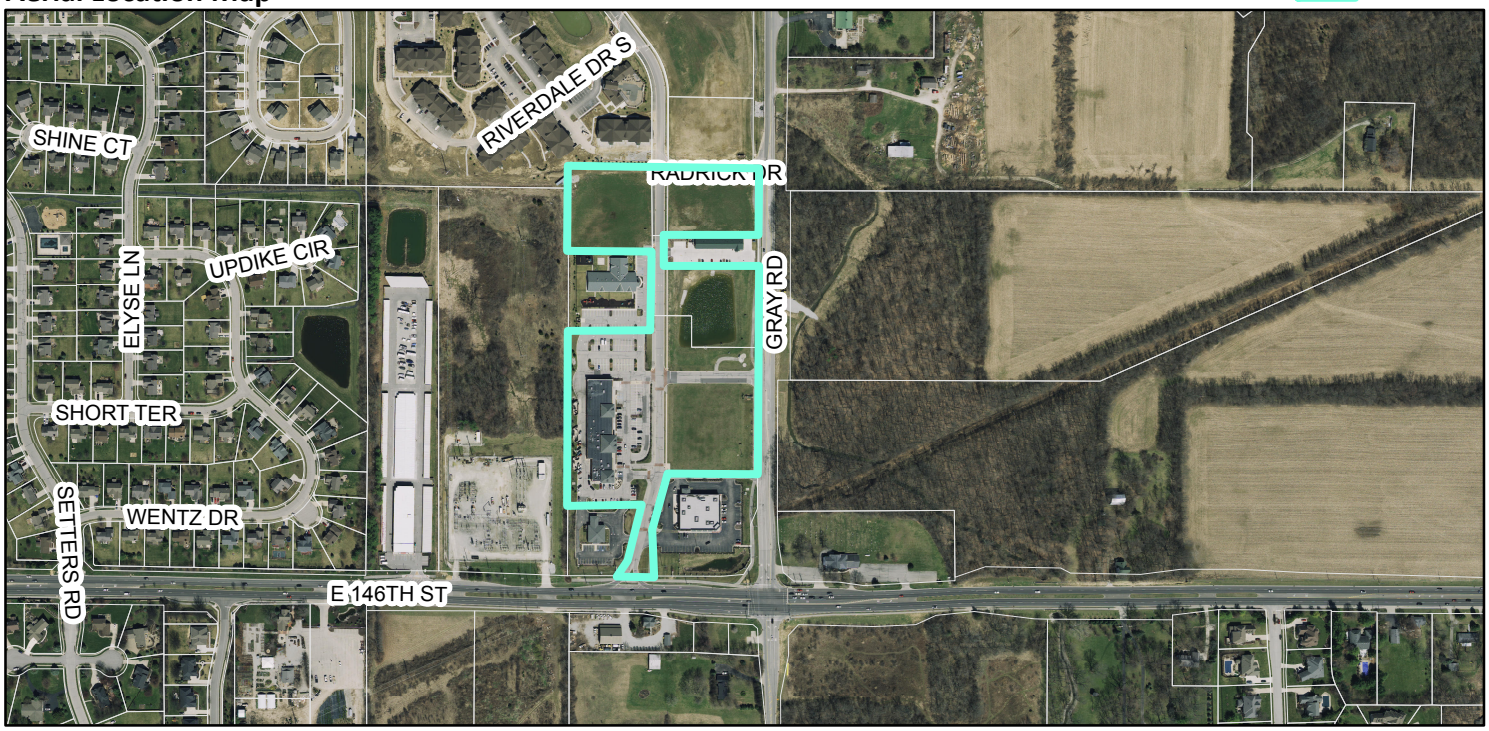
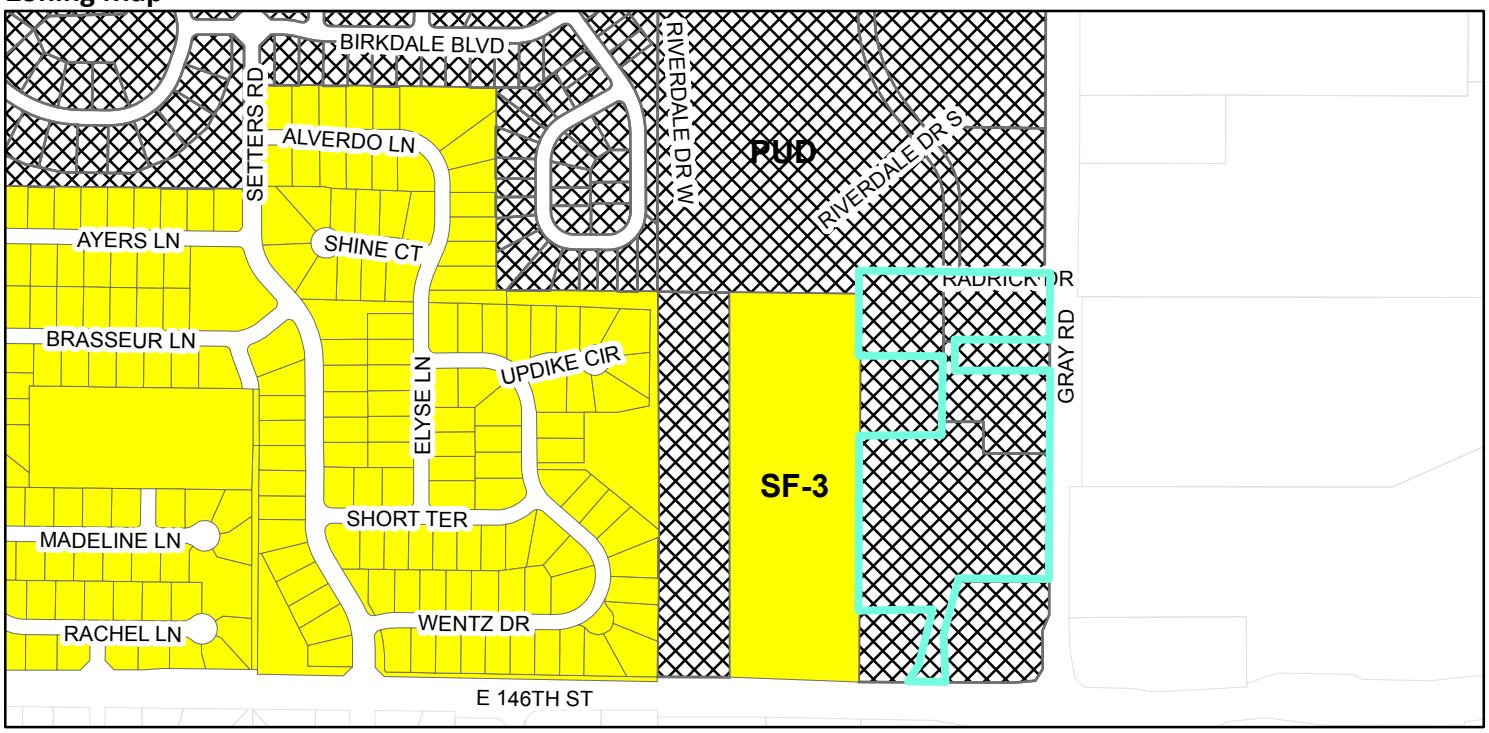
S
Not To Scale

Aerial Location Map

Subject Parcel



Zoning Map



Zoning

- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- Parcel

EXHIBIT B
CONCEPT PLAN

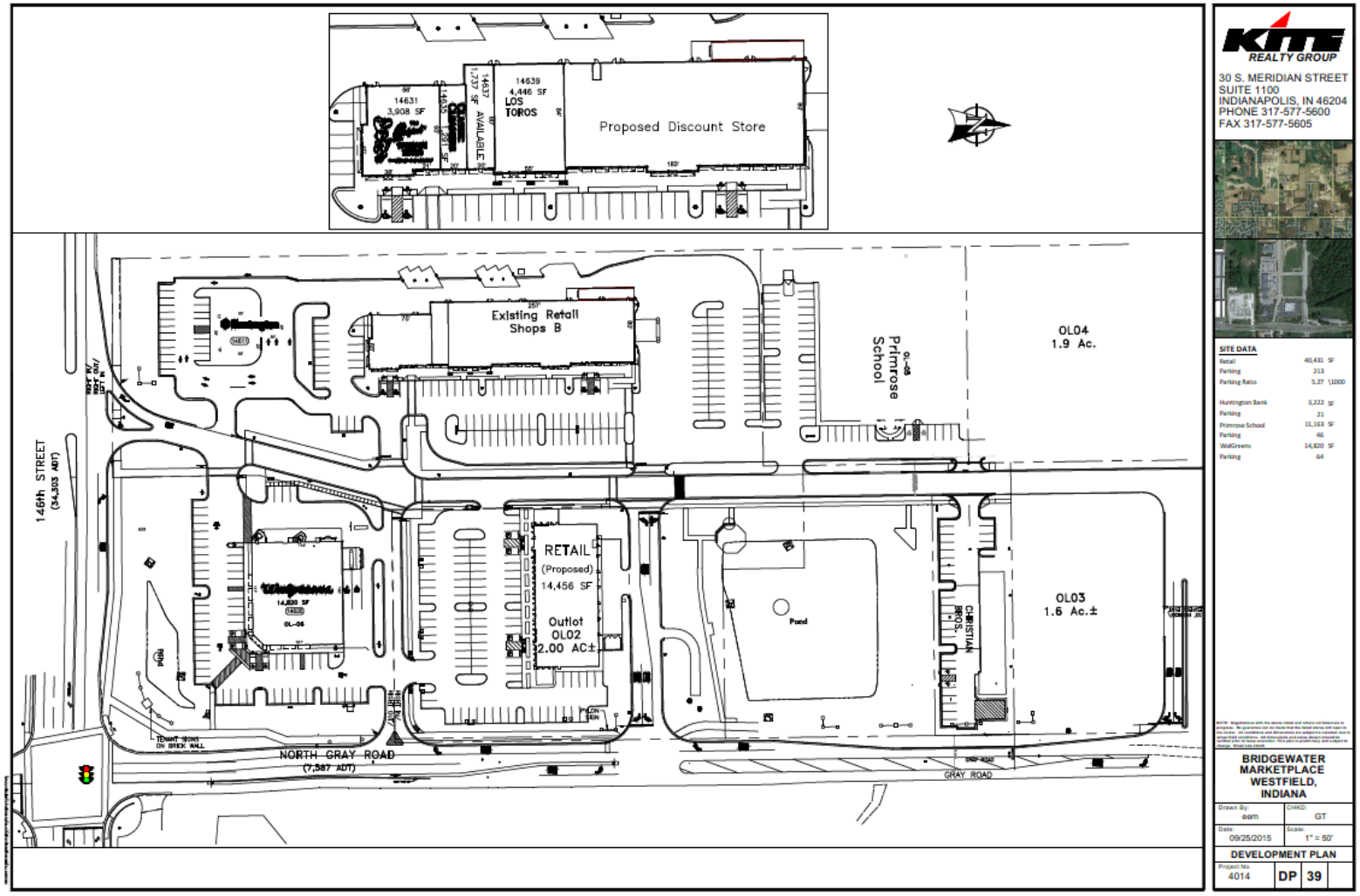


Exhibit B

ORDINANCE NUMBER 15-##

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE BRIDGEWATER PLANNED UNIT DEVELOPMENT ORDINANCE, BEING THAT OF ORDINANCES 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-06, ORDINANCE 13-08, AND ORDINANCE 14-02

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1402-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance10-08 , enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 200; (vii) Ordinance 11-1, enacted by the City Council on January 10, 2011; (viii) Ordinance 13-03, enacted by the City Council on February 11, 2013; (ix) Ordinance 13-06, enacted by the City Council on March 11, 2013; (x) Ordinance 13-08, enacted by the City Council on March 25, 2013, amd Ordinance 14-02, enacted by the City Council on February 24, 2014 (collectively, the "Bridgewater PUD Ordinance);

WHEREAS, on _____ _____, 2015 the Commission forwarded **Petition No**. **15##-PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Bridgewater PUD Ordinance and Title 16 of the Westfield Code of Ordinances are hereby amended as follows:

Section 1. **Addition of Permitted Use.** Section 8B, and Exhibit 10 of the Bridgewater PUD Ordinance is hereby further amended, but only with respect to adding the following as a permitted use: "Discount store in excess of 10,000 square feet of gross floor area, but not to exceed 20,000 square feet of gross floor area (hereinafter referred to as the "Large Discount Store").

Section 2. **Location of the Discount Store.** The location of the Large Discount Store shall be located on a portion of Parcel M northwest of the intersection of 146th and Gray Road, which is legally described and depicted on Exhibit "A" attached hereto and incorporated by reference, and in substantial accordance with the site plan attached hereto and incorporated by reference as Exhibit "B".

Section 3. **Development Standards.** The standards of Section 10 of the *Bridgewater PUD Ordinance: Development and Architectural Standards* shall apply to the development of the Large Discount Store, except as otherwise modified below.

3.1 In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C** is hereby incorporated as a compilation of images designed to capture the intended quality of the Large Discount Store to be constructed. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the Bridgewater PUD Ordinance's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of the Bridgewater PUD Ordinance, as amended. The Department's decision may be appealed to the Plan Commission.

Section 4. Upon motion duly made and seconded, this Ordinance 15-___was fully passed by members of the Council this ___ day of _____, 2015. Further, this Ordinance 15-___shall be in full force effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All portions of the Bridgewater PUD Ordinance that are in conflict with this Ordinance 15-___are hereby amended. To the extent that this Ordinance 15-___conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-___shall prevail. In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-##** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-##**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-##**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit (Large Discount Store)

EXHIBIT A
REAL ESTATE

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principle Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 46 minutes 18 seconds East (basis of bearings per Instrument Number 200600005931, on file in the Office of the Recorder of Hamilton County, Indiana) 1,249.15 feet along the east line of said Southeast Quarter to the northeast corner of the 8.000-acre parcel conveyed in Instrument Number 2006062411, on file in the Office of said Recorder; thence South 89 degrees 46 minutes 53 seconds West 45.00 feet along the north line of said 8.000-acre parcel to the west right-of-way line of Gray Road as described in Instrument Number 2007038726, on file in the Office of said Recorder; thence South 00 degrees 46 minutes 18 seconds East 585.64 feet along said west right-of-way line to the southeast corner of Lot 4 in Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing South 00 degrees 46 minutes 18 seconds East 417.96 feet along said west right-of-way line to the north line of the parcel conveyed to Gray Road Property LLC in Instrument Number 200600059203, on file in the Office of said Recorder, the following three (3) courses are along the north and west lines thereof; 1)thence South 89 degrees 11 minutes 07 seconds West 294.73 feet; 2)thence South 14 degrees 34 minutes 58 seconds West 172.26 feet; 3)thence South 00 degrees 48 minutes 53 seconds East 163.72 feet to the north right-of-way line of 146th Street as described in said Instrument Number 2007038726; thence South 89 degrees 40 minutes 59 seconds West 113.86 feet along said north right-of-way line to the southeast corner of the parcel conveyed to ACV Livermore, LLC in Instrument Number 2008043004, on file in the Office of said Recorder, the following four (4) courses are along the east and north liens thereof; 1)thence northeasterly 57.64 feet along a non-tangent curve to the left having a radius of 91.50 feet and subtended by a long chord having a bearing of North 32 degrees 37 minutes 55 seconds East and a length of 56.69 feet; 2)thence North 13 degrees 23 minutes 30 seconds East 96.21 feet; 3)thence North 14 degrees 34 minutes 58 seconds East 92.72 feet; 4)thence South 89 degrees 11 minutes 07 seconds West 242.35 feet to the west line of the parcel conveyed to KRG Bridgewater, LLC in Instrument Number 200600005931, on file in the Office of said Recorder; thence North 00 degrees 48 minutes 53 seconds West 570.24 feet along said west line to the southwest corner of the parcel conveyed to BD Schools Real Estate, LLC in Instrument Number 2009018447, the following two (2) courses are along the south and east lines thereof; 1)thence North 89 degrees 11 minutes 11 seconds East 273.77 feet; 2)thence North 00 degrees 48 minutes 53 seconds West 49.73 feet to a southwest corner of said Lot 4, the following three (3) courses are along the south and west lines thereof; 1)thence North 89 degrees 11 minutes 07 seconds East 129.74 feet; 2)thence South 00 degrees 48 minutes 53 seconds East 103.16 feet; 3)thence North 89 degrees 11 minutes 04 seconds East 214.00 feet to the POINT OF BEGINNING. Containing 7.63 acres, more or less.

AND

Lots 1, 2 and 4 of Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder.

Exhibit “A”
Pg 1 of 2

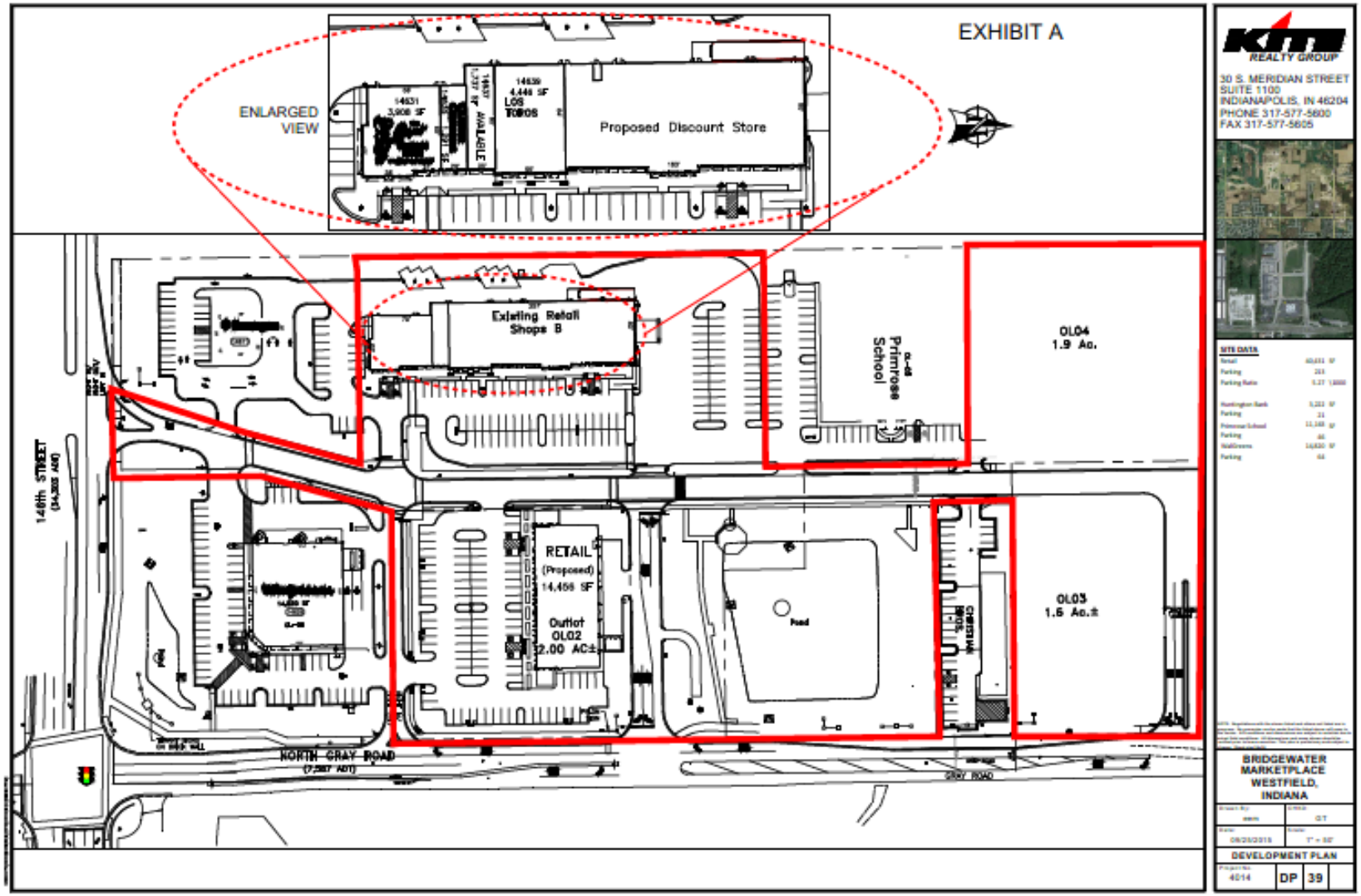


Exhibit "A"
Pg 2 of 2

EXHIBIT B
CONCEPT PLAN

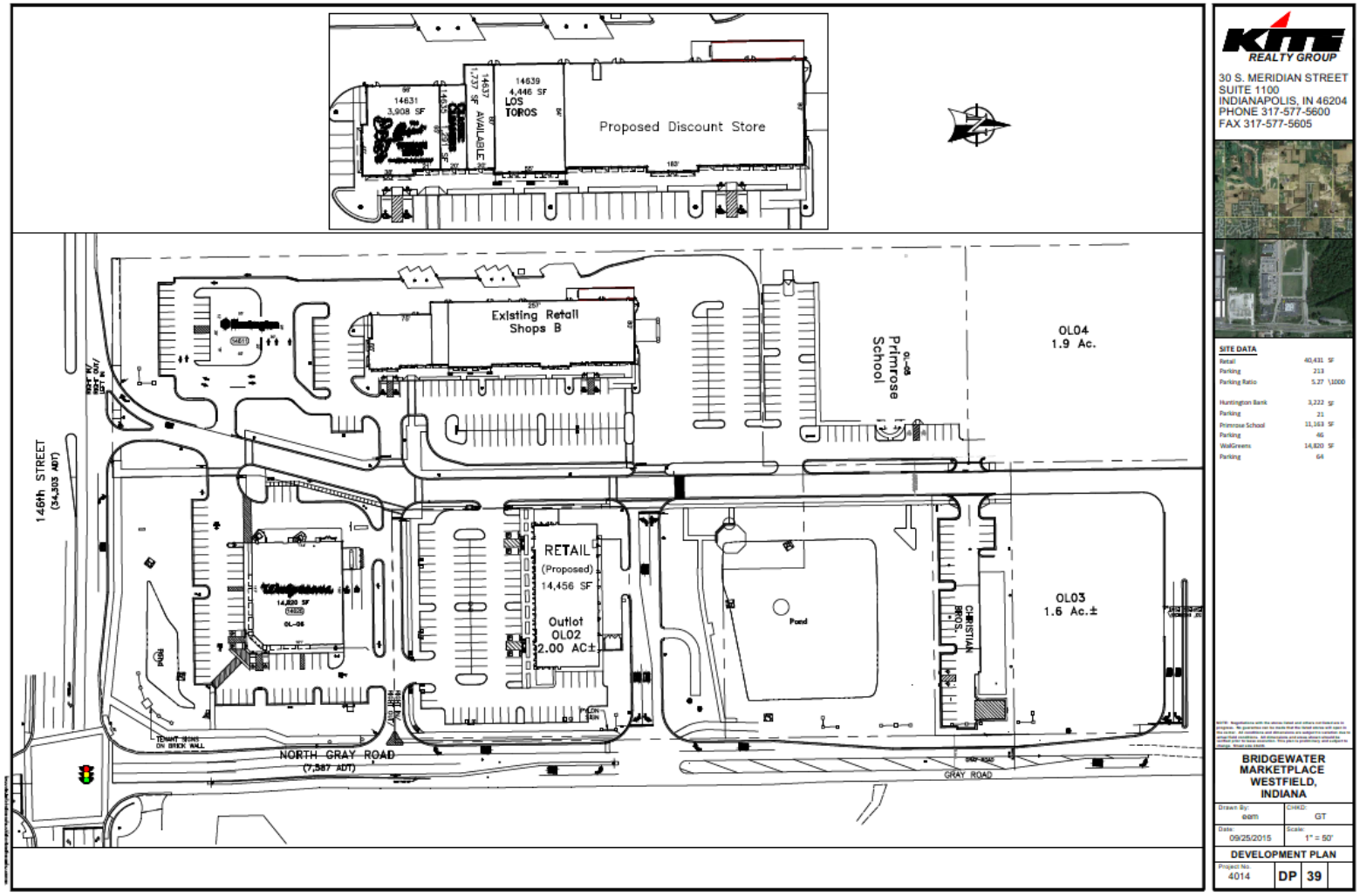


Exhibit B

EXHIBIT C

CHARACTER EXHIBIT
(LARGE DISCOUNT STORE)

Petition Number:	1511-PUD-23
Subject Site Address:	*Northwest corner of Gray Road and Guerin Way*
Petitioner:	Bridgewater Masters, LLC by H. Gibson Land Surveying,
Request:	Petitioner requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.
Current Zoning:	Bridgewater PUD District
Current Land Use:	Vacant
Approximate Acreage:	1.72 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Conceptual Site Plan 4. Building Character Exhibit 5. Bridgewater PUD Ordinance Amendment, Ordinance 15-36 6. Bridgewater PUD Ordinance, Ordinance 06-49 7. Public Comment
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the November 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition is scheduled to receive a public hearing at the December 7, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the December 7, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Location: This subject property (the "Property") is approximately 1.72 acres +/- in size and is within the Bridgewater Townhomes area (Bridgewater Parcel J), located at the northwest corner of Gray Road and Guerin Way (see Exhibit 2).

Project Overview: The Petitioner is requesting to modify the Bridgewater Parcel J development standards to allow for the development of thirty-six (36) detached townhomes (the "Proposal"). The townhome area was initially developed in 2003 as a traditional attached townhome development (0308-DP-22). Five (5) of the originally-planned thirteen (13) townhome buildings have been built. The remaining eight (8) building sites (Blocks A, E, H, J, K, L, M and N of Parcel J) have remained vacant and undeveloped for several years. Building the proposed project would also include completing the installation of the previously-planned streets and other infrastructure.

The Proposal modifies development standards, establishes architectural requirements, establishes landscaping requirements, and includes character exhibits of the proposed townhome units. The Proposal would reduce the total number of townhome units by five (5).

The petitioner held a neighborhood meeting on November 12, 2015, and should be able to provide the APC with a report of that meeting.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Attached and detached dwellings are appropriate within the Existing Suburban Residential area. Infill projects that are compatible with the surrounding area are encouraged within the Existing Suburban Residential area.

STAFF COMMENTS

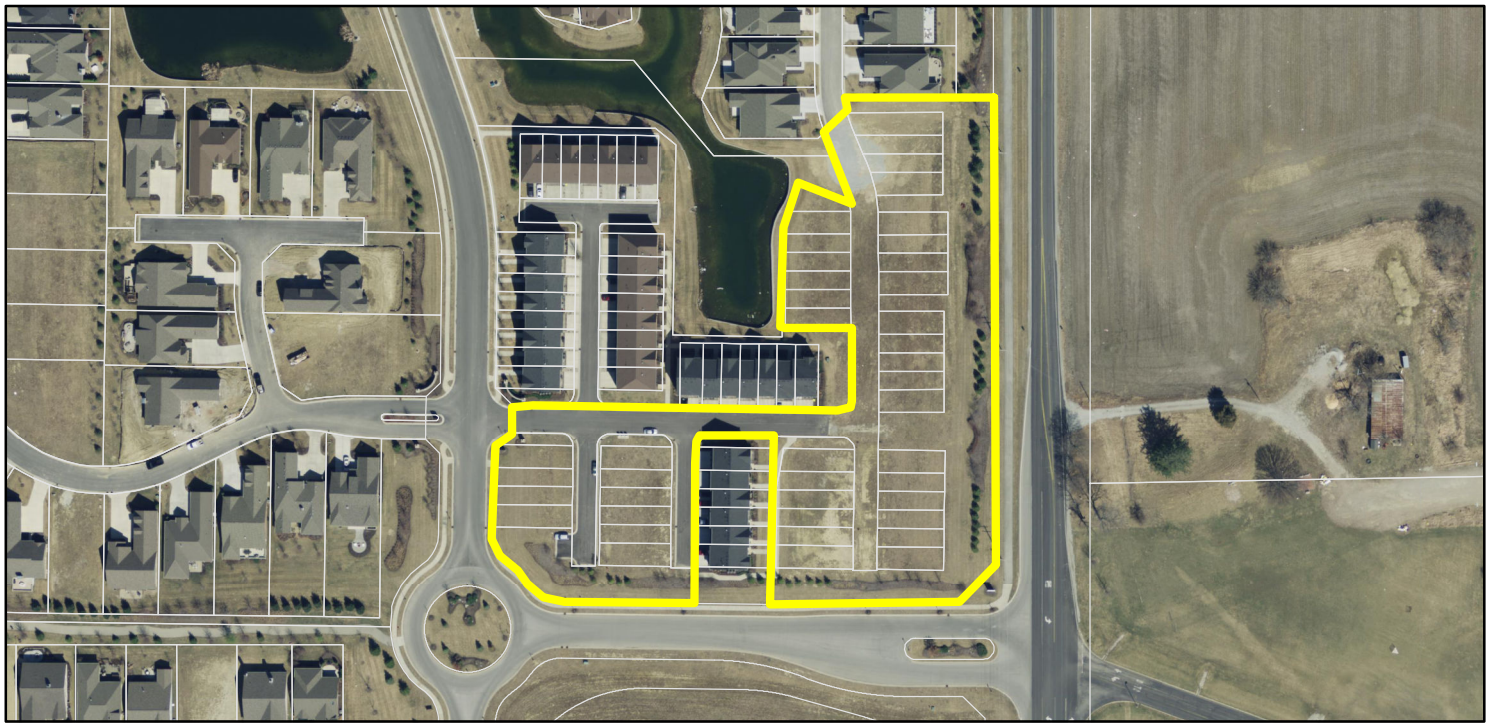
1. Hold a public hearing at the December 7, 2015, APC meeting. No action is required at this time.
2. Prior to the final disposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Property Location Map
Ordinance 15-36
Bridgewater PUD Text Amendment

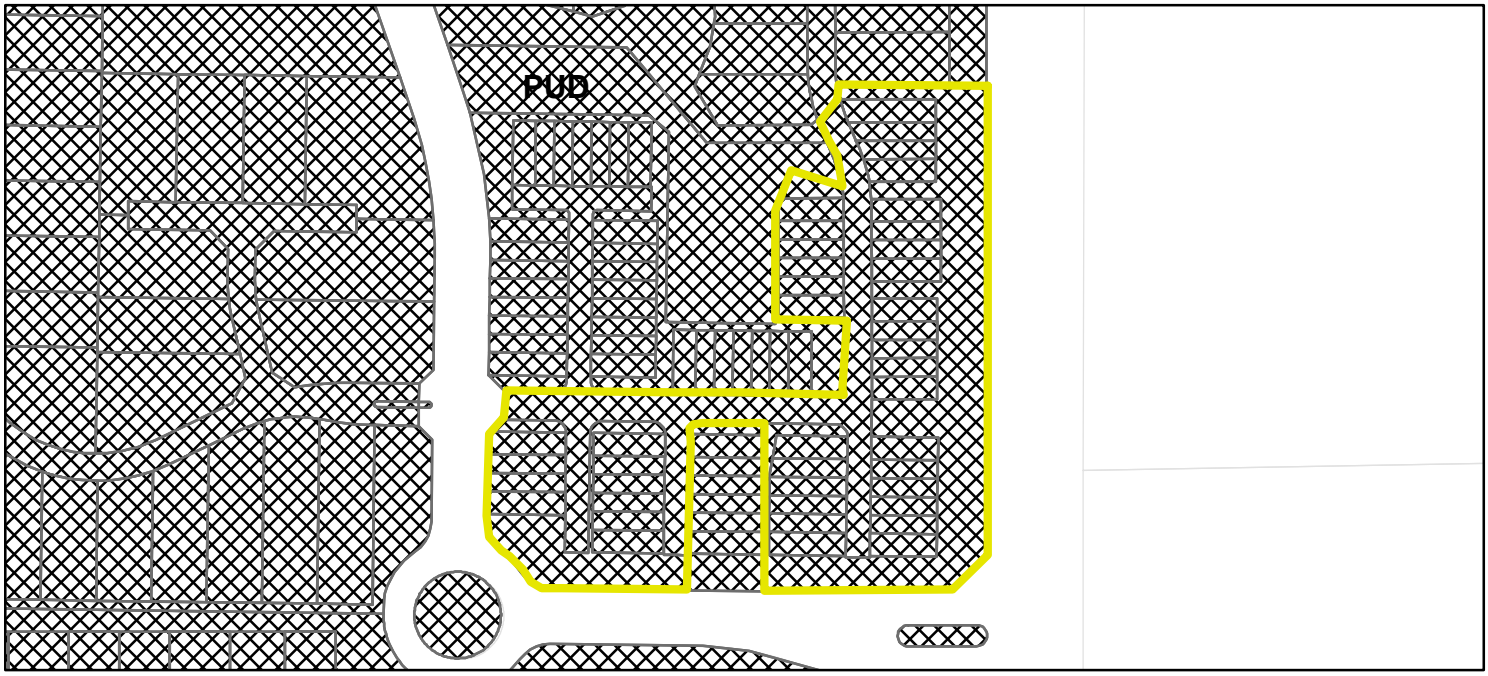
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning PUD (Planned Unit Development)

EXHIBIT A

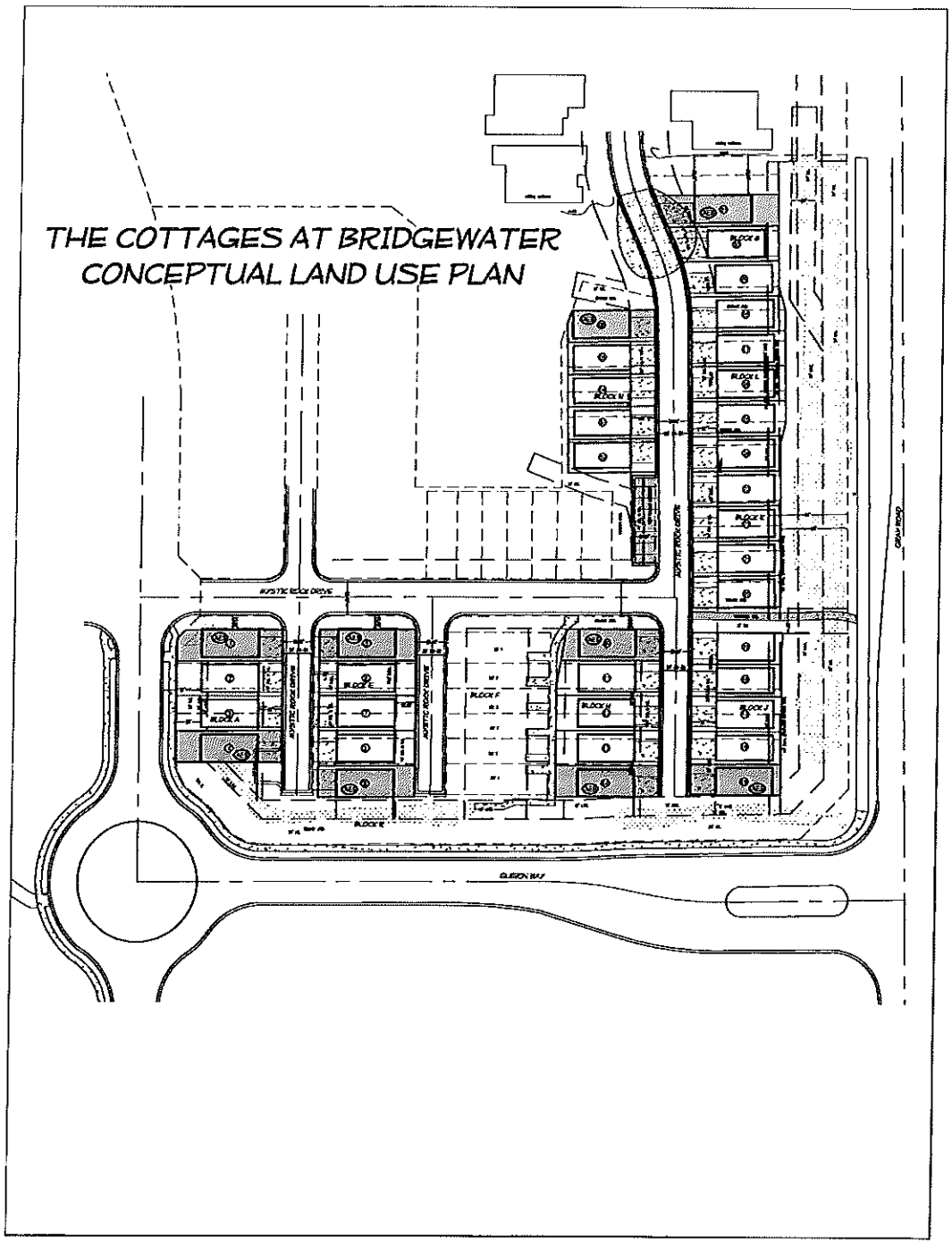
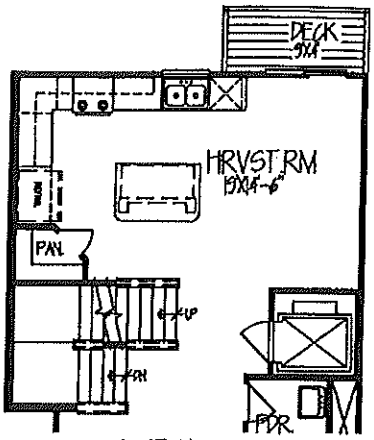
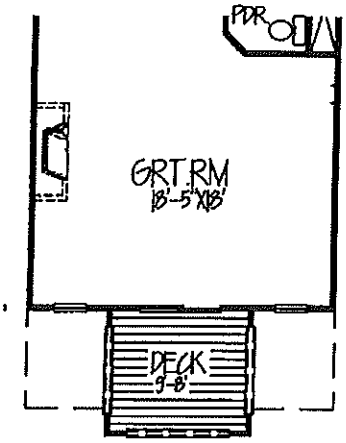


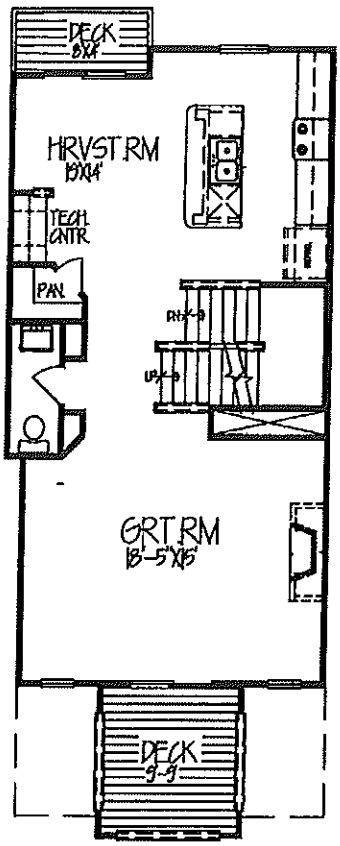
EXHIBIT C – Page 1 of 2



GRT RM
MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

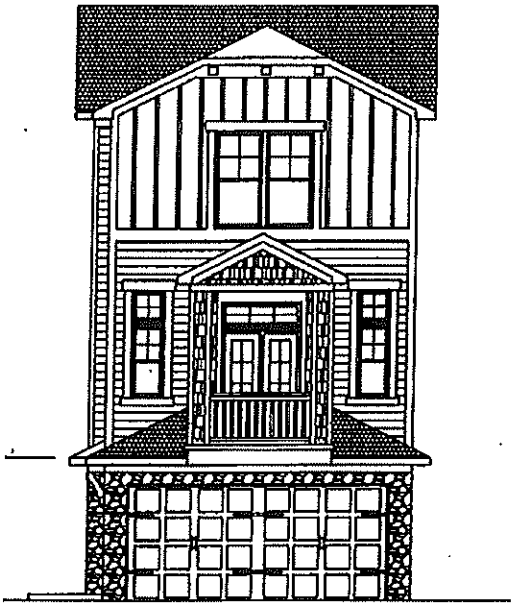


UPPER LEVEL FLOOR PLAN
FRONT DECK OPTION



MAIN LEVEL FLOOR PLAN
W/ FRONT DECK OPTION

EXHIBIT C – Page 2 of 2

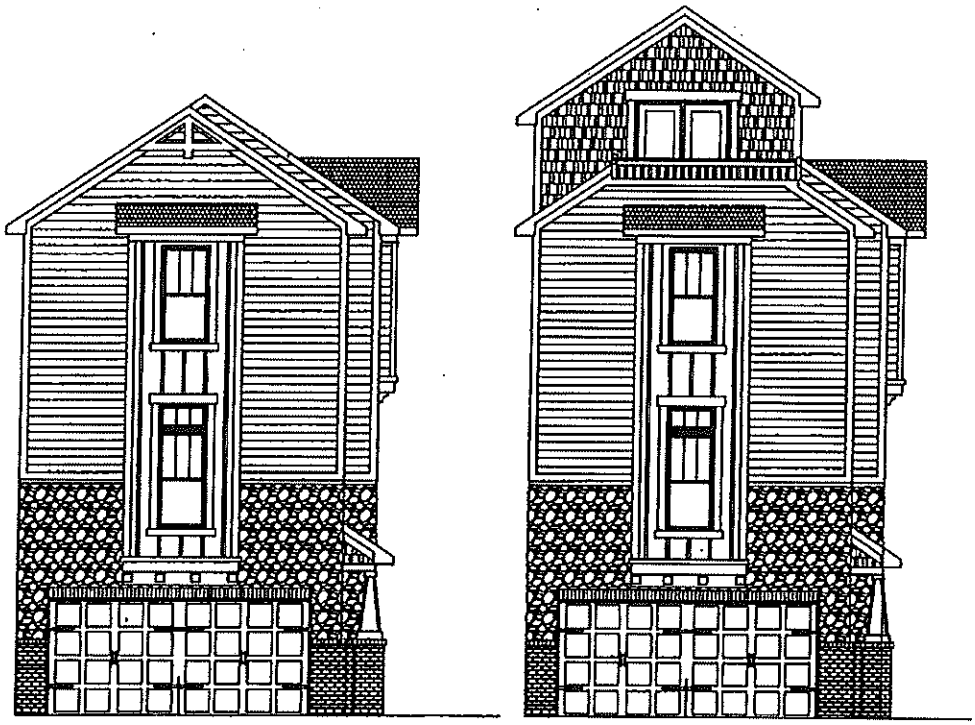


front elevation

W/ OPTIONAL FRONT DECK

front elevation

W/ OPTIONAL FRONT DECK



FRONT ELEVATION

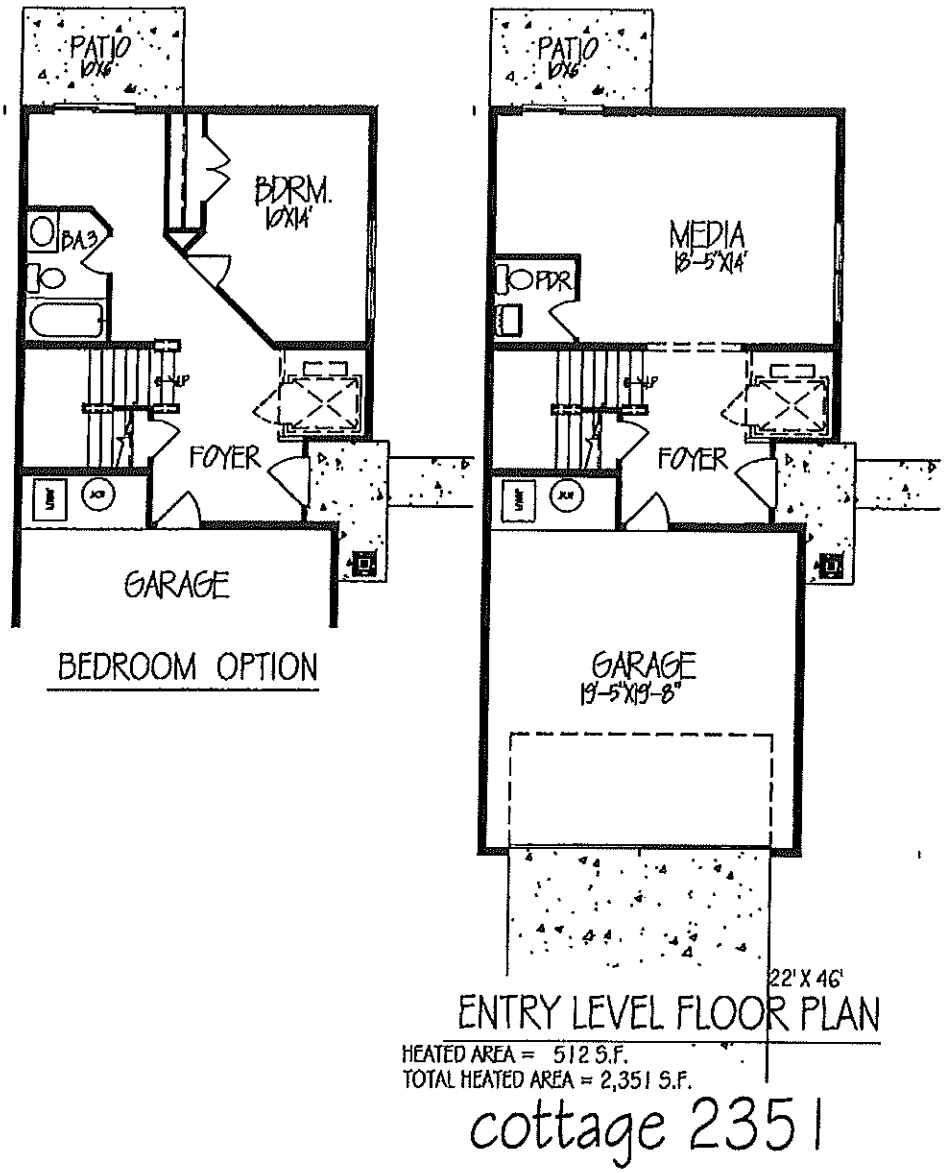
FRONT ELEVATION

MEZZANINE OPTION

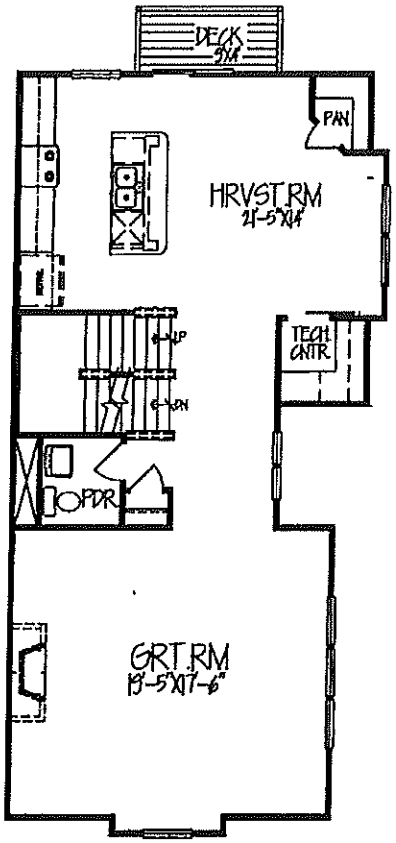
cottage 2351

SHEET NO.:	DATE:		
5	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	

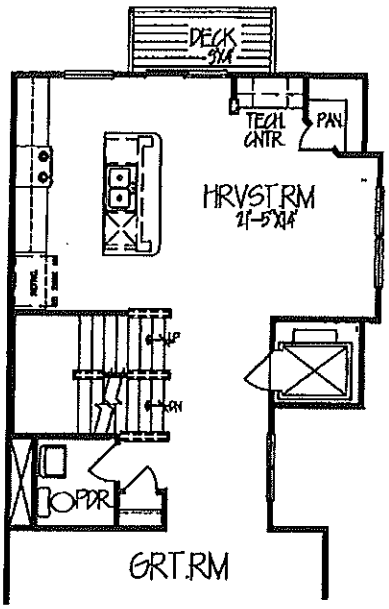
2



SHEET NO.:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	



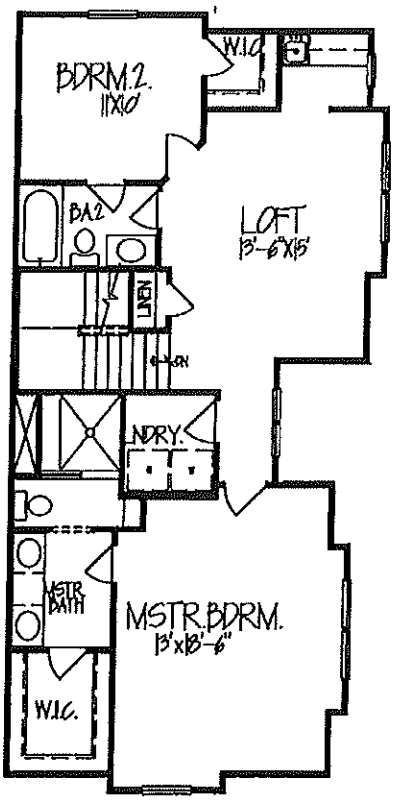
MAIN LEVEL FLOOR PLAN
HEATED AREA = 932 S.F.



MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

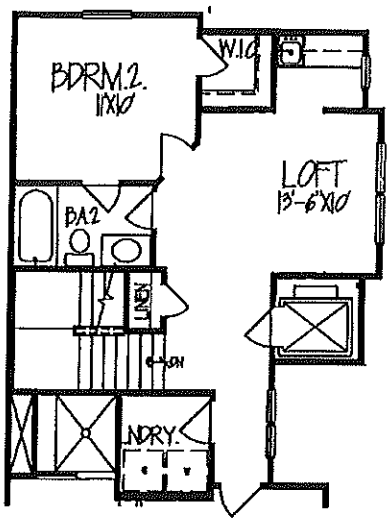
cottage 2351

SHEET NO:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	



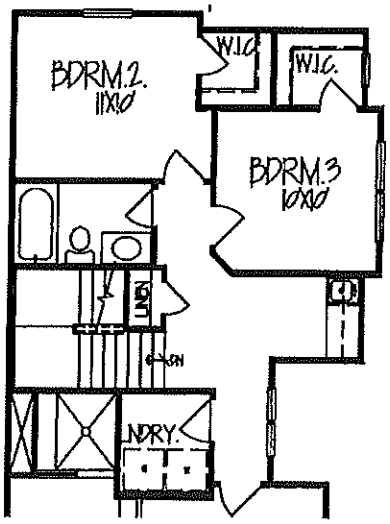
UPPER LEVEL FLOOR PLAN

HEATED AREA = 907 S.F.



UPPER LEVEL FLOOR PLAN

ELEVATOR OPTION

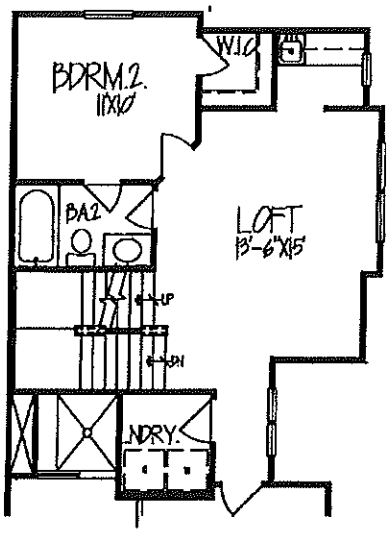


BEDROOM 3 OPTION

cottage 2351

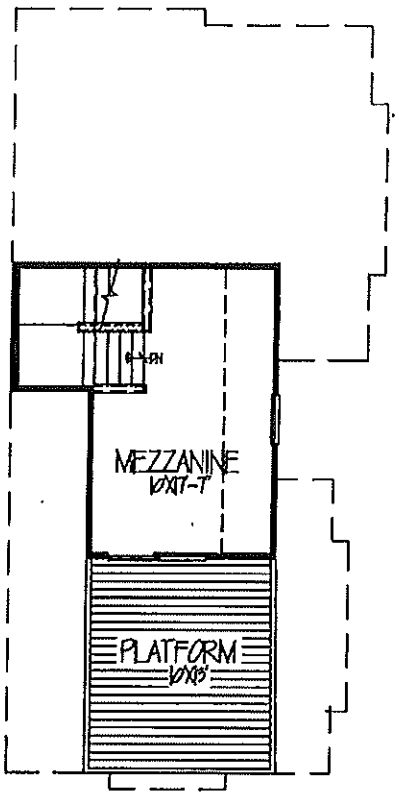
SHEET NO.:	DATE:	
3	11/5/15	COTTAGE
	DRAWN BY:	

Pyatt Builders
Noblesville, IN 46062
317-379-0184



UPPER LEVEL FLOOR PLAN

MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

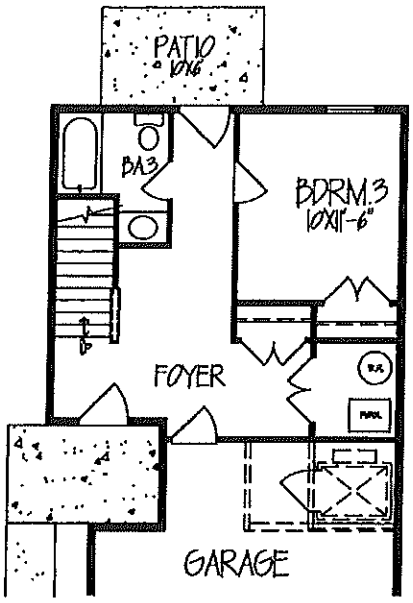
HEATED AREA = 212 S.F.

cottage 2351

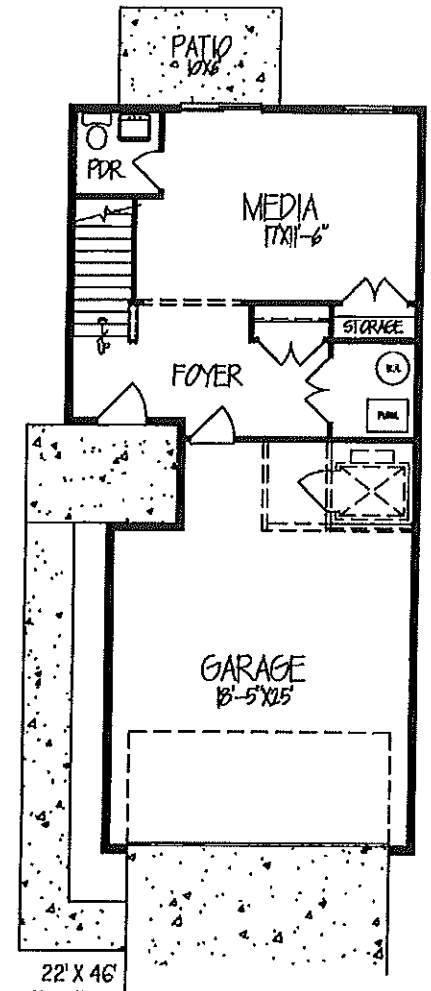
SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	

cottage 2295

SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-370-0184
	DRAWN BY: BEAN	C2277	



BEDROOM 3 OPTION

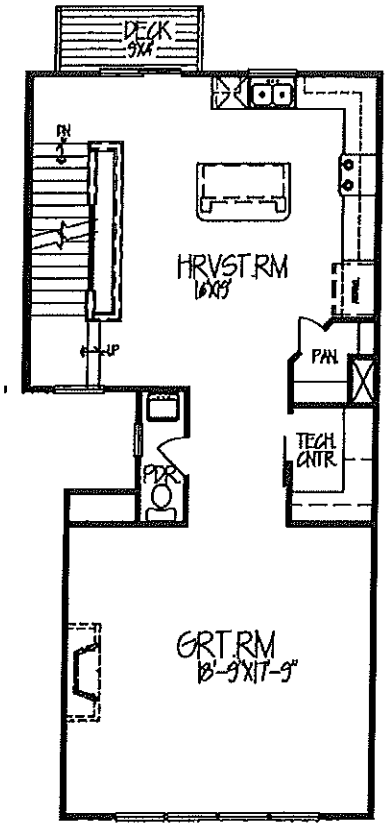


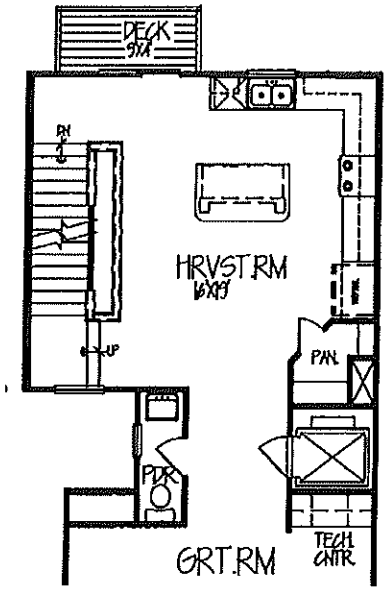
ENTRY LEVEL FLOOR PLAN

HEATED AREA = 495 S.F.
TOTAL HEATED AREA = 2,295 S.F.

cottage 2295

SHEET NO.:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2295	



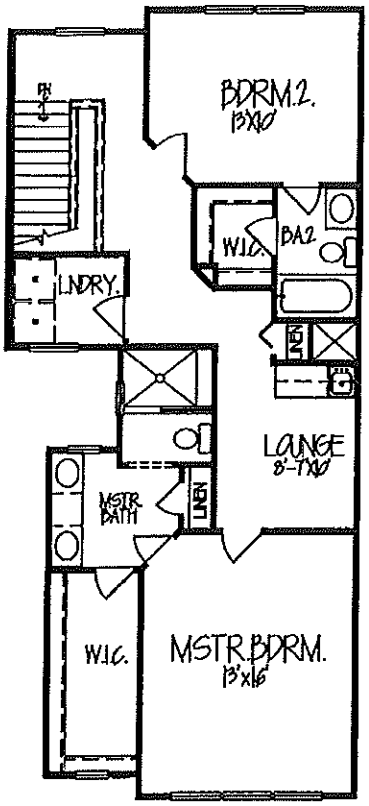


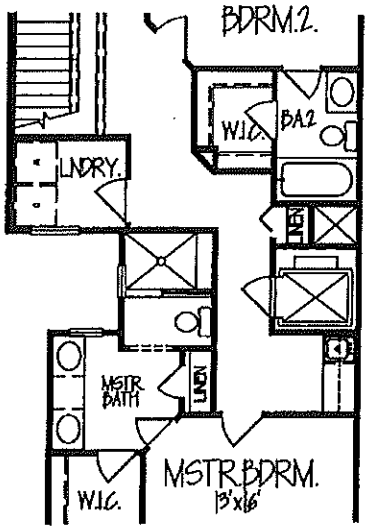
MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

MAIN LEVEL FLOOR PLAN
HEATED AREA = 902 S.F.

cottage 2295

SHEET NO.:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2295	





UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION

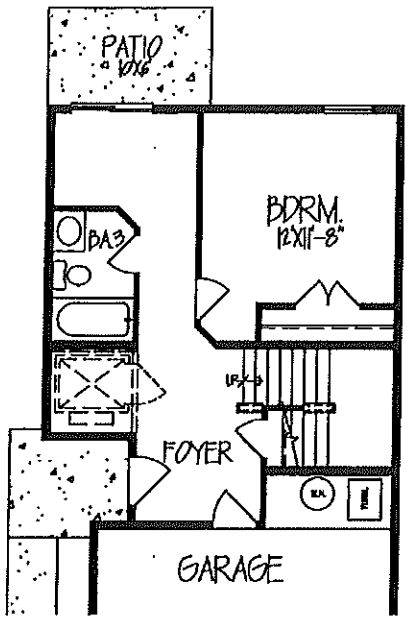
UPPER LEVEL FLOOR PLAN
HEATED AREA = 898 S.F.

cottage 2295

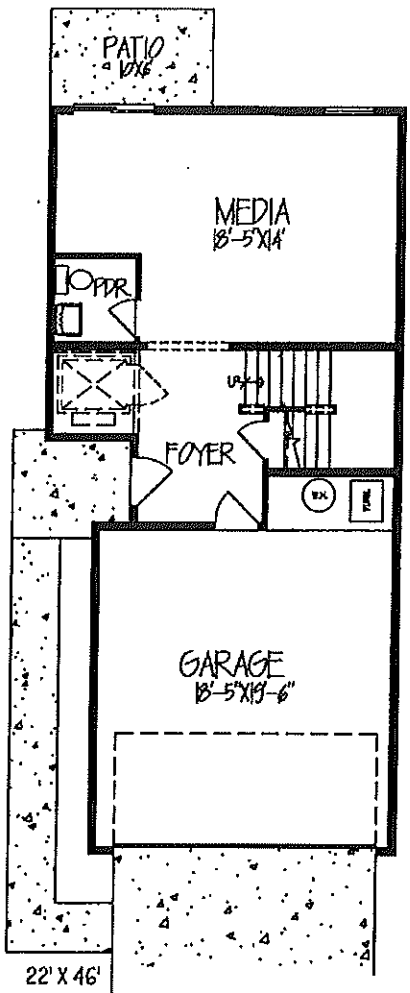
SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2295	

cottage 2277

SHEET NO.:	DATE:		
5	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



BEDROOM OPTION



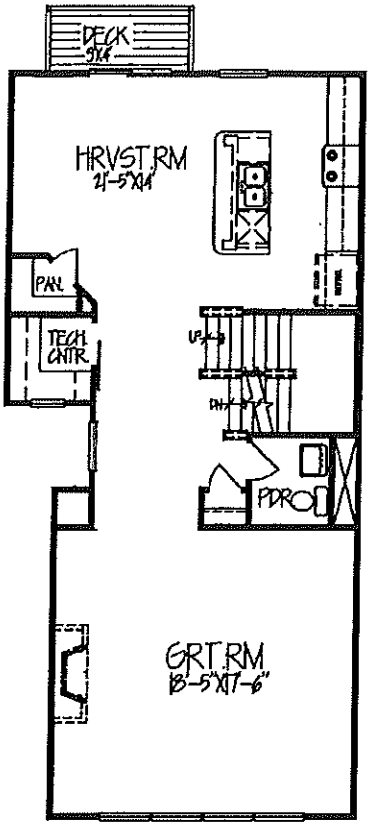
22' X 46'

ENTRY LEVEL FLOOR PLAN

HEATED AREA = 485 S.F.
TOTAL HEATED AREA = 2,277 S.F.

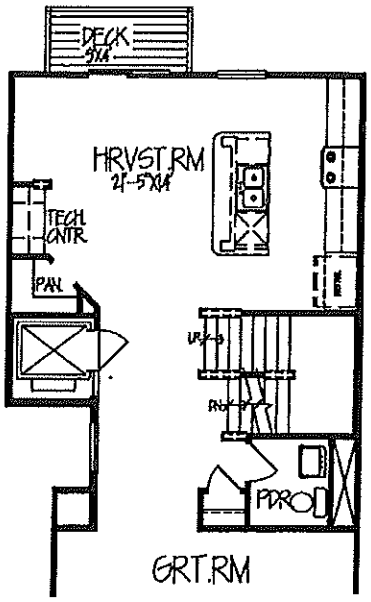
cottage 2277

SHEET NO:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



MAIN LEVEL FLOOR PLAN

HEATED AREA = 923 S.F.

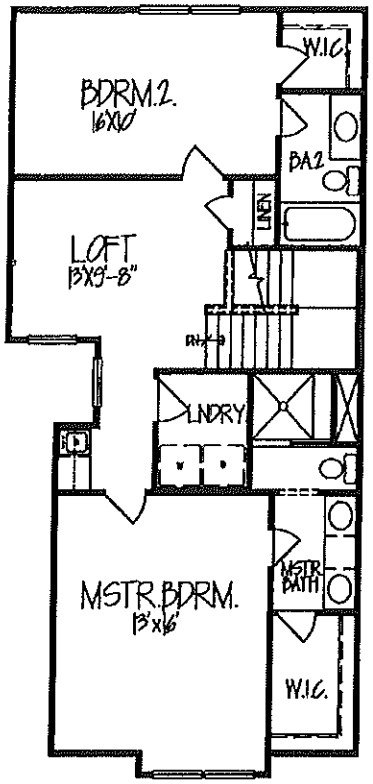


MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

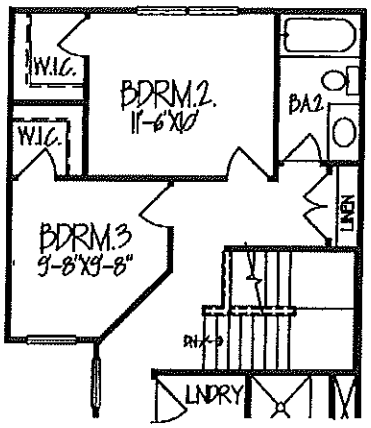
cottage 2277

SHEET NO.:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



UPPER LEVEL FLOOR PLAN

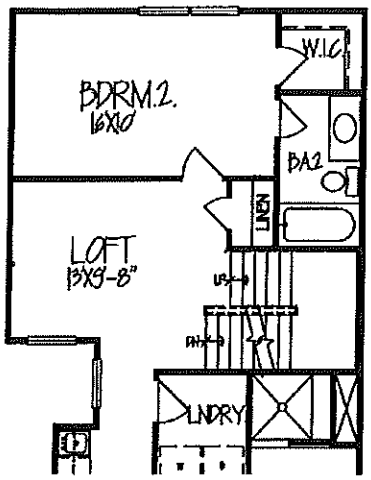
HEATED AREA = 869 S.F.



BEDROOM 3 OPTION

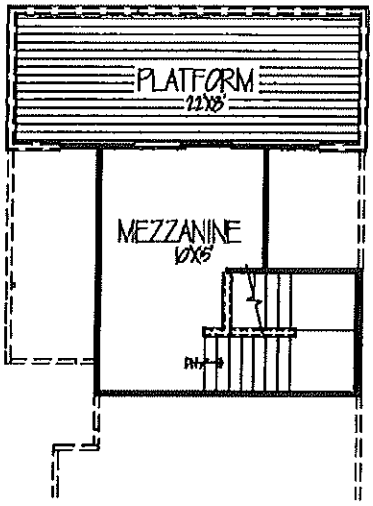
cottage 2277

SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



UPPER LEVEL FLOOR PLAN

MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

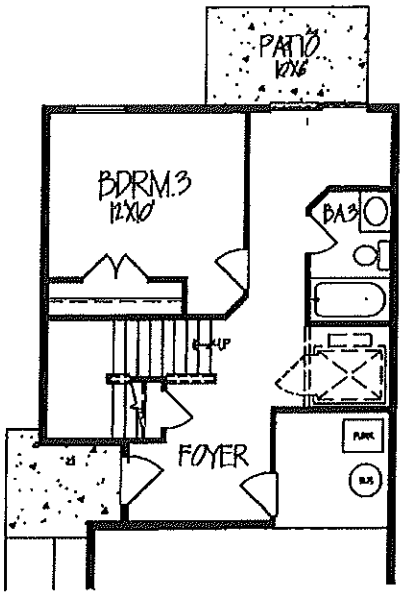
SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	

front elevation

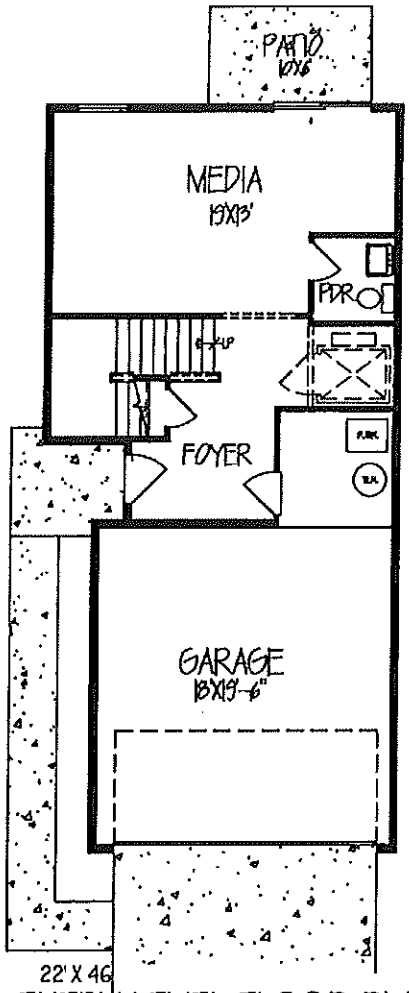
front elevation
W/ OPTIONAL FRONT DECK

cottage 2043

SHEET NO:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	



BEDROOM 3 OPTION

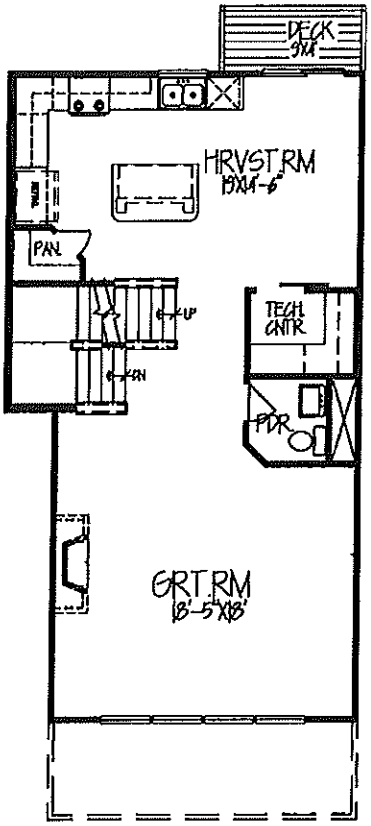


ENTRY LEVEL FLOOR PLAN

HEATED AREA = 460 S.F.
TOTAL HEATED AREA = 2,043 S.F.

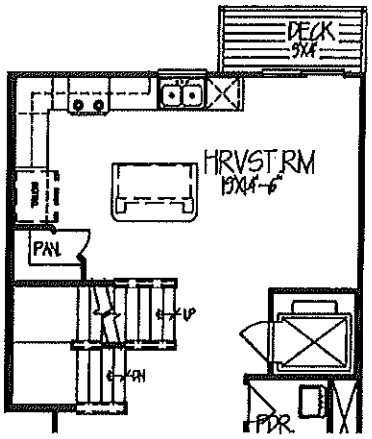
cottage 2043

SHEET NO:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	



MAIN LEVEL FLOOR PLAN

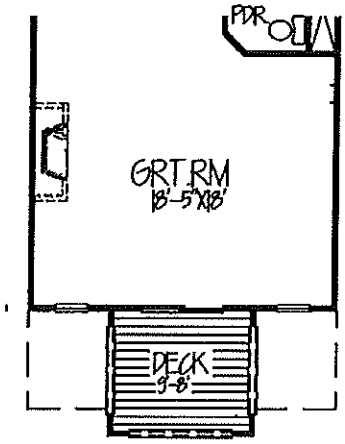
HEATED AREA = 823 S.F.



GRT RM

MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

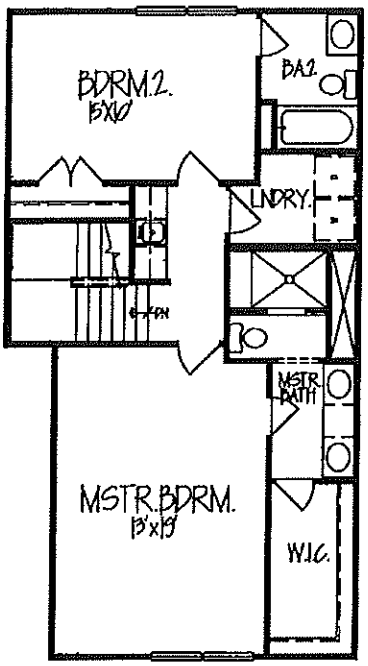


UPPER LEVEL FLOOR PLAN

FRONT DECK OPTION

cottage 2043

SHEET NO:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	



UPPER LEVEL FLOOR PLAN

HEATED AREA = 760 S.F.

cottage 2043

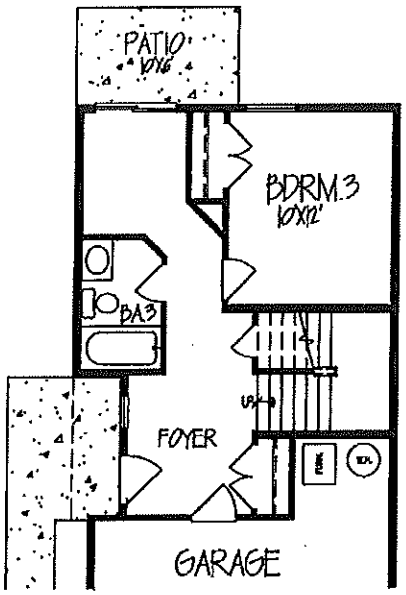
SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	

front elevation

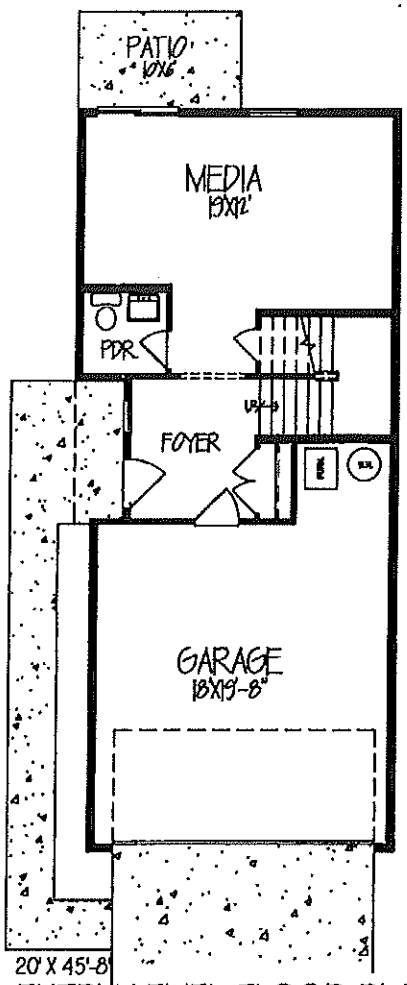
front elevation
W/ OPTIONAL FRONT DECK

cottage 1865

SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



BEDROOM 3 OPTION

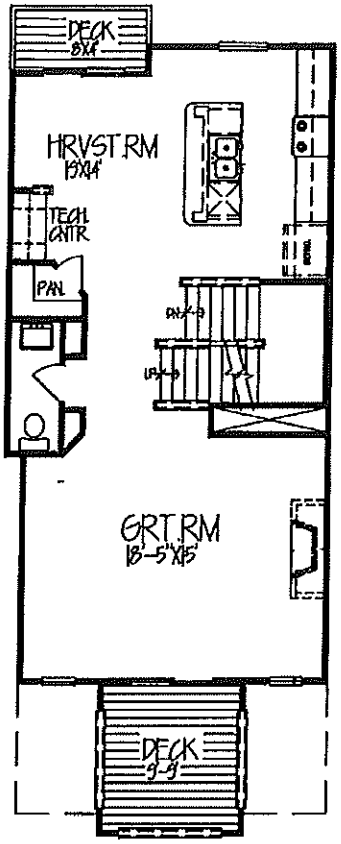


ENTRY LEVEL FLOOR PLAN

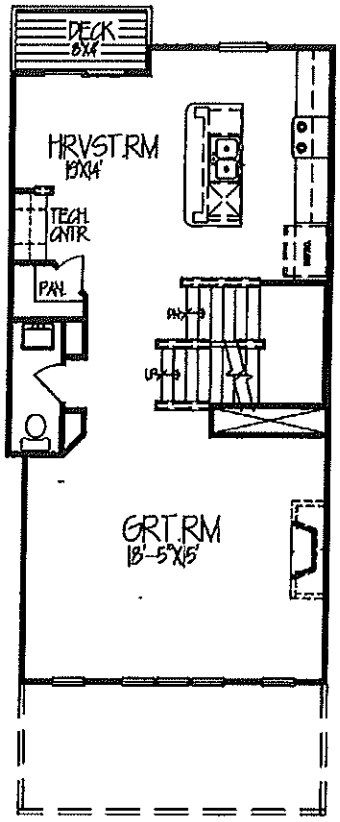
HEATED AREA = 452 S.F.
TOTAL HEATED AREA = 1,865 S.F.

cottage 1865

SHEET NO:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



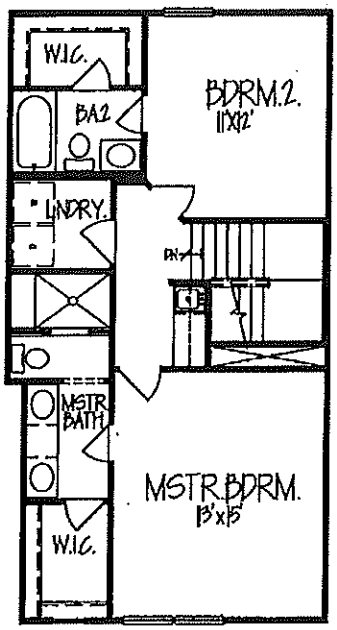
MAIN LEVEL FLOOR PLAN
W/ FRONT DECK OPTION



MAIN LEVEL FLOOR PLAN
HEATED AREA = 739 S.F.

cottage 1865

SHEET NO:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



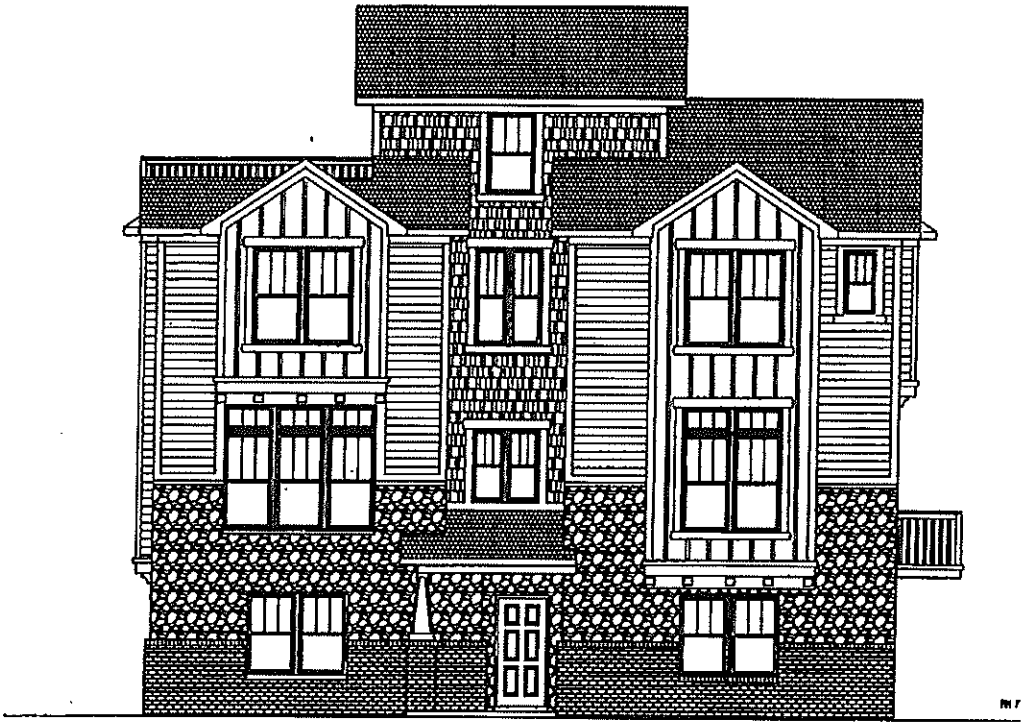
UPPER LEVEL FLOOR PLAN

HEATED AREA = 674 S.F.

cottage 1865

SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	

EXHIBIT E



RIGHT SIDE ELEVATION

MEZZANINE OPTION

cottage 2351

SHEET NO:	DATE:		
6	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	

EXHIBIT H

OPTIONAL EREAR ELEVATION
cottage 2351
MEZZANINE OPTION

OPTIONAL EREAR ELEVATION
cottage 2295

ORDINANCE NUMBER 15-36

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT AND CONCEPT PLAN OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16 AND TITLE 16 – LAND USE CONTROLS

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1303-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08 enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02 enacted by the City Council on February 24, 2014; and (xiii) Ordinance 14-16 enacted by the City Council on May 12, 2014 by the City Council (collectively, "The Bridgewater PUD Ordinance")

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition **(Petition No.1511-PUD-23)**, requesting an amendment to The Bridgewater PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit I** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No.**1511-**PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable recommendation** (___-____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that The Bridgewater PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.
1.1 This Ordinance shall amend The Bridgewater PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate and shall be governed by The Bridgewater PUD Ordinance, as amended by this Ordinance and its exhibits.
1.2 All other provisions of The Bridgewater PUD Ordinance shall remain in effect with the adoption of this Ordinance.
1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of The Bridgewater PUD Ordinance, as amended.

Section 2. Revised Concept Plan. The concept plan for Blocks A, E, H, J, K, L, M, N, Q and R of Parcel J shall be as shown on the attached Exhibit A, with proposed building pads being located as shown on Exhibit B.

(rest of page is intentionally left blank)

Section 3. Exhibit 12 of the PUD - Development Standards for Detached Single Family Residences within Blocks A, E, H, J, K, L, M, and N of Parcel J shall be amended to include Development Standards for Multi-Story Detached Single Family Residences as follows: The development standards applicable to Multi-Story Detached single family residences in Blocks, A, E, H, J, K, L, M and N of Parcel J, shall be as follows:

DEVELOPMENT STANDARDS FOR MULTI-STORY DETACHED SINGLE FAMILY RESIDENCES

	CREATED BY THIS AMENDMENT	PLATTED TOWNHOMES
MINIMUM LOT WIDTH AT THE BUILDING LINE	23'	20'
MINIMUM STREET FRONTAGE	23'	20'
MINIMUM LOT AREA	1,750 S.F	1,406 S.F
MINIMUM FRONT YARD SETBACK[1]	20'	16'
MINIMUM SEPARATION BETWEEN BUILDINGS[2]	6'	0'
MINIMUM REAR YARD SETBACK	5'	
MINIMUM SIDE YARD SETBACK	0'	0'
MAXIMUM BUILDING HEIGHT[3]		
MIN SETBACK FROM GRAY ROAD R/W	55'	64'
MINIMUM GROSS FLOOR AREA FOR GROUND FLOOR LEVELS	1000 S.F.	1000 S.F
MAXIMUM # OF UNITS	36/72	77

Notes:

(1) The minimum front yard setback shall be as measured on a perpendicular line from the back of the concrete curb adjoining or parallel to the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street. Overhangs, decks, wood patio's or other cantilevered components attached to the residence on or above the second (2nd) story shall be allowed to reduce this minimum as per the conceptual home plans included as Exhibit "C" and as approved by the architectural control committee;

(2) The land between abutting single family homes shall be classified a "Reciprocal Use Easement" with rights of use granted to each of the adjoining land owners and as more specifically defined on the record re-plat of this section of Parcel J.

(3) Building Height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof, to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.

(4) The minimum setback from a street right-of-way or line of a block acting as a right-of-way line, to the wall of a structure considered a side or rear elevation shall be ten (10) feet as measured on a perpendicular line from the back of the concrete curb of the street adjoining or parallel to the side or rear of the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street.

Section 4. Architectural Guidelines

4.1 Design Elements. Design elements and detailing shall be continued completely around the structure. It is intended that each structure, whether three (3) story or four (4) story shall be constructed of a fashion similar and substantially as those illustrated in Exhibit "D". Such design elements shall include, but are not limited to: windows, window placement, trim detailing and exterior wall materials. The use of long massive, unbroken exterior building walls shall be avoided, except for allowances per Section 4.2 of this ordinance.

4.2 Walls abutting Reciprocal Use Easements. Walls abutting reciprocal use easements may be allowed to be of exterior material without breaks in type or design and shall not be required to contain windows.

4.3 Architecturally Enhanced Side Elevations. In order to give the appearance of a front elevation, the sides of the structures facing the

street on Lots 1, 4, 5, 9, 10, 14, 15, 31 and 36 shall be constructed substantially similar to the illustration in Exhibit "E".

4.4 Architecturally Enhanced Rear Elevations. The rear elevations of the residences on Lots 1, 2, 3, and 4 shall be constructed substantially similar to the illustration in Exhibit H.

4.5 Brick/Masonry/Stone Minimum. Except for walls abutting reciprocal use easements, the exterior material for first floor walls shall be contain a percentage of brick, stone, cultured stone, EIFS, synthetic stucco or masonry or a combination thereof, exclusive of windows, doors and trim molding, to enable the character of the exterior to meet that as shown in the plan illustrations in Exhibit D..

4.6 Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board. In general colors shall be harmonious with those existing within the Bridgewater Community.

4.7 Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone and wood.

4.8 Roof form. Roof form and design shall be similar to those included with the illustrations in Exhibit "D and E ".

4.9 Roof Overhang. Each structure shall have eaves of a minimum eight (8) inch overhang, unless waived by the Architectural Review Board to provide for a specific architectural enhancement.

Section 5. Landscape Standards.

1. Site Landscaping. The existing perimeter landscaping shall remain in place except for the landscaping which will be removed at the south end of Lot 4 and where the greenway trail is located between lots 19 and 20. The landscaping shall be replaced with similar plant material of quality, quantity and size along the west end of Lots 2, 3 and 4 proportioned in a manner which it existed prior to being removed.
2. Garden Homes Buffers. The area on either side of Mystic Rock Drive near the north lines of Lots 31 and 36 shall be landscaped according to the plan per Exhibit F within 180 days of completion of that portion of Mystic Rock Drive which adjoins Lots 31 – 36.
3. Minimum Lot Landscaping. Each lot shall generally comply with the landscaping plan shown on Exhibit G which includes minimum details for the following applications:
    a. Interior Lots. Those lots not a corner lot or end lot.
    b. Corner Lots. Lots numbered 1, 4, 5, and 10.
    c. End Lots. Lots numbered 2, 3, 9. 14. 15. 31 and 36

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS DAY OF _____, 2015.

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15_36** was delivered to the Mayor of Westfield on the _____ day of _____, 2015, _____at __.m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-36** this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-36** this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

This document prepared by: Peter H. Wang, Bridgewater Masters, LLC
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Peter H. Wang

EXHIBIT A

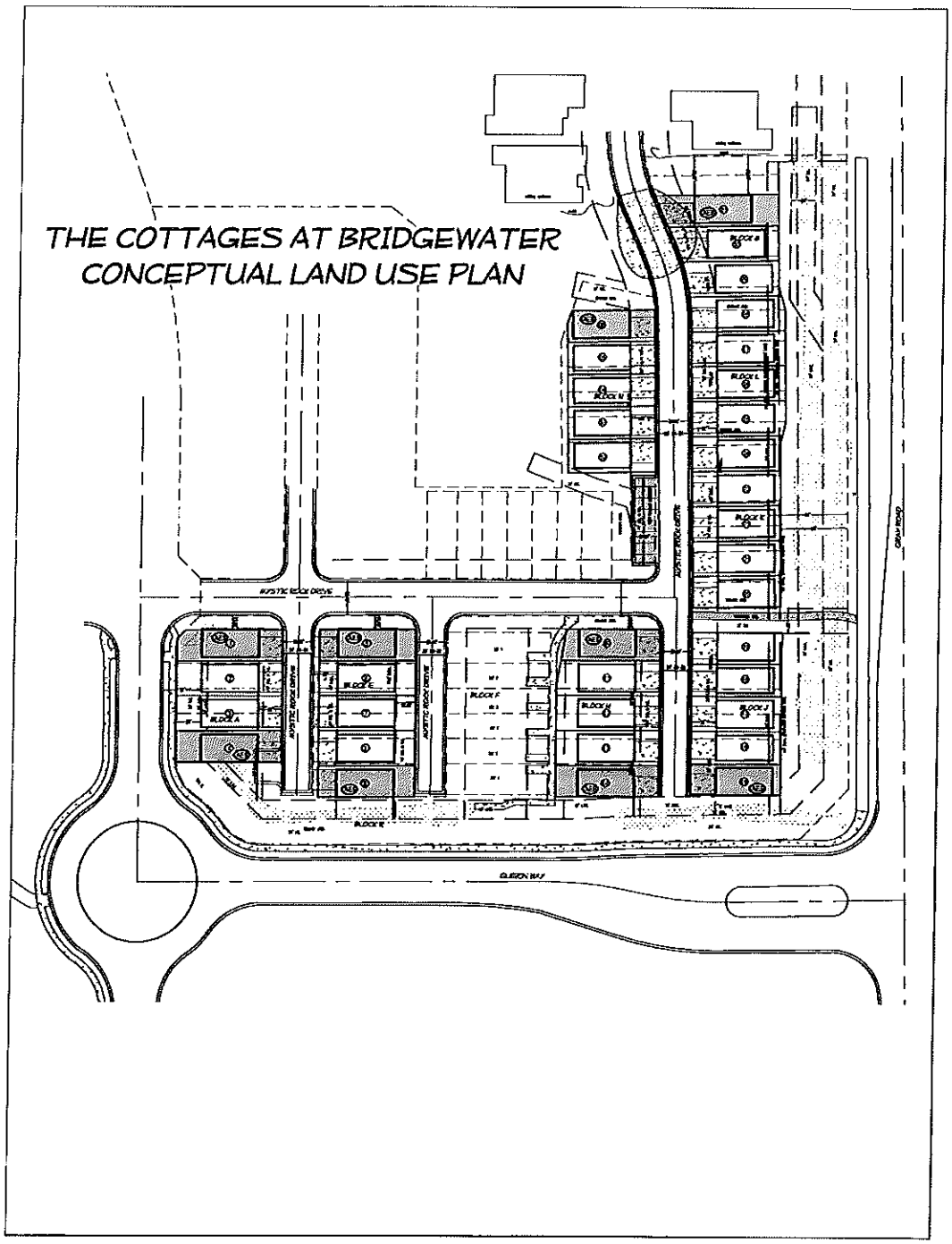
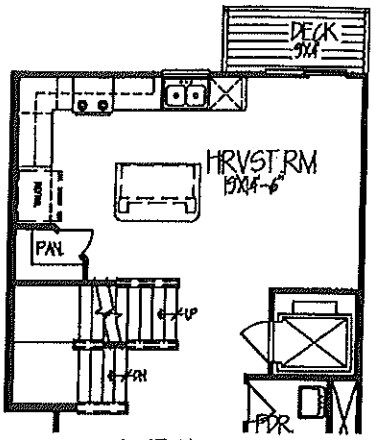


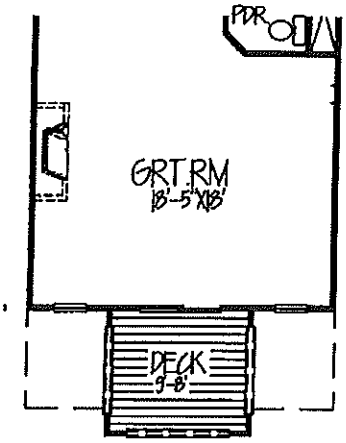
EXHIBIT B

(insert building pad aerial illustration)

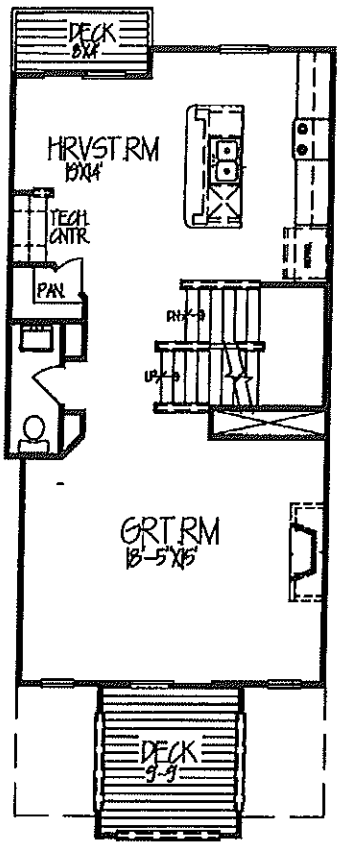
EXHIBIT C – Page 1 of 2



GRT RM
MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

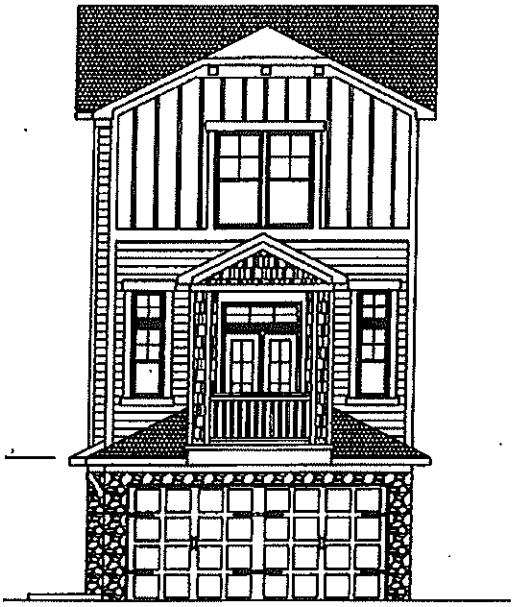


UPPER LEVEL FLOOR PLAN
FRONT DECK OPTION



MAIN LEVEL FLOOR PLAN
W/ FRONT DECK OPTION

EXHIBIT C – Page 2 of 2

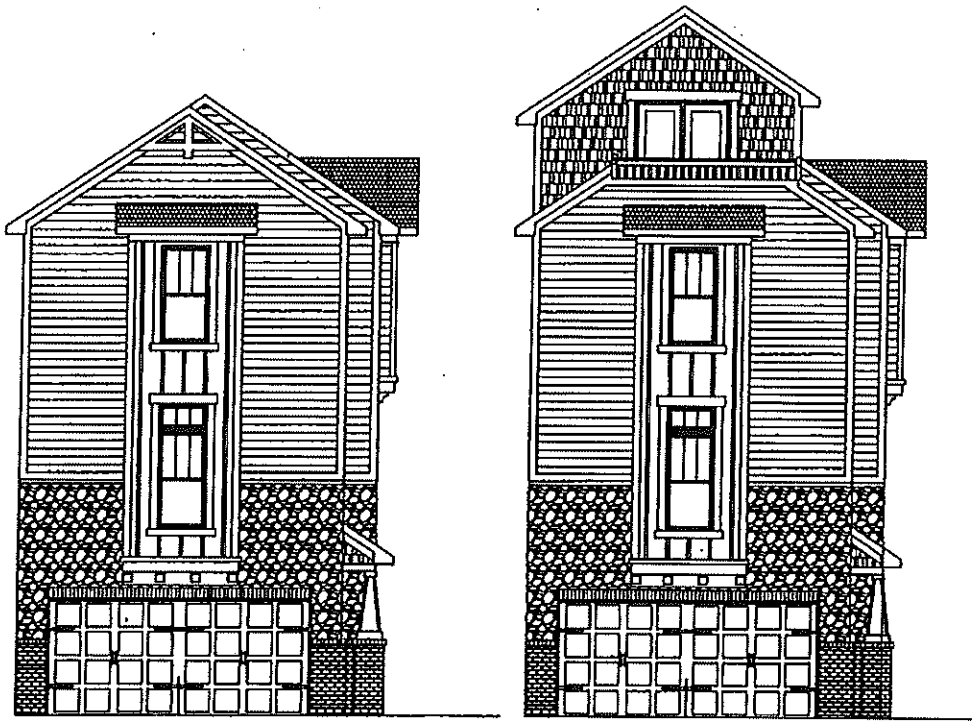


front elevation

W/ OPTIONAL FRONT DECK

front elevation

W/ OPTIONAL FRONT DECK



FRONT ELEVATION

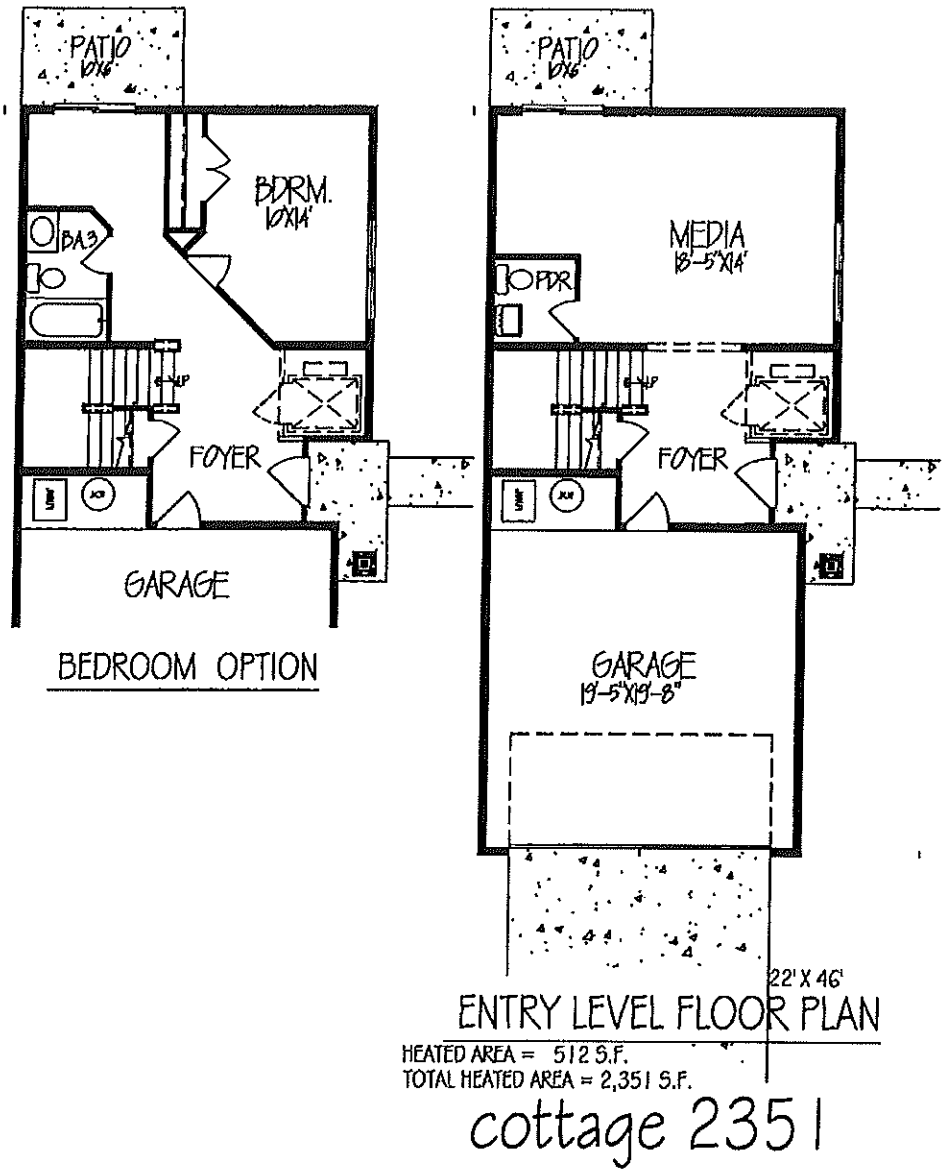
FRONT ELEVATION

MEZZANINE OPTION

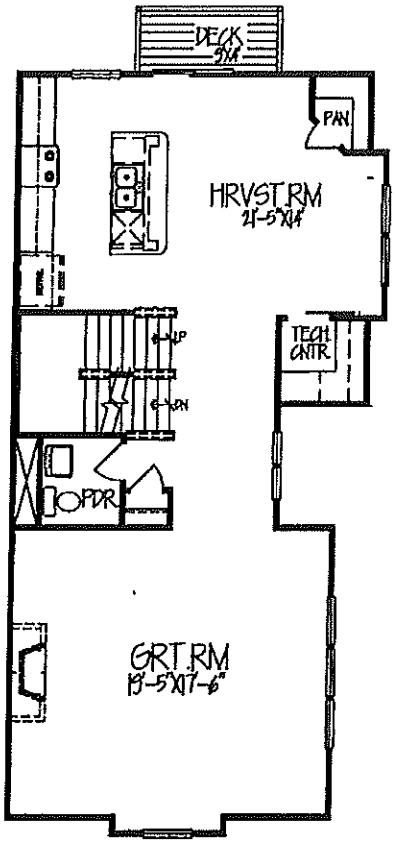
cottage 2351

SHEET NO.:	DATE:		
5	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	

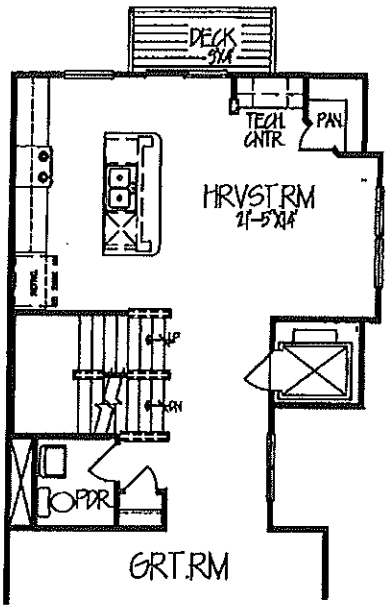
2



SHEET NO.:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	



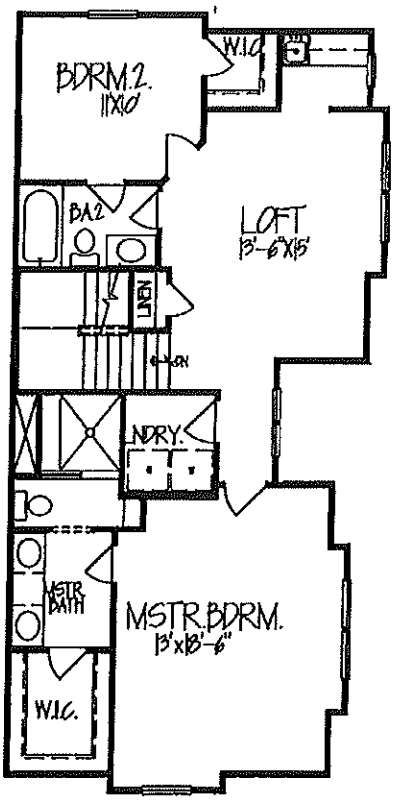
MAIN LEVEL FLOOR PLAN
HEATED AREA = 932 S.F.



MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

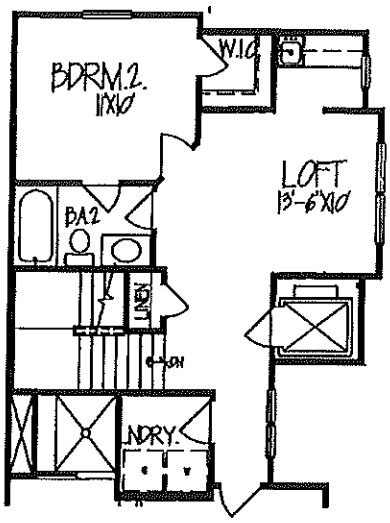
cottage 2351

SHEET NO:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	



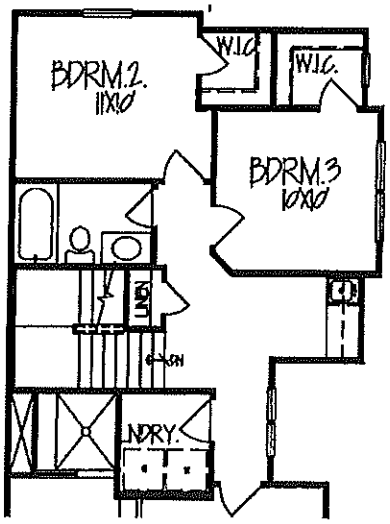
UPPER LEVEL FLOOR PLAN

HEATED AREA = 907 S.F.



UPPER LEVEL FLOOR PLAN

ELEVATOR OPTION

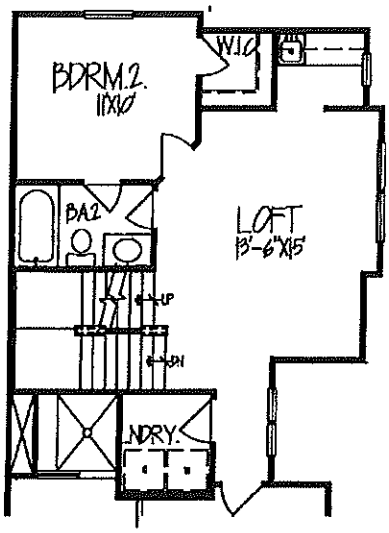


BEDROOM 3 OPTION

cottage 2351

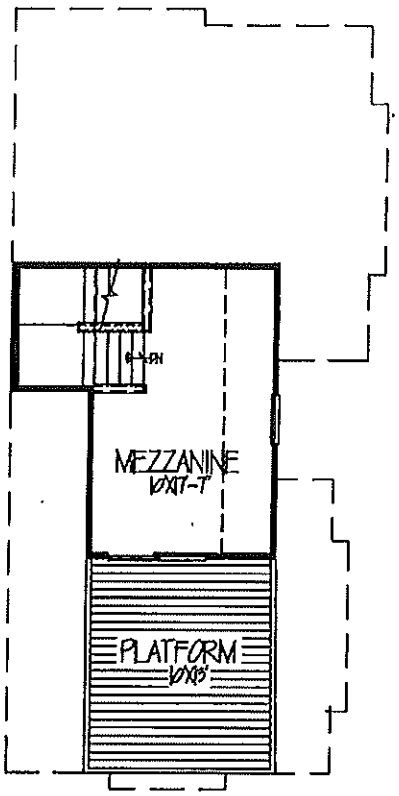
SHEET NO.:	DATE:	
3	11/5/15	COTTAGE
	DRAWN BY:	

Pyatt Builders
Noblesville, IN 46062
317-379-0184



UPPER LEVEL FLOOR PLAN

MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

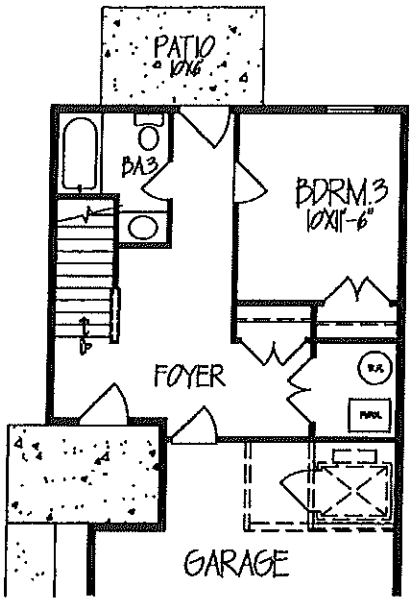
HEATED AREA = 212 S.F.

cottage 2351

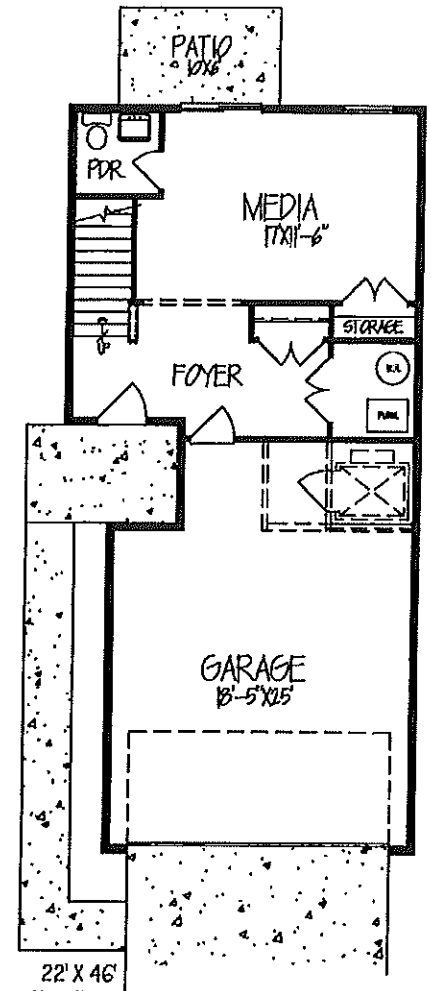
SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	

cottage 2295

SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-370-0184
	DRAWN BY: BEAN	C2277	



BEDROOM 3 OPTION

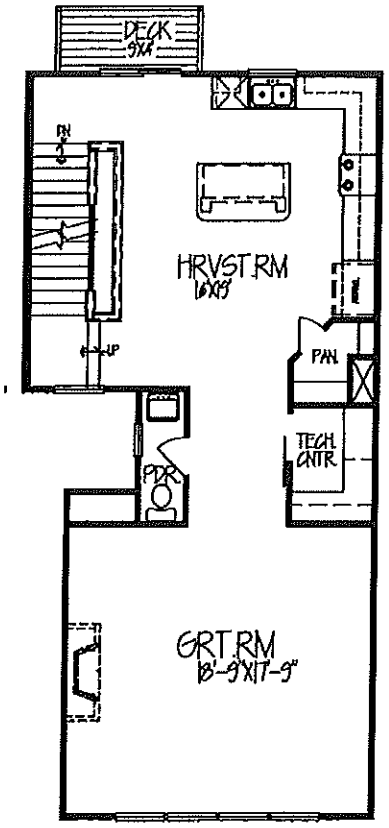


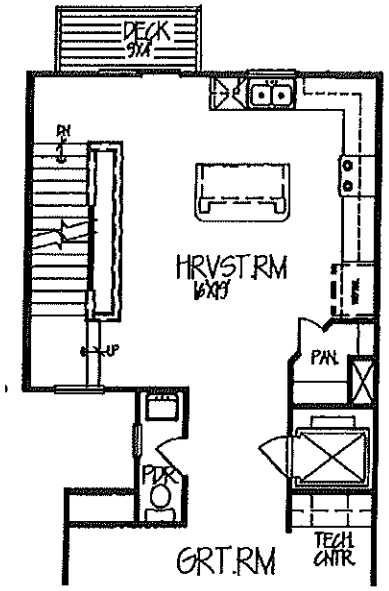
ENTRY LEVEL FLOOR PLAN

HEATED AREA = 495 S.F.
TOTAL HEATED AREA = 2,295 S.F.

cottage 2295

SHEET NO.:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2295	



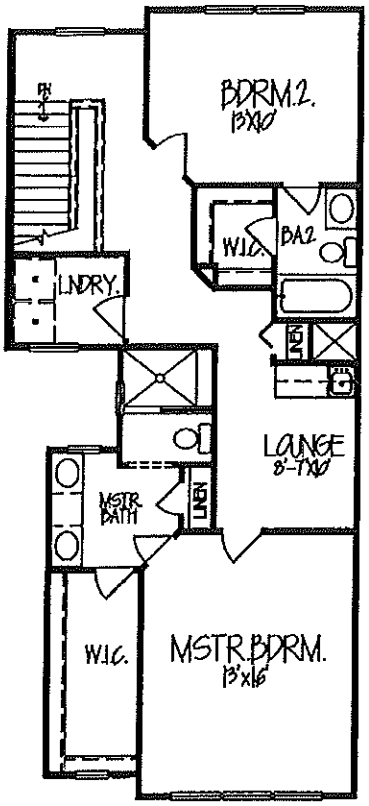


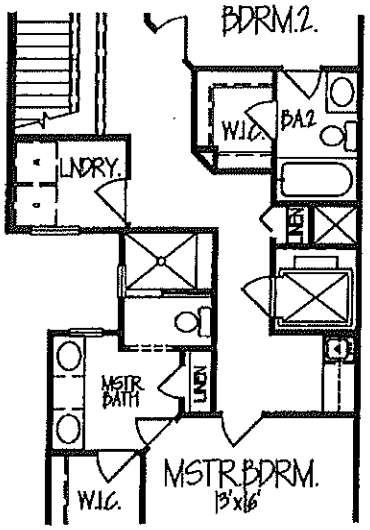
MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

MAIN LEVEL FLOOR PLAN
HEATED AREA = 902 S.F.

cottage 2295

SHEET NO.:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2295	





UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION

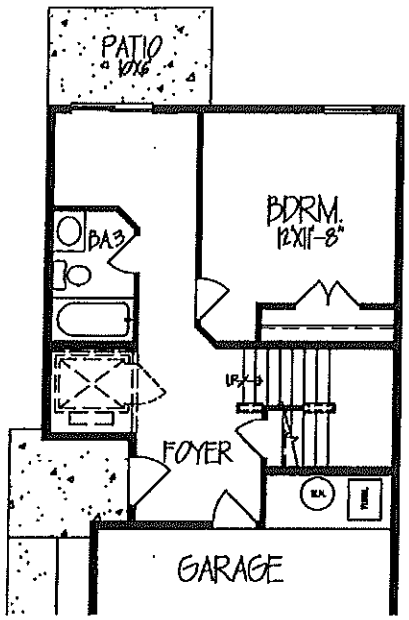
UPPER LEVEL FLOOR PLAN
HEATED AREA = 898 S.F.

cottage 2295

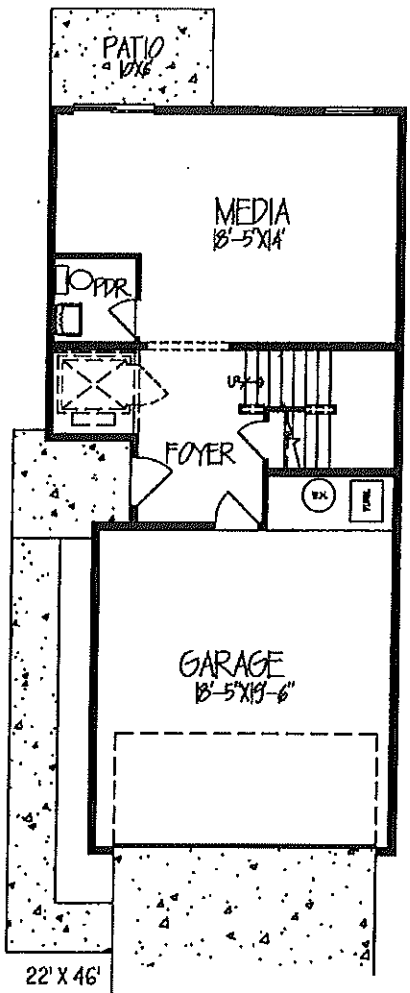
SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2295	

cottage 2277

SHEET NO.:	DATE:		
5	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



BEDROOM OPTION



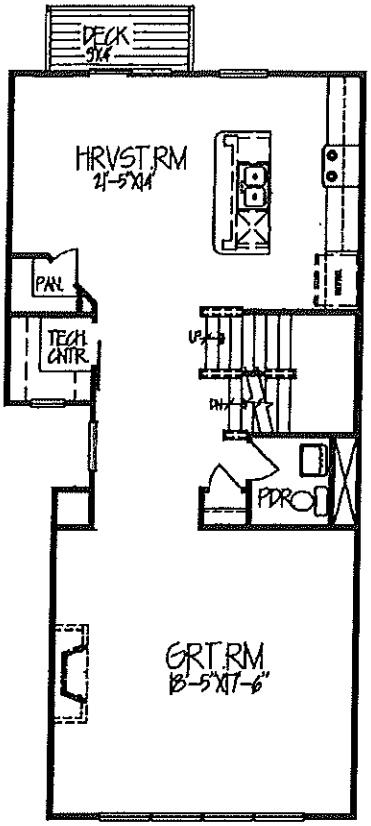
22' X 46'

ENTRY LEVEL FLOOR PLAN

HEATED AREA = 485 S.F.
TOTAL HEATED AREA = 2,277 S.F.

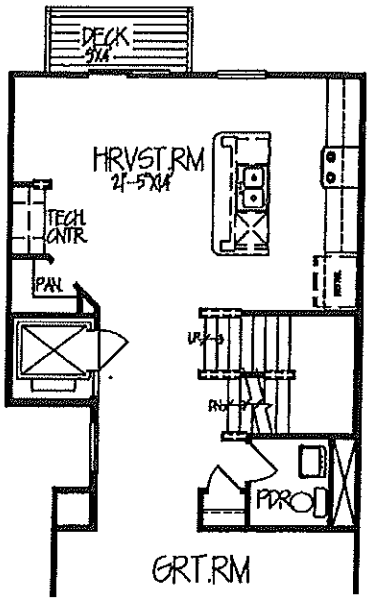
cottage 2277

SHEET NO:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



MAIN LEVEL FLOOR PLAN

HEATED AREA = 923 S.F.

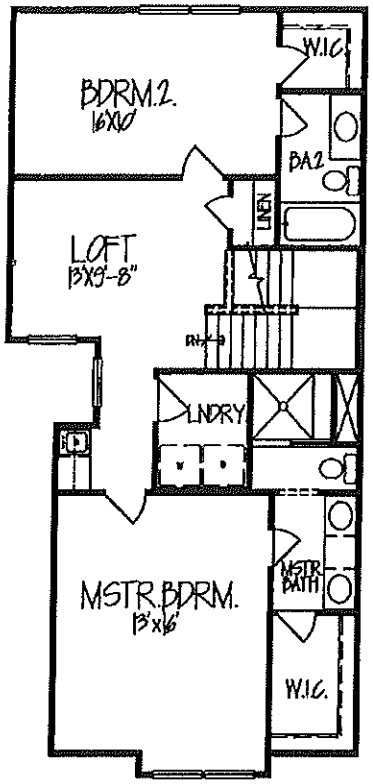


MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

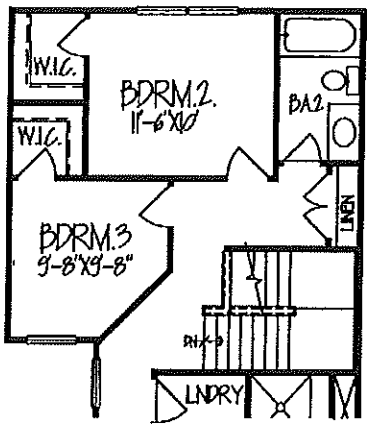
cottage 2277

SHEET NO.:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



UPPER LEVEL FLOOR PLAN

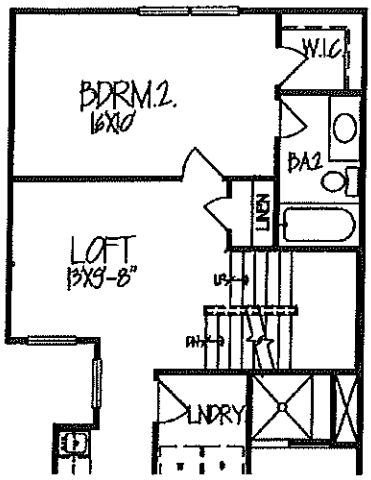
HEATED AREA = 869 S.F.



BEDROOM 3 OPTION

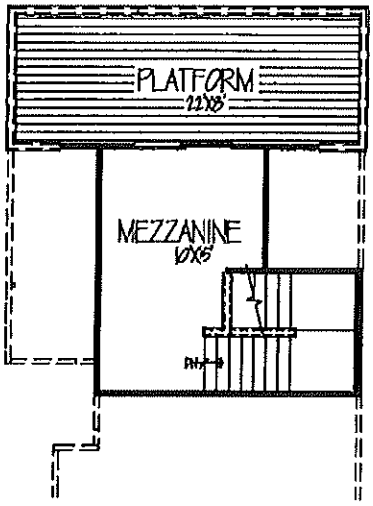
cottage 2277

SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	



UPPER LEVEL FLOOR PLAN

MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

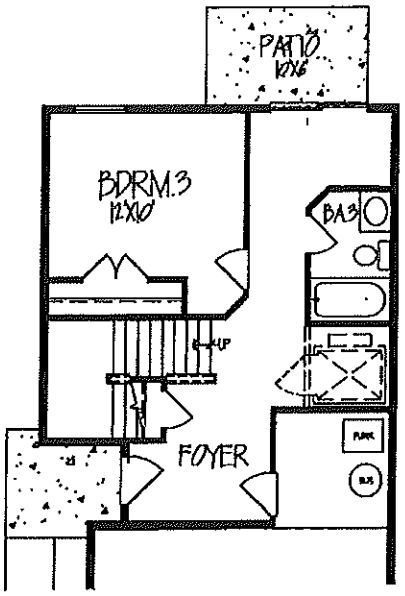
SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2277	

front elevation

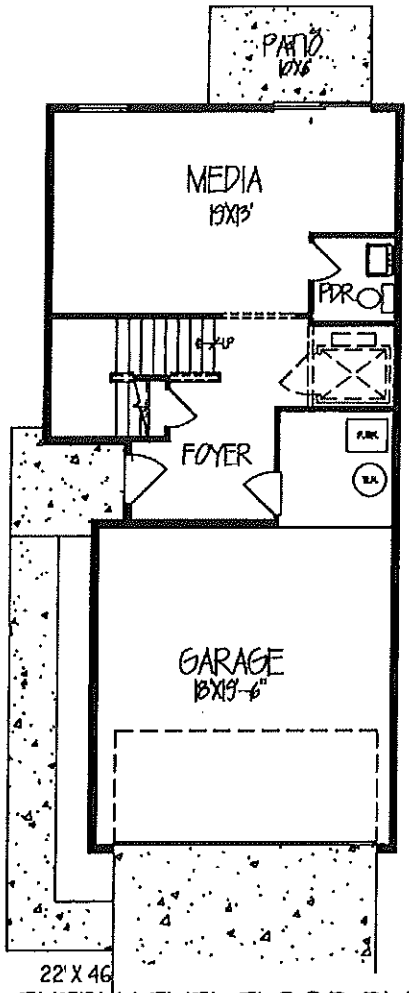
front elevation
W/ OPTIONAL FRONT DECK

cottage 2043

SHEET NO:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	



BEDROOM 3 OPTION

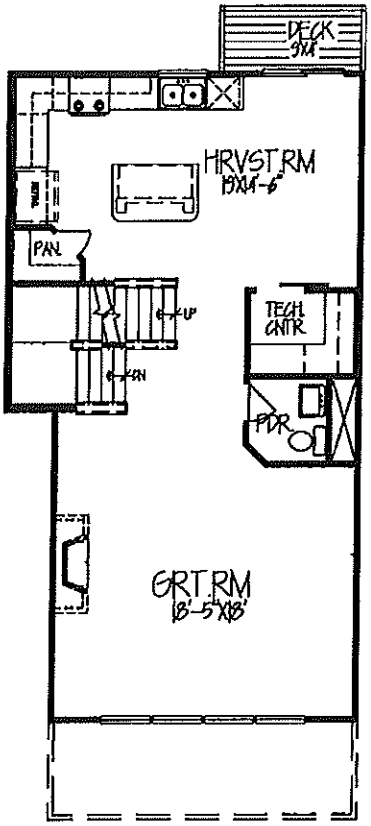


ENTRY LEVEL FLOOR PLAN

HEATED AREA = 460 S.F.
TOTAL HEATED AREA = 2,043 S.F.

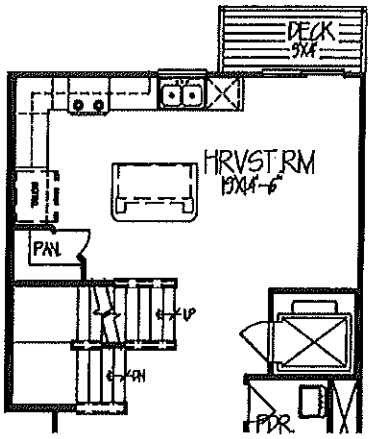
cottage 2043

SHEET NO:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	



MAIN LEVEL FLOOR PLAN

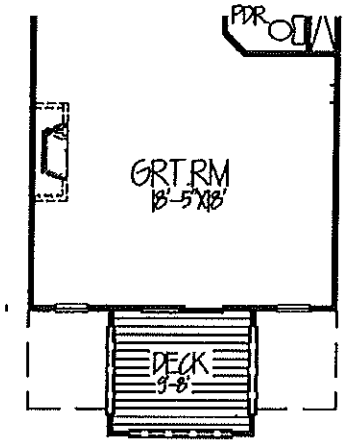
HEATED AREA = 823 S.F.



GRT RM

MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

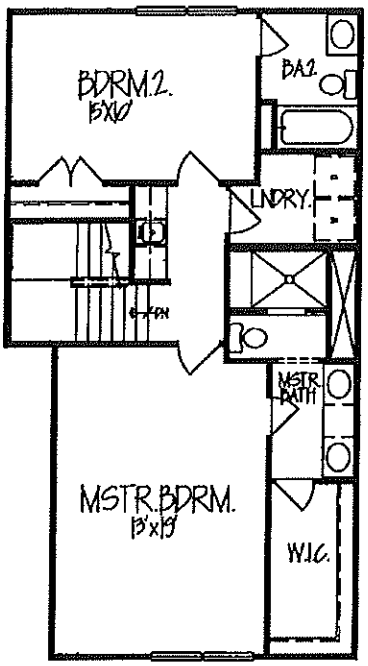


UPPER LEVEL FLOOR PLAN

FRONT DECK OPTION

cottage 2043

SHEET NO:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	



UPPER LEVEL FLOOR PLAN

HEATED AREA = 760 S.F.

cottage 2043

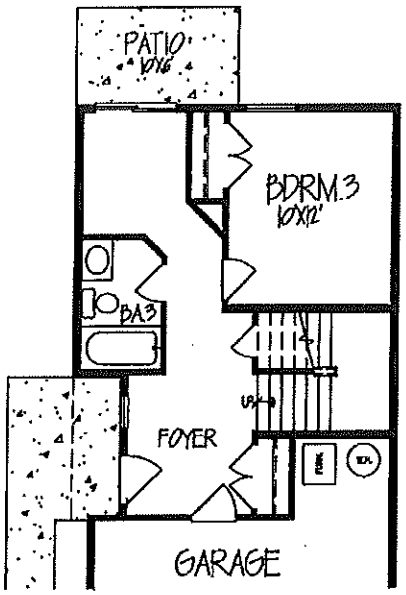
SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2043	

front elevation

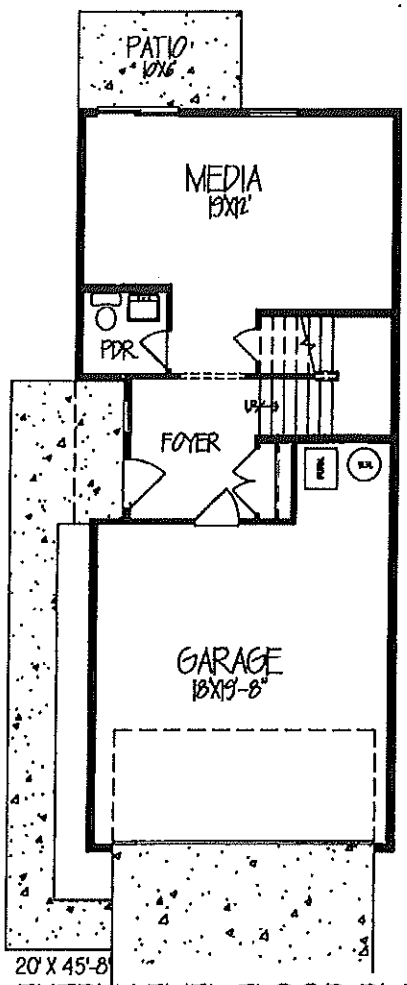
front elevation
W/ OPTIONAL FRONT DECK

cottage 1865

SHEET NO.:	DATE:		
4	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



BEDROOM 3 OPTION

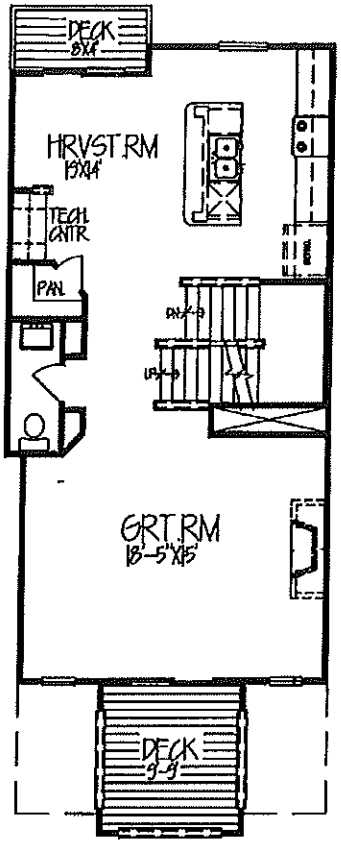


ENTRY LEVEL FLOOR PLAN

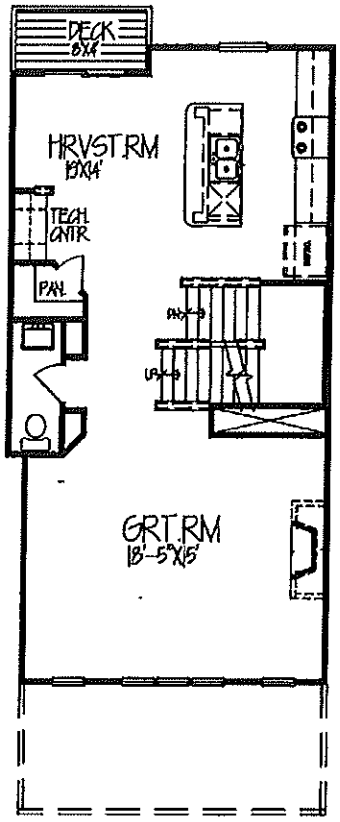
HEATED AREA = 452 S.F.
TOTAL HEATED AREA = 1,865 S.F.

cottage 1865

SHEET NO:	DATE:		
1	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



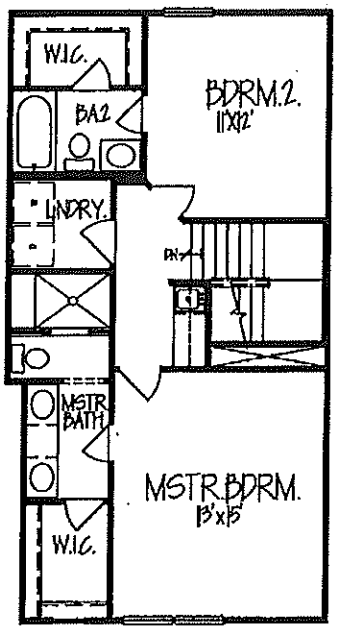
MAIN LEVEL FLOOR PLAN
W/ FRONT DECK OPTION



MAIN LEVEL FLOOR PLAN
HEATED AREA = 739 S.F.

cottage 1865

SHEET NO:	DATE:		
2	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	



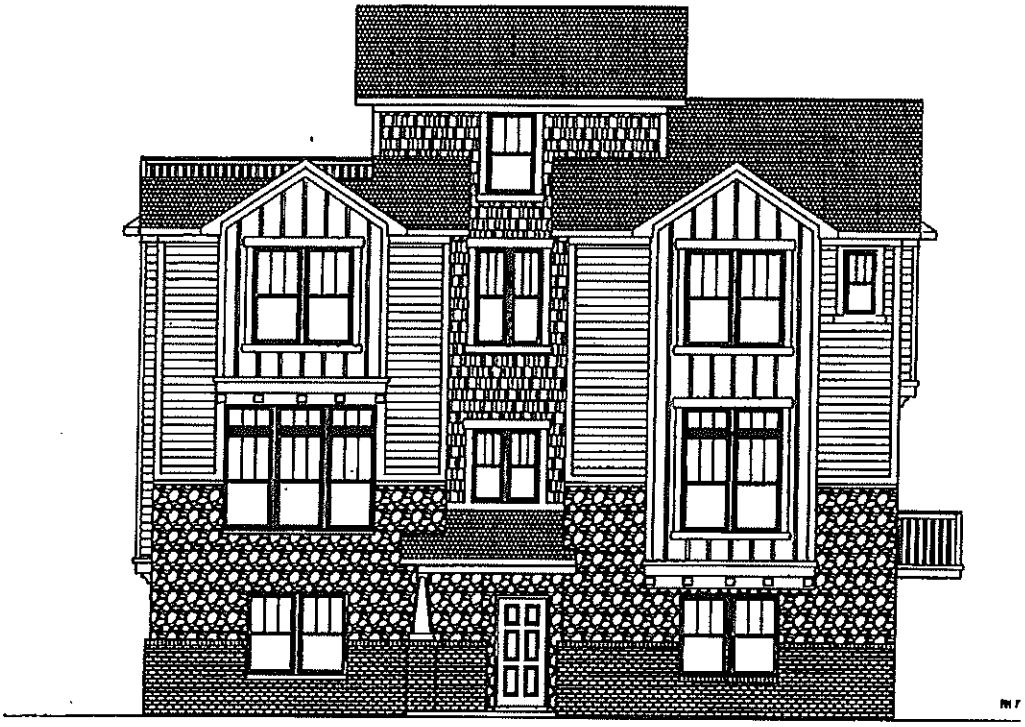
UPPER LEVEL FLOOR PLAN

HEATED AREA = 674 S.F.

cottage 1865

SHEET NO.:	DATE:		
3	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C1865	

EXHIBIT E



RIGHT SIDE ELEVATION

MEZZANINE OPTION

cottage 2351

SHEET NO:	DATE:		
6	11/5/15	COTTAGE	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY: BEAN	C2351	

EXHIBIT F

(insert Garden Home buffer landscaping details)

EXHIBIT G

(insert TYPICAL LOT LANDSCAPING ILLUSTRATION)

EXHIBIT H

OPTIONAL EREAR ELEVATION
cottage 2351
MEZZANINE OPTION

OPTIONAL EREAR ELEVATION
cottage 2295

EXHIBIT I

LEGAL DESCRIPTION

(proposed amended BLOCK A):
Block A, and parts of Blocks Q and R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block A; thence south 00° 07' 13" east along the east line of said Block A and along the line of said Block R a distance of 103.01 feet; thence south 89° 52' 47" west parallel with the south line of said Block A a distance of 84.66 feet to the west line of said Block R, said point being the point of curvature of a non-tangent curve concave northeasterly whose radius point bears north 88° 54' 47" east a distance of 39.00 feet from said point of curvature; thence northwesterly along the arc of said curve and through a central angle of 07° 31' 44" and along the west line of said Block R a distance of 5.12 feet to the end point of said curve; thence north 00° 07' 13" west continuing along the west line of said Block R and along the west line of said Block A a distance of 93.89 feet to a corner of said Block A; thence north 44° 52' 47" east along the northwesterly line of said Block A and along the west line of said Block Q a distance of 9.90 feet; thence north 89° 52' 47" east parallel with the north line of said Block A a distance of 77.67 feet to the east line of said Block Q, said point being the point of curvature of a non-tangent curve concave southwesterly whose radius point bears south 77° 30' 22" west a distance of 14.00 feet from said point of curvature; thence southeasterly along the arc of said curve and through a central angle of 12° 22' 25" and along the east line of said Block Q a distance of 3.02 feet to the POINT OF BEGINNING. Containing 0.206 acres, more or less.

AND,

(proposed amended BLOCK E):
Block E and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block E; thence south 00° 07' 13" east along the east line of said Block E and along the line of said Block R and a southerly extension of said line of Block R a distance of 131.00 feet; thence south 89° 52' 47" west parallel with the south line of said Block E a distance of 77.50 feet to the southerly extension of the west line of said Block R; thence north 00° 07' 13" west along said southerly extension and along the west line of said Block E and along a northerly extension of said west line a distance of 134.00 feet; thence north 89° 52' 47" east parallel with the north line of said Block E a distance of 77.14 feet to the east line of said Block R, said point being the point of curvature of a non-tangent curve concave southwesterly whose radius point bears south 77° 30' 22" west a distance of 14.00 feet from said point of curvature; thence southeasterly along the arc of said curve and through a central angle of 12° 22' 25" and along the east line of said Block R a distance of 3.02 feet to the POINT OF BEGINNING. Containing 0.238 acres, more or less.

AND,

EXHIBIT I

(proposed amended BLOCK H):
Block H and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block H; thence south 00° 07' 13" east along the east line of said Block H and along the line of said Block R and a southerly extension of said line of Block R a distance of 130.54 feet; thence south 89° 52' 47" west parallel with the south line of said Block H a distance of 83.97 feet to the southerly extension of the west line of said Block H; thence north 00° 07' 13" west along said southerly extension and along the west line of said Block H a distance of 88.94 feet to a corner of said Block H; thence north 09° 28' 22" east continuing along the west line of said Block H a distance of 42.66 feet to the northwest corner of said Block H; thence north 00° 07' 13" west parallel with the east line of said Block H a distance of 3.00 feet; thence north 89° 52' 47" east parallel with the north line of said Block H a distance of 76.50 feet to the northeasterly line of said Block R, said point being the point of curvature of a non-tangent curve, concave southwesterly, whose radius point bears south 74° 41' 40" west a distance of 14.00 feet from said point of curvature; thence southerly along the arc of said curve and along the northeasterly line of said Block R through a central angle of 15° 10' 53" a distance of 3.71 feet to the POINT OF BEGINNING. Containing 0.254 acres, more or less.

AND,

(proposed amended BLOCK J):
Block J and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northwest corner of said Block J; thence north 89° 52' 47" east along the north line of said Block J a distance of 72.44 feet to the northeast corner of said Block J; thence south 00° 07' 13" east along the east line of said Block J and along a southerly extension of said east line a distance of 134.00 feet; thence south 89° 52' 47" west parallel with the south line of said Block J a distance of 72.44 feet to the southerly extension of the west line of said Block J; thence north 00° 07' 13" west along the southerly extension said west line and along the west line of said Block J a distance of 134.00 feet to the POINT OF BEGINNING. Containing 0.215 acres, more or less.

AND,

(proposed amended BLOCK K, L and M):
Blocks K, L and M and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northwest corner of said Block M; thence north 88° 59' 10" east along the north line of said Block M a distance of 104.38 feet to the northeast corner of said Block M; thence south 01° 00' 50" east along the east line of said Block M a distance of 88.20 feet; thence south 15° 21' 47" east a distance of 20.44 feet to the

EXHIBIT I

northeast corner of said Block L; thence south 01° 00' 50" east along the east line of said Block L and a southerly extension of the east line of said Block L a distance of 92.20 feet; thence south 88° 59' 10" west parallel with the south line of said Block L a distance of 4.28 feet to the northerly extension of the east line of said Block K; thence south 01° 00' 50" east along the northerly extension of the east line of said Block K and along the east line of said Block K and along a southerly extension of the east line of said Block K a distance of 140.00 feet; thence south 88° 59' 10" west parallel with the south line of said Block K a distance of 71.00 feet to the east line of Block O in said plat; thence north 00° 07' 13" west along the east line of said Block O a distance of 2.51 feet; thence north 01° 00' 50" west continuing along the east line of said Block O and along the west line of said Block K and along the west line of said Block R and along the west line of said Block L a distance of 220.19 feet to the point of curvature of a tangent curve concave southwesterly whose radius bears south 88° 59' 10" west a distance of 165.00 feet from said point of curvature; thence northwesterly along the arc of said curve and along the west line of said Block L and along the west line of said Block R and along the west line of said Block M and through a central angle of 22° 48' 50" a distance of 65.70 feet to the point of tangency of said curve; thence north 23° 49' 40" west along the west line of said Block M a distance of 40.13 feet to the point of curvature of a tangent curve concave northeasterly whose radius point bears north 66° 10" 20" east a distance of 135.00 feet from said point of curvature; thence northwesterly along the arc of said curve and continuing along the west line of said Block M a distance of 17.48 feet to the POINT OF BEGINNING. Containing 0.598 acres, more or less.

AND,

(proposed amended BLOCK N):
Block N as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana. Containing 0.210 acres, more or less.

Containing in all 1.721 acres, more or less.

313.00
152
2.00 pages

BEST POSSIBLE IMAGE
ALL PAGES

200600065837
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-01-2006 At 01:59 pm.
ORDINANCE 313.00

ORDINANCE NO. 06-49

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-08) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Advisory Plan Commission did take action to forward the request to the Westfield Town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on September 25, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 3304 East 146th street from SF-2 and SF-3 to Bridgewater PUD. See attached Maps in tab 9in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".

SECTION 2.

The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater PUD" since that time.

SECTION 3. This ordinance shall be in full force and effect from and after its passage

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF Oct, 2006.

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"

Signed

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission met on Monday, September 25, 2006, to consider proposed change in zoning of approximately 100 acres, from the SF-2District and SF-3 District to the Bridgewater PUD District, 0607-PUD-08. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0607-PUD-08 (5-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on September 25, 2006.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

September 26, 2006
Date

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

Mr. Steve Henke, Throgmartin-Henke Development, presented details of the project, confirmed their meeting with the Comprehensive Plan Subcommittee, and requested a positive recommendation to the Town Council.

Stevenson asked Henke to discuss the possibility of a gas station and what the intent is.

Henke stated a gas station has already been approved, but discussed certain specifications such as the pumps being internally located, heavily landscaped, and made to look more like an office building from the street. He further stated the signage will not be significant and the hours will be limited.

Del Greco asked if there would be restrictions on the sale of other items i.e. bagged mulch.

Henke responded no outside sale of materials.

Del Greco asked if there will be a restroom.

Henke responded a restroom can be added.

Sanders asked if there will be service bays or only a convenience store.

Henke responded only one or two service bays and no more storage than two or three vehicles overnight.

Sanders asked if there was a limit on the size of the structure.

Henke stated no limit, but won't be a large structure; probably around 3,500 square feet.

Sanders asked if a ceiling could be put on the size of the structure.

Henke responded yes; could live with a limit of 5,000 square feet.

Stevenson asked if there was any more discussion on the entrances.

Henke responded yes; did agree to eliminate one of the entrances.

Clark moved to send 0607-PUD-08 to the Westfield Town Council with a positive recommendation, with the conditions proposed by the petitioner and additional commitments stated tonight which include the following:

1. Building, not including gas pumps, not to exceed 5,000 square feet.
2. Access on west side eliminated pursuant to request by Westfield Public Works Department.
3. Restroom in the active park have public access.

Del Greco seconded, and the motion passed unanimously.

WESTFIELD PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TRASURER
CINDY J. GOSSARD

July 5, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

RE: Bridgewater PUD Amendment Review

Dear Town Council Members:

The Westfield Public Works Department (WPWD) has reviewed the request to amend the Planned Unit Development (PUD) for the Bridgewater Development and offers the following comments. The inclusion of design and construction standard information in a PUD ordinance circumvents the requirement of approval from the Town of Westfield Public Works Department. All improvements to existing Town maintained roadways, Setter's Road, 151st Street, and Carey Road, must meet all WPWD requirements and must follow the Town's thoroughfare plan for minimum right of way requirements. Roadways internal to the subdivision must meet all requirements of the PUD. The PUD does not relieve the developer of adhering to the must current thoroughfare plan.

General

1. Please recognize that all infrastructures, including water, sanitary sewer, storm sewer and streets, should be installed in accordance within the Town of Westfield's Utility and Infrastructure Construction Standards and Specifications, which can be found on our website at www.westfield.in.gov under Development/Construction. Construction plans must meet the **most current WPWD standards** and be approved by WPWD. Work will not be allowed to continue on sites that do not have construction plans bearing the WPWD "Approval" stamp with signature by a WPWD Development/Construction or Engineering staff member.

2. The Developer should dedicate, free of charge, all required utility easements.

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. Currently trees are not permitted between curb and sidewalk on local roads dedicated to the Town of Westfield. WPWD is evaluating this requirement. Discussions would need to occur with WPWD to determine what if any variances would be allowed.

4. Roundabouts and the approaches should be designed for 40 mph for arterials and 30 mph for local roads and collectors. Roundabouts on collectors and arterials shall be designed to accommodate a WB-67 design vehicle.

5. Improvements to Carey Road, 151st Street and Setter's Road are to be included and dedicated to the Town of Westfield. A roundabout should be at 151st and Carey with a minimum of 130' half right of way. A roundabout should also be considered at Setters Road and 151st with a minimum of 80' half right of way. The right of way footages discussed are estimates and would have to be verified depending on the roundabout design. Attached are mock up drawings for the intersections referenced and also the intersection of 161st Street and Carey Road showing intersection alignment with roundabouts.

6. Total right of way along Carey Road (2nd arterial road) is 120' and 150' at intersections. Total right of way along 151st and Setters Road (both collector roads) is 100' and 130' at intersections.

7. Multiuse paths are to be installed at the back of the proposed or new right of ways.

8. Collector roadways shall have a design speed of 30 mph and arterials shall have a design speed of 40 mph in accordance to the Town Construction Standards and Specifications. All roadways should be able to accommodate on-street parking.

9. All streets to be dedicated to the Town shall be constructed and inspected in accordance to the Town Construction Standards and Specifications. Under drains are required for all roadways and must meet the Town of Westfield Standards and Specifications. WPWD should be the approving body. 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 Town's website.

10. Street lighting in developments is the developers cost to maintain in the future or Home Owner's Association (HOA) responsibility.

11. Clear zone and site distance issues relating to new developments need to be resolved.

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 Town 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,

Bruce A. Hauk, Director
Department of Public Works
Town of Westfield

dl/rlg/BAH

CC: Mr. Jerry Rosenberger, Town Manager
Mrs. Renee Goff, P.E., Engineer, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development

THROGMARTIN-HENKE DEVELOPMENT, LLP

October 2, 2006

Mr. Bruce Hauk
Director of Public Works
Westfield Public Works
2706 E. 171st Street
Westfield, IN 46074

Re: **Bridgewater PUD Amendment Review**

Dear Bruce:

We have reviewed your letter of July 5, 2006 to the Westfield Town Council Members in regards to our request to amend the Bridgewater PUD with the addition of 100 acres. The PUD ordinance is an important document in maintaining the standards and environment of the intended development as expressed by the petitioner to the public and the Council. WPWD input is very important in the process. That is why we have met with you and your staff several times on this amendment.

Through this process we have agreed to move the eastern most entrance off of 151st Street one lot or approximately 100'- 110' to the west. We have also agreed to eliminate one entrance off of Carey Road. That would be the third entrance north of 146th Street. The remaining three entrances on Carey Road will align with existing entrances across Carey Road.

At the intersection of Carey Road and Setters Road we have agreed to allow WPWD to improve site lines by removing trees, fence and brush as required.

Multiuse paths will be installed within the R/W on our side of both Carey Road and 151st Street. Theses paths will be consistent with all paths installed to date.

Any special street lighting in the development will continue to be the developers cost to maintain in the future or its Home Owner's Association responsibility.

WPWD has requested a roundabout at the intersection of 151st and Carey Road. We feel this intersection is best suited by a stop light. We will be happy to pay a proportionate share of said signalization and dedicate 45' R/W for Carey. This is consistent with what we have dedicated from 161st Street to 151st Street to date. Other developments on the west side of Carey have dedicated 40' to 50'. It is very important to our development that we maintain the beauty of Carey Road in this corridor. The concept of 120' corridor with all the trees removed within this R/W as stated would be a detriment to our development.

3535 East 161st Street ▮ Carmel, IN 46033 ▮ Phone: 317-867-5553 ▮ Fax: 317-867-5295

We have submitted construction drawings, which have been approved for the improvement of 151st Street. These improvements including a boulevard with landscape median and trails on both sides were achieved in 80' of R/W. It would be our intent to continue to work with WPWD on the second phase of this and continue the same improvements to 151st to Carey Road. We will continue to dedicate 40' half R/W along 151st Street as we have in other approved sections.

Your continued willingness to meet and discuss items of potential concern has been appreciated on this and other projects. If you have any questions please feel free to contact us at 867-5553.

Sincerely,

Don Currise
Director of Development
Throgmartin- Henke Development, LLP

Cc: Jerry Rosenberger, Town Manager
Renee Goff, P.E., Engineer, Westfield Public Works Department
Kevin Buchheit, Director of Community Development
Al Salzman- Westfield Community Development

WESTFIELD PUBLIC WORKS

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUK

TOWN COUNCIL
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DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TRASURER
CINDY J. GOSSARD

October 4, 2006

Mr. Don Currise
Director of Development
Throgmartin-Henke Development, LLP
3535 East 161st Street
Carmel, IN 46033

Re: Bridgewater PUD Amendment Review

Dear Mr. Currise,

WPWD has reviewed your letter dated October 2, 2006, and offer the following comments.

The Town sincerely appreciates the effort you and your associates have made. The Bridgewater Development is a fantastic addition to the Town, and hope that construction will progress smoothly once this amendment is approved.

However, WPWD does have some concerns about the right of way proposed along Carey Road. As the Town is still in the process of developing our own thoroughfare plan, we adhere to the guidelines set forth by Hamilton County. The Thoroughfare Plan dictates the minimum amount of right of way for a road of a given classification. Please note that 151st Street is classified as a collector, and as such, only requires 80' of right of way for the through lanes without multi-use paths. While your design for 151st Street does not meet the current Hamilton County Thoroughfare Plan, we believe you have done an excellent job in providing safe passage for both motorists and pedestrians.

For your use, a sketch is attached of outlining the right of way requirements and corner cut chamfers for a secondary arterial and a collection roadway, as is the case with Carey Road and 151st Street. Carey Road has the classification of secondary arterial, and as such requires the dedication of 120' (60 foot halves) of right of way if multi-use paths of through lanes and 150 feet (75 foot halves) at intersections. The right of way would house two lanes in each direction, necessary left turn lanes, grass median, multi-use paths, and locations for new tree plantings. The Town is currently studying the corridor along Carey Road and does not foresee a section as described in your letter.

Westfield Public Works ♦ 2706 E 171st Street ♦ Westfield, IN 46074
Phone: 317-896-5452 ♦Fax: 317-867-0202

The Town feels that a roundabout is the best solution to traffic issues that are likely to arise with the proposed improvements at this intersection. The Town would require a minimum right of way radius of 120 feet for the roundabout, with the through lanes of Carey Road having a half right of way of 60 feet.

As you know, our office is always available if you would like to discuss these comments in further detail. And we appreciate your organizations partnership in helping us develop our fine community.

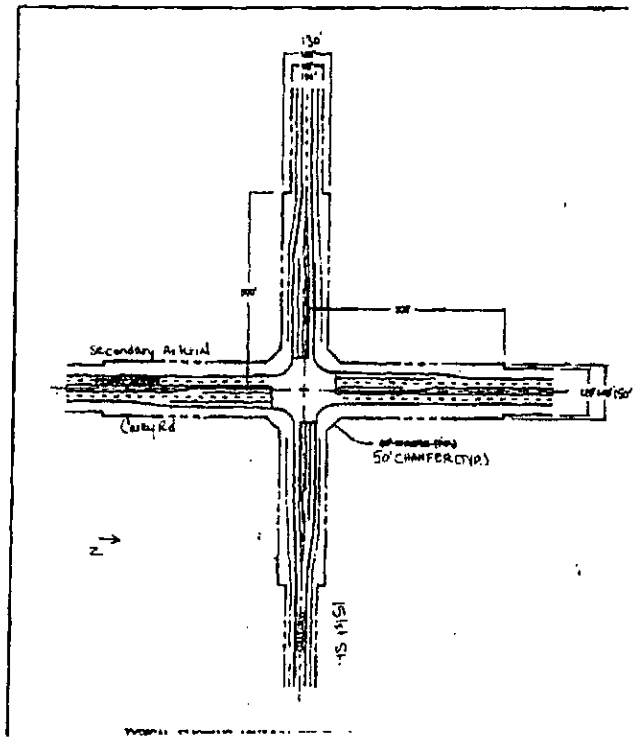
Sincerely,

Renée Lynn Goff

Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

mc/RLG

CC: Town Council Members
Mr. Jerry Rosenberger, Town Manager
Mr. Bruce A. Hauk, Director, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development


130'
Secondary Arterial
50' CHAMFER (TYP.)
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RECEIVED
OCT - 6
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Throgmartin-Henke Development, LLP (the "Developer"), the owner and/or contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "1" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Westfield, Indiana (the "Plan Commission") and the Town Council of the Town of Westfield, Indiana (the "Council").

Section 1. **Cross Reference**. These Commitments are made in connection with approvals obtained under Docket Number 0607-PUD-08, and The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance No. 06-49 (the "PUD").

Section 2. **Exhibits**. The following exhibits are attached hereto and incorporated herein by reference:

Exhibit 1. Attached hereto and incorporated herein by reference as Exhibit 1 is the legal description of the real estate (the "Real Estate"); and

Exhibit 2. Attached hereto and incorporated herein by reference as Exhibit 2 is the district map (the "Concept Plan") which apportions the Real Estate into different parcels;

Exhibit 3. Attached hereto and incorporated herein by reference as Exhibit 3 is a rendering of automobile service station (the "Drawing").

Section 3. **Other Definitions.** Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

A. Association. The term "Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration. There may be more than one Association with respect to all or part of the Real Estate, as determined by the Developer in the Developer's sole discretion.

B. Declaration. The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all or some Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana. There may be more than one (1) Declaration, as determined by the Developer in the Developer's sole discretion.

C. Town. The term "Town" shall mean and refer to the Town of Westfield, Indiana.

Section 4. **Commitments**. The following are applicable to the Real Estate as follows:

A. Within the area identified on the Concept Plan as Parcel M-4 ("Parcel M-4"), deliveries and trash pick-up shall not occur before 8:00 A.M. or after 8:00 P.M.

B. Within Parcel M-4, outdoor music shall be prohibited after 11:00 P.M.

C. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the forty (40) foot wide buffer along the eastern boundary of Parcel M-4.

D. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the twenty (20) foot wide buffer along the eastern boundary of Parcel K-3.

E. As stated in Section 8 (B) the PUD, one (1) automobile service station, including car wash, the sale of gasoline, other automotive petroleum products, and retail consumer goods, is permitted anywhere within Area Y, as defined by the PUD. If said automobile service station is located within Parcel M-4, then it must be located within the area identified on the Concept Plan as Lot 1, Lot 2, Lot 3, and/or Lot 4 in Parcel M-4 and, further, it must satisfy the following requirements:

1. Said automobile service station shall be residential in appearance, with a sloped roof and brick exteriors, as illustrated by the Drawing;
2. The canopy or roof above the gas pumps shall be of the same materials as the shingled roof above the primary service station building, as illustrated by the Drawing;
3. All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing;
4. The perimeter boundaries of parcel containing said automobile service station shall be heavily buffered and landscaped in the manner illustrated on the Drawing; and
5. Said automobile service station shall be open and operating only between the hours of 6:00 A.M. and twelve midnight.

F. On the date of these Commitments, a fence and tree row existed on the boundary line between Parcel M-4 and Parcel K-3 (the "Tree Row"). Prior to the commencement of any construction within Parcel K-3 or Parcel M-4, the fence will be removed from the Tree Row, healthy trees within the Tree Row shall be preserved, but underbrush and scrub shall be removed from the Tree Row.

G. Within the residential subdivision located to the east of Parcel M-4, commonly known as Brentwood Village, there are eleven (11) residences which back up and are parallel to the eastern boundary of Parcel M-4 (the "Eleven Residences"). The Developer shall provide each owner of each of the Eleven Residences with a list of at least six (6) species of trees, comprising a combination of spruce trees and deciduous trees, from which to select. Within fifteen (15) days after receipt of such list, each such owner shall both select a total of five (5) trees from the species of trees specified on the list and shall communicate such selection in writing to the Developer. Before any building permits are issued with respect to any building in Parcel M-4, the Developer shall deliver to each of the Eleven Residences the five (5)

trees selected by the owners of each of the Eleven Residences. The deciduous trees delivered by Developer shall have a minimum caliper of three (3) inches at planting, and the spruce trees delivered by Developer shall be a minimum of six (6) feet in height at planting. In the event that any such owner fails to timely deliver to Developer written notice of such owner's selection of five (5) trees, the Developer may fulfill and discharge the commitment specified in this Section 4 (G) by selecting and delivering five (5) trees to such owner's residence.

H. Prior to the issuance of any building permits for any building within Parcel D-4, G-7, K3, or M-4, the Developer shall contribute the sum of ten thousand dollars ($10,000.00) to the Brentwood Village Property Owners Association, Inc.

Section 5. **Binding on Successors.** These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 8 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 6. **Effective Date.** The Commitments contained herein shall be effective upon the occurrence of all of the following events:

A. The adoption of an the PUD by the Town Council; and

B. The commencement of the development of the Real Estate in accordance with the adopted PUD.

Section 7. **Recording.** The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 8. **Enforcement.** These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, THROGMARTIN-HENKE DEVELOPMENT, LLP, has caused these Commitments to be executed as of the date first written above.

THROGMARTIN-HENKE
DEVELOPMENT, LLP

By:

_____
Steven H. Henke, Partner

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Henke, Partner of Throgmartin-Henke Development, LLP, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2006.

My Commission Expires:

_____

_____
Notary Public

Residing in _____ County

_____
Printed Name

Prepared By: Charles D. Frankenberger, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

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EXHIBIT 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08

seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West

boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Exhibit 2

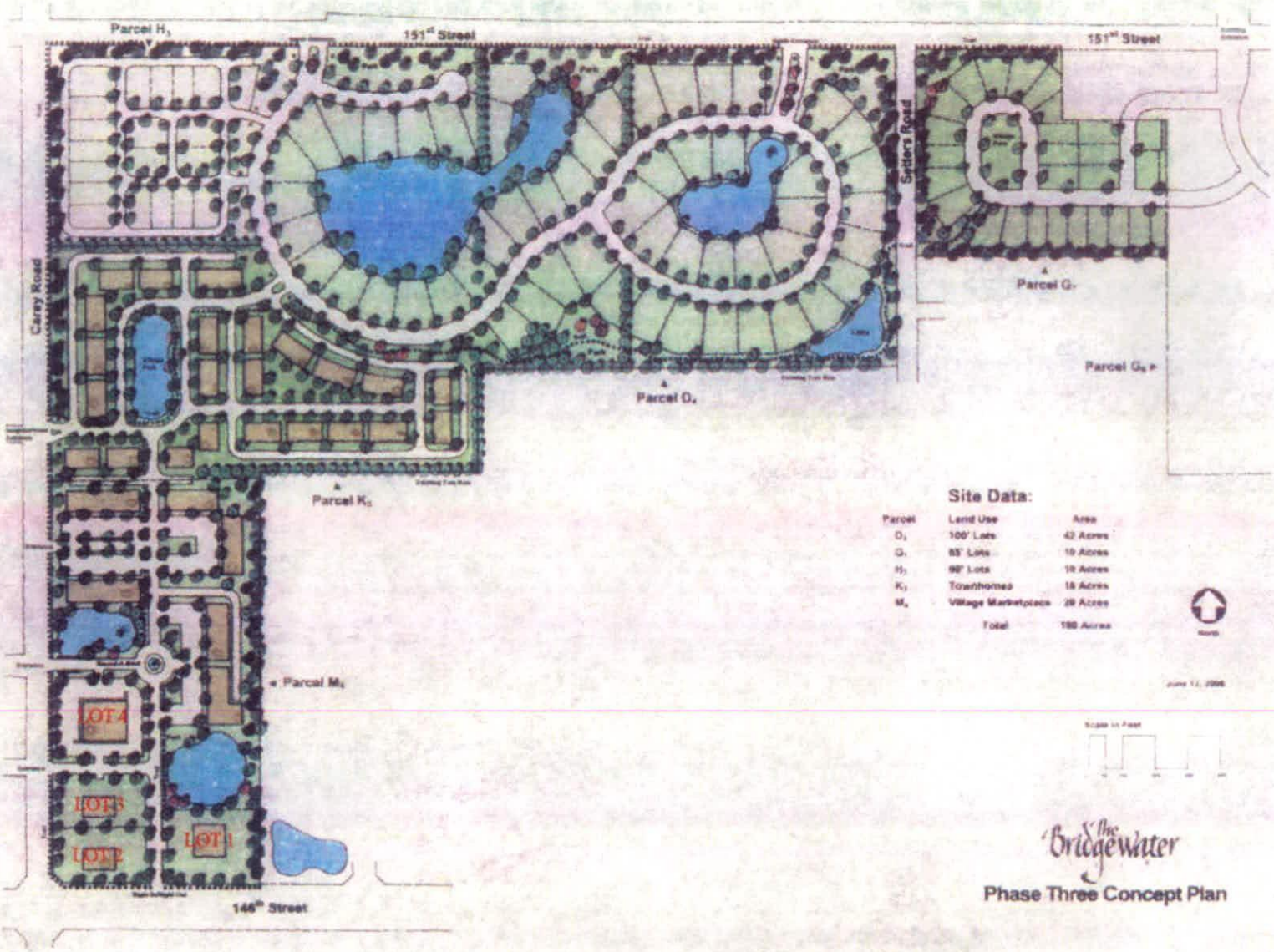
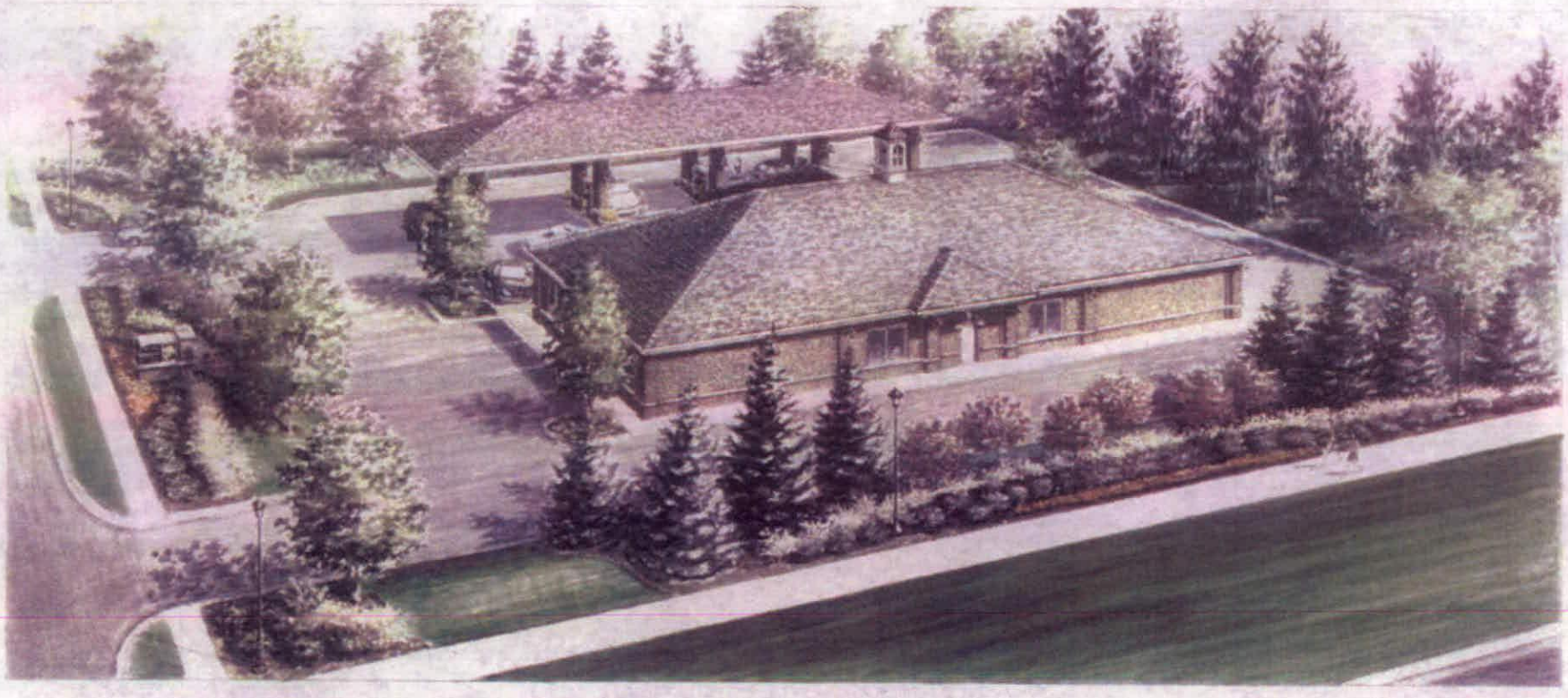

Parcel H
151st Street
151st Street
Sidders Road
Carey Road
Parcel G
Parcel G
Parcel D
Parcel K
Parcel M
LOT 4
LOT 3
LOT 2
LOT 1
146th Street
Site Data:
Parcel | Land Use | Area
D | 100' Lots | 42 Acres
G | 85' Lots | 10 Acres
H | 90' Lots | 10 Acres
K | Townhomes | 18 Acres
M | Village Marketplace | 20 Acres
Total | 100 Acres
The Bridgewater
Phase Three Concept Plan

Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

THE BRIDGEWATER CLUB
RESTATED AND CONSOLIDATED
PLANNED UNIT DEVELOPMENT
DISTRICT

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AND SCHEDULE OF EXHIBITS

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13. Streetscape Standards and Guidelines - Detached Single Family Residences

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16. Development Standards for Streets, Gates, Road Cuts, Etc.

17. General Architectural Guidelines - Area Y

18. Landscape Standards

19. Phasing Sequence

ORDINANCE NO. _____

AN ORDINANCE (i) AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND (ii)
AMENDING AND RESTATING
THE BRIDGEWATER PUD ORDINANCE AS AMENDED

This Amended and Restated PUD Ordinance (the "Restated Bridgewater PUD") (i) amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Additional Real Estate (defined below), and (ii) amends and restates the Bridgewater Club PUD Ordinance, as amended.

WITNESSETH:

WHEREAS, the Town Council of the Town of Westfield, Indiana (the "Town Council") (i) enacted the Bridgewater Club Planned Unit Development District Ordinance Number 02-17 (the "Original Bridgewater PUD"), and (ii) subsequently enacted Ordinance Number 04-10, Ordinance Number 04-33, Ordinance Number 06-08, and Ordinance Number 06-20 (collectively, the "Prior Amendments"), by which the text of the Original Bridgewater PUD was amended and additional land, not part of the Original Bridgewater PUD, was rezoned;

WHEREAS, this Restated Bridgewater PUD (i) restates the text of the Original Bridgewater PUD to incorporate prior text amendments, (ii) further amends the Original Bridgewater PUD, as already amended by the Prior Amendments, and (iii) changes the zoning of the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit 1A (the "Additional Real Estate") to the applicable terms and conditions of this

Restated Bridgewater Club PUD;

WHEREAS, with respect hereto, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to (i) the application for a change of zoning filed by Throgmartin-Henke Development, LLP for the Added Real Estate and (ii) the application to amend the Original Bridgewater PUD to incorporate the Prior Amendments and to further amend the Original Bridgewater PUD per the terms of this Restated Bridgewater PUD;

WHEREAS, the Real Estate subject to and governed by this Restated Bridgewater PUD is legally described in what is attached hereto and incorporated herein by reference as Exhibit 1B (the "Real Estate"), which Real Estate includes the Additional Real Estate; and

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its favorable recommendation adopted on the 25th day of September, 2006; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

1. Encourage flexibility in the development of land in order to promote its most appropriate use;

2. Improve the design, character and quality of new development;

3. Encourage a harmonious and appropriate mixture of uses;

4. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

5. Preserve the natural environmental and scenic features of the Real Estate;

6. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

7. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Restated Bridgewater PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "PUD Ordinance").

SECTION 3. DEFINITIONS. Unless otherwise specified in (i) this Restated Bridgewater PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 2, the definitions of the Zoning Ordinance shall apply to words and terms set forth in this Bridgewater PUD.

SECTION 4. RESIDENTIAL/GOLF COURSE AREA. Area X of the Real Estate, described in what is attached hereto and made a part hereof as Exhibit 3 ("Area X"), is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF-2 District of the Zoning Ordinance in force at the time of the enactment of this Bridgewater PUD. A copy of the SF-2 development standards which were in force at the time of the enactment of the Original Bridgewater PUD and

which apply to Area X, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 4. What is identified on the Concept Plan as Parcel N is the only portion of the Golf Course for which development plan approval is required under Section 16.04.165 of the Zoning Ordinance and, therefore, such development plan approval shall not be required as a condition to the commencement and completion of the other parts of the Golf Course such as the tees, fairways, roughs, and greens.

SECTION 5. THE VILLAGE MARKETPLACE. Area Y of the Real Estate, also identified on the Concept Plan as Parcel M, is described in what is attached hereto and made a part hereof as Exhibit 5 ("Area Y"), and is reclassified on the Zone Map to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Local and Neighborhood Business District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the LB Local and Neighborhood Business District development standards which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Y, except as modified by this Restated Bridgewater PUD, and attached hereto and made a part hereof as Exhibit 6. Area Y is an integrated development which will comprise multiple buildings and outlots, each of which may contain more than one (1) business.

SECTION 6. PERMITTED ADJUSTMENTS. The Developer, in the Developer's sole discretion, and without any notice, hearing, or approval, shall have the flexibility to change the configuration of Parcel K and Parcel M by (i) reducing Parcel M1 by up to four (4) acres and increasing Parcel K1 by a like amount and (ii) by increasing Parcel M2 by the number of acres by which Parcel M1 was reduced and reducing Parcel K2 by a like amount.

SECTION 7. OFFICE/FLEX AREAS. Area Z of the Real Estate, also identified on the

Concept Plan as Parcel L, is described in what is attached hereto and made a part hereof as Exhibit 7 ("Area Z"), and is reclassified on the Zone Map from the AG-SF1 Residence District Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be EI-Enclosed Industry District of the Zoning Ordinance in force at the time of the enactment of the Original Bridgewater PUD. A copy of the EI-Enclosed Industrial development standards of which were in force at the time of the enactment of the Original Bridgewater PUD and which apply to Area Z, except as modified in this Restated Bridgewater PUD, is attached hereto and made a part hereof as Exhibit 8.

SECTION 8. USES. The Real Estate shall be developed for non-residential, residential, golf course and country club uses, as more particularly shown on the Concept Plan. In addition to the adjustments permitted in Section 6 above, the size, dimensions, and acreage of the parcels within Area X may be increased or decreased by up to fifteen percent (15%), so long as the maximum number of single family residential units does not exceed one thousand two hundred seventy-five (1,275) single family residences. Permitted uses are as follows:

A. Permitted Uses for Area X shall include the following:

(1) Attached and detached single family dwellings and single structures and buildings and uses accessory thereto as permitted by the Zoning Ordinance, together with model homes and temporary trailers from which sales activities may be conducted;

(2) Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ball fields, ball courts, practice facilities,

playgrounds and other recreational spaces, and recreational buildings;

(3) Privately owned golf courses and country clubs, together with uses, improvements, structures, accessory thereto catering to patrons of the privately owned golf course rather than the general pubic, including without limitation, any club house or club houses, practice areas, tennis courts, swimming pools, practice soccer fields, fitness centers, cart paths, pro shops, snack bars and concession stands on the course, pump house, maintenance facilities, food and beverage services and associated business uses ancillary thereto; and

(4) Subject to the quantity limitations specified in Section 8(B) below, Bed and Breakfasts and inns shall also be permitted in what is identified on the Concept Plan as Parcel N.

(5) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.

(6) Apartments are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that the maximum number of Apartments permitted in what is identified on the Concept Plan as Parcel K2 is two hundred forty (240). Within the Developer's discretion, Apartments may completely occupy all floors of all

buildings in Parcel K2. For Apartments located within Parcel K-2, the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement.

(7) Assisted Living Facilities are a permitted use in what is identified on the Concept Plan as Parcel K-2 and/or K-3; provided, however, that living units within Assisted Living Facilities shall not (i) be considered to be a detached single family residence, an attached single family residence, an Apartment, a Bed and Breakfast Room, or a room or suite in an Inn and (ii) be counted in determining density for any Parcel, Area, or the entirety of the Real Estate.

B. Permitted uses for Area Y shall include all uses permitted in the LB-Local Business and Neighborhood District of the Zoning Ordinance on the date of the enactment of the Restated Bridgewater PUD, as indicated by an "X" in the "Local Business" column specified on what is attached hereto and made a part hereof as Exhibit 10, other than those uses specified in Exhibit 10 through which a line has been drawn. Permitted uses within Area Y shall also include the following, all of which shall be permitted uses and not special exceptions, even if (i) stricken from Exhibit 10, or (ii) not shown on Exhibit 10 as a permitted use:

(1) All uses permitted in Area X including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15;

(2) Amphitheaters without permanent public address systems;

(3) Apartments housing located above the ground floor of any building, the main floor of which is used for retail or commercial purposes;

(4) Assisted living facilities;

(5) Bed and Breakfasts or inns, having not more than a total of seventy-two (72) bedrooms or suites, each of which is not less than two hundred (200) square feet, together with conference and food facilities as an incidental or accessory use;

(6) Coffee shops and coffee roasting as an accessory use;

(7) Commissary, food catering service, shall be permitted as a use which is accessory or incidental to the primary use;

(8) While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafés, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.

(9) Data processing;

(10) Drug stores with or without drive-thru services. All drive-through facilities shall be located on the side of a building or in the rear of the building. Drive-through facilities located on the side of a building shall have one (1) lane only, and drive-through facilities located in the rear of a

building may have up to two (2) lanes;

(11) Financial institutions, including drive-through banking facilities and exterior ATMs (provided such are not located between the primary building and the nearest External Streets). All drive-through facilities shall be located on the side of a building or the rear of the building. Drive-through facilities for financial institutions may be up to four (4) lanes;

(12) General stores;

(13) Golf cart sales, rentals, and repair;

(14) Insurance companies;

(15) Liquor stores and sales;

(16) Medical, dental and emergency clinics and labs;

(17) One (1) automobile service station, including car wash, the sale of gasoline and other automotive petroleum products and retail consumer goods. Outside storage of merchandise shall be prohibited. The outside storage of more than three (3) motor vehicles, for repair, shall be prohibited. No gas pumps shall be located between the gas station and External Streets. Body work and major mechanical services are prohibited; however, routine maintenance shall be permitted. All service bays shall face interior parking;

(18) Pet cemeteries;

(19) Picture framing;

(20) Private and public schools without dorms;

(21) Public, semi-public and private recreational uses except shooting gallery, but including bowling alley and billiard parlor. There shall be no more than one (1) bowling alley in Area Y which shall be limited to eight (8) lanes and shall be incidental to the primary use of the building in which it exists. Only those video game areas which are incidental to the primary use shall be permitted;

(22) Taverns, bars, restaurants, and cafeterias having more than 50% of gross sales derived from food sales, excluding drive-in, with or without carryout food and beverage. Outdoor seating and live music shall be permitted as a use accessory or incidental to such restaurants and cafeterias. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;

(23) Retail packaging and mailing service;

(24) Spas, masseurs, tanning salons, and exercise centers;

(25) Taverns, bars and restaurants which have less than fifty percent (50%) of their proposed gross sales derived from food sales. Carry-out food and beverage, outdoor seating and live music shall be permitted as uses accessory or incidental to such taverns, bars, or restaurants. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;

(26) Temporary fruit stands; and

(27) Veterinary clinics and hospitals without overnight animal boarding. The total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed ninety (90). The total number of Bed and Breakfast rooms or suites and rooms or suites in an Inn in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed seventy-two (72); provided, however, that the total number of Apartments, the total number of Bed and Breakfast rooms or suites, and the total number of rooms or suites in an Inn within Area Y and what is identified on the Concept Plan as Parcel N, combined, shall not exceed one hundred thirty-five (135).

(28) No dry cleaners within Parcel M-4 shall have a dry cleaning plant on the premises but, instead, shall be drop-off only.

(29) As stated in Section 8(B) above, drug stores are permitted anywhere in Area Y; provided, however, that any drug store in Parcel M-4 (i) shall be located only in the areas identified on the Concept Plan as Lots 1, Lot 2, Lot 3, and Lot 4 within Parcel M-4, (ii) and shall have no more than two (2) drive-through lanes.

C. Permitted uses for Area Z shall include all uses permitted in the EI-Enclosed Industry District of the Zoning Ordinance on the date of the enactment of the Original Bridgewater PUD, as indicated by an "X" or an "XP" in the "Enclosed Industrial" column specified on what is attached hereto and made a part hereof as Exhibit 11, other than those uses identified on Exhibit 11 through which a line has been drawn. All uses permitted in Area X shall also be permitted in Area Z

including, without limitation, (i) any detached single family residences complying with the standards and guidelines in Exhibits 12 and 13, and (ii) any attached single family residences complying with the standards and guidelines in Exhibits 14 and 15. Even if stricken from Exhibit 11 or not shown on Exhibit 11 as a permitted use, permitted uses within Area Z shall also include (i) medical and dental labs, (ii) golf cart sales, rental and repair, and (iii) wholesale garden and lawn materials and supply stores.

SECTION 9. GROSS RESIDENTIAL DENSITY. The gross residential density for the entire Real Estate shall not exceed a total of one thousand two hundred seventy-five (1275) attached and detached single family residences; provided, however, that:

A. For all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, Bed and Breakfast rooms or suites, or rooms or suites in an Inn shall not exceed one thousand two hundred seventy-five (1275), and

B. For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, Bed and Breakfast rooms or suites and rooms and suites in an Inn shall not exceed eight hundred seventy-two (872).

SECTION 10. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development standards which follow shall apply; provided, however, that through the DPR Process, the Commission may approve (i) a ten percent (10%) reduction, in any minimum development standard specified in Exhibit 12 or Exhibit 14 or (ii) a ten percent (10%) increase in any maximum development standard specified in Exhibit 12 or Exhibit 14:

A. The development standards for detached single family dwellings shall be as set

forth in what is attached hereto and incorporated herein by reference as Exhibit 12 and, to the extent they conflict with those set forth in Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance. Attached single family residential may be developed under the Indiana Horizontal Property Regime Law, I.C. 32-1-61 *et. seq.*

B. Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in Exhibit 12 of the Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

C. Streetscape Standards and Architectural Guidelines for detached single family dwellings are set forth in what is attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in

Exhibit 4 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 4 and other provisions of the Zoning Ordinance.

D. The development standards for attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth in provisions of the Zoning Ordinance, they shall replace and supersede those set forth in provisions of the Zoning Ordinance.

E. The Streetscape Standards and Architectural Guidelines for attached single family residences are set forth in what is attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with other provisions of the Zoning Ordinance, they shall replace and supersede those such other provisions of the Zoning Ordinance.

F. Development standards pertaining to streets, gates, road cuts, etc. are set forth in what is attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in the Zoning Ordinance or Subdivision Control Ordinance, they shall replace and supersede those set forth in the Zoning Ordinance and Subdivision Control Ordinance. Exhibit 16 provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.

G. The general architectural standards for Area Y and the development standards for Area Y shall be those set forth in what is attached hereto and incorporated herein as Exhibit 17; provided, however, that the following development standards shall

also apply to Area Y and, to the extent they conflict with those set forth in Exhibit 6 or other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 6 and other provisions of the Zoning Ordinance:

(1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.

(2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y.

(3) Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, solder courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.

(4) Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and

guidelines are applicable:

(a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.

(b) Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the café.

(c) Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.

(d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.

(e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.

(f) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.

(5) Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:

(a) Sidewalk displays are permitted directly in front of an

establishment, provided that a minimum of five (5) feet of sidewalk clearance along the curb and leading to the storefront entrance is maintained free of display, and the display area does not exceed seventy-five percent (75%) of the length of the storefront.

(b) Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays.

(c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

(6) All Non-residential Uses and Mixed-Use Buildings:

(a) Minimum lot area: two thousand (2,000) square feet

(b) Minimum lot width at building line: twenty-five (25) feet

(c) Minimum lot depth: seventy (70) feet

(d) Yard dimensions

(i) Set back from Internal Streets:

- No minimum

(ii) Set back from External Streets:

- This provision shall supersede any requirements of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets for All Buildings shall be based on and determined by a 1:2 proximity slope requirement (one (1) foot of building

height for every two (2) feet of building set back). In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10, Landscaping.

(iii) Side yard (each side): no minimum

(iv) Rear yard: a minimum of twenty (20) feet unless abutting a common parking lot, in which event no rear yard is required.

(e) Maximum building height: fifty (50) feet

(f) Maximum building footprint coverage: one hundred percent (100%)

(g) All loading, off-street parking, and drive-through facilities shall be in rear yards and side yards. Loading, parking, and drive-through facilities located in side yards shall be screened as set forth in Section 11.

(7) The following restrictions shall apply to all owner or tenant occupied space in Area Y:

(a) One (1) single tenant or owner occupied space, with any use permitted in Area Y, may be up to sixty-five thousand (65,000) square feet;

(b) One single tenant or owner of occupied space, with any use permitted in Area Y, may be permitted up to forty-five thousand (45,000) square feet in Parcel M4.

(c) One single tenant office space may be up to forty thousand

(40,000) square feet;

(d) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;

(e) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and

(f) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

(8) Area Y Parking Requirements. Parking shall be provided in Area Y both off- street and on-street. For buildings adjacent to Internal Streets with parking bays, those spaces immediately adjacent to the frontage of the building lot shall be included in the calculation for required spaces. Minimum parking spaces accessory to designated uses shall be provided as follows:

(a) Office. Three (3) parking spaces for each one-thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.

(b) Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than

five (5) parking spaces.

(c) Inn or Bed and Breakfast. One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.

(d) Apartment. One (1) parking space for each Apartment.

(e) Northwest Corner. Parking on the Northwest Corner shall be permitted to exist in front of buildings located partially or wholly within the Northwest Corner, so long as the landscape standards specified in Section 1.1(C)(2)(a) of this Restated Bridgewater PUD are satisfied; provided, however, that the evergreen shrub row, shade trees, and ornamental trees shall not be required in any area where prohibited by easements for underground gas and/or petroleum distribution.

(f) M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.

(g) Section M-4, Lot 2 and Lot 3. Within the Developer's discretion, what is identified on the Concept Plan as Lot 2 and Lot 3 in Parcel M-4 may be developed as one single lot.

(h) The standards of development for Area Z shall be those set forth in

what is attached hereto and incorporated herein as Exhibit 8; provided, however, that (i) there shall be no minimum tract or lot area or requirement, (ii) there shall be no minimum front yard, (iii) there shall be no minimum side yard, (iv) there shall be no minimum rear yard, and (v) maximum building height shall be forty (40) feet. Notwithstanding the foregoing, (i) Area Z must comply with the perimeter yard and buffer requirements specified in Section 11, and (ii) the required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement only for any buildings or structures built in Area Z after the enactment of this Restated Bridgewater PUD. In no case shall the set back be less than thirty (30) feet.

SECTION 11. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 18 are landscaping standards, set forth in Section 16.06 of the Zoning Code (the "Landscaping Standards"). Those Landscaping Standards, as they existed and were in force on the date of the enactment of the Original Bridgewater PUD, shall apply to the Real Estate, with the following exceptions:

A. Prior to development plan approval or the issuance of a building permit, the Developer shall not be required to inventory any trees; instead, the Developer shall be required to inventory only those trees for which they are requesting a credit against landscape requirements under Section 16.06.020(F) in Exhibit 16; provided, however, that tree stands will be generally outlined on any Development Plan.

B. For Parcels along Internal Streets, there shall be a five (5) foot buffer yard required between (i) adjoining residential and non-residential districts, and (ii) adjoining residential districts; provided, however, that there shall be no buffer yard required for Parcels separated by streets or rights-of-way.

C. Perimeter yards along External Streets shall be landscaped as follows:

(1) Perimeter yards along External Streets contiguous with what are identified on the Concept Plan as Parcel I, Parcel J, and Parcel K shall be landscaped using a combination of berms, landscaping, brick or stone masonry, and ornamental metal picket fencing. The treatment shall be consistent along the entire perimeter of such Parcel I, Parcel J, and Parcel K. Berming shall be at least four (4) feet in height. At least seven (7) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted, one (1) for one (1), for evergreen trees, provided at least sixty percent (60%) of the trees used are evergreen trees. Brick or stone masonry columns and ornamental metal picket fencing may also be used provided they not exceed eight (8) feet in height.

(2) Area Y Perimeter Yards along External Streets shall be landscaped with shade trees, ornamental trees, and shrubs. At least one (1) shade tree or two (2) ornamental trees per forty (40) linear feet and eight (8) shrubs per forty (40) linear feet shall be planted. Such plantings should be arranged in a manner to provide street tree plantings and building foundation plantings to enhance the appearance of the buildings and streets. Where

parking or loading areas occur adjacent to External Streets, the following standards shall apply:

(a) Parking Lot and Drive-Through Facility Screening. Parking lots and drive-through facilities along External Streets shall be screened using one continuous evergreen shrub row, measuring a minimum of twenty-four (24) inches at planting and maintained to a minimum of five (5) feet at maturity, across one hundred percent (100%) of the parking lot length. Individual shrubs shall be spaced not more than thirty-six (36) inches on center, planted in a double staggered row, so as to form a continuous visual screen a minimum of thirty-six (36) inches in height above grade, under normal growing conditions, within one (1) year after planting. One (1) shade tree or two (2) ornamental trees per forty (40) linear feet shall also be planted.

(b) Loading Area Screening. Loading areas shall be screened along External Streets using a brick or stone masonry wall or an evergreen tree hedge. If a masonry wall is used, it shall be at least six (6) feet in height and it shall match the exterior of the building it serves. If an evergreen tree hedge is used, it shall be a minimum of six (6) feet in height at planting. Individual evergreen trees shall be spaced no more than eight (8) feet apart, planted in a double staggered row so as to form a continuous visual screen along the entire length of the loading area. One (1) shade tree or

two (2) ornamental trees per forty (40) linear feet shall also be planted.

(3) Area Z Perimeter Yards along External Streets shall be landscaped using low berms with a combination of shade trees, ornamental trees, and evergreen trees so as to buffer Area Z from the street. The berms shall be at least four (4) feet in height. At least eight (8) evergreen trees per one-hundred (100) linear feet and two (2) shade trees per one-hundred (100) linear feet shall be planted. Ornamental trees may be substituted for evergreen trees at a rate of one to one, provided at least seventy percent (70%) of the trees used are evergreen trees.

D. The following buffer yards shall be required with respect to the Parcel H1:

(1) A twenty (20) foot wide buffer yard shall be required along the southern and western boundaries of the Parcel H1 and, within said twenty (20) foot wide buffer, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said twenty (20) foot wide buffer yard, and (ii) canopy trees, which may interfere with the aboveground power line, shall not be permitted within the twenty (20) foot wide buffer along the southern boundary of Parcel H1.

(2) Along the northern and eastern boundary of the Parcel H1, no buffer yard

shall be required.

E. The following buffer yards shall be required with respect to Parcel H2:

(1) A twenty (20) foot wide buffer yard shall be required along the eastern and western boundaries of Parcel H2, and a forty (40) foot wide buffer shall be required along the northern boundary of Parcel H2. Within said buffer yards, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said buffer yards.

(2) Along the southern boundary of the Parcel H2, no buffer yard shall be required.

F. Area Z Landscape Requirements Along the North, West, and South Boundaries of Area Z. This provision shall supersede the Buffer Yard Requirements of the Westfield Landscaping Standards, Exhibit 16 of this Ordinance. These standards apply only to new construction:

(1) A twenty (20) foot landscape buffer will be provided along the north perimeter of Area Z. The buffer shall be heavily landscaped with evergreen trees. At least ten (10) evergreen trees, a minimum of six (6) feet in height, per one hundred (100) linear feet shall be planted.

(2) If a self-storage facility is constructed in Area Z, then a masonry wall shall

be constructed along the west and south perimeters of Area Z. If a self-storage facility is not constructed within Area Z, then, in the Developer's discretion, a masonry wall may be constructed along the west and south perimeters of Area Z. There shall be no set back requirements for the masonry wall; provided, however, there is a ten (10) foot landscape and maintenance easement established along that portion of the perimeter of Area X, which is contiguous with and abuts the masonry wall The masonry wall shall be at least sixty percent (60%) brick masonry and shall not exceed fourteen (14) feet in height. Any portion of the perimeter of Area Z where the masonry wall is not constructed shall have a twenty (20) foot landscape buffer. The buffer will be landscaped with berms and evergreen trees. The berms shall be at least four (4) feet in height. Evergreen trees shall be planted no greater than eight (8) feet on center along 100% of the buffer..

G. There shall be a landscape buffer along the southern edge of Parcel K-3, which shall be twenty (20) feet in width, and which shall include (i) a berm which is a minimum of three (3) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern. The multi-path trail to be installed along the southern boundary line in Parcel K-3 shall not be located within this twenty (20) foot wide buffer.

H There shall be a landscape buffer along the eastern edge of Parcel M-4, which shall be forty (40) feet in width, and which shall include (i) a berm which is a minimum of seven (7) feet in height, and (ii) two parallel rows in which pine trees, which are a minimum of eight (8) feet in height at planting, are planted twelve (12) feet on center, in a staggered pattern.

SECTION 12. GOLF CARTS. Residential and business owners within the Real Estate who own or lease golf carts shall be permitted to operate such golf carts on private streets, public streets, cart paths, lanes, greenway trails, accessory lanes, and multi-use paths in such areas specified by the Developer or its successor or assigns under rules, regulations, and standards promulgated and enforced by the Developer and its successor or assigns. Such Golf Carts may only be operated by persons at least sixteen (16) years of age who hold valid license for the operation of motor vehicles within the State of Indiana.

SECTION 13. MEMBERSHIPS AND AMENITIES.

A. Amenities. Included in Parcel I, Parcel J, and Parcel K shall be at least two (2) of the following:

(1) Clubhouse;

(2) Swimming pool;

(3) Playground;

(4) Croquet field;

(5) Shuffle board or Bocce court;

(6) Park (minimum five thousand (5,000) square feet);

(7) Trail;

(8) Formal garden (minimum two thousand five hundred (2,500) square feet).

B. Membership.

(1) Detached Single Family Residences. The Declaration applicable to the detached single family residences in Area X shall provide that all owners of detached single family residences will be Social Members, subject to terms, conditions, rules and regulations which are determined by the Developer in the Developer's sole discretion, and which may from time to time be changed by the Developer in the Developer's sole discretion;

(2) Attached Single Family Residences. Unless a social membership is made mandatory by the Declaration for any particular Parcel in which attached single family residences are constructed, the owner of an attached single family residence may acquire a social membership on the same provisions, terms, conditions, rules and regulations available to the general public, which terms, conditions, rules and regulations shall be determined by Developer in Developer's sole discretion and may from time to time be changed by the Developer in its sole discretion.

SECTION 14. SIGNAGE. Sign permits shall be required. The following provisions shall govern signage located upon and within the Real Estate and, to the extent they conflict with the provisions of the Sign Ordinance, the following provisions and standards shall control:

A. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Sign Ordinance.

B. Prohibited signs:

(1) Signs on roofs, dormers, and balconies.

(2) Billboards.

(3) Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.

(4) Pole signs.

(5) No sign shall move in any manner, have a major moving part, or give the appearance of movement.

(6) Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

C. Permitted business signs: Permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs numbered 1, 3, 5 and 6 immediately below, in any combination, in addition to other signs permitted below:

(1) Wall-mounted or painted signs, provided the following standards are met:

(a) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.

(b) For External Streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of building frontage, not to exceed a maximum of one hundred (100) square feet. For Internal Streets and parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of frontage shall be

permitted up to twenty-five (25) square feet of signboard area.

(c) The height of the lettering, numbers, or graphics shall not exceed sixteen inches.

(d) Limited to two (2) signs per business establishment and no more than one (1) sign per facade.

(e) Such wall signs may only be lighted during the operating hours of the business.

(f) Wall-mounted signs along the External Streets and adjacent residential areas shall not be internally lit.

(g) Applied letters may substitute for wall-mounted signs, if constructed of wood, metal or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed sixteen inches.

(2) Building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

(a) The sign shall be mounted on the wall next to the entrance.

(b) The sign shall project outward from the wall to which it is attached no more than six inches.

(c) The sign shall not extend above the parapet, eave, or building facade.

(d) The area of the signboard shall not exceed 12 square feet.

(e) The height of the lettering, numbers, or graphics shall not exceed four inches.

(3) Projecting signs, including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:

(a) The signboard shall not exceed an area of eight (8) square feet unless a corner sign which shall not exceed an area of nine (9) square feet.

(b) The distance from the ground to the lower edge of the signboard shall be eight (8) feet or greater.

(c) The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign or (iii) fifty percent (50%) of the distance between the building cornice or roof line and the sill or bottom of any second story window if a corner sign located on a multi-story building.

(d) The distance from the building wall to the signboard shall not exceed six (6) inches.

(e) The width of the signboard shall not exceed four (4) feet.

(f) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

(g) Limited to one sign for each ground floor business establishment.

Projecting signs are not permitted in conjunction with freestanding signs.

(4) Window or door signs applied directly to the glass, provided that the following standards are met:

(a) The sign shall not exceed thirty percent (30%) of the window or door area.

(b) The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.

(c) Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) Internal Street and/or External Street, such business establishment may have three (3) signs.

(d) Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, an applied letter sign, a projecting sign, or a valance awning sign.

(5) Awning signs, for ground floor uses only, provided that the following standards are met:

(a) If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

(b) If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four

(4) inches.

(c) Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.

(6) Free-standing sign, provided that the following standards are met:

(a) Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 of the Sign Ordinance.

(b) The area of the signboard shall not exceed thirty (30) square feet.

(c) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

(d) The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.

(e) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.

(f) The signboard may be illuminated, but not after 11:00 p.m., unless the business establishment is open later than 11:00 p.m., at which time it shall not be illuminated after closing.

(g) Along External Streets, there shall be no more than six (6) free-standing signs internally illuminated.

(h) Limited to two (2) signs per building, and no more than one (1) sign per facade.

(i) The base and frame of any internally lit free-standing sign shall be

constructed of brick or stone masonry.

(7) Businesses with service entrances may identify these with one unlit sign not exceeding four (4) square feet.

(8) One unlit directional sign, facing a rear parking lot, is permitted. This sign may be either wall-mounted or free standing on the rear facade, but shall be limited to four (4) square feet in area.

(9) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business establishment:

(a) A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

(b) A sandwich board sign, as follows:

(i) The area of the signboard, single-sided, shall not exceed five (5) square feet.

(ii) The signboard shall be constructed of wood, chalkboard, and/or finished metal.

(iii) Letters can be painted or handwritten.

(iv) The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.

(v) The information displayed shall be limited to daily specials and hours of operation.

(vi) The sign shall be removed at the end of the business day.

(10) If historically appropriate to the type of business conducted, a retail business may display one illuminated sign in a window in addition to other permitted signs provided the sign area does not exceed six square feet.

D. Permitted Other Signs:

(1) Signs permitted under Section 16.08.080 of the Sign Ordinance.

(2) One (1) identification sign at (i) Area Z and the Golf Course, and (ii) two (2) identification signs at Area Y, and (iii) the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) identification sign on the southwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey Road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

(a) The design of the sign shall be consistent with the Design Vocabulary.

(b) The maximum sign area per sign shall not exceed seventy-five (75) square feet.

(c) The area surrounding the sign shall be appropriately landscaped.

(d) The sign may be illuminated; provided, however, that such signs identified in Section (2)(iii) above shall not be internally lit.

(e) The sign shall not exceed fifteen (15) feet in height.

(f) Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.

(3) Traffic directional signs.

(4) One (1) development sign at each entrance to Area Y, Area Z, what is identified as Parcel N on the Concept Plan, the Golf Course and each residential area identified on the Concept Plan, the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) development sign on the southwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and

Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

(a) The maximum sign area shall be sixty-four (64) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign shall not be illuminated.

(d) The sign shall be removed when ninety-five percent (95%) of the lots in the area to which the sign relates have been sold.

(5) One construction sign for each street frontage of a lot upon which construction of any structure (other than construction of a detached dwelling) is in progress, provided the following standards are met:

(a) The maximum sign area shall be thirty-two (32) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign shall not be illuminated.

(d) The sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(e) Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

(6) Signs depicting the site plan of an Area or Parcel assuming completion of

development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

(a) The maximum sign area per Parcel shall be thirty-two (32) square feet.

(b) The maximum height shall be eight (8) feet.

(c) Site plan signage within Area Y and Area Z and club and in open and recreational space may be illuminated; elsewhere in the Real Estate, illumination is not permitted.

(d) Site plan signage shall be removed from a Parcel when ninety-five percent (95%) of the lots in that parcel have been sold.

(7) Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:

(a) The maximum sign area per lot shall be thirty-two (32) square feet.

(b) The maximum height of each sign shall be eight (8) feet.

(c) The sign may be illuminated.

(d) One sign will be permitted for each street frontage of the lot or portion of the Real Estate upon which construction of the depicted building is contemplated.

(e) The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences,

the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

(8) Real estate sales and leasing signs, provided the following standards are met:

(a) The maximum sign area shall be twenty (20) square feet.

(b) The maximum height of the sign shall be eight (8) feet.

(c) Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.

(d) The sign shall not be illuminated.

(f) Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is leased, sold, or occupied.

(9) With respect to attached dwellings, when eighty percent (80%) of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of six (6) square feet or less.

(10) Time and/or temperature signs, permitted at banks and financial institutions only.

(11) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

(1) Signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.

(2) Sign colors should be compatible with the colors of the building facade.

F. Premises Identification:

(1) The assigned premises identification of a building shall be displayed in such a manner so that the numerals can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building.

(2) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

(3) When numerals representing premises identification are removed or become illegible, such numerals shall be renewed or replaced by the owner or occupant of the building.

G. Sign maintenance: All signs and sign structures shall be kept and maintained in good repair and in a safe condition.

H. Proximity of signs to Residential Zoning Districts: No sign shall be permitted to be placed on any wall, fence, or standard facing the side of any adjoining lot in a residential district unless separated from the lot by an External Street or an Internal Street.

SECTION 15. PHASING SEQUENCE. The sequence and phasing of development shall be as set forth in Exhibit 19 (the "Phasing Sequence"). The Phasing Sequence shall control, replace, and supersede provisions in the PUD Ordinance pertaining to the submission, approval, and timing of phases, development, and development plans.

Upon motion duly made and seconded, this Bridgewater PUD was fully passed by the members of the Town Council this ____ day of _____, 2006.

TOWN COUNCIL, TOWN OF WESTFIELD

BY: AYE		NAY
_____	Robert Smith	_____
_____	John Hart	_____
_____	David Mikesell	_____
_____	Teresa Otis Skelton	_____
_____	Ronald Thomas	_____

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

This Ordinance prepared by: Charles D. Frankenberger, Attorney at Law
NELSON & FRANKENBERGER
3105 East 98th Street, Suite 170
Indianapolis, IN 46280

H:\BRAD\ZONING & REAL ESTATE MATTERS\BRIDGEWTER\BRIDGEWATER TEXT AMENDMENT 5\PUD-BODY-REVISION

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

Part of the Southwest Quarter and the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Northwest corner of the Southwest Quarter of said Section 17; thence along the North line of said Southwest Quarter, North 89 degrees 46 minutes 23 seconds East 2645.42 feet to the Northeast corner of said Southwest Quarter; thence North 89 degrees 52 minutes 47 seconds East along the North line of said Southeast Quarter 469.00 feet to the Northwest corner of land described in Instrument No. 200300063205, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 56 minutes 37 seconds East along the West line of said described land 256.00 feet to the Southwest corner thereof; thence North 89 degrees 52 minutes 47 seconds East along the South line of said described land and the Easterly extension thereof 332.36 feet to the West line of 16 acres off the East side of the Northwest Quarter of the Southeast Quarter of said Section 17 as described in Instrument No. 200500073814, recorded in said Recorder's Office; thence South 00 degrees 51 minutes 28 seconds East along said West line 407.09 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 800.75 feet to the East line of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, the Northerly extension of the Western line of Setters Run – Section 2 as described in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana, and said Western line, South 00 degrees 56 minutes 37 seconds East 340.87 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office;

thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the Point of Beginning, containing 101.255 acres, more or less.

Subject to all easements, rights of way and restrictions of record.

Job No. 980516-30200
Revised June 5, 2006

THE BRIDGEWATER CLUB DESCRIPTION

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land);

1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of

the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

EXHIBIT 2

DEFINITIONS

The following words and terms, not defined elsewhere in the Bridgewater PUD or its nineteen (19) Exhibits, shall have the following meanings:

1. Apartment. A dwelling intended primarily for rental.

2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.

3. Area. Area X, Area Y and/or Area Z as identified in this Restated Bridgewater PUD.

4. Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but not requiring 24 hour skilled medical care.

5. Bed and Breakfast. The renting of dwelling rooms or suites on a daily basis to tourists, vacationers, and business travelers where the only meal served is breakfast to guests.

6. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.

7. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.

8. Concept Plan. The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 9, allocating the Real Estate into Parcels.

9. Cornice. The top part of an entablature, usually molded and projecting.

10. Cupola. A small roof tower, usually rising from the roof ridge.

11. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb of the end of the cul-de-sac to the nearest intersecting street.

12. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.

13. Department. The Department of Community Development of the Town of Westfield, Indiana.

14. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.

15. Developer. The Developer shall be Throgmartin-Henke Development, LLP or its successors or assigns.

16. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.

17. Elevation. An exterior façade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.

18. External Streets. Gray Road, Carey Road, 151st Street, and 161st Street.

19. Facade Signage Area. The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascias, and areas between the top of the storefront and the sills of second story windows.

20. Fascia. A projecting flat horizontal member or molding, also part of a classical entablature.

21. Frontage Line. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.

22. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.

23. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.

24. General Store. An establishment for the retail sale of (i) primarily food, groceries and beverages for off-premises consumption, and (ii) tools, appliances, and other hard goods, newspapers, magazines and other publications and other consumer goods generally associated with a grocery store.

25. Inn. A building or a portion thereof in which lodging is offered to the public for compensation.

26. Golf Course. The eighteen (18) hole golf course and practice facility and the tennis courts, swimming pool, soccer practice field, and other sports facilities located in Area X.

27. Internal Street. Any Public Street, Private Street, or shared Drive other than Gray Road, Carey Road, 146th Street, 151st Street, or 161st Street.

28. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.

29. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.

30. The Northwest Corner. A square area which is three hundred (300) yards north of the centerline of 146th Street on Gray Road, thence three hundred (300) yards west, thence three hundred (300) yards east on 146th Street, to the point of beginning.

31. Open Space. Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.

32. Parcel. Any of Parcels A-N shown on the Concept Plan. Any reference to Parcel D shall include subparcels D1, D2, D3, and D4, any reference to Parcel G shall include subparcels G1, G2, G3, G4, G5, G6, and G7; any reference to Parcel H shall include subparcels H1, H2, and H3; any reference to Parcel I shall include subparcels I1 and I2; any reference to Parcel K shall include subparcels K1, K2, and K3, and any reference to Parcel M shall include subparcels M1, M2, M3, and M4; provided, however, that any reference to a subparcel of a Parcel shall be to that sub

parcel only.

33. Parcels. A combination of two or more parcels shown on the Concept Plan.

34. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.

35. Sign, Corner. A projecting sign located on the corner of a commercial building, the signboard of which is equally visible from each right-of-way which creates the corner.

36. Sign, Icon. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.

37. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.

38. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.

39. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the enactment of the Original Bridgewater PUD.

40. Social Membership. The membership, to be made available on terms, conditions, rules and regulations which may be determined and changed by the Developer in the Developer's sole discretion, entitling a person or family to utilize one or more of the clubhouse, pool, fitness center, practice facility and other recreational facilities to be constructed within Parcel N, and/or the golf practice range and the nine (9) hole short course.

41. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Bridgewater PUD.

Job No. 980516-30200
Revised June 6, 2006

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA X

The North Half of Section 17, part of the South Half of Section 17, part of the South Half of Section 8, and part of the Northwest Quarter of Section 8, all in Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South

00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56

seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.
EXCEPT:

Part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.042 acres, more or less.

ALSO EXCEPT:

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47

seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO EXCEPT:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116.(Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

16.04.030 Residential Districts

General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SR 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

   - Single Family Dwellings
   - Churches
   - Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

   - Subdivisions - not less than 15,000 square feet
   - Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

   - Subdivisions - not less than 50 feet
   - Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet
   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet
   - Rear yard - Subdivision - 30 feet
     Three acre lots - 30 feet
   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

   - Single story - 1200 square feet
   - Two story - 800 square feet
   - Tri-level - 800 square feet (basement & 1st level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

Job No. 980516-30200
Revised June 6, 2006

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA Y

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO:

Part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

D. LB - Local and Neighborhood Business District - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. Special Requirements

Development Plan – Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. Permitted Uses - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. Special Exception Uses – None.

4. Minimum Lot Area – Five (5) acres.

5. Minimum Lot Frontage - 50 Feet.

6. Minimum Setback Requirements:

a. Front Yard Adjacent to All Districts – Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.

b. Side Yards Adjacent to Residential Districts – Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.

d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.

d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

9. Square Footage Requirements

   a. Minimum Business Size – 800 square feet.

   b. Maximum Business Size – 30,000 square feet.

   c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

   a. See WC 16.04.120, Off-Street Loading and Parking; and,

   b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq., and Subsection 15, e., below.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

   Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

   a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

   b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.

   c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking area(s), including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign.

e. Signs:

(1) Freestanding Signs:

(a) Number of Signs – One (1) freestanding sign shall be permitted.

(b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.

(c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.

(d) Maximum height of sign – twenty (20) feet above grade.

(e) Setback – Minimum: twenty (20) feet from right-of-way.

(f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

(a) Maximum Facades with Wall Signs – two (2) facades of a building.

(b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.

(c) Maximum Sign Surface Area - one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.

(d) Maximum Aggregate Sign Surface Area for all Wall Signs on a Building one hundred (100) square feet.

f. Outside Storage or Display:

(1) No outside storage or display of materials or merchandise shall be permitted.

(2) No outside vending machines shall be permitted.

(3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.

(4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

E. LB-H - Local Business - Historical District - The purpose for establishing this district is to provide for the needs of local business in the central business district of the Town of Westfield and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

1. Permitted Uses - See Figure 2 for list of permitted local businesses. Other business not listed which can be classified as local business will also be eligible with the approval of the Plan Commission

2. Special Exceptions -

- Auto Rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and taverns
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Multi-family housing
- Single family dwelling
- Recycling collector system

ZONING DESCRIPTION
AREA Z, THE BRIDGEWATER CLUB

A part of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, State of Indiana, more particularly described as follows:

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

'C 16.04.060 - Industrial Districts

A. Performance Standards - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PBT, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. EI - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.

2. OI - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.

3. Standards for Enclosed and Open Industrial Uses:

   a) Smoke -

   - For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.

b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more that 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.

c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.

d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following:
The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.

e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.

f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

g) Noise -

1) Enclosed Industrial Use - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Enclosed Industrial Use

Octave Band Frequency (Cycles Per Second)	Maximum Permitted Sound Level (in decibels) 125 Feet from Districts Adjoining Residential District Boundaries	Maximum Sound Level (in decibels) 125 Feet from Districts Adjoining Business District Boundaries
0 to 75	75	80
76 to 150	70	75
151 to 300	65	70
301 to 600	59	64
601 to 1200	53	58
1201 to 2400	48	53
2401 to 4800	48	49
Above 4800	41	46

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

2) Open Industrial Use - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

Open Industrial Use

[illegible]	[illegible]	[illegible]
0 to 75	75	81
76 to 150	70	76
151 to 300	66	72
301 to 600	62	68
601 to 1200	57	63
1201 to 2400	53	59
2401 to 4800	49	55
Above 4800	45	51

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

h) Fire Hazards - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal

- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.

- One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.

- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.

- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

B. EI - Enclosed Industry District -

1. Permitted Uses -

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.

- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

2. Special Exceptions -

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal stations
- Coal yards
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Kennels

- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 3 Acres

4. Lot Frontage on Road - Not less than 70 feet

5. Minimum Setback Lines -

   - Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.

   - Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width

   - Rear Yard - Not less than 20 feet in depth

   - Minimum Lot Width at Building Line - None

6. Maximum Building Height - Shall not exceed 60 feet

7. Minimum Gross Ground Level Space - None

8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.

C. OI - Open Industrial District -

1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.

Legend:

- Existing Easement
- Proposed Individual Access
- Proposed Greenway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Acres	Density	Units
A	Estate Lots	46 Ac		
B	150' Lots	15 Ac		
C	120' Lots	15 Ac		
$D_{1,2,3}$	140' Lots	35 Ac		
E	90' Lots	35 Ac		
F	80' Lots	35 Ac		
$G_{1,2,3,4,5}$	60' Lots	35 Ac		
I	80' Lots	16 Ac		
$L_{1,2}$	Club Villas	35 Ac		
J	Club Condominiums	10 Ac		
K	Village Townhomes	16 Ac		
L	Office/Flex Space	10 Ac		
M	Village Marketplace	25 Ac		
N	Clubhouse Area	10 Ac		
	Golf Course	180 Ac		
	Open Space R.O.W.	35 Ac		
	Total Area	694 Ac		
	Non-Commercial Area	555 Ac	1.79 Units/Ac	979 Un

Revised Site Data:

Parcel	Land Use	Area
A	Estate Lots	46 Ac
B	150' Lots	15 Ac
C	120' Lots	15 Ac
$D_{1,2,3}$	140' Lots	17 Ac
E	90' Lots	35 Ac
F	80' Lots	30 Ac
$G_{1,2,3,4,5}$	60' Lots	35 Ac
H	80' Lots	13 Ac
I	Club Villas	30 Ac
J	Club Condominiums	20 Ac
$K_{1,2}$	Village Townhomes	41 Ac
L	Office/Flex Space	10 Ac
$M_{1,2}$	Village Marketplace	35 Ac
N	Clubhouse Area	10 Ac
	Golf Course	180 Ac
	Open Space R.O.W.	30 Ac
	Total Area	704 Ac

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Hong/Crump
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Scale in Feet

The Bridgewater CLUB

Concept Plan- Phase Three

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
~~Amphitheaters~~	~~X~~	X		
Antiques	X	X	XP	
Apartment-Hotels, Motels, Hotels		X	X	
Art School	X	X	XP	
Artisan School	X	X	XP	
~~Assembly Halls~~	~~X~~	X	X	
Auction Rooms		X	X	
Auditoriums	X	X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages		X	X	
~~Auto Rustproofing~~	~~SP.EX.~~	SP.EX.	X	X
Auto Storage		X	X	
~~Auto Sales, New or Used, Service and Repair~~	~~SP.EX.~~	X	X	
Bakeries	X	X	XP	
Banks and Savings & Loan Assn.	X	X	XP	
Barber and Beauty Schools	X	X	XP	
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X	XP	
Billiard Parlor		X	X	
Blueprinting, Photocopying Job Printing	X	X	X	
Boat and Trailer Sales & Service		X	X	
Book Stores	X	X	XP	
Bowling Alley		X	X	
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X	XP	
Car Wash (Indoor)		X	X	
~~Carry-Out Food and Beverages~~	~~SP.EX.~~	X	XP	
~~Caskets and Casket Supplies (Mortuary)~~	~~X~~	X	X	
Cemetery Monument Sales		X	X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
~~Charitable Donation Pick-Up Station~~	~~X~~	X	X	
Charitable Institutions		X	X	X
China and Glassware Shops	X	X	XP	
Churches	X	X		
~~Civic Centers~~	~~X~~	X		
Civic Clubs	X	X	XP	
Coal Yards		SP.EX.	SP.EX.	OI-X PD-SP.EX.
Coin Shops	X	X	XP	
~~Commercial Parking Lots and Structures, Public~~	~~X~~	X	X	
Commissary, Food Catering Serv.		X	XP	X
Concrete Contractors - Heavy Commercial			SP.EX.	
Consumer Service Offices	X	X	XP	
Crating and Packaging Service			X	
Credit Union Offices	X	X	XP	
~~Custard Stands~~	~~SP.EX.~~	X	XP	
Dancing Schools	X	X	XP	
Delicatessen	X	X	XP	
Dentists	X	X	XP	
Department Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Over 10,000 Sq. Ft.		X	XP	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
~~Drive-In Food and Beverage~~	~~SP.EX.~~	X	XP	
Drug Stores	X	X	XP	
Dry Cleaning & Laundry Pickup	X	X	XP	
Dry Goods	X	X	XP	
Educational Institutions Public and Private	X	X	X	
Electrical Contractors, Heavy Commercial			SP.EX.	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Feed Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
~~Frozen Food Stores & Lockers~~	~~X~~	X	X	
Fruit Stands, Permanent	X	X	X	
~~Fruit Stands, Temporary~~	~~SP.EX.~~	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
~~Gasoline Service Station~~	~~SP.EX.~~	SP.EX.	X	
General Construction Company		SP.EX.	SP.EX.	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
~~Greenhouses, Retail~~	~~X~~	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP.EX.	OI - X PD - SP.EX.
Industrial Laundry and Dry Cleaning Plants		X	X	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
Jewelry Stores	X	X	XP	
Language Schools	X	X	XP	
~~Laundromats and Self-Service Dry Cleaning~~	~~X~~	X	XP	
Lawyers	X	X	XP	
Libraries	X	X		
~~Liquor Stores~~	~~SP.EX.~~	SP.EX.	SP.EX.	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
Luggage Stores	X	X	XP	
Lumber Yards - Including Millwork		SP.EX.	SP.EX.	X
Lunch Counters	X	X	XP	
Mail Order Store	X	X	XP	
~~Major Appliance Store~~	~~X~~	X	XP	
Millinery	X	X	XP	
Miniature Golf, Archery, Driving Range, Trampoline Centers		X	X	
Mobile Home Sales		SP.EX.	X	
Model Display Homes & Garages		X	X	
~~Mortuaries~~	~~X~~	X	XP	
Motorcycle Sales, Service, Repair and Outdoor Display		X	X	
Museums	X	X		
Music, Records, Instruments	X	X	XP	
Music Schools	X	X	XP	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales		SP.EX.	SP.EX.	
~~Nursery - Plants, Retail~~	~~X~~	X	XP	
Optometrists	X	X	XP	
~~Outdoor Food & Beverage Sales~~	~~SP.EX.~~	X	XP	
Paint and Wallpaper Stores	X	X	XP	
Painting and Decorating Contractors-Heavy Commercial			SP.EX.	X
Pet Grooming	X	X	XP	

Type of Business	Localized Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
Pet Shops	X	X	XP	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
Photography Supplies	X	X	XP	
Physicians	X	X	XP	
Picture Framing		X	XP	
Plumbing Contractors - Heavy Commercial			SP.EX.	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
Printing and Photocopying	X	X	XP	
Professional & Technical Schools	X	X	X	
Radio and TV Service	X	X	XP	
Real Estate Offices	X	X	XP	
~~Recycling Collection Systems~~	~~SP.EX.~~	X	X	X
~~Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins~~	~~X~~	X	XP	
Restaurants With Live Entertainment		X	XP	
Roller & Ice Skating Rinks		X	X	
Roofing Contractors - Heavy Commercial			SP.EX.	X
~~Root Beer Stands~~	~~SP.EX.~~	X	XP	
Salt Storage - Outside		SP.EX.	SP.EX.	OI - X PD - SP.EX.
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP.EX.
Self-Service Car Wash		X	X	
~~Self-Service Food and Beverage Places~~	~~SP.EX.~~	X	XP	
Semi-Automatic Car Wash		X	X	
Septic System Contractors			SP.EX.	X
Sewing Machine Sales & Service	X	X	XP	
Sheet Metal Contractors - Heavy Commercial			SP.EX.	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Shoe Repair	X	X	XP	
Shoe Stores	X	X	XP	
Sporting Goods	X	X	XP	
Stationery Stores	X	X	XP	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
~~Taverns~~	~~SP.EX.~~	SP.EX.	SP.EX.	
Taxidermist		X	X	
Telegraph offices	X	X	XP	
~~Tennis Facilities~~	~~X~~	X	X	
Testing Laboratories		X	X	
Theaters - Indoor		X	X	
Tire and Auto Service Center		X	X	
Tire Recapping		X	X	
Tobacco Shops	X	X	XP	
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X	XP	
Trailer Rentals		X	X	
Travel Bureaus	X	X	XP	
Travel Trailer Sales & Rentals		X	X	
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	OI-X PD-SP.EX.
Typewriter Sales, Rental and Service	X	X	XP	
~~Upholsters~~	X	X	XP	
Variety Stores	X	X	XP	
~~Veterinarians - Small Animals~~	~~X~~	X		
Warehouses - Inside Storage		X	X	X
Wearing Apparel & Accessory Shops	X	X	XP	
Wholesalers - Inside Storage		X	X	X
~~YWCA and YMCA~~	~~X~~	X	X	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP.EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Coke Manufacturing				SP.EX.
Concrete Mixing - Permanent				OI - X PD- SP.EX.
Creosote Manufacturing and Treatment				SP.EX.
Data Processing		X	X	X
Electroplating			X	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP.EX.
Foundries				SP.EX.
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		SP.EX.	X	X
Leather Curing & Tanning				SP.EX.
Leather Products Manufacturing From Finished Leather				SP.EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP.EX.
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement, Line, Gypsum				SP.EX.
Mfg. of Chemicals and Gases				SP.EX.
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Colors, Dye, Paint			X	X
Mfg. of Detergents & Soaps				SP.EX.
Mfg. of Explosives, Matches, and Fireworks				SP.EX.
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Glue				SP.EX.
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Oleomargarine			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI - X PD- SP.EX.
Mfg. of Paper Boxes and Paper Products From Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				OI - X PD- SP.EX.
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (MFRs)		SP.EX.	SP.EX.	SP.EX.
Mattress Mfg. & Upholstering			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				OI - X PC-SP.EX.
Oil Processing, Refining, Mfg.				SP.EX.
Open Hearths & Blast Furnaces				SP.EX.
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Biological, Medicine & Cosmetic Mfg.			X	X
Pipe Yards				X
Processing Forest Products -- Veneer Mills, Plaiting Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP.EX.
Radio, Facsimile, TV, and Microwave Towers				SP.EX. SF 1 SP.EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP.EX.
Reduction Plants				SP.EX.
Rock Crushing, Grinding or Milling				SP.EX. SF 1 SP.EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP.EX. SF 1 SP.EX.
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP.EX. SP.EX.- SF 1
Slaughtering & Allied Food Processing				SP.EX.
Stamping & Fabricating Metal Shops			X	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP.EX. SF 1 SP.EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP.EX.
Thermal, Electric, Steam and Atomic Power Plants				SP.EX. SF 1 SP.EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilitates			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP.EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Airports & Landing Fields					SP.EX. SF 1	
Amusement Parks		SP.EX.	SP.EX.	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
Ballrooms		X	X		SP.EX. SF 1	
~~Boarding & Lodging Houses~~	~~X~~	X				MF 1-2
Book Stores, Adult		SP.EX.				
~~Cemeteries~~	~~X~~	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
~~Christmas Tree Sales~~	~~X~~	X	X		SP.EX. ALL SF	SP.EX. ALL MF
~~Convents, Monasteries, Theological Schools, Rectories, Parishes~~	~~SP.EX.~~	SP.EX.	SP.EX.		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
~~Fraternities, Lodges~~	~~X~~	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				MF 1-2
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
Heliports		X	X	X	SP.EX. SF 1	
~~Hospitals~~	~~X~~	X	X		SF 1	MF 1-2
Kennels - Including Outdoor Runs			SP.EX.	SP.EX.	SF 1 SP.EX.	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
Large Animal Hospital		SP.EX.	X		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
~~Mobile Home Parks~~	~~SP.EX.~~	SP.EX.	SP.EX.			SP.EX.
Multi-Family Housing		SP.EX.				
~~Nursing Homes~~	~~X~~	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
~~Private and Public Schools with Dorms~~	~~X~~	X			SP.EX. SF 1	SP.EX. MF 1-2
Private Clubs, Lodges	X	X	X		SP.EX. SF 1	
Public & Private Camps					SF 1	
Raising Small Animals for Biological Purposes		X	X		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
~~Riding Academies~~	~~X~~	~~X~~			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
~~Sanitariums~~	~~X~~	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergarteris	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG	SF	Multi-Family
~~Utilities - Not Regulated by Indiana Utility Regulatory Commission~~	~~SP.EX. - All Areas~~						
Wireless Communication Service Facilities		SP.EX. in GB-PD & GO-PD	X	X	SP.EX.		

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
Amphitheaters	X	X		
~~Antiques~~	X	X	~~XP~~	
~~Apartment-Hotels, Motels, Hotels~~		X	~~X~~	
~~Art School~~	X	X	~~XP~~	
~~Artisan School~~	X	X	~~XP~~	
~~Assembly Halls~~	X	X	~~X~~	
~~Auction Rooms~~		X	~~X~~	
~~Auditoriums~~	X	X		
~~Auto Parts Sales~~		X	~~X~~	
~~Auto Rental~~		X	~~X~~	
~~Auto Repair Garages~~		X	~~X~~	
~~Auto Rustproofing~~	SP.EX.	SP.EX.	~~X~~	X
~~Auto Storage~~		X	~~X~~	
~~Auto Sales, New or Used, Service and Repair~~	SP.EX.	X	~~X~~	
~~Bakeries~~	X	X	~~XP~~	
~~Banks and Savings & Loan Assn.~~	X	X	~~XP~~	
~~Barber and Beauty Schools~~	X	X	~~XP~~	
~~Barber and Beauty Shops~~	X	X		
~~Bicycle Sales, Rental & Service~~	X	X	~~XP~~	
~~Billiard Parlor~~		X	~~X~~	
~~Blueprinting, Photocopying Job Printing~~	X	X	~~X~~	
~~Boat and Trailer Sales & Service~~		X	~~X~~	
~~Book Stores~~	X	X	~~XP~~	
~~Bowling Alley~~		X	~~X~~	
~~Business and Clerical Schools~~		~~X~~		
~~Bus Stations~~		X	~~X~~	
~~Camera Stores~~	X	X	~~XP~~	
~~Car Wash (Indoor)~~		X	~~X~~	
~~Carry-Out Food and Beverages~~	SP.EX.	X	~~XP~~	
~~Caskets and Casket Supplies (Mortuary)~~	X	X	~~X~~	
~~Cemetery Monument Sales~~		X	~~X~~	X

Type of Business	Local Business	General Business	Restricted Industrial	Open Industrial
~~Cemetery Monuments & Tombstones Manufacture (Including Engraving)~~			~~X~~	X
~~Charitable Donation Pick-Up Station~~	X	X	~~X~~	
~~Charitable Institutions~~		X	~~X~~	X
~~China and Glassware Shops~~	X	X	~~XP~~	
Churches	X	X		
Civic Centers	X	X		
~~Civic Clubs~~	X	X	~~XP~~	
~~Coal Yards~~		SP.EX.	~~SP.EX.~~	OI-X PD-SP.EX.
~~Coin Shops~~	X	X	~~XP~~	
~~Commercial Parking Lots and Structures, Public~~	X	X	~~X~~	
~~Commissary, Food Catering Serv.~~		X	~~XP~~	X
~~Concrete Contractors - Heavy Commercial~~			~~SP.EX.~~	
Consumer Service Offices	X	X	XP	
~~Crating and Packaging Service~~			~~X~~	
~~Credit Union Offices~~	X	X	~~XP~~	
~~Custard Stands~~	SP.EX.	X	~~XP~~	
Dancing Schools	X	X	XP	
~~Delicatessen~~	X	X	~~XP~~	
~~Dentists~~	X	X	~~XP~~	
~~Department Stores - Under 10,000 Sq. Ft.~~	X	X	~~XP~~	
~~Discount Stores - Under 10,000 Sq. Ft.~~	X	X	~~XP~~	
~~Discount Stores - Over 10,000 Sq. Ft.~~		X	~~XP~~	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
~~Drive-In Food and Beverage~~	SP.EX.	X	~~XP~~	
~~Drug Stores~~	X	X	~~XP~~	
~~Dry Cleaning & Laundry Pickup~~	X	X	~~XP~~	
~~Dry Goods~~	X	X	~~XP~~	
~~Educational Institutions Public and Private~~	X	X	~~X~~	
~~Electrical Contractors, Heavy Commercial~~			~~SP.EX.~~	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Food Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
Frozen Food Stores & Lockers	X	X	X	
Fruit Stands, Permanent	X	X	X	
Fruit Stands, Temporary	SP.EX.	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
Gasoline Service Station	SP.EX.	SP.EX.	X	
General Construction Company		SP.EX.	SP.EX.	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
Greenhouses, Retail	X	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP.EX.	OI - X PD- SP.EX.
Industrial Laundry and Dry Cleaning Plants		X	X	

Type of Business	Local Business	General Business	Limited Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
~~Jewelry Stores~~	X	X	~~XP~~	
Language Schools	X	X	XP	
~~Laundromats and Self-Service Dry Cleaning~~	X	X	~~XP~~	
~~Lawyers~~	X	X	~~XP~~	
Libraries	X	X		
~~Liquor Stores~~	SP.EX.	SP.EX.	~~SP.EX.~~	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
~~Luggage Stores~~	X	X	~~XP~~	
~~Lumber Yards - Including Millwork~~		SP.EX.	~~SP.EX.~~	X
~~Lunch Counters~~	X	X	~~XP~~	
Mail Order Store	X	X	XP	
~~Major Appliance Store~~	X	X	~~XP~~	
~~Millinery~~	X	X	~~XP~~	
~~Miniature Golf, Archery, Driving Range, Trampoline Centers~~		X	~~X~~	
~~Mobile Home Sales~~		SP.EX.	~~X~~	
~~Model Display Homes & Garages~~		X	~~X~~	
~~Mortuaries~~	X	X	~~XP~~	
~~Motorcycle Sales, Service, Repair and Outdoor Display~~		X	~~X~~	
Museums	X	X		
~~Music, Records, Instruments~~	X	X	~~XP~~	
~~Music Schools~~	X	X	~~XP~~	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
~~Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales~~		SP.EX.	~~SP.EX.~~	
~~Nursery - Plants, Retail~~	X	X	~~XP~~	
Optometrists	X	X	XP	
~~Outdoor Food & Beverage Sales~~	SP.EX.	X	~~XP~~	
Paint and Wallpaper Stores	X	X	XP	
~~Painting and Decorating Contractors-Heavy Commercial~~			~~SP.EX.~~	X
Pet Grooming	X	X	XP	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
~~Pet Shops~~	X	X	~~XP~~	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
~~Photography Supplies~~	X	X	~~XP~~	
~~Physicians~~	X	X	~~XP~~	
~~Picture Framing~~		X	~~XP~~	
~~Plumbing Contractors - Heavy Commercial~~			~~SP.EX.~~	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
~~Printing and Photocopying~~	X	X	~~XP~~	
~~Professional & Technical Schools~~	X	X	~~X~~	
Radio and TV Service	X	X	XP	
~~Real Estate Offices~~	X	X	~~XP~~	
~~Recycling Collection Systems~~	SP.EX.	X	~~X~~	X
~~Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins~~	X	X	~~XP~~	
~~Restaurants With Live Entertainment~~		X	~~XP~~	
~~Roller & Ice Skating Rinks~~		X	~~X~~	
~~Roofing Contractors - Heavy Commercial~~			~~SP.EX.~~	X
~~Root Beer Stands~~	SP.EX.	X	~~XP~~	
~~Salt Storage - Outside~~		SP.EX.	~~SP.EX.~~	OI - X PD - SP.EX.
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP.EX.
~~Self Service Car Wash~~		X	~~X~~	
~~Self Service Food and Beverage Places~~	SP.EX.	X	~~XP~~	
~~Semi-Automatic Car Wash~~		X	~~X~~	
~~Septic System Contractors~~			~~SP.EX.~~	X
Sewing Machine Sales & Service	X	X	XP	
~~Sheet Metal Contractors - Heavy Commercial~~			~~SP.EX.~~	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
~~Shoe Repair~~	X	X	~~XP~~	
~~Shoe Stores~~	X	X	~~XP~~	
~~Sporting Goods~~	X	X	~~XP~~	
~~Stationery Stores~~	X	X	~~XP~~	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
~~Taverns~~	SP.EX.	SP.EX.	~~SP.EX.~~	
~~Taxidermist~~		X	~~X~~	
~~Telegraph offices~~	X	X	~~XP~~	
~~Tennis Facilities~~	X	X	~~X~~	
Testing Laboratories		X	X	
~~Theaters - Indoor~~		X	~~X~~	
~~Tire and Auto Service Center~~		X	~~X~~	
~~Tire Recapping~~		X	~~X~~	
~~Tobacco Shops~~	X	X	~~XP~~	
~~Tool and Light Equipment Rental~~		X	~~X~~	
~~Toy Stores~~	X	X	~~XP~~	
~~Trailer Rentals~~		X	~~X~~	
~~Travel Bureaus~~	X	X	~~XP~~	
~~Travel Trailer Sales & Rentals~~		X	~~X~~	
~~Truck Cleaning, Service, Rental and Repair~~			~~X~~	X
~~Trucking Companies~~			~~X~~	OI-X PD-SP.EX.
~~Typewriter Sales, Rental and Service~~	X	X	~~XP~~	
~~Upholsters~~	X	X	XP	
~~Variety Stores~~	X	X	~~XP~~	
Veterinarians - Small Animals	X	X		
Warehouses - Inside Storage		X	X	X
~~Wearing Apparel & Accessory Shops~~	X	X	~~XP~~	
Wholesalers - Inside Storage		X	X	X
~~YWCA and YMCA~~	X	X	~~X~~	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP.EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
~~Bottling of Alcoholic and Non-Alcoholic Beverages~~			~~X~~	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
~~Coffee Roasting~~			~~X~~	X
Coke Manufacturing				SP.EX.
Concrete Mixing - Permanent				OI - X PD- SP.EX.
Creosote Manufacturing and Treatment				SP.EX.
Data Processing		X	X	X
~~Electroplating~~			~~X~~	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP.EX.
Foundries				SP.EX.
Granaries, Grain Processing, Starch Manufacturing				X
~~Industrial Schools & Training Facilities~~		SP.EX.	~~X~~	X
Leather Curing & Tanning				SP.EX.
Leather Products Manufacturing From Finished Leather				SP.EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP.EX.
Mfg. & Assembly of Communication Equipment			X	X
~~Mfg. & Assembly of Major Household Appliances~~			~~X~~	~~X~~

Specific Type of Business	Local Business	General Business	Heavy Industrial	Light Industrial
~~Mfg. & Assembly of Marine Equipment~~			~~X~~	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
~~Mfg. of Cabinets~~			~~X~~	X
~~Mfg. of Cans and Containers~~			~~X~~	X
Mfg. of Cement, Lime, Gypsum				SP.EX.
Mfg. of Chemicals and Gases				SP.EX.
Mfg. of Cloth Products from Finished Cloth			X	X
~~Mfg. of Colors, Dye, Paint~~			~~X~~	X
Mfg. of Detergents & Soaps				SP.EX.
Mfg. of Explosives, Matches, and Fireworks				SP.EX.
Mfg. of Furniture			X	X
~~Mfg. of Glass & Glass Products~~			~~X~~	X
Mfg. of Glue				SP.EX.
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
~~Mfg. of Non-Alcoholic Beverages~~			~~X~~	X
~~Mfg. of Office Machinery~~			~~X~~	X
~~Mfg. of Oleomargarine~~			~~X~~	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI-X PD-SP.EX.
~~Mfg. of Paper Boxes and Paper Products From Finished Paper~~			~~X~~	X
~~Mfg. of Portable Household Appliances, Electric Hand Tools, etc.~~			~~X~~	X
Mfg. of Railroad Equipment, Repair and Service				OI-X PD-SP.EX.
~~Mfg. of Recording Instruments, Phonograph Records, etc.~~			~~X~~	X
~~Mfg. Tools, Implements, Machinery~~			~~X~~	X
~~Material Recycling Facilities (MRFs)~~		SP.EX.	~~SP.EX.~~	SP.EX.
~~Mattress Mfg. & Upholstering~~			~~X~~	X

Type of Business	Local Business	General Business	Restricted Industrial	Open Industrial
~~Milk Processing, Bottling & Mfg. of Milk Products~~			~~X~~	X
Motor Truck Terminals				OI - X PC-SP.EX.
Oil Processing, Refining, Mfg.				SP.EX.
Open Hearths & Blast Furnaces				SP.EX.
Outdoor Advertising Signs, Mfg. and Construction				X
~~Pharmaceutical, Biological, Medicine & Cosmetic Mfg.~~			~~X~~	X
Pipe Yards				X
Processing Forest Products - Veneer Mills, Plaiting Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP.EX.
Radio, Facsimile, TV, and Microwave Towers				SP.EX. SF 1 SP.EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP.EX.
Reduction Plants				SP.EX.
Rock Crushing, Grinding or Milling				SP.EX. SF 1 SP.EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP.EX., SF 1 SP.EX.
~~Secondary Food Processing and Packaging & (Initially Processed off the Premises)~~			~~X~~	X
Slaughter House				SP.EX. SP.EX.- SF 1
Slaughtering & Allied Food Processing				SP.EX.
~~Stamping & Fabricating Metal Shops~~			~~X~~	X

Type of Business	Local Business	General Business	Enclosed Industrial	Open and Space
Stockyards - Shipping, Holding & Sale of Animals				SP.EX. SF 1 SP.EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP.EX.
Thermal, Electric, Steam and Atomic Power Plants				SP.EX. SF 1 SP.EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilitates			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP.EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Airports & Landing Fields					SP.EX. SF 1	
~~Amusement Parks~~		SP.EX.	~~SP.EX.~~	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
~~Ballrooms~~		X	~~X~~		~~SP.EX. SF 1~~	
Boarding & Lodging Houses	X	X				MF 1-2
Book Stores, Adult		SP.EX.				
Cemeteries	X	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
~~Christmas Tree Sales~~	X	X	~~X~~		SP.EX. ALL SF	SP.EX. ALL MF
~~Convents, Monasteries, Theological Schools, Rectories, Parishes~~	SP.EX.	SP.EX.	~~SP.EX.~~		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
Fraternities, Lodges	X	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				~~MF 1-2~~
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
~~Heliports~~		X	~~X~~	X	SP.EX. SF 1	
~~Hospitals~~	X	X	~~X~~		SF 1	MF 1-2
~~Kennels, Including Outdoor Runs~~			~~SP.EX.~~	SP.EX.	SF 1 SP.EX.	

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi-Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
~~Large Animal Hospital~~		SP.EX.	~~X~~		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
~~Mobile Home Parks~~	SP.EX.	SP.EX.	~~SP.EX.~~			SP.EX.
Multi-Family Housing		SP.EX.				
Nursing Homes	X	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
Private and Public Schools with Dorms	X	X			SP.EX. SF 1	SP.EX. MF 1-2
~~Private Clubs, Lodges~~	X	X	~~X~~		SP.EX. SF 1	
Public & Private Camps					SF 1	
~~Raising Small Animals for Biological Purposes~~		X	~~X~~		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
Riding Academies	X	X			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
Sanitariums	X	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	[illegible]	[illegible]
Utilities - Not Regulated by Indiana Utility Regulatory Commission	SP.EX. - All Areas					
Wireless Communication Service Facilities		SP.EX. in GB-PD & GO-PD	X	X	SP.EX.	

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

EXHIBIT 12
Development Standards for Detached Single Family Residential

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Lot Width at Building Line at which the building is actually built	200' for all lots	150' for all lots	120' for all lots	100' for all lots	90' for all lots	85' for all lots	65' for all lots	60' for all lots
Minimum Lot Frontage on Street[1]	40'	40'	30'	30'	30'	25'	20'	20'
Minimum Lot Area	30,000 SF	20,000 SF	15,000 SF	12,500 SF	10,000 SF	10,000 SF	7,750 SF	7,500 SF
Minimum Front Yard Setback[2]	30'	30'	25'	25'	25'	25'	20'	20'
Minimum Separation Between Buildings	30'	30'	20'	20'	20'	15'	10'	10'
Minimum Side Yard Setback[3]	10'	10'	8'	8'	8'	7'	4'	4'
Minimum Rear Yard Setback[4]	35'	35'	30'	30'	25'	25'	10'	10'

Maximum Building Height for Residences	50'	45'	45'	45'	40'	40'	35'	35'
	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Gross Floor Areas for Ground Levels:	1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 Sf (basement & 1st level) Story and one-half: 1000 Sf
Gross Area Size	40 Acres	15 Acres	15 Acres	___ Acres	25 Acres	30 Acres	____ Acres	___ Acres
Maximum Number of Units	15 Units	25 Units	25 Units	60 Units	55 Units	65 Units	240 Units	180 Units

"SF" = square feet

[1]Except lots on cul-de-sacs or roundabouts, which may be less.
[2]The Front Yard Set Back shall be measured from the Front Lot Line, as the Front Lot Line is defined by the Zoning Ordinance.
[3]The Side Yard Set Back shall be measured from the Side Lot Line, as the Side Lot Line is defined by the Zoning Ordinance.
[4]The Rear Yard Set Back shall be measured from the Rear Lot Line, as the Rear Lot Line is defined by the Zoning Ordinance.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

Note: Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in this Exhibit 12 of this Restated Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

EXHIBIT 13

Street Scape Standards and Architectural
Guidelines for Detached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

2. Mailboxes. All mailboxes within any particular Parcel, shall be uniform in design, coloring, lettering, and numbering.

3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist. All street lights shall comply with WC 16.07 *et seq.*

4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.

5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.

2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

EXHIBIT 13 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar).

4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.

5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.

6. Windows and Architectural Breaks. Detached single-family dwellings shall have windows on at least three (3) sides; provided, however, that in the event a side of a detached single-family dwelling within Parcel G or Parcel H does not have a window, it shall have at least two (2) architectural breaks such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.

7. Garages in Parcel G3. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel G3 shall face or be parallel to the abutting Internal Street, and all such garage doors shall be recessed from the attached residence. At least seventy-five percent (75%) of the garages within Parcel G3 shall be side or rear-loaded.

EXHIBIT 14

Development Standards and Architectural Guidelines - Attached Single Family Residential
(Not Applicable to Apartments)

	50 AC Parcel I	15 AC Parcel J	15 AC Parcel K
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	20'	20'	20'
Permitted density	6 units per acre	10 units per acre	12 units per acre
Parcel size range*	40-60 acres	10-20 acres	10-20 acres
Maximum dwelling units	360**	260**	330**

1. Maximum building height:

   (a) Primary: fifty (50) feet

   (b) Accessory, including clubhouse: fifty-five (55) feet

2. While multiple buildings containing two or more single-family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.

3. Minimum set back from External Street: This provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10 of this Bridgewater PUD entitled "Landscaping".

4. Dwelling units (i) in Parcel I shall be a minimum of 1,500 SF, (ii) in Parcel J shall be a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K and K shall be a minimum of one thousand two hundred (1,200) SF; provided, however, that at least fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of one thousand seven hundred (1,700) SF, (ii) in Parcel J shall be

a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K shall be a minimum of one thousand three hundred fifty (1,350) SF. Square footage shall be calculated excluding porches, terraces, carports, and garages.

* Parcels I, J, and K may vary in size, as indicated.

** Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K1, combined, shall not exceed 630, less any Apartments, Bed and Breakfast rooms or suites, and rooms within inns located within Area Y or within what is identified on the Concept Plan as Parcel N.

EXHIBIT 15

Street Scape Standards and Architectural Guidelines - Attached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

2. Mailboxes. All mailboxes within any particular Parcel shall be uniform in design, coloring, lettering, and numbering.

3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.

5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.

6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.

2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar). Fifty percent (50%) cultured stone, brick, or stone for all buildings/structures in developments, excluding roofs and windows.

4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.

5. Roof Overhang. Each single-family residence shall have eaves of a minimum eight (8) inch overhang.

6. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or other corner break. Individual units within buildings shall have at least one (1) architectural break on each side of the unit having windows. The outermost corners of a dwelling unit shall not be considered architectural breaks.

7. Detached Garages. Detached garage structures, not to exceed eight (8) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 15.

8. The following to Parcel K-3:
   A Town homes within Parcel K-3 shall not exceed two (2) stories in height;
   B. Each town home in Parcel K-3 shall have an attached garage;
   C. Vinyl fencing is prohibited in Parcel K-3;
   D. The lighting on the exterior of all buildings in Parcel K-3 shall be dusk to dawn, and the lighting fixtures shall be of a residential style.
   E. Town homes within Parcel K-3 shall contain a community pool.

EXHIBIT 16

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

1. Street Standards. Streets may be either private or public.

2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.

3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.

4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.

6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and two (2) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.

7. Faux Gates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and it's successors or assigns.

8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.

9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and it's successors or assigns.

10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:

(a) Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
(b) The minimum width of a Lane shall be 24 feet;
(c) The minimum set back of garages on Lanes shall be 20 feet;
(d) No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
(e) Curbing is not required; and
(f) Water and sewer utilities shall not be located in Lanes.

12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the east side of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.

13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sold discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.

14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.

15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as delivered by the Developer in the Developer's discretion.

16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT 17

GENERAL ARCHITECTURAL STANDARDS - AREA Y

Village Marketplace
General Architectural Guideline
(The "Guideline")

Purpose-

The intent of the Village Marketplace at the Bridgewater Club is to create a traditionally styled neighborhood convenience center for residents of the Bridgewater Club and surrounding communities. The purpose of the Guideline is to promote a cohesive architectural appearance to the buildings.

Architectural Style-

To truly create a village atmosphere for the Village Marketplace, traditional architectural styles found in Indiana have been chosen for the Guideline. More specifically, those styles of architecture prevalent in central Indiana around the turn of the century have been selected to form the basis for architectural control.

Neo-traditional architectural styles were most commonly found throughout Indiana in the period following the Victorian era. Many, if not most, of the small town villages around central Indiana blossomed during this time and identified themselves with a mixture of these period styles. Storefronts around town squares today still reflect the charming character evident in the eclectic movement.

These neo-traditional styles include Colonial Revival (including Georgian and Federal), Neoclassical, Tudor, Beaux Arts, and French Eclectic. Whereas a corner bank may have aspired towards a Beaux Arts character, the adjoining offices and shops would likely been more Neoclassical or Colonial Revival in their style.

Application-

Without trying to predict the specific theme of the Village Marketplace, this neo-traditional envelope will control the architectural style of all its buildings. Indeed, the requirements set forth for building construction in the Bridgewater PUD lend themselves to these neo-traditional architectural styles. Once an appropriate theme for the Village Marketplace has been established by the Developer, the buildings will follow one or more of the prescribed architectural styles. The mixing of neo-traditional American based styles with neo-traditional European based styles will not be allowed.

Building Facades-

Each building along an External Street will have at least two (2) front facades, one (1) of which will be a faux front. Access to each building will be provided along the internal parking areas. The elevation of the building facing the External Street will therefore be designed as a faux front facade, with external architectural treatments similar to those found on the access side of the building. Examples of architectural treatments anticipated for the External Street side of each building include windows, doors, pilasters, pediments, rails, balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentils. For all buildings in Area Y, design elements and detailing shall be contained completely around the structure.

Open Space-

A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

Pedestrian Circulation-

The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

<u>Parcel M4</u> -

The following applies to all buildings having rear elevations which are parallel and adjacent to the eastern boundary of Parcel M4:

A. The maximum building height of such building shall be one (1) story;
B. The maximum vertical distance from grade to the eave of the rear elevation of such building shall not exceed 25 feet;
C. All roof-mounted HVAC equipment must be screened from view;
D. Drive-throughs and parking within the rear yard of such buildings shall be prohibited; and
E. All trash dumpsters shall have a brick exterior and a roof, and shall be either connected to the primary building or located between buildings.

LANDSCAPING STANDARDS

Chapter 6. Landscaping Standards

WC 16.06.010 - General Landscaping Provisions

A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be

prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions -- If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - General Landscape Design Standards

A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.

B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.

C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.

E. Lines of Sight – Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).

F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.

G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.

H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.

I. Trash and Loading Facilities - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.

J. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.

L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.

2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

Land Use Types	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
   - Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
   - Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.

5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.

6. Required trees and plantings within residential land uses must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.

7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.

8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-I*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-I*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Industrial *OI*	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
   - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

      1.) the parking lot is located within a required yard; or

      2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

   b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

EXHIBIT 19

Development Phasing
The Bridgewater Club

First: Golf Course construction will begin 2002, before development plans are submitted for residential and non-residential parcels.

Second:

Interval during which Development Plan may be submitted*	Parcel for which Development Plan may be submitted
During the calendar year 2002-2009	A, B, C, D, E, G, I, L, N** A and E will be in the first submittal along with none or any one or more of the remaining parcels listed above.
During the calendar years 2003-2010	F, J, K Any one or more of these may be submitted only after A and E and any two (2) of the group B, C, D, G
During the calendar years 2004-2011	H and M H and M may be submitted after A, E and any 4 of B, C, D, F, G, I, J, K

* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

** The Development Plan for the fitness center, pool and tennis courts will be submitted upon the occupancy by residents of 325 residential units. The Development Plan for the clubhouse expansion or addition will be submitted upon the occupancy by residents of 650 residential units.

NOTE 1: All references to "Parcels" are to the Parcels identified on the Concept Plan.

NOTE 2: Notwithstanding anything set forth above, the development of Parcel J and/or Parcel K shall not commence prior to the completion of the seeding of the entire Golf Course.

NOTE 3: No residence will be sold to and occupied by a permanent occupant until completion of that portion of the Greenway Trail by which such occupant can access Parcel N.

Petition Number:	1512-PUD-28
Subject Site Address:	*Northeast corner of S.R. 32 and Sun Park Drive*
Petitioner:	Custard Kings, Inc. by Bose McKinney & Evans LLP
Request:	Petitioner requests a change of zoning of approximately 1.11 acres+/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.
Current Zoning:	EI: Enclosed Industrial District; State Road 32 Overlay District; and, U.S. 31 Overlay District
Current Land Use:	Vacant
Approximate Acreage:	1.11 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Conceptual Site Plan 4. Building Character Exhibit 5. Culver's Sun Park PUD Ordinance, Ord. 15-44 6. Gateway Sub-District Comprehensive Plan Addendum
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the November 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition is scheduled to receive a public hearing at the December 7, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the December 7, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.

2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Location: This subject property (the "Property") is approximately 1.11 acres +/- in size and is located at the northeast corner of State Road 32 and Sun Park Drive (see Exhibit 2). The Property is currently zoned EI: Enclosed Industrial District and it falls within the State Highway 32 Overlay District and the U.S. 31 Overlay District.

Project Overview: The Petitioner is requesting a change of zoning to a commercial Planned Unit Development (PUD) District to be known as "Culver's Sun Park PUD" (the "Proposal"). The Proposal defaults to the City's GB: General Business District standards and the State Road 32 Overlay District standards, with a few modifications. The U.S. 31 Overlay standards would not apply to the Property. The Proposal includes a provision that allows at least 700 square feet of outdoor seating area to count towards meeting the State Highway 32 Overlay District's minimum building square footage requirement of 5,000 square feet. The Proposal also includes modifications to interior parking lot and perimeter parking lot landscaping requirements.

The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project.

Comprehensive Plan: The 2015 Grand Junction Sub-District Addendum to the Westfield-Washington Township Comprehensive Plan (the "Gateway Sub-District Plan") establishes a detailed vision and recommendations for the Gateway area of the community (the four corners of the intersection of U.S. 31 and State Road 32). The general vision is to develop each of the four corners with substantial building height and massing, so as to create a new skyline and dynamic "front door" for the City of Westfield. The Gateway Sub-District Plan encourages each quadrant be planned in its entirety to better ensure the overall vision is realized – however, it is acknowledged that planning/developing in this manner may not always be possible. The Culver's Sun Park PUD proposal is for a small portion of the larger Northwest Quadrant of the Gateway Sub-District. The remainder of the Northwest Quadrant is under the ownership of multiple entities, and incorporating those properties into the Culver's plan was not feasible at the time of filing. The proposed development of the Property, together with the future extension of Tournament Trail to the east, would not prevent the remainder of the Northwest Quadrant from developing in a manner that is consistent with the Gateway Sub-District Plan.

STAFF COMMENTS

1. Hold a public hearing at the December 7, 2015, APC meeting. No action is required at this time.
2. Prior to the final disposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

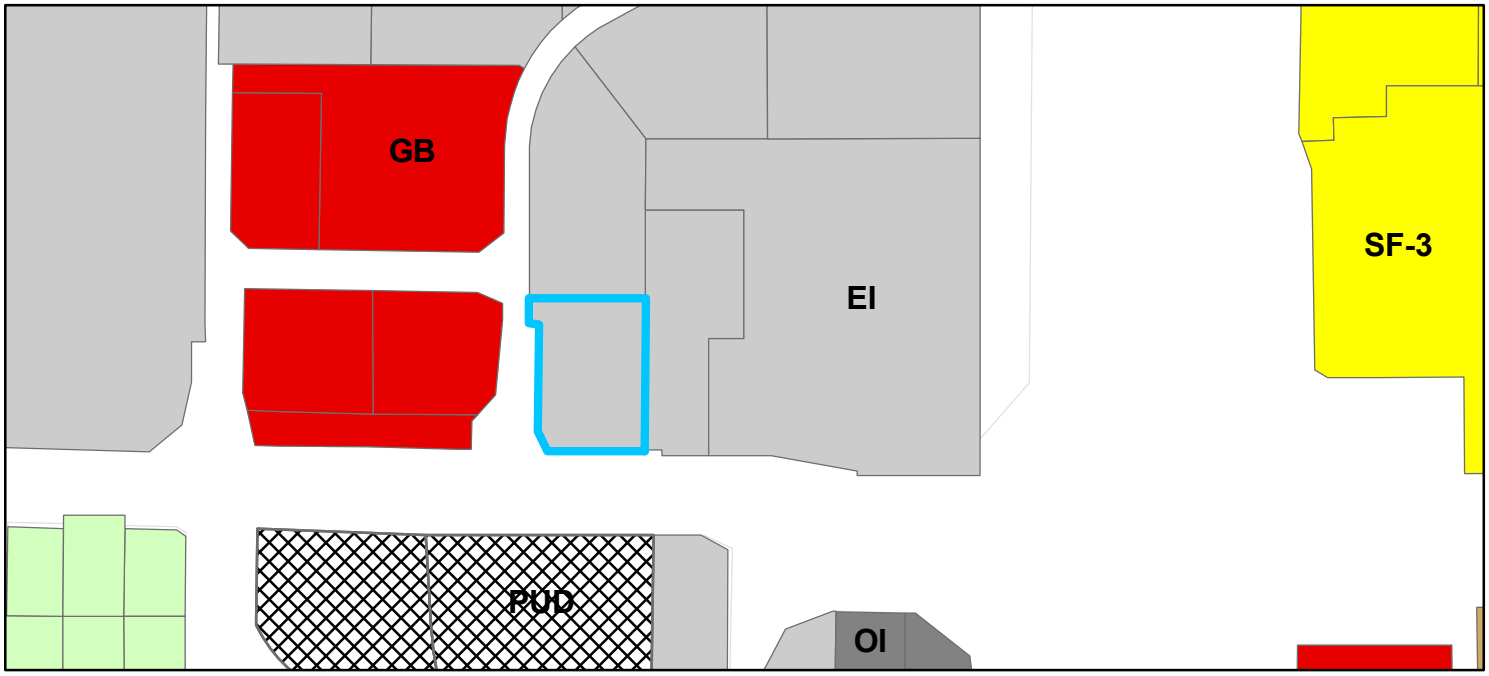
Property Location Map
Culver's Sun Park PUD
Ordinance 15-44

N
W E
S
Not To Scale

Aerial Location Map

Site

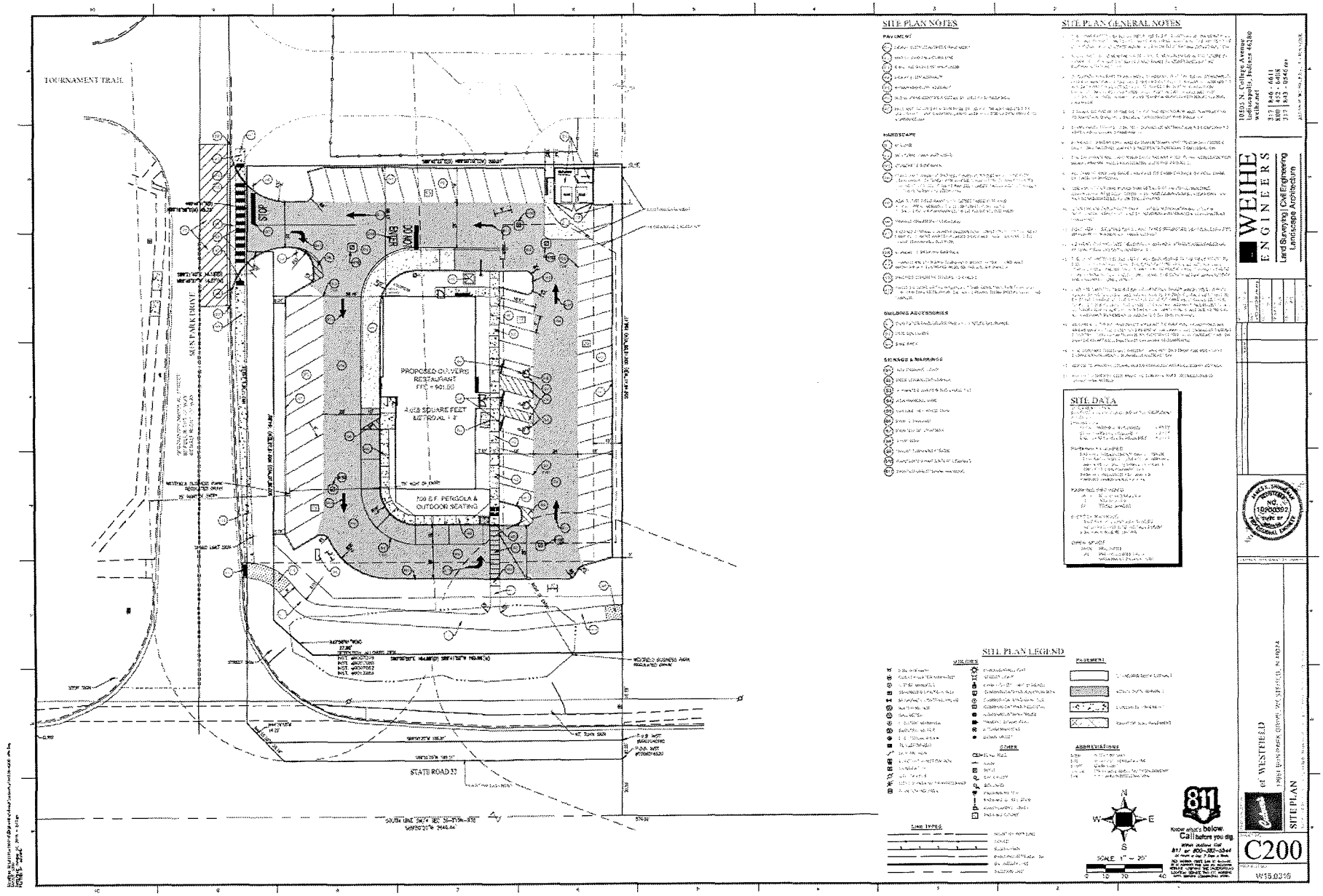
Zoning Map



Zoning

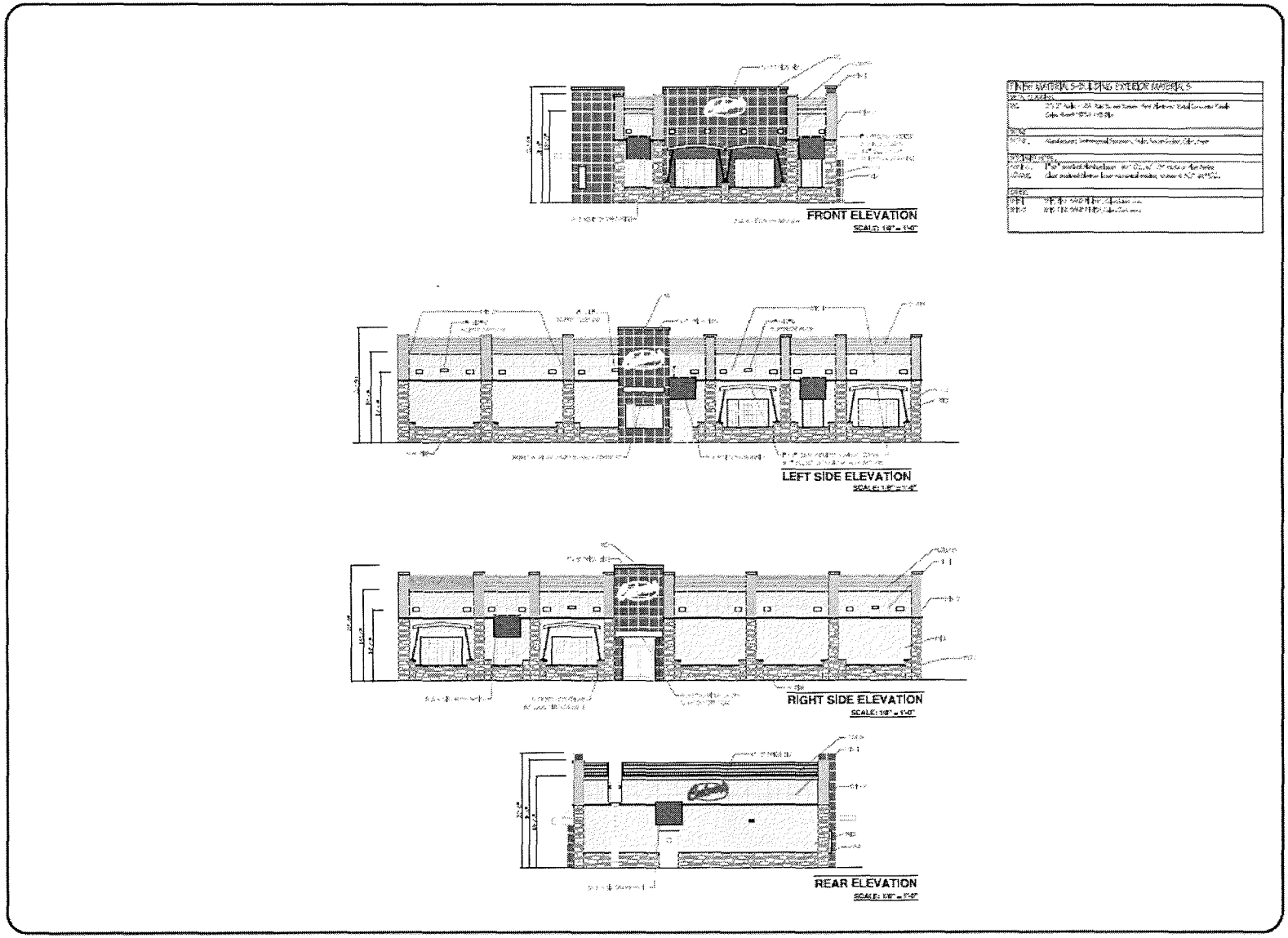
- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)

EXHIBIT B
CONCEPT PLAN



2854773_3

EXHIBIT C
CHARACTER EXHIBIT

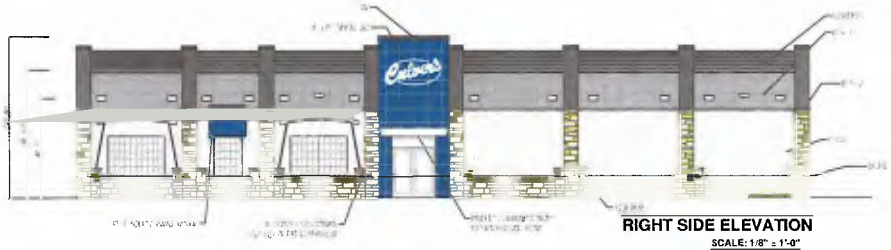


2854773_2

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

FINISH MATERIALS-BUILDING EXTERIOR MATERIALS	
METAL CLADDING:	
[illegible]	[illegible]
STONE:	
STONE:	Manufacturer: Eldorado Stone, Sandrock, Slate, Tuscan Ledge Color: Aspen
SPECIALITY METAL:	
FASCIA:	[illegible]
COVER:	[illegible]
OTHER:	
EF-1:	[illegible]
EF-2:	[illegible]

LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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

WARNING: These plans are for the exclusive use of Culver Franchising System, Inc. and authorized building officials only. No part of these plans or other designs may be duplicated or reproduced without permission of Culver Franchising System, Inc.

No.	Revision	By

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7988

CULVER FRANCHISING SYSTEM, INC.
333 W 4th STREET, MARION, IN 46952
NEW CULVER'S
0 SUN PARK DRIVE, WESTFIELD, IN 46952

Sheet Contents:
EXT. ELEV'S

Project No. Metro XL - 2014
Drawn By S. Dedic
Date Oct. 29, 2015

Sheet
A-3

GRAND JUNCTION
SUB-DISTRICT ADDENDUM

2015

an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (adopted October 12, 2015)

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MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

Chuck Lehman, President

Jim Ake, Vice-President

Steve Hoover

Robert L Horkay

Bob Smith

Cindy L Spoljaric

Robert W. Stokes

PLAN COMMISSION:

Randell Graham, President

Andre Maue, Vice-President

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DEPARTMENT HEADS:

Todd Burtron, Administration

Matthew Skelton, Economic and Community Development Department

Jeremy Lollar, Public Works

Melody Jones, Parks and Recreation

Christopher Larson, Informatics

Joel Rush, Chief of Police

Joe Lyons, Fire Chief

Erin Verplank, Communications

SUB-DISTRICTS
EXECUTIVE SUMMARY

INTRODUCTION

This addendum to the Westfield-Washington Township Comprehensive Plan is intended to further define the vision and expectations for each of the sub-districts of the Grand Junction District, as established in the Grand Junction Implementation Plan 2013 (Resolution 13-112). This addendum will identify appropriate land use types as well as establish preferred site design and architectural expectations for each sub-district area. Figure A: Grand Junction Sub-District Map and (Figure 1.1: Gateway Sub-District (green area)) are excerpts from the 2013 Grand Junction Implementation Plan, which first established the sub-districts, and include:

- Gateway Sub-District
- Junction Sub-District
- Union Sub-District
- Kendall Sub-District
- Neighborhood Sub-District

PURPOSE

It is expected that all new (re)development projects within the Grand Junction District will be developed and designed with the details of this addendum serving as the primary guide. Further, it is anticipated the Grand Junction District will contain several new and separate Planned Unit Development ("PUD") Districts. This addendum includes a template ordinance (see "Exhibit A" on page 25). The template creates a consistent structure and format to be utilized for new projects within the Grand Junction District.

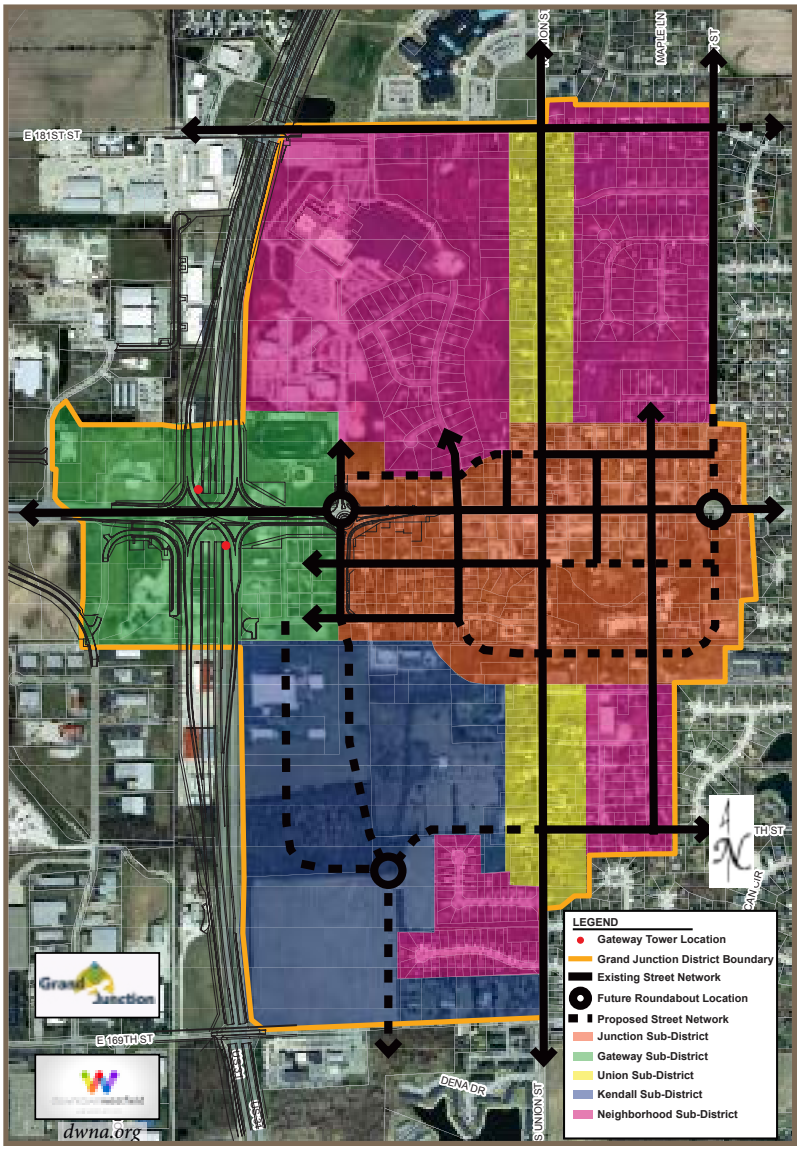
The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

TASK GROUP REVIEW

Prior to City of Westfield approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the Grand Junction Task Group (or its designees, successors, or assigns).

The purpose of this review is to ensure compatibility of the project with the vision and direction of the Comprehensive Plan, specifically the Grand Junction Master Plan, the Grand Junction Implementation Plan 2013, and their subsequent amendments and addenda.

Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)



NOTE: The identification of the "Gateway Tower Locations" (red dots) on this exhibit were only intended to identify the existing locations of two foundations constructed as part of the U.S. 31 Major Moves Project. This identification did not, and does not constitute any approval of potential towers, landmarks, or other gateway features.

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

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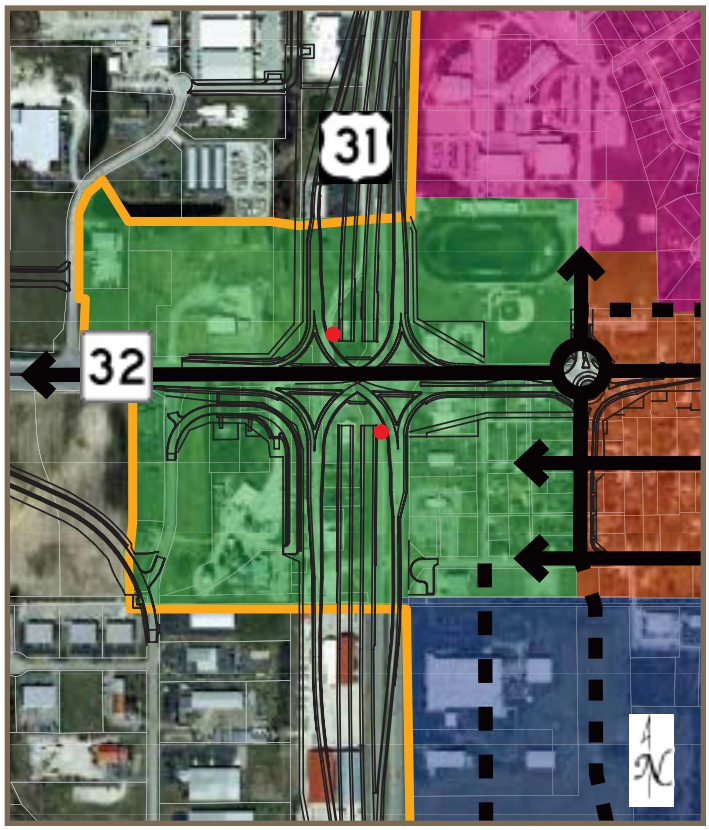
INTRODUCTION

The purpose of this Gateway Sub-District addendum (this "chapter") is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in Figure 1.1: Gateway Sub-District (green area), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield's economic development strategy.

Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City's goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield's front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. **West Side:** The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. **East Side:** As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. **Hotels:** As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. **Office:** Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture
Figure 1.2.A (Source: Department Photo)

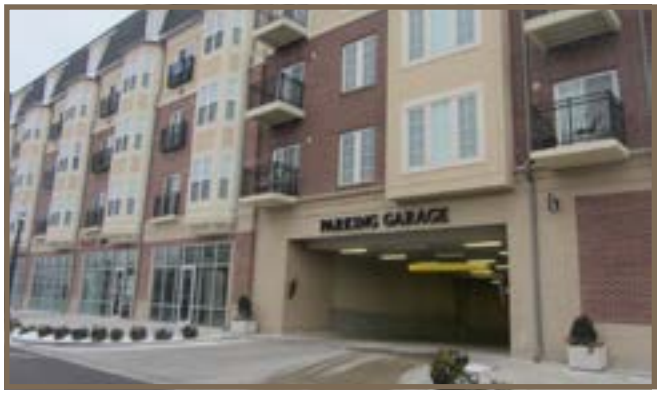


Figure 1.2B (Source: www.timhaahs.com)

Figure 1.2.C (Source: www.butlercollegian.com)

Figure 1.2.D (Source: www.watry.com)

E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

"Figure 1.3: Building Massing, Design & Architecture" on page 9, for examples of the vision stated herein.

A. Minimum Tract Size: The City's strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. **All Quadrants - Buildings Adjacent to U.S. Highway 31:** It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories[1]. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

   Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

   - Increased and enhanced building entrance design and detail;
   - Increased and enhanced architectural details;
   - Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
   - Increased and enhanced window treatment, as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or
   - Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

   Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City's desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. **Eastern Quadrants - Buildings Adjacent to State Road 32:** For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. **All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses:** In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

[1] The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

4. **All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture

Figure 1.3.A (Source: www.buffalonews.com)

Figure 1.3.B (Source: www.tkhinc.com)

Figure 1.3.C (Source: Department Photo)

Figure 1.3.D (Source: www.bizjournals.com)

Figure 1.3.E (Source: www.nreionline.com)

Figure 1.3.F (Source: www.arkansasbusiness.com)

C. **Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)

D. Building Setbacks:

1. **Western Quadrants:** It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.

2. **Eastern Quadrants:** It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

   In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. **All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses:** Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.

4. **Accessory Structures:** No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping:

It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. **Detention and Retention Areas:** Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.

2. **Street Trees:** Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically possible.

3. **Minimum Lot Landscaping Requirements:** The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. **Foundation Plantings:** The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. **External Street Frontage Landscaping Requirements:** The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. **Buffer Yards:** The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the "Buffer A" (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the "Buffer A" requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. **Interior Parking Area Landscaping:** All surface parking lots within this sub-district should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. **Perimeter Parking Area Landscaping:** Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City's Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City's Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road

32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.

J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)

Figure 1.4.B (Source: www.securetechfence.com)

Figure 1.4.C (Source: www.a-gradeps.com)

AMENITIES

A. **Outdoor Public Space:** Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to the very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the American Planning Association, there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- Promotes human contact and social activities;
- Safe, welcoming, and accommodating for all users;
- Has design and architectural features that are visually interesting;

- Promotes community involvement;
- Reflects the local culture or history;
- Relates well to bordering uses;
- Well maintained; and
- Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)

Figure 1.5.B (Source: Department Photo)

Figure 1.5.C (Source: Department Photo)

Figure 1.5.D (Sources: Department Photos)

Figure 1.5.E (Sources: Department Photos)

SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed "Westfield Boulevard" in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the Westfield Thoroughfare Plan.

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.

2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. Eastern Quadrants: The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. Mechanical Equipment: All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 25 should be used for all new PUD District Ordinances.

A. **PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

B. **Underlying Zoning:** As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. **State Highway 32 Overlay District:** It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. **U.S. Highway 31 Overlay District:** It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

CHAPTER 2:
JUNCTION SUB-DISTRICT

RESERVED FOR FUTURE USE

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CHAPTER 3:
UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

CHAPTER 4:
KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:
NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

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EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.

ORDINANCE NUMBER ##-##

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**_____ PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ####-PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. ####-**PUD-##** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 20##;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

SAMPLE

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**_____ PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the _____ District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, shall be permitted unless otherwise prohibited below.

5.2 Additional Uses: The following additional uses shall be permitted:

A. Add as necessary.

5.3 Prohibited Uses: The following uses shall be prohibited:

A. Add as necessary.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Add as necessary.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit #**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Add as necessary.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 20____.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____
_____, Clerk Treasurer

I hereby certify that **ORDINANCE ##-##** was delivered to the Mayor of Westfield

on the _____ day of _____, 20___, at _____ ____ m.

_____
_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE ##-##**

this _____ day of _____, 20__.

_____
_____, Mayor

I hereby VETO **ORDINANCE ##-##**

this _____ day of _____, 20__.

_____
_____, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 16, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Steve Hoover**,** Robert Horkay, Andre Maue, David Schmitz, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: November 2, 2015 APC Meeting Minutes

Motion: Hoover; Second: Woodard; Vote: Approved 5-0.

Approval of 2016 Schedule of Meetings and Filing Dates

Motion: Schmitz; Second: Horkay; Vote: Approved 5-0.

Motion: Todd reviewed the meeting rules and procedures.

Case No. **1510-DDP-18**
Description: Haven at Grand Park Hotel
Lot 2 of the Grand Park Subdivision
Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Hoover wanted to thank the petitioner for all the changes that were made from comments by the Board and the citizens.

Motion: To approve 1510-DDP-18 with the following condition:

> That the Petitioner shall coordinate with the City to establish any necessary easements to facilitate off-site improvements and cross-access with adjacent properties.

Motion: Hoover: Second: Horkay: Vote: 5-0.

Case No. **1511-PUD-22**
Description: Centennial North PUD Amendment/West Rail PUD
North side of 156th Street, East side of Ditch Road
Beazer Homes Indiana, LLP by Nelson & Frankenberger requests amendments to the Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 108.2 acres +/-, located in the Centennial North PUD District.

Pohlman presented an overview of the proposed amendment, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Motion: To forward 1511-PUD-22 to the City Council with a favorable recommendation, with the following condition:

> That the Maximum Building Height standard under Section 6 of the West Rail PUD Ordinance be modified from 25 feet to 2½ stories in the final version of the ordinance before it appears on the City Council agenda for adoption consideration.

Motion: Horkay: Second: Schmitz: Vote: 5-0.

Case No. **1511-PUD-24**
Description: Bridgewater Parks Area
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to incorporate an additional 12.758 acres +/- into the Bridgewater Club PUD District.

Murray presented an overview of the proposed amendment, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Motion: To forward 1511-PUD-24 to the City Council with a favorable recommendation.

Motion: Hoover: Second: Horkay: Vote: 5-0.

Case No. **1511-PUD-21**
Description: Bridgewater PUD Amendment – Parcel L2
SWC of 151st Street and Carey Road
Throgmartin Henke Development LLP by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to modify the district standards for a portion of Parcel L2, specifically to incorporate the property into Area X of the Bridgewater Club PUD District.

Todd presented an overview of the proposed amendment, as outlined in the staff report and

highlighted changes that were made to the petition since the public hearing at the November 2, 2015 meeting.

Hoover asked why is the parcel is identified as Parcel L3 on the concept plan.

Jon Dobosiewicz, Nelson and Frankenberger, representing the petitioner, replied that the subject parcel is part of the original Parcel L2. He explained that Magnolia Springs was developed on the southern portion of Parcel L2, and the subject petition would be developed on the remainder of the original Parcel L2. He stated that since they are proposing to change the land use, applicable standards, and have split the subject parcel from the Magnolia Springs parcel, and that it would be appropriate to give this parcel a new name – Parcel L3. The new Parcel L3 is where the proposed residential subdivision would be located.

Motion: To forward Petition 1511-PUD-21 to the City Council with a favorable recommendation.

Motion: Hoover: Second: Woodard: Vote: 5-0.

Case No. **1510-ODP-20 & 1510-SPP-20 (CONTINUED)**
Description: Waters Edge West
MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Case No. **1511-ODP-23 & 1511-SPP-23 (CONTINUED)**
Description: Bridgewater Parks Area
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 10 residential lots and 3 blocks on approximately 12.7 acres +/-, located in the Bridgewater Club PUD District.

Case No. **1511-DDP-22 (CONTINUED)**
Description: Bridgewater Golf Facility Building
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Detailed Development Plan review for a golf course maintenance facility on approximately 2.4 acres +/-, located in the Bridgewater Club PUD District.

Case No. **1506-ZC-02 [CONTINUED]**
Description: Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.

Case No. **1506-ODP-16 & 1506-SPP-15 [CONTINUED]**
Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS
No report.

CITY COUNCIL LIAISON
Report provided by Hoover.

BZA LIAISON

Report provided by Schmitz .

ECD STAFF
No report

ADJOURNMENT (7:21 pm)

Motion: Horkay Second: Hoover: Vote: 5-0

_____
President, Randell Graham

_____
Vice President, Andre Maue

_____
Secretary, Matthew S. Skelton

Petition Number:	1512-PUD-25
Petitioner:	M/I Homes of Indiana, LP by Nelson & Frankenberger
Request:	A change of zoning from the SF2: Single-family Low Density District to the **Tamarack Planned Unit Development (PUD) District** to accommodate fifty-three (53) single-family residential Lots.
Current Zoning:	SF2: Single-Family Low Density District
Current Land Use:	Residential / Agriculture
Approximate Acreage:	34.9 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Concept Plan Comparison 5. Character Exhibits 6. Tamarack PUD District Ordinance 7. Neighbor Meeting Summary 8. Petitioner's Narrative 9. Public Comments
Staff Reviewer:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the November 9, 2015, City Council meeting. The petition is scheduled to receive a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled to be held on December 7, 2015, at the APC meeting. Notice of the December 7, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Neighbor's Meeting: The Petitioner hosted a meeting for adjoining property owners on November 30, 2015, as required by Article 10.9(C)(1)(f) of the Westfield-Washington Township Unified Development Ordinance (the "UDO") for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 7**.

PROJECT OVERVIEW

Project Location: The subject properties are approximately thirty-five (35) total acres, located at the northeast corner of Oak Road and 161st Street (see **Exhibit 2**) (the "Property"). The Property is currently zoned SF2: Single-Family Low Density District.

Recent Property History: On May 1, 2015 a petition was filed, called the Tamarack PUD District (Petition No. 1506-PUD-09) (the "Original Tamarack PUD"). The Original Tamarack PUD received a public hearing at the June 1, 2015 APC meeting and was forwarded to the City Council with an unfavorable recommendation (by a vote of 5-2) at the July 6, 2015 APC meeting. Since July 6, 2015, and prior to action by the City Council, the Petitioner withdrew the Original Tamarack PUD. The Petitioner subsequently filed a new petition (Petition No. 1512-PUD-25) on October 30, 2015. The new petition includes an additional 0.496 acres +/- and an additional three (3) lots from the Original Tamarack PUD proposal. The Petitioner held a neighbor's meeting on November 30, 2015, a summary is provided at **Exhibit 7**.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Tamarack," that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**), consisting of fifty-three (53) single-family residential Lots. The Petitioner's Narrative is incorporated at **Exhibit 8**.

Concept Plan: A comparison of the conceptual plans from the Original Tamarack PUD and the current petition is included at **Exhibit 4**.

Default Standards: The proposed PUD District Ordinance (the "PUD Ordinance") (see **Exhibit 6**) defaults to the Westfield – Washington Township Unified Development Ordinance (the "UDO"), with the **SF4: Single-Family High Density District** ("SF4") as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

Development Standards: As proposed, the Ordinance modifies development standards from the Underlying Zoning District (*Chapter 6*). These modifications are intended to accommodate the unique environmental characteristics of the Property (i.e., the Pipeline Easements) and the Petitioner's vision for the development. The development standard modifications of note are briefly highlighted below:

1. Architectural Standards (*Article 6.3*): The Ordinance incorporates enhanced architectural standards, including the incorporation of character exhibits to establish the benchmark for the quality and character of the development.
    a. Minimum Living Area: The Ordinance increases the minimum living area square footage of the SF4 District from 1,000 square feet to 1,900 square feet.

b. Exterior Material: The Ordinance prohibits vinyl siding and requires at least seventy-five (75) percent masonry on the front façade and a minimum thirty-six (36) inch masonry wainscot around the entire dwelling. A maximum of five (5) homes may have less than seventy-five (75) percent masonry on the front façade (see **Exhibit 5**).

c. Garage Door Variety: The Ordinance incorporates Character Exhibits to establish a benchmark for the quality and character of garage doors throughout the neighborhood (see **Exhibit 5**).

d. Roof Pitch: The Ordinance requires a minimum 8/12 roof pitch.

e. Window Trim: The Ordinance requires a minimum five and one half (5 ½) inch wide trim surrounding all windows around the entire dwelling

f. Façade Variety Standards: The Ordinance incorporates enhanced standards for façade variety (anti-monotony), which prohibits the same floorplan, front elevation and color package (including brick, primary siding, and front door) on adjacent lots and immediately across the street (within a "snap shot" of the subject property) (see **Exhibit 5**).

2. Landscaping Standards (*Article 6.8*): The Ordinance modifies the required number of per Lot landscaping and addresses planting restrictions of the pipeline easement. Where the pipeline conflicts with perimeter External Street Frontage Landscaping and Buffer Yard Landscaping, the Ordinance requires that landscaping elsewhere on the Property.

   a. Minimum Lot Landscaping Standards: The Ordinance modifies the minimum lot landscaping standards to three (3) shade trees, one (1) ornamental/evergreen trees and ten (10) shrubs.

   b. Screening: The Ordinance requires: (a) minimum three (3) foot undulating mound abutting Common Area A and Lots 3 and 4, which shall be landscaped with evergreen trees at one (1) evergreen tree per every fifteen (15) feet; (b) minimum three (3) foot undulating mound along the east perimeter of the Property abutting Common Area E and F, which shall be landscaped at a rate of one (1) evergreen tree every fifteen (15) feet; (c) landscaping planted along the rear of Lots 20 through 27 at a rate of one (1) tree per fifteen (15) feet of lot width.

   c. Tree Preservation Easement: The Ordinance requires a tree preservation easement along the east perimeter of the Property.

3. Sign Standards (Article 6.17): The Ordinance modifies the Residential Sign standards by a provision permitting brick columns a maximum of eight (8) feet high with a maximum Sign Area of four (4) square feet at the subdivision entrances.

Design Standards: The Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (*Chapter 8*). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Street and Right-of-Way Standards (Article 8.9): Due to the constraints of the pipeline easements, the Ordinance allows the Plan Commission or Director the authority to modify infrastructure standards in consideration of the Pipeline Easements (i.e., locations of roads, trails and other infrastructure).
2. Street Lighting: The Ordinance prohibits street lights at the end of the cul-de-sacs.
3. Open Space (Article 8.6): The Ordinance increases the minimum required amount of open space from fifteen (15) percent (for SF2 Districts) to thirty-five (35) percent. The Petitioner has provided pedestrian facilities and connectivity throughout the proposed Open Space. The Property does not include the parcels at the corner of Oak Road and 161st Street (see **Exhibit 2**), so the Ordinance provides internal pedestrian connectivity from Oak Road to 161st Street perimeter paths.
4. Amenities: The Ordinance has incorporated character exhibits to establish a benchmark for the quality of amenities required within the District (see **Exhibit 5**).

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

> The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.
>
> The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and

(iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The Westfield-Washington Township Thoroughfare Plan (the "Thoroughfare Plan") is designed to support and facilitate the City's efforts to provide for a safe and effective transportation system within the Township. As such, each major roadway in the Township is classified, based upon anticipated future growth. The roadways adjacent to the Property bare different classifications. Oak Road is identified as a "Collector," which is one of the lowest classifications for public right-of-way (i.e. fifty (50) foot half right-of-way). 161st Street is identified as a "Primary Arterial," which is the highest classification for public right-of-way (i.e. seventy-five (75) foot half right-of-way). All proposed improvements on the Property are located outside the existing and anticipated future rights-of-way.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

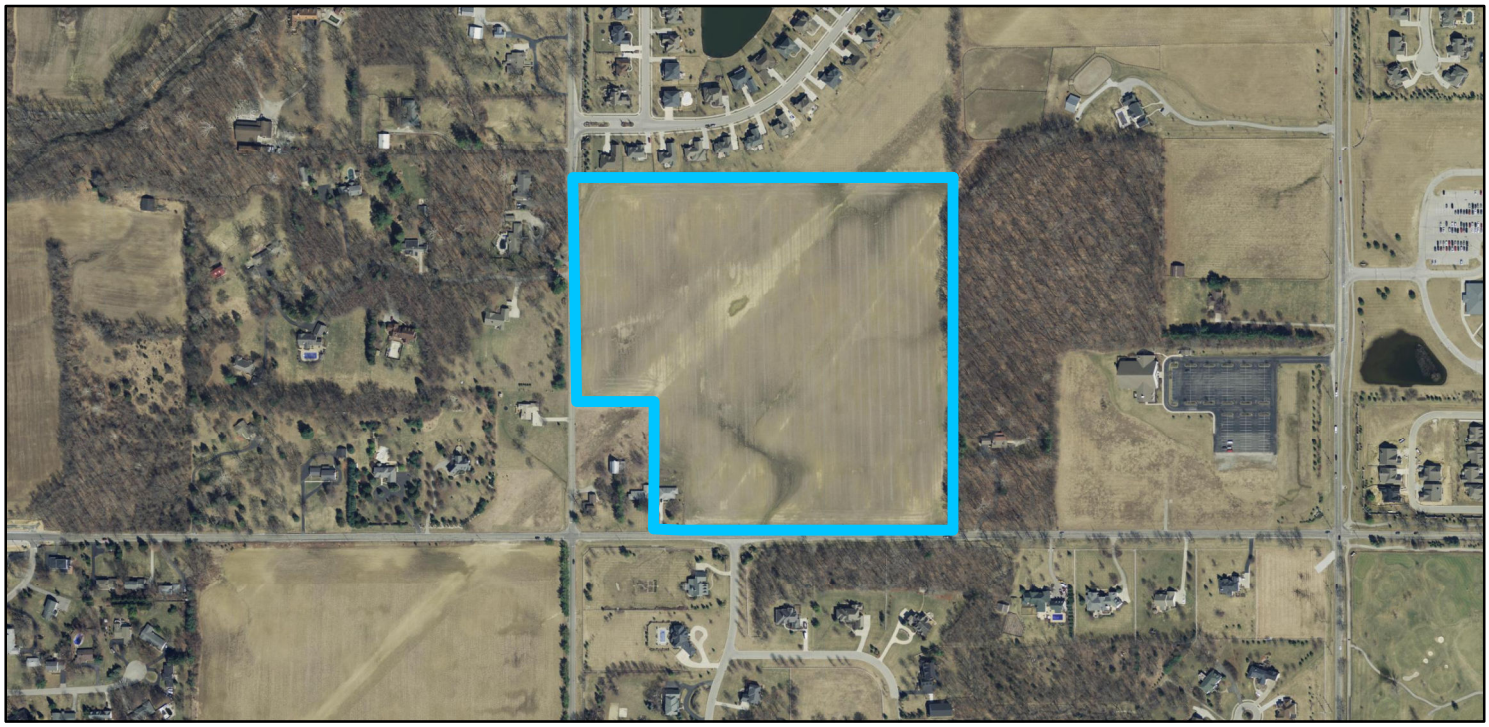
1. Hold a public hearing at the December 7, 2015, APC meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at (317) 910.2927 or jlauer@westfield.in.gov.

Property Location Map
Tamarack PUD District
1512-PUD-25

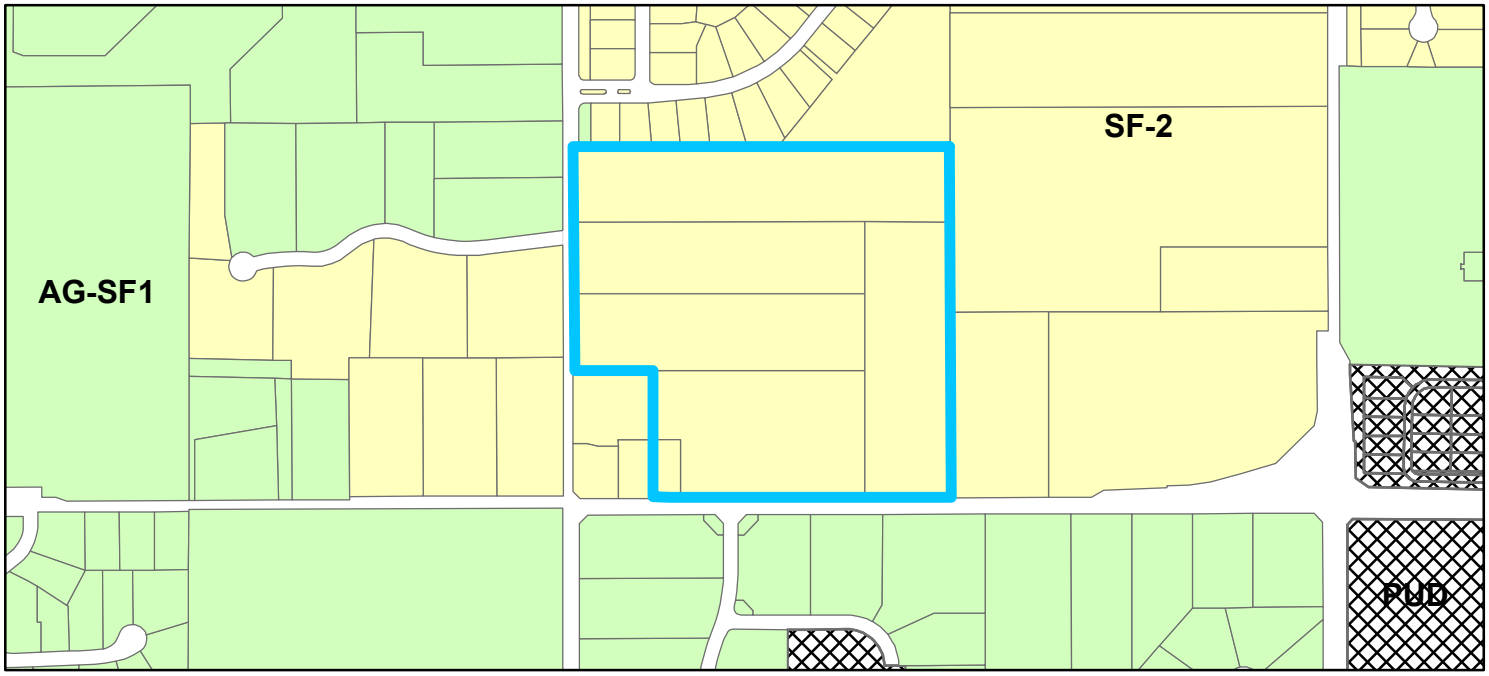
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)

Tamarack of Westfield

Concept Plan

Prepared For:
M/I Homes of Indiana
8500 Keystone Crossing
Indianapolis, IN 46240

Scale 1" = 60'-0"
October 26, 2015

PLANT LEGEND

- Shade Trees
- Ornamental Trees
- Evergreen Trees
- Shrubs

Start to Finish LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.769.2211 fax. 317.769.2210
email. startfinish@tds.net
web. landscapingbystartfinish.com

0' 60' 120' 180' North

1506-PUD-09: Original Tamarack PUD Concept Plan

1512-PUD-25: Current Tamarack PUD Concept Plan

EXHIBIT "C"
Page 1 of 9

(Character Exhibits)

EXHIBIT "C"
Page 2 of 9

(Character Exhibits)

EXHIBIT "C"
Page 3 of 9

(Character Exhibit)

EXHIBIT "C"
Page 4 of 9

(Character Exhibit)

EXHIBIT "C"
Page 5 of 9

(Character Exhibit)

EXHIBIT "C"
Page 6 of 9

(Character Exhibit)

EXHIBIT "C"
Page 7 of 9

(Character Exhibit)

EXHIBIT "C"
Page 8 of 9

(Character Exhibit)

EXHIBIT "C"
Page 9 of 9

(Character Exhibit)

EXHIBIT "D"
Page 1 of 1

(Garage Door Exhibit)

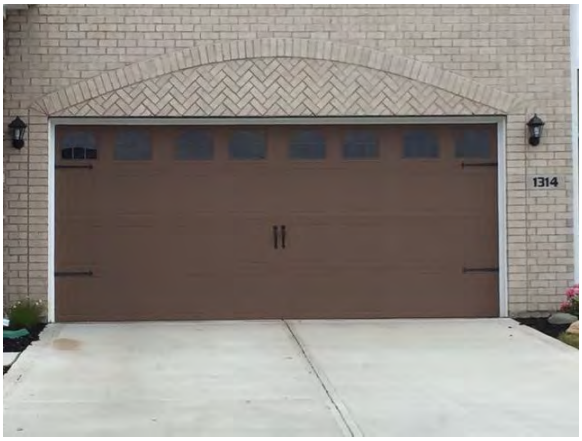


EXHIBIT "E"
Page 1 of 1

(Common Area Exhibit)

EXHIBIT "F"
Page 1 of 1

(Architectural Diversity Standards)

(1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.

(2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.

(3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation **2** Color	Elevation **3** Plan Color	**Elevation** **4** **Plan** **Color**	Elevation **5** Plan Color	Elevation **6** Color	**7**
			street			
8	**9**	Elevation **10** Color	Elevation **11** Plan Color	Elevation **12** Color	**13**	**14**

ORDINANCE 15-43

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**TAMARACK PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, The City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1512-PUD-25**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1512-PUD-25** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2015;

WHEREAS, the Council is subject to the provisions of the Indiana Code § IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request; and,

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Tamarack PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Pipeline Easement: The easements recorded as Miscellaneous Record 32. Page 215, Miscellaneous Record 40, page 72 and Miscellaneous Record 68, page 190 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.

2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan* and shall be developed in substantial compliance with the Concept Plan attached hereto as **Exhibit B**.

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the SF4: Single Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

5.1 The maximum number of Dwellings shall not exceed fifty-three (53).

Section 6. General Regulations. The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Front Building Setback Line: 22 feet

6.2 Minimum Side Yard Building Setback Line: 5 feet

6.3 Minimum Rear Yard Building Setback Line: 25 feet; except for patios and decks which be a minimum of 15 feet.

6.4 Minimum Lot Width: 70 feet

6.5 Minimum Living Area (Ground Floor):

A. Single story: 1,900 square feet

B. Story and one-half: 1,900 square feet

6.6 Maximum Building Height:

A. Single story: 25 feet

B. Story and one-half: 25 feet

Section 7. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

7.1 *Article 6.3 Architectural Standards*: Shall apply. In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the images do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

B. Dwellings. All Dwellings shall qualify as Single Story Dwellings for the purposes of applying *Article 6.3 Architectural Standards* of the UDO.

C. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:

i. The roofs of all Dwellings shall be covered with dimensional shingles.

ii. Vinyl and aluminum siding shall be prohibited.

iii. Masonry shall be used as the exterior building material on a minimum of seventy-five (75) percent of the first floor of the front façade of all Dwellings (exclusive of openings and gable areas above the first floor roof line). A maximum of five (5) Dwellings may have less masonry than required by this provision provided a minimum of masonry wainscot is provided as generally illustrated on Page 9 of 9 of the Character Exhibit.

iv. A minimum thirty-six (36) inch masonry wainscot (measured from the Dwelling foundation) shall be the exterior building material on the side and rear façade of all Dwellings as generally illustrated on Page 7 of 9 and Page 8 of 9 of the Character Exhibit. This provision does not limit the use of additional masonry on the rear and side facades.

D. Garages:

i. All Dwellings shall have a minimum of a two (2) car attached garage.

ii. Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors across the District. The Garage Door Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended garage door designs to be constructed in the District. It is not the intent to limit garage designs to those shown in the Garage Door Exhibit but to encourage diversity of garage doors within the District.

E. Overhangs: Twelve (12) inch overhangs shall be required around the entire Dwelling, as measured prior to the installation of siding materials.

F. Roof Pitch: A minimum roof pitch of 8:12 shall be required around the entire Dwelling. Porches and other architecture futures such as bay windows may have less than an 8:12 roof pitch.

G. Windows:

a. Minimum five and one-half inch (5-1/2) inch wide trim shall be required around all windows of the Dwelling unless

framed in masonry. Alternative decorative window trim detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Façade.

b. A minimum of one (1) window shall be located on each side façade of a Dwelling.

H. Architectural Diversity: *Article 6.3(C)(2)(c) under Streetscape Diversity*, shall be replaced by the following: All Dwellings shall comply with the architectural diversity standards included in **Exhibit F**.

7.2. *Article 6.8 Landscaping Standards*: Shall apply, except as otherwise modified or enhanced below.

A. *Article 6.8(K): Minimum Lot Landscaping Requirements* shall apply, except as modified below for Single-Family Residential Lots:

Plant Materials	Required Plantings
Shade	Three (3)
Ornamental/Evergreen	One (1)
Shrubs	Ten (10)

B. Pipeline Easement Landscaping: Landscaping within the Pipeline Easement is restricted by the Grantee of the Pipeline Easement. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Pipeline Easement within the Pipeline Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

C. Shade and Evergreen trees shall be planted within the common area northwest of Lot 20 thru Lot 27 as generally shown on the Concept Plan. The minimum number of trees planted in this area shall be calculated at one (1) tree per fifteen (15) feet of lot width along the rear of Lot 20 thru Lot 27.

D. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the north perimeter of Common Area A, Lot 3 and Lot 4 as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen

tree per fifteen (15) feet along the north perimeter of said Common Area and Lots.

E. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the east perimeter of Common Area E (outside the pipeline easement) and Common Area F as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the length of the mounds.

F. A fifteen (15) foot wide tree preservation area will be provided along the east perimeter of the Real Estate as shown on the Concept Plan.

G. Substitutions of plant materials shall be permitted within Buffer Yards and External Street Frontage planting areas at the following ratios: 1 shade tree : 1 evergreen tree : 3 shrubs. The addition of trees shall meet shrub planting requirements. However the addition of shrubs shall not be substituted for required trees.

7.3 *Article 6.17 (G) Residential Signs*: Shall apply; however, one (1) brick column a maximum of eight (8) feet in height including a maximum Sign Area of four (4) square feet shall be permitted on either side of the entrance(s) of the subdivision in addition to permitted Monument Signs.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (*see Chapter 7: Subdivision Regulations),* except as otherwise modified or enhanced below.

8.1 The Plan Commission or Director may modify infrastructure standards in consideration of the Pipeline Easements.

8.2 Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan.

Section9. Design Standards. The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

9.1 *Article 8.6 Open Space and Amenity Standards* shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of thirty-five percent (35%) on the Real Estate, as generally shown on the Concept Plan.

Section10. Amenities. Amenities shall be provided in accordance with this section.

10.1 The following shall be included within the Open Space of the District:

A. Trails: A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross the Pipeline Easements, the exact trail location and installation is subject to the approval of the grantee of the Pipeline Easement. Trails shall be installed, in substantial compliance with the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

B. A fountain in the detention pond;

C. A minimum of one (1) bench sitting area a minimum of thirty (30) square feet in area ;

D. A minimum of two (2) gazebos including (i) sitting areas, (ii) a minimum 8' by 6' structure and (iii) a minimum 10' by 10' hardscape area.

E. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area.

10.2 The Common Area Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended amenities to be constructed in the District. Although the exhibits do not necessarily represent the final design, they do hereby establish a benchmark for the quality and appearance of amenities that are required to be constructed. The Department shall determine whether the amenities are consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

Section11. Additional Standards. The following additional standards shall apply to the Real Estate.

11.1 The following standards shall apply to the Real Estate:

A. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted.

B. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted.

C. Fences: All fences shall be (i) black metal and (ii) a maximum of 48" in height.

D. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements.

E. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings.

F. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage.

G. The Model Home constructed on the Real Estate (i) shall include a basement (part finished) and (ii) shall be a one and one-half story Dwelling.

H. Common Areas shall not be subject to the Lot provisions of the Underlying Zoning District.

11.2 The foregoing standards shall be included in the Covenants, Conditions and Restrictions of an owner's association and such owner's association shall be solely responsible for the enforcement of such standards.

A. On street parking shall be highly discouraged. Driveways and Garages shall be used for parking of vehicles. No modification shall be permitted which would reduce the number of vehicles which may be parked within a garage below the number for which the garage was originally designed.

B. A boat or recreational vehicle may be parked in a property owner's driveway for a period not to exceed two (2) days in order to clean and winterize the vehicle.

C. No vehicles of any type shall be stored/parked on the street overnight.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Chuck Lehman	Chuck Lehman	Chuck Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that ORDINANCE No. 15-43 was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ _m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-43

This _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-43

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Tamarack 2 PUD District - 102815 1

Schedule of Exhibits:

Exhibit A **Legal Description**

Exhibit B **Concept Plan**

Exhibit C **Character Exhibit**

Exhibit D **Garage Door Exhibit**

Exhibit E **Common Area Exhibit**

Exhibit F **Architectural Diversity Standards**

EXHIBIT "A"
Page 1 of 3

(Legal Description)

Parcel 1:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West line of the West Half of said Northeast Quarter Section a distance of 976.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West line a distance of 265.00 feet to a railroad spike; thence North 89 degrees 57 minutes 20 seconds East a distance of 1330.17 feet to a 5/8 inch rebar with yellow cap stamped "Schneider Firm #0001" on the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East

along said East Line a distance of 265.00 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 1330.10 feet to the POINT OF BEGINNING. Containing 8.092 acres, more or less.

Parcel 2:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 726.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 250.00 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.10 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 250.00 feet; thence South 89degrees 57 minutes 20 seconds West a distance of 1030.05 feet to the POINT OF BEGINNING. Containing 5.912 acres, more or less.

Parcel 3:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 452.73 feet to the POINT OF BEGINNING (said point also being the Northwest corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana); thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 274.25 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.05 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 273.78 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 743.98 feet to

EXHIBIT "A"
Page 2 of 3

(Legal Description)

the Northeast corner of the aforesaid 1.665 acre tract of land; thence South 89 degrees 51 minutes 41 seconds West along the North line of said tract of land a distance of 286.00 feet to the POINT OF BEGINNING, Containing 6.475 acres, more or less.

Parcel 4:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 388.00 feet to the POINT OF BEGINNING (said point also being the Southeast corner of a 0.496 acre tract of land described in a Corporate Quitclaim Deed recorded as Instrument Number99-31292 in the Office of the Recorder of Hamilton County, Indiana); thence North 00 degrees 02 minutes 40 seconds West along the East line of said tract of land a distance of 212.00 feet to the Northeast corner of said tract of land; thence South 89 degrees 51 minutes 41 Seconds West along the North line of said tract of land a distance of 102.00 feet to the Southeast most corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 02 minutes 40 seconds West along the Easterly line of said tract of land a distance of 240.73 feet to the Northeast Corner of said tract of land; thence North 89 degrees 57 minutes 20 seconds East a distance of 743.98 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 451.51 feet to the South Line of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along said South Line a distance of 641.88 feet to the POINT OF BEGINNING. Containing 7.225 acres, more or less.

Parcel 5:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 1029.88 feet to the POINT OF BEGINNING; thence North 00 degrees 01 minutes 52 seconds West, parallel with the East line of the West Half of the said Northeast Quarter Section, a distance of 975.29 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 300.00 feet to the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East along said East Line a distance of 974.79 feet to the Southeast Corner of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along the aforesaid South Line a distance of 300.00 feet to the POINT OF BEGINNING. Containing 6.715 acres, more or less.

EXHIBIT "A"
Page 3 of 3

(Legal Description)

Parcel 6:

Part of Part of the Northeast Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at a point on the South line of said Quarter Section being North 89 degrees 52 minutes 59 seconds East (assumed bearing) 286.00 feet from the Southwest Corner thereof, said point being the Southeast Corner of a tract of land conveyed to Raymond and Phyllis Southerland by Warranty Deed recorded in Deed Record 292, page 239, in the Office of the Recorder of Hamilton County, Indiana; thence North 0 degrees 01 minutes 24 seconds West parallel with the West line of said Quarter Section and along the East line of said Southerland Tract 212.00 feet; thence North 89 degrees 52 minutes 59 seconds East parallel with said South line 102.00 feet; thence South 0 degrees 01 minutes 24 seconds East parallel with said West line 212.00 feet to the South line of said Quarter Section; thence South 89 degrees 52 minutes 59 seconds West 102.00 feet to the point of beginning and containing 0.496 acres, more or less.

EXHIBIT "B"
Page 1 of 1

(Concept Plan)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 15__-PUD-__.

EXHIBIT "C"
Page 1 of 9

(Character Exhibits)

EXHIBIT "C"
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(Character Exhibits)

EXHIBIT "C"
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(Character Exhibit)

EXHIBIT "C"
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(Character Exhibit)

EXHIBIT "C"
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EXHIBIT "C"
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EXHIBIT "C"
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EXHIBIT "C"
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(Character Exhibit)

EXHIBIT "C"
Page 9 of 9

(Character Exhibit)

EXHIBIT "D"
Page 1 of 1

(Garage Door Exhibit)

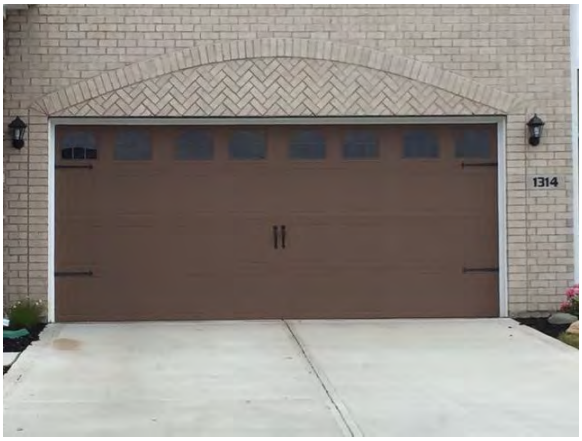


EXHIBIT "E"
Page 1 of 1

(Common Area Exhibit)

EXHIBIT "F"
Page 1 of 1

(Architectural Diversity Standards)

(1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.

(2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.

(3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation **2** Color	Elevation **3** Plan Color	**Elevation** **4** **Plan** **Color**	Elevation **5** Plan Color	Elevation **6** Color	**7**
			street			
8	**9**	Elevation **10** Color	Elevation **11** Plan Color	Elevation **12** Color	**13**	**14**

November 30, 2015 Tamarack Neighborhood Meeting Summary

Project: **Tamarack PUD District PUD Docket No. 1512-PUD-25**

Date: **Monday, November 30, 2015 at 6:30 pm**

Location: **Westfield City Hall building, 130 Penn Street, Westfield, Indiana**

Attendees: **Ann Kloc – MI Homes**

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Jeffrey Lauer – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner's Responses:

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. Will there be a berm along Oak Road and what type of screening will there be along Oak Road?
    a. Our street entrance location along Oak Road matches the entrance across the street to Oak Woods Lane. The distance from the centerline of Oak Road to the path that will be constructed on our site is approximately 50'. From that path there is about another 30' to the backs of our lots and about 10' to the backs of homes along Oak Road. So from the centerline of Oak Road to the backs of our homes along Oak Road the distance is approximately 90'.
    b. Along our side of Oak Road, we will be installing a berm that will be about 3' to 5' in height and on the mound we will be planting shrubs, evergreen trees and deciduous trees.
    c. If you want us to consider replacing some of the deciduous trees with evergreen trees, we can review that request.

2. What size are the berms along Oak Road and 161st St.?
    a. Between 3' to 5' from grade.

3. If any trees along the perimeter of Oak Road or 161st St. die how will they be replaced?
    a. The HOA will typically do annual maintenance in the Spring and Fall of each year and would replace any trees that may have died at that time.
    b. Also, if the City were to send MI a notice of any trees that have died and need to be replaced along these perimeters, MI would respond to such a notice.

4. What about the berm and plantings along the 161st Street perimeter and possibility of headlights coming out of Tamarack into Oak Park, would MI consider planting any trees or installing a berm on the Oak Park side of 161st Street?
    a. We are not sure if there is any land that is outside of the existing trees on Oak Park's side of 161st Street between the right of way controlled by the City. We would also have to understand how the drainage works in this area. We could review this, but we can't plant any trees in the City's right of way, we would not want to remove existing trees to plant new trees and we could not negatively impact the drainage with any new plantings.

5. Would you consider increasing the height of the proposed berm on Tamarack's side of 161st Street?
    a. We would need to look at how much room we may have to accommodate a higher berm on our side of 161st Street, but remember we are also planting shrubs, evergreens and deciduous trees on this berm which will also provide screening for car lights.

6. What is the size of the berm along Oak Manor's portion of Oak Road and can we make our berm adjacent to Oak Road consistent in height to Oak Manor's berm?
    a. We would have to determine the height of Oak Manor's berm, but we believe that our proposed berm along Oak Road is generally consistent with Oak Manor's berm.

7. What about this proposal is different than the prior proposal?
    a. We have added additional real estate to this new proposal and we are working with the City to assist in addressing issues related to the intersection improvements at 161st Street and Oak Road.

8. At the Council meeting there was some general discussion about a fund for the intersection improvements at the intersection of 161st Street and Oak Road? What amounts were being discussed? Was the cost of the Sokol parcel included in these amounts? Has this fund been fully agreed to? What were the timing of these discussions?
    a. We are currently working on the details of this potential agreement, but it has not been finalized. Generally, the fund would consist of $250,000 that the City could apply toward the future intersection improvements. The cost that MI would incur to purchase the Sokol property is separate from and not included in the $250,000 amount. These discussions began to occur with the City at the conclusion of the Plan Commission process and recommendation.

9. Do you believe that your proposal is consistent with the Comprehensive Plan?
    a. We believe that our proposal is consistent with the Comprehensive Plan.

10. Why can't MI build homes with more "quality" on larger lots and with more square footage?
    a. We do believe our homes are of high quality. The architecture of the proposed homes, the size and square footage of the proposed homes and the size of the proposed lots are in response to what MI believes will meet a market demand based on its experience.

11. We think the proposed price ranges will have a negative impact on the existing and adjacent homes.
    a. We conservatively anticipate that the general, estimated price range for homes in Tamarack will range between $325,000 to $375,000. We do not believe that this price range will have a negative impact on the surrounding home prices.

12. The Comprehensive Plan for this area calls for lower density housing.
    a. The density that we are proposing is within the range suggested by the Comprehensive Plan.

13. What is different about Tamarack compared to the project that was recently approved for 161st Street and Union Street?
    a. The architectural standards proposed by the Tamarack PUD are higher than the standards set forth in the Union Street proposal.

14. How many lots can accommodate a side load garage?
    a. We would estimate that maybe 4 lots could accommodate a side load garage, but we would need to confirm that.

15. What is the diameter and depth of the pipeline?
    a. We would need to obtain that information from our civil engineer. However, MI has had discussion and communications with the pipeline company and they are aware of the proposed site plan and have no objections to it. MI will comply with all standards, requirements and regulations that may govern construction, set-backs and separation as it pertains to the pipeline and pipeline easement area.

16. How many lots could one build if this property were developed under SF2?
    a. Probably in the high 30's.

17. General comments were made about difference of opinion by neighbors regarding the number of proposed lots and the character of the proposed homes.

18. What is the approval process and timeline for the fund for the future intersection improvements for 161st Street and Oak Road? How many meetings did you have with the Mayor
    a. The Plan Commission is not involved in the approval process regarding this matter. We would anticipate that this matter may be concluded and finalized later in December.
    b. We probably had 5 or 6 meetings between various council members, Planning Staff members and the Mayor regarding this issue.
    c. It is not uncommon in Westfield, other jurisdictions in Hamilton County or other cities within Indiana for petitioner's to meet with a mayor, council members or planning staff members. It is also not uncommon for developers to work with municipalities regarding assistance or participation with road projects or other municipal projects.

19. What is the proposed lot size?
    a. The proposed PUD Ordinance defaults to the lot size requirement governed by the R4 zoning district which is 9,000 square feet.

20. Did you submit a traffic study?
    a. Yes, we submitted a traffic study during the prior Tamarack proposal based on 53 lots.

21. How close will homes be to the existing pipelines?
    a. We would estimate that homes would be between 45' to 50' from the pipeline.
    b. MI will also provide prospective home buyers at the time they are considering purchasing a disclosure regarding the existence of the pipeline.

22. If your request is approved, how long will the build out take/
    a. MI would probably begin site work in the Spring or Summer of 2016, they may be able to complete the internal road and lots by Fall or Winter of 2016, first home may be ready for occupation around Spring of 2017 and from there final build out may take another 24 to 36 months. However, these are just estimates as there are sometimes factors out of our control, such as weather conditions, etc.

23. Why can't MI build larger and more expensive homes? When MI estimated its prices for the homes in Tamarack did they take into consideration the pipeline?
    a. MI is proposing to build high quality homes that we believe will be appropriate for this area and they are designed to address a market need.
    b. MI analyzes many factors were trying to determine estimated price ranges for a proposed subdivision. In this case, the pipeline was but one of many factors they considered.

Neighborhood Meeting Sign In-Sheet

Tamarack PUD Ordinance Docket No. 1512-PUD-25

Monday, November 30, 2015 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

NAME	ADDRESS	PHONE	EMAIL
1. Roy Maynard	16425 Oak Manor	997-6007	Roy.Maynard@yahoo.co
2. Brian Collier	16429 Oak Manor Dr.	289-5425	info@paramountmortgages.com
3. Jonathan Dilley	16421 Oak Manor Dr	202 714 4154	JDilley@PLTW.org
4. Dave Mueller	2812 Oak Park Cir	867-2802	insects1td@aol.com
5. Steve Hoover	649 Palmyra Dr	6074972	shoover@westfield.in.gov
6. Jim Ake	543 Potomac Ct	730.4959	jake@westfield.in.gov
7. Cindy Spoljaric	16131 Chancellor Rd. Way	695-6673	cspoljaric@westfield.in.gov
8. Ron Loera	16405 Oak Manor Dr	504-5092	Ronloera@yahoo
9. Randall Tatum	16250 Oak Rd	8672903	rstllc@comcast.net
10. Susie Tatum	16250 Oak Rd	8672903	rska.tatum@comcast.net
11. Guy Markusfeld	16412 Oak Rd.	896-2352	gmarkusfeld@gim.com
12. Victor Isbell	2728 Oak Park Cir.	840-4460	visbell1@gmail.com
13. Mary Beth Mueller	2812 Oak Park Cir	867-2802	mbmueller@gmail
14. Dennis Theurer	16200 Carey Rd.	896-3440	dennistheurer@frontier.com
15.			
16.			
17.			
18.			
19.			
20.			

PROJECT NARRATIVE

"Tamarack" is a proposed residential subdivision consisting of approximately 53 lots on approximately 34.896 +/- acres. The site is generally located north of and adjacent to 161st Street and east of and adjacent to Oak Road in Westfield, Indiana.

MI Homes of Indiana, LP, has filed a rezone application to allow development of the "Tamarack" community. The Real Estate is currently zoned SF-2 pursuant to the City of Westfield's Unified Development Ordinance and MI Homes of Indiana, LP, is requesting to rezone the Real Estate to the Tamarack Planned Unit Development Ordinance.

Petition Number:	1512-SPP-25 & 1512-ODP-25
Subject Site Address:	West of Ditch Road, between 151st and 156th
Petitioner:	Estridge Development Management LLC
Request:	Petitioner requests Development Plan and Primary Plat review for 471 single-family residential lots on approximately 138.8 acres+/- in the Harmony PUD District
Current Zoning:	Harmony PUD District, Underlying Zoning is SF-4
Current Land Use:	Agricultural
Approximate Acreage:	138.8 acres+/-
Property History:	Harmony PUD Ordinance 12-14 Harmony PUD Text Amendment Ordinance 14-55 Harmony PUD Text Amendment Ordinance 15-18
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Detailed Development Plan 5. Landscape Plan 6. Waiver Requests
Staff Reviewer:	Pam Howard, Associate Planner

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the December 7, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

- **Staff Comment - All current SF-4 standards have been modified by the Harmony PUD Ordinance.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

- **Staff Comment - This project does not fall within a Floodplain.**

Wellhead Protection District Overlay (Article 5.7)

- **Staff Comment - This project does not fall within a Wellhead Protection Zone.**

Development Standards (Chapter 6)

Accessory Use and Building Standards (Article 6.1)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Architectural Standards (Article 6.3)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Building Standards (Article 6.4)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Height Standards (Article 6.6)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:
    a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
        - **Staff Comment - COMPLIANT**
    b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
        - **Staff Comment -See section 6.19 below**
    c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
        - **Staff Comment - Working with petitioner to ensure compliance**
    d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
        - **Staff Comment – COMPLIANT per note 2 on the landscape plan**

e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
    - **Staff Comment – COMPLIANT per note 1 on landscape plan.**

f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
    - **Staff Comment - COMPLIANT**

g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
    - **Staff Comment - COMPLIANT**

2. Detention and Retention Areas:
    a. Natural Appearance:
        - Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
        - Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
        - Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
        - **Staff Comment - COMPLIANT**

    b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
        - **Staff Comment - COMPLIANT**

    c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
        - **Staff Comment – Petitioner working with WPWD to ensure compliance.**

3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
    a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
        - **Staff Comment - COMPLIANT**
    b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.
        - **Staff Comment - COMPLIANT**
    c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
        - **Staff Comment - COMPLIANT**
4. Minimum Lot Landscaping Requirements
    a. Single Family Residential (per Lot under 8,000 SF)
        - Shade Trees – 2
        - Ornamental or Evergreen Trees – 1
        - Shrubs – 4
        - **Staff Comment - COMPLIANT**
    b. Single-Family Residential (per Lot over 8,000 SF)
        - Shade Trees – 4
        - Ornamental or Evergreen Trees – 2
        - Shrubs – 4
        - **Staff Comment - COMPLIANT**
    c. Open Space/Common Area (per acre)
        - Shade Trees, Ornamental, or Evergreen Trees – 10
        - Shrubs – 0
        - **Staff Comment - COMPLIANT**
5. Foundation Plantings
    - **Not Applicable to DPR. To be reviewed at building permit stage.**
6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
    a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The

landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.

- **Staff Comment – Superseded by Harmony PUD**

b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

- **Staff Comment - Not Applicable.**

c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.

Staff Comment - Petitioner working with WPWD to ensure compliance.

7. Buffer Yard Requirements
   - **Staff Comment - Not Applicable. Superseded by Harmony PUD.**
8. Parking Area Landscaping
   - **Staff Comment – Not Applicable.**

Lighting Standards (Article 6.9)

- **Staff Comment – N/A.**

1. All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
3. All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

4. Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
5. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
   - **Staff Comment – See PUD section**
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
   - **Staff Comment – See PUD section**

Outdoor Storage and Display (Article 6.21)

1. Residential Districts (regarding Recreational Vehicles)
   - **Staff Comment - Will be monitored by Code Enforcement for compliance.**
2. Business Districts
   - **Staff Comment - Not Applicable.**
3. Industrial Districts
   - **Staff Comment - Not Applicable.**

Outdoor Café and Eating Areas (Article 6.13)

- **Staff Comment - Not Applicable**

Parking Standards (Article 6.14)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

- **Staff Comment - The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.**

Vision Clearance Standards (Article 6.19)

1. No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.
   - **Staff Comment – Compliant if waiver is granted.**

Yard Standards (Article 6.21)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

- **Staff Comment - Petitioner working with WPWD to ensure compliance..**

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.
   - **Staff Comment – Working with petitioner to ensure compliance for block containing lots 569-606.**

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.
   - **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**
2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.

- **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**

3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
   - **Staff Comment - Acknowledged.**
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.
   - **Staff Comment – Working with petitioner to ensure compliance.**

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
   - **Staff Comment - See Open Space landscaping requirements above.**
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
   - **Staff Comment - COMPLIANT**
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
   - **Staff Comment - COMPLIANT**
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
   - **Staff Comment - Acknowledged. Should be included in covenants document.**
5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
   - **Staff Comment - Amenities will be reviewed during a subsequent Detailed Development Plan Review(s).**
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open

Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.

- **Staff Comment - Not applicable to this submittal. Other amenities which require an ILP will be reviewed during a subsequent Detailed Development Plan Review(s).**

7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
   - **Staff Comment - Acknowledged.**
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
   - **Staff Comment - Working with petitioner to ensure compliance.**
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
   - **Staff Comment - COMPLIANT**
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
    - **Staff Comment - Acknowledged.**

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may

require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

Staff Comment - Petitioner working with WPWD to ensure compliance.

4. Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

   Staff Comment - Petitioner working with WPWD to ensure compliance.

5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

   Staff Comment - COMPLIANT

6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

   Staff Comment - Not applicable.

7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
   - **Staff Comment - COMPLIANT**

9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
   - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
    - **Staff Comment - Petitioner working with WPWD to ensure compliance.**

Storm Water Standards (Article 8.8) **- Petitioner working with WPWD to ensure compliance.**

Streets and Right-of-Way Standards (Article 8.9) **– Petitioner working with WPWD to ensure compliance, some compliance dependent on waiver approval.**
Street Light Standards (Article 8.10) **– Petitioner working with WPWD to ensure compliance.**
Street Sign Standards (Article 8.11) **--Petitioner working with WPWD to ensure compliance.**
Surety Standards (Article 8.12) **– Petitioner working with WPWD to ensure compliance.**

Processes and Permits (Chapter 10)
Development Plan Review (Article 10.7)

1. Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
    - **Staff Comment - Acknowledged.**

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
    a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i)Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
        - **Staff Comment - COMPLIANT**
    b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
        - **Staff Comment - COMPLIANT**
    c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
        - Proposed name of the subdivision.
            - **Staff Comment - COMPLIANT**
        - Names and addresses of the owner, owners, land surveyor or land planner.
            - **Staff Comment - COMPLIANT**
        - Title, scale, north point and date.

- **Staff Comment - COMPLIANT**

- Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
  - **Staff Comment - COMPLIANT**
- Easements (locations, widths and purposes).
  - **Staff Comment - Petitioner working with WPWD, HCSO, and utilities to ensure compliance.**
- Statement concerning the location and approximate size or capacity of utilities to be installed.
  - **Staff Comment - Petitioner working with WPWD and utilities to ensure compliance.**
- Layout of Lots (showing dimensions, numbers and square footage);
  - **Staff Comment - COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
  - **Staff Comment - COMPLIANT**
- Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
  - **Staff Comment - COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
  - **Staff Comment - COMPLIANT**
- Building setback lines.
  - **Staff Comment - COMPLIANT**
- Legend and notes.
  - **Staff Comment - COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
  - **Staff Comment - Petitioner working with WPWD and HCSO to ensure compliance.**
- Other features or conditions which would affect the subdivision favorable or adversely.
  - **Staff Comment - COMPLIANT**

- A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
    - **Staff Comment - COMPLIANT**
- A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
    - **Staff Comment - Petitioner working with WPWD to ensure compliance.**
- If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
    - **Staff Comment - Not applicable.**
- If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
    - **Staff Comment - Petitioner working with HCSO to ensure compliance.**
- If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
    - **Staff Comment - Petitioner working with IDNR to ensure compliance.**

d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

- **Staff Comment - COMPLIANT.**

DEVELOPMENT PLAN REVIEW

Harmony PUD (Ordinance 12-14)(Amendments: Ordinance 14-55, Ordinance 15-18)

Section 1.3. Open/Green Space. (As amended via Ordinance 14-55) A minimum of 63 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

- **Staff Comment – COMPLIANT**

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

- **Staff Comment – COMPLIANT**

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.

- **Staff Comment – COMPLIANT**

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

- **Staff Comment – COMPLIANT**

Section 3.3. Development Requirements.
A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

- **Staff Comment – Working with Petitioner to confirm lot classifications and ensure compliance.**

Mew Lots (Lots 331-335, 349-353, 411-421, 427-435, 565-568, 629-635, 667-681, 685-688)

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 0' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **COMPLIANT**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

42' Alley-Load Lots (Lots 231, 235-238, 240-245, 247-255, 336-341, 342-348, 454-459, 462-469, 472-490, 505-521, 523-526, 529-530, 560-564, 621, 623-624, 627, 652-657, 682-684)

1. Minimum Lot Width at Building Line – 42' – **COMPLIANT**
2. Minimum Lot Area – 3,780 SF (reduced to 3,654 SF due to ROW increase) – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 30' – **COMPLIANT**

4. Minimum House Size (total square footage) – 1,400 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 10' (reduced to 7' due to ROW increase)– **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **COMPLIANT**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

50' Alley-Load Lot (Lots 228-230, 232-234, 239, 246, 284-285, 460-461, 470-471, 522, 527-528, 617-620, 622, 625-626, 628)

1. Minimum Lot Width at Building Line – 50' – **COMPLIANT**
2. Minimum Lot Area – 5,500 SF (reduced to 5,350 SF due to ROW increase) – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 1,700 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 750 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback (reduced to 7' due to ROW increase)– 10' – **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **COMPLIANT**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

60' Front-Load Lots (Lots 257-261, 264-268, 270-280, 283, 287-292, 294, 296, 299-300, 302-303, 306-308, 311-315, 318-328, 330, 354-365, 368-389, 392-393, 395, 398, 400-401, 404-410, 439-440, 443-444, 447-448, 451-452, 492-501, 504, 532-533, 535-539, 543-548, 550-554, 557-59, 569-581, 584, 586-590, 593-603, 610-611, 613, 641-648, 658-661, 664-666, 6889-698)

1. Minimum Lot Width at Building Line – 60' – **COMPLIANT**
    a. Minimum Lot Area – 7,200 SF (reduced to 7,020 SF due to ROW increase)– **Working with petitioner to ensure compliance.**
2. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
3. Minimum House Size (total square footage) – 2,000 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
4. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**

5. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Front Yard Setback – 20' (reduced to 17' due to ROW increase)– **COMPLIANT**
7. Minimum Side Yard Setback – 5' – **COMPLIANT**
8. Minimum Rear Yard Setback – 20' – **COMPLIANT**

70' Front-Load Lots (Lots 281-282, 286, 293, 295, 297-298, 301, 304-305, 329, 309-310, 316-317, 366-367, 390-391, 394, 396-397, 399, 402-403, 441-442, 445-446, 449-450, 453, 491, 502-503, 531, 534, 540-542, 549, 555-556, 582-583, 585, 591-592, 604-609, 612, 614-616, 636-640, 649-651, 662-663)

1. Minimum Lot Width at Building Line – **COMPLIANT**
2. Minimum Lot Area – 8,400 SF (reduced to 8,190 SF due to ROW increase) – **COMPLIANT**
3. Minimum Lot Frontage on a Public Way – 40' – **COMPLIANT**
4. Minimum House Size (total square footage) – 2,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
5. Minimum Ground Level Area (1-story) – 1,200 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
6. Minimum Ground Level Area (2-story) – 800 SF – **Not Applicable to DPR. To be reviewed at building permit stage.**
7. Minimum Front Yard Setback – 20' (Reduced to 17' due to ROW increase)– **COMPLIANT**
8. Minimum Side Yard Setback – 5' – **COMPLIANT**
9. Minimum Rear Yard Setback – 20' – **COMPLIANT**

Additional Restrictions:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.

- **Staff Comment – COMPLIANT**

2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.

- **Staff Comment – COMPLIANT**

The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.

- **Staff Comment – Acknowledged**

B. Development Amenities.

A recreation area shall be located immediately north of 151st Street west of Ditch Road and shall comply with the 50' alley-loaded lot standards noted above; except, that the community building shall be a minimum of 1,000 s.f. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a

minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a playground area.

- **Staff Comment – Review in process 1510-DDP-19.**

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

2. The recreation area within the Single Family Residential District, and

- **Staff Comment – Reviewed with 1510-DDP-19**

Section 5.2. Buffer Yard Requirements.

A. Buffer yards shall not be required internal to the Real Estate.

- **Staff Comment – COMPLIANT**

B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.

- **Staff Comment – COMPLIANT**

C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.

- **Staff Comment –Buffer size is compliant, working with petitioner to ensure that planting numbers are compliant.**

D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.

- **Staff Comment – Buffer size is compliant, working with petitioner to ensure that planting numbers are compliant.**

Staff Comments

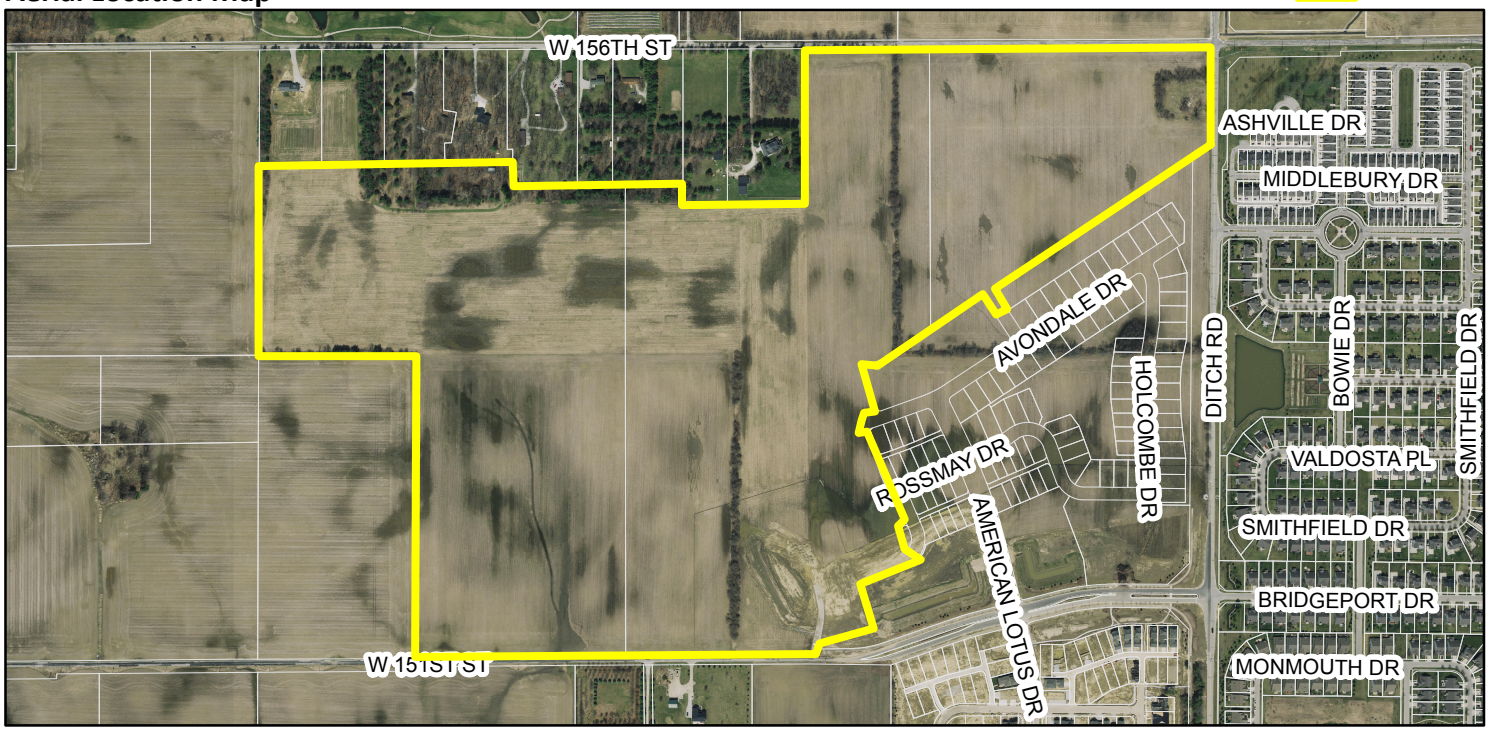
1. 1512-SPP-25 (Primary Plat) and 1512-ODP-25 (Overall Development Plan) are eligible for a public hearing at the December 7, 2015 meeting of the APC. No action is required of the APC at this time.
2. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Property Location Map
Harmony Sections 4-7
1512-SPP25 & 1512-ODP-25

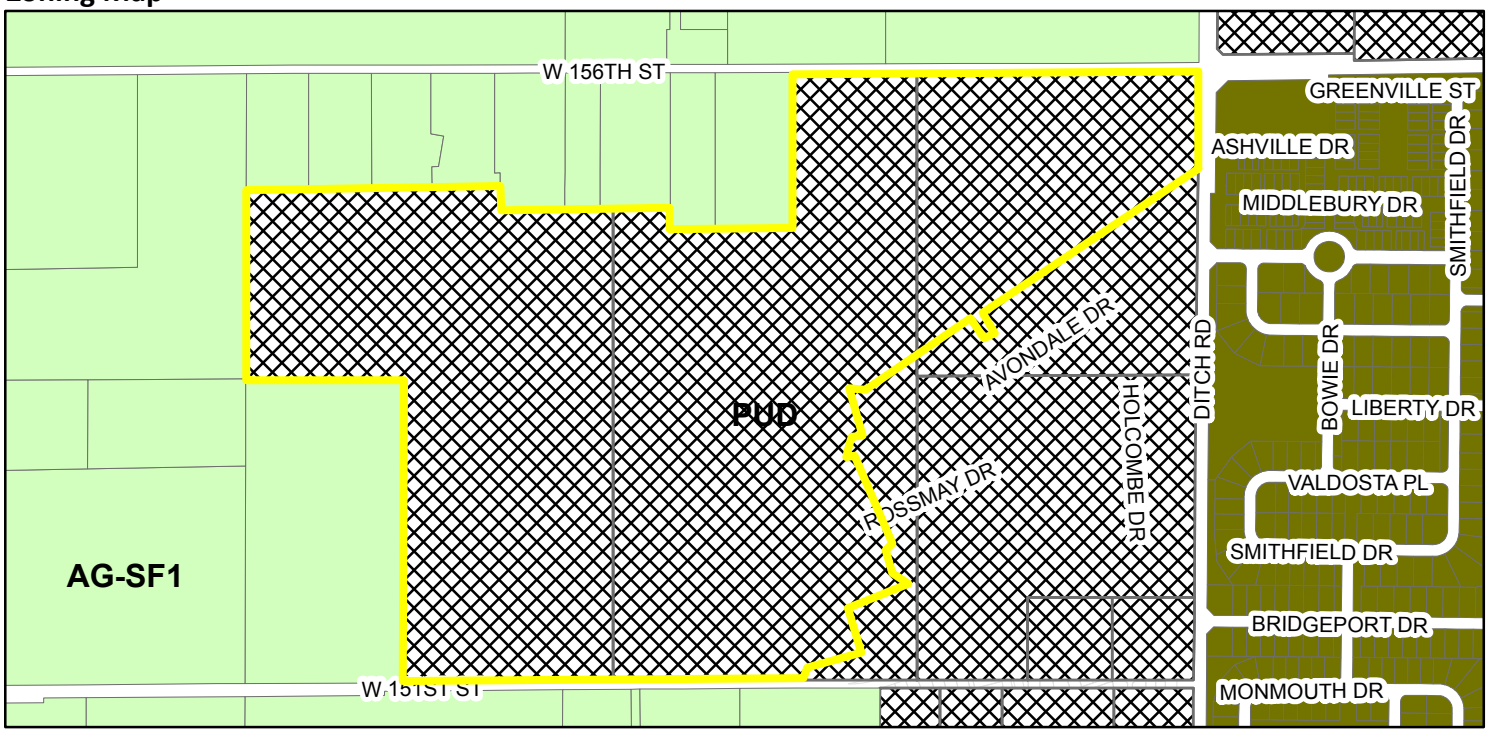
N
W E
S
Not To Scale

Aerial Location Map

Subject Parcel



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-3 Cluster
- Parcel

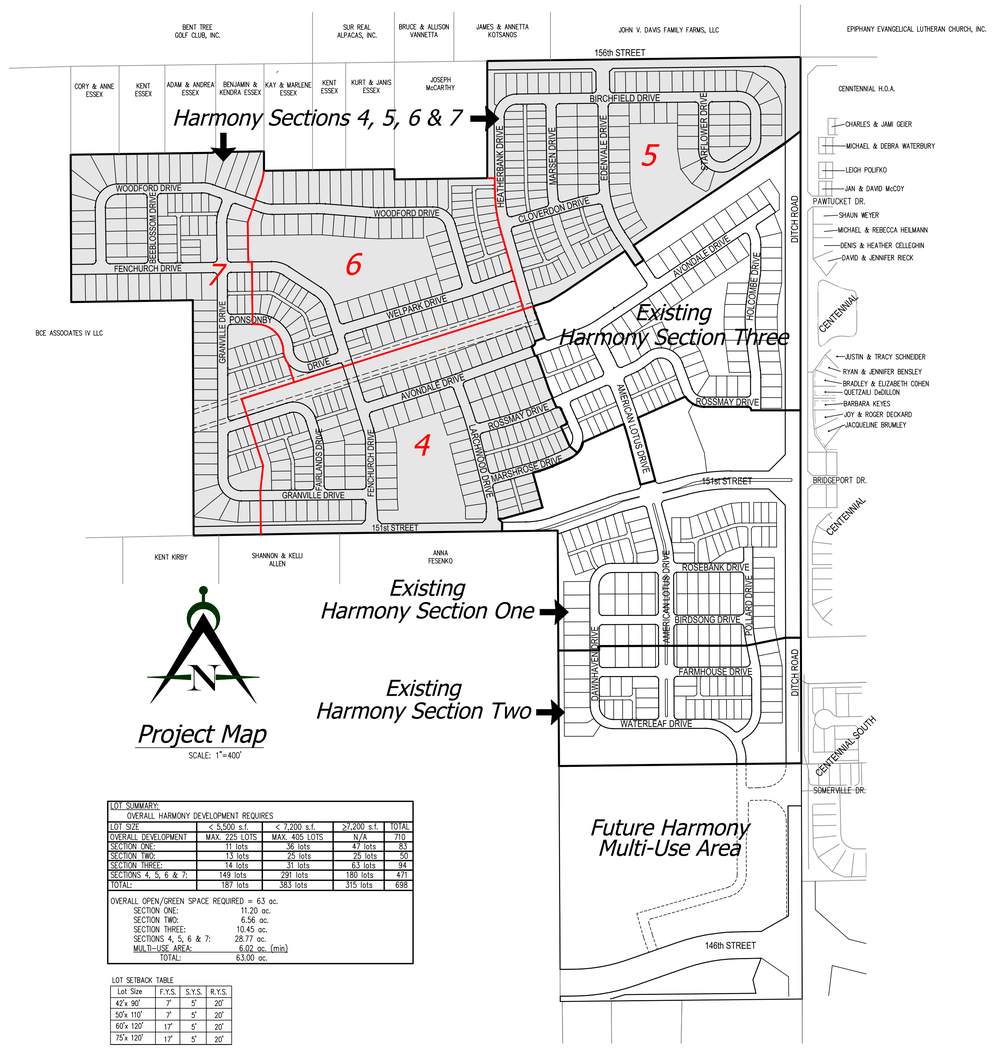
HARMONY
SECTIONS 4, 5, 6 & 7
PRIMARY PLAT

SECTION 16, T18N, R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Indiana 811 — Know what's below. Call before you dig.

Sheet Index

Sheet No.	Description
P100	Title Sheet
P101–P106	Primary Plat
P201–P205	Detailed Development Plan



LOT SUMMARY: OVERALL HARMONY DEVELOPMENT REQUIRES				
LOT SIZE:	< 5,500 s.f.	< 7,200 s.f.	≥7,200 s.f.	TOTAL
OVERALL DEVELOPMENT	MAX. 225 LOTS	MAX. 405 LOTS	N/A	710
SECTION ONE:	11 lots	36 lots	47 lots	83
SECTION TWO:	13 lots	25 lots	25 lots	50
SECTION THREE:	14 lots	31 lots	63 lots	94
SECTIONS 4, 5, 6 & 7:	149 lots	291 lots	180 lots	471
TOTAL:	187 lots	383 lots	315 lots	698

OVERALL OPEN/GREEN SPACE REQUIRED = 63 ac.

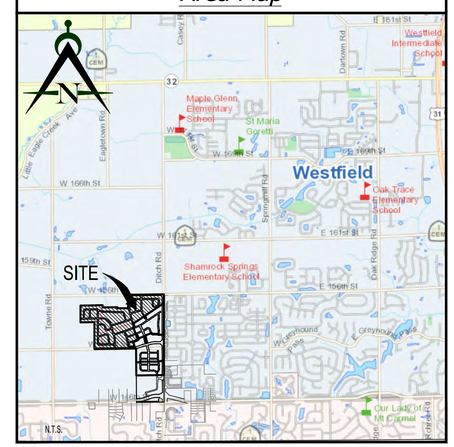
SECTION ONE:	11.20 ac.
SECTION TWO:	6.56 ac.
SECTION THREE:	10.45 ac.
SECTIONS 4, 5, 6 & 7:	28.77 ac.
MULTI-USE AREA:	6.02 ac. (min)
TOTAL:	63.00 ac.

LOT SETBACK TABLE

Lot Size	F.Y.S.	S.Y.S.	R.Y.S.
42'x 90'	7'	5'	20'
50'x 110'	7'	5'	20'
60'x 120'	17'	5'	20'
75'x 120'	17'	5'	20'

F.Y.S. – FRONT YARD SETBACK
S.Y.S. – SIDE YARD SETBACK
R.Y.S. – REAR YARD SETBACK

Area Map



Developer:

Estridge Development Management, LLC
12965 Old Meridian Street
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317-669-6209
Contact: Bryan Stumpf
Email: BryanStumpf@estridge.net

Engineer:

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Ph. 317-769-2916
Fax: 317-769-3880
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Email: jkittle@innovativeeci.com

REVISIONS:

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Estridge Development Management, LLC
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Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Title Sheet

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P100

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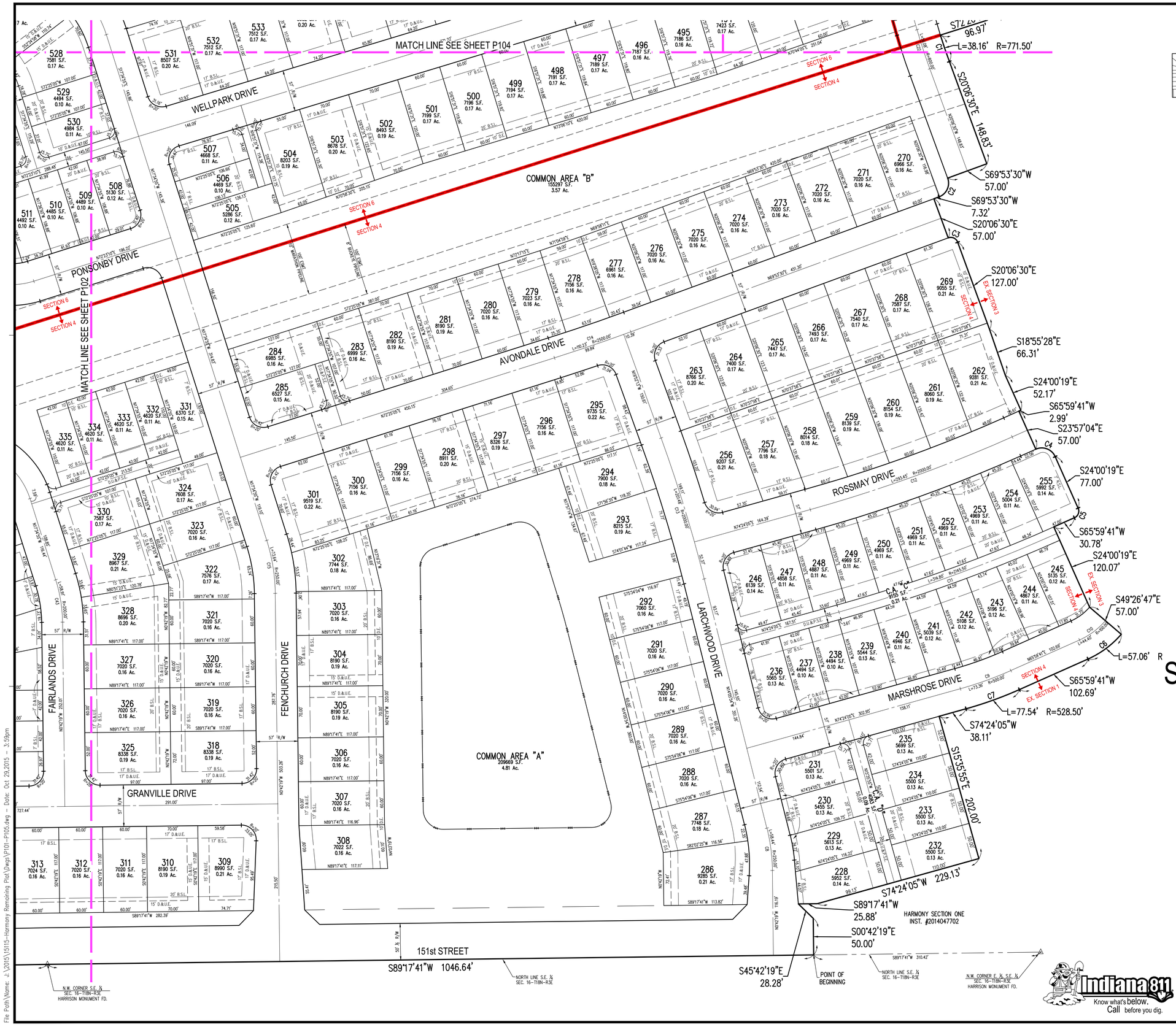

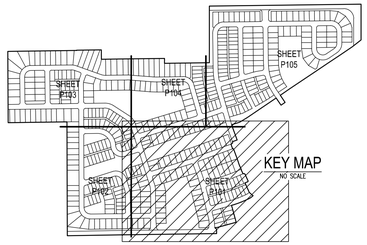

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

LEGEND

B.S.L. –BUILDING SETBACK LINE
D.&U.E. –DRAINAGE & UTILITY EASEMENT
R.D.E. –REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. –DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. –DRAINAGE, UTILITY & LANDSCAPE EASEMENT
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Developer/Owner:
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Indiana 811
Know what's below. Call before you dig.

File Path\Name: J:\2015\15115-Harmony Remaining Plat\Dwgs\P101-P105.dwg – Date: Oct 29,2015 – 3:59pm

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Harmony Sections 4, 5, 6 & 7 Primary Plat
Westfield, Indiana
Primary Plat

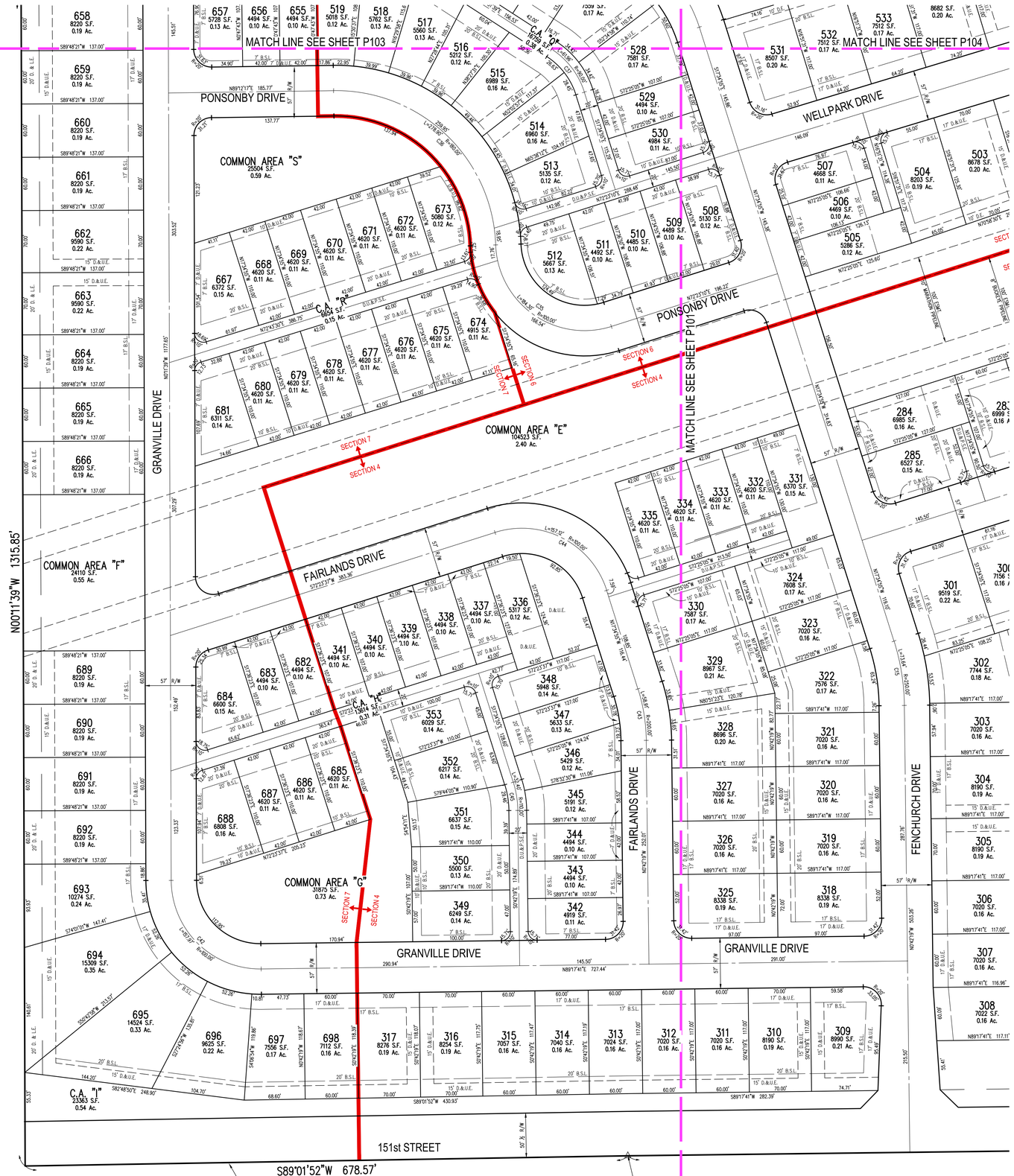
PRELIMINARY PENDING AGENCY APPROVAL

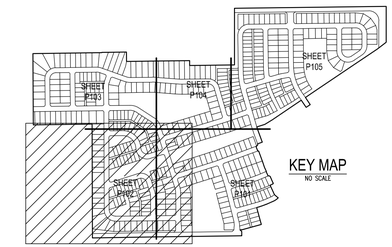
DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P101





KEY MAP
NO SCALE

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
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Harmony Sections 4, 5, 6 & 7 Primary Plat
Westfield, Indiana
Primary Plat

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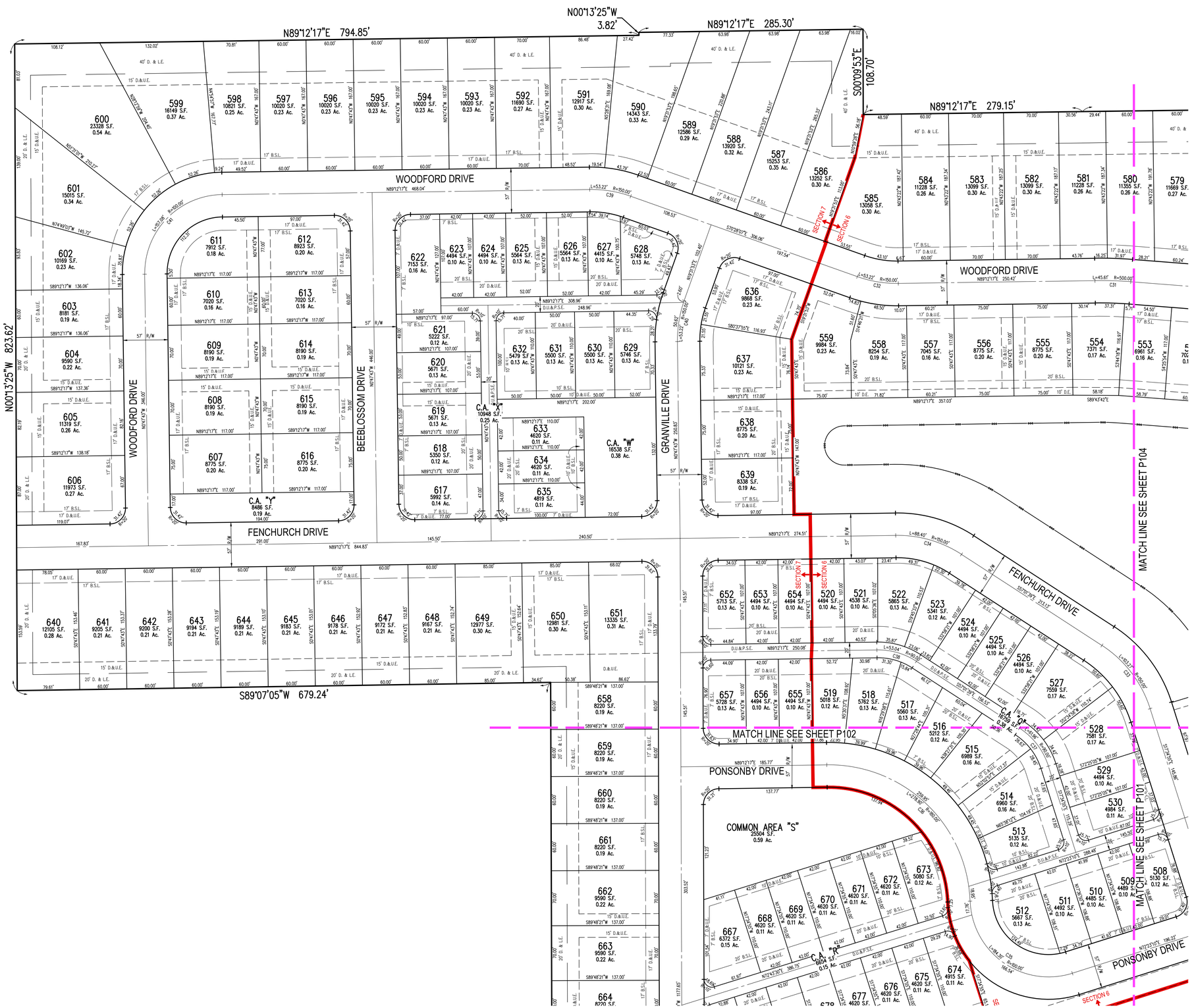
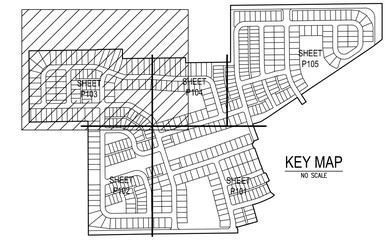
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P102





KEY MAP
NO SCALE

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Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

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ISSUED:	CHECKED BY:

JOB NUMBER: 15115

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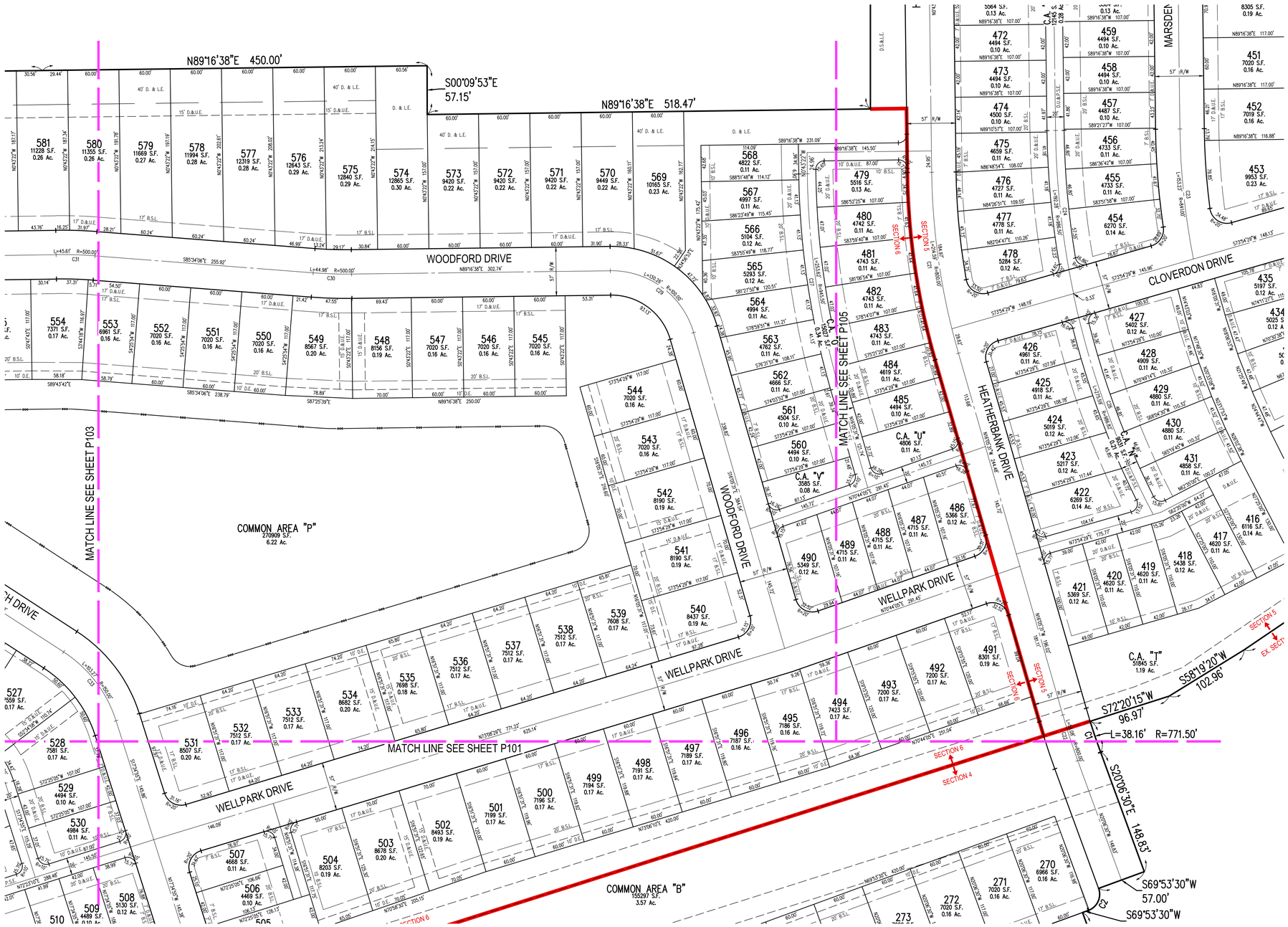

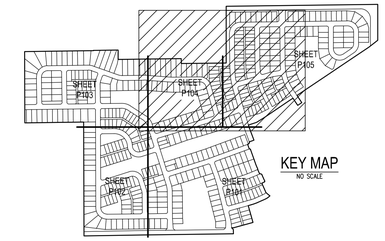

KEY MAP
NO SCALE

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HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

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REVISIONS:

PREPARED FOR:
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Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

PRELIMINARY
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AGENCY
APPROVAL

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ISSUED:	CHECKED BY:

JOB NUMBER: 15115

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REVISIONS:

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317-669-6209

GRAPHIC SCALE

60' 0 30' 60'

(IN FEET)
1 inch = 60 ft.

HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

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KEY MAP
NO SCALE

Indiana 811
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Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P105

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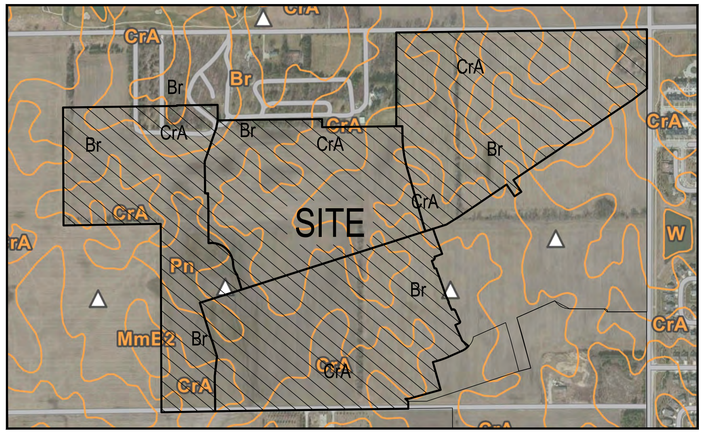


SOILS MAP

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WETNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW. WHERE SLOPES ARE OVER 2 PERCENT, EROSION IS A HAZARD. WETNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MEDIUM; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	38.16'	771.50'	2° 50' 02"	S18° 41' 29"E	38.16'	19.08'
C2	31.42'	20.00'	90° 00' 00"	N24° 53' 30"E	28.28'	20.00'
C3	15.71'	10.00'	90° 00' 00"	N65° 06' 30"W	14.14'	10.00'
C4	31.42'	20.00'	90° 00' 00"	N69° 00' 19"W	28.28'	20.00'
C5	15.71'	10.00'	90° 00' 00"	N20° 59' 41"E	14.14'	10.00'
C6	57.06'	128.50'	25° 26' 28"	N53° 16' 27"E	56.59'	29.01'
C7	77.54'	528.50'	8° 24' 24"	N70° 11' 53"E	77.48'	38.84'
C8	58.44'	250.00'	13° 23' 35"	N7° 24' 06"W	58.30'	29.35'
C9	73.36'	500.00'	8° 24' 24"	N70° 11' 53"E	73.30'	36.75'
C10	44.40'	100.00'	25° 26' 28"	N53° 16' 27"E	44.04'	22.57'
C11	314.80'	2145.50'	8° 24' 24"	N70° 11' 53"E	314.52'	157.68'
C12	293.45'	2000.00'	8° 24' 24"	N70° 11' 53"E	293.19'	146.99'
C13	201.48'	2000.00'	5° 46' 19"	N16° 59' 03"W	201.39'	100.83'
C14	110.23'	2500.00'	2° 31' 35"	N71° 09' 17"E	110.23'	55.13'
C15	73.64'	250.00'	16° 52' 36"	N9° 08' 37"W	73.37'	37.09'
C16	318.34'	550.00'	33° 09' 48"	S17° 18' 16"E	313.92'	163.77'
C17	158.34'	100.00'	90° 43' 22"	N45° 21' 41"W	142.31'	101.27'
C18	97.60'	100.00'	55° 55' 18"	N27° 57' 39"E	93.77'	53.08'
C19	216.56'	100.00'	124° 04' 42"	S62° 02' 21"E	176.65'	188.38'
C20	157.08'	100.00'	90° 00' 00"	S44° 16' 38"W	141.42'	100.00'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	214.59'	800.00'	15° 22' 09"	S8° 24' 27"E	213.95'	107.94'
C22	56.08'	800.00'	4° 00' 59"	S18° 06' 01"E	56.07'	28.05'
C23	153.23'	841.00'	10° 26' 21"	S5° 56' 33"E	153.02'	76.83'
C24	192.28'	986.50'	11° 10' 04"	S6° 18' 24"E	191.98'	96.45'
C25	187.29'	695.50'	15° 25' 44"	S17° 50' 30"E	186.72'	94.21'
C26	275.59'	986.82'	16° 00' 03"	S19° 53' 33"E	274.70'	138.70'
C27	253.62'	945.50'	15° 22' 09"	S8° 24' 27"E	252.86'	127.58'
C28	21.20'	200.00'	6° 04' 28"	S76° 56' 43"W	21.19'	10.61'
C29	130.26'	100.00'	74° 37' 51"	N53° 24' 27"W	121.24'	76.22'
C30	44.98'	500.00'	5° 09' 16"	S88° 08' 44"E	44.97'	22.51'
C31	45.61'	500.00'	5° 13' 37"	N88° 10' 55"W	45.60'	22.82'
C32	53.22'	150.00'	20° 19' 36"	S80° 37' 55"E	52.94'	26.89'
C33	103.27'	150.00'	39° 26' 44"	N37° 18' 17"W	101.24'	53.77'
C34	88.40'	150.00'	33° 46' 04"	N73° 54' 41"W	87.13'	45.53'
C35	184.30'	100.00'	105° 35' 43"	S54° 48' 58"E	159.30'	131.73'
C36	278.90'	180.00'	88° 46' 37"	N46° 24' 25"W	251.83'	176.20'
C37	61.96'	90.00'	39° 26' 44"	N37° 18' 17"W	60.74'	32.26'
C38	53.04'	90.00'	33° 46' 04"	N73° 54' 41"W	52.28'	27.32'
C39	53.22'	150.00'	20° 19' 36"	N80° 37' 55"W	52.94'	26.89'
C40	53.22'	150.00'	20° 19' 36"	S9° 22' 05"W	52.94'	26.89'

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	157.08'	100.00'	90° 00' 00"	S44° 12' 17"W	141.42'	100.00'
C42	157.97'	100.00'	90° 30' 39"	S45° 26' 59"E	142.05'	100.90'
C43	58.91'	200.00'	16° 52' 36"	N9° 08' 37"W	58.70'	29.67'
C44	157.12'	100.00'	90° 01' 28"	N62° 35' 39"W	141.45'	100.04'
C45	32.40'	110.00'	16° 52' 36"	N9° 08' 37"W	32.28'	16.32'

UTILITY STATEMENTS:

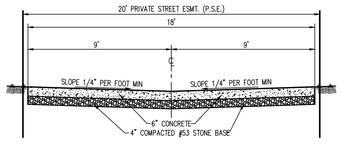
POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 151st STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

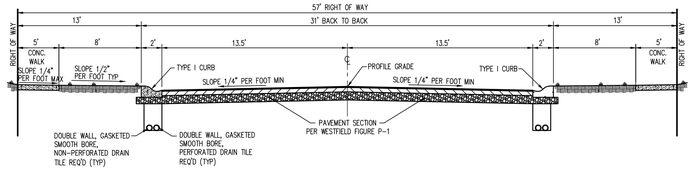
HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



TYPICAL ALLEY SECTION
NTS



NOTES:
1. The curb and gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see figure P-8.
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.
4. Front setbacks and lot areas may be reduced when using this section.

TYPICAL STREET SECTION – LOCAL STREET
NTS

Indiana 811
Know what's below. Call before you dig.

File Path\Name: J:\2015\15115-Harmony Remaining Plat\Dwgs\P106.dwg – Date: Oct 29,2015 – 4:00pm

Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3860

REVISIONS:

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana

Primary Plat

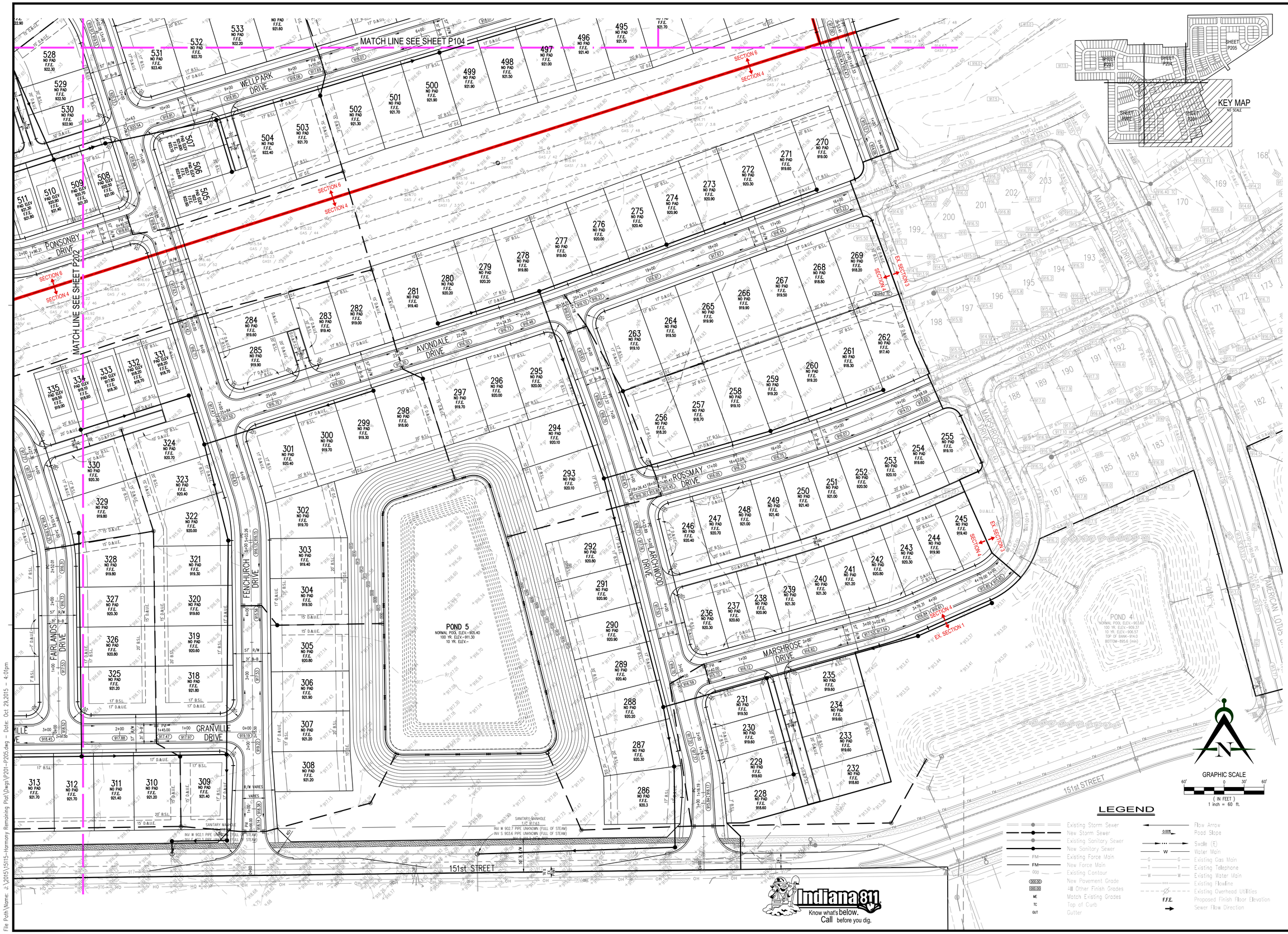
PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P106



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Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3060

REVISIONS:

PREPARED FOR:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7 Primary Plat

Westfield, Indiana

Detailed Development Plan

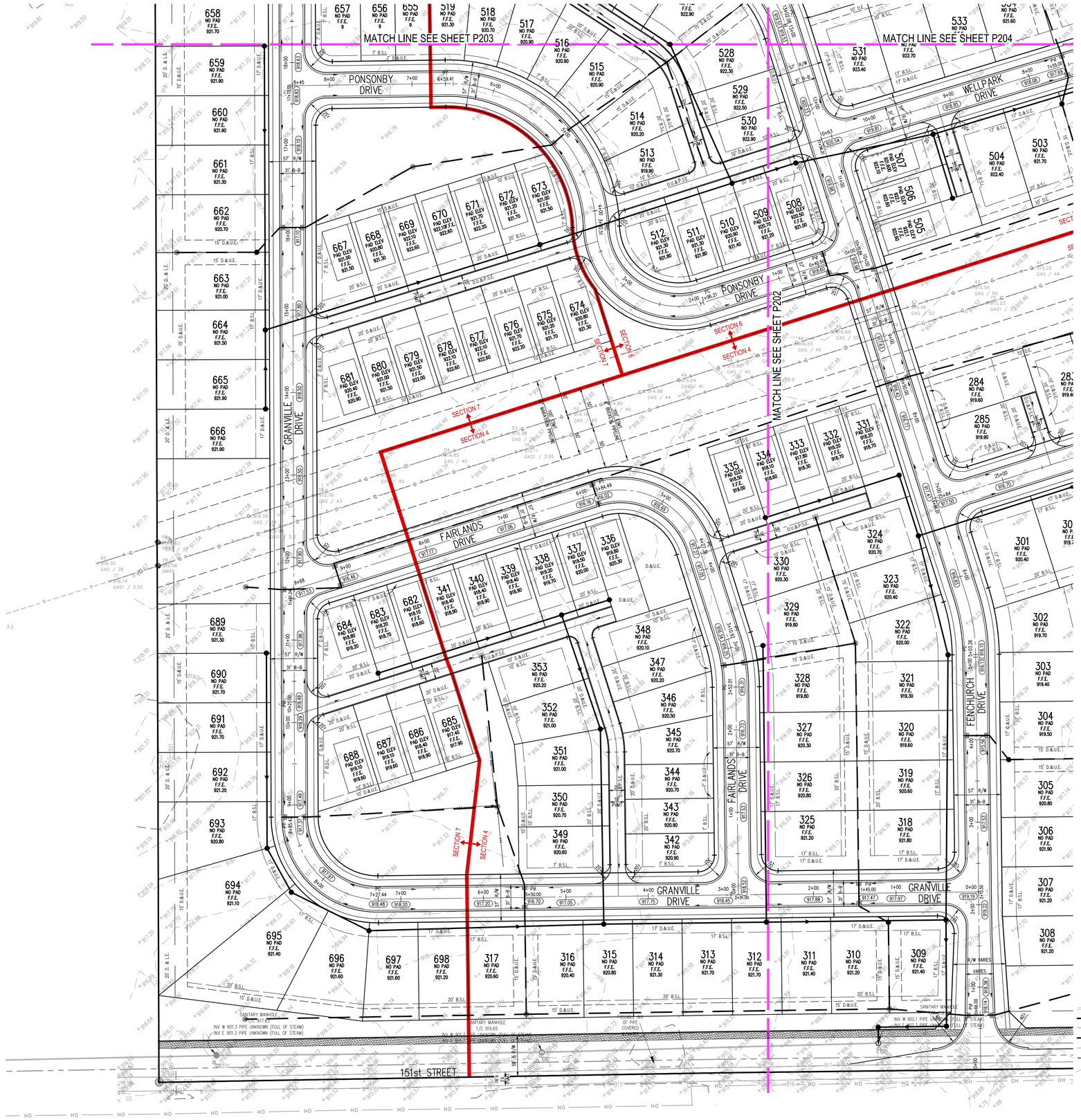
PRELIMINARY PENDING AGENCY APPROVAL

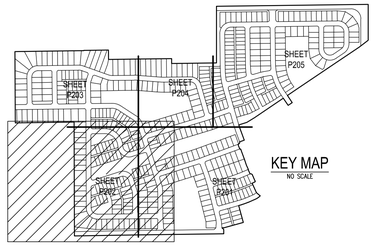
DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P201





KEY MAP
NO SCALE

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Road Slope
- Swale (E)
- Water Main
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction

Indiana 811
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REVISIONS:

PREPARED FOR:
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12965 Old Meridian Street
Carmel, IN 46032
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Harmony Sections 4, 5, 6 & 7 Primary Plat

Westfield, Indiana

Detailed Development Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
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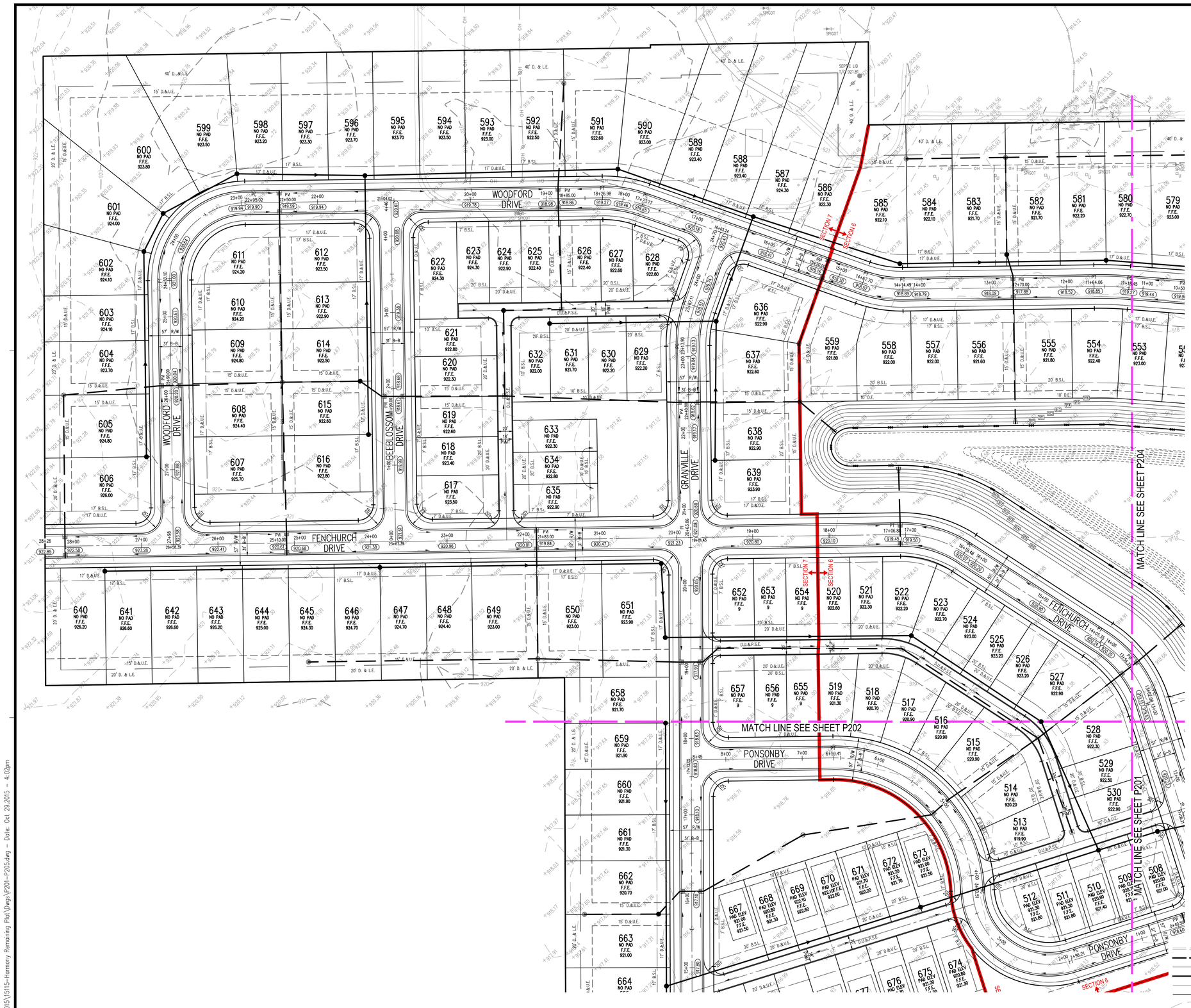
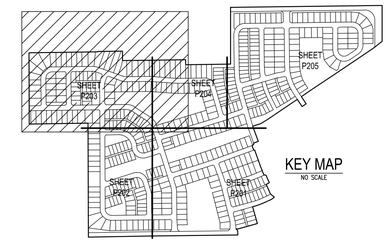
JOB NUMBER: 15115

SHEET # P202





KEY MAP
NO SCALE

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- New Pavement Grade
- All Other Finish Grades
- Match Existing Grades
- Top of Curb
- Gutter
- Flow Arrow
- Road Slope
- Swale (E)
- Water Main
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction

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Ph: 317-769-2916
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REVISIONS:

PREPARED FOR:

Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana

Detailed Development Plan

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
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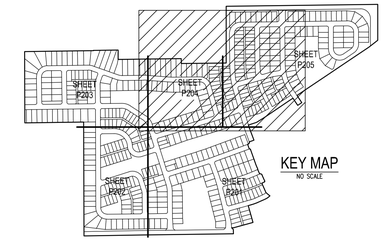
SHEET # P203



KEY MAP
NO SCALE

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1 inch = 60 ft.

LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- FM — Existing Force Main
- FM — New Force Main
- 000 — Existing Contour
- 000.00 — New Pavement Grade
- 000.00 — All Other Finish Grades
- MG — Match Existing Grades
- TC — Top of Curb
- GUT — Gutter
- Flow Arrow
- 0.00% — Road Slope
- Swale (ft)
- W — Water Main
- G — Existing Gas Main
- T — Existing Telephone
- W — Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- F.F.E. — Proposed Finish Floor Elevation
- Sewer Flow Direction

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REVISIONS:

PREPARED FOR:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7 Primary Plat

Westfield, Indiana

Detailed Development Plan

PRELIMINARY PENDING AGENCY APPROVAL

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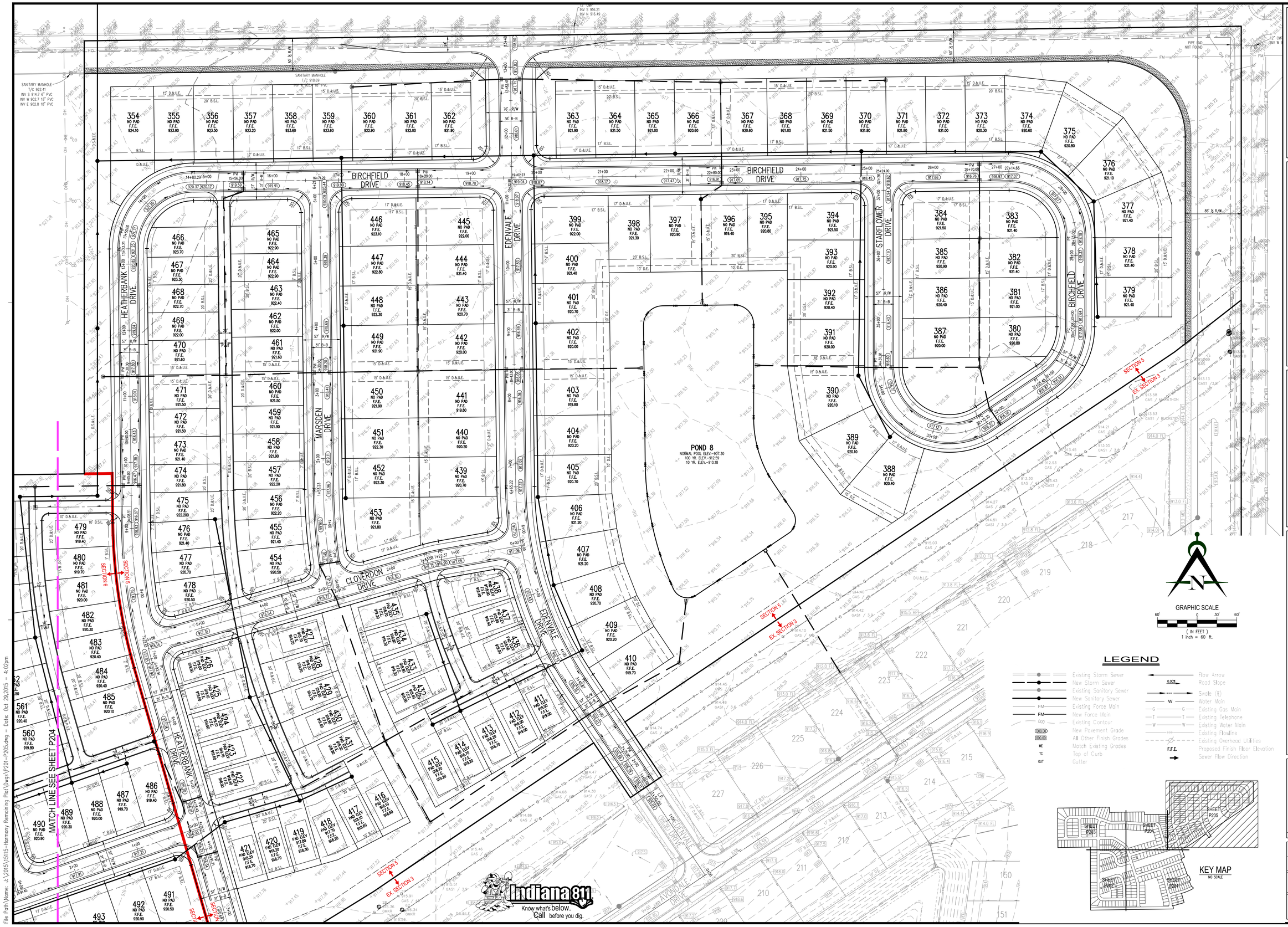
DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:
JOB NUMBER: 15115	
SHEET # P204	



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Force Main
- New Force Main
- Existing Contour
- New Pavement Grade
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- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Proposed Finish Floor Elevation
- Sewer Flow Direction

KEY MAP
NO SCALE

Innovative Engineering & Consulting, Inc.
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Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3860

REVISIONS:

PREPARED FOR:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat

Westfield, Indiana

Detailed Development Plan

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE: 10/30/15	DRAWN BY: kwk
ISSUED:	CHECKED BY:

JOB NUMBER: 15115

SHEET # P205

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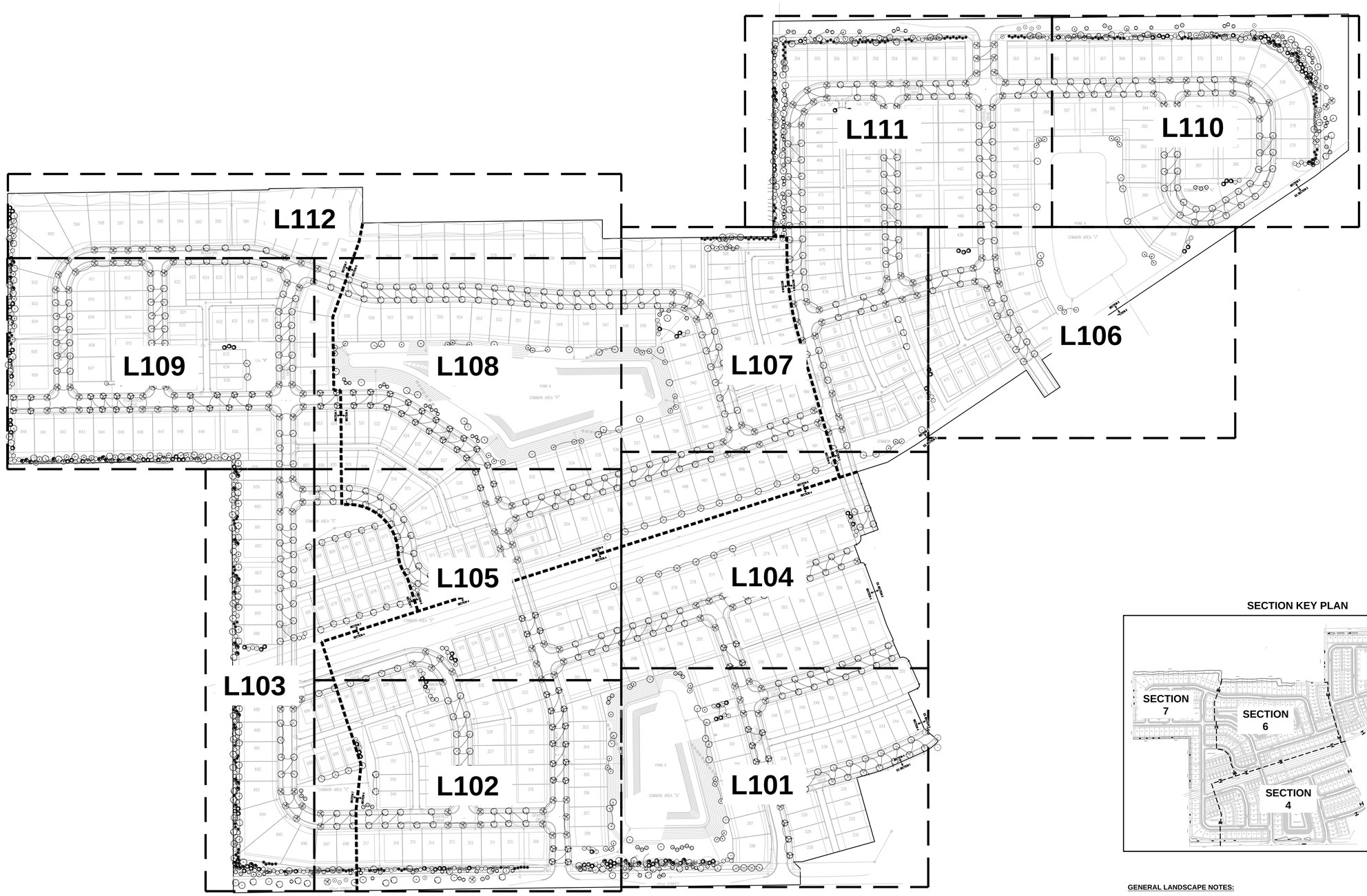
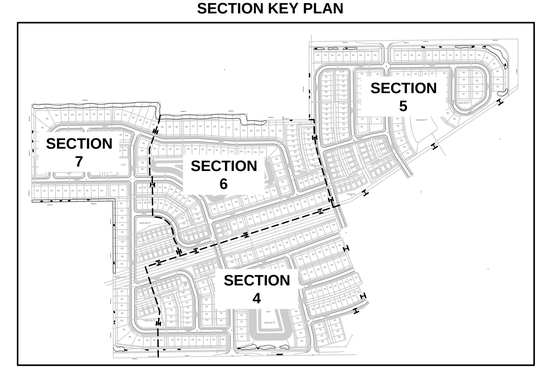


SECTION KEY PLAN



GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED.
2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
4. REFER TO SHEET L113 FOR PLANT SCHEDULES AND SHEET L114 FOR PLANTING DETAILS.
5. REFER TO SEPARATE SPECIFICATIONS FOR LANDSCAPE SPECIFICATIONS.

0 75 150 300

FISCHER DESIGN, LLC
5085 East State Road 32 | Lebanon | Indiana | 46052
317.910.6164 | fischerdesign@ds.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN KEY SHEET

SHEET #: L100

LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

LEGEND:

BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

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HARMONY SECTIONS 4, 5, 6 & 7

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY: RAF

CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L101

MATCHLINE - SEE SHEET L105

MATCHLINE - SEE SHEET L103

MATCHLINE - SEE SHEET L101

LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
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4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

LEGEND:

BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

COMMON AREA "G"

SECTION 7

SECTION 4

GRANVILLE DRIVE

FAIRLAND CHURCH DRIVE

151st STREET

BUFFER #7

BUFFER #8

BERM UP TO 3' HEIGHT

BERM UP TO 5' HEIGHT

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HARMONY SECTIONS 4, 5, 6 & 7

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: NOVEMBER 17, 2015

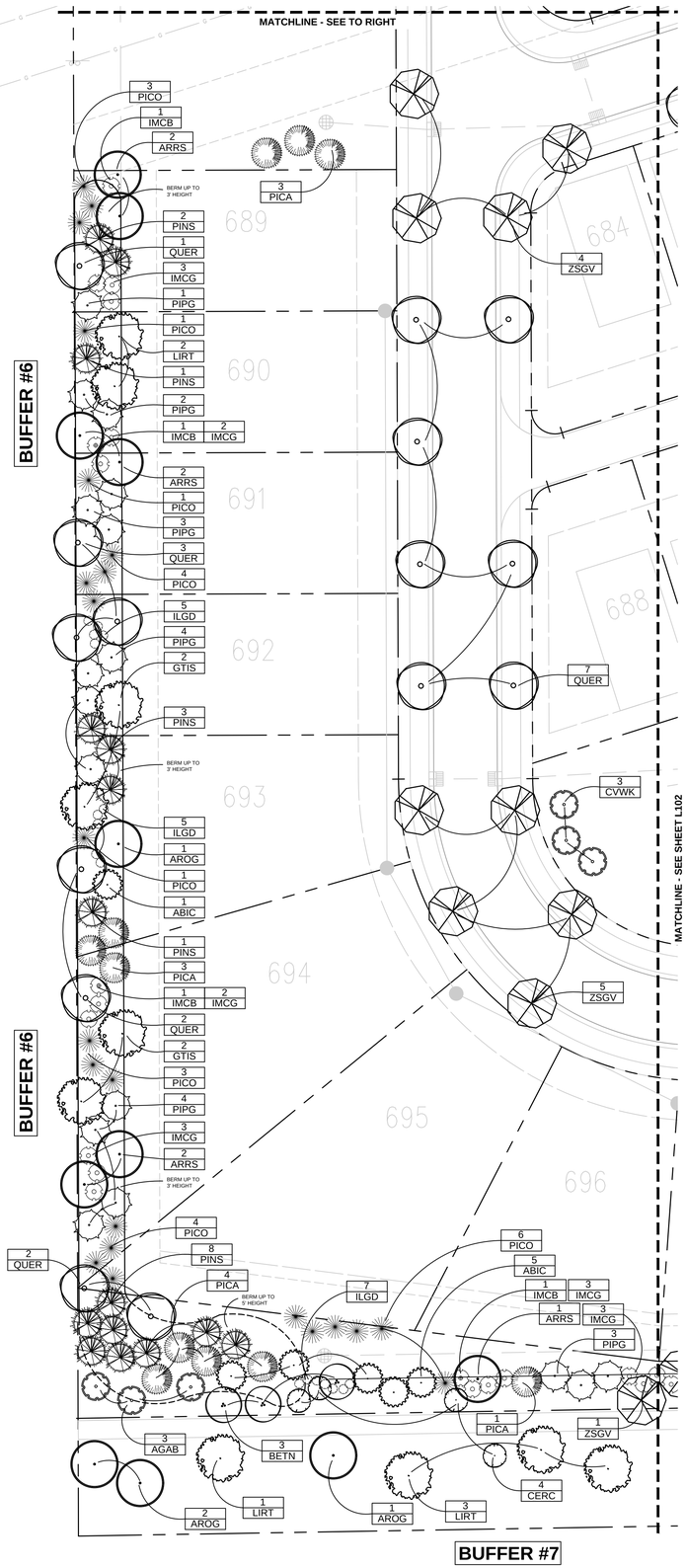
PROJECT NUMBER:

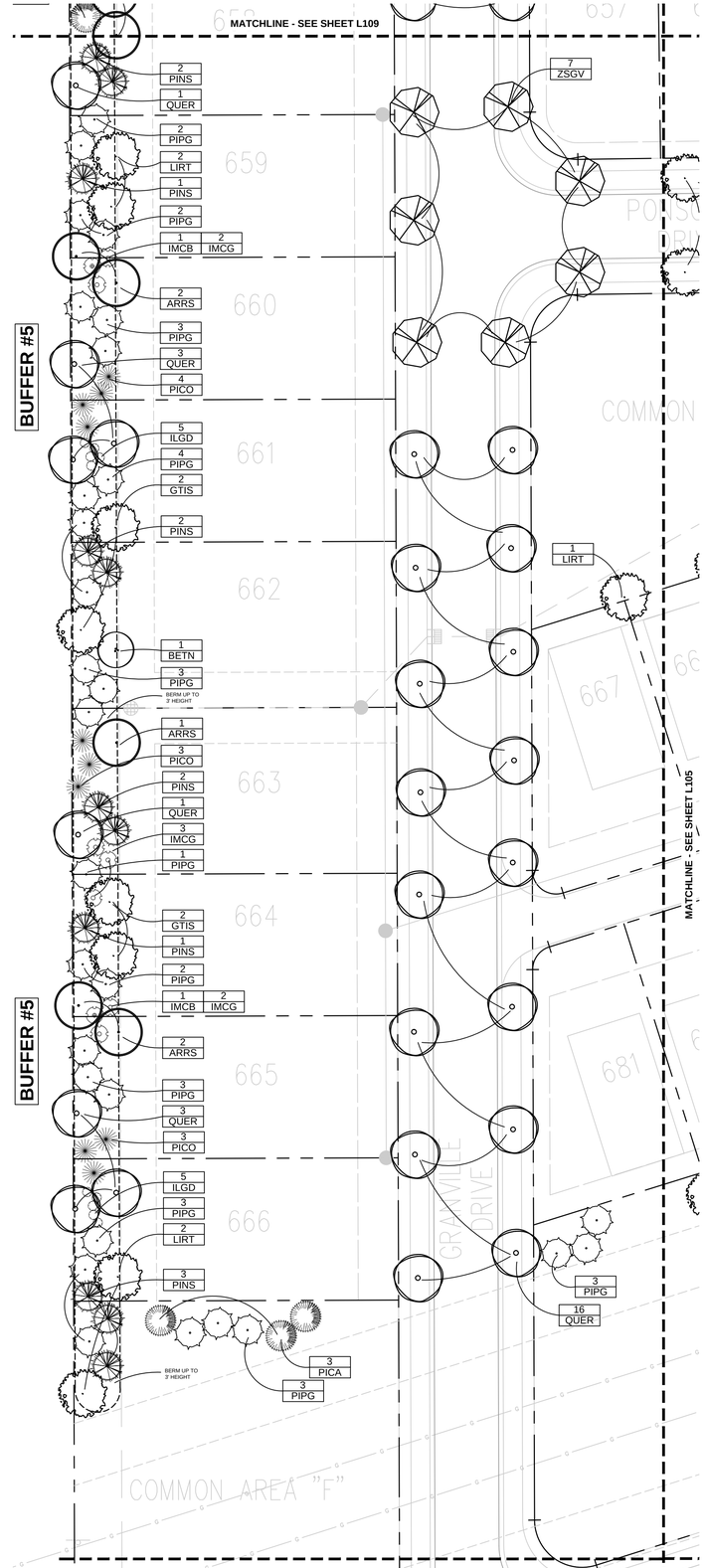
DRAWN BY: RAF

CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L102





LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
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3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

LEGEND:

BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

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HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

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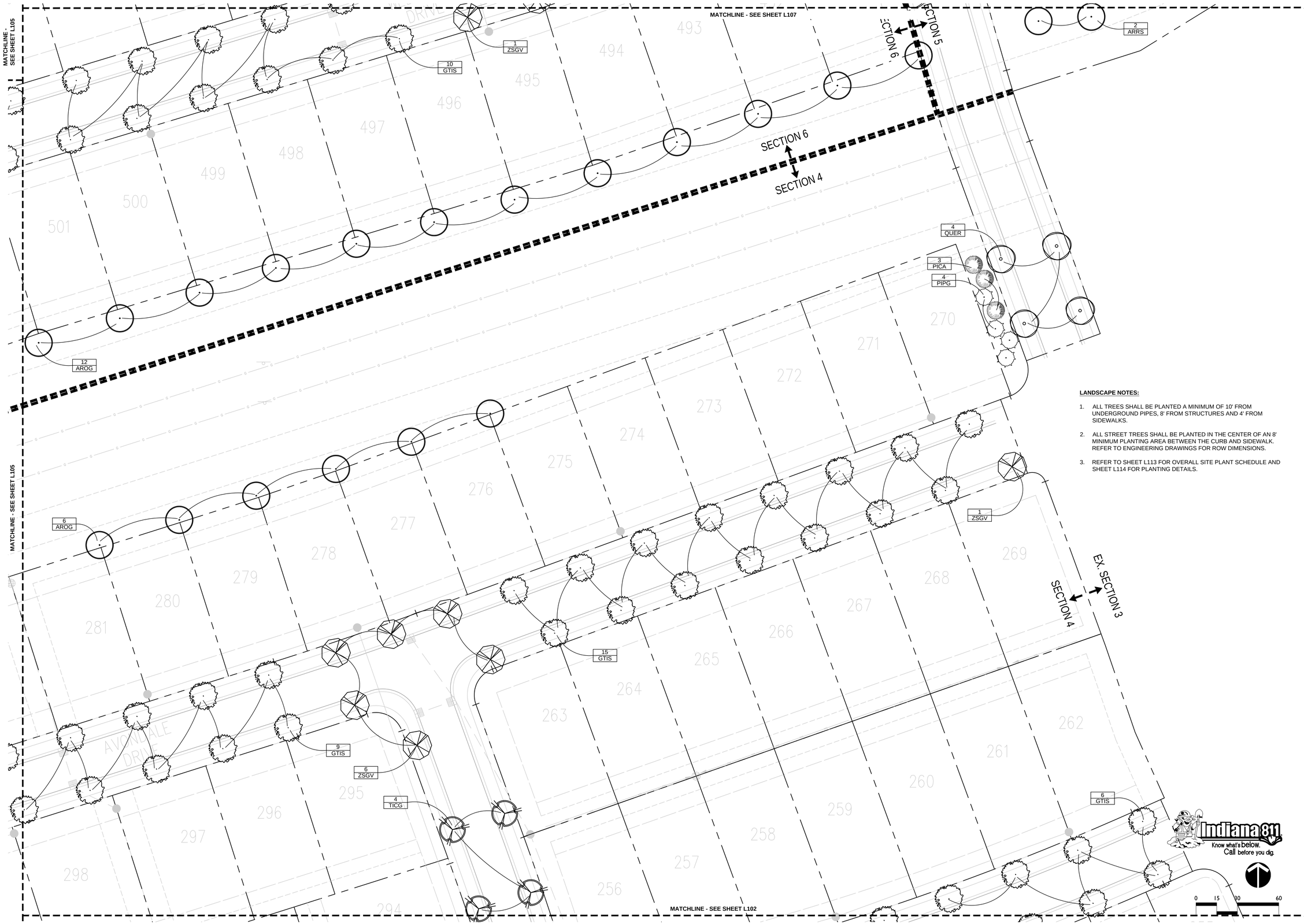
DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L103



LANDSCAPE NOTES:

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HARMONY SECTIONS 4, 5, 6 & 7

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L104

MATCHLINE - SEE SHEET L108

MATCHLINE - SEE SHEET L103

MATCHLINE - SEE SHEET L104

MATCHLINE - SEE SHEET L102

MATCHLINE - SEE SHEET L101

28 GTIS

5 LIRT

3 TICG

11 ZSGV

13 GTIS

1 AROG

1 AROG

4 PIPG

8 LIRT

4 TICG

6 GTIS

7 ZSGV

3 PICA

4 ABIC

5 ZSGV

3 QUER

2 PIPG

1 PICA

SECTION 6

SECTION 4

SECTION 7

COMMON AREA "S"

COMMON AREA "E"

POINSONBY DRIVE

WILDPARK DRIVE

FAIRLANDS DRIVE

LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
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5. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

LEGEND:

BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

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HARMONY SECTIONS 4, 5, 6 & 7

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY: RAF

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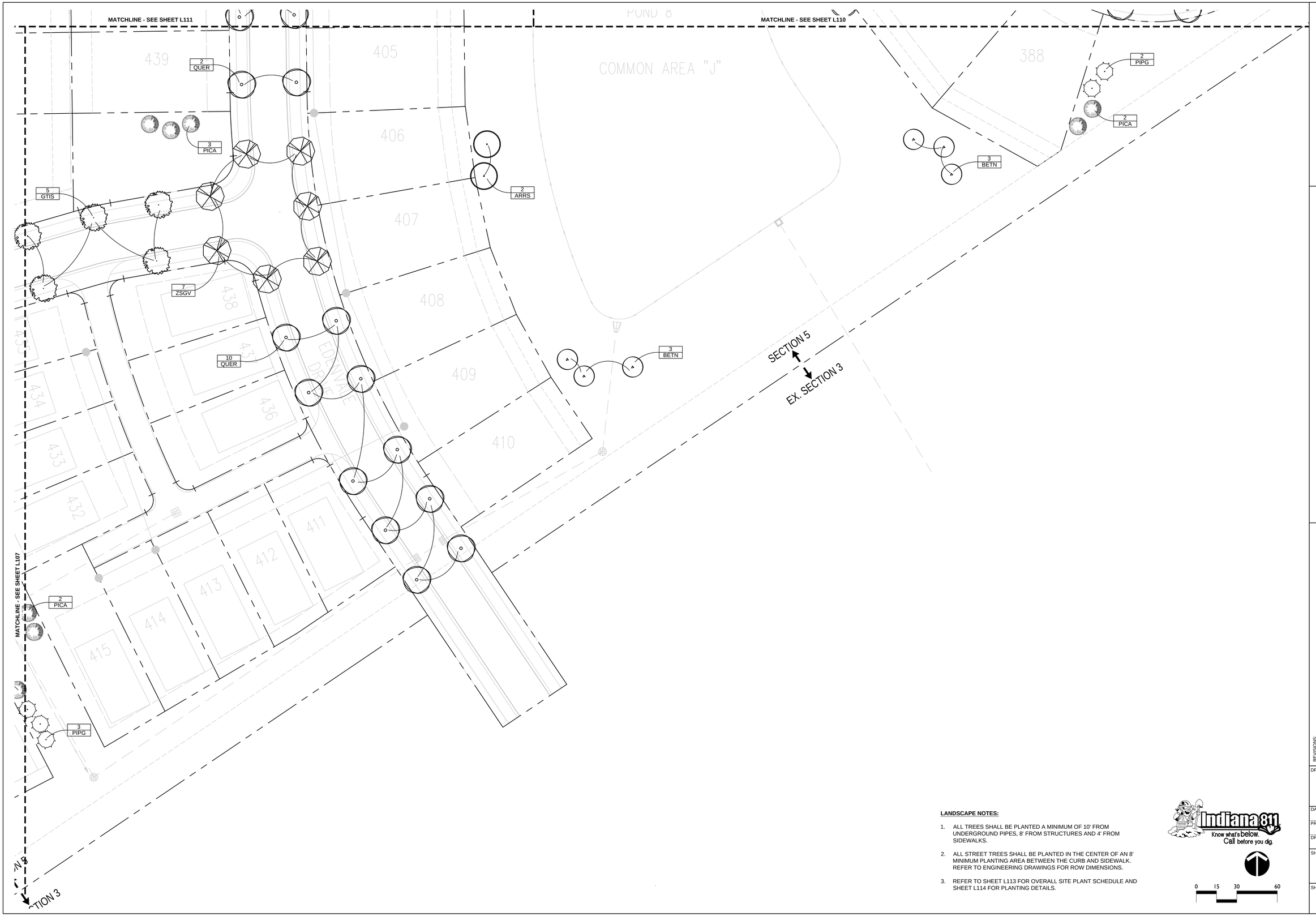
SHEET TITLE: LANDSCAPE PLAN

SHEET #: L105



LANDSCAPE NOTES:

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3. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

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HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

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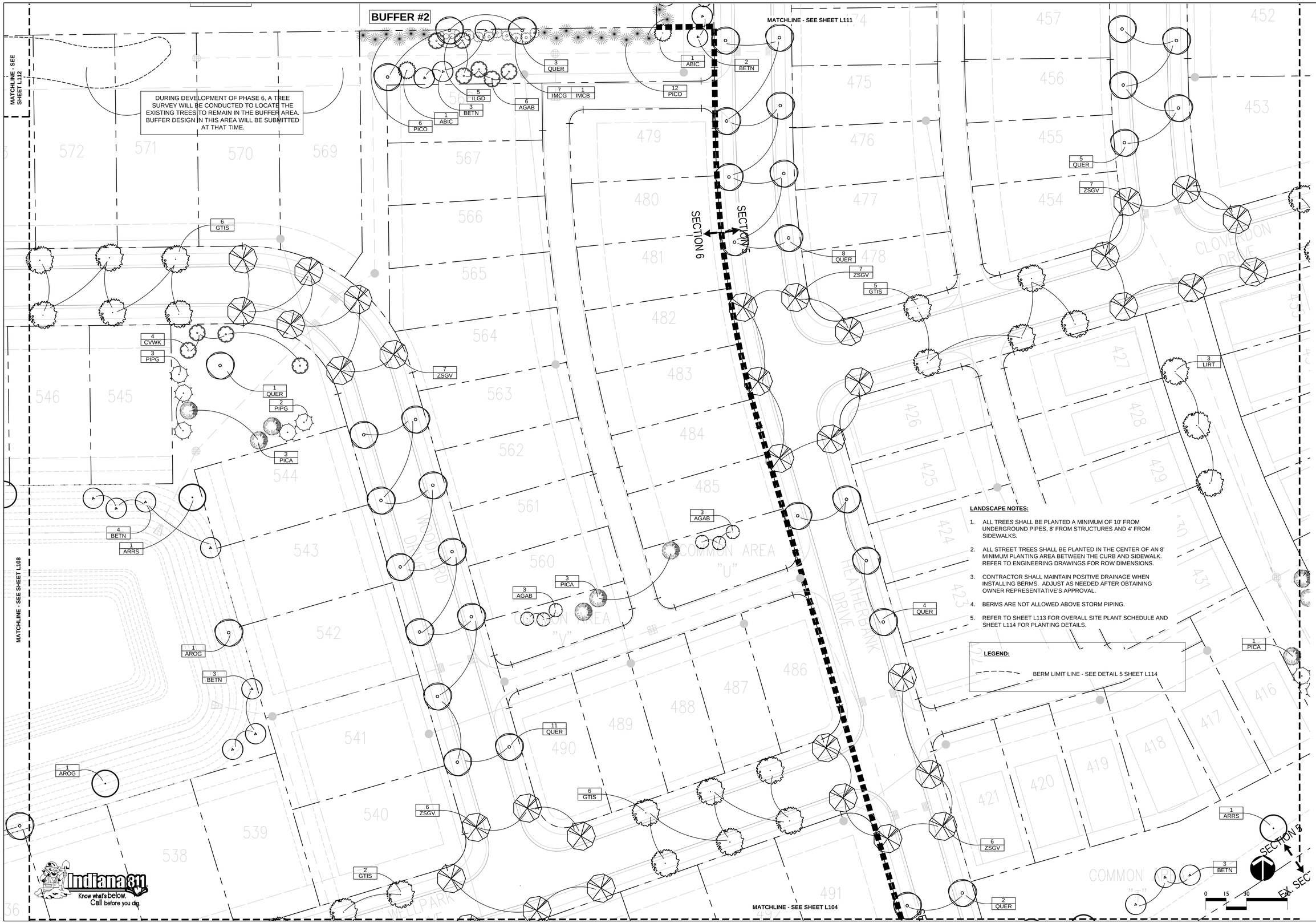
DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY:	CHECKED BY:
RAF	RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L106



LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
5. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

LEGEND:

BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

FISCHER DESIGN, LLC
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317.910.6164 | fischerdesign@rds.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

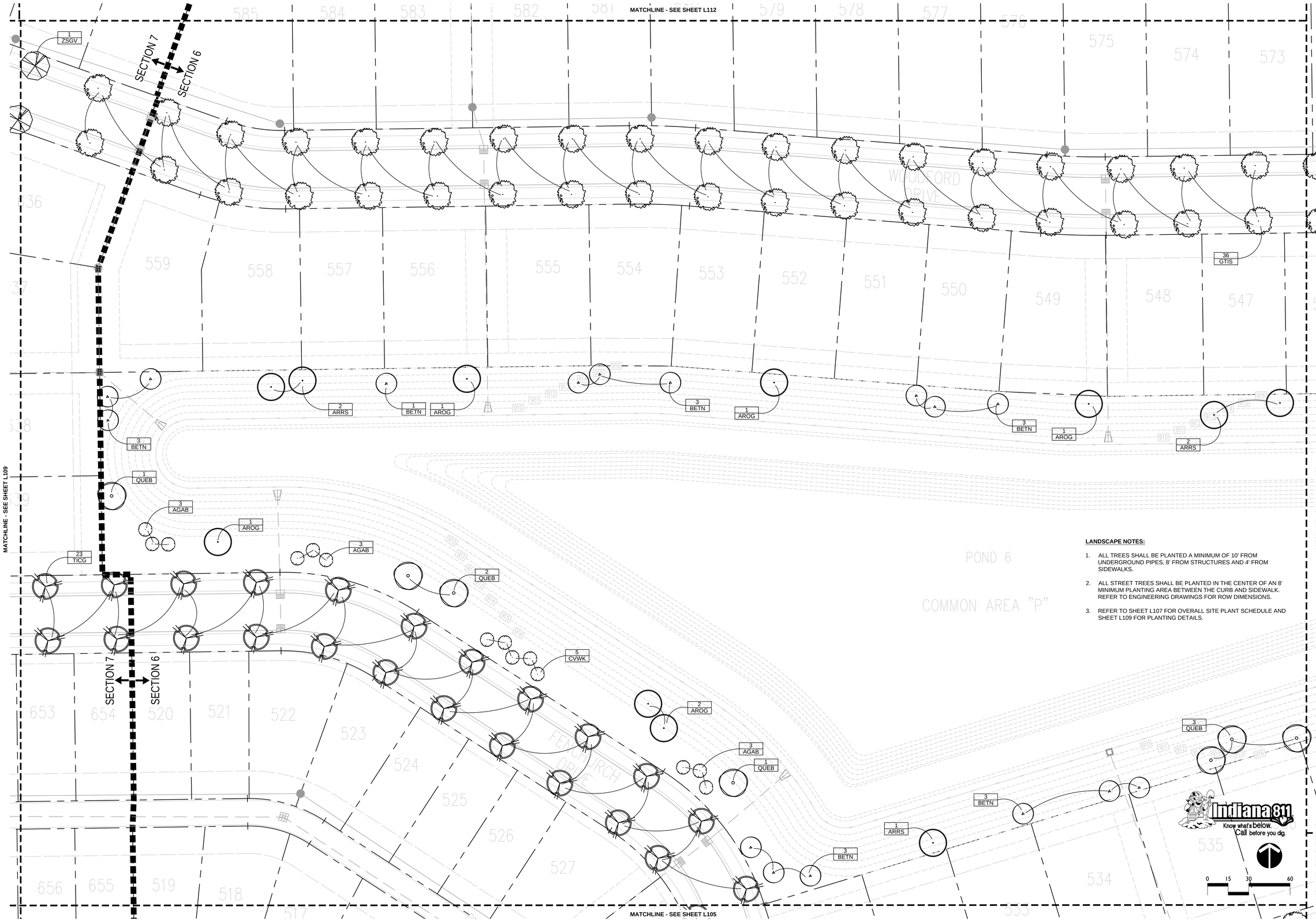
DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L107



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HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY: RAF

CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: L108

MATCHLINE - SEE SHEET L112

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LEGEND:

BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

BUFFER #4

BUFFER #5

BUFFER #5

BUFFER #5

MATCHLINE - SEE SHEET L108

MATCHLINE - SEE SHEET L103

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WESTFIELD, INDIANA

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REVISIONS:

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PROJECT NUMBER:

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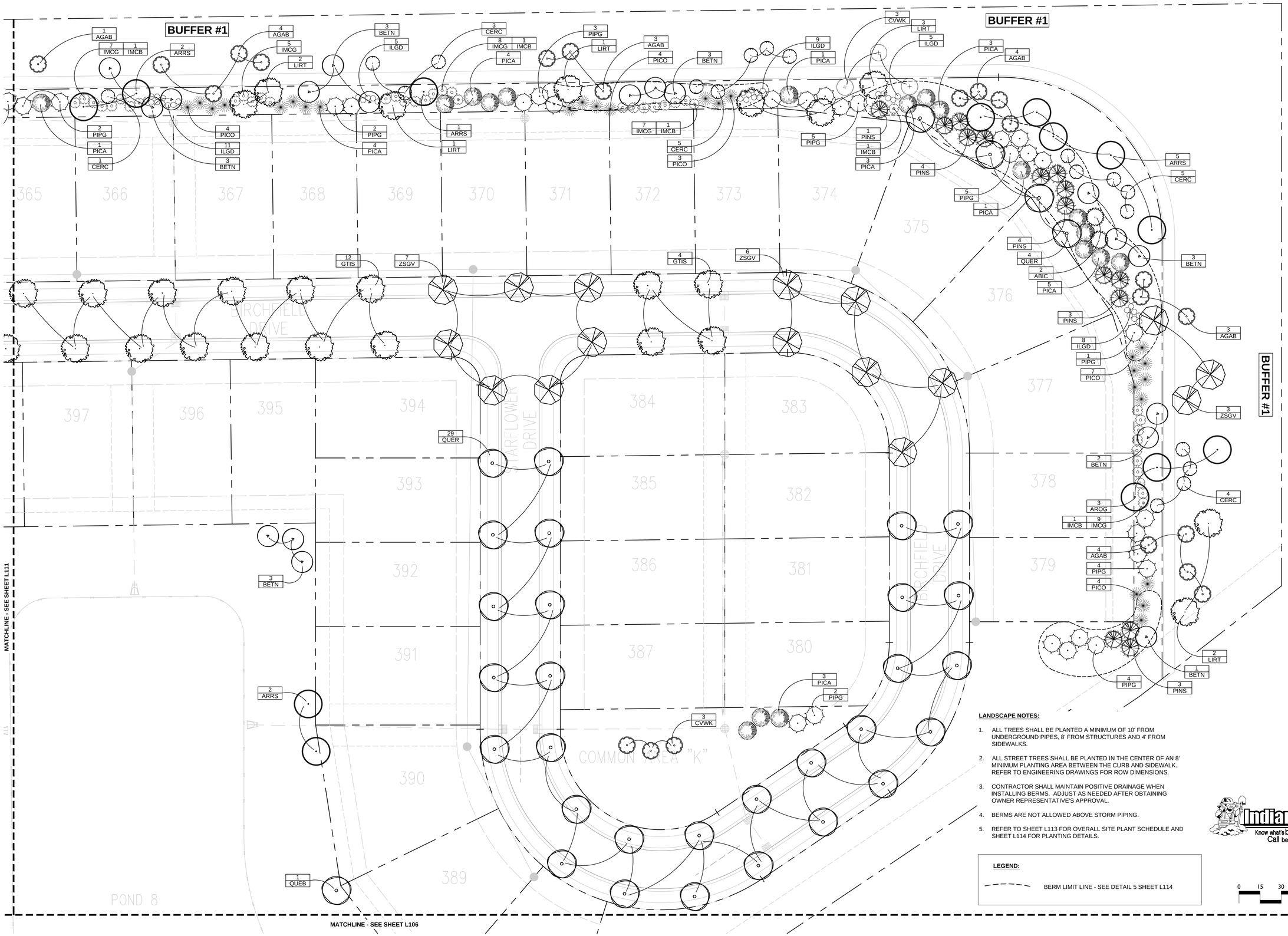
SHEET TITLE: LANDSCAPE PLAN

SHEET #: L109



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HARMONY SECTIONS 4, 5, 6 & 7

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

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DATE: NOVEMBER 17, 2015

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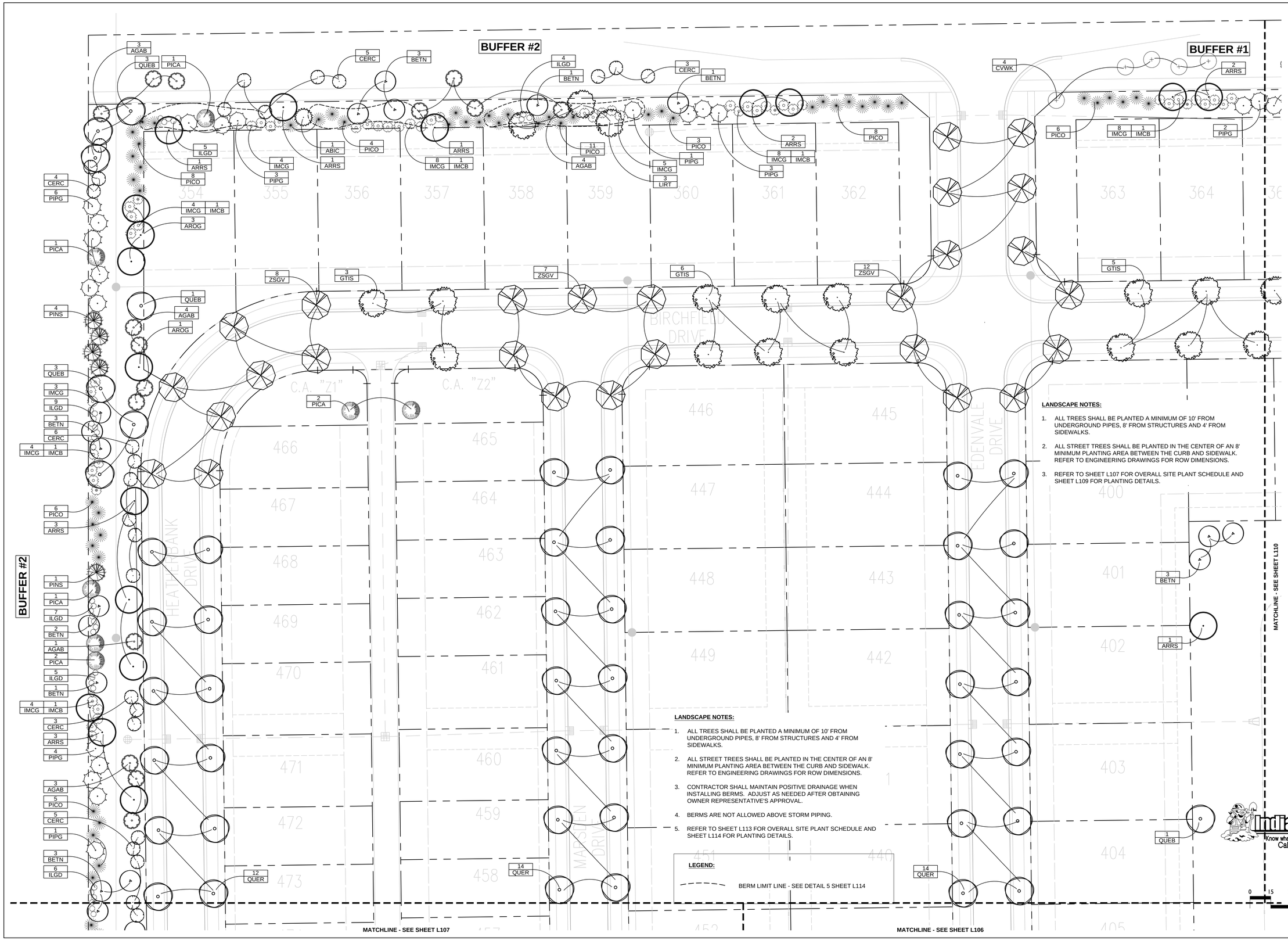
SHEET #: L110



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WESTFIELD, INDIANA

ESTRIDGE HOMES

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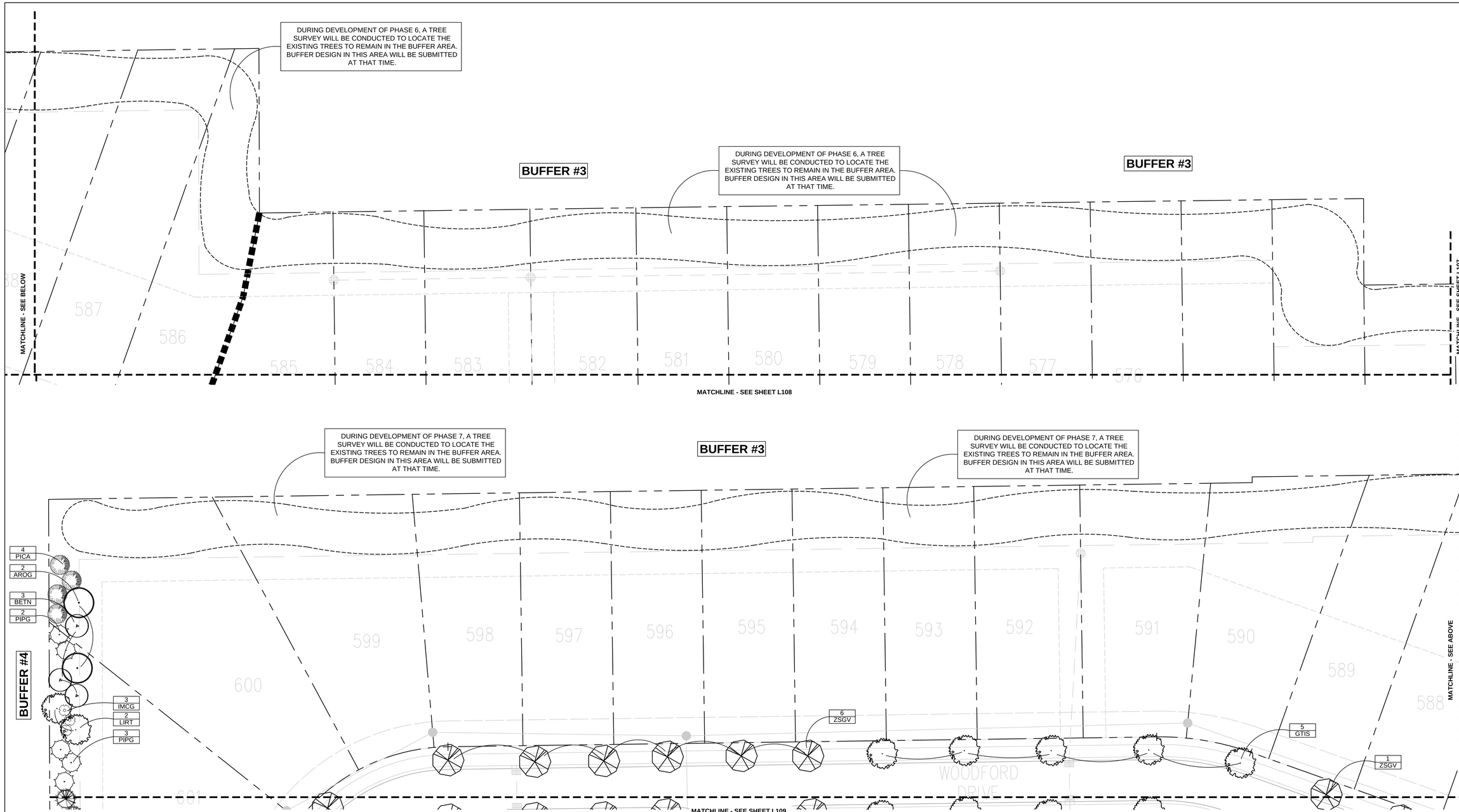
SHEET TITLE: LANDSCAPE PLAN

SHEET #: L111



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ESTRIDGE HOMES

REVISIONS:

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SHEET TITLE: LANDSCAPE PLAN

SHEET #: L112

MATCHLINE - SEE SHEET L104

CALCULATIONS:

BUFFER CALCULATIONS:

BUFFER #1 1,312 lf (MULTIPLIER = 44)

	SHADE TREES 1/30 LF	EVERGREEN TREES 1/30 LF	ORNAMENTAL TREES 1/30 LF	EVERGREEN SHRUBS 5/30 LF
REQUIRED	44	44	44	220
PROVIDED	44	88	44	88

BUFFER #2 1,411 lf (MULTIPLIER = 47)

	REQUIRED SHADE TREES 1/30 LF	REQUIRED EVERGREEN TREES 1/30 LF	REQUIRED ORNAMENTAL TREES 1/30 LF	REQUIRED EVERGREEN SHRUBS 5/30 LF
REQUIRED	47	47	47	235
PROVIDED	47	94	47	94

BUFFER #3 2,279 lf (MULTIPLIER = 22.8) TYPE B BUFFER

	REQUIRED SHADE TREES 4/100 LF	REQUIRED EVERGREEN TREES 4/100 LF	REQUIRED EVERGREEN SHRUBS 10/100 LF
REQUIRED	92	92	228
PROVIDED	92	138	92

NOTE: BUFFER # 3 DESIGN TO BE PROVIDED DURING THE DEVELOPMENT OF SECTIONS 6 & 7.

BUFFER #4 574 lf (MULTIPLIER = 5.74) TYPE B BUFFER

	REQUIRED SHADE TREES 4/100 LF	REQUIRED EVERGREEN TREES 4/100 LF	REQUIRED EVERGREEN SHRUBS 10/100 LF
REQUIRED	23	23	58
PROVIDED	23	35	24

BUFFER #5 1,445 lf (MULTIPLIER = 14.45) TYPE B BUFFER

	REQUIRED SHADE TREES 4/100 LF	REQUIRED EVERGREEN TREES 4/100 LF	REQUIRED EVERGREEN SHRUBS 10/100 LF
REQUIRED	58	58	145
PROVIDED	58	87	58

BUFFER #6 468 LF (MULTIPLIER = 5.68) TYPE B BUFFER

	REQUIRED SHADE TREES 4/100 LF	REQUIRED EVERGREEN TREES 4/100 LF	REQUIRED EVERGREEN SHRUBS 10/100 LF
REQUIRED	19	19	57
PROVIDED	19	42	23

BUFFER #7 941 LF (MULTIPLIER = 31.37)

	SHADE TREES 1/30 LF	EVERGREEN TREES 1/30 LF	ORNAMENTAL TREES 1/30 LF	EVERGREEN SHRUBS 5/30 LF
REQUIRED	32	32	32	157
PROVIDED	32	64	32	62

BUFFER #8 565 LF (MULTIPLIER = 18.83)

	SHADE TREES 1/30 LF	EVERGREEN TREES 1/30 LF	ORNAMENTAL TREES 1/30 LF	EVERGREEN SHRUBS 5/30 LF
REQUIRED	19	19	19	95
PROVIDED	19	38	19	38

TOTAL REQUIRED	**334**	**586**	**142**	**479**
TOTAL PROVIDED	**334**	**586**	**142**	**479**

NOTE: ALL BUFFERS REFLECT AN EVERGREEN TREE REPLACEMENT OF 40% OF EVERGREEN SHRUBS. SHRUB TO EVERGREEN TREE REPLACEMENT VALUE = 3:1 .

LOT LANDSCAPING REQUIREMENTS

PER LOT REQUIREMENTS:

LOT SIZE	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
42' LOTS	2	1	4
50' LOTS	2	1	4
60' LOTS	2	1	4
75' LOTS	4	2	4

OPEN SPACE/COMMON AREA MINIMUM LANDSCAPING REQUIREMENTS:

COMMON AREA	ACREAGE	TREES REQUIRED	
A	4.81	49	
B	3.57	36	
C			Alley
D			Alley
E	2.4	24	
F	0.55	6	
G	0.73	8	
G1	0.54	6	
H			Alley
J	5.6	56	
K	0.29	3	
L	1.19	12	
L1			Alley
M			Alley
N			Alley
O			Alley
P	6.22	63	
Q			Alley
R			Alley
S	0.59	6	
T	1.19	12	
U	0.11	2	
V	0.08	1	
W	0.38	4	
X			Alley
Y	0.19	2	
Z	0.17	2	
Z1	0.07	1	
Z2	0.09	1	
TOTAL	**28.77**	**294**	**TREES REQUIRED**

STREET TREES PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL				
GTIS	10	19	0	40	47	5	19	36	5	16	14	5	216	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	2" CAL./8' MIN. HT.
QUER	16	15	23	4	3	12	30	0	43	29	40	0	215	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' MIN. HT.
TICG	8	16	0	4	7	0	0	23	20	0	0	0	78	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDE	B&B	2" CAL./8' MIN. HT.
ZSGV	13	17	16	8	23	7	33	1	39	13	27	7	204	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	B&B	2" CAL./8' MIN. HT.
													713	**TOTAL STREET TREES PROVIDED**			

COMMON AREA PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL					
TREES																		
ABIC	0	3	0	0	4	0	0	0	0	0	0	0	**7**	ABIES CONCOLOR	CONCOLOR FIR	B&B	6' HT.	EVERGREEN
AGAB	3	3	0	0	0	0	6	9	0	0	0	0	**21**	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	2" CAL.	DECIDUOUS
AROG	6	2	0	18	2	0	2	6	0	0	0	0	**36**	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	3	7	0	2	0	2	2	5	2	2	1	0	**26**	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	11	7	0	0	0	6	10	16	0	3	3	0	**56**	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
CVWK	8	3	3	0	0	0	4	5	0	3	0	0	**26**	CRETAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	2" CAL.	DECIDUOUS
LIRT	0	2	1	0	13	0	3	0	0	0	0	0	**19**	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2" CAL./8' HT.	DECIDUOUS
PICA	4	6	6	3	4	7	7	0	3	3	2	0	**45**	PICEA ABIES	NORWAY SPRUCE	B&B	6' HT.	EVERGREEN
PINS	0	0	0	0	0	0	0	0	0	0	0	0	**0**	PINUS STROBUS	WHITE PINE	B&B	6' HT.	EVERGREEN
PIPG	4	6	6	4	6	5	5	0	3	6	0	0	**45**	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B&B	6' HT.	EVERGREEN
QUEB	0	0	0	0	0	0	0	7	0	1	1	0	**9**	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUER	0	0	0	0	0	0	1	0	0	0	0	0	**1**	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' HT.	DECIDUOUS
													291	**TOTAL TREES PROVIDED**				

BUFFERS PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL						
SHADE TREES																			
AROG	1	3	4						1	3	4	2	**18**	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	6	8	12						10	8	13		**57**	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE		B&B	2" CAL./8' HT.	DECIDUOUS
BETN			4				5		25	15	14	3	**66**	BETULA NIGRA	RIVER BIRCH		B&B	2" CAL./8' HT.	DECIDUOUS
GTIS			8						4				**12**	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST		B&B	2" CAL./8' HT.	DECIDUOUS
LIRT	5	8	10						2	9	3	2	**39**	LIRIODENDRON TULIPIFERA	TULIP TREE		B&B	2" CAL./8' HT.	DECIDUOUS
QUEB									4		7		**11**	QUERCUS BICOLOR	SWAMP WHITE OAK		B&B	2" CAL./8' HT.	DECIDUOUS
QUER	2	1	16				3		6	4			**32**	QUERCUS RUBRA	RED OAK		B&B	2" CAL./8' HT.	DECIDUOUS
ZSGV		3	1							3			**7**	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA		B&B	2" CAL./8' HT.	DECIDUOUS
													242	**TOTAL PROVIDED**	**PLUS 92 IN FUTURE BUFFER #3 DESIGN =**		**334**		
EVERGREEN TREES																			
ABIC		3	6				2		3	2	1		**17**	ABIES CONCOLOR	CONCOLOR FIR		B&B	6' HT.	EVERGREEN
PICA	8	13	8						22	15	5	4	**75**	PICEA ABIES	NORWAY SPRUCE		B&B	6' HT.	EVERGREEN
PICO		17	33				18		5	26	51		**150**	PICEA OMORIKA	SERBIAN SPRUCE	10' O.C.	B&B	6' HT.	EVERGREEN
PINS	7	1	26						13	15	5		**67**	PINUS STROBUS	WHITE PINE		B&B	6' HT.	EVERGREEN
PIPG	12	14	40						26	22	20	5	**139**	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE		B&B	6' HT.	EVERGREEN
													448	**TOTAL PROVIDED**	**PLUS 138 IN FUTURE BUFFER #3 DESIGN =**		**586**		
ORNAMENTAL TREES																			
AGAB	8	13	3				6			19	15		**64**	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY		B&B	2" CAL.	DECIDUOUS
CERC	5	14	4							18	26		**67**	CERCIS CANADENSIS	EASTERN REDBUD		B&B	2" CAL.	DECIDUOUS
CVWK		4								3	4		**11**	CRETAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN		B&B	2" CAL.	DECIDUOUS
													142	**TOTAL PROVIDED**					
SHRUBS																			
ILGD	6	25	27				5		38	38	36		**175**	ILEX GLABRA 'DENSA'	DENSA COMPACT INKBERRY	4' O.C.	CONT.	18"' HT.	EVERGREEN
IMCB	3	5	6				1		4	5	6		**30**	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	4' O.C.	CONT.	18" HT.	EVERGREEN
IMCG	19	28	23				7		18	36	48	3	**182**	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	4' O.C.	CONT.	18" HT.	EVERGREEN
													387	**TOTAL PROVIDED**	**PLUS 92 IN FUTURE BUFFER #3 DESIGN =**		**479**		

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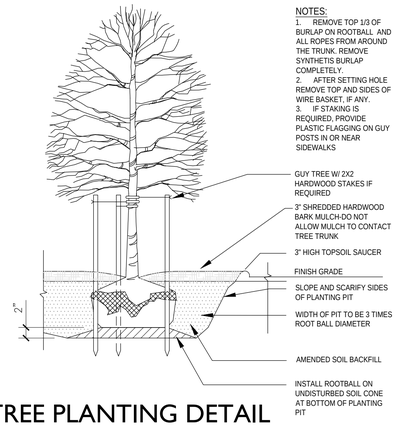
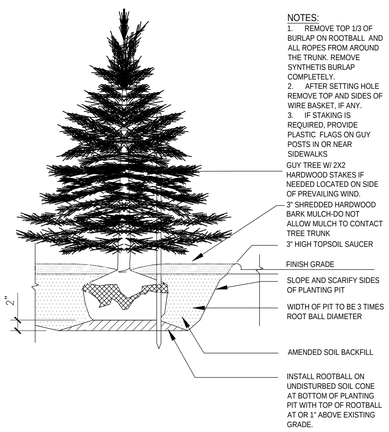
SHEET TITLE: CALCULATIONS & PLANT SCHEDULES

SHEET #: L113



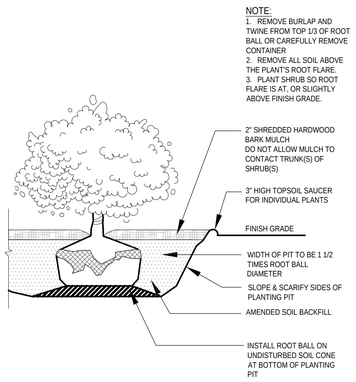
1 / L114 SHADE TREE PLANTING DETAIL

SECTION NTS



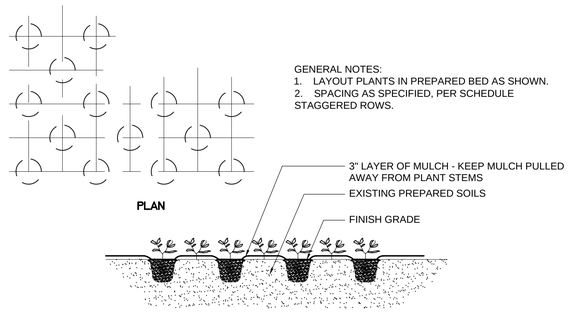
2 / L114 EVERGREEN TREE PLANTING DETAIL

SECTION NTS



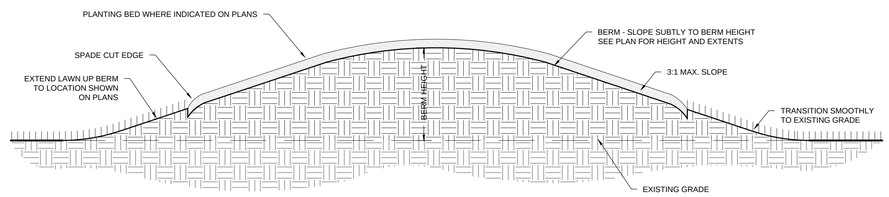
3 / L114 SHRUB PLANTING DETAIL

SECTION NTS



4 / L114 PERENNIAL & GROUNDCOVER PLANTING DETAIL

SECTION NTS



5 / L114 LANDSCAPE BERM DETAIL

SECTION 1/2" = 1'-0"

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REVISIONS:

DRAWING FILES:

DATE: NOVEMBER 17, 2015

PROJECT NUMBER:

DRAWN BY: RAF | CHECKED BY: RAF

SHEET TITLE: PLANTING DETAILS

SHEET #: L114

3961 Perry Boulevard • Whitestown, IN 46075 • Phone: (317) 769-2916 • www.innovativeeci.com

October 30, 2015

Messrs, Jeremy Lollar & Phil Sundling
Westfield Dept. of Public Works
2706 E 171st Street
Westfield, IN 46074

Re: Harmony Subdivision Sections 4, 5, 6 & 7, Primary Plat Application – Waiver Requests
IECI Job No. 14115

On behalf Estridge Development Group, LLC we are preparing the Harmony Subdivision Sections 4, 5, 6 & 7, Primary Plat Application for submittal. In conjunction with the Application we would like to request the following waivers:

1. Centerline Radius – Section 02501 – Standards of Roadway Geometric Design
    a. Section 1.1 B 4 a - Minimum radius required: 150.0 ft.
    b. Proposed radius: 100.0 ft
2. Driveway Separation – Section 02501 - Standards of Roadway Geometric Design
    a. Section 1.1 C 7 b - Minimum separation required: 75 ft
    b. Proposed separation: 30 ft

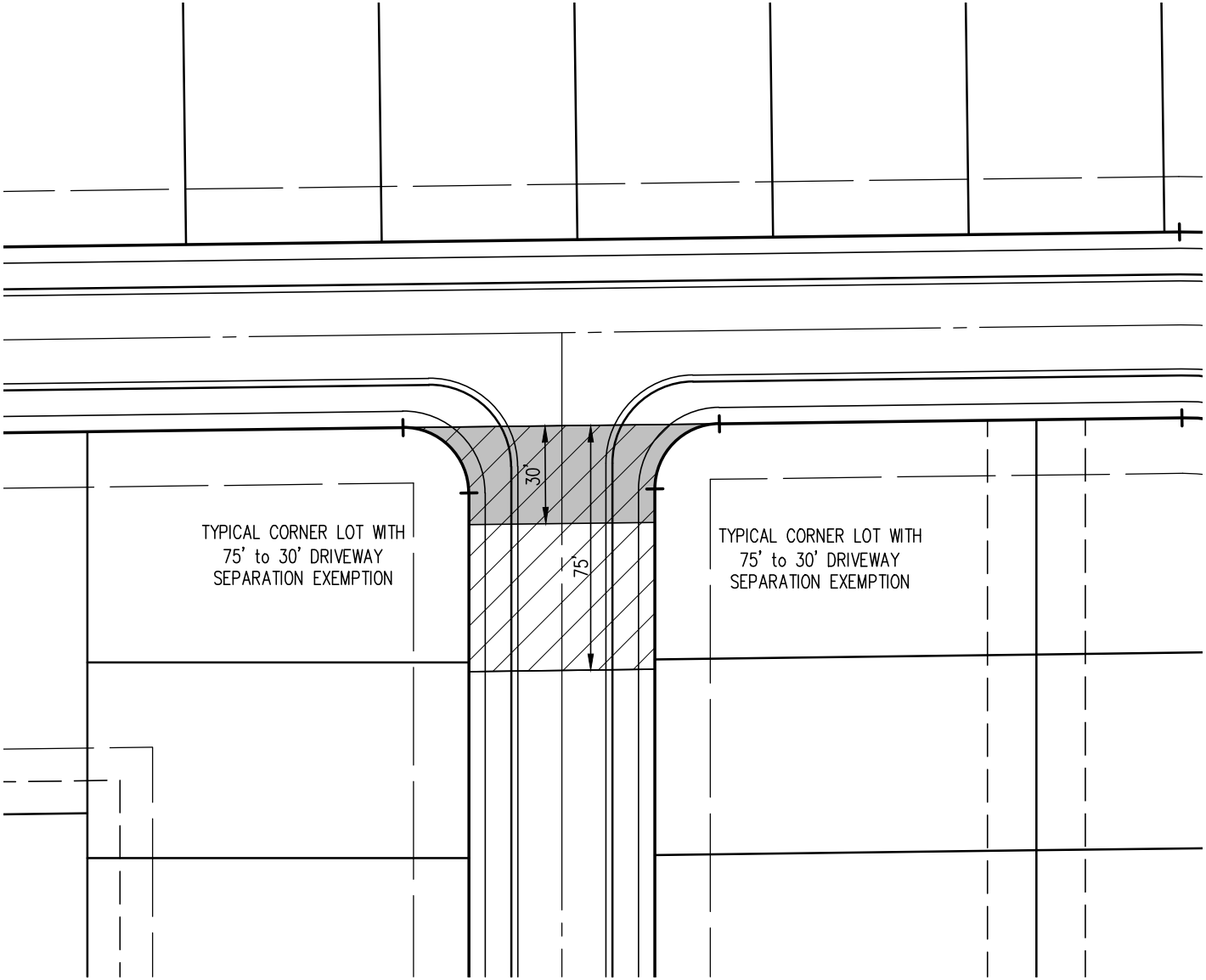
    Due to the size of this Primary Plat submittal, 471 lots, this situation occurs in several locations. As the design evolves with the Secondary Plat, lot numbers are highly likely to change. Therefore attached to this letter is a lay-out sketch; "Driveway Separation Variance Exhibit", that shows the typical situation where the Variance will be applied.

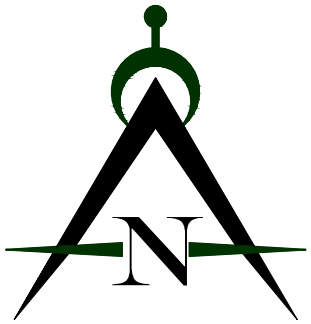
3. Alley/Private Road – Section 02501 – Standards of Roadway Geometric Design
    a. Section 1.1 A 1 g - per standard drawing G-10 – Minimum asphalt width 16 ft.
    b. Proposed width: 18 ft of asphalt with no curb, with a 20 foot wide Private Street Easement as approved in Section 1.
4. This standard given on drawing G-10 is 16 ft. However no paved gutters and curbs are required on the G-10 drawing. This waiver will provide for an effective road with 18 ft of asphalt.
5. Site Distance Triangles – UDO Section 6.19-Vision Clearance Standards
    a. Section A 1. Forty (40) feet from intersections of Collectors, Private or Local Streets, per IDM Fig. 42-1A.
    b. Proposed twenty (20) feet.

These Variances were all applied for, approved, and are being implemented in Harmony Sections 1, 2 & 3. Should you have any questions or feel additional information is required feel free to contact me at anytime.

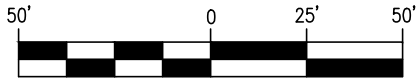
Sincerely,

Jerry W. Kittle
Director of Engineering
Innovative Engineering & Consulting, Inc.





GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

HARMONY SECTIONS 4, 5, 6 & 7
DRIVEWAY SEPARATION
VARIANCE EXHIBIT

Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3890

File Path\Name: J:\2015\15115-Harmony Remaining Plat\Dwgs\Driveway Separation Variance.dwg - Date: Oct 29,2015 - 3:33pm

Petition Number:	1512-SPP-24 & 1512-ODP-24
Subject Site Address:	East side of Oak Road, north of 151st Street
Petitioner:	Langston Development Co.
Request:	Primary Plat and Overall Development Plan amendment review for **Mapleridge** consisting of 66 single-family residential lots.
Current Zoning:	Mapleridge PUD District Ordinance No. 14-50
Current Land Use:	Agricultural / Residential
Approximate Acreage:	58.75 acres+/-
Property History:	1412-PUD-18 PUD District (Ordinance 14-50) (01/12/15) 1503-SPP-04 Primary Plat (04/06/15) 1503-ODP-04 Overall Development Plan (04/06/15) 1508-SFP-27 Secondary Plat (pending)
Exhibits:	1. Staff Report 2. Location Map 3. Development Plan 4. PUD Ordinance
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The applicable zoning district is the Mapleridge PUD District, pursuant to Ordinance No. 14-50 adopted by the Council on January 12, 2015 (recorded as Instrument No. 2015002394, in the Hamilton County Recorder's Office on January 20, 2015). The PUD Ordinance establishes the SF2 District as the underlying zoning district.

A primary plat and overall development plan for Mapleridge was approved by the Plan Commission on April 6, 2015 for sixty-eight (68) single family residential lots (APC Docket No. 1503-SPP-04 and 1503-ODP-04). Subsequently, a secondary plat was filed (Docket No. 1508-SFP-27). As a result of further engineering the development to comply with the applicable construction plans and drainage requirements, a redesign of the site's layout was determined to

be necessary. As a result, this petition was filed to amend the approved primary plat and overall development plan.

The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's December 7, 2015, meeting.

DEVELOPMENT PLAN REVIEW COMMENTS

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply except for those items identified as outstanding below:

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

   Comment: Plans will comply once adjacent zoning districts on the location map are labeled.

2) Address and legal description of the property.

3) Boundary lines of the property including all dimensions.

   Comment: Plans will comply once dimensions on the eastern and western boundary lines of the property are included.

4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

   Comment: Plans will comply once Oak Road on the Development Plan is identified.

6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

   Comment: Plans will comply once identifying lines between pages DP1 and DP2 are consistent and trails are labeled on the landscape plan.

9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

   Comment: Plans will comply once all lot lines and dimensions for lots 12, 13, 20, 25, 32, 55, and 63 are included.

10) Location and dimensions of all existing structures and paved areas.

11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

12) Location of all Floodplain areas within the boundaries of the property.

    Comment: Plans will comply once floodplain areas are labeled accordingly.

13) Names of legal ditches and streams on or adjacent to the site.

    Comment: Plans will comply once legal ditches and streams are labeled accordingly.

14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

15) Identify buildings proposed for demolition.

    Comment: Plans will comply once buildings are labeled accordingly on Development Plan.

16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

    Comment: Plans will comply once District Standards comments herein are addressed.

19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

    Comment: Plans will comply once PUD District and Floodplain District Standards comments herein are addressed.

20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment: Petitioner is coordinating with the Public Works Department and applicable utilities.

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) **and the** Mapleridge PUD Ordinance No. 14-50 **except for those items identified as outstanding below:**

22) Minimum Lot Area: 15,000 sq. ft.

23) Minimum Lot Frontage: 20 feet (per PUD)

24) Minimum Building Setback Lines:

a) Front Yard: 20 feet (per PUD)

b) Side Yard: 12 feet

c) Rear Yard: 30 feet

d) Minimum Lot Width: 100 feet (80 feet for Pie Shaped Lots per PUD)

Comment: Plans will comply once Lot #23 shows a minimum lot width requirement of 80' at the building setback line.

25) Oak Road Lot (per Section 6.5 of PUD)

a) Front Yard Setback 150 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

26) Landscaping Standards (Article 6.8)

<u>Comment</u>: Petitioner is working with staff to provide updated tree preservation photos.

a) Street Trees

b) Minimum Lot Landscaping Requirements

<u>Comment:</u> Lot landscaping for individual lots will be further reviewed at the time of the building permit.

c) External Street Frontage Landscaping

i) PUD requires adjacent to lot lines along Oak Road (as shown on Concept Plan)

ii) Section 7.2 of the PUD Ordinance requires a wood fence (four to six feet in height) similar in quality and character as the fence depicted and installed along Oak Road.

d) Buffer Yard Requirements

27) Lot Standards (Article 6.10)

28) Setback Standards (Article 6.16)

29) Vision Clearance Standards (Article 6.19)

30) Yard Standards (Article 6.21)

<u>DESIGN STANDARDS (Chapter 8 of UDO)</u>

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

<u>Comment:</u> Please see other comments herein; subject to further review and comment.

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (Article 8.6)

a) A minimum of 16% Open Space is required.

35) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) PUD Internal Pedestrian Network Standards: (i) A sidewalk is not required on the west side of the Frontage Road nor on the interior of the Loop Street (Section 9.1(A)); (ii) trails prohibited on the north and northwest property lines (Section 9.1(B)); (iii) trails shall be installed as generally depicted on the Concept Plan (Section 9.1(C)).

c) Perimeter/External Pedestrian Network Standards

36) Storm Water Standards (Article 8.8)

37) Street and Right-of-Way Standards (Article 8.9)

a) PUD Standards: (i) Frontage Road cul-de-sac permitted to have a maximum length of 900 feet (Section 9.2(A)); and (ii) a paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan (Section 9.2(D)).

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

41) Utility Standards (Article 8.13)

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items identified as outstanding below:

42) Proposed name of subdivision.

43) Names and addresses of the owner, owners, land surveyor or land planner.

44) Title, scale, north arrow and date.

45) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Plans will comply once temporary turn around on Spring Winds Court is labeled on the Primary Plat and Development Plan.

46) Easements (locations, widths and purposes). (Article 8.3)

Comment: Plans will comply once a 20' drainage easement between lots 23 and 24 to accommodate snow removal is included.

47) Statement concerning the location and approximate size or capacity of utilities to be installed.

48) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Plans will comply once all dimensions and lot lines for lots 12, 13, 25, 32, 63, and 64 are inlcuded.

49) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

<u>Comment</u>: Plans will comply once common areas are labeled appropriately, plans show two Common Area 3.

50) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

51) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

52) Building setback lines. (Article 4.5)

53) Legend and notes.

<u>Comment</u>: Plans will comply once green areas shown on Primary Plat (e.g., Common Area #1) are removed and consistent line types between page 1 and page 2 (e.g., stone and mulch path, B.S.L.) are updated.

54) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

<u>Comment:</u> Petitioner is coordinating with the Public Works Department.

55) Other features or conditions which would affect the subdivision favorable or adversely.

56) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

57) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

58) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

59) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

<u>Comment:</u> Petitioner is coordinating with the County Surveyor's office to identify legal drains on the plat.

60) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

<u>Comment:</u> Plans will comply once extent of floodplain/floodway is labeled.

STAFF COMMENTS

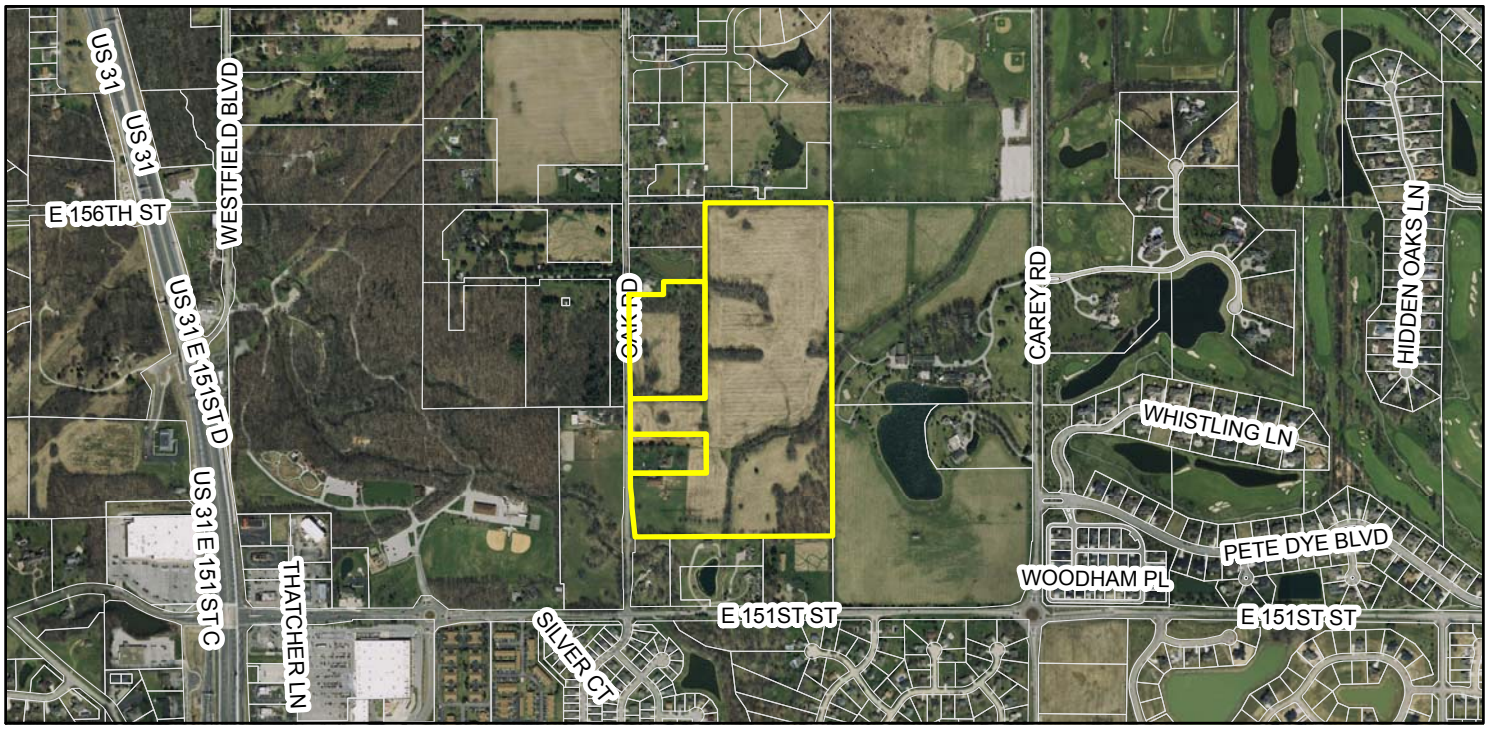
1. No action is required at this time except to hold the public hearing.
2. Prior to final disposition, the Petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development staff will confirm compliance prior to this item being place on the next APC agenda.
3. If any APC member has questions prior to the public hearing, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432.6663.

Property Location Map
1512-ODP-24 & 1512-SPP-24
Mapleridge Overall Development Plan & Primary Plat Amendment

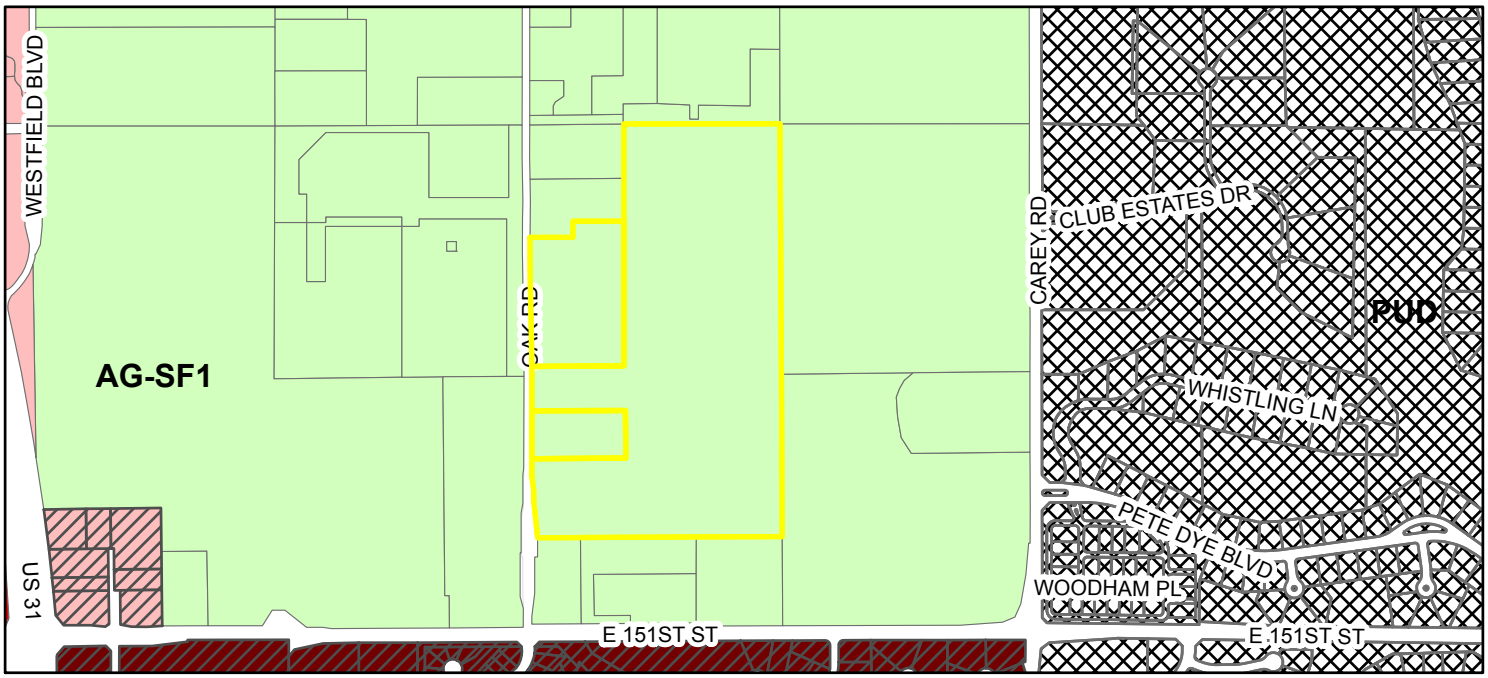
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- LB (Local Business)
- LB-PD (Local Business - Planned Development)
- PUD (Planned Unit Development)
- SB-PD (Special Business - Planned Development)
- Parcel

MAPLERIDGE

OVERALL DEVELOPMENT PLAN

Part of the W½ of the NE¼ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

LEGEND

●	5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #0113"
⊙	5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #0113"
	4"x4" x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
S.& L.E.	SIGN & LANDSCAPE EASEMENT
D.& U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.E.	EXCLUSIVE SANITARY SEWER EASMENT
L.E., M.& A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
*	LOW PREASSURE GRINDER LOT
TYPE "X"	A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

TOTAL LOTS = 66

SITE = 59.466 Ac±
TOTAL COMMON AREA = 16.78 Ac±

TOTAL UNDEVELOPABLE C.A.= 8.35 Ac±
(Regulated drain, Flood Plain, Pipeline Esmt.)

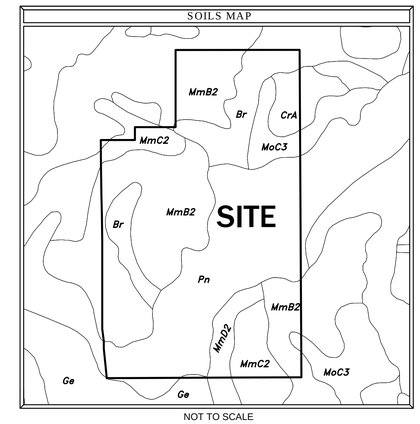
CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N76°59'44"E	25°32'20"
C2	250.00'	14.31'	14.30'	N62°35'12"E	3°16'44"
C3	450.00'	112.59'	112.29'	N53°46'47"E	14°20'07"
C4	450.00'	147.63'	146.65'	N37°14'02"E	18°47'55"
C5	215.00'	144.76'	142.04	S20°43'23"E	38°34'39"
C6	231.50'	56.47'	56.33'	S05°33'13"W	13°58'34"
C7	231.50'	136.07'	134.12'	S29°22'48"W	33°40'36"
C8	150.00'	41.59'	41.45'	S82°35'55"E	15°53'07"
C9	150.00'	75.45'	74.65'	N14°38'38"W	28°49'04"
C10	500.00'	70.61'	70.55'	N03°48'51"E	8°05'28"
C11	500.00'	98.21'	98.05'	N02°13'58"E	11°15'13"
C12	150.00'	243.09'	217.35'	N43°01'56"E	92°51'09"
C13	150.00'	68.86'	68.26'	N12°37'22"W	26°18'07"
C14	150.00'	71.05'	70.38'	N13°02'26W	27°08'14"

PRIMARY PLAT PREPARED BY:
GARY E. MURRAY
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
LANGSTON DEVELOPMENT, LLC
151st STREET & OAK ROAD
CARMEL, IN

SEE SHEET P2 FOR LAND DESCRIPTION

SOILS MAP



NOT TO SCALE

LOCATION MAP

NOT TO SCALE

Indiana 811 Know what's below. Call before you dig.

GARY E. MURRAY REGISTERED No. 9300348 STATE OF INDIANA PROFESSIONAL ENGINEER
DATE: October 30, 2015

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3049
www.TERRASitedev.com

TERRA SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

REVISIONS:			
DATE	BY	DESCRIPTION	

DRAWING FILES:

DATE:

PROJECT NUMBER:

DRAWN BY: CHECKED BY:

SHEET TITLE: Overall Development Plan

SHEET #: DP1 of

Plot Date: Oct 30, 2015 Plot Time: 9:08am File Name: T:\1-PROJECTS 2014\140827-1.001_Mapleridge_Langston\CIVIL\Plans\new pond layout.dwg, Layout: Overall Dev Plan 1 By: TERRA-Gary Murray

MAPLERIDGE
OVERALL DEVELOPMENT PLAN

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(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

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C3	450.00'	112.59'	112.29'	N53°46'47"E	14°20'07"
C4	450.00'	147.63'	146.65'	N37°14'02"E	18°47'55"
C5	215.00'	144.76'	142.04	S20°43'23"E	38°34'39"
C6	231.50'	56.47'	56.33'	S05°33'13"W	13°58'34"
C7	231.50'	136.07'	134.12'	S29°22'48"W	33°40'36"
C8	150.00'	41.59'	41.45'	S82°35'55"E	15°53'07"
C9	150.00'	75.45'	74.65'	N14°38'38"W	28°49'04"
C10	500.00'	70.61'	70.55'	N03°48'51"E	8°05'28"
C11	500.00'	98.21'	98.05'	N02°13'58"E	11°15'13"
C12	150.00'	243.09'	217.35'	N43°01'56"E	92°51'09"
C13	150.00'	68.86'	68.26'	N12°37'22"W	26°18'07"
C14	150.00'	71.05'	70.38'	N13°02'26W	27°08'14"

LEGEND

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L.E., M.& A.E.	LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
FBSL	FRONT BUILDING SETBACK LINE
00000	PROPERTY ADDRESS
✱	LOW PREASSURE GRINDER LOT
TYPE "X"	A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

LAND DESCRIPTION:

PARCEL 1

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 second 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed baring) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269 50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

Indiana 811 Know what's below. Call before you dig.

GARY E. MURRAY REGISTERED No. 9300348 STATE OF INDIANA PROFESSIONAL ENGINEER
DATE: OCTOBER 30, 2015

NORTH
130 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3049
www.TERRAsitedev.com
TERRA SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

REVISIONS:			
DATE	BY	DESCRIPTION	
.	.	.	

DRAWING FILES:

DATE:

PROJECT NUMBER:

DRAWN BY: CHECKED BY:

SHEET TITLE: Overall Development Plan

SHEET #: DP2 of

Plot Date: Oct 30, 2015 Plot Time: 9:12am File Name: T:\1-PROJECTS 2014\140827-1.001_Mapleridge_Langston\CIVIL\Plans\new pond layout.dwg, Layout: Overall Dev Plan 2 By: TERRA-Gary Murray

2015002394 ORDINANCE $38.00
01/20/2015 12:31:51P 14 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 14-50

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**MAPLERIDGE PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1412-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1412-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on December 16, 2014;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

COPY

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Mapleridge PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

2.1 Frontage Road: The road labeled as "Frontage Road" on the Concept Plan.

2.2 Loop Street: The Street labeled as "Loop Street" on the Concept Plan.

2.3 Oak Road Lot: The Lot labeled "ORL" on the Concept Plan.

2.4 Pie Shaped Lot: A Lot designed in a manner where the length of the Rear Lot Line is at least twenty-five percent (25%) longer than the length of the Front Lot Line.

2.5 Trail: Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

2.6 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.*

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the SF2: Single Family Low Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

Section 6. **General Regulations.** The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Lot Frontage: 20 feet.

6.2 Minimum Front Yard Building Setback Line: 20 feet

6.3 Minimum Lot Width for Pie Shaped Lots: 80 feet

6.4 Minimum Living Area:

A. Single story: 2,500 square feet

B. Two story: 2,800 square feet

6.5 Oak Road Lot. The standards of the Underlying Zoning District, as modified herein, shall apply to the Oak Road Lot, except as otherwise modified below.

A. The Oak Road Lot shall be accessed by a Driveway directly onto Oak Road.

B. Minimum Front Yard Building Setback Line: 150 feet

C. The landscaping standards (with the exception of the Minimum Lot Landscaping Requirements) of the UDO shall not apply.

D. The existing Accessory Building on the Oak Road Lot shall be permitted to remain, to be expanded, or to be replaced, so long as there shall only be one (1) Accessory Building permitted on the Oak Road Lot, unless otherwise permitted by the UDO.

Section 7. **Development Standards.** The standards of *Chapter 6: Development Standards* shall apply to the development of the District, except as otherwise modified below.

7.1 *Article 6.3 Architectural Standards*: Shall apply. In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to

be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

B. Building Materials: In addition to *Article 6.3(C)(3) Building Materials*, the following shall apply:

i. The roofs of all Dwellings shall be covered with dimensional shingles or decorative wood or slate shake styled shingles.

ii. Vinyl and aluminum siding shall be prohibited.

C. Garages:

i. All Dwellings shall have a minimum of a three (3) car attached garage.

ii. All Dwellings shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.

7.2 *Article 6.5 Fence Standards*: Shall apply. A wood fence (four to six feet in height) substantially similar in quality and character as the fence depicted to the right shall be installed where generally shown on the Concept Plan and labeled "Fence".

7.3 *Article 6.8 Landscaping Standards*: Shall apply, except as otherwise modified or enhanced below.

A. *Article 6.8(K): Minimum Lot Landscaping Requirements*: shall apply; however, the minimum number of shrubs per Lot shall be enhanced to require fifteen (15) shrubs per Lot.

B. *Article 6.8(M) External Street Frontage Landscaping Requirements* shall only apply along Oak Road in the areas labeled on the Concept Plan.

C. *Article 6.8(N) Buffer Yard Requirements* shall apply; however, the existing vegetation and Natural Areas, labeled as "Preserved Natural Buffer Yard" on the Concept Plan, shall be preserved and satisfy the required Buffer Yard planting materials in these areas. A tree preservation easement shall be established within the Preserved Natural Buffer Yard. Within this tree preservation easement, no trees with a diameter at breast height ("DBH")

in excess of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

9.1 *Article 8.7 Pedestrian Network Standards* shall apply, except as otherwise modified or enhanced below:

A. A sidewalk shall not be required on the west side of the Frontage Road or on the interior of the Loop Street.

B. Trails shall be prohibited along the north and northwest property lines, as generally shown in **Exhibit D**.

C. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations may be subject to existing easements (e.g., Mary Wilson Drain) and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the District's Open Space.

9.2 *Article 8.9 Street and Right-of-Way Standards* shall apply; however, subject to review and approval by the Public Works Department and Fire Department, as a part of the District's Overall Development Plan:

A. The Frontage Road cul-de-sac shall be permitted to have a maximum length of nine hundred (900) feet.

B. The Loop Street, as generally shown on the Concept Plan, shall be permitted.

C. Right-of-way shall be dedicated to provide a future connection point in the

southeast and northeast portions of the Real Estate. The final location of the proposed future connections, shown generally on the Concept Plan, may be subject to final engineering.

D. A paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan.

9.3 *Article 8.6 Open Space and Amenity Standards* shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of sixteen percent (16%). All Open Space shall be common area and deeded to and maintained by a homeowners' association.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK;

SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 12TH DAY OF JANUARY, 2015.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Charles Lehman	Charles Lehman	Charles Lehman
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

"I affirm, under the penalties of [illegible] that [illegible] a reasonable [illegible] [illegible]

[illegible]

I hereby certify that **ORDINANCE 14-50** was delivered to the Mayor of Westfield on the 14 day of Jan, 2015, at 9:30A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-50** this 14 day of January, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-50** this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: Jim Langston, Langston Residential Development, LLC, 1132 S. Rangeline Road, Carmel, Indiana 46032 (317) 846-7017.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Trail Exhibit

EXHIBIT A
REAL ESTATE

PARCEL I
Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:
Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 second 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.
PARCEL II
Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.
EXCEPT THEREFROM:
Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed baring) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269 50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III
Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:
Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.
Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

EXHIBIT B
MAPLERIDGE CONCEPT PLAN

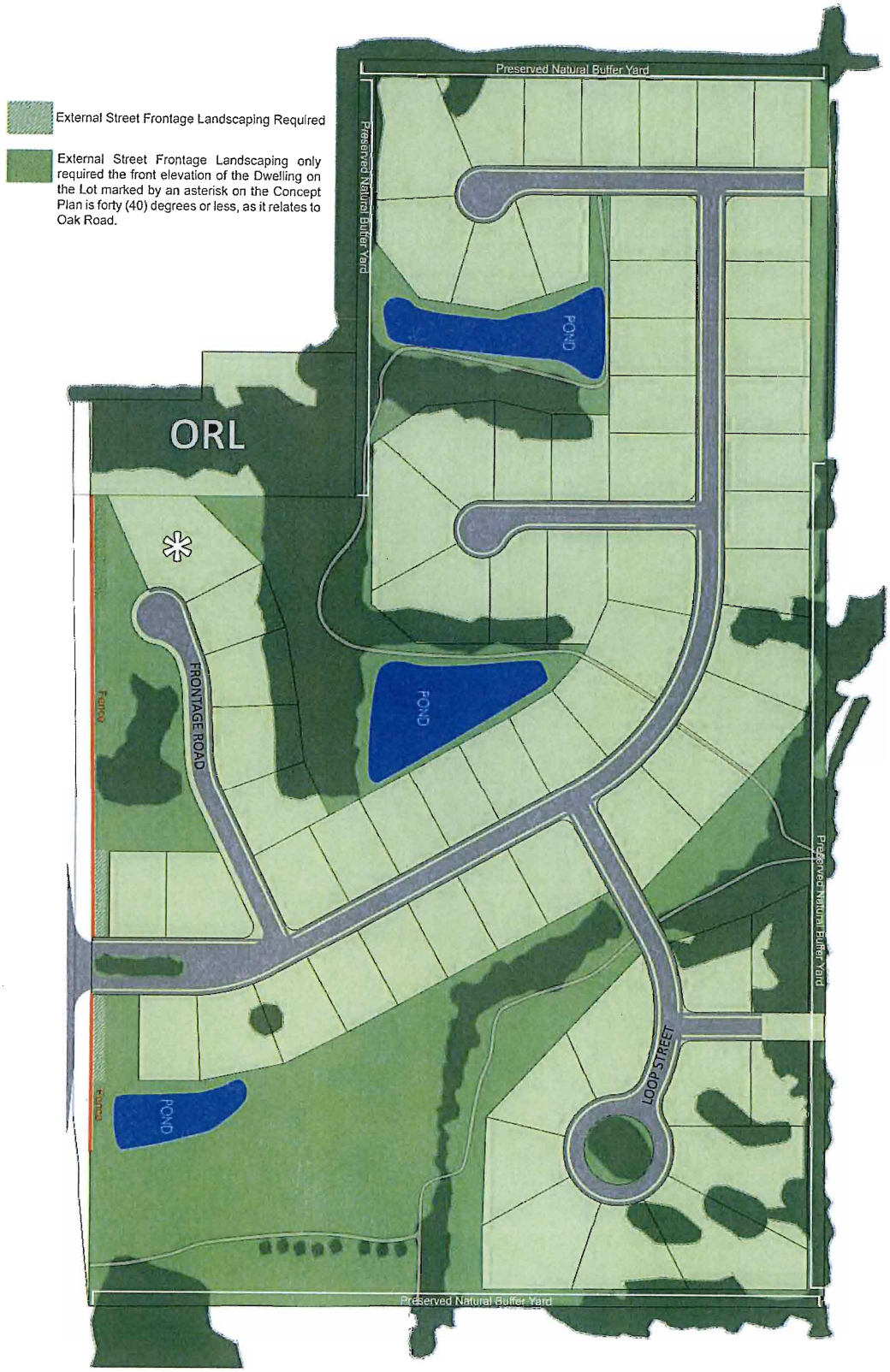


EXHIBIT C

CHARACTER EXHIBIT

Character Exhibit (All pictures are homes located in Brookside)

EXHIBIT C
CHARACTER EXHIBIT (CONT.)

EXHIBIT D

Petition Number:	1512-DDP-23
Subject Site:	17400 Wheeler Road
Petitioner:	Holladay Properties
Request:	Detailed Development Plan review for a Hampton Inn hotel
Current Zoning:	Hall and House PUD District Ordinance
Current Land Use:	Agricultural/Undeveloped
Approximate Acreage:	2.66 acres+/-
Property History:	Hall and House PUD District - Ord. 12-25 Primary Plat – 1206-SPP-02 Secondary Plat – 1310-SFP-23 Revised Secondary Plat – 1512-SFP-40 (pending)
Exhibits:	1. Staff Report 2. Location Map 3. Detailed Development Plan 4. Elevations 5. Hall and House PUD Ordinance
Staff Reviewers:	Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District ordinance, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The 2.66-acre+/- site is located near the southwest corner of Wheeler Road and Westfield Park Drive at 17400 Wheeler Road. (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a new Hampton Inn Hotel.

The applicable zoning district is the Hall and House PUD (the "PUD District Ordinance"). Applicable underlying zoning district is General Business and is part of the State Highway 32 Overlay District.

The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's December 7, 2015 meeting.

DEVELOPMENT PLAN REVIEW

Hall & House PUD District Standards (Ordinance 12-25)

The plans comply except for those items identified as outstanding below:

1) Permitted Uses (*Section 2*)
2) Development Standards (*Section 3*)

Underlying Zoning District Standards (*Article 4.16*)

GB: General Business District

1. Minimum Lot Area:	No Minimum
2. Minimum Lot Frontage:	80 Feet
3. Minimum Building Setback Lines:	
a. Front Yard:	60 feet
b. Side Yard:	20 feet
i. Abutting a residential district:	60 feet
c. Rear Yard:	20 feet
4. Minimum Lot Width:	No Minimum
5. Maximum Building Height:	60 feet
6. Minimum Building Size:	No Minimum

(Minimum front yard setback standard superseded by Hall and House PUD District ordinance)

State Highway 32 Overlay District (*Article 5.3*)

A. Purpose and Intent
B. Applicability
C. Permitted Uses
D. Access and Control
E. Setback Requirements:
   1. Maximum Setback
F. Accessory Buildings
   Comment: Plans will be further reviewed for compliance once storage building elevations have been provided.
G. Building Height Requirements:

1. Maximum Building Height: No Minimum
2. Minimum Building Height: Eighteen (18) feet
3. Multiple Stories: Multiple stories encourage, not required

H. Building Size Requirement:
1. Minimum Gross Floor Area: Five Thousands (5,000) square feet
2. Maximum Gross Floor Area: No maximum

I. Architectural Design Requirements:
1. General Design Theme Standards
2. Building Elevations:
   i. Openings
   ii. Gutters and Downspouts
   iii. Roofs:
      1. Pitched Roofs
      2. Flat Roofs
   iv. Main Entrances
   v. Windows
   vi. Awnings
   vii. Drive-thrus and Fueling Stations
   viii. Building Materials:
      1. No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
      Comment: Plans will be further reviewed for compliance once E.I.F.S. percentage has been provided.
   ix. Accessory Buildings
   Comment: Please see comments herein.

J. Trail Corridor Requirement

K. Miscellaneous Requirements:
1. Loading Berths
2. Mechanical Equipment
3. Walls and Fencing

Development Plan Approval – Application Documentation and Supporting Information (*Article 10.7(G)*

The plans comply except for those items identified as outstanding below:

1. General Plan Requirements:
   a. Title, scale, north arrow and date
   b. Proposed name of the development
   c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property

d. Address and legal description of the property
e. Boundary lines of the property including all dimensions
f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
   Comment: Plans will comply once location of existing/approved driveways on the north side of Wheeler Road is included in development plan.
h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
l. Location and dimensions of all existing structures and paved areas
m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
n. Location of all Floodplain areas within the boundaries of the property
o. Names of legal ditches and streams on or adjacent to the site
p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
   Comment: Plans will be further reviewed once existing or proposed cable location(s) have been provided.
q. Identify buildings proposed for demolition
r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

2. Primary or Secondary Plat
3. Landscape Plan:
   a. Groundcover

b. Placement: Installed plantings shall comply with the following:
    i. Clearance with Structures
    ii. Vision Clearance
    iii. Minimum Distance from Sidewalk and Curb
    iv. Minimum Distance from Stormwater Structures
    v. Easements
    vi. Arrangement
c. Energy Conservation
d. Noise Reduction
e. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section
    i. Business Uses:
        1. 10 Shade Trees / acre
        2. 10 Ornamental or Evergreen Trees / acre
        3. 25 shrubs / acre
    ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

    <u>Comment</u>: Plans will comply once landscape plan is revised to include additional tree plantings required below:

Additional Required Landscaping	**Shade**	**Ornamental or Evergreen**
Minimum Requirement	**0**	**3**
Frontage Road Requirement	**7**	**2**

f. <u>Foundation Plantings</u>
g. <u>External Street Frontage Landscaping Requirements</u>
h. <u>Buffer Yard Requirements</u>
i. <u>Parking Area Landscaping</u>:
    i. Interior Parking Area Landscaping
    ii. Interior Parking Area Islands:
        1. Location
        2. Design
        3. Plantings
        4. Vision Clearance

iii. Perimeter Parking Area Landscaping:
    1. Application
    2. Drive Aisles

4. Open Space and Development Amenity Plan
5. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
    a. General Lighting Standards
    b. Multi-Family Residential, Business, and Industrial Standards
    c. Lighting Plan
6. Sign Plan
7. Building Elevations:
    a. Address of the property and graphic scale
    b. Specification or sample of the type and color of exterior materials to be used for all wall, window, roof and other architectural features
8. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.
    Comment: Plans will comply once a narrative statement has been provided.
9. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study.
    Comment: Petitioner is coordinating with the Public Works Department.
10. Statement of Development Build-Out

STAFF COMMENTS

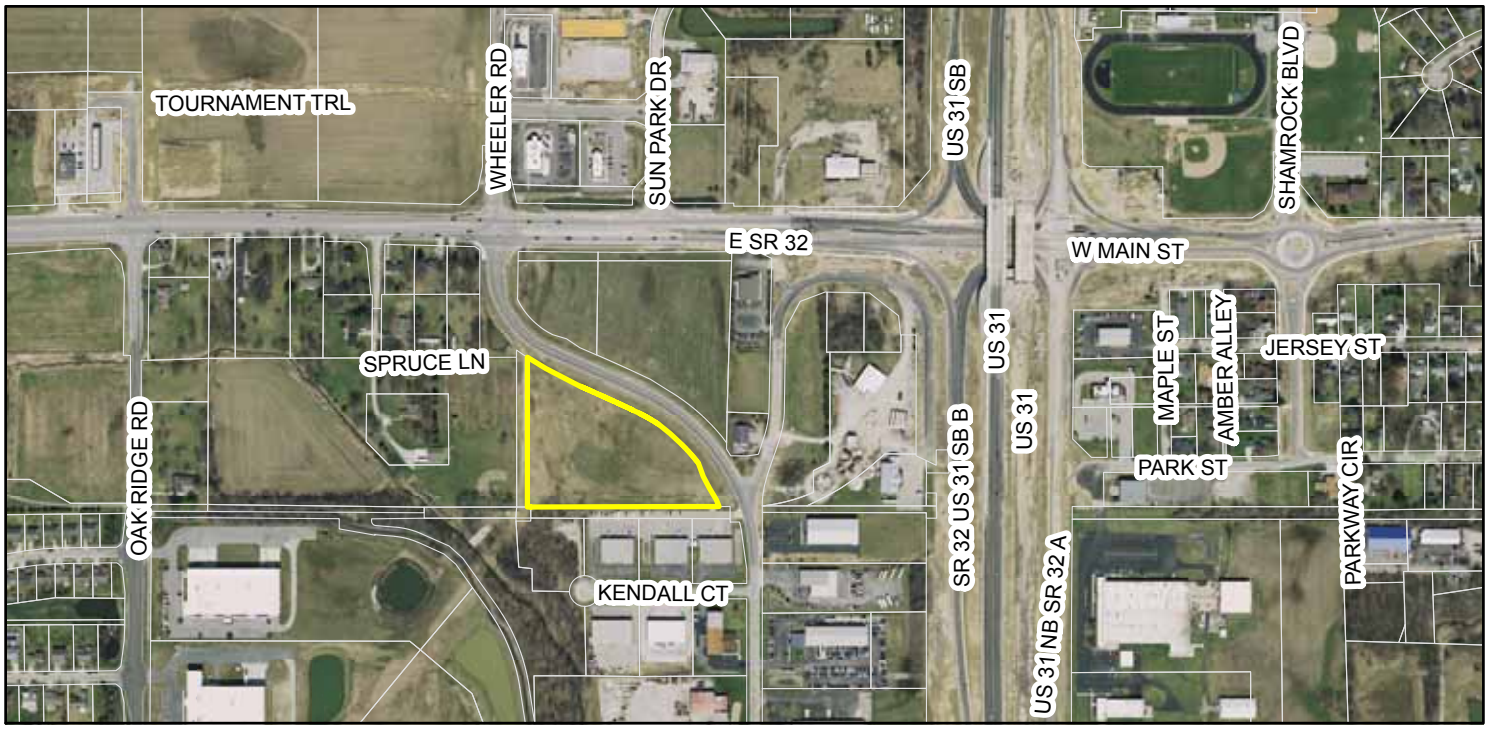
1. No action is required at this time except to hold the public hearing.
2. Prior to final disposition, the Petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432-6663.

Property Location Map
1512-ODP-24 & 1512-SPP-24
Mapleridge Overall Development Plan & Primary Plat Amendment

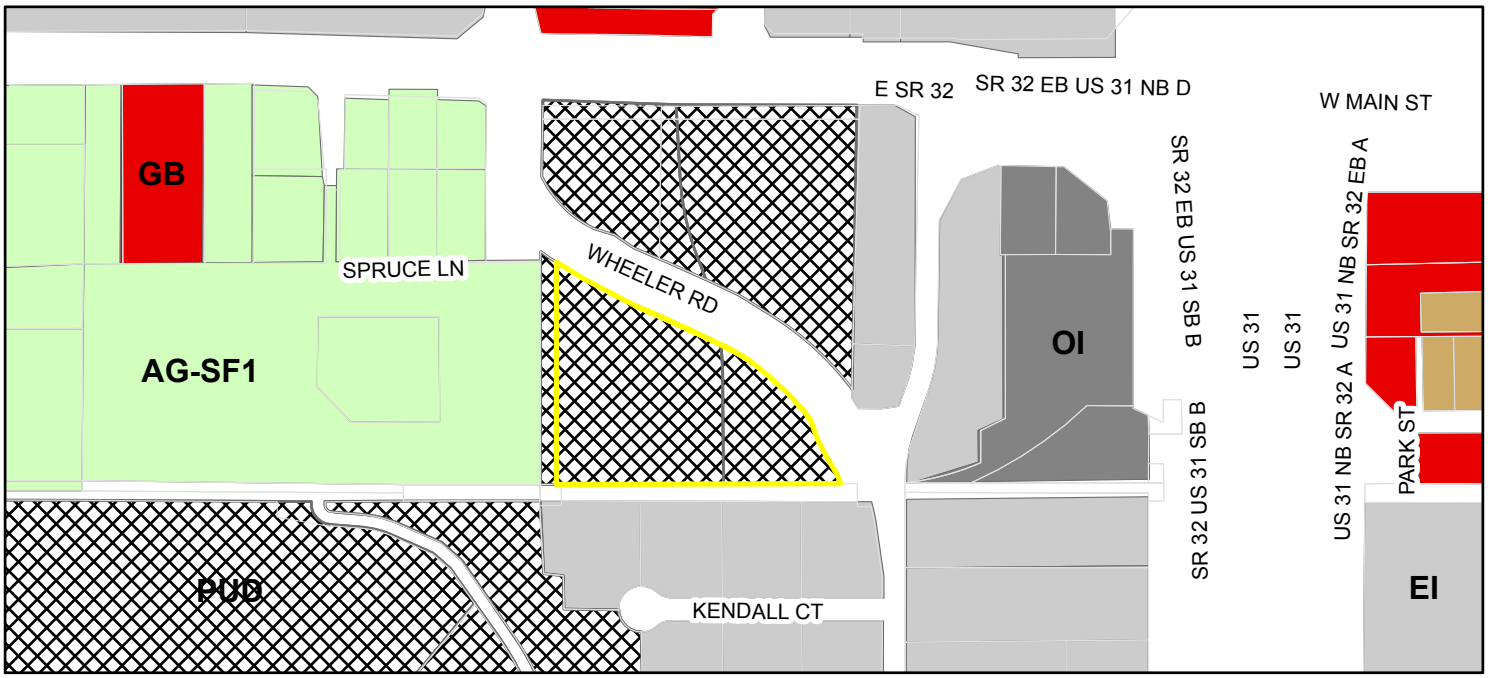
Not To Scale

Aerial Location Map

Site



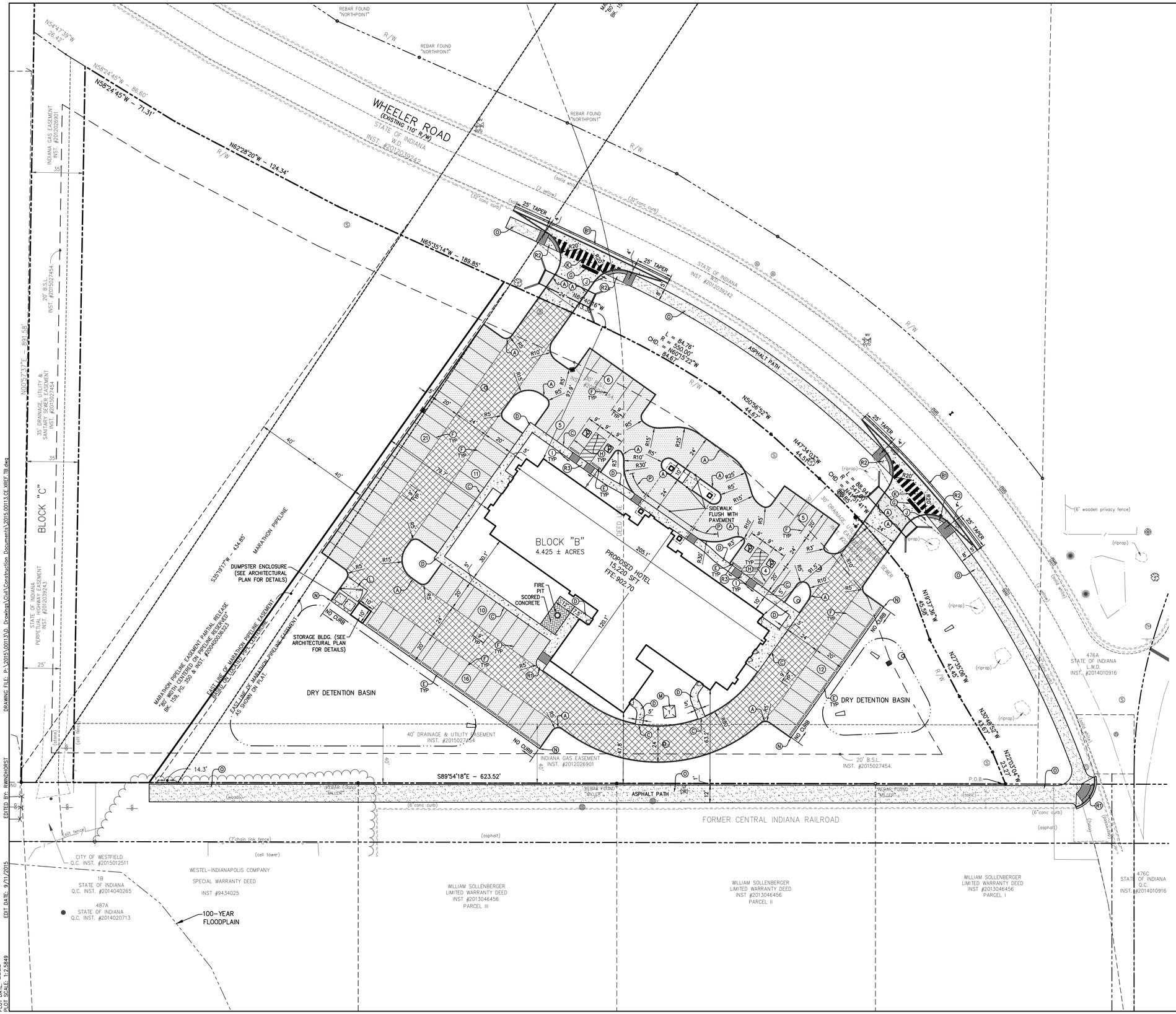
Zoning Map



Parcel

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- MF-1 (Multiple Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- Parcel



EXISTING LEGEND

- BEEHIVE INLET
- BUSH
- CURB INLET
- CLEAN OUT
- DRAINAGE MANHOLE
- FIRE HYDRANT
- GAS MARKER SIGN
- GAS VALVE
- INLET
- PINE
- POST
- SIGN
- SANITARY MANHOLE
- TELEPHONE HANDHOLE
- TELEPHONE PEDESTAL
- TREE
- WATER METER
- WATER VALVE
- e BURIED ELECTRIC LINE
- g BURIED GAS LINE
- t BURIED TELEPHONE LINE
- w BURIED WATER LINE
- tr TOP OF RIM ELEVATION
- inv INVERT ELEVATION
- pvc PLASTIC PIPE
- rcp REINFORCED CONCRETE PIPE
- cpp CORRUGATED PLASTIC PIPE

PROPOSED SITE LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- RIGHT OF WAY PAVEMENT
- CONCRETE
- (A) 6" MONOLITHIC CONCRETE CURB
- (B) 2' CONCRETE CURB & GUTTER
- (B1) LIP GUTTER WITH UNDERDRAIN
- (C) COMBINED WALK & CURB
- (D) CONCRETE SIDEWALK
- (E) PARKING BUMPER
- (F) 4" SOLID WHITE, PAINT LINE
- (G) 24" STOP BAR, WHITE, THERMOPLASTIC
- (H) 4" SOLID BLUE, PAINT LINE (A.D.A SPACE)
- (I) A.D.A. PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (J) STOP SIGN
- (K) 24" PEDESTRIAN CROSSWALK, WHITE, THERMOPLASTIC
- (L) DUMPSTER PAD
- (M) ELECTRIC TRANSFORMER PAD
- (N) CURB TAPER
- (O) ASPHALT PATH
- (P) 17' TAPER FROM 0" TO 6" CURB
- (R1) A.D.A. RAMP (TYPE "A")
- (R2) A.D.A. RAMP (TYPE "G")
- (R3) A.D.A. RAMP (TYPE "K" MODIFIED)
- (99) PARKING COUNT
- A.D.A. ACCESSIBLE PARKING SPACE

PARKING ANALYSIS

PARKING REQUIRED:	
1 SPACE/ROOM @ 77 ROOMS =	77
1 SPACE/2 EMPLOYEES @ 14 EMP. =	7
TOTAL REQUIRED PARKING	84
PARKING PROVIDED:	
STANDARD PARKING (9x20)	86
HANDICAP PARKING PROVIDED (INCLUDES 4 VAN ACCESSIBLE)	4
TOTAL PROPOSED PARKING	90

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 FOR GENERAL, DEMOLITION, SITE, GRADING, UTILITY AND EROSION CONTROL NOTES.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. PER INDIANA STATE LAW IC8-1-26 IT IS AGAINST LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK

CALL TOLL FREE: 1-800-382-5544 INDIANA UNDERGROUND

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HAMPTON INN
S.R. 32 & WHEELER ROAD
WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
10/30/2015
PROJECT PHASE:
DESIGN

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

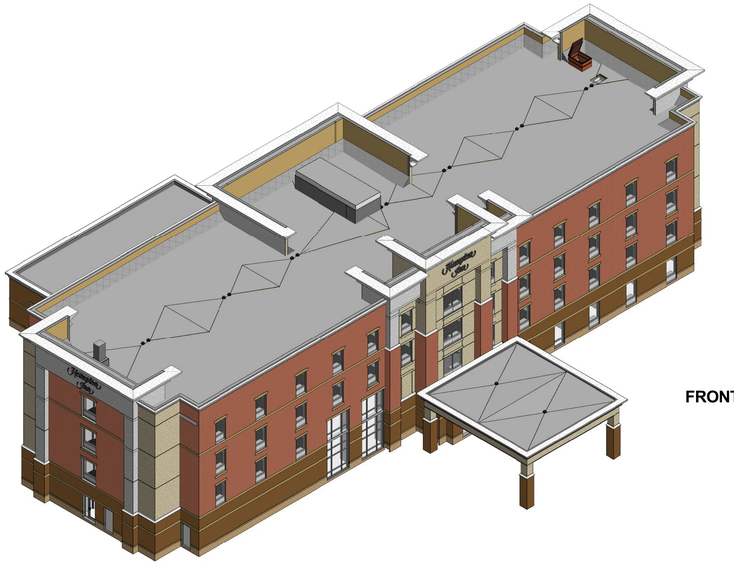
Project Number 2015.00113

SITE PLAN

C200

DRAWING FILE: P:\2015\00113\D_Drawings\Civil\Construction Documents\2015.00113.CE-XREF-TB.dwg
EDITED BY: RWNDHORST
EDIT DATE: 9/11/2015
PLOT DATE: ----
PLOT SCALE: 1:2.3849

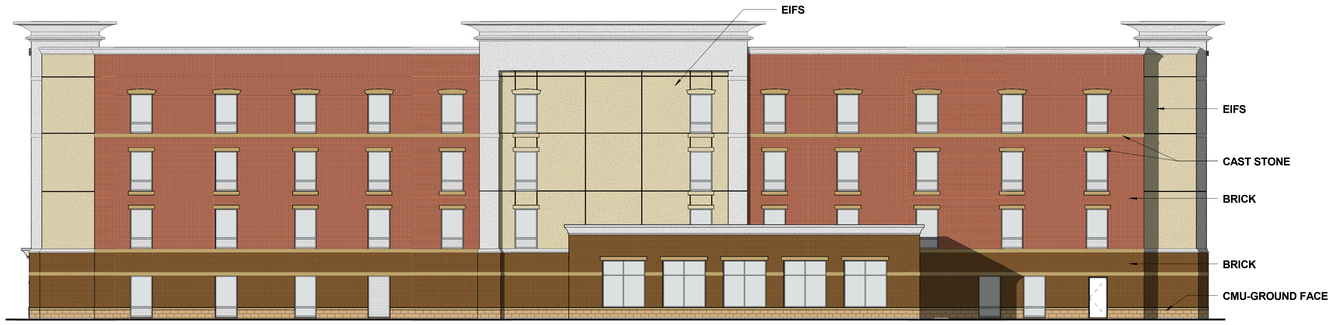
2015.00113.CE.C200.SP.dwg



FRONT ISO

REAR ISO

1 A201 **OVERALL_NORTH**
3/32" = 1'-0"



3 A201 **OVERALL_SOUTH**
3/32" = 1'-0"

4 A201 **OVERALL_WEST**
3/32" = 1'-0"

2 A201 **OVERALL_EAST**
3/32" = 1'-0"

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Hampton

755 Crossover Ln. Memphis TN 38117
p: 901.241.5000 f: 901.374.5800

Hampton Inn - Westfield, IN

17400 Wheeler RD
Westfield, IN 46074

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
12/13/2014
PROJECT PHASE:
SD

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2015.00113.0001

OVERALL ELEVATIONS

A201

10/30/2015 8:18:55 AM

2012041159 ORDINANCE $25.00
07/19/2012 01:56:23P 7 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 12-25

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS

This is a planned unit development ordinance (the "Hall and House PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1206-PUD-06, filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1206-PUD-06 to the Westfield City Council with a favorable (7-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on July 3, 2012;

WHEREAS, the Westfield City Council is subject to the provisions of the Ind. Code § 36-7-4-1507 and Ind. Code § 36-7-4-1512 concerning any action on this request;

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

SECTION 1. APPLICABILITY OF ORDINANCE

1.1 This PUD District Ordinance (the "Ordinance") applies to the subject real estate, more particularly described in Exhibit A attached hereto (the "Real Estate").

1.2 The underlying zoning district shall be the GB – General Business District (the "GB District") with the provisions of Section 16.04.065 ("State Road 32 Overlay") ordinance, except that an access road, as outlined in Section 16.04.065.5.C, is not required in the Hall and House PUD.

COPY

Section 16.04.70 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the real estate. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GB District shall apply.

1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES

2.1 Antiques, Motels, Hotels, Art School, Artisan School, Bakeries, Banks, Savings & Loan Assn., Barber and Beauty Schools, Barber and Beauty Shops, Bicycle Sales Rentals & Service, Blueprinting, Photocopying, Job Printing, Book Store (Excluding Adult), Camera Stores, Carwash (Indoor), China and Glassware Shops, Comic Shops, Convenience Store with Gasoline Sales, Credit Union Offices, Dancing Schools, Delicatessen, Dentist, Department Stores under 10,000 square feet, Discount Stores < 10,000 square feet, Drug Stores, Dry Cleaning and Laundry Pickup, Employment Agencies, Fabric Shops, Floor Coverings, Florist, Galleries, Gift Shops, Grocery Stores, Health Fitness and Exercise Centers, Hardware Stores without Outside Displays, Hobby Shops, Hospitals (minor) Medical, Dental Clinics and Labs, Insurance Companies, Jewelry Store, Lawyers, Liquor Stores, Loan Offices, Locksmith Shops, Luggage stores, Mail Order Store, Music Records Instrument Shops, Music Schools, Office Building, Optometrists, Paint and Wallpaper Stores, Pet Grooming, Pet Shops, Physicians, Picture Framing, Real Estate Offices, Restaurants and Cafeterias Having More Than Fifty (50%) Percent of Gross Sales Derived From Food Sales, Shoe Repair, Shoe Store, Sporting Goods, Stationary stores, Taylor and Seamstress, Tobacco Shop, Travel Bureau, Veterinarians Small Animals (No Outdoor Runs, etc.) and Wearing Apparel and Accessory Shops

SECTION 3. DEVELOPMENT STANDARDS

3.1 Hall and House Commercial Subdivision, as shown in Exhibit B, shall be comprised of Three (3) blocks; Block "A", Block "B", and Block "C".

3.2 Public Trailways – There shall be dedicated to the City, Block "C", as shown in Exhibit B, Thirty Five Feet (35) for the future City of Westfield Trailway System. The Trailway shall be dedicated within sixty (60) days of written notice by the City of Westfield. All setback and buffer measurements for the western boundary of Block "B" shall be measured from the western boundary of Block "C".

3.3 Minimum front yard building setback along State Road 32 and Westfield Park Drive from the public right-of-way shall be thirty (30) feet.

3.4 Minimum Rear and Sideyard Setbacks shall be twenty (20) feet unless a required buffer or transition yard is required.

3.5 An eight (8) foot asphalt sidewalk shall be installed along Westfield Park Drive at the time each lot develops.

SECTION 4. APPROVAL Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this _____ day of _____, 2012.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNDIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9 DAY OF July, 2012.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Jim Ake	Jim Ake	Jim Ake
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

"I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"

Signed

I hereby certify ORDINANCE 12-25 was delivered to the Mayor of Westfield on the 10 day of July, 2012, at 2:30 p m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-25
this 12th day of July, 2012

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-25
this _____ day of _____, 2012

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Larry House and Rodger Hall

Prepared by: Larry House and Rodger Hall – Hall and House, LLC

6501 Bluff Road, P.O. Box 47710, Indianapolis, Indiana 46247

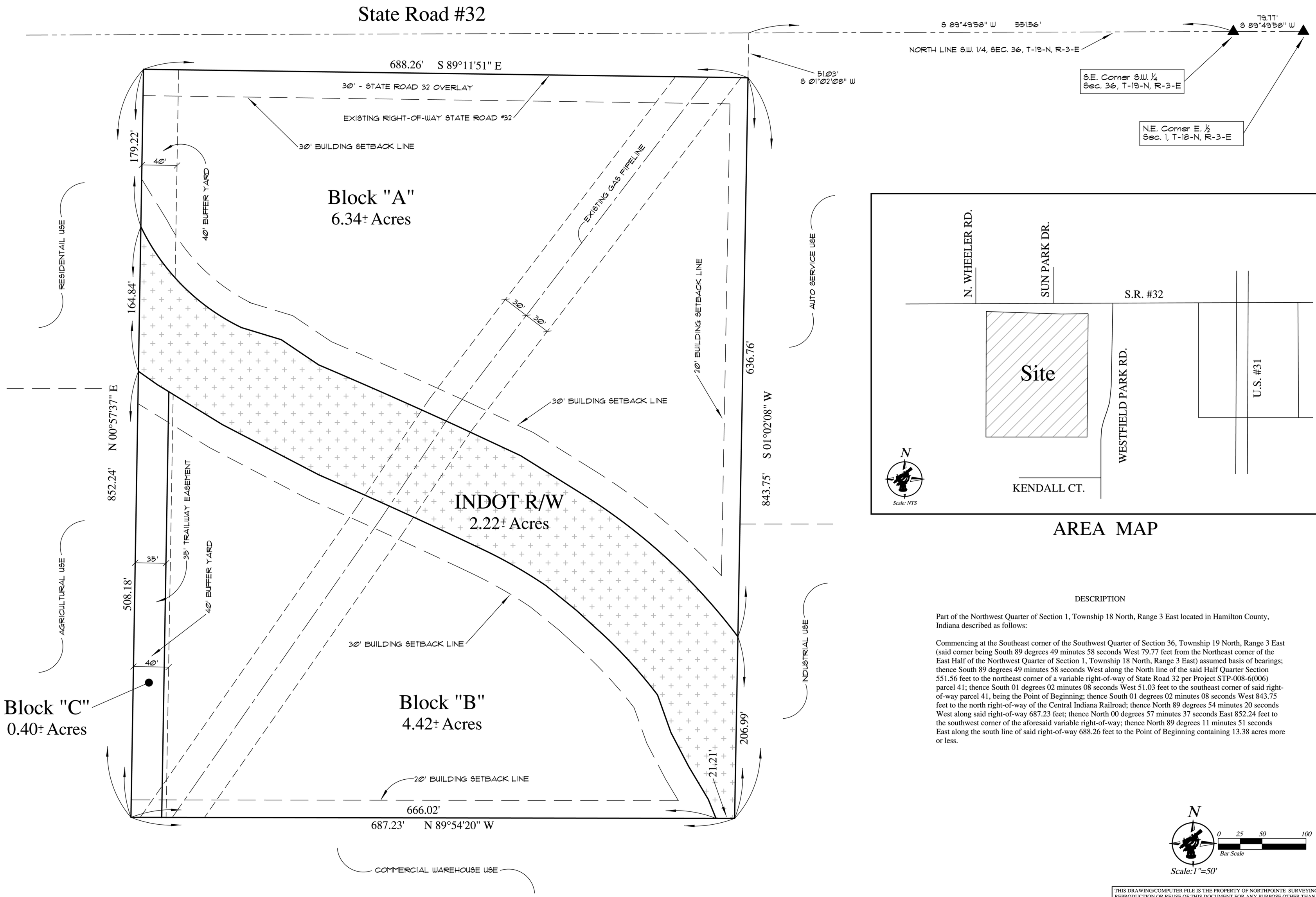
EXHIBIT "A"

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

Exhibit "B"



AREA MAP

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

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Seal

SCALE 1"=50'	
DRAWN BY	
CHECKED BY DJS	

PREPARED FOR

Hall & House LLC
6500 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

PROJECT NAME

Hall & House Commercial Subdivision
City of Westfield, Hamilton County, Indiana

SHEET TITLE

Conceptual Plan

NORTHPOINTE SURVEYING, Inc.
586 South State Road 135
Suite "B"
Greenwood, Indiana 46142
Office - 317-884-3020
Fax - 317-884-3025
www.npes.biz

Sheet 1 of 1

Date: 04-09-2012

Job # 12-0028

Petition Number:	1512-PUD-29
Petitioner:	Estridge Homes on behalf of Westfield-Washington School Corporation
Request:	A text amendment to modify the accessory building location standards and building material standards of the Maple Knoll Planned Unit Development (PUD).
Current Zoning:	Maple Knoll PUD District (Urban Residential District)
Current Land Use:	Institutional: Elementary School
Zoning History:	Ordinance 04-02 Ordinance 05-22 Ordinance 14-08 Ordinance 15-45 (pending)
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Concept Plan 4. Maple Knoll PUD Ordinance (Ord. 04-02) 5. Proposed Maple Knoll PUD Amendment (Ord. 15-45)
Staff Reviewer:	Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the November 9, 2015, City Council Meeting. The petition will receive a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC") meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Maple Knoll Planned Unit Development (PUD) District Ordinance 04-02 (the "PUD Ordinance") for the 34.32+/- acres located on the northeast corner of 171st Street and Ditch Road (see **Exhibit 2**).

Project Description: The proposal is to modify the accessory building location and building materials standards to the area identified on the Concept Plan (see **Exhibit 3**), of the Maple Knoll PUD (the "Proposal"). The subject property is located with the urban residential district and accessory building are permitted. The Proposal would permit accessory building to locate in the front yard of the principal structure. The current standards restrict accessory buildings to

the rear yard of the principal structure on the property. A full summary of the proposal can be found in Section 3 of the proposed PUD amendment (see **Exhibit 5**).

Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the December 7, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

Statutory Considerations: The Indiana Code 36-7-4-603 states that reasonable regard must be paid to:

1) The Comprehensive Plan
2) Current conditions and the character of current structures and uses
3) The most desirable use for which the land is adapted
4) The conservation on property values throughout the jurisdiction
5) Responsible growth and development

Staff Comments

1) **Action:**
   Hold a public hearing at the December 7, 2015, APC meeting.

2) **Recommendation:**
   Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.

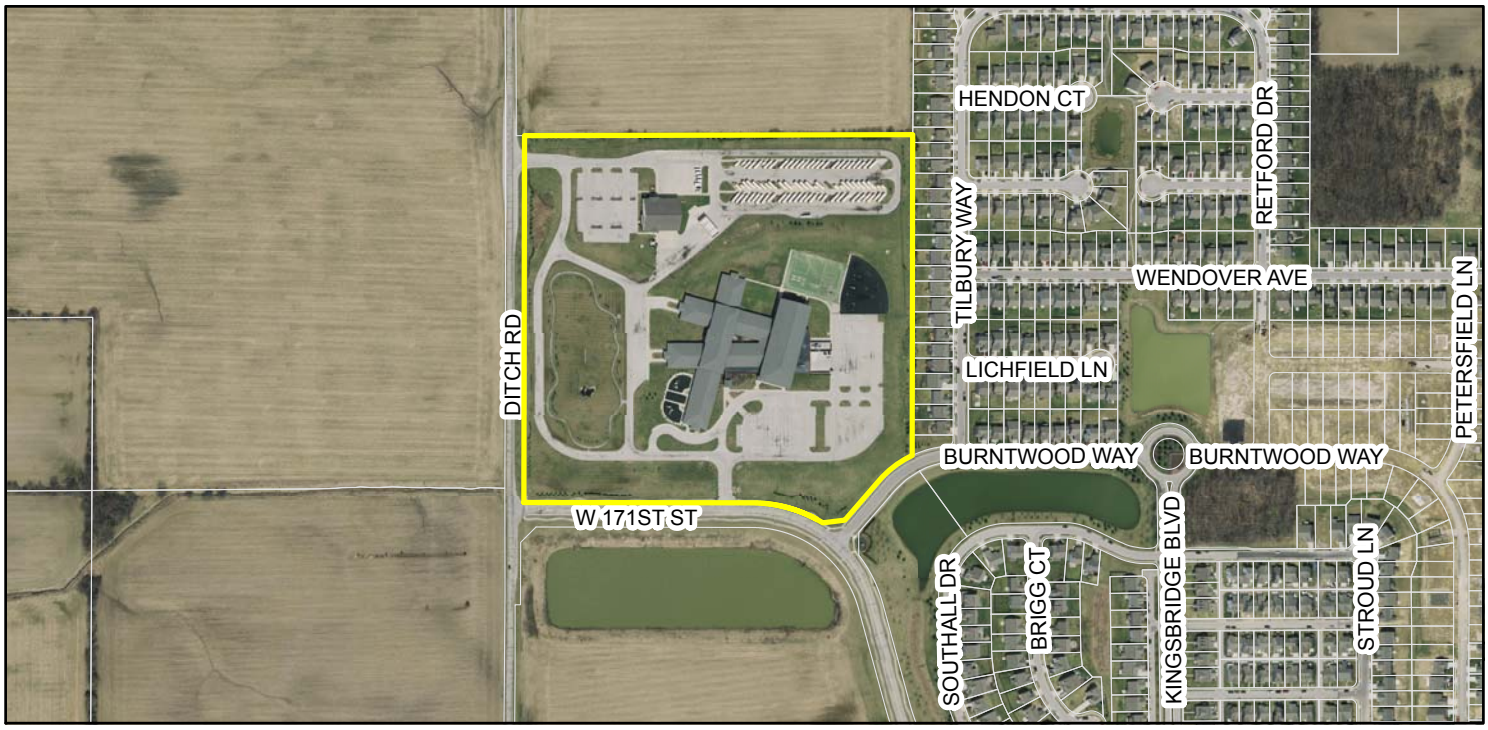
3) If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
1512-PUD-29 & 1512-DDP-24
Maple Knoll PUD Amendment
& Detailed Development Plan

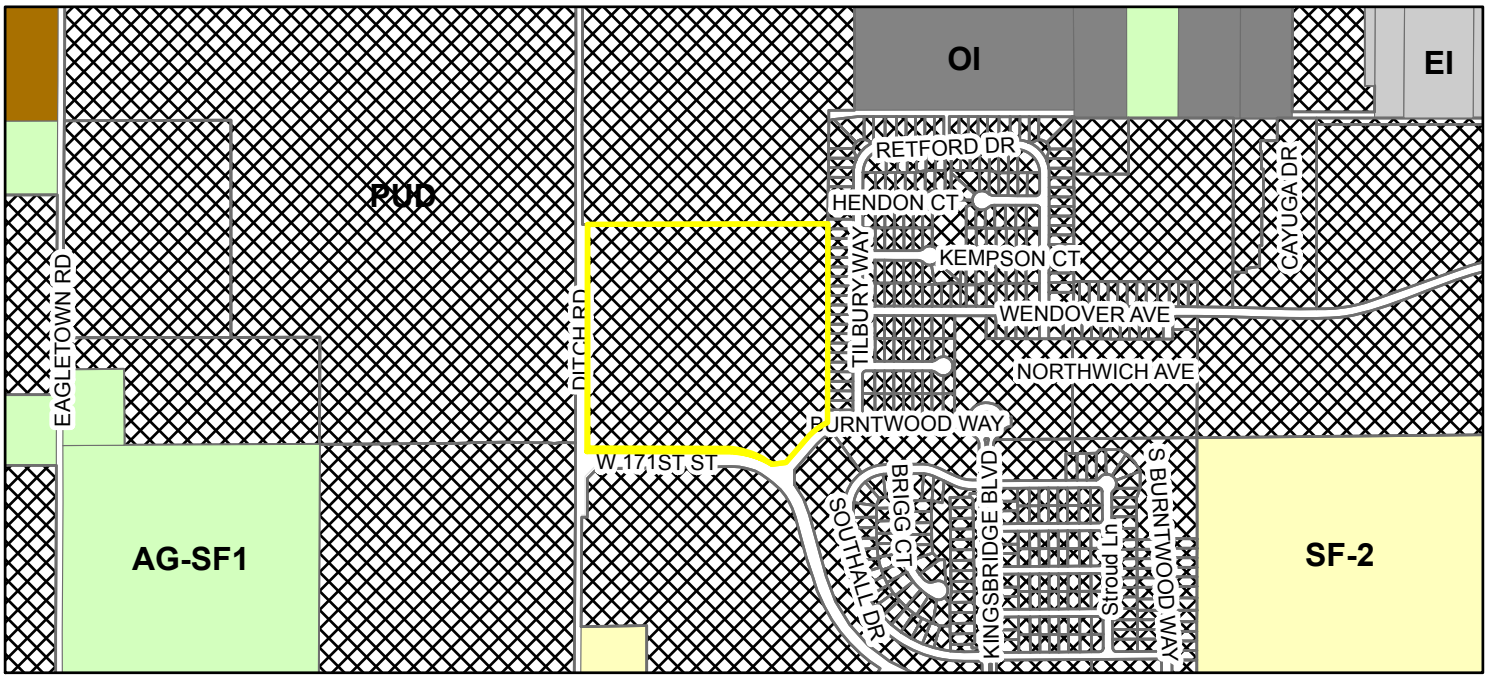
N
W E
S
Not To Scale

Aerial Location Map

Site



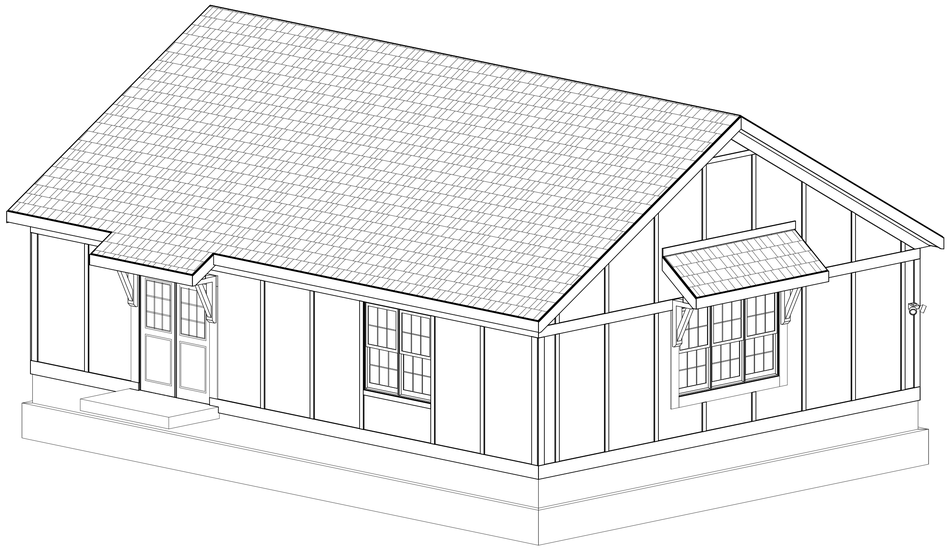
Zoning Map



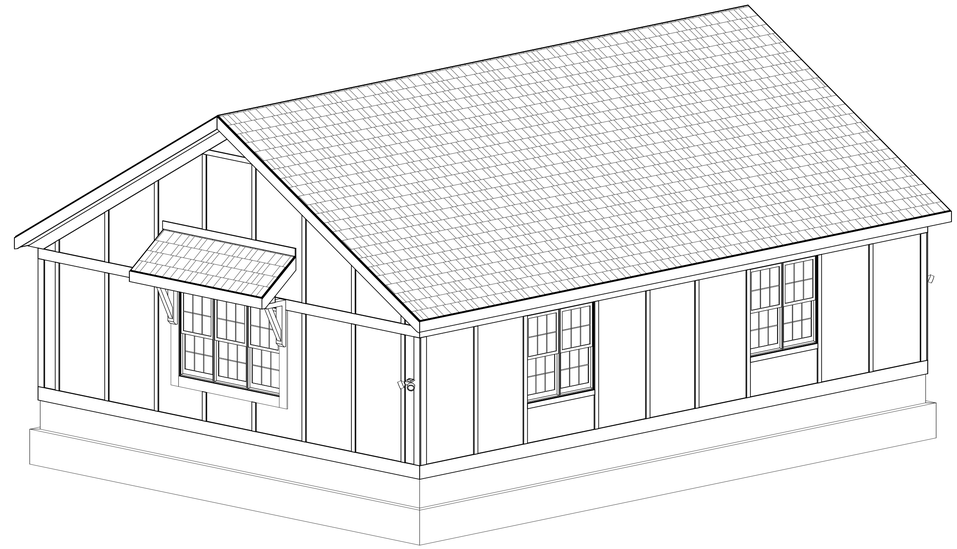
Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-5 (Single Family - 5)
- Parcel

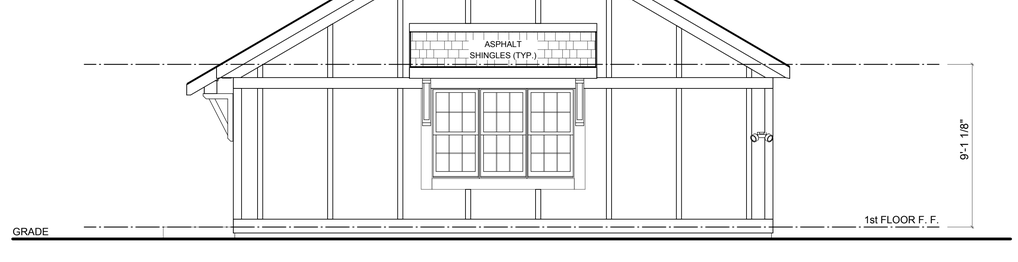
Approximate location of Class Room/Green House Structure
Maple Glenn Elementary School
Ackerson Farm
Hendon Ct
Dunton Ct
Retford Dr
Swinton Way
Kempson Ct
Tilbury Way
Lichfield Ln
Maple Knoll
Burntwood Way
Southall Dr
Maple Village
Knottingly Way
Warrington Ave
Maidstone Ave
W 171st St
Osborne Park
2015 Ortho
300 m
1000 ft



NORTHEAST ELEVATION



NORTHWEST ELEVATION



NORTH ELEVATION

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

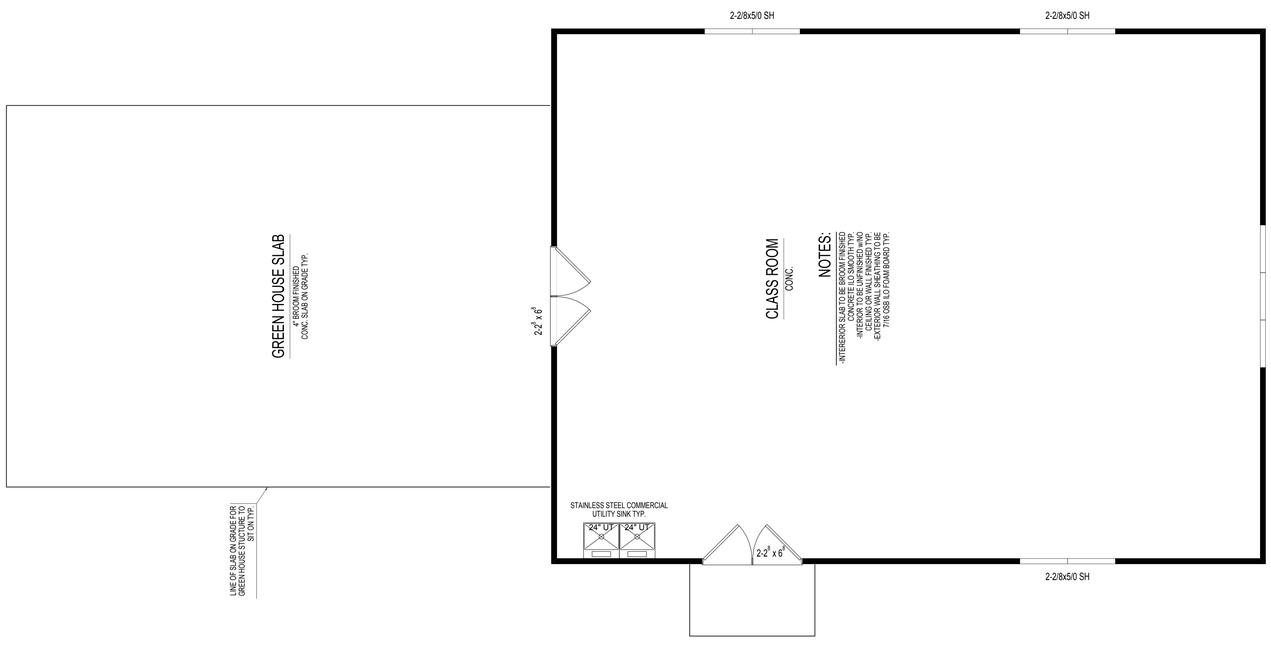
LOCATION:

SHEET NUMBER

A-01

© Estridge Homes 08/20/2015

© CGVisions 2004 PLAN CREATION DATE 05/29/2015



1ST FLOOR FINISH PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

LOCATION:

SHEET NUMBER

I-01

© Estridge Homes 08/20/2015

© CGVisions 2004 PLAN CREATION DATE 05/29/2015

386.00 (189)

BEST POSSIBLE IMAGE
ALL PAGES

Amendment not Recorded yet 7/22/04 BR

ORDINANCE NO. 04-02

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0304-PUD-02) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on February 6, 2004; and

WHEREAS, the Westfield Town Council is subject to the provisions of IC 36-7-4-608(f) or IC36-7-4-608(g) concerning any action on requests received from the Advisory Plan Commission.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04.Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the attachment "Maple Knoll Planned Unit Development" hereto (Real Estate) from EI to Mixed use PUD.

This real estate being subject to commitments and standards as detailed in the attachment "Maple Knoll Planned Unit Development

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF Feb ,2004

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

WESTFIELD, INDIANA

PUD ORDINANCE NO. 04-02

THE MAPLE KNOLL
PLANNED UNIT DEVELOPMENT
DISTRICT

RECEIVED
FEB 9 2004
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

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AND SCHEDULE OF EXHIBITS

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2. Definitions
3. Drawing –Concept Plan
4. Legal Description – Employment District
5. Legal Description – Mixed Use District
6. Legal Description – Urban Residential District
7. Legal Description – Suburban Residential District
8. Drawing – Underlying Zoning
9. Underlying Zoning – Employment District – General Business (GB)
10. Underlying Zoning – Mixed Use District – Special Business (SB)
11. Underlying Zoning – Urban Residential District and Suburban Residential District – SF2 (Single Family)
12. Permitted Uses
13. Development and Architectural Standards – Employment District
14. Development and Architectural Standards – Mixed Use District
15. Development and Architectural Standards – Urban Residential District
16. Development and Architectural Standards – Suburban Residential District
17. Landscaping Provisions
18. Signage Provisions
19. Lighting Provisions
20. Parking Provisions
21. Street Standards
22. Phasing Schedule

ORDINANCE NO. 04-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Maple Knoll PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Platinum Properties, LLC for the real estate containing approximately 625 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate"); and

WHEREAS, under docket number 0304-PUD-02, on February 5, 2004, the Commission, by a vote of 5 in favor, 2 opposed, and 1 abstention, forwarded this matter to the Town Council with a favorable recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is

adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character and quality of new development;

C. Encourage a harmonious and appropriate mixture of uses;

D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and

G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The terms, conditions, provisions and development standards created by this Maple Knoll PUD replace and supersede the terms, conditions, provisions, and development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) (the "Pud Ordinance").

SECTION 3. DEFINITIONS. The definitions of words and terms specified in what is attached hereto and made a part hereof as though fully set forth herein as Exhibit 2 shall apply throughout this Maple Knoll PUD.

SECTION 4. THE DISTRICTS. Attached hereto and incorporated herein by reference as Exhibit 3 is a concept plan (the "Concept Plan") which allocates the Real Estate into different use districts (collectively the "Districts") established by this Maple Knoll PUD; namely (i) the Employment District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 4 (the "Employment District"), (ii) the Mixed Use District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 5 (the "Mixed Use District"), (iii) the Urban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 6 (the "Urban Residential District"), and (iv) the Suburban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 7 (the "Suburban Residential District').

SECTION 5. UNDERLYING ZONING. The PUD Ordinance requires that an underlying zoning classification, corresponding to a zoning classification within the Zoning Ordinance, be assigned to each area of the real estate. To this end, attached hereto and incorporated herein by reference as Exhibit 8 (the "Underlying Zoning Map"), is a drawing assigning to each area of the Real Estate an underlying zoning classification corresponding to a zoning classification existing in the Zoning Ordinance. The Underlying Zoning Districts are further discussed in Section 6, Section 7, Section 8, and Section 9 below.

SECTION 6. THE EMPLOYMENT DISTRICT. The Employment District is reclassified on the Zone Map from the Enclosed Industrial (EI) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the General Business (GB) District of the Zoning Ordinance in force at the time of the

enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 9 is a copy of the General Business (GB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 7. MIXED USE DISTRICT. The Mixed Use District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the Special Business (SB) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 10 is a copy of the Special Business (SB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 8. URBAN RESIDENTIAL DISTRICT. The Urban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Urban Residential District, except as modified by this Maple Knoll PUD.

SECTION 9. SUBURBAN RESIDENTIAL DISTRICT. The Suburban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 10. SIZE AND DIMENSIONS OF DISTRICTS. The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

10.1 Within the Mixed Use District, the total number of residences may not exceed 733;

10.2 Within the Urban Residential District, the total number of residences shall not exceed 504;

10.3 The term "Empty-Nester Residence" is defined in Exhibit 2. If all of the residences within the Suburban Residential District are Empty-Nester Residences, then the total number of Residences within the Suburban Residential District shall not exceed 600, and if all of the Residences within the Suburban Residential District are not Empty-Nester Residences,

then the total number of Residences within the Suburban Residential District shall not exceed 500; and

10.4 The total number of residences within all of the Real Estate shall not exceed 1,800.

SECTION 11. PERMITTED USES. Permitted uses within each of the Districts are as follows:

11.1 Permitted uses within the Employment District, which replace and supersede the permitted uses within the General Business (GB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "A" on what is attached hereto and incorporated herein by reference as Exhibit 12 (the "Permitted Use Exhibit"). In addition, Live-Work Units are permitted within the Employment District;

11.2 Permitted uses within the Mixed Use District, which replace and supersede the permitted uses within the Special Business (SB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "B" of the Permitted Use Exhibit; provided, however, that only uses which are identified on the Permitted Use Exhibit as "Agricultural Uses" and "Residential Uses" and beside which there is a corresponding "X" shall be permitted within that portion of the Mixed Use District located west of Spring Mill Road.

11.3 Permitted uses within the Urban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning

classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "C" of the Permitted Use Exhibit. Also, school bus facilities and depots are permitted in the Urban Residential District for use by the Westfield/Washington Township School Corporation;

11.4 Permitted uses within the Suburban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "D" of the Permitted Use Exhibit; provided, however, that multi-family dwellings and two family dwellings are permitted in the Suburban Residential District, but only if they are Empty-Nester Residences.

SECTION 12. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development and architectural standards applicable to each of the Districts are as follows:

12.1 The development and architectural standards for buildings located within the Employment District are attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in Exhibit 9 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 9 and any other provisions of the Zoning Ordinance.

12.2 The development and architectural standards for buildings located within the Mixed Use District are attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth

in Exhibit 10 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 10 and any other provisions of the Zoning Ordinance.

12.3 The development and architectural standards for buildings located within the Urban Residential District are attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 11 and any other provisions of the Zoning Ordinance.

12.4 The development and architectural standards for buildings located within the Suburban Residential District are attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 12 and any other provisions of the Zoning Ordinance.

SECTION 13. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

13.1 Shrubs are not required to be planted within woodlands located within buffer yards.

13.2 Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.

13.3 At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).

13.4 With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

SECTION 14. SIGNAGE. Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

SECTION 15. LIGHTING. Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

SECTION 16. PARKING. Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

SECTION 17. STREET STANDARDS. Attached hereto and incorporated herein by reference as Exhibit 21 are the Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

SECTION 18. OPEN SPACE/TRAILS. The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District. The Open Space within the Urban Residential District shall be greater than or equal to 10% of the area of the Urban Residential District. The Open Space within the Suburban Residential District shall be greater than or equal to 10% of the area of the Suburban Residential District.

The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersections with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

SECTION 19. REVIEW. Upon Developer's request, any decision of the Commission made after the enactment of the Maple Knoll PUD and pertaining to or arising out of the application of any provision of the Maple Knoll PUD or the Zoning Ordinance to the Real Estate may be appealed to the Town Council.

SECTION 20. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit 22 is a drawing illustrating the anticipated phasing of development.

SECTION 21. ANNEXATION. There are rectangular parcels of land located adjacent to or near the Suburban Residential District and identified, on the date of the enactment of this Maple Knoll PUD, as parcel numbers 08-09-10-00-00-006.000, 08-09-10-00-00-007.000, 08-09-10-00-00-008.000, 08-09-10-00-00-009.000, 08-09-10-00-00-010.000, 08-09-10-00-00-011.000, 08-09-10-00-00-012.000, 08-09-10-00-00-013.000, 08-09-10-00-00-014.000, 08-09-10-00-00-015.000 and 08-09-03-00-00-020.001 (collectively the "Rectangular Parcels"), but which are not part of the Real Estate. In the Developer's discretion, these Rectangular Parcels, once acquired by the Developer, may be annexed to the Maple Knoll PUD, subject to the provisions of this Maple Knoll PUD applicable to what is identified on the Concept Plan as the Suburban Residential District.

Upon motion duly made and seconded, this Maple Knoll PUD was fully passed by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

BY: AYE		NAY
_____	Teresa Otis Skelton	_____
_____	John Hart	_____
_____	David Mikesell	_____
_____	Robert Smith	_____
_____	Ronald Thomas	_____

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2/9/04 8:08 AM

ZONING DESCRIPTION

A part of the Northwest Quarter of Section 2, a part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to a point on the South line thereof; thence East along the South line of said Half Quarter Section to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence East along the North line of said Quarter, Quarter Section 275.18 feet; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in th~ Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.) 1 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the Northwest corner of said Quarter Section; thence North along the East line of the Southwest Quarter of said Section. 3 to the South line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter, Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof, said point also being on the South line of the Northeast Quarter of said Section 3; thence East along said South line to the Southeast corner of said Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9

Y2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the Northwest corner of said Quarter Section; thence South along the West line of said Half Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 625 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S/34676Z0N/Legals
February 3,2000
JLM {R} JJF {F}
Revised: March 18,2003
MEB (R) RJC (F)
Revised: June 17,2003
MEB(R) CCH(F)

H:\Janet\Platinum\Maple Knoll\Legal Description 625 Acres (PUD).doc

EXHIBIT 2

Definitions

1. Allee. A linear alignment of trees, one or more rows wide, straddling a line of site (linear open space, walkway, or thoroughfare) that usually terminates at a landmark. Spacing between trees may be inconsistent, so as not to obscure visual or physical access to shop fronts, driveways, or walkways. There are four basic types of allees: 1) *circumstantial allee* – the syncopated placement of trees, coinciding with the entrances and composition of adjacent facades, 2) *regular allee* – the evenly spaced placement of trees, independent of the composition of adjacent facades, 3) *double allee* – the even spacing placement of trees in two adjacent rows, forming a canopy over walkways, and 4) *clustered allee* – the naturalistic placement of trees.

2. Assisted Living. A Building containing Residences for the aged or infirm in which three (3) or more persons, who need not be of the same immediate family, are received, kept, and/or provided with food, shelter, and/or care for compensation. Included are limited care apartments and suites for the elderly or infirm.

3. Attached Single Family Residence. A Residence attached to one or more other Residences.

4. Belt. An unspecified arrangement of plants within the landscape used to define a space or screen it from external views that may undermine the spatial experience. The height and density of plantings is subjective and determined by the desired amount of screening.

5. Buffer Yard. This term shall have the same meaning as set forth in the Zoning Ordinance; provided, however, that drainage and utility easements may exist in any required Buffer Yard.

6. Builder. A person or entity regularly engaged in the construction of commercial or residential buildings.

7. Building. A Building is a structure intended to be occupied by (i) one or more Residences, any or all of which may be separately owned, (ii) one or more businesses, any or all of which may be separately owned, and/or (iii) uses accessory to residential or non-residential uses. Different portions of a single Building may be owned by different persons or entities, either in fee simple or under Indiana law governing condominiums.

8. Building Height. Building Height shall be measured (i) from the average ground level at the foundation of a Building facing the street, (ii) to the highest point of

the roof for a flat roof, to the deck line of a mansard roof, and to the mean line between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.

9. Department. The Department of Community Development of the Town.

10. Detached Single Family Residence. A Residence which is not attached to another Residence.

11. Developer. The Developer shall be Platinum Properties, LLC, and its successors and assigns.

12. DPR Provisions. The provisions of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance, as the same may from time to time be amended.

13. Elevation. A front, rear, or two sides of a residential or non-residential building.

14. Empty-Nester Residence. An "Empty-Nester Residence" is any Residence for which the applicable Homeowners Association provides for lot maintenance relief in the form of lawn and landscaping maintenance, and snow removal, all to an extent to be determined by the Developer in its sole discretion.

15. Facade. The front Elevation of a building.

16. Homeowners Association. The "Homeowners Association" is the non-profit corporation established by the Developer in accordance with the Declaration of Covenants, Conditions, and Restrictions.

17. Internal Commercial Street. Any street within the Employment District or a commercial section of the Mixed-Use District, other than a Perimeter Street.

18. In[redacted]et internal to the Urban District, the Suburban Di[redacted]e Mixed-Use District, other than a Perimeter St[redacted]

19. Live-Work Un[redacted]dential and commercial spaces coexist, and wh[redacted]ted to the ground story frontage. Although the structure has single ownership, the commercial space may be owner-occupied or leased separately. Architecture may be residential or commercial (flexhouse) in appearance and construction.

20. Open/Green Space. Unimproved, commonly owned areas of a subdivision, multi-family, commercial or industrial development such as: parks, public pathways, railroad rights-of-way, lakes, ponds, water retention areas, water detention areas,

screening buffers, etc.; provided, however, that lakes, ponds, water retention areas, and water detention areas shall not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate.

21. Perimeter Street. State Road 32, 169th Street, 161st Street, Ditch Road, Spring Mill Road, and/or Austrian Pine Way.

22. Private Streets. A street that is not dedicated for public use and shall not be accepted for maintenance by the Town, unless complying with Town Standards.

23. Product Type. Residences can be identified by a combination of attributes, including size, architectural style, number of stories, color, and exterior building material. A change in any one of these attributes will result in a different combination. Residences having different combinations shall be defined as different product types.

24. Public Streets. Streets that are dedicated for public use, accepted for maintenance by the Town, and constructed to the standards of the Town for depth and materials.

25. Residence. A building intended for occupancy by a single family. A Residence may be an Attached Residence and/or a Detached Residence.

26. SF. SF is an acronym designating the words "square footage".

27. Slip Lane. Parking takes place outside the public right-of-way, but along a moving lane. The lane and sidewalk become private. Parking lanes may be parallel to, at an angle to, or perpendicular to the moving land and on one or both sides of the lane. The slip lane is separated from the thoroughfare by a median. Frontages may not be set back from the right-of-way more than eighty (80) feet. These types are used in Mixed-Use and Employment Districts.

28. Town. The Town of Westfield, Indiana.

29. Understory Tree. A tree that grows between 10 and 30 feet tall.

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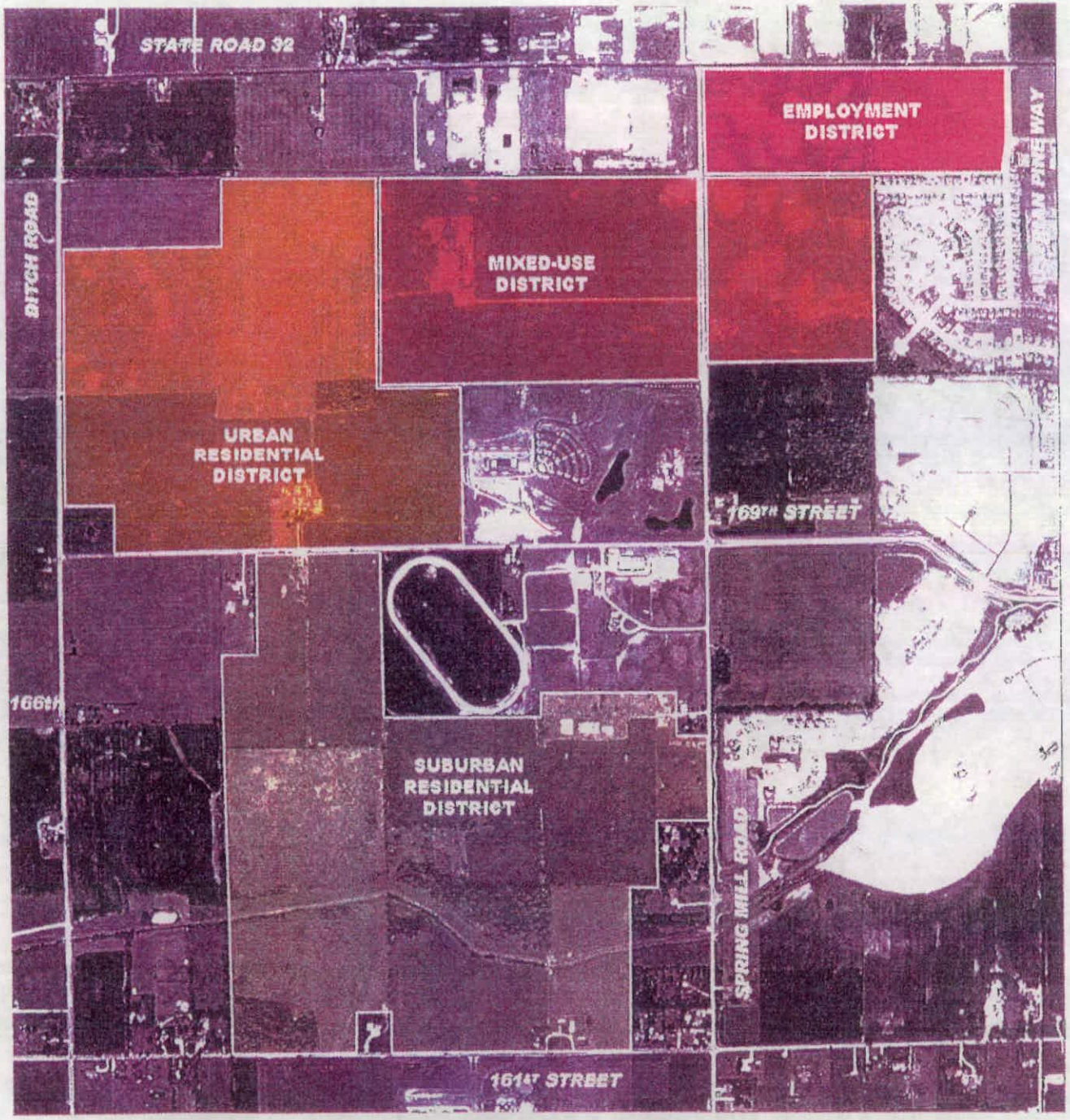

STATE ROAD 32
EMPLOYMENT DISTRICT
MIXED-USE DISTRICT
URBAN RESIDENTIAL DISTRICT
SUBURBAN RESIDENTIAL DISTRICT
BITCH ROAD
169TH STREET
161ST STREET
SPRING MILL ROAD

EXHIBIT 4

ZONING DESCRIPTION - EMPLOYMENT DISTRICT

A part of the Northwest Quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence South along the West line 876.48 feet; thence East parallel to the North line of said Quarter Section to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in the Office of the Recorder, Hamilton County, Indiana; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the place of beginning, containing 48.7 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc employ dis.rtf
July 21,2003

EXHIBIT 5

ZONING DESCRIPTION – MIXED-USE DISTRICT

A part of the Northwest Quarter of Section 2 and a part of Section 3 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County .Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9 1/2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five. recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence West parallel to the North line of said Half Quarter Section to the West line of said Half Quarter Section; thence North along said West line to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to the West line of the Northeast Quarter of said Section 3; thence South along said West line to the Southwest corner of said Quarter Section; thence East along the South line of said Quarter Section to the place of beginning, containing 145.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc mixed-use dis.rtf
July 21, 2003

EXHIBIT 6

ZONING DESCRIPTION - URBAN RESIDENTIAL DISTRICT

A part of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to the South line of said Half Quarter Section; thence East along said South line to the Southeast corner of said Half Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter-Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof; thence West along the North of said Half Quarter, Quarter Section to the Northwest corner thereof, said point also being the Southeast corner of the Northwest Quarter of said Section 3; thence North along the East line of said Northwest Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 180.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc urb res dis.rtf
July 21, 2003

EXHIBIT 7

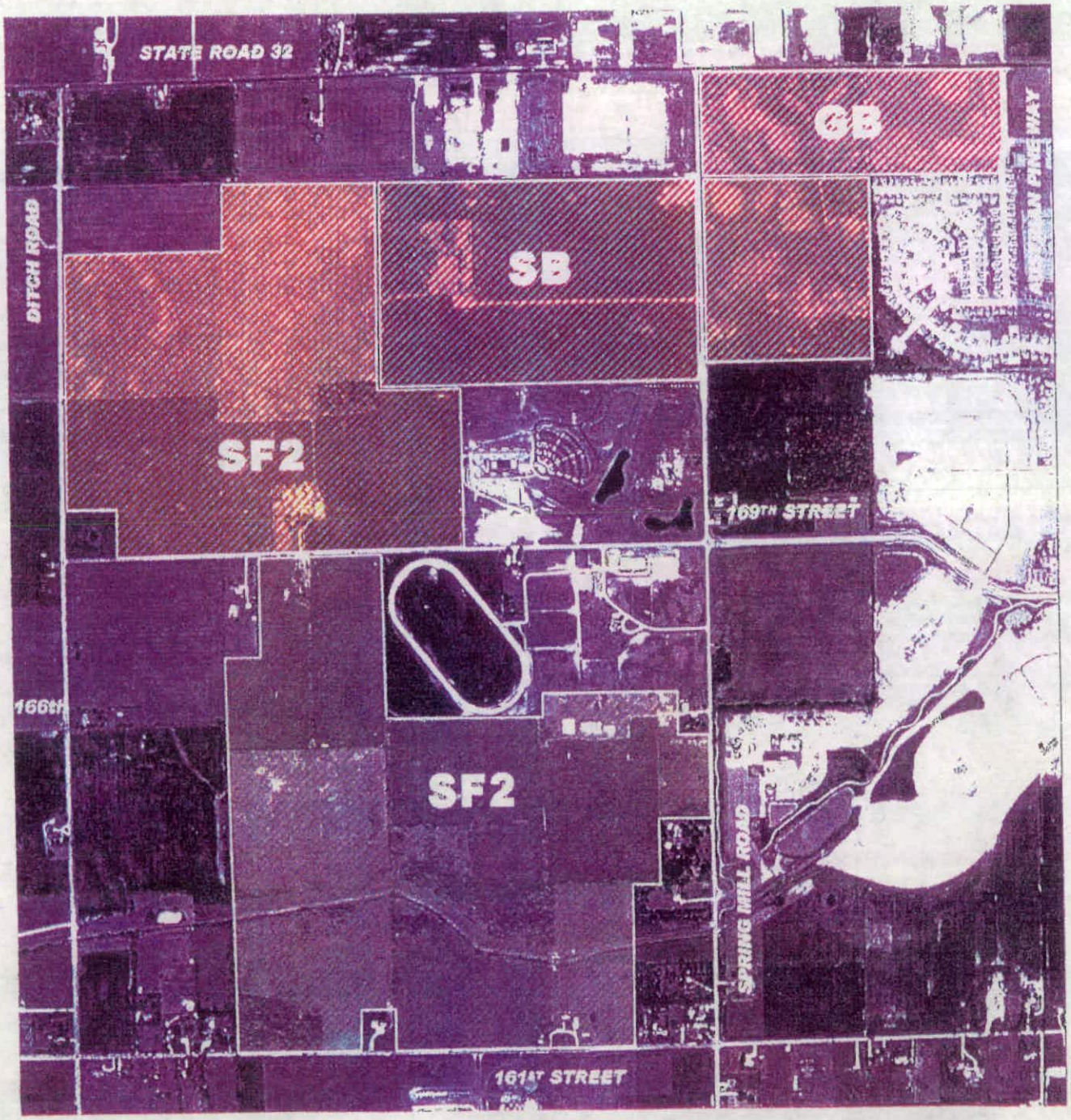
ZONING DESCRIPTION - SUBURBAN RESIDENTIAL DISTRICT

A part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence North along the East line of said Quarter-Quarter Section to the North line of said Quarter-Quarter Section thence West along said North line to a point 275.18 feet East of the Northwest corner of said Quarter-Quarter Section; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; I) North 00 degrees 30 minutes 00 seconds West 508.11 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the place of beginning, containing 249.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc suburb res dis.rtf
July 21,2003


STATE ROAD 32
GB
SB
SF2
SF2
DITCH ROAD
169TH STREET
166th
SPRING HILL ROAD
161ST STREET

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~3. General Requirements and Guidelines - Historical~~

a) Commercial Buildings and Signage - Structures to be remodeled or altered to be utilized for commercial purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.

b) Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.

c) All signage shall be constructed of wood or wood products or materials which simulate wood in appearance. Raised lettering or routed lettering shall be utilized to the extent possible. Sign colors shall be earth tones and aesthetically compatible with the structure or setting onto which it is placed.

d) Residences - New homes, single or multi-family, to be located in the district shall be of a design and constructed with materials to be contemporary with existing structures. Modifications to existing homes and accessory buildings shall also be compatible with the period of original construction utilizing white, earth tones or historical colors and emphasis on wood exteriors.

e) Approval Procedure - An applicant requesting a building permit shall provide to the Building Commissioner three copies of the specifications and design for all renovation, restoration or new construction and signage in the local business - historical district (LB/H). The Building Commissioner will provide information to all applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed. Any person who shall make application for an improvement location permit for a new building or the substantial alteration of an existing building whether it be the restoration, rehabilitation, or its adaptive use shall submit preliminary drawings, including site plan, sign plans, floor plans and elevations to the Plan Commission for review and approval.

f) Exemption - All requirements or conditions pertaining to setback lines, lot area sized, parking requirements and loading and unloading berths may be waived by the Plan Commission without a variance based upon the general purpose and intended use of the facility to be restored or rehabilitated.

F. GB - General Business District - This district is established to accommodate the general business needs of the township including incorporated and unincorporated towns and is served by public water and sewers. This district is more comprehensive than the local business district.

1. Special Requirements - None

2. Permitted uses - See Figure 2 for list of permitted businesses. Any other business not listed which can be classified as general business will be eligible with the approval of the Plan Commission

3. Special Exceptions -

   - Auto rustproofing
   - Gasoline service stations
   - General construction company
   - Coal yards
   - Mobil home sales
   - Salt storage - outside
   - Book stores, adult
   - Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
   - Lumber yards - including millwork
   - Multi-family housing
   - Taverns
   - Industrial schools or training facilities
   - Amusement parks
   - Convents, monasteries, theological schools, rectories, parish houses
   - Large animal hospitals
   - Manufactured home parks (in accordance with provisions of WC 16.04.090)
   - Outdoor theaters
   - Material recycling facilities (MRFs)
   - Commercial composting facilities

4. Minimum Lot Area - None

5. Minimum Lot Frontage on Road - 80 Feet

6. Minimum Setback Lines -

   - Front Yard -
     ⇒ General Business - 60 feet for newly established area
     Average of other businesses in the block for established business areas
     ⇒ Planned business development (see WC 16.04.050 F)

   - Side Yard -
     ⇒ General Business - For side yards adjoining a road or street - not less than 60 feet in new area.
     For side yards abutting a residential area, 60 feet, or if there is an alley between a residential district and the general

business district, the side yard setback shall be 20 feet from the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet
8. Minimum Ground Level Square Footage - None
9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~G. SB - Special Business District - This district is established to provide for the needs of general~~ business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -
   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing
2. Special Exceptions -
   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - ~~Salt storage - outside~~

C

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~business district, the side yard setback shall be 20 feet from~~ the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet

- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet

8. Minimum Ground Level Square Footage - None

9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.

10. Loading and Unloading Berths - Loading and unloading berths shall be provided as ~~identified in this ordinance.~~

G. SB - Special Business District - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -

   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing

2. Special Exceptions -

   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - Salt storage - outside

- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Lumber yards - including millwork
- Liquor stores and taverns
- Restaurants - drive-in and carry-out food and beverage stores
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks (in accordance with provisions of WC 16.04.090
- Outdoor theaters
- Material recycling facilities (MRFs)

3. Minimum Lot Area - As required under Planned Business Development district.

4. Minimum Lot Frontage on Road - As required under Planned Business Development district.

5. Minimum Setback Lines - As required under Planned Business Development district.

6. Maximum Building Height - As required under Planned Business Development district.

7. Minimum Ground Level Square Footage - As required under Planned Business Development district

8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~H. LB-PD and GB-PD - Local Business - Planned Development and General Business - Planned~~ Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.

1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing

WC 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- ~~Repairing, servicing or refurbishing equipment or parts, excluding motor~~ vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SF 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

   - Single Family Dwellings
   - Churches
   - Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

   - Subdivisions - not less than 15,000 square feet
   - Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

   - Subdivisions - not less than 50 feet
   - Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet
   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet
   - Rear yard - Subdivision - 30 feet
     Three acre lots - 30 feet
   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

   - Single story - 1200 square feet
   - Two story - 800 square feet
   - Tri-level - 800 square feet (basement & 1st level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

A = Employment Distric
B = Mixed Use District
C = Urban Residential
D = Suburban Residentia

AGRICULTURAL USES

CO	LI	MU		
A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal agricultural use on the same lot.
				Agricultural Uses, Land Animal Related Commercial agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.
X	X	X	X	**Agricultural Uses, Non-Animal Related** Agricultural and farming activities involving the production and preparation of plants for animal or human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation, wildlife habitat and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.
				Aquaculture The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.
				Commercial Non-Farm Animals Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.
				Equine Services Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.
				Feed Lot An open-air area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market and limited to less than 150 cattle, 300 swine or sheep, or 10,000 fowl, per facility.
				Feed Mill A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

A	B	C	D	
				RESIDENTIAL USES
				Accessory Apartment A separate and complete dwelling unit contained within the structure of a single family dwelling unit, and containing only one bedroom.
				Accessory Livestock, Non-Farm Animals Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.
	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal residential use on the same lot.
				Boarding House A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.
	X	X		**Elderly Housing** The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.
				Guest House An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional nonpaying visitors or guests of the occupants of a dwelling unit on the same site.
				Home Occupation An accessory occupational use to the residential dwelling conducted by its inhabitants which is clearly incidental to the use of the structure for residential purposed and does not change the residential character of the site. There are three classifications of home occupation:
X	X	X	X	Home Occupation, Class I – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty (20) percent of the total square footage of the residential structure, with no employees not living on-site, with no external signs and with no sales conducted on site.
				Home Occupation, Class II – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with up to two (2) employees not living on-site, with permitted incidental sales of goods produced on site, but with no external business identification signs permitted.
				Home-based Business – A home occupation based in the primary residential structure (not more than twenty-five (25) percent of the total square footage of the residential structure) or one accessory structure, with up to two (2) employees not living on-site, with permitted incidental sales of merchandise constructed/manufactured on-site or incidental to services performed on-site, and with minimal advertising signs as per the Westfield Washington Township Zoning Ordinance.

A	B	C	D	
				Manufactured Home Park A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.
	X	X	X	**Multifamily Dwelling** The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.
	X	X	X	**Single Family Dwelling** The use of a lot for only one (1) dwelling unit~~, including site-built housing or manufactured housing~~.
				Temporary Dwelling The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable, such temporary dwelling to be permitted to remain during the period of reconstruction of the permanent dwelling.
	X	X	X	**Two Family Dwelling** The use of a lot for two (2) dwelling units within a single building.

PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES

A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal public, semipublic, or office facility use on the same lot.
				Airport A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.
	X			**Assisted Living Facilities** Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.
				Camping Facility A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.
				Cemetery Land used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
				Cemetery, Pet Land used for burying dead domesticated animals and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
X	X			**Charitable, Fraternal, or Social Organization** A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.
X	X	X	X	**Community Center** A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X			**Cultural Facility** A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
X	X			**Day Care Facility** A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.
X	X			**Funeral Home** An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.
X	X	X	X	**Governmental Facility** A government owned or operated building, structure, or land used for public purpose.

A	B	C	D	
				Group Home
				A housing unit classified further as one of the following:
				(a) Group Home, Class I. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include foster homes, homes for the physically and mentally impaired, homes for th developmentally disabled, congregate living facilities for persons 60 years of age an older, and maternity homes.
				(b) Group Home, Class II. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include homes for juvenile delinquents, halfway houses providing residence in lieu c institutional sentencing, halfway houses providing residence to those needin correctional and mental institutionalization. This classification also include emergency shelter during crisis intervention for not more than fifteen (15) victims c crime, abuse, or neglect, and residential rehabilitation for alcohol and chemica dependence for 15 or fewer individuals.
X	X			**Hospice**
				An establishment primarily engaged in the provision of supportive care for terminally i: patients in a homelike facility.
X	X			**Hospital**
				A facility providing medical, psychiatric or surgical services for sick or injured person: primarily on an inpatient basis, including ancillary facilities for outpatient and emergenc treatment, diagnostic services, training, research and administration, and services t patients, employees, and visitors.
X	X			**Medical Clinic**
				An establishment providing medical, psychiatric or surgical services exclusively on ar outpatient basis, including emergency treatment and diagnostic services.
X	X			**Nursing Home**
				A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.
X	X			**Office**
				An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.
X	X			**Office Showroom**
				An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.
X	X			**Postsecondary Educational Institution**
				A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

A	B	C	D	
X	X			**Professional/Technical Training/Educational Institution** An establishment engaged in providing training or education in the arts, business an clerical operations or other specialized professional or technical field, having regula sessions with regularly employed instructors, where academic degrees or certificates ar not necessarily issued and where licensing by the Indiana Department of Education ma not be required.
X	X	X	X	**Religious Facilities** A building or structure, or group of buildings or structures, that by design and constructio is primarily intended for conducting organized religious services ***and associate accessory uses!!!***. **(explore concerns associated with youth facilities—noise activity, etc.)**
X	X			**Retirement Center** A facility designed for educational, recreational, social, and other similar types o activities for retired persons.
X	X	X	X	**School (K-12)** A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, tha teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.
X	X	X		**Telecommunication Services** Any facility used to provide telephone or telegraph services to the public, but no including general offices or wireless communication facilities.
	X			**Temporary Care Facility** A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.
X	X	X	X	**Utility Service Facility** Generating plants, electrical switching facilities and primary substations, and othe services which are necessary to support principal development and involve mino structures such as lines and poles.
				Wastewater Treatment Facility Facility designed for the treatment and discharge of wastewater.
X	X	X		**Water Treatment Facility** Facilities designed for the collection, treatment, and transport of potable water.
X	X	X		**Wireless Communications Facility** Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

BUSINESS AND PERSONAL SERVICES

A	B	C	D	
X	X	X		**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal business or personal service use on the same lot.
X	X			**Aircraft Charter Service** An establishment primarily engaged in the private air transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.
X	X			**Airport Transportation Service** An establishment primarily engaged in the ground transportation of passengers, luggage, and other small cargo from and to airports.
X	X			**Appliance Repair** An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.
X	X			**Auction House** A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.
	X			**Bed and Breakfast** A business involving renting rooms to overnight guests and offering breakfast meals only to those guests. The owners of the business shall live on the premises.
				Boat Storage A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of *four* or more boats.
				Bottled Gas Storage and Distribution An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.
				Cargo and Package Service An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.
	X			**Catalog and Mail-Order Sales** Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.
X	X			**Caterer** A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.
X	X			**Cleaning and Maintenance Services for Buildings** Establishments primarily engaged in providing building cleaning and maintenance services, such as window cleaning, janitorial service, floor waxing, and office cleaning on a contract or fee basis.

A	B	C	D	
X				**Coin-Operated Laundry and Dry Cleaning** An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.
X	X			**Convenience Storage** A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.
X	X			**Copy and Other Administrative Business Services** A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.
X				**Dry Cleaning and Laundry Pickup** An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.
X				**Dry Cleaning and Laundry Service** An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.
X				**Electrical Repair** An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.
X	X			**Employment Agency** An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.
X				**Equipment Rental, Heavy** An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.
X				**Equipment Rental, Light** An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.
X	X			**Estate Services** A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.
X				**Exterminating Service** A service related to the eradication and control of rodents, insects, and other pests.
X	X			**Financial Service** An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services.
X				**Gunsmith** An individual who designs, makes or repairs small firearms.

A	B	C	D	
				Industrial Equipment Repair An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.
X	X			**Insurance Agency** An agency whose business is to underwrite, sell or broker insurance policies.
X	X			**Interior Decorating** An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.
X	X			**Legal Service** An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.
X				**Locksmith** An establishment engaged in making or repairing locks.
X	X			**Lodging** A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.
X	X			**Meeting Facilities** Establishments primarily engaged in the operation of exhibition, exposition, convention, conference and like meeting facilities that may include food preparation or catering facilities on-site.
X				**Office Equipment Repair** An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
X				**Parking Facility** An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.
X	X			**Personal Grooming Services** An establishment providing human personal grooming services including, but not limited to, cutting and styling men's hair, shaving and trimming beards, women's hairdressing/styling, facials, manicures and other related services.
X	X			**Pet Services** Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.
X	X			**Photographic Service** An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

A	B	C	D	
X	X			**Real Estate Agency** An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.
X	X	X	X	**Real Estate Sales Office or Model Home Office** The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
X				**Security Systems Services** Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.
X				**Shoe Repair** A place of business primarily engaged in repairing footwear.
X				**Small Engine and Motor Repair** An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.
X				**Tailoring** An establishment primarily engaged in making and selling men's and women's clothing to individual order.
X				**Tanning Salons** Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.
				Taxidermist One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.
X				**Travel Agency** An agency engaged in selling and arranging personal transportation and accommodations for travelers.
X				**Upholstery Service** An establishment offering reupholstery and repair services and specific upholstery materials for sale.
X	X			**Veterinary Service (Indoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.
X	X			**Veterinary Service (Outdoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where some services may be performed or provided outdoors.

RETAIL AND WHOLESALE TRADE

A	B	C	D	
X	X			**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to th principal retail or wholesale trade use on the same lot.
X				**Agricultural Sale Barn** A facility where a livestock auction market is conducted and may include agricultur products or equipment sold on a consignment basis.
X				**Agricultural Supply** An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seed and other farm supplies, and non-mechanized equipment.
X				**Apparel Shop** An establishment involved in selling clothing and clothing accessories.
X				**Appliance Sales** Establishments involved in selling instruments or devices designed for a particular use such as stoves, fans or refrigerators, that are operated by gas or electric current.
X				**Audio/Video Store** An establishment primarily engaged in the rental or retail sale of prerecorded audi and/or video performances.
X				**Automotive Sales** Establishments primarily engaged in the retail sale of new and used automobiles noncommercial trucks, motor homes or recreational vehicles, including incidental storage maintenance and servicing.
X				**Automotive Supply** An establishment primarily engaged in the retail sale of automotive parts, tires, anc accessories.
X				**Bakery (Retail)** An establishment primarily engaged in the production and/or retail sale of baken products.
X				**Bakery (Wholesale)** An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.
X				**Bookstore** A place of business where books and magazines are the main items offered for sale.
X				**Building Materials** Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.
X				**Cabinet Sales** Establishments primarily engaged in selling cabinets, none of which are made on the premises.

A	B	C	D	
X				**Camera and Photographic Supply** An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.
X				**Confectionery** An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.
X				**Convenience Store** Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.
X				**Department Store** A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.
X				**Drapery Sales** Places of business where draperies are the main product offered for sale.
X				**Drugstore** An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.
X				**Electronic Devices** Establishments primarily engaged in the retail sale of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work
				Fertilizer Sales (Bulk) Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.
				Fertilizer Sales (Packaged) Establishments involved in the sale of packaged fertilizer and fertilizer materials.
X				**Florist (Retail)** An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.
X				**Florist (Wholesale)** An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.
				Farmers Market An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

A	B	C	D	
X				**Flooring, General Sales** Places of business where floor coverings or hard wood flooring are the main products offered for sale.
X				**Furniture Sales** Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.
X				**Gallery** An establishment primarily engaged in displaying and selling artistic work to the general public.
X				**Garden Centers** Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.
X				**Gift Shop** An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.
X				**Grocery Store** A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.
X				**Handicrafts** Places of business that sell articles fashioned by those engaged in handicrafts.
X				**Hardware** An establishment primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.
				Heavy Machinery Sales Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
X				**Hobby, Toy, and Game Shops** Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
X				**Home Improvement Center** An establishment with greater than 30,000 square feet of gross floor area that is primarily engaged in the retail sale to the general public of various basic hardware lines (such as tools, builders hardware, paint and glass, and garden supplies), household goods, durable household goods (appliances and residential lawn care equipment), electronic equipment, household animal supplies, nursery products, etc. Examples of this include: Lowe's, Menard's and Home Depot.
X				**Housewares and Home Furnishings** Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

A	B	C	D	
				Industrial Supplies Establishments primarily engaged in marketing industrial supplies, such as bearing boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
X				**Jewelry** An establishment primarily engaged in selling any combinations of lines of jewelry, su as diamonds and other precious stones mounted in precious metals such as ring bracelets and brooches; sterling and plated silverware; and watches and clocks.
X				**Leather Goods and Luggage Stores** Establishments primarily engaged in the retail sale of luggage, trunks, and leather good except clothing.
X				**Liquor Store** An establishment primarily engaged in the retail sale of packaged alcoholic beverage such as ale, beer, wine and whiskey, for off-premises consumption.
				Marine Supply An establishment primarily engaged in the retail sale of motorboats and other watercra marine supplies, and outboard motors, including incidental storage.
				Manufactured Housing Sales Establishments primarily engaged in the retail sale of new and used mobile homes, ne manufactured houses, and new modular homes, including incidental storage.
X				**Meat Market** A place of business where fresh, frozen or cured meats are sold and where no anima are butchered on the premises.
X				**Motorcycle Sales** Establishments primarily engaged in the retail sale of new and used motorcycles, mot scooters, and personal watercraft, including incidental storage, maintenance an servicing.
X				**Music Store** An establishment primarily engaged in selling musical instruments, phonograph record compact discs, tapes, sheet music and similar musical supplies.
X				**Office Supplies** Places of business where stationer and office supplies, such as envelopes, typewrit and mimeograph paper, file cards and folders, pens and pencils, and so forth, in additio to customary office equipment are offered for sale or lease. These businesses may als include repair and service for equipment sold or leased.
X				**Optical Goods** Establishments involved in selling visual devices or products.
X				**Pet Shop** A place of business where domestic animals, and products for the health and care domestic animals, are sold.
X				**Petroleum Products** An establishment primarily engaged in the retail sale of petroleum products, such as fu oil and kerosene, from bulk liquid storage facilities.

A	B	C	D	
X				**Restaurant** An establishment engaged in the retail sale of prepared food and drinks for consumptior on the premises or for carry-out. This use may include the retail sale of individua servings of alcoholic beverages for consumption on the premises only.
X				**Restaurant (Drive-In)** An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.
X				**Sporting Goods** Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.
X				**Tavern** A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.
X				**Tobacco Shops, Specialty** Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.
X				**Used Merchandise (Antiques)** A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.
X				**Used Merchandise (Flea Market)** An open-air market for secondhand articles and antiques.
				Used Merchandise (General) A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

AUTOMOTIVE AND TRANSPORTATION SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to th principal automotive or transportation service use on the same lot.
				Automotive Paint Shop An establishment primarily engaged in automotive painting and refinishing.
X				**Automotive Rentals** Establishments involved in renting passenger cars, noncommercial trucks, motor home or recreational vehicles, including incidental parking and servicing of vehicles availabl for rent.
X				**Automotive/Boat Repair/Service Shop** An establishment primarily engaged in general or specialized automotive, motorcycle, c watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing an like services.
X				**Automotive Tire Sales/Repair** An establishment primarily engaged in the retail sale and repair of automotive tires.
				Bus Terminal A facility designed to accommodate passengers who arrive and depart on commercia buses, which may include management offices, bus parking or storage areas an personal services for passengers.
X				**Car Wash** An area or structure equipped with automatic or self-service facilities for washin automobiles.
				Cold Storage Facility A facility designed for storing perishable goods in a cold place.
X				**Gasoline Service Station** An establishment primarily engaged in selling gasoline and lubricating oils and which ma sell other incidental merchandise or perform minor repair work.
				Grain Elevator A building for buying, selling, storing, discharging and sometimes processing grain.
X				**Refueling Center** An establishment engaged in selling automotive fuel only. Such an establishment may be affiliated with a shopping center anchor tenant.
				Taxicab Base Facility An establishment primarily engaged in furnishing passenger transportation by automobiles not operated on regular schedules.
				Transfer or Storage Terminal An establishment primarily engaged in furnishing local and long distance trucking and storage services, including parking and storage areas for vehicles used in the operatior of the terminal.

Trucking Terminal

A terminal facility used by property-carrying motor vehicles, which may include associated office space and truck maintenance facilities.

Wrecker Service

A service for towing wrecked or disabled automobiles or freeing stalled automobiles.

AMUSEMENT AND RECREATIONAL SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal amusement or recreational use on the same lot.
				Amphitheater An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.
				Club or Lodge A use providing meeting, recreational or social facilities for a private or nonprofit association, primarily for use by members and guests.
				Park and Recreational Services, For Profit Commercially-operated, for-profit, park and recreational uses which may include: • establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and picnic grounds;
	X	X	X	• sports and recreation clubs which are restricted to use by members and their guests, including country, golf, tennis, yacht, swimming pools and amateur sports and recreation clubs;
X	X			• physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.
	X	X	X	**Park and Recreational Services, Not For Profit** Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
	X	X	X	**Private Recreational Facility** A recreational facility for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood, including both indoor and outdoor facilities and privately-owned golf courses open to the public.
				Resorts A facility for temporary guests where the primary attraction is generally recreational features or activities.
				Theater, Indoor A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.
				Transient Amusement Enterprises Carnivals, circuses or other similar transient amusement enterprises.

MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal manufacturing, mining, construction, or industrial use on the same lot.
				Apparel An establishment primarily engaged in manufacturing clothing and clothing accessories.
				Appliance Assembly An establishment primarily engaged in manufacturing instruments or devices for a particular use, such as stoves, fans or refrigerators, that are operated by gas or electric current.
				Beverage Products Establishments primarily engaged in manufacturing beverages, beverage bases and beverage syrups.
				Bottling Machinery An establishment primarily engaged in manufacturing machinery for use by the food products and beverage manufacturing industries in washing, sterilizing, filling, capping, labeling, and so forth, of food and beverage products; and parts and attachments for the machinery.
				Cans and Metal Containers Establishments primarily engaged in manufacturing metal cans and metal shipping containers such as barrels drums, kegs, and pails, from purchased materials.
				Cement Products A use engaged in processing and manufacturing materials or products predominantly from cement.
				Commercial Printing Establishments primarily engaged in letterpress and screen commercial or job printing, including flexography; in printing by the lithographic process, in engraving and plate printing; in gravure printing; or in printing newspapers, periodicals, books, greeting cards, and so forth.
X	X	X	X	**Construction Trailer** The temporary use of a mobile home, or similar structure, as a construction office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
				Cut Stone and Stone Products Establishments primarily engaged in cutting, shaping and finishing marble, granite, slate and other stone for building and miscellaneous uses.
				Dairy Products Establishments primarily engaged in manufacturing creamery butter, natural cheese, condensed and evaporated milk, ice cream, and frozen desserts, and special dairy products, such as processed cheese and malted milk; and processing (pasteurizing, homogenizing, vitaminizing, bottling) fluid milk and cream, and related products, for wholesale or retail distribution.

Electronic Devices and Instruments
Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.

Engineering and Scientific Instruments
Establishments involved in manufacturing instruments used in engineering and scientific procedures.

Farm Machinery and Equipment
Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.

Food Products
Establishments involved in manufacturing or processing food products.

Furniture
An establishment involved in manufacturing, repairing and/or refinishing furniture.

General Contractor
An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.

Glass and Glassware
Establishments primarily engaged in manufacturing glass and glassware, pressed, blown or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.

Grain Mill Products
Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.

Hard Surface Floor Coverings
Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.

Heavy Machinery Service and Repair
Establishments primarily engaged in servicing and repairing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.

Jewelry Products
Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.

Kennel
An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small domesticated household pets (not farm animals) where the entire operation is confined inside a building.

Laboratories

Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.

Leather Goods

Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.

Machine Assembly

An establishment involved in manufacturing and assembling machinery.

Machine Shop

A workshop in which materials are machined to size and assembled.

Metalworking Machinery

An establishment involved in manufacturing machinery to be used for shaping objects out of metal.

Mineral Extraction

The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.

Musical Instruments

Establishments primarily engaged in manufacturing pianos, with or without player attachments; organs; other musical instruments; and parts and accessories for musical instruments. Such establishments may also provide repair services.

Office and Computer Equipment

Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.

Optical Instruments and Lenses

Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.

Paper Products

Establishments involved in manufacturing products from paper, paperboard, cardboard or other similar materials, such as envelopes, paper bags, file folders, stationery, wrapping paper, boxes and so forth, and where no paper, paperboard, cardboard or other similar materials, are produced on the premises.

Petroleum Products, Bulk Storage

Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.

Pharmaceuticals

Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

establishments are finished in the form intended for final consumption, such as ampuls, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions. Products of this industry consist of two important lines: pharmaceutical preparations promoted primarily to the dental, medical or veterinary professions; and pharmaceutical preparations promoted primarily to the public.

Boat Building

Establishments primarily engaged in building all types of boats, including converting and altering boats.

Signs and Advertising Displays

Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties.

Stamping, Metal and Automotive

Establishments primarily engaged in manufacturing metal stampings and spun products, including porcelain enameled products such as household appliance housings and parts (cooking and kitchen utensils) and establishments primarily engaged in manufacturing automotive stampings, such as body parts, hubs, and trim.

Structural Steel Fabrication

Establishments primarily engaged in fabricating iron and steel or other metal for structural purposes, such as bridges and buildings.

Warehousing and Distribution Activities

Establishments involved in storing, stocking or distributing non-liquid merchandise or commodities.

Watches and Clocks

Establishments primarily engaged in manufacturing watches, watch cases, clocks, mechanisms for clockwork operated devices and clock and watch parts, including those engaged in assembling watched and clocks from purchased movements and cases.

Welding

Establishments primarily engaged in manufacturing welding equipment, electric welding apparatus and accessories.

Wood Products

Establishments primarily engaged in manufacturing wood products from purchased wood.

EXHIBIT 13

Development and Architectural Standards – Employment District

I. Lots:

1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 2,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

II. Buildings:

1) Maximum Building Height: Thirty-five (35) feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

a. The exterior of all Buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a

depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. General:

1) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.

2) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

EXHIBIT 14

Development and Architectural Standards – Mixed Use District

I. Lots:

1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 1,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.

II. Non-Residential Buildings:

1) Maximum Building Height: Thirty-Five (35) Feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

7) In no case shall the rear of a non-residential building face Spring Mill Road.

III. Residences:

1) Attached Residences: The following shall replace and supersede the DPR Provisions pertaining to Attached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles are allowed.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

i. The rear elevation of any building containing attached single family residences which are reasonably visible from Spring Mill Road shall not be parallel or substantially parallel to Spring Mill Road.

2) Detached Residences: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone) excluding windows and doors.

b. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited..

c. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

d. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

e. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

f. Detached garages shall be allowed.

g. In addition, Builders shall pick at least two (2) of the following items:

i) Dormers.

ii) Reverse gable or hip roof.

iii) Covered front porch (min. 16 SF and min. 8 feet deep).

iv) Decorative door surround, trim molding, or header.

v) Garage bump-out (min. 2 feet).

vi) Dimensional shingles.

vii) Accent siding, decorative vents, or accents in gable peak or face.

viii) Shutters on all operable windows.

ix) Keystone or decorative brick or wood surround on one or more windows or doors.

x) Bay or "boxed-out" window.

xi) Decorative porch railing.

xii) Decorative columns.

xiii) Decorative trim molding at gutter height.

xiv) Brick full height of front facade including gables.

xv) Brick wainscot around sides and rear elevations.

xvi) Additional wall mounted exterior lights, or post mounted decorative yard lights as approved by covenants.

xvii) Decorative garage door.

EXHIBIT 15

Development and Architectural Standards – Urban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 40 Feet; provided, however, that greater than or equal to fifty (50) percent of all residential lots shall be greater than or equal to fifty (50) feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 2,400 Square Feet

6) Front Setback: 15 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.

II. Non-Residential Buildings:

1) Maximum Building Height: Forty-five (45) feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: the following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

c. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences:

1) Attached Residence: The following shall replace and supersede the DP provisions pertaining to Attached Residences:

a. Front elevations shall be at least 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles or Standing Seam metal roof.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed.

i. Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

2) Detached Residence: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

b. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

c. All vinyl siding shall be a minimum (0.044) ASTM D3679 Class I.

d. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

e. Minimum one (1) car garage.

f. Roofs shall extend with a minimum of eight (8) inches on all sides of the home.

g. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

h. Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

i. Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include two (2) of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include three (3) of the following on the Facade:

   i) Dormers.

   ii) Reverse gable or hip roof.

   iii) Covered front porch (min. 16 SF and min. 6 feet deep).

   iv) Garage plan change of at least two (2) feet.

   v) Side load or "courtyard garage".

vi) Shutters on all applicable windows, or decorative front door surround, trim, or transoms, or decorative garage doors.

vii) Bay or "box out" window.

viii) Brick full height of Façade.

k. Side elevations which face internal streets on corner lots and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

i) Two (2) windows with shutters.

ii) One (1) bay or "box out" window.

iii) Brick wainscot at least three (3) feet high.

iv) Additional landscaping, including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

EXHIBIT 16

Development and Architectural Standards – Suburban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street or Private Street, and may have one (1) access from the front, side, or rear yard.

2) Minimum Lot Width at building line: 60 Feet; provided, however, that if all of the Residences within the Suburban Residential District are not Empty-Nester Residences, then at least 50% of the Lots in the Suburban Residential District shall be a minimum of 80 feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 6,000 Square Feet

6) Front Setback: 20 Feet; provided, however, that for Residences with a side or rear-loaded garage, the front yard set back shall be 10 feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between buildings shall be 10 Feet.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Spring Mill Road, 169th Street, or 161st Street.

II. Non-Residential Buildings:

1) Maximum Building Height: 30 Feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences: The following shall replace and supersede the DP provisions pertaining to Residences:

1) Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

2) Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

3) Vinyl siding is allowed and shall be a minimum (0.044) ASTM D3679 Class I.

4) Minimum two (2) car garage.

5) Roofs shall extend with overhands a minimum of eight (8) inches on all sides of the home.

6) Detached garages shall be allowed.

7) Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

8) No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

9) Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

10) Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Facade must include 2 of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include three (3) of the following on the Facade:

a. Dormers

b. Reverse gable or hip roof

c. Covered front porch (minimum sixteen (16) square feet and minimum six (6) feet deep)

d. Garage plan change of at least two (2) feet

e. Side load or "courtyard garage"

f. Shutters on all applicable windows, or decorative front door surround, trim on transoms, or decorative garage doors

g. Bay or "box out" window

h. Brick full height of Façade

12. Side elevations which face internal streets on corner lots, and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

a. Two (2) windows with shutters

b. One (1) bay or "box out" window

c. Brick wainscot at least three (3) feet high

d. Additional landscaping including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

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WC 16.06.010 - General Landscaping Provisions

A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent

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This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative

describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions – If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-1*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-1*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Industrial *OI*	15	40	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
   - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

      1.) the parking lot is located within a required yard; or

      2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

   b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

16.06.080 - 01
Plant Characteristics Tables

The physical and environmental characteristics for a number of landscape plants are given here. Unless otherwise noted, plants on this list are hardy in Central Indiana, tolerant of the built environment, easily maintained, and commercially available. Other suitable plants may be commercially available as new cultivars are developed.

The tables are arranged by plant size (largest to smallest), and they specify the following characteristics:

- Evergreen Plant – useful if you want year-round interest or if you need a screen to block a view.
- Average Spread – denotes the average diameter of a plant's foliage so that you will have some idea of the mature size of a plant.
- Growth Rate – denotes the speed at which a plant will grow given typical growing conditions. (Slow = 12" or less in one year. Moderate = 12"-24" in one year. Fast = more than 24" in one year.)
- Density – denotes how easy it is to see through a plant's foliage.
- Form – denotes the shape of the plant's foliage and limbs.
- Sunlight Requirement – denotes the amount of sunlight required by a plant.
- Soil Moisture Requirement – denotes the amount of soil moisture required by a plant. (Wet = 9"-12" of water available in the soil. Moderate = 6"-9" of water available in the soil. Dry = 3"-6" of water available in the soil.)
- Comments – lists any special attributes and/or requirements for a plant. It also lists available and proven cultivars.

Plant Characteristics

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer platanoides Norway Maple	N	30' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to establish turfgrass or ground covers underneath. Maples tend to produce surface roots.
Acer Rubrum Red or Swamp Maple	N	40' to 50'	Moderate	Dense	Oval	Partial shade to full sun	Moderate	Good cultivars for Westfield include "October Glory" and "Red Sunset"
Acer Saccharum Sugar Maple	N	50' to 60'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to maintain turfgrass. Intolerant of deicing salts. Produces surface roots.
Catalpa Speciosa Northern Catalpa	N	20' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Showy white flower in early summer. Better for large scale situations because of leaf and fruit litter.
Celtis laevigata Sugar Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate to wet	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Smaller leaves than *C. occidentalis*. Adapted to wet sites.
Celtis occidentalis Common Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Leaf galls are common but do not damage plant.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cercidiphyllum japonicum Katsura Tree	N	30' to 50'	Moderate	Moderate	Oval to Columnar	Partial shade to full sun	Moderate	Foliage is reddish purple. In fall, the leaves change to apricot-yellow.
Chamaecyparis pisifera Sawara False Cypress	Y	10' to 20'	Slow To Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from wind.
Fagus spp. Beech	N	35' to 45'	Slow	Dense to Moderate	Rounded	Full sun	Moderate	Intolerant of soil disturbance and compaction.
Fraxinus americana White Ash	N	40' to 60'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Dark green foliage that turns yellowish in autumn with a slight purple tint.
Fraxinus Quadrangulata Blue Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Fraxinus pennsylvanica Green Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Ginkgo biloba Ginkgo or Maidenhair Tree	N	30' to 50'	Slow	Moderate	Pyramidal To Rounded	Full sun	Moderate	Beautiful yellow fall color. Select only male cultivars.
Gleditsia triacanthos Honeylocust	N	30' to 40'	Fast	Light	Oval	Full sun	Moderate	Light shade of small leaves enables grass to grow beneath.
Gymnocladus dioicus Kentucky coffeetree	N	40' to 50'	Moderate	Moderate	Oval	Full sun	Moderate	Attractive bark. Better for large scale situations because of fruit litter.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Larix spp. Larch	N	25' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate	Needle-like foliage turns yellow and falls off in autumn. Susceptible to pests.
Liquidambar styraciflua Sweet Gum	N	40' to 50'	Moderate	Moderate	Pyramidal to Oval	Full sun	Moderate	Star-shaped foliage turns yellow to red to bronze in autumn. Fruit can be a safety hazard.
Liriodendron tulipifera Tulip Tree or Yellow Poplar	N	35' to 50'	Moderate to Fast	Moderate	Oval	Full sun	Moderate	Yellow, green and orange tulip-shaped flowers bloom in mid-spring.
Nyssa sylvatica Sour Gum or Black Gum	N	20' to 30'	Slow to Moderate	Dense	Pyramidal to Oval	Full sun	Wet to Moderate	Beautiful and consistent fall color: yellow to orange to scarlet to purple.
Picea abies Norway Spruce	Y	25' to 30'	Fast	Dense	Pyramidal	Full sun	Moderate	
Platanus occidentalis American planetree or Sycamore	N	60' to 80'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Best for large scale or wet situations. Produces lots of leaf litter.
Pseudotsuga mensiezii Douglas Fir	Y	12' to 20'	Moderate	Very Dense	Pyramidal	Full sun	Moderate	
Quercus alba White Oak	N	40' to 60'	Slow	Dense	Rounded	Full sun	Moderate	

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Quercus imbricaria Shingle Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Quercus macrocarpa Bur Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	Huge tree at maturity.
Quercus montana Chestnut Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Taxodium distichum Baldcypress	N	20' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate to Dry	
Tilia americana Basswood or American Linden	N	40' to 60'	Moderate	Dense	Oval	Full sun	Moderate	Sometimes infested with aphids which drop sap on cars.
Tilia tomentosa Silver Linden	N	30' to 50'	Moderate	Dense	Oval to Rounded	Full sun	Moderate	
Zelkova serrata Japanese zelkova	N	40' to 70'	Moderate	Moderate	Vase-shaped	Full sun	Moderate	

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Abies concolor White Fir	Y	15' to 30'	Slow	Very Dense	Pyramidal	Partial shade to Full sun	Moderate	Needles are bluish or grayish green. Best in large areas to allow plant development.
Acer campestre Hedge Maple	N	25' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Aesculus x carnea Red Horse Chestnut	N	30' to 40'	Moderate	Dense	Rounded	Full sun	Moderate	Dark green foliage with pink/red flowers in late spring.
Aesculus glabra Ohio Buckeye	N	20' to 30'	Slow to Moderate	Dense	Oval to Rounded	Full sun	Moderate	Subject to leaf spot diseases with a wet spring.
Aesculus hippocastanum Common Horse Chestnut	N	40' to 70'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dark green foliage with white flowers in mid spring

Betula nigra River Birch	N	40' to 60'	Moderate	Moderate	Oval to Rounded	Partial shade to full sun	Wet to moderate	Reddish brown to pale tan bark that peels off in thin layers; single stem or clump
Carpinus betulus European hornbeam	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Carpinus caroliniana American hornbeam or Ironwood	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Chamaecyparis lawsoiana Lawson False Cypress	Y	10' to 25'	Slow to Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Chamaecyparis obtusa Hinoki False Cypress	Y	10' to 20'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.
Chionanthus virginicus Fringetree	N	12' to 20'	Slow	Moderate	Spreading	Partial shade to full sun	Wet to moderate	White, fringe-like flowers in spring.
Cladrasis lutea (kentukea) Yellowwood	N	40' to 50'	Moderate	Dense	Vase-shaped	Full sun	Moderate	White, fragrant flowers in June.

Diospyros virginiana Common Persimmon	N	20' to 30'	Slow to Moderate	Dense	Oval	Full sun	Moderate	Fruits edible but messy.
Koelreuteria paniculata Golden Rain Tree	N	30' to 40'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Yellow flowers in 8-14" clusters in summer.
Maackia amurensis Amur maackia	N	20' to 30'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Shiny copper brown bark, peeling with maturity.
Ostrya virginiana Hop Hornbeam or Ironwood	N	20' to 35'	Slow to Moderate	Dense	Oval	Partial shade to Full sun	Moderate	Medium to dark green foliage turns yellow in autumn. Bark attractive year round.
Phellodendron amurense Amur Corktree	N	30' to 45'	Moderate	Moderate	Spreading to Irregular	Full sun	Moderate	Attractive "corky" bark. Open, picturesque branching habit.
Picea omorika Serbian Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Narrow pyramidal canopy with dark green and light green needles.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Picea pungens Colorado Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Gray-green to blue-green foliage.
Pinus sylvestris Scotch Pine	Y	30' to 40'	Moderate	Moderate	Pyramidal	Full sun	Moderate	
Pyrus Calleryana Callery Pear	N	20' to 35'	Fast	Dense	Oval	Full sun	Moderate	Avoid "Bradford" due to structural flaws. Consider "Aristocrat" or "Cleveland"
Sophora japonica Japanese Pagoda or Chinese Scholar	N	40' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	
Tsuga canadensis Canada hemlock	Y	25' to 35'	Moderate	Very Dense	Pyramidal	Partial shade to full sun	Moderate	Protect from sweeping winds.
Ulmus parvifolia Lacebark Elm	N	40'	Moderate	Moderate	Rounded	Full sun	Moderate	Beautiful mottled bark.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer ginnala Amur Maple	N	15' to 25'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	Single stem or clump. Fragrant spring flowers. Scarlet fall foliage.
Acer palmatum Japanese Maple	N	15' to 25'	Slow	Dense	Rounded to Spreading	Partial shade to Full sun	Moderate	Protect from full sun and wind.
Acer Tataricum Tatarian Maple	N	30' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Alnus glutinosa European or Black Alder	N	20' to 30'	Moderate	Dense	Oval to Pyramidal	Full sun	Wet to Moderate	
Amelanchier sp. Serviceberry, Juneberry or Shadblow	N	15' to 30'	Moderate	Moderate	Rounded to Spreading	Full sun to partial shade	Moderate	Single stem or clump. Orange to red fall foliage.
Cercis canadensis Eastern Redbud	N	25' to 35'	Slow to Moderate	Moderate	Rounded to Irregular	Partial shade to Full sun	Moderate	Pink flowers in April. Good clear yellow fall foliage.
Cornus florida Flowering Dogwood	N	30' to 40'	Slow to Moderate	Dense	Rounded to Irregular	Partial shade	Moderate	Beautiful white/pink red flowers in spring. Does not tolerate dry, exposed, and sunny conditions. Plant in a partially shaded and protected area, and mulch around trunk.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cotinus coggygria Smoke Tree	N	10' to 15'	Slow	Dense	Rounded	Full sun	Moderate	Red to purple fall foliage. Weak-wooded. Plant where protected from wind.
Crataegus crus-galli Cockspur Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded to Spreading	Full sun	Moderate to Dry	Thorns may present a hazard.
Crategus phaenopyrum Washington Hawthorn	N	20' to 25'	Slow	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Crataegus viridis Green Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Magnolia x loebneri Loebner Magnolia	N	25' to 35'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.
Magnolia x soulangiana Saucer Magnolia	N	20' to 30'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white to pink flowers in spring.
Magnolia stellata Star Magnolia	N	10' to 15'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Malus cultivars Crabapple	N	15' to 25'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Choose disease-resistant varieties.
Malus sargentii Sargent Crabapple	N	6' to 8'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Very small tree. Height rarely exceeds 8'.
Prunus x blireiana Purple-leaved Plum	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles and other pests.
Prunus serrulata Japanese Flowering Cherry	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles, borers, and other diseases.
Syringa reticulata Japanese Tree Lilac	N	15' to 25'	Slow	Dense	Rounded to Oval	Full sun	Moderate	Large, lilac-shaped flowers in July. Cherry-like bark.

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis spp. And cultivars Witchhazel	N	15' to 20'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Unusual flowers in February or October. Orange to scarlet fall foliage.
Viburnum lantana Wayfaring Tree	N	10' to 15'	Slow to Moderate	Dense	Rounded to Oval	Full sun	Moderate to Dry	White flowers in May. Red fruits in summer. Little fall color.
Viburnum prunifolium Black Haw	N	8' to 12'	Slow to Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	Plant for which the "Hawpatch" area was named. Single stem or clump form.
Viburnum sieboldii Siebold Viburnum	N	10' to 15'	Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	White flowers in spring. Red fruits in summer.
Juniperus communis Common Juniper	Y	8' to 12'	Slow	Very Dense	Spreading to Columnar	Full sun	Moderate to Dry	
Juniperus scopulorum Rocky Mountain Juniper or Western Red Cedar	Y	8' to 15'	Slow	Dense	Pyramidal	Full sun	Moderate to Dry	
Lindera benzoin Spicebush	N	6' to 12'	Slow to Medium	Moderate	Upright to Rounded	Full to partial shade	Moderate to Wet	Small, extremely fragrant flowers in April. Yellow fall foliage.
Taxus cuspidata Japanese Yew	Y	15' to 50'	Slow	Very Dense	Pyramidal to Rounded	Partial Shade	Moderate	
Taxus x media Anglo-Japanese Yew	Y	15' to 30'	Slow	Very Dense	Rounded to Spreading	Partial Shade	Moderate	

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Thuja occidentalis American or Eastern Arborvitae, White Cedar	Y	10' to 15'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Use "Emerald", "Techny" or "Holmstrup" to limit height without trimming

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acanthopanax sieboldianus Fiveleaf Aralia	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate to Dry	Greenish-white flowers in June and July. Black berries.
Calycanthus Floridus Sweetshrub	N	6' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Red-brown, extremely fragrant flowers throughout summer.
Cornus alba Tatarian Dogwood	N	5' to 10'	Fast	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May-June.
Cornus mas Cornelian Cherry	N	15' to 20'	Slow	Dense	Rounded	Full sun	Moderate	Small yellow flowers February-March. Large red berries.
Cornus racemosa Grey Dogwood	N	6' to 8'	Moderate to Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Purple fall foliage.
Cornus sericea Red Osier Dogwood	N	10' to 15'	Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Orange to purple fall foliage. Bright red twigs.
Elaeagnus umbellata Autumn Olive	N	12' to 18'	Moderate to Fast	Dense	Spreading	Full sun	Moderate to Dry	Best for sites where nothing else will grow. Can become invasive.
Euonymus alatus Burning Bush	N	15' to 20'	Slow	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Subject to spider mites when plant is adjacent to asphalt. Compactus" is slow-growing cultivar.
Forsythia x intermedia Border Forsythia	N	10' to 12'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	Yellow flowers in spring.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis vernalis Vernal Witchhazel	N	8' to 12'	Moderate	Moderate	Rounded to Spreading	Partial Shade to full sun	Moderate	Yellow-red flowers February. Yellow fall foliage.
Hibiscus syriacus Rose-of-Sharon	N	8' to 15'	Moderate	Moderate	Upright	Full sun	Moderate	Susceptible to Japanese beetles and other diseases.
Hydrangea quercifolia Oak Leaf Hydrangea	N	4' to 8'	Slow to Moderate	Moderate	Upright to Irregular	Full shade to full sun	Wet to Moderate	White flowers June-July. Orange, red, or purple fall foliage.
Ilex verticillata Winterberry	N	6' to 10'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Wet to Moderate	Very high wildlife value. Numerous species eat the fruit.
Kolkwitzia amabilis Beautybush	N	9' to 12'	Moderate to Fast	Dense	Upright to Rounded	Full sun	Moderate	Pink flowers May-June. Pinkish brown fruit.
Philadelphus coronarius Sweet Mockorange	N	10' to 12'	Fast	Dense	Rounded	Partial shade to full sun	Moderate	White, extremely fragrant flowers May-June.
Prunus x cistena Purpleleaf Sand Cherry	N	10' to 15'	Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles.
Spirea prunifolia Bridalwreath Spirea	N	6' to 8'	Fast	Moderate	Upright to Spreading	Full sun	Moderate	White flowers in early summer.
Syringa vulgaris Common Lilac	N	10' to 20'	Moderate	Moderate	Upright to Spreading	Full sun	Moderate	Susceptible to borers and mildew.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Viburnum x burkwoodii Burkwood Viburnum	N	5' to 7'	Slow to Moderate	Dense	Rounded	Full shade to full sun	Moderate	Susceptible to Japanese beetles. White, fragrant flowers in spring. Red fruit.
Viburnum dentatum Arrowwood	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate	White flowers May-June. Blue-black berries. Purple fall foliage.
Viburnum dilatatum Linden Viburnum	N	6' to 10'	Slow to Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May. Red fruit. Yellow, orange, red fall foliage.
Viburnum farreri Fragrant Viburnum	N	8' to 12'	Moderate	Dense	Upright to Irregular	Full sun	Moderate	White, fragrant flowers April. Yellow fruit.
Viburnum x juddii Judd Viburnum	N	6' to 8'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum opulus European Cranberry Bush	N	10' to 15'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum plicatum Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red to black fruit. Purple red fall foliage.
Viburnum x rhtidophylloides Lantanaphyllum Viburnum	N	8' to 10'	Moderate	Moderate	Upright to Rounded	Partial shade	Moderate	"Willowwood" White flowers May. Red to black fruit. Purple fall foliage.

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Vitex agnus-castus Chaste Tree	N	3' to 5'	Fast	Moderate	Upright	Partial shade to full sun	Moderate	Grows tree-sized in the south. Our winter, however, keeps the plant shrub-sized. Large, fragrant, lilac flowers in summer.
Weigela florida Old-Fashioned Weigela	N	9' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Deep rose pink flowers May-June. Needs pruning to remain attractive.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Buxus microphylla Littleleaf Boxwood	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	
Chamaecyparis obtusa "Nana" Hinoki False Cypress	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	Protect from the wind.
Cotoneaster apiculatus Cranberry Cotoneaster	N	3' to 6'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Cotoneaster horizontalis Rockspray Cotoneaster	N	5' to 8'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Fothergilla gardenii Dwarf Fothergilla	N	3' to 4'	Slow	Moderate	Rounded	Partial shade to full sun	Moderate	Cream colored flowers in April. Yellow, orange, and crimson fall foliage.
Ilex glabra "Compacta" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
Juniperus chinensis "Pfitzerana Compacta" Nick's Compact Juniper	Y	6' to 10'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Juniperus chinensis "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus communis Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus conferta Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
Juniperus procumbens Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
Juniperus sabina Savin Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Arcadia" "Broadmoor" "Skandia" "Tamariscifolia"
Potentilla fruticosa Bush Cinquefoil	N	2' to 5'	Slow	Moderate	Upright to Rounded	Full sun	Moderate	Cultivars: "Abbotswood" "Goldfinger" "Moonlight" "Primrose Beauty" "Red Ace" "Tangerine"
Spirea x bumalda "Anthony Waterer" Anthony Waterer Spirea	N	4' to 5'	Fast	Moderate	Rounded	Full sun	Moderate	Pink flowers June-August. Yellowish fall foliage.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Symphoricarpos x chenaultii Chenault Coralberry	N	3' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pinkish-white flowers June-July. Pink fruit.
Taxus baccata "Repandens" Dwarf English Yew	Y	10' to 12'	Slow	Very Dense	Spreading	Partial shade	Moderate	
Tsuga canadensis dwarf cultivars Dwarf Canada Hemlock	Y	5' to 8'	Slow	Dense	Spreading	Partial shade	Moderate	Cultivars: "Nana" "Brandley"
Yucca filamentosa Yucca or Adam's Needle	Y	2' to 5'	Moderate	Open	Upright	Full sun	Moderate to dry	6' high white flower stalks in summer. Foliage resembles that of Iris.

Ground Covers (Less Than 1½ Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hedera helix "Thorndale" Baltic or Thorndale English Ivy	Y	3' to 7'	Fast	Dense	Spreading	Partial shade to full shade	Moderate	
Hosta spp and cultivars Plantain Lily	N	1' to 5'	Fast	Moderate	Spreading	Partial Shade	Moderate	
Hypericum calycinum Aaronsbeard St. John's Wort	N	1' to 4'	Slow to Moderate	Dense	Spreading	Partial shade to full sun	Moderate	Tolerates dry soils. Bright yellow flowers in summer.
Juniperus horizontalis Creeping Juniper	Y	4' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to Dry	Cultivars: "Bar Harbor" "Douglasii" "Emerald Spreader" "Hughes" "Prince of Wales"
Liriope spicata Creeping Lilyturf of Liriope	Y	1' to 3'	Fast	Dense	Spreading	Full shade to full sun	Moderate	Purplish-white flowers.
Pachysandra terminalis Japanese Spurge	Y	1' to 3'	Slow	Dense	Spreading	Full to partial shade	Moderate	White flowers in spring.
Rosa Wichuraiana Memorial Rose	N	3' to 7'	Fast	Dense	Spreading	Full sun	Moderate	
Vinca minor Common Periwinkle	Y	1' to 3'	Moderate to Fast	Dense	Spreading	Full to partial shade	Moderate	Subject to fungal diseases if air circulation is poor.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Actinidia arguta Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
Akebia quintata Fiveleaf Akebia	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	
Campsis radicans Trumpet Creeper or Trumpetvine	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Celastrus scandens American Bittersweet	N		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Clematis Clematis	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	Scores of cultivars. Select only those that will survive in hardiness zone 5a.
Hedera helix English Ivy	Y		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	
Hydrangea anomala Climbing Hydrangea	N		Slow to Moderate	Moderate	Climbing Vine	Full shade to full sun	Moderate	White flowers in summer.
Lonicera Spp., hybrids and cultivars Vine Honeysuckle	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	All loniceras are very invasive.
Parthenocissus quinquefolia Virginia Creeper	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Parthenocissus tricuspidata Boston Ivy	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Polygonum aubertii China or silver Fleecevine	N		Fast	Dense	Climbing Vine	Full sun	Moderate to dry	
Wisteria Japanese or Chinese Wisteria	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large-scale situations where there is plenty of room for this plant to grow. Large clusters of lilac flowers.

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Plant Use Tables

The tables are arranged by plant size, (largest to smallest), and they indicate recommendations for the following uses:

- Screen – includes categories for screening plants up to 6' in height and over 6' in height.
- Parking Area – includes plant recommendations for both perimeter and interior parking area landscaping.
- Intersections – useful for choosing plants that will not interfere with traffic visibility at intersections.
- Under Utility Lines – denotes which plants are most appropriate for planting near overhead utility lines. Generally less than 25' tall.
- Street Tree – denotes which trees are most appropriate for planting along street frontages.
- Shade Tree – includes those trees which will produce the most shade.
- Specimen Tree – Tree species with unique qualities that make them suitable for individual viewing.

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer platanoides Norway Maple			✔	✔		✔	✔	✔
Acer rubrum Red or Swamp Maple			✔	✔		✔	✔	✔
Acer saccharum Sugar Maple			✔			✔	✔	✔
Catalpa speciosa Northern Catalpa							✔	✔
Celtis occidentalis Common Hackberry			✔	✔			✔	✔
Celtis laevigata Sugar Hackberry			✔	✔			✔	✔
Cercidiphyllum japonicum Katsura Tree			✔	✔			✔	✔
Chamaecyparis pisifera Sawara False Cypress		✔						✔
Fagus spp. Beech							✔	✔
Fraxnus spp. Ash			✔	✔		✔	✔	✔
Ginkgo biloba Ginkgo or Maidenhair Tree			✔	✔		✔	✔	✔
Gleditsia triacanthos Honeylocust			✔	✔		✔	✔	✔

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Gymnocladus dioicus Kentucky Coffeetree			✔	✔			✔	✔
Larix spp. Larch			✔	✔			✔	✔
Liquidambar styraciflua Sweet Gum							✔	✔
Nyssa sylvatica Sour Gum or Black Gum			✔	✔			✔	✔
Picea abies Norway Spruce		✔						✔
Plantanus occidentalis Planetree or Sycamore							✔	✔
Pseudotsuga mensiezii Douglas Fir		✔						✔
Quercus spp. Oak						✔	✔	✔
Taxodium distichum Bald Cypress		✔				✔		✔
Tilia spp. Linden			✔	✔		✔	✔	✔
Zelkova serrata Japanese Zelkova			✔	✔		✔	✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Abies concolor White Fir		✔						✔
Acer campestre Hedge Maple		✔	✔		✔	✔	✔	✔
Aesculus x carnea Red Horse Chestnut			✔	✔		✔	✔	✔
Aesculus glabra Ohio Buckeye					✔		✔	✔
Aesculus hippocastanum Common Horse chestnut			✔	✔		✔	✔	✔
Betula Birch			✔					✔
Carpinum betulus European Hornbeam			✔	✔		✔	✔	✔
Carpinus caroliniana American Hornbeam or Ironwood			✔		✔		✔	✔
Chamaecyparis lawsoniana Lawson False Cypress		✔				✔		✔
Chamaecyparis obtusa Hinoko False Cypress		✔						✔
Chionanthus virginicus Fringetree			✔		✔		✔	✔
Cladrastis lutea Yellowwood			✔				✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Diospyros virginiana Common Persimmon							✔	✔
Koelreuteria paniculata Golden Rain Tree			✔		✔		✔	✔
Maackia amurensis Amur Maackia			✔			✔	✔	✔
Ostrya virginiana Hop Hornbeam or Ironwood			✔	✔			✔	✔
Phellodendron amurense Amur Corktree			✔		✔		✔	✔
Picea ormorika Serbian Spruce		✔						✔
Picea Pungens Colorado Spruce		✔						✔
Pinus sylvestris Scotch Pine		✔						✔
Pyrus calleryana Callery Pear			✔	✔		✔	✔	✔
Sophora japonica Japanese Pagoda or Chinese Scholar Tree			✔	✔			✔	✔
Tsuga canadensis Canada Hemlock		✔						✔
Ulmus parvifolia Chinese Elm			✔	✔		✔	✔	✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer ginnala Amur Maple			✔	✔	✔			✔
Acer palmatum Japanese Maple								✔
Acer tataricum Tatarian Maple			✔	✔	✔	✔		✔
Alnus glutinosa European or Black Alder			✔	✔			✔	✔
Amenlanchier Serviceberry, Juneberry or Shadblow			✔					✔
Cercis canadensis Eastern Redbud					✔			✔
Cornus florida Flowering Dogwood					✔			✔
Cotinus coggygria Smoke Tree					✔			✔
Crataegus crus-galli Cockspur Hawthorn		✔			✔			✔
Crataegus phaenopyrum Washington Hawthorn			✔		✔			✔
Crataegus viridis Green Hawthorn			✔	✔	✔			✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Magnolia X loebneri Lebner Magnolia								✔
Magnolia X soulangiana Saucer Magnolia					✔			✔
Magnolia stellata Star Magnolia					✔			✔
Malus cultivars Crabapple					✔			✔
Malus sargentii Sargent Crabapple					✔			✔
Prunus x blireiana Purple-leaved Plum		✔	✔		✔			
Prunus serrulata Japanese Flowering Cherry			✔		✔			✔
Syringa reticulata Japanese Tree Lilac			✔	✔	✔	✔		✔

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Hamamelis Witchhazel		✔	✔		✔			✔
Juniperus scopulorum Rocky Mountain Juniper		✔	✔		✔			
Juniperus communis Common Juniper		✔	✔	✔	✔			
Lindera benzoin Spicebush		✔	✔		✔			
Taxus cuspidata Japanese Yew		✔	✔	✔				
Taxus x media Anglo-Japanese Yew		✔	✔	✔				
Thuja occidentalis American or Eastern Arborvitae, White Cedar		✔	✔					
Viburnum lantana Wayfaring Tree		✔	✔		✔	✔		
Viburnum prunifolium Black Haw		✔	✔		✔	✔		
Viburnum sieboldii Siebold Viburnum		✔	✔		✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acanthopanax siebolianus Fiveleaf Aralia		✔	✔	✔	✔			
Calycanthus floridus Carolina allspice		✔	✔		✔			✔
Cornus alba Tatarian Dogwood		✔	✔		✔			
Cornus mas Cornelian Cherry		✔	✔		✔			✔
Cornus sericea Red Osier Dogwood	✔		✔		✔			
Elaegnus umbellata Autumn Olive		✔	✔		✔			
Forsythia x intermedia Border Forsythia	✔		✔		✔			✔
Hamamelis vernalis Vernal Witchhazel		✔	✔		✔			✔
Hibiscus syriacus Rose-of-Sharon		✔	✔		✔			
Hydrangea quercifolia Oak Leaf Hydrangea	✔		✔		✔			✔
Ilex verticillata Winterberry		✔	✔	✔	✔			
Kolkwitzia amabilis Beautybush		✔	✔		✔			✔
Philadelphus Mockorange		✔	✔		✔			✔
Prunus x cistena Purpleleaf Sand Cherry		✔	✔	✔	✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Spirea prunifolia Bridalwreath Spirea	✔		✔		✔			✔
Syringa Lilac		✔	✔		✔			✔
Virburnum x burkwoodii Burkwood Viburnum	✔		✔	✔	✔			✔
Viburnum dentatum Arrowwood	✔		✔	✔	✔			
Viburnum dilatatum Linden Viburnum	✔		✔	✔	✔			
Viburnum opulus European Cranberrybush		✔	✔		✔			
Viburnum plicatum Doublefile Viburnum		✔	✔		✔			✔
Viburnum x rhytidophylloides Lantanaphyllum Viburnum		✔	✔		✔			
Abelia x grandiflora Glossy Abelia	✔		✔	✔	✔			✔
Prunus x cistena Purpleleaf Sand Cherry			✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Berberis thunbergii Japanese Barberry	✔		✔	✔	✔			
Buddleia davidii Orange-Eye Butterfly Bush	✔				✔			✔
Chaenomeles speciosa Flowering Quince	✔		✔	✔	✔			
Deutzia gracilis Slender Deutzia	✔		✔	✔	✔			✔
Euonymus alata compactus Dwarf Burning Bush	✔		✔	✔	✔			
Ilex x meserveae Meserveae Holly	✔		✔	✔	✔			✔
Kerria japonica Japanese Kerria	✔		✔	✔	✔			
Ligustrum obtusifolium Border privet	✔		✔	✔	✔			
Ligustrum x vicaryi Golden Privet	✔		✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Myrica pensylvanica Bayberry	✔		✔	✔	✔			
Picea glauca "conica" Dwarf Alberta Spruce					✔			✔
Pinus mugos Mugho Pine	✔		✔	✔	✔			
Prunus glandulosa Dwarf Flowering Almond					✔			
Rhododendron PJM hybrids PJM Rhododendrons			✔		✔			✔
Rhus aromatica Gro-Lo Gro-Lo Fragrant Sumac	✔		✔		✔			
Syringa patula Miss Kim Lilac	✔		✔		✔			
Taxus Yews	✔	✔	✔	✔	✔			
Thuja occidentalis "Woodwardi" Globe Arborvitae	✔		✔		✔			
Viburnum opulus "Nanum" Dwarf Cranberrybush	✔		✔	✔	✔			
Vites agnus-castus Chaste Tree			✔		✔			✔

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Buxus microphylla Littleleaf Boxwood	✔		✔	✔	✔			
Chamaecyparis obtusa Dwarf Cultivars	✔		✔	✔	✔			✔
Chamaecyparis pisifera Dwarf cultivars	✔		✔	✔	✔			✔
Cotoneaster apiculatus Cranberry Cotoneaster			✔	✔	✔			
Cotoneaster horizontalis Rockspray Cotoneaster			✔	✔	✔			
Deutzia gracilis *Slender Deutzia*	✔		✔	✔	✔			
Fothergilla gardenii Dwarf Fothergilla			✔	✔	✔			✔
Hemerocallis cultivars Daylily			✔	✔	✔			
Ilex glabra "compacta" Compact Inkberry	✔		✔	✔	✔			
Juniperus chinensis Nick's Compact Juniper	✔		✔	✔	✔			
Juniperus chinensis "San Jose" San Jose Juniper			✔	✔	✔			

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus communis Common Juniper			✔	✔	✔			
Juniperus conferta Shore Juniper			✔	✔	✔			
Juniperus procumbens Japanese Garden Juniper			✔	✔	✔			
Juniperus sabina *"Broadmoor"* Savin Juniper	✔		✔	✔	✔			
Polygonum cuspidatum Low Japanese Fleece Flower					✔			
Potentilla fruticosa *Bush Cinquefoil*	✔		✔	✔	✔			
Rosa-floribundai Floribunda Roses			✔	✔	✔			
Spirea x bumalda *"Anthony Waterer"* Anthony Waterer Spirea			✔	✔	✔			
Symphoricarpos x chenaultii Chenault Coralberry	✔		✔	✔	✔			
Taxus baccata Dwarf English Yew	✔		✔	✔	✔			✔
Tsuga canadensis Dwarf Canada Hemlock	✔		✔	✔	✔			✔
Yucca filamentosa Yucca or Adam's Needle			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Aegopodium podagraria Bishops weed or Gout weed			✔	✔	✔			
Ajuga Carpet Bugle/Bugleweed			✔	✔	✔			
Arundinaria variegata Dwarf Whitestripe Bamboo			✔		✔			
Comptonia peregrina Sweet Fern			✔		✔			
Convallaria majalis Lily of the Valley			✔		✔			
Cotoneaster dammeri Bearberry cotoneaster			✔	✔	✔			
Epimedium\ Barrenwort			✔		✔			
Galium odoratum Sweet Woodruff			✔		✔			
Hedera helix "Thorndale" Baltic or Thorndale English Ivy			✔	✔	✔			
Hostas Plantain Lily			✔		✔			
Hypericum calycinum Aaronsbeard St. John's Wort			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus horizontals Blue Rug Juniper			✔	✔	✔			
Liriope spicata Creeping Lilyturf or Liriope			✔	✔	✔			
Pachysandra terminalis Japanese Spurge			✔		✔			
Rosa Wichuraiana Memorial Rose			✔	✔	✔			
Vinca minor Common Periwinkle			✔		✔			

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Actinidia arguta Bower Actinidia		✔						
Akebia quintata Fiveleaf Akebia		✔						
Campsis radicans Trumpet Creeper or Trumpetvine		✔						
Celastrus scandens American Bittersweet		✔						
Clematis Clematis		✔						
Hedera helix English Ivy		✔						
Hydrangea anomala Climbing Hydrangea		✔						
Lonicera Vine Honeysuckle		✔						
Parthenocissus quinquefolia Virginia Creeper		✔						
Parthenocissus tricuspidata Boston Ivy		✔						

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Polygonum aubertii China or Silver Fleecevine		✔						
Rosa wichuraiana Memorial Rose		✔						
Wisteria Japanese or Chinese Wisteria		✔						

EXHIBIT 18

Signage Provisions

The following provisions shall govern signage located upon and within the Real Estate and shall replace and supersede any provisions pertaining to signage contained in the Zoning Ordinance.

I. Permits: shall be required for all permitted signs.

II. Prohibited signs:

1) Signs associated with home-based businesses.

2) Signs on roofs, dormers, and balconies.

3) Billboards.

4) Signs painted or mounted upon the exterior side or rear walls of any principal or outbuilding or structure, except as otherwise permitted hereunder.

5) Pole signs.

6) No sign shall move in any manner or have a major moving part or give the appearance of movement, except as otherwise permitted hereunder.

7) Signs prohibited by the Westfield-Washington Sign Ordinance, except as otherwise permitted hereunder.

III. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Westfield-Washington Sign Ordinance.

IV. Permitted Signs:

1) General: All signs permitted under Section 16.08.080 of the Sign Ordinance.

2) Permitted Business Signs (including live-work units unless prohibited below): permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs lettered a, b, c and d immediately below, in any combination, in addition to other signs permitted below:

a) Wall-mounted or Painted Signs: provided the following standards are met:

i. The sign shall be affixed to the elevation of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.

ii. For external streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of enfronting elevation, not to exceed a maximum of one hundred (100) square feet.

iii. For internal streets, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of

enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

iv. For parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

v. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

vi. Limited to two (2) signs per business establishment and no more than one (1) sign per elevation.

vii. Such wall signs may only be lighted during the operating hours of the business.

viii. Wall-mounted signs along the external streets and adjacent residential areas shall not be internally lit, except where those external streets abut other off-site businesses frontages.

ix. Applied letters may substitute for wall-mounted signs, if constructed of wood, metal, or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed thirty-six (36) inches.

b) Building Directory Signs: identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

i. The sign shall be mounted on the wall next to the entrance.

ii. The sign shall project outward from the wall to which it is attached not more than six (6) inches.

iii. The sign shall not extend above the parapet, eave, or building Facade.

iv. The area of the signboard shall not exceed twelve (12) square feet.

v. The height of the lettering, numbers, or graphics shall not exceed four (4) inches.

c) Projecting Signs: including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:

i. The signboard shall not exceed an area of eight (8) square feet unless a corner sign, which shall not exceed an area of nine (9) square feet.

ii. The distance from the ground to the lower edge of the signboard shall be ten (10) feet or greater.

iii. The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign

projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign, or (iii) 50% of the distance between the building cornice or roof line and the sill or bottom of any second-story window if a corner sign located on a multi-story building.

iv. The distance from the building wall to the signboard shall not exceed six (6) inches.

v. The width of the signboard shall not exceed four (4) feet.

vi. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

vii. Limited to one sign for each ground floor business establishment.

viii. Projecting signs are not permitted in conjunction with free-standing signs.

ix. No projecting signs allowed at corner stores/shops.

d) Window or Door Signs: applied directly to the glass, provided that the following standards are met:

i. The sign shall not exceed 30% of the window or door area.

ii. The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.

iii. Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) internal and/or external street, such business establishment may have three (3) signs.

iv. Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, and applied letter sign, a projecting sign, or a valance awning sign.

e) Awning Signs: for ground floor uses only, provided that the following standards are met:

i. If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.

ii. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four (4) inches.

iii. Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.

f) Free-standing Signs: provided that the following standards are met:

i. Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 (2) (v).

ii. The area of the signboard shall not exceed thirty (30) square feet.

iii. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.

iv. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6) feet from the ground.

v. The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.

vi. The signboard may be illuminated, but not after 11.00 PM, unless the business establishment is open later than 11:00 PM, at which time it shall not be illuminated after closing.

vii. Along external streets, there shall be no more than six (6) free-standing signs internally illuminated.

viii. Limited to two (2) signs per building, and no more than one (1) sign per elevation.

ix. The base and frame of any internally lit free-standing sign shall be constructed of masonry products.

x. No free-standing signs allowed at corner stores/shops.

g) Service Entrance Signs: shall be allowed for each such entrance, shall be unlit, and shall not exceed four (4) square feet.

h) Directional Signs: shall be allowed for each rear yard parking area. Directional signs may be either free-standing or wall-mounted on the rear elevation or barrier (wall or fence), but shall be unlit and limited to four (4) square feet in area.

i) Eatery Signs: restaurants and cafes shall be allowed one (1) of the following additional signs:

i. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible trough a glass front. The display case shall be

attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

ii. A sandwich board sign, as follows:

- The area of the signboard, single-sided, shall not exceed five (5) square feet.
- The signboard shall be constructed of wood, chalkboard, and/or finished metal.
- Letters can be painted or handwritten.
- The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
- The information displayed shall be limited to daily specials and hours of operation.
- The sign shall be removed at the end of the business day.

j) Historically-Appropriate Illuminated Signs: (to the type of business conducted) may be displayed in a window in addition to permitted signs provided the sign area does not exceed six (6) square feet.

3) Permitted Other Signs:

a) Project Identification Signs: may be erected in locations other than at major entryways to the development (e.g.: at the intersection of Spring Mill Road and 169th Street as part of those proposed thoroughfare improvements), provided the following standards are met:

i. The design of the sign shall be consistent with the development's architectural vocabulary.

ii. The maximum area per sign shall not exceed seventy-five (75) square feet.

iii. The area surrounding the sign shall be appropriately landscaped.

iv. The sign may be internally illuminated provided that the sign does not face an off-site residential zoning district.

v. The sign shall not exceed twenty-five (25) feet in height.

vi. Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.

b) Traffic Directional Signs.

c) Street Signs: At the Developer's discretion, custom signage for standard street signage specified in Westfield's

Subdivision Control Ordinance may be permitted; provided, however that such custom signage shall be installed at the Developer's expense and maintained by the owner of or authorized management organization for the parcel(s) in which they are placed.

d) Construction Signs: for each street frontage of a lot upon which construction of any structure is in progress, provided the following standards are met:

i. The maximum sign area shall be thirty-two (32) square feet.

ii. The maximum height of each sign shall be eight (8) feet.

iii. The sign shall not be illuminated.

iv. The sign shall be removed within seven (7) days after the beginning of the intended use of the building.

v. Sign copy shall be limited to identification of the building, architects, engineers, contractors, and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

e) Promotional Signs:

i. Signs depicting the site plan of a district, parcel, or sub-parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.
- The sign may be externally illuminated until 11:00 PM each night.
- Site plan signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold.

ii. Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:

- The maximum size for each subject area sign shall be forty (40) square feet.
- The maximum height shall be eight (8) feet.

- The sign may be externally illuminated until 11:00 PM each night.
- One sign will be permitted for each street frontage of the lot or portion of Real Estate upon which construction of the depicted building is contemplated.
- The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences, the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

iii. Rotating-Changeable-Multi-Panel Signs (e.g. Tri Vision): promoting various non-specified, but development-related subject matter may be erected by the Developer, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.

- Site plan signage may be externally illuminated until 11:00 PM each night.
- One sign will be permitted per subject area.
- The signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold or no later than thirty (30) days after the beginning of the intended use of the facility (as in the case of an open space).

f) Real Estate Sales and Leasing Signs: provided the following standards are met:

i. The maximum sign area shall be twenty (20) square feet.

ii. The maximum height of the sign shall be eight (8) feet.

iii. Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.

iv. The sign shall not be illuminated.

v. Signs for detached dwellings and commercial structures shall be removed within seven (7) days after the date the unit is leased, sold, or occupied.

vi. With respect to attached dwellings, when 80% of the dwellings are sold or occupied, real estate signs

are limited to a ground sign, a wall sign, or a window sign of six (6) square feet or less.

g) Time and/or Temperature Signs: shall be permitted at banks and financial institutions only.

h) Subdivision Signs: permitted under the Westfield-Washington Sign Ordinance.

4) Design Standards: signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.

5) Premises identification:

a) The assigned premises identification of a building shall be displayed in such a manner so that the numeral can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building. If the mailboxes for several different buildings are grouped together, or if the location of individual mailboxes are not clearly associated with their respective buildings, then identification shall also be displayed on the building.

b) Any dwelling or commercial building that abuts an alley or secondary access that could be uses by motor vehicles must

not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

c) When numeral representing premises identification are removed or become illegible, such numeral shall be renewed or replaced by the owner or occupant of the building.

6) Sign Maintenance: all signs and sign structures shall be kept and maintained in good repair and in a safe condition.

7) Sign Proximity: no sign shall be permitted to be placed on any wall, fence, or standard unless fronting a thoroughfare, alley, or rear lane, or unless located in a side yard that fronts a thoroughfare, alley, or rear lane.

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WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and

2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;

2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;

3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;

4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and

7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;

2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;

3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;

4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and

5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;

2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;

3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;

2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)

3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;

4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;

6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and

7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;

2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.

3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;

2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;

3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

4. All plot lighting levels shall be depicted at 10-foot intervals or less.

5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;

6. Photometric data depicting the angle of cut off of light emissions; and

7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.

5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.

6) Offices: One (1) space for each 250 SF of gross office space.

7) Retail Shops:

   a) One (1) space for each 250 SF of gross retail space; or

   b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).

8) Civic & Public:

   a) One (1) space for each 250 SF of gross office space; or

   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.

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   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

1) Residential: none.

2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.

3) Offices: (1) berth per 100,000 of space or additional fraction thereof.

4) Retail Shops:

a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.

b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.

c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.

5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

EXHIBIT 20

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5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.

4) Size of Parking Spaces:

   a) Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   b) Private Slip Lanes: nine (9) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along aisle or driveway.

   b) Angled: 45 or 60 degrees to aisle or driveway.

   c) Perpendicular: 90 degrees to aisle or driveway.

2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.

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   a) Parallel: end to end along aisle or driveway.

   b) Angled: 45 or 60 degrees to aisle or driveway.

   c) Perpendicular: 90 degrees to aisle or driveway.

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.

2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

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3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

(Residences). Further restrictions associated with duration of parking, limited times of day (including no parking at all), and seasonal emergencies (snow) may be enforced by the local street department (Public Street) or Owner (slip lane).

4) Size of Parking Spaces:

   a) Angled & Perpendicular Parking: ten (10) feet in width by twenty (20) feet in length.

   b) Parallel Parking: eight (8) feet in width by twenty-two (22) feet in length.

   c) Opportunistic: an eight (8) foot parking lane may be available along the moving lane with no delineated spaces or totally undefined space may be provided off the moving lane in the swale.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along thoroughfare or lane.

   b) Angled: 45 or 60 degrees to thoroughfare or lane.

   c) Perpendicular: 90 degrees to thoroughfare or lane.

6) Moving Lane Width:

   a) Parallel Parking: eight (8) feet.

   b) Angled Parking: eight (8) feet for 45 degree; and nine (9) feet for 60 degree.

   c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced

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8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

IV. Handicapped Parking: shall comply with State standards.

V. Shared Parking: in locations where differing land uses are integrated (purposefully designed and organized in close proximity due to an overlapping patron or occupant base), the required number of parking spaces for an individual use may be reduced by 25% provided that the total requirement of spaces is located within 300 feet from the main entrance of the intended use (e.g.: Employment District and Mixed-Use District).

VI. Required Spaces:

1) Computation: when determination of the number of parking spaces required by this section results in a fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one parking space. Both on-street and off-street spaces may applied towards the requirement.

2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

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2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

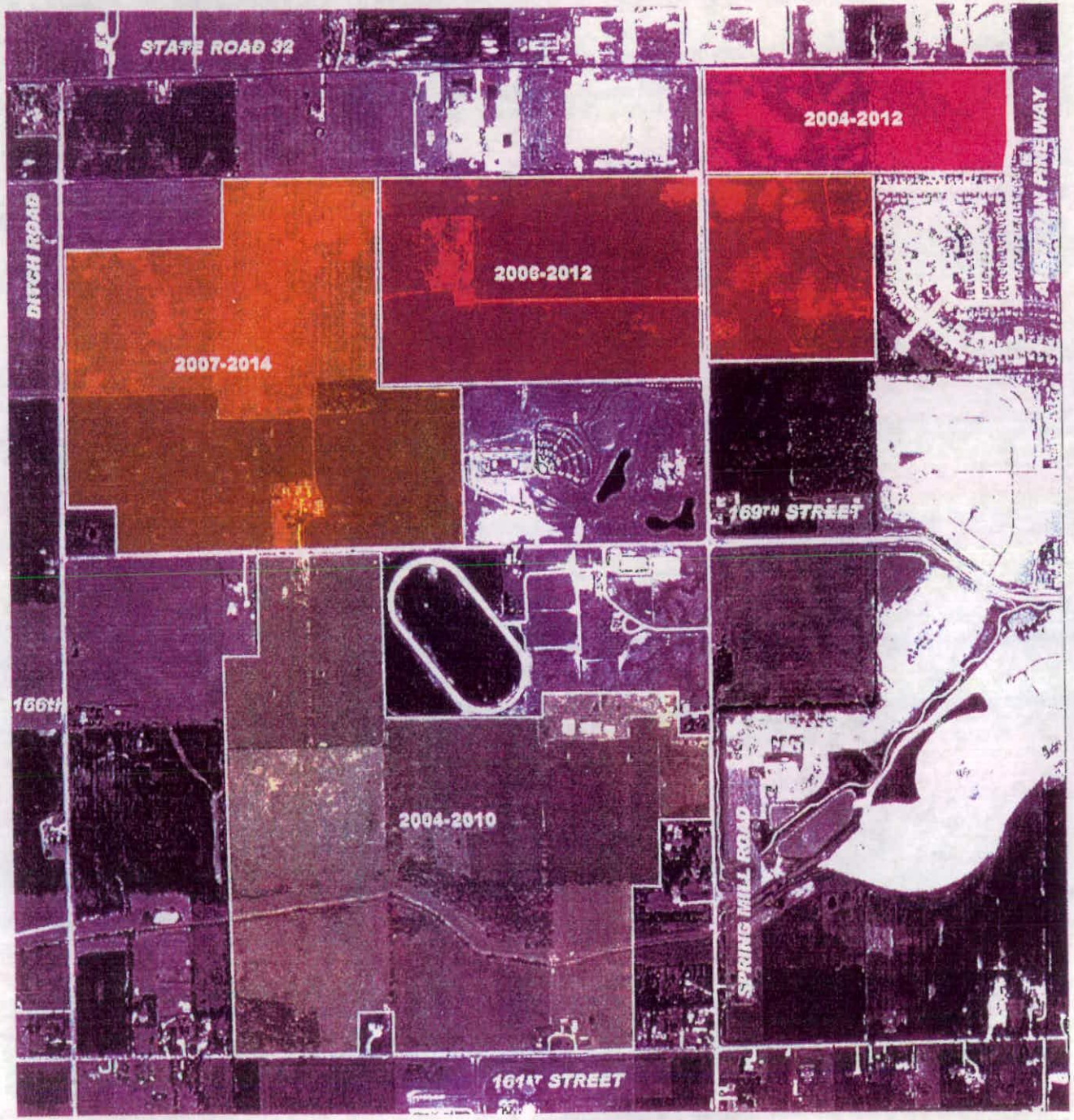
EXHIBIT 21

DEVELOPMENT STANDARDS
PERTAINING TO SHARED DRIVES, PRIVATE
STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

I. Street Standards. Streets may be either private or public.

II. Cul-de-Sacs. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

III. Private Streets. Private streets shall be 18' in width and need not be curbed. Private Streets shall be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.


STATE ROAD 32
2004-2012
DITCH ROAD
2006-2012
2007-2014
169TH STREET
166th
2004-2010
SPRING MILL ROAD
161ST STREET

ORDINANCE 15-45

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 04-02, AND TITLE 16 - LAND USE CONTROLS

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1512-PUD-29), filed with the Commission requesting an amendment to Ordinance 04-02, enacted by the Town Council on February 9, 2004 (the "Maple Knoll PUD Ordinance")

WHEREAS, on December 7th, 2015 the Commission took action to forward Docket 15-PUD-29 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on December 7th, 2015 the Secretary of the Commission certified the action of the Commission to the City Council; and,

WHEREAS, the Westfield City Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE MAPLE KNOLL PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Maple Knoll PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit "A" are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "B" (the "Real Estate"). In all other respects, the Maple Knoll PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

2.1 Accessory Structure: For the terms of this Ordinance, as accessory structure shall refer to the outdoor classroom/greenhouse as generally located and identified in Exhibit B and as depicted in Exhibit C.

SECTION 3. Development and Architectural Standards: The Urban Residential District standards shall apply with the following exceptions:

3.1 Building Orientation: The Accessory Structure shall be developed in substantial compliance with the site plan with Exhibit B, attached hereto and incorporated herein.

3.2 Building Material: The building materials and elevations shall be developed in substantial compliance with Exhibit C, attached hereto and incorporated herein. In addition to permitted building materials in the Urban Residential District, materials listed in Exhibit C shall also be permitted.

SECTION 4. Upon motion duly made and seconded, this Ordinance 15-45 was fully passed by members of the Council this __ day of _____, 2015. Further, this Ordinance 15-45 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 15-45 are hereby amended. To the extent that this Ordinance 15-45 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-45 shall prevail.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Chuck Lehman	Chuck Lehman	Chuck Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: _____

_____
Signed

I hereby certify that ORDINANCE No. 15-__ was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ _m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-45

This _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-45

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: _____

EXHIBIT A

(Legal Description)

Part of the Northeast Quarter of Section 9, Township 18 North, Range East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD 83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 Page 665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

EXHIBIT B

(Site Location Exhibit)

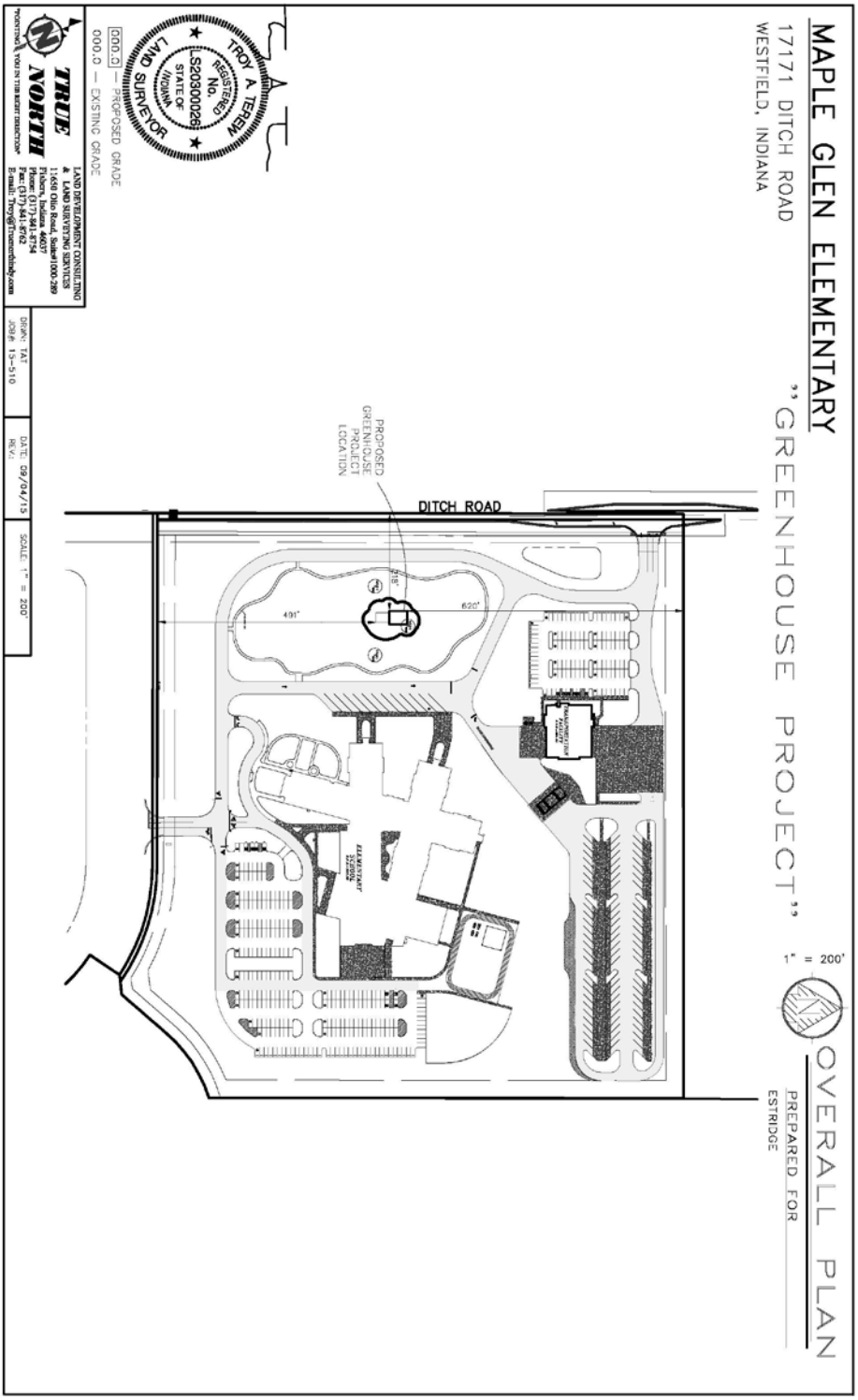


EXHIBIT C

(Elevations & Building Materials Exhibit)

<u>Outdoor Classroom Building Materials:</u>
Hardie Fiber Cement
LP Smart Trim

<u>Greenhouse Building Materials</u>
Steel or Aluminum Frame
Polyvinyl film, acrylic or glass

Green House Portion of Building

Petition Number:	1512-DDP-24
Subject Site Address:	17303 Ditch Road
Petitioner:	Estridge Homes on behalf of Westfield-Washington School Corporation
Request:	Petitioner requests Detailed Development Plan review for an outdoor classroom and greenhouse.
Current Zoning:	Maple Knoll PUD District
Current Land Use:	Institutional: Elementary School
Approximate Acreage:	34.32 acres +/-
Zoning History:	Ordinance 04-02 Ordinance 05-22 Ordinance 14-08 Ordinance 15-45 (pending)
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Detailed Development Plan 4. Elevations 5. Site Plan
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of a Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, and variances associated with the site, and any commitment associated with the site.

BACKGROUND

The 34.32+/- site is located at the northeast corner of 171st Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for an outdoor classroom and greenhouse located in front of Maple Glen Elementary.

The applicable zoning district is Maple Knoll PUD (the "PUD District Ordinance") and is within the urban residential district.

The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's December 7, 2015, meeting.

DEVELOPMENT PLAN REVIEW

Development Plan Review Standards (WC 16.04.165)

The plans comply.

1) Development Requirements – General (WC 16.04.165(C))
   a) Compliance will all applicable development standards of the zoning district in which the real estate is located;
   b) Compliance will all applicable provisions of any Overlay District in which the real estate is located;
   c) Compliance with all applicable provisions of the Subdivision Control Ordinance;
   d) Compliance with all applicable provisions of this Chapter WC 16.04.165;
   e) The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan;
   f) The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
   g) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
   h) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development; and,
   i) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
2) Plan Documentation and Supporting Information (16.04.165(H))
   a) Site Plan*
   b) Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District)
   c) Overall Plan*
   d) Landscape Plan*
   e) Building Elevations
   f) Lighting Plan*

g) Sign Plan*
h) Site Access and Site Circulation Plan
i) A Traffic Impact Study*
j) Statement of Development Build-out*
k) Green Space Provisions*

* Items **not** required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

DISTRICT STANDARDS (Ord. 04-05, as amended by Ord. 15-45)

The plans comply.

1) Zoning District Standards:
   a) Lots *(Ord. 04-05, Exhibit 15(I))*:
      i) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard
      ii) Minimum Lot Width at building line: 40 feet
      iii) Minimum Lot Width at Street: 20 feet
      iv) Minimum Lot Depth: 60 feet
      v) Minimum Lot Area: 2,400 square feet
      vi) Front Setback: 15 feet
      vii) Minimum Side Setback: 0 feet; provided, however, that the minimum separation between Buildings shall be 10 feet
      viii) Minimum Real Setback: 20 feet; provided , however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.
   b) Non-Residential Buildings *(Ord. 04-05, Exhibit 15(II)):*
      i) Maximum Building Height: 45 feet
      ii) Minimum Building Separation: 10 feet
      iii) Exterior Materials and Colors *(Ord. 15-45, Exhibit C, pending)*
      iv) Facades
      v) Roofs
      vi) Exterior Mechanical Equipment
2) Overlay District Standards: Not applicable.
3) Subdivision Control Ordinance: Not applicable. No subdivision is being proposed.
4) Development Plan Review Standards: *(WC 16.04.165(D)(3))*
   a) Site Access and Site Circulation: No new site access locations are being proposed.
   b) Landscaping: *(Ord. 04-02, Exhibit 17, B. 3.)* Not applicable
   c) Signs: *(Ord. 04-02, Exhibit 18)* Not applicable. Signs are approved administratively through a separate sign approval process.
   d) Lighting: *(Ord. 04-02, Exhibit 19)* Not applicable

e) Building Orientation:
   i) Standard: Each building façade visible from a public street or oriented to an adjoining Residential District shall be a finished façade.
   ii) Standard: No loading spaces or loading docks shall be permitted to face a public street or an adjoining Residential District.
   iii) Standard: No outside storage shall be permitted between an established building line and the right-of-way of a public street or an adjoining Residential District.
   iv) Standard: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.

5) Comprehensive Plan Compliance: The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

   Comment: The Future Land Use Plan in the Comprehensive Plan identifies the parcel as "Urban Residential". Although the Comprehensive Plan does not specifically address the school, it does note that one of the appropriate land uses for the corridor are institutional uses. The existing school campus and proposed classroom and greenhouse meet many of Comprehensive Plan's development policies for this corridor, including, but not limited to: (i) Ensure that new development occurs in a way that is contiguous with existing development; (ii) Prevent monotony of design and color.

6) Street and Highway Access: No new site access locations are being proposed.
7) Street and Highway Capacity: No new site access locations are being proposed.
8) Utility Capacity: Utilities will be tied into school utilities.
9) Traffic Circulation Compatibility: No new site access locations are being proposed and the existing interior drives are being utilized.

STAFF COMMENTS

The Detailed Development Plan complies with the applicable zoning ordinances.

Recommendation: Subject to public hearing comments, the Department recommends approval of the petition with the following conditions:

1. **Approval is contingent on the Council's approval of the PUD Amendment (APC Petition No. 1512-PUD-29/Council Ordinance No. 15.45); and**
2. **All necessary approvals shall be obtained from the Westfield Public Words Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

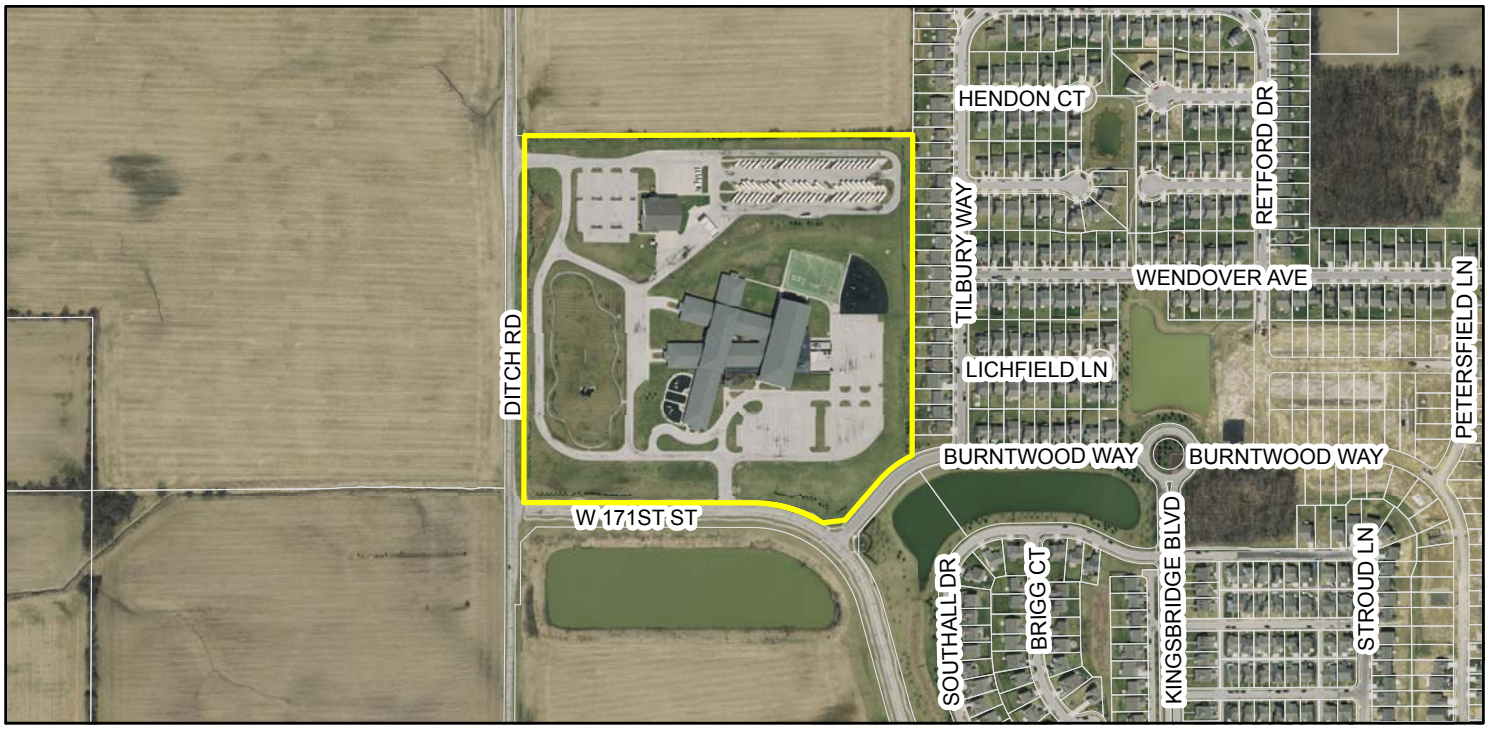
If any Plan Commission member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Property Location Map
1512-PUD-29 & 1512-DDP-24
Maple Knoll PUD Amendment
& Detailed Development Plan

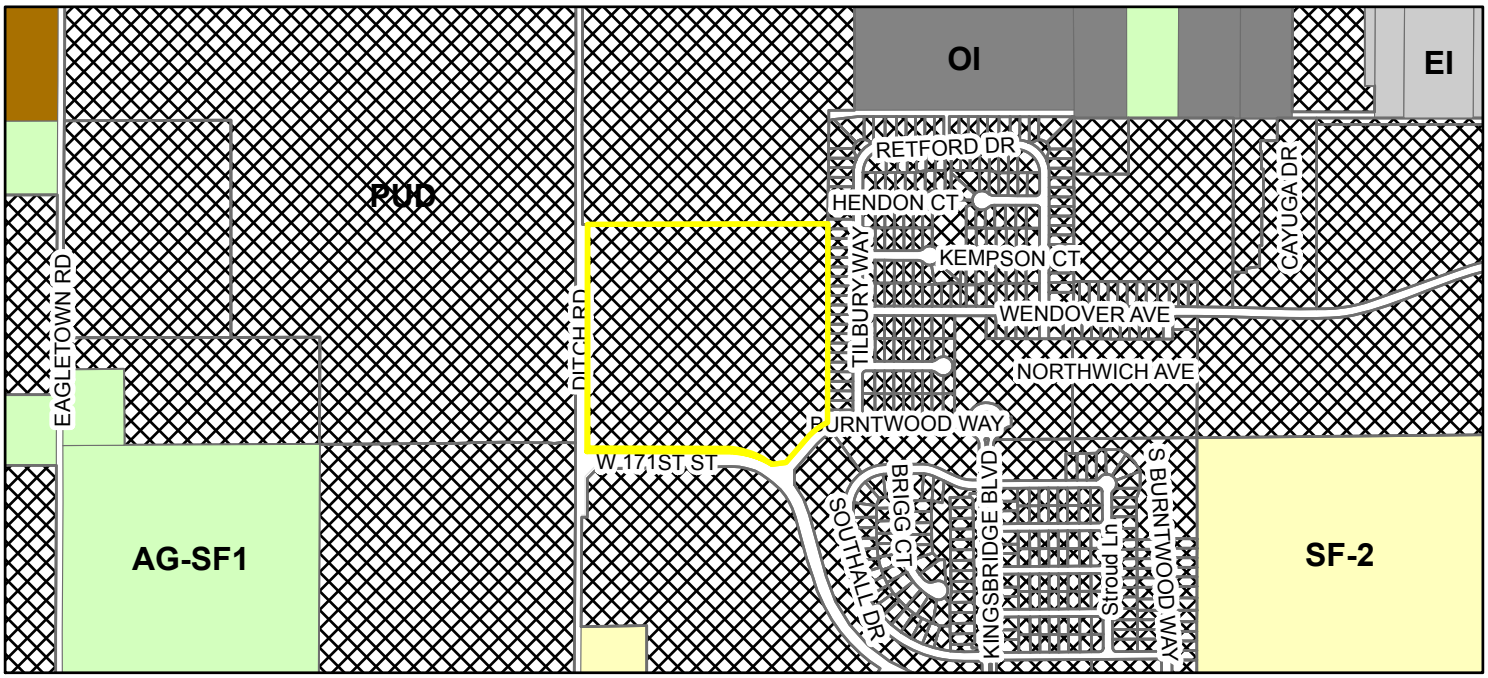
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-5 (Single Family - 5)
- Parcel

MAPLE GLEN ELEMENTARY

17171 DITCH ROAD
WESTFIELD, INDIANA

"GREENHOUSE PROJECT"

1" = 200'

PLOT PLAN

PREPARED FOR
ESTRIDGE

DESIGN NOTES:

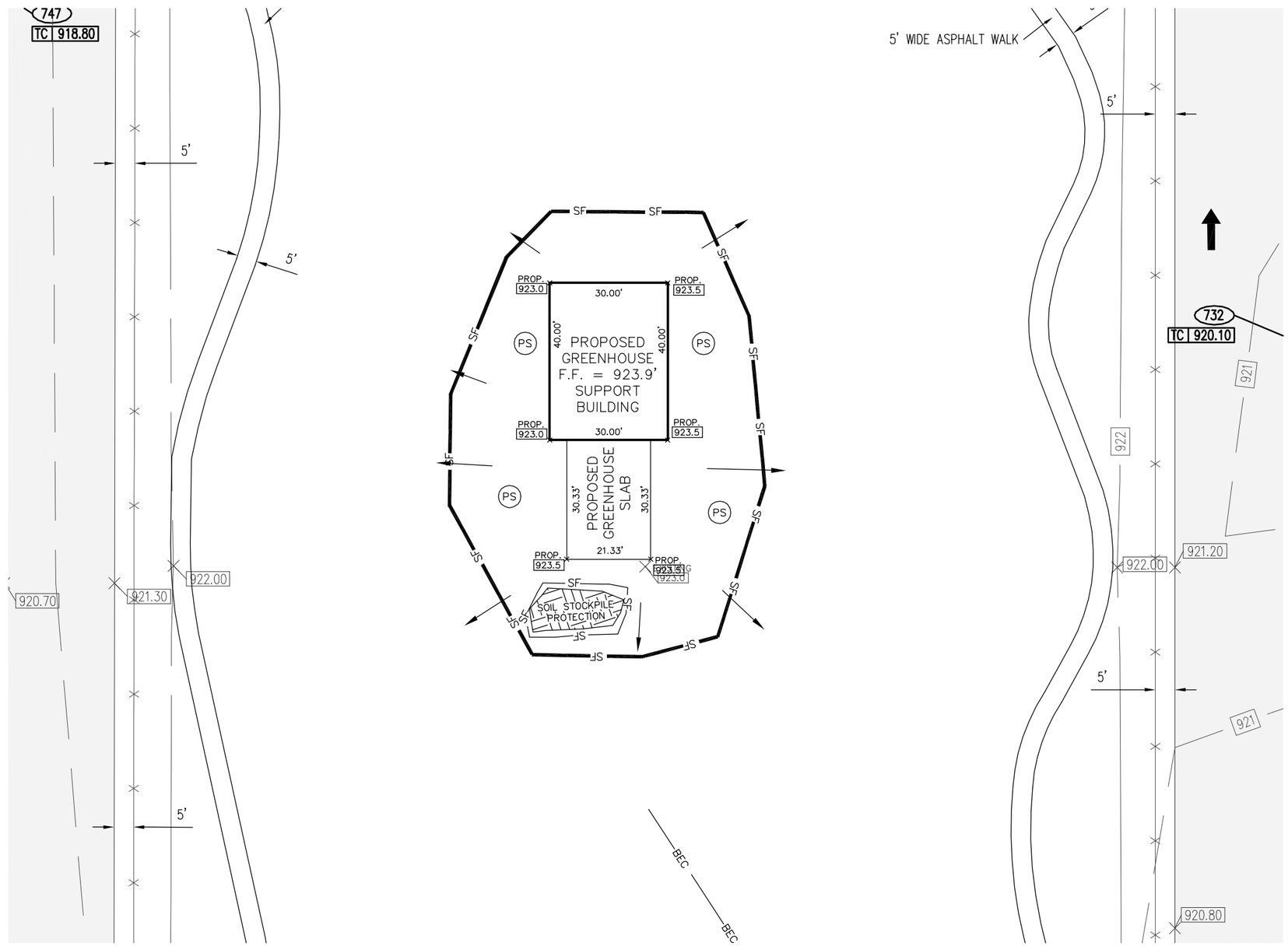
1) EXISTING SCHOOL ACCESS TO BE USED AS CONSTRUCTION ENTRANCE.

2) TOP SOIL (GRUB MATERIAL) TO BE PROPERLY DISPOSED BY CONTRACTOR AT SCHOOL'S REQUESTED SPECIFIC LOCATION OR OFFSITE IF NO LOCATION PROVIDED.

3) AREAS TO BE RESEEDED UPON COMPLETION OF CONTRUCTION ACTIVITIES OR IF LEFT DORMANT FOR MORE THAN 7 CALENDAR DAYS.

LEGEND

- (PS) — PERMANENT SEEDING
- — CURB INLET PROTECTION
- — DROP INLET PROTECTION
- —UA— — UNDISTURBED AREA
- —SF— — SILT FENCE
- 922.00 — ORIGINAL DESIGN GRADE
- PROP. XXX.X — PROPOSED GRADE



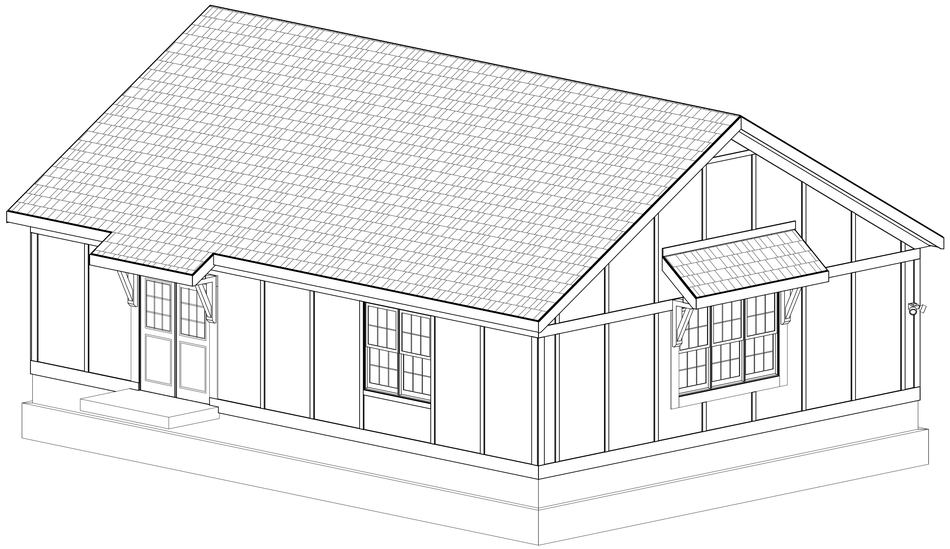
TROY A. TEREW
REGISTERED
No.
LS20300026
STATE OF
INDIANA
LAND SURVEYOR

000.0 — PROPOSED GRADE
000.0 — EXISTING GRADE

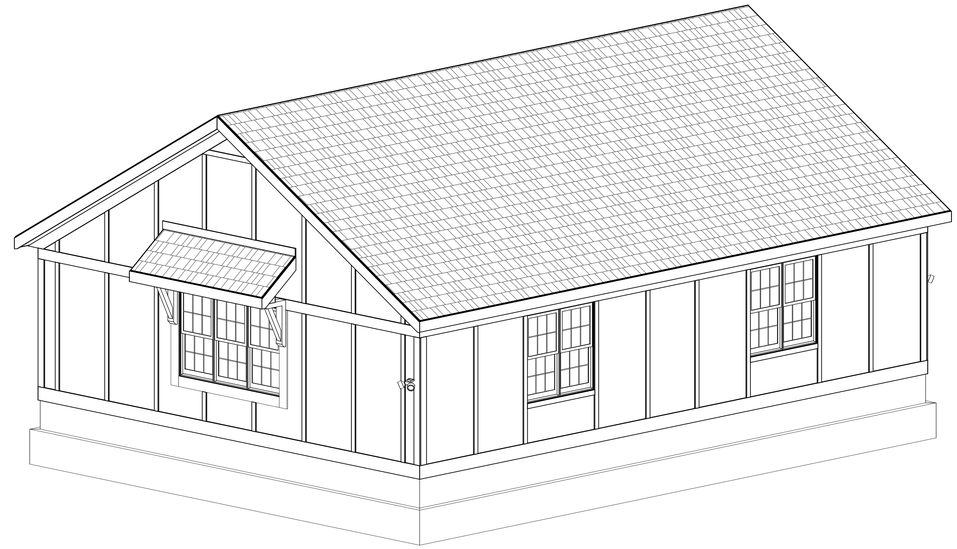
TRUE NORTH
"POINTING YOU IN THE RIGHT DIRECTION"

LAND DEVELOPMENT CONSULTING
& LAND SURVEYING SERVICES
11650 Olio Road, Suite#1000-289
Fishers, Indiana 46037
Phone: (317)-841-8754
Fax: (317)-841-8762
E-mail: Troy@Truenorthindy.com

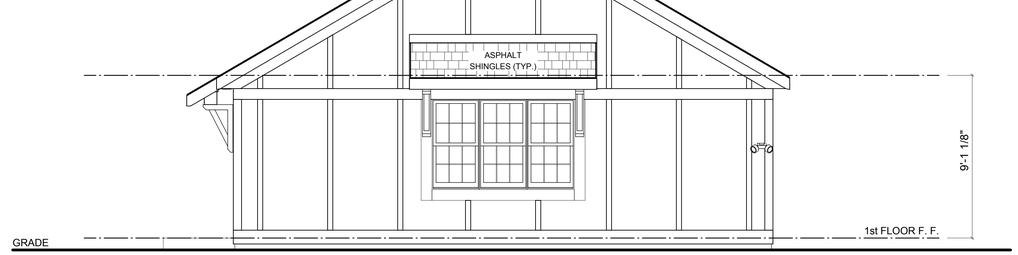
DRWN: TAT	DATE: 09/04/15	SCALE: 1" = 200'
JOB#: 15-510	REV.:	



NORTHEAST ELEVATION



NORTHWEST ELEVATION



NORTH ELEVATION

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

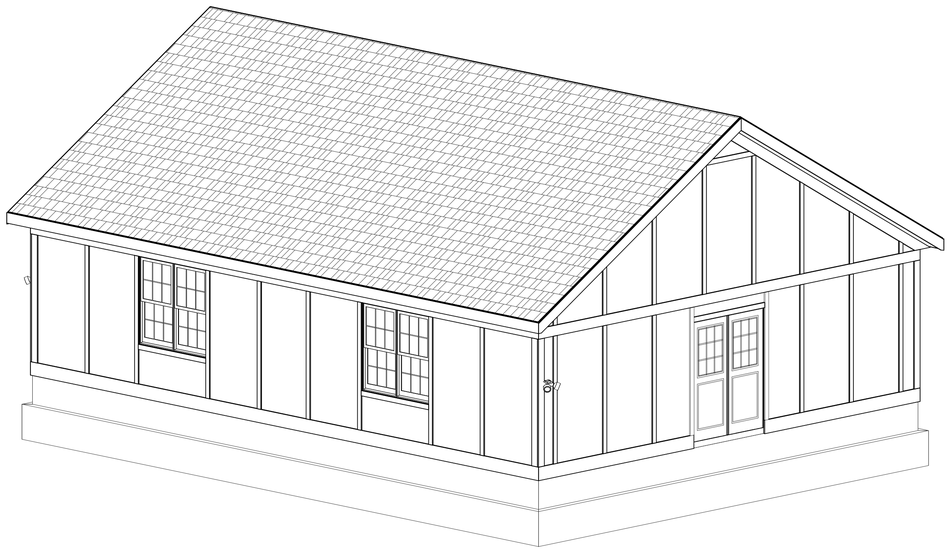
LOCATION:

SHEET NUMBER

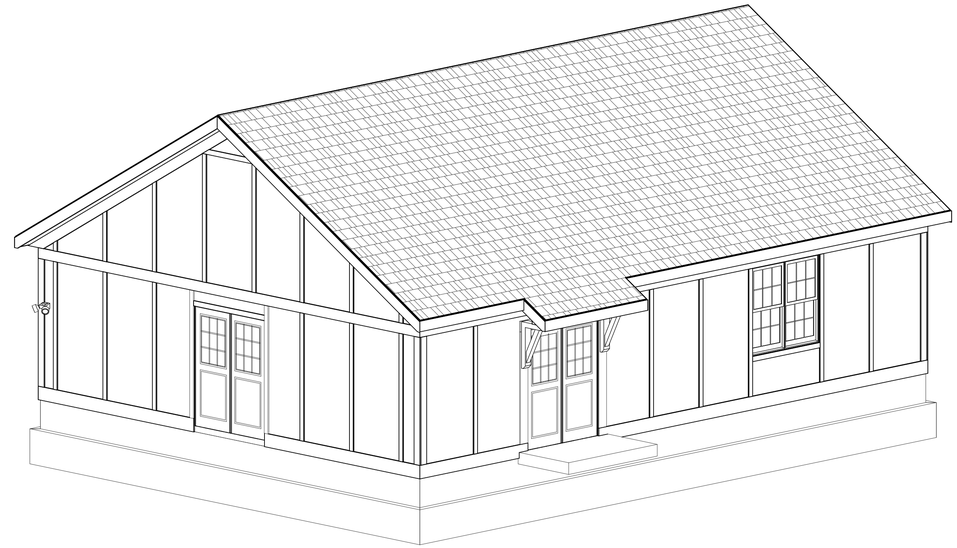
A-01

© Estridge Homes 08/20/2015

© CGVisions 2004 PLAN CREATION DATE 05/29/2015



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION

SOUTH ELEVATION

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

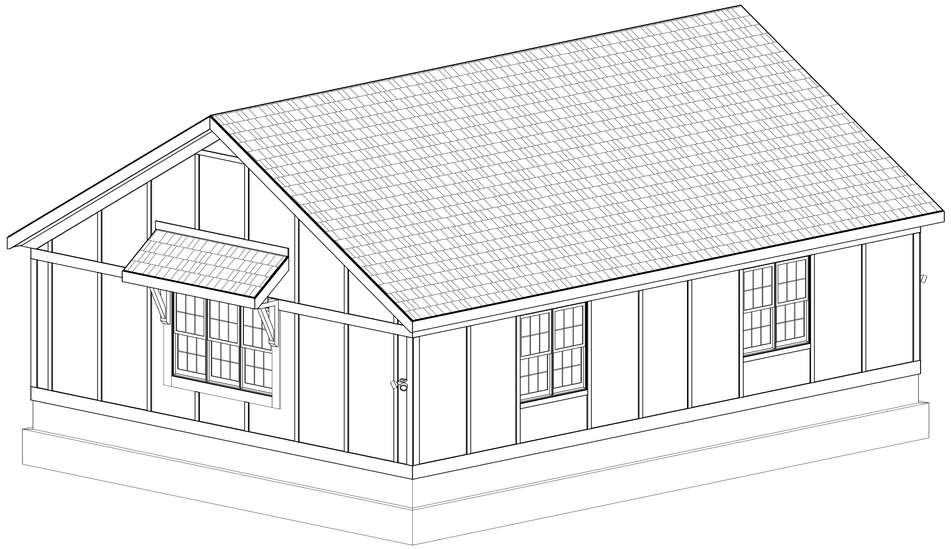
LOCATION:

SHEET NUMBER

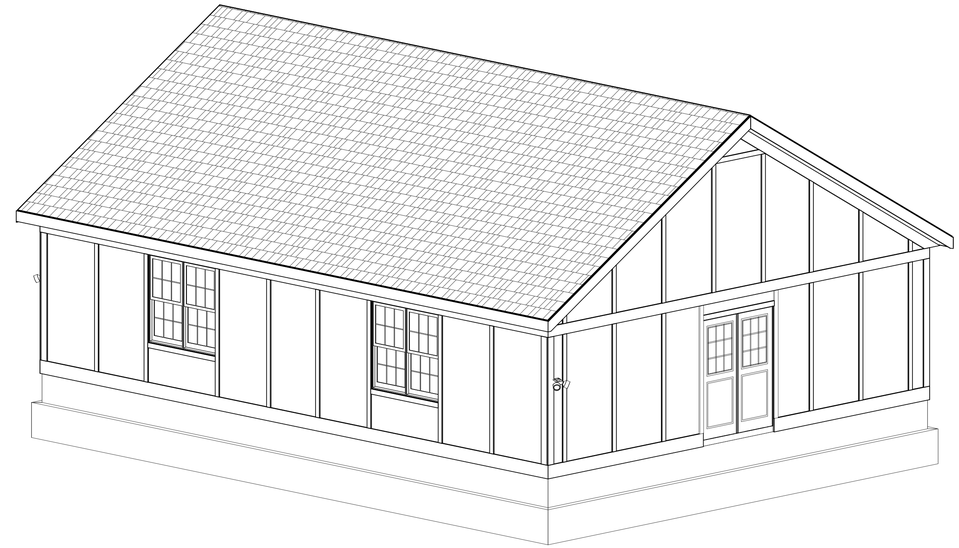
A-02

© Estridge Homes 08/20/2015

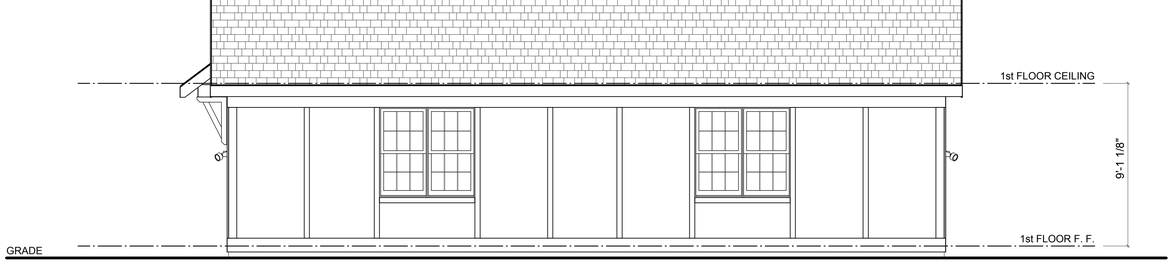
© CGVisions 2004 PLAN CREATION DATE 05/29/2015



NORTHWEST ELEVATION



SOUTHWEST ELEVATION



WEST ELEVATION

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

LOCATION:

SHEET NUMBER

A-03

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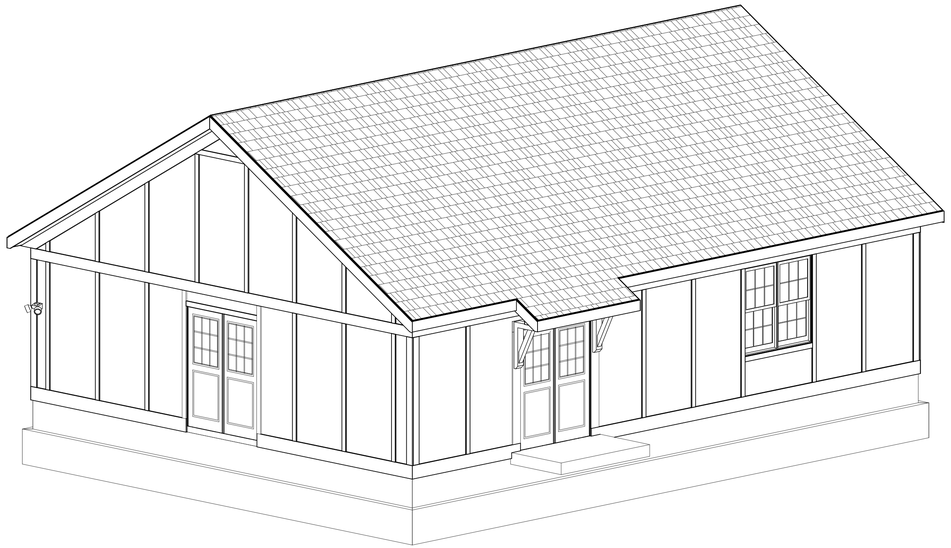
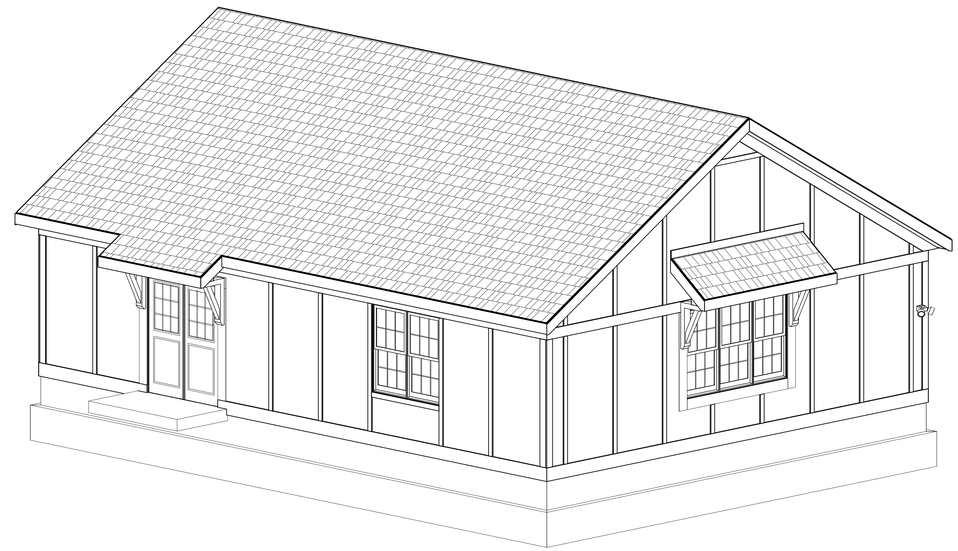


SOUTHEAST ELEVATION



NORTHEAST ELEVATION

EAST ELEVATION

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

LOCATION:

SHEET NUMBER

A-04

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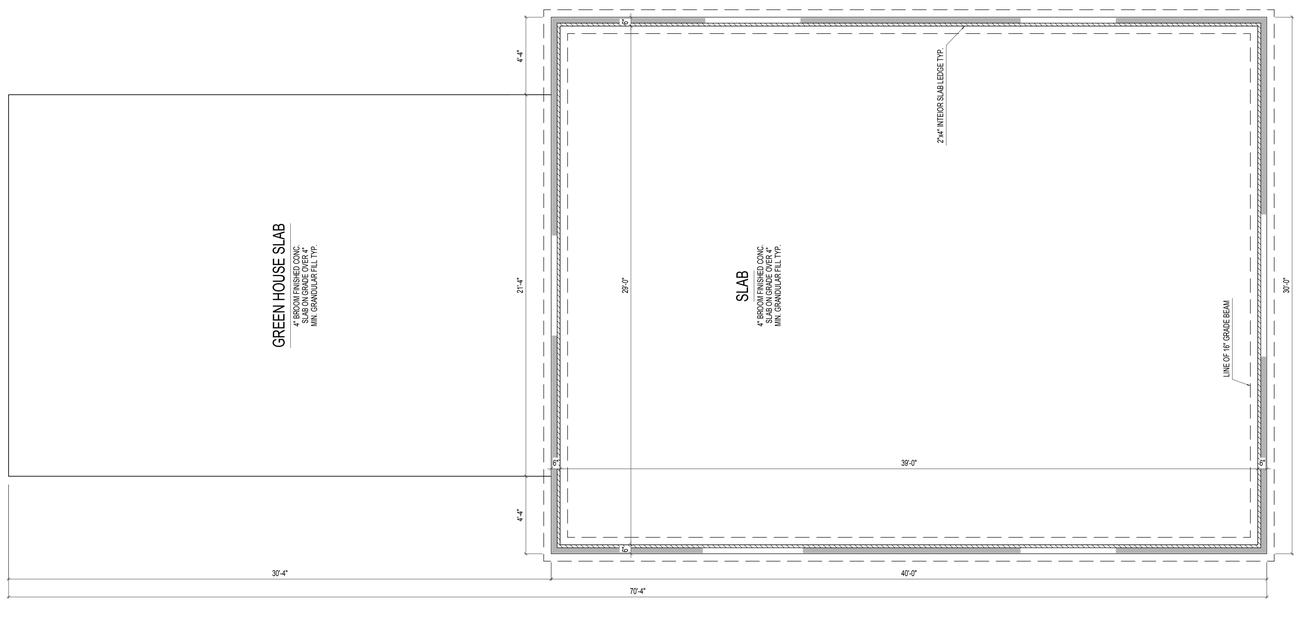
FOUNDATION PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE OUTSIDE OF MASONRY
2. SLOPE EXTERIOR SLABS AWAY FROM BUILDING FOUNDATION WALLS FOR DRAINAGE
3. ALL BEAMS AND LOCATIONS ARE TO BE VERIFIED WITH THE ENGINEERED FLOOR SYSTEM LAYOUT
4. ANY WALK-OUT CONDITION IS TO BE VERIFIED WITH THE BUILDER
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES.
6. DIMENSIONS TO BEAM LOCATIONS ARE TO THE CENTER OF BEAM.



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

CONCRETE PAD SCHEDULE

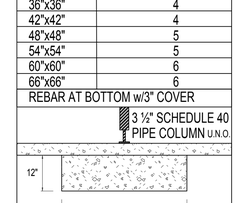
ASSUMED 1,500PSF SOIL BEARING CAPACITY

24"x24" THICKEN SLAB

REINFORCED PADS

PAD SIZE (12" DEEP)	QUANTITY OF #4 REBAR EACH WAY
24"x24"	3
30"x30"	3
36"x36"	4
42"x42"	4
48"x48"	5
54"x54"	5
60"x60"	6
66"x66"	6

REBAR AT BOTTOM w/3" COVER



REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR: Maple Glen Elementary

LOCATION:

SHEET NUMBER

A-05

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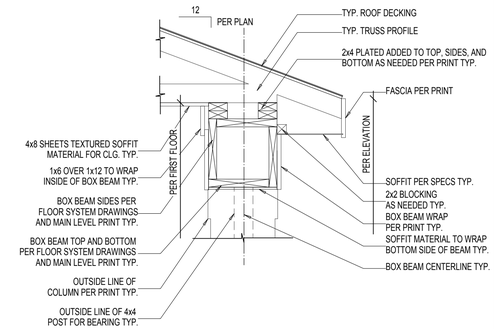
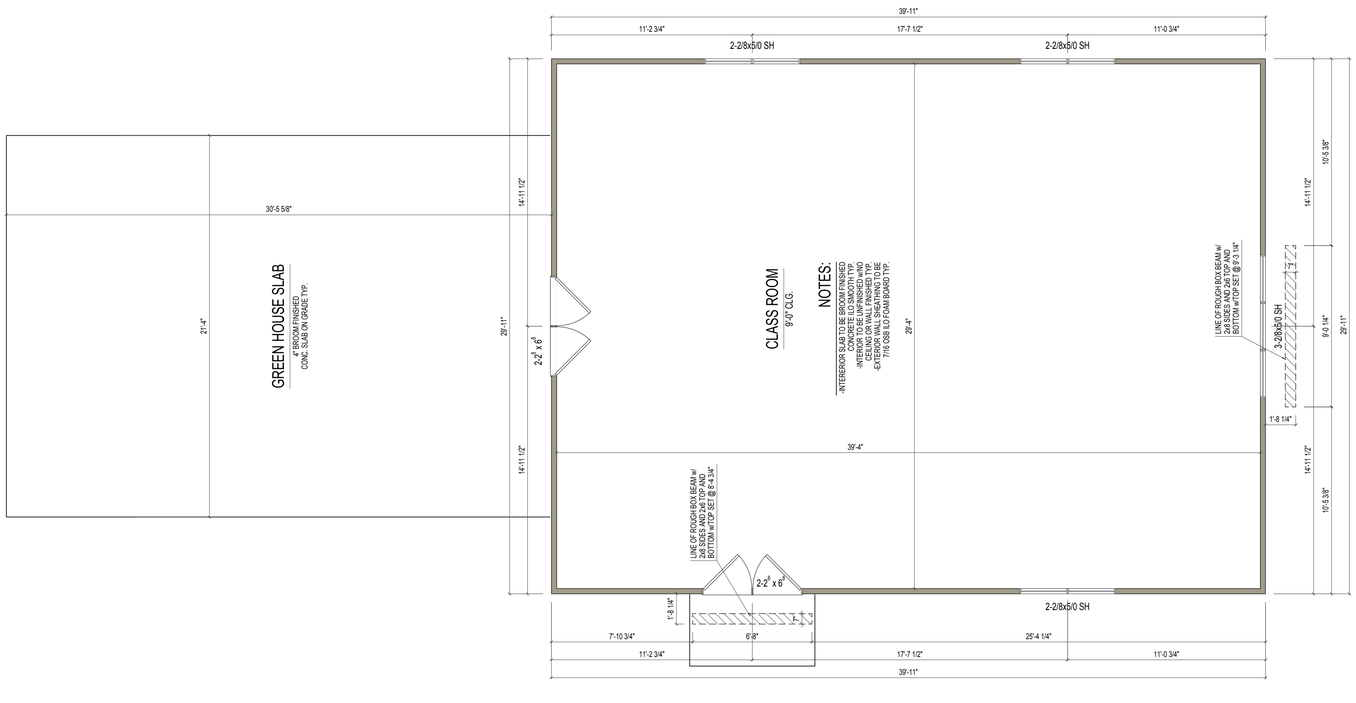
FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE TO THE ROUGH FRAME OF STUDS
2. CENTER ALL OPENINGS UNLESS OTHERWISE NOTED
3. THESE PLANS ARE NOT TO BE SCALED FOR CONSTRUCTION PURPOSES
4. FINAL CABINET LAYOUT WILL BE DESIGNED BY CABINET SUPPLIER
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS
6. VERIFY WITH THE WINDOW MFG. ALL WINDOW SIZES AND EGRESS REQ.
7. BOX BEAM DETAIL PER PLAN NOTES, SEE BELOW FOR GENERAL CONSTRUCTION





FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE: 08/20/2015

EH_MapleGlenElem

FOR: Maple Glen Elementary

LOCATION:

SHEET NUMBER

A-06

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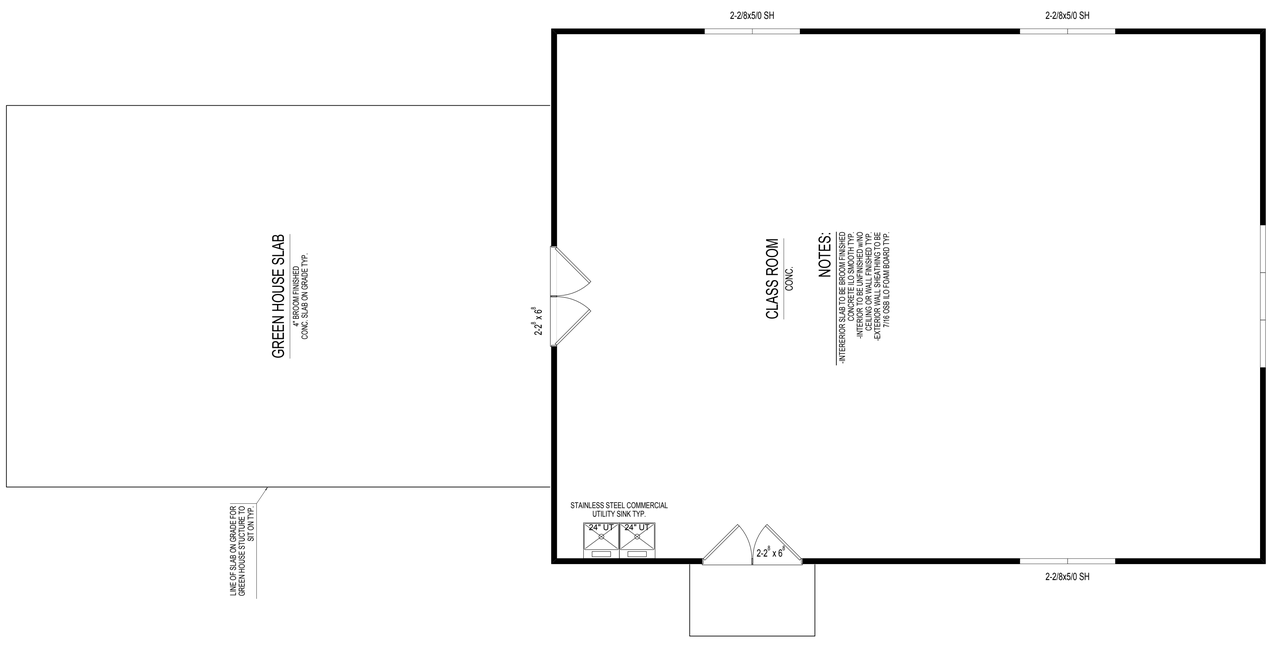

1ST FLOOR FINISH PLAN

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

Estridge

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PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

LOCATION:

SHEET NUMBER

I-01

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S	SINGLE POLE SWITCH
3 S	THREE WAY SWITCH
4 S	FOUR WAY SWITCH
DM S	DIMMER SWITCH
S	SWITCH AND OUTLET
	SINGLE OUTLET
	DUPLEX OUTLET
Clg	CEILING OUTLET
	FLOOR OUTLET
GFI	GROUND FAULT INTERRUPT
R	RANGE OUTLET
WP GFI	WATERPROOF OUTLET
220	HIGH VOLTAGE OUTLET (220)
	GARBAGE DISPOSAL
S	SMOKE DETECTOR WALL/CLG
	CARBON MONOXIDE WALL/CLG
T	THERMOSTAT
	DATA OUTLET
DB	DOOR BELL BUTTON
C	DOOR BELL CHIMES
TV	TELEVISION OUTLET
	TELEPHONE OUTLET
	ELECTRICAL PANEL
	FLOOD LIGHT
	EXTERIOR WALL FIXTURE
GSD	GARAGE SERVICE DOOR
	PHOTOCELL SWITCH
1-2-3	LIGHT TRACK PACKAGE
	BATH FAN ROUGH-IN
	BATH FAN
	BATH FAN / LIGHT COMBO
PC	PULL CHAIN FIXTURE
	CEILING FIXTURE - FLUSH MOUNT
HANG	HANGING CEILING FIXTURE
	WALL FIXTURE SINGLE
	WALL FIXTURE DOUBLE
	RECESSED CAN LIGHT FIXTURE
	RECESSED EYEBALL CAN FIXTURE
FAN/CAN	RECESSED FAN/CAN LIGHT FIXTURE
	BATH STRIP LIGHT
WALL	WALL FIXTURE / STAIR LIGHT
U.C.	UNDER CABINET LIGHT FIXTURE
PENDANT	PENDANT LIGHT FIXTURE
	CLOSET CASTER LIGHT
LCFP	LIGHTED CEILING FAN PACKAGE
ROUGH	CEILING LIGHT WITH ROUGH IN FOR FAN (TWO SWITCHES)
1 X 4	FLUORESCENT PACKAGE

1ST FLOOR ELECTRICAL

SCALE: 1/4"=1'-0"

REV. NO.	DATE	REMARKS

PRINT DATE:
08/20/2015

EH_MapleGlenElem

FOR:
Maple Glen Elementary

LOCATION:

SHEET NUMBER

E-01

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MAPLE GLEN ELEMENTARY

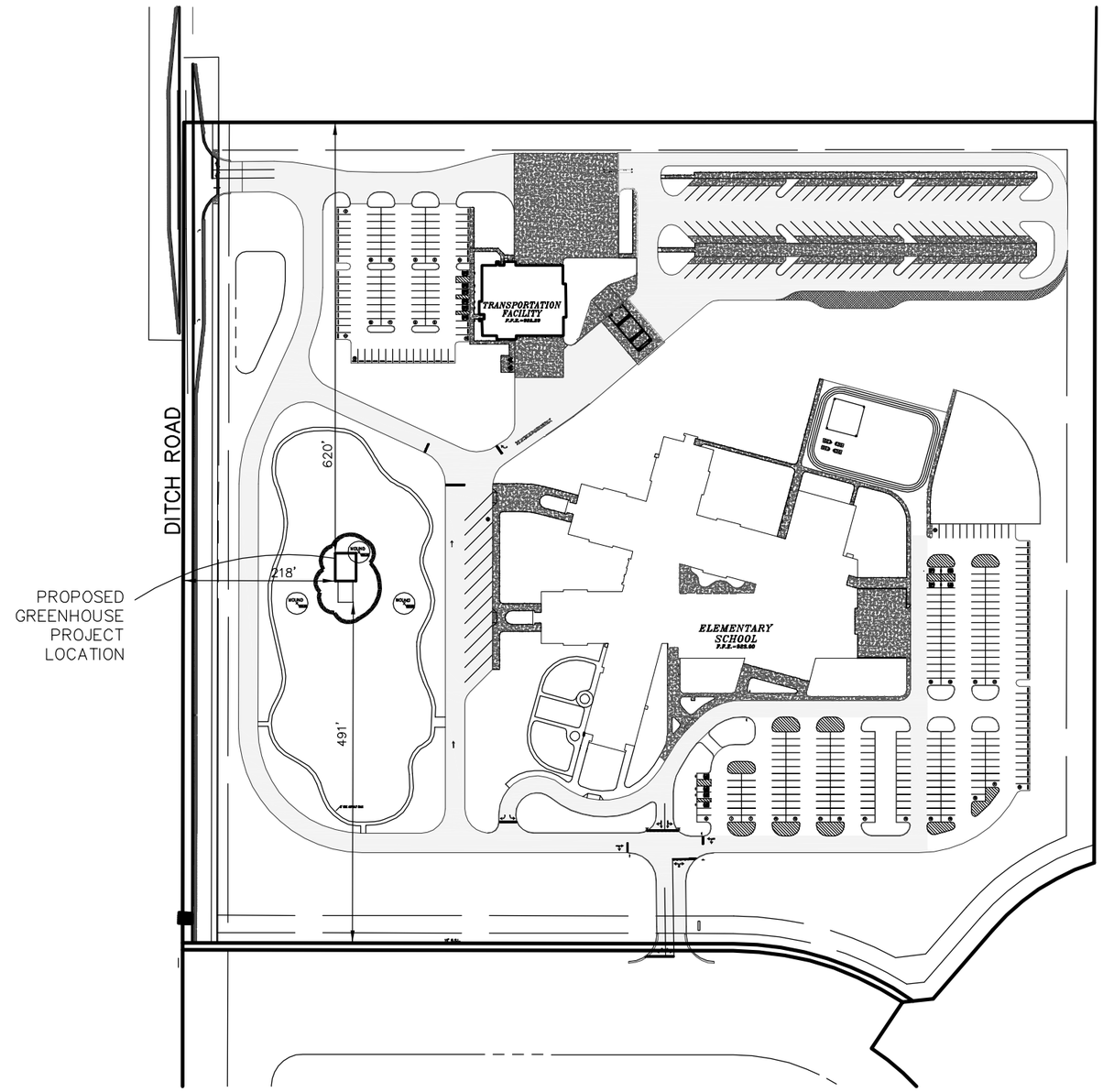
17171 DITCH ROAD
WESTFIELD, INDIANA

"GREENHOUSE PROJECT"

1" = 200'

OVERALL PLAN

PREPARED FOR
ESTRIDGE



TROY A. TEREW
REGISTERED
No.
LS20300026
STATE OF
INDIANA
LAND SURVEYOR

000.0 — PROPOSED GRADE

000.0 — EXISTING GRADE

TRUE NORTH
"POINTING YOU IN THE RIGHT DIRECTION"

LAND DEVELOPMENT CONSULTING
& LAND SURVEYING SERVICES
11650 Olio Road, Suite#1000-289
Fishers, Indiana 46037
Phone: (317)-841-8754
Fax: (317)-841-8762
E-mail: Troy@Truenorthindy.com

DRWN: TAT	DATE: 09/04/15	SCALE: 1" = 200'
JOB#: 15-510	REV.:	

Petition Number:	1512-PUD-27
Petitioner:	KRG Bridgewater, LLC by Bose McKinney & Evans LLP (the "Petitioner")
Request:	The Petitioner requests an amendment to the Bridgewater PUD District Ordinance to allow a discount store use, in excess of 10,000 square feet but not to exceed 20,000 square feet, to be located on a portion of property within the Bridgewater Marketplace.
Current Zoning:	Bridgewater PUD District Ordinance
Current Land Use:	Retail Center
Approximate Acreage:	7.63 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Bridgewater PUD District Ordinance Amendment 5. Neighbor Meeting Summary
Staff Reviewer:	Andrew Murray, Associate Planner

PETITION HISTORY

The Bridgewater Club Restated and Consolidated Planned Unit Development District ordinance (the "Restated Ordinance") identified the property, generally located at the northwest corner of 146th Street and Gray Road (the "Property"), as Area Y within the Bridgewater Marketplace.

This petition was introduced at the November 9, 2015, City Council meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the Advisory Plan Commission (the "APC"). The public hearing for this petition will be held on December 7, 2015, at the APC meeting. Notice of the December 7, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on December 3, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included in **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property is approximately seven (7) acres located at the northwest corner of Gray Road and 146th Street (see **Exhibit 2**). The Property is currently zoned by the Bridgewater PUD District Ordinance. The Property's underlying zoning district is the Local Business (LB) District.

Amendment Request: The Petitioner is requesting an amendment to the Bridgewater PUD District Ordinance to allow for a discount store use, in excess of 10,000 square feet but not to exceed 20,000 square feet, to be located on the Property. Under the current Bridgewater PUD District standards (Ordinance 06-49), a discount store use, not to exceed 10,000 square feet, is a permitted use on the Property.

Unified Development Ordinance: Under the current provisions of the Westfield-Washington Township Unified Development Ordinance (the UDO), a large discount store[1] use is permitted in the General Business (GB) District. For the purposes of defining the term "large", the UDO qualifies a business over twelve thousand (12,000) square feet as large. A small discount store[2] is permitted in the Local Business/Historical (LB-H) District, LB District, and the GB District. For the purposes of defining the term "small", the UDO qualifies a business under twelve thousand (12,000) square feet as small.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

STAFF COMMENTS

1. Hold a public hearing at the December 7, 2015, APC meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at (317) 379.9080 or amurray@westfield.in.gov.

[1] Article 12.1 of the UDO includes large discount stores under the defined term High Intensity Retail.
[2] Article 12.1 of the UDO includes small discount stores under the defined term Medium Intensity Retail.

KITE

Goodwill

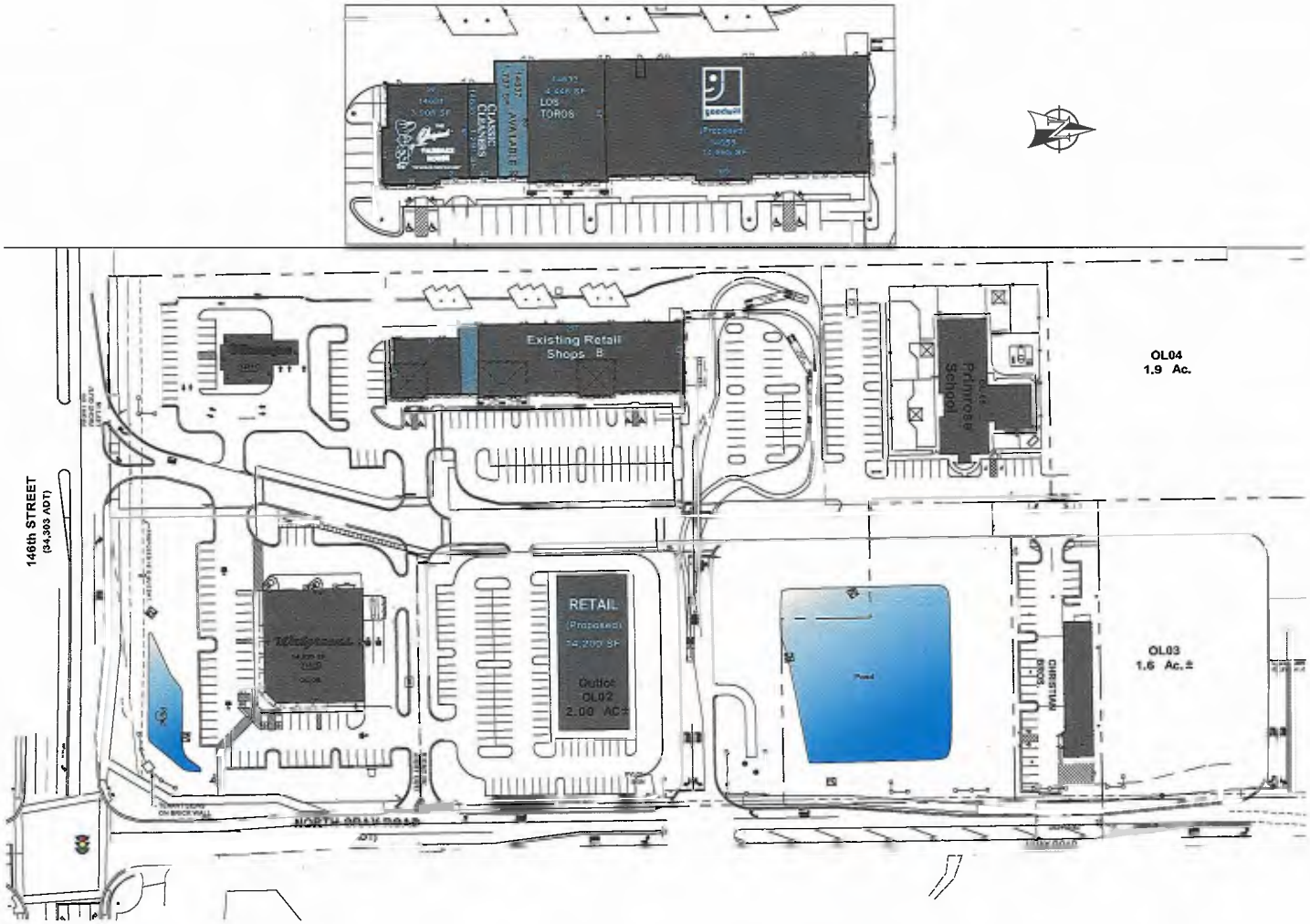
BRIDGEWATER MARKETPLACE

WESTFIELD, IN

KRG
LISTED
NYSE

BRIDGEWATER MARKETPLACE

14625 North Gray Road, Westfield, IN 46033

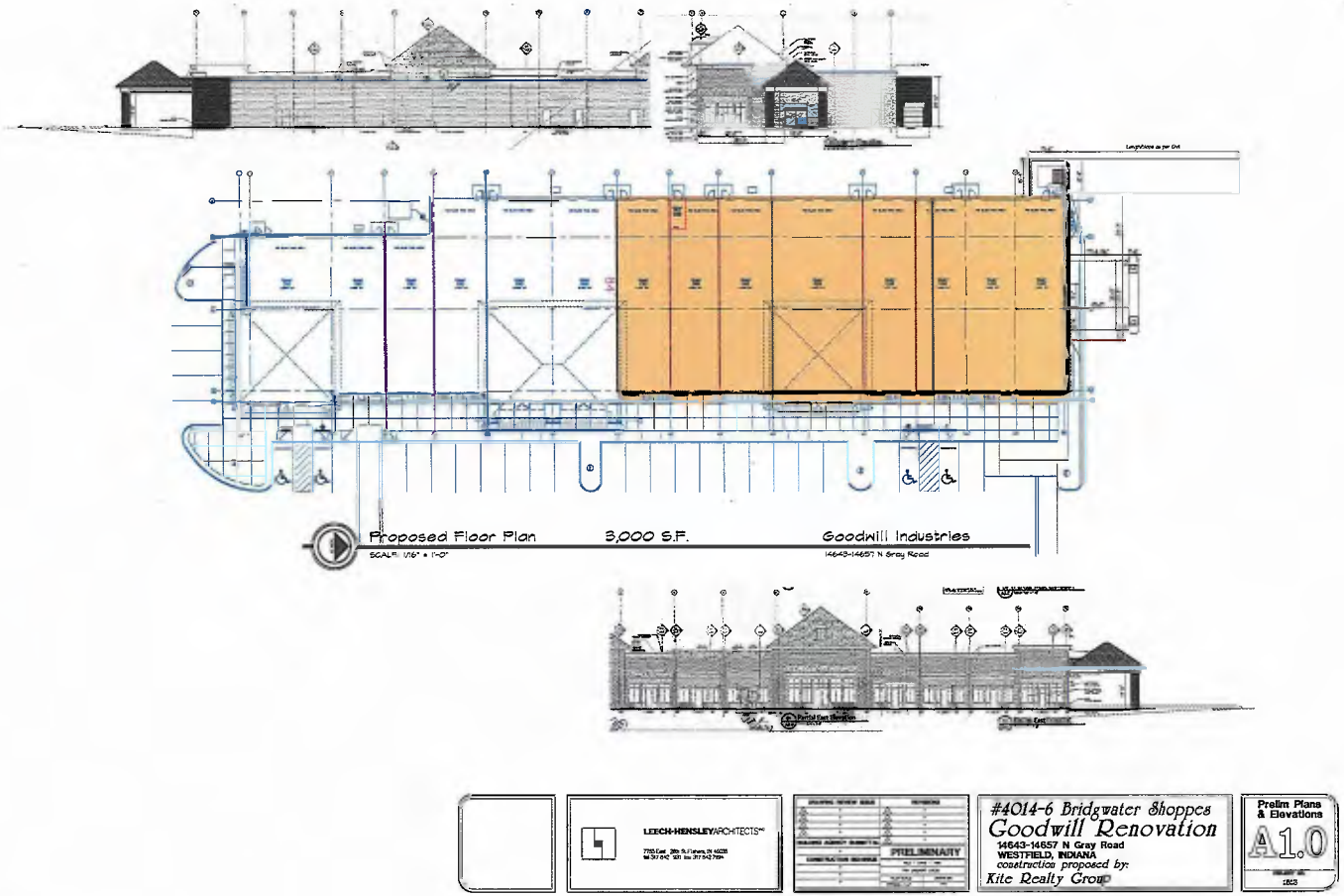


SITE DATA

Retail	40,175	SF
Parking	211	
Parking Ratio	5.25	\1000
Huntington Bank	3,222	SF
Parking	21	
Primrose School	11,163	SF
Parking	46	
WalGreens	14,820	SF
Parking	64	

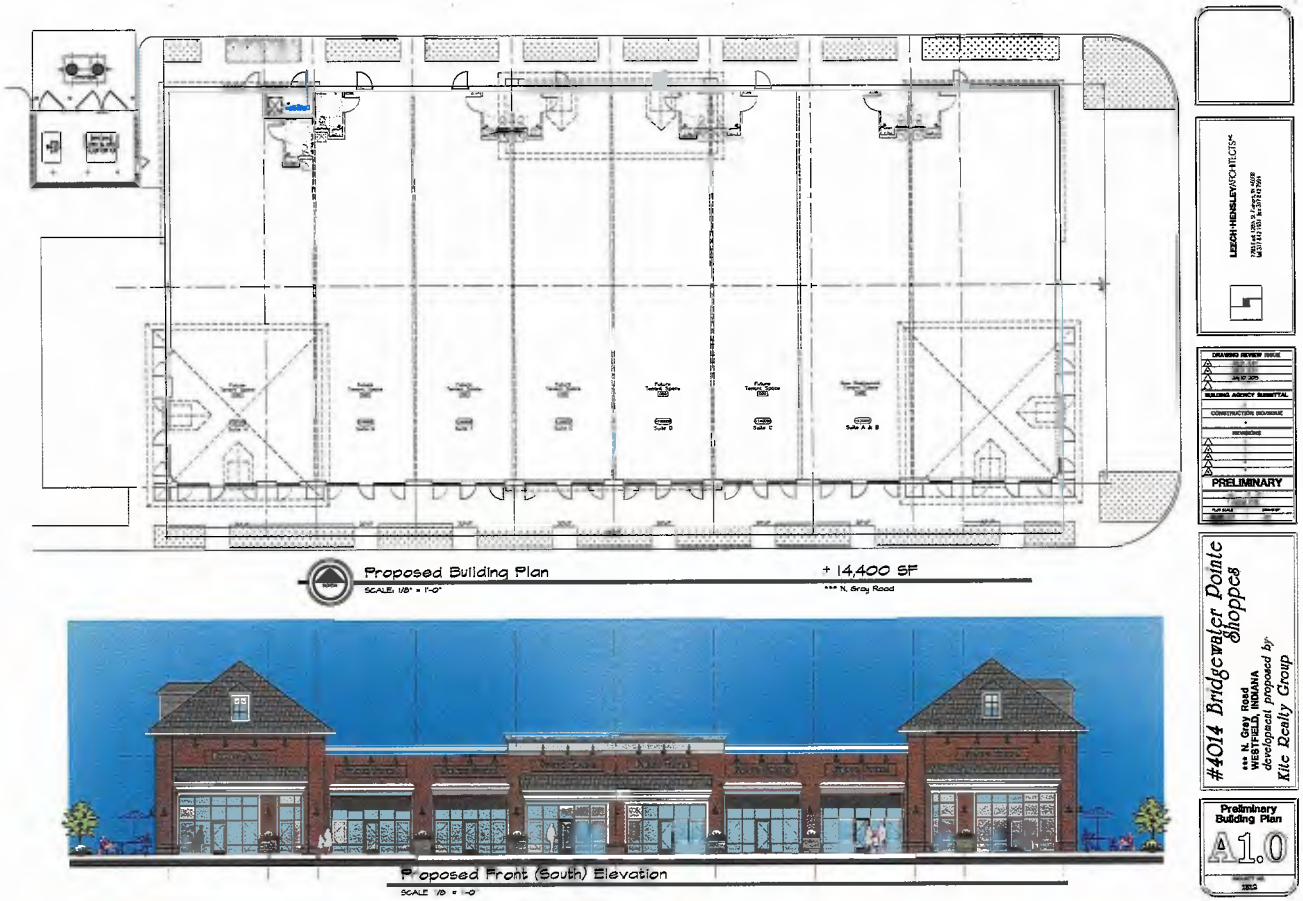
BRIDGEWATER MARKETPLACE

14625 North Gray Road, Westfield, IN 46033



BRIDGEWATER MARKETPLACE

14625 North Gray Road, Westfield, IN 46033



Tamarack - Comprehensive Plan Analysis

General Themes & Trends:

- Encourage development to occur contiguously and not "hopscotch" across the township.
- Promoting a diversity and balance of land uses.
- Creating adequate buffers and transitions between different types and intensities.

Land Use Diversity & Balance:

Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected.

- All housing should be of high quality design with lasting value. A balanced range of compatible single-family detached and attached housing in a variety of price ranges is envisioned.
- Encourage diversity in lot sizes and lot layout.
- Encourage a mix of housing types and prices that meets the needs of the full range of population in Westfield – Washington Township.
- It is important that existing uses, especially residences, be properly buffered from new development that has a different character.
- Provide appropriate transition between adjacent dissimilar residential areas.
- Ensure proper buffering between existing residences and new development of a dissimilar character.
- Develop a range of buffering requirements, to allow for different buffers in different situations.
- Encourage new development to be located contiguous to existing development.

Residential Design Standards:

- Encourage neighborhoods that do not have the appearance of "production" housing.
- Encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.
- Where subdivisions are juxtaposed, avoid abrupt changes in housing scale, mass, and materials.
- Consider the effect of new subdivisions on the character of existing neighborhoods and mitigate adverse effects through proper design and buffering.
- Evaluate new residential development on the basis of overall density and the relationship of that density to effective and usable open space preservation, rather than on lot sizes.

Open Space and Recreation:

- Establish minimum percentages of open space for new development.
- Allow density bonuses for additional permanent open space.

Fiscal Considerations:

- Require new development to pay its fair share of the cost of providing infrastructure needed as a result of that new growth.

Suburban Residential:

- Suburban Residential includes residential development with a variety of housing types, including subdivisions, at a variety of densities, along with recreational uses.

- The basic policy of this plan for this area is fairly simple: Preserve and protect the stability and integrity of the area as it fills in. This area consists primarily of single-family residences.
- New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensure that new development adjacent to existing suburban is properly buffered.
- The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area.

Zoning:

- Density standards. These apply primarily to residential development. For example, rather than requiring each lot to contain at least 10,000 square feet, density controls would set a maximum density of four units per acre. Individual lots could be smaller, provided that the overall density of a development does not exceed this maximum.
- Design controls can be used to help create community character.
- Development Review: As the town considers future requests for rezonings, subdivisions and possibly amendments to this plan, there should be a development review process that considers the key issues in the context of this plan:
    - The overall pattern of development;
    - Promoting contiguity;
    - Discouraging inefficient sprawl;
    - Orderly expansion of infrastructure

Kevin M. Todd, AICP

From: Teresa Skelton <teresa.otis.skelton@gmail.com>
Sent: Monday, December 7, 2015 4:13 PM
To: Economic Development; sr@reittechnologies.com
Subject: Culver's consideration from GJTG

December 7, 2015

I am writing this letter of support on behalf of the Grand Junction Task Group (GJTG).

GJTG met Tuesday November 24, 2015 at 9:00 A.M at the Westfield City Service Center. There were six members present and Kevin Todd of EDC facilitated the meeting. This letter is in regard to the proposed Culver's project. Through the discussion there were items to consider such as:

- This is consistent with what is already happening to the west
- Although there is some deviation from the Gateway Plan this does seem to be an appropriate use
- This does not appear to interfere with the Eastern quadrant as long as there is cross access

All in all the GJTG is in support of this project even though it is not 100 per cent in line with the Comprehensive Plan.

Thank you for the opportunity to review this proposal and the interest in the GJTG comments.

Teresa Skelton, President
Downtown Westfield Association

Kevin M. Todd, AICP

From: Neal Wixson <nwxn300@aol.com>
Sent: Monday, November 16, 2015 11:18 AM
To: Kevin M. Todd, AICP
Cc: Cindy Spoljaric; Council Members; Andy Cook
Subject: Parcel J Development

Kevin Todd
Senior Planner
City of Westfield
130 Penn Street
Westfield, IN 46067
Dear Mr. Todd:

As residents of the Bridgewater Lakes Garden Homes, we are writing regarding the continued development of the Townhome portion of the eastern most section of Bridgewater directly across Gray Road from Guerin High School. The developers realize that the current product offering for this area does not appear to be a viable solution for completing the development as originally set forth in the PUD. As a result of this lack of viability, they are submitting variance requests for their updated product and platting. We would like to provide you with direct feedback on our neighborhood's concerns with the variance request. Our neighborhood of 35 homes is immediately North of the proposed variances and, in fact, will be impacted with continuation of the main street through our neighborhood, Mystic Rock Drive, its planned completion.

As a framework for expressing our concerns, we understand that the developer would not have to seek any variance to continue the current development as originally planned. The developer recognizes the lack of marketability for this plan and desires to make effective changes. It should be noted that similar changes were made to Bridgewater Garden Homes. It was originally planned to be a collection of shared walled single story homes. When variances for our neighborhood were put in place to accommodate market demands, the development was completed with free standing single story homes. Although the scope of this variance in the Garden Homes changed the architectural flow, no consideration of the transitional area between the Garden Homes and Town Homes was addressed at that point in time. Now seems like a logical time to optimize this merging of what has become a more distinctly different plan than originally set forth.

Peter Wang organized a very informative meeting with his developers and presented us with his plans and thoughts regarding the continued development. There were representatives in attendance from Bridgewater Villas, Bridgewater Lakes and Bridgewater Townhomes. There was good dialogue and open discussion from all perspectives.

Below are the areas of adjustment that we expressed concern with upon reviewing the developer's current plan.

Street Completion

Mystic Rock Drive is planned to continue from a current dead end in our neighborhood and connect to the other end of Mystic Rock Drive which will complete a semi-circular street with two entrances into the neighborhoods from Market Center Drive. We believe a southbound spur off of Mystic Rock Drive on to Guerin Way would relieve traffic through both ends of the neighborhoods, create better flow for all residents and provide better flow for emergency vehicles.

Neighborhood to Neighborhood Transition

As a result of both ends of this neighborhood ending up with significantly different homes than originally planned there, should be a clear and significant transitional space between the Garden Homes and Townhomes.

1. **Ideally a gate could be used to separate our community from the new community. Gates are used in almost all of the Bridgewater communities.**
2. **A community marker Brick Wall commensurate with the other end of the neighborhood should be erected**
3. **A cul-de-sac turnaround area could benefit all residents as well as service vehicles entering and exiting the area.**

Density and Proximity

The plan we saw had suggested a change form 41 units to 36. Our concern lies more with proximity than density. Bridgewater Garden Homes also had to reduce density to adjust to free standing homes.

The proximity barrier of 20' between the Garden Homes southern most homes and the Townhomes northernmost homes is unacceptable. We believe there are two possible solutions for this.

1. **Adjusting all green space to the North end of the Town Home plans to maximize the separation.**
2. **Reduce the density by one lot eliminating the northernmost lot and converting it to green space.**

Architectural Diversity

The new plan calls for a change from fully bricked structures with identical facades to multiple styles and combinations of exterior surfaces with varying elevations.

1. **This should make the streetscape more appealing as the garage entries facing the streets will look more like the front of a home than an alley entrance**
2. **We suggested that the end wall of end units be required to be fully bricked.**
3. **We were unsure of the current maximum height of the townhomes but feel that any new homes should not exceed the current height of any existing unit.**

Proof of Concept

A big concern is a lack of proof of concept for this product. We asked if we could go to view an existing neighborhood with this product and received no answer. With no real assurance that the market will exist for a 22' wide free standing vertical living environment, we feel that all other aspects of the development need to be desirable beyond reproach. We received feedback that logical progression of this neighborhood would allow for proof of concept in the southwest quadrant of the development which would be built first. A planned assurance of not continuing to build further until demand is demonstrated would be desirable.

We look forward to seeing final plans delivered to the planning commission for variance. We will be in attendance at the public meetings and share our concerns. We are all very encouraged that the developer has realized the need to create a new product for completion of this area. We firmly believe a viable and amicable plan will be worked out to facilitate profitable completion for the developers and enhanced environments for the residents and not jeopardize the appearance of and traffic flow in our community.
We strongly encourage you to consider the above concerns so that this is resolved in everyone's satisfaction.
Thank you.
Very truly yours,
Neal and Donna Wixson
Mystic Drive resident

APC meeting Statement – December 7, 2015

My name is Neal Wixson and I live at 15440 Mystic Rock Dr. This development is going in right next to my house.

Bridgewater is a community of separate neighborhoods, each with distinctive entrances. Some have wrought iron gates; some have single entrances with circular or semicircular streets. All have limited access and all entrances are labeled with brick and stone signs. We live in the Garden Homes community in Bridgewater with 35 houses and about 60 residents. It is a low density single family home community of small one story homes with residents primarily being retirees or semi retirees. The Townhouse community is next to us with a separate entrance. It is composed of, at this point, five 3 story brick buildings. In approximately 36 units, there appears to be about 70 residents. It is a high density community. Although the primary road for each community has the same, Mystic Rock Dr., it doesn't connect. With the same road name, it has been fraught with problems, resulting in delayed fire rescue responses, vendor delivery problems, and service call problems.

In short, the Garden Home community and the Town Home community are vastly different. In this proposal, the total number from units will go from approximately 36 to 72, a doubling of the number of units. The total residents the residents will be going from about 70 to about 140, again doubling the number of residents. Yet they are intertwined by the small single street of Mystic Rock Drive, which will now be connected.

I direct your attention to **Section F** of the application submitted to the City Council. It is titled: "**Garden Homes Buffer Landscaping Details."**

It is blank. The developer has chosen not to have this included for the public comment at the City Council meeting and now at this public hearing. This public hearing by law is intended to allow the public to comment on the application.

To not have a plan for us to comment upon is a farce and does not show any goodwill to our adjoining community. In fact, it may be illegal. It is surprising and questionable that the City of Westfield permits this behavior. Look at the track record of this developer. Page 9 of the presentation to the City Council, shows the mistakes that the developer has made in the previous townhouse development which provide a rationale for the changes in the new development. It shows the side elevation of a townhouse building clustered with electric meters and gas meters. My

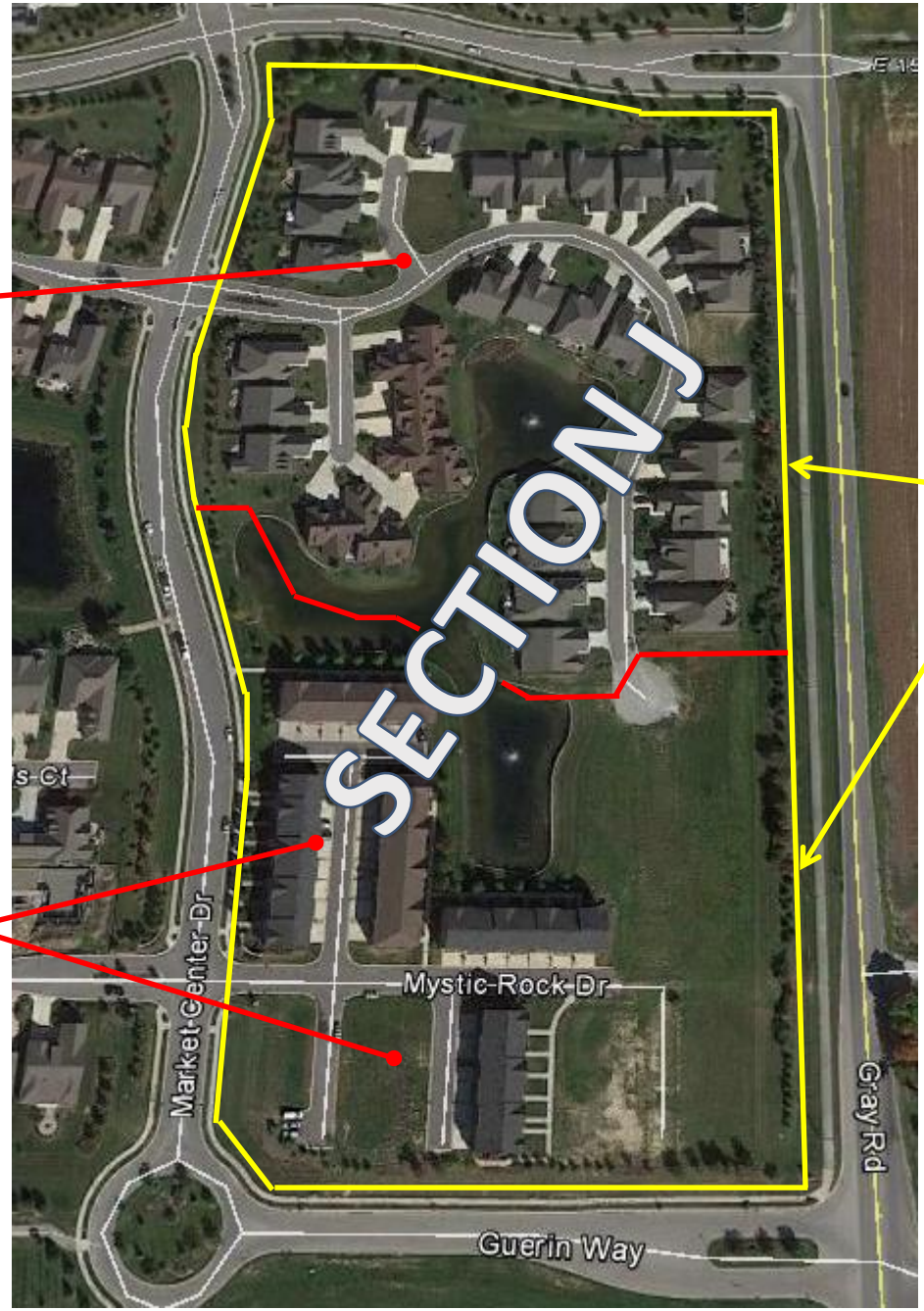
view from my backyard includes 8 electric meters and 7 gas meters on end of the townhouse buildings. There is no landscaping or latticework to shield them. The developer says that the utility companies wouldn't let him do any screening. However, on the west side of the townhouse building farthest north, there is a pine tree that screen the utility boxes. As President of the Town Homes HOA, he has been in a position to correct some of these smaller cost problems for over 10 years, but has chosen not to do so.

Now you know why we are so concerned with the landscaping between the communities. At this point, there is no plan for transition landscaping submitted to either the City Council or the Planning Committee for the public comment. This is not consistent with the spirit of the public comment requirements and may be an effort to skirt the law. And yet the City of Westfield condones it.

After this public hearing, we will be told that it is too late to comment or be forced to set aside the decision by appeal or otherwise. I request that a public hearing be held just on Exhibit F, The Garden Home Landscaping Details. If this is not done, this body will be the only one who see it and has input into the real plan. Please be very careful with your decision. It is being made without public comment.

GARDEN HOMES
35 UNITS
(DUPLEX, TRIPLEX AND QUADS
6 BUILT 2005/2006
REPLATTED 2010
29 DETACHED UNITS

TOWNHOMES
77 UNITS
36 BUILT 2005-2007
41 VACANT LOTS
8 BLOCKS



SECTION J –
PLATTED 2004
16.4 ACRES – 112 UNITS
35 SINGLE STORY
77 MULTI STORY

BRIDGEWATER CLUB –
PUD TEXT AMENDMENT

Existing Townhome Photos

Comparative Market Analysis- Townhome Sales

Active W Contingency Properties

MLS #	List Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	$/SqFt	List Price	DOM
21254605	09/09/2013	15369 MYSTIC ROCK Drive	2913	BRIDGEWATER CLUB	3	3/1	2CATC	1	3LEVL	2007	0	1,831	$93.39	$171,000	725
# LISTINGS:	1	Medians:			3	2/2				2007		1,831	$93.39	$171,000	725
		Minimums:			3	2/1				2007		1,831	$93.39	$171,000	725
		Maximums:			3	3/2				2007		1,831	$93.39	$171,000	725
		Averages:			3	2/2				2007		1,831	$93.39	$171,000	725

Sold Properties

MLS #	Sold Date	Address	Area	Subdivision	Bd	Bth	Gar	FP	Levl	Yr Blt	SFOpt	SFMU	S$/SqFt	List Price	Sold Price	DOM
21330960	06/26/2015	15318 Mystic Rock Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	1	3LEVL	2005	0	2,207	$96.06	$219,900	$212,000	110
21344136	06/26/2015	15371 Mystic Rock Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	1	3LEVL	2007	0	2,207	$93.34	$209,900	$206,000	50
21340374	05/14/2015	15362 MYSTIC ROCK Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	1	3LEVL	2005	0	2,207	$90.62	$212,500	$200,000	55
21330799	02/23/2015	15346 Mystic Rock Drive	2913	BRIDGEWATER CLUB	3	2/2	2CATC	0	3LEVL	2005	0	1,831	$86.29	$159,000	$158,000	23
21322362	12/01/2014	15312 Mystic Rock Drive	2913	BRIDGEWATER	2	2/1	2CATC	0	TRILV	2005	0	1,831	$81.10	$154,000	$148,500	34
# LISTINGS:	5	Medians:			3	2/2				2005		2,207	$90.62	$209,900	$200,000	50
		Minimums:			2	2/1				2005		1,831	$81.10	$154,000	$148,500	23
		Maximums:			3	3/2				2007		2,207	$96.06	$219,900	$212,000	110
		Averages:			3	2/2				2005		2,057	$89.48	$191,060	$184,900	54

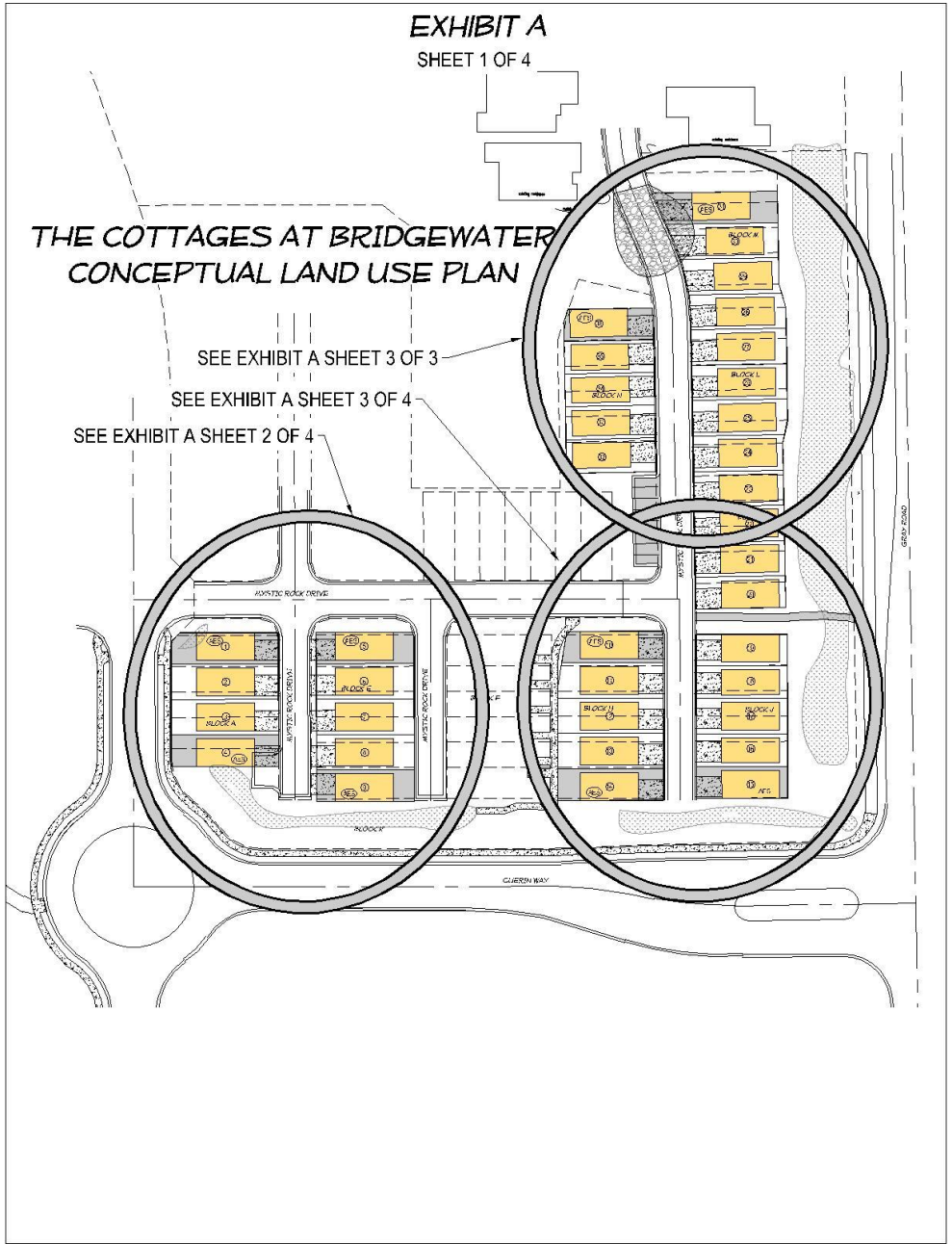
Average Price per Sq' = $89:

Average Sales Price = $191,000:

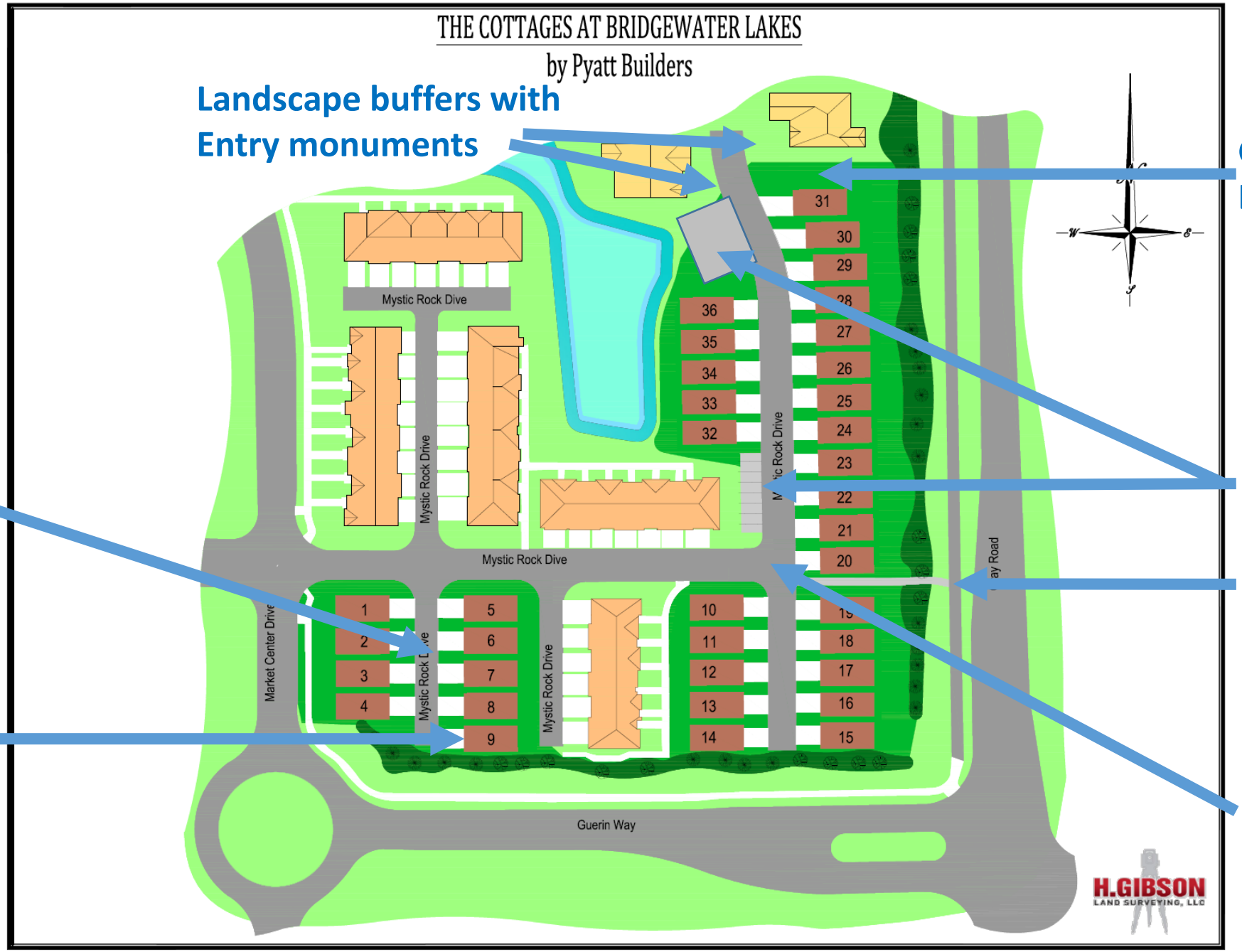
DEVELOPMENT STANDARDS COMPARISON

	CREATED BY THIS AMENDMENT	PLATTED TOWNHOMES
MINIMUM LOT WIDTH AT THE BUILDING LINE	23'	20'
MINIMUM STREET FRONTAGE	23'	20'
MINIMUM LOT AREA	1,750 S.F	1,406 S.F
MINIMUM FRONT YARD SETBACK	20'	16'
MINIMUM SEPARATION BETWEEN BUILDINGS	6'	0'
MINIMUM REAR YARD SETBACK	5'	
MINIMUM SIDE YARD SETBACK	0'	0'
MAXIMUM BUILDING HEIGHT		
MIN SETBACK FROM GRAY ROAD R/W	55'	64'
MINIMUM GROSS FLOOR AREA FOR GROUND FLOOR LEVELS	1000 S.F.	1000 S.F
MAXIMUM # OF UNITS	36/72	77

Equals 100 feet from C/L of Gray Road- The Garden Homes setback from C/L is a minimum of 90 feet



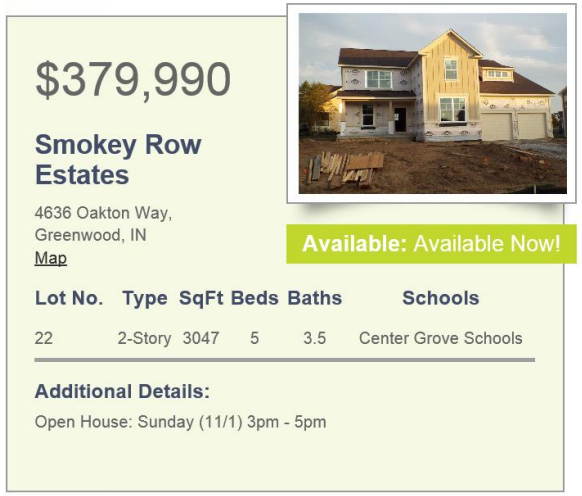
ER CLUB –
MENDMENT

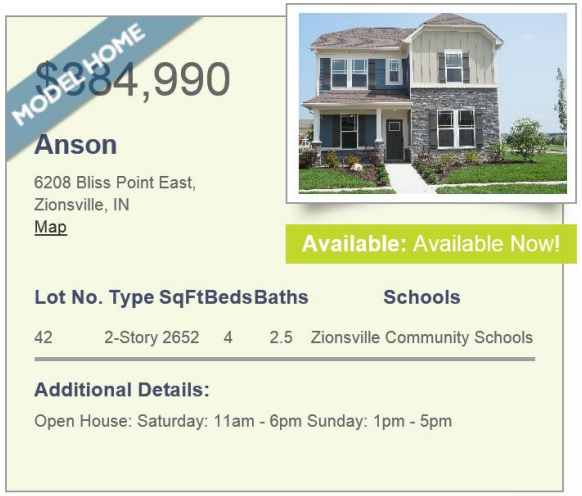


Pyatt Builders PyattBuilders.com

About Pyatt Builders

- Locally owned and operated out of Carmel, IN
- 5+ Year in Business (building 75-100 Homes / year at various price points in ~ 20 communities)
- Quality is top priority
  - Quality Inspections Process- 100% Complete
  - House is always open to customer
  - Weekly meetings throughout the process
- Relational Builder
  - Community | Trades | Homeowner
  - BBB Accredited with A+ , Member of the Builder Association of Indianapolis





Cottages @ Bridgewater Lakes

Fall, 2015

Bridgewater Masters, LLC

Indiana Domestic Limited-Liability Company (Llc).

Pyatt Builders PyattBuilders.com

Product Overview

Standard Features:

- 5 Plans (1865, 2043, 2277, 2295, 2351)
- 20 and 22’ x 46 House Dimension (min. 6’ between homes)
- 16 x 20’ Driveways
- 3 Story Standard- 4th Floor Option
- Technology Centers
- Coffee Bar on Bedroom Floor

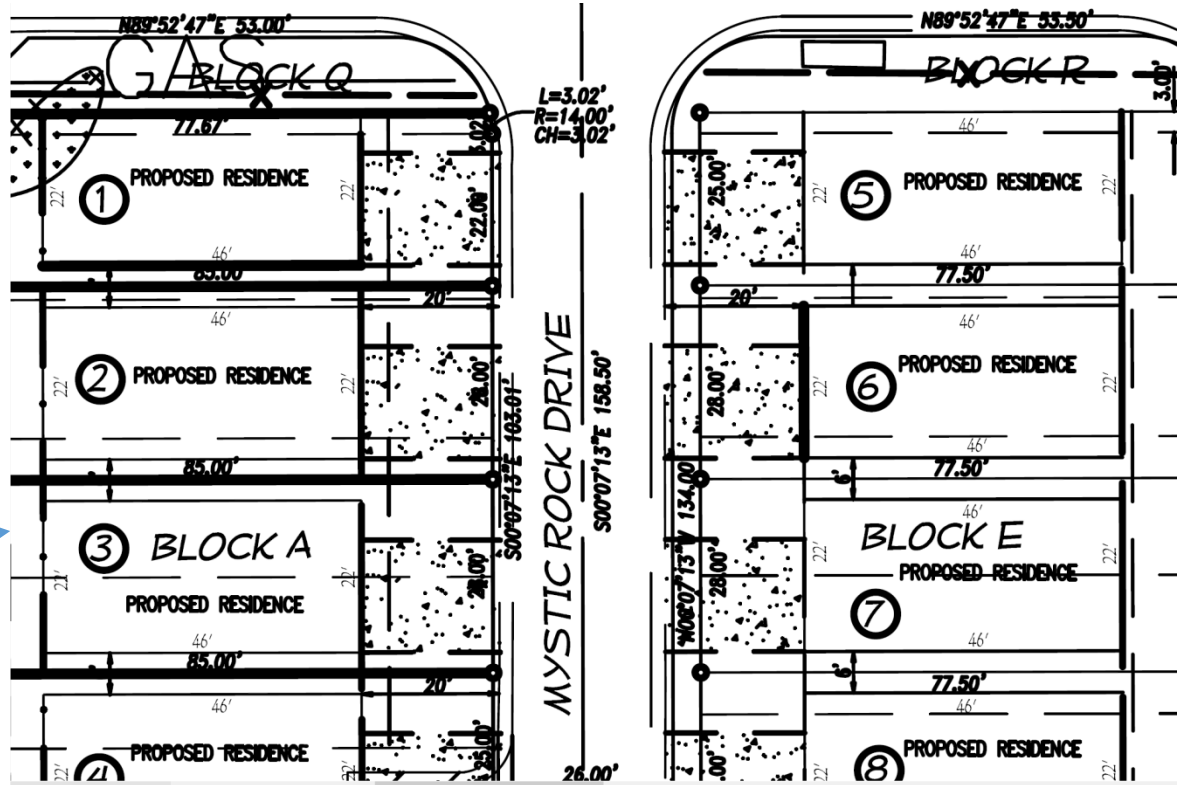
Optional Features:

- Elevators
- 1st Floor Bedroom / Bath
- 4th Floor Mezzanine

Product – PARKING / Before and After

BEFORE:
16’ Drive Ways- not deep enough
Cars and trash cans in street

AFTER:
20’ Drive Ways on all homes



Product – Front Elevations / Before and After

AFTER:

Single Family Detached Homes:

- 6' between homes

Mixed use of Architectural Materials:

- Masonry
- Board & Batten (Wood)
- Shake Siding (Wood)
- Lap Siding (Wood)
- Garage Door Options

Before:

- Attached Townhomes
- All Brick, little variations of Material
- 2 Plan Elevations

Product – Side Elevation / Before and After

Before:
- **Brick**
- **Shutters**

After:
- **Stone and Masonry / Shake siding / Gables / Brackets**
- **Shown with 4th Floor Mezzanine (Optional)**
- **Varied Roof Line**

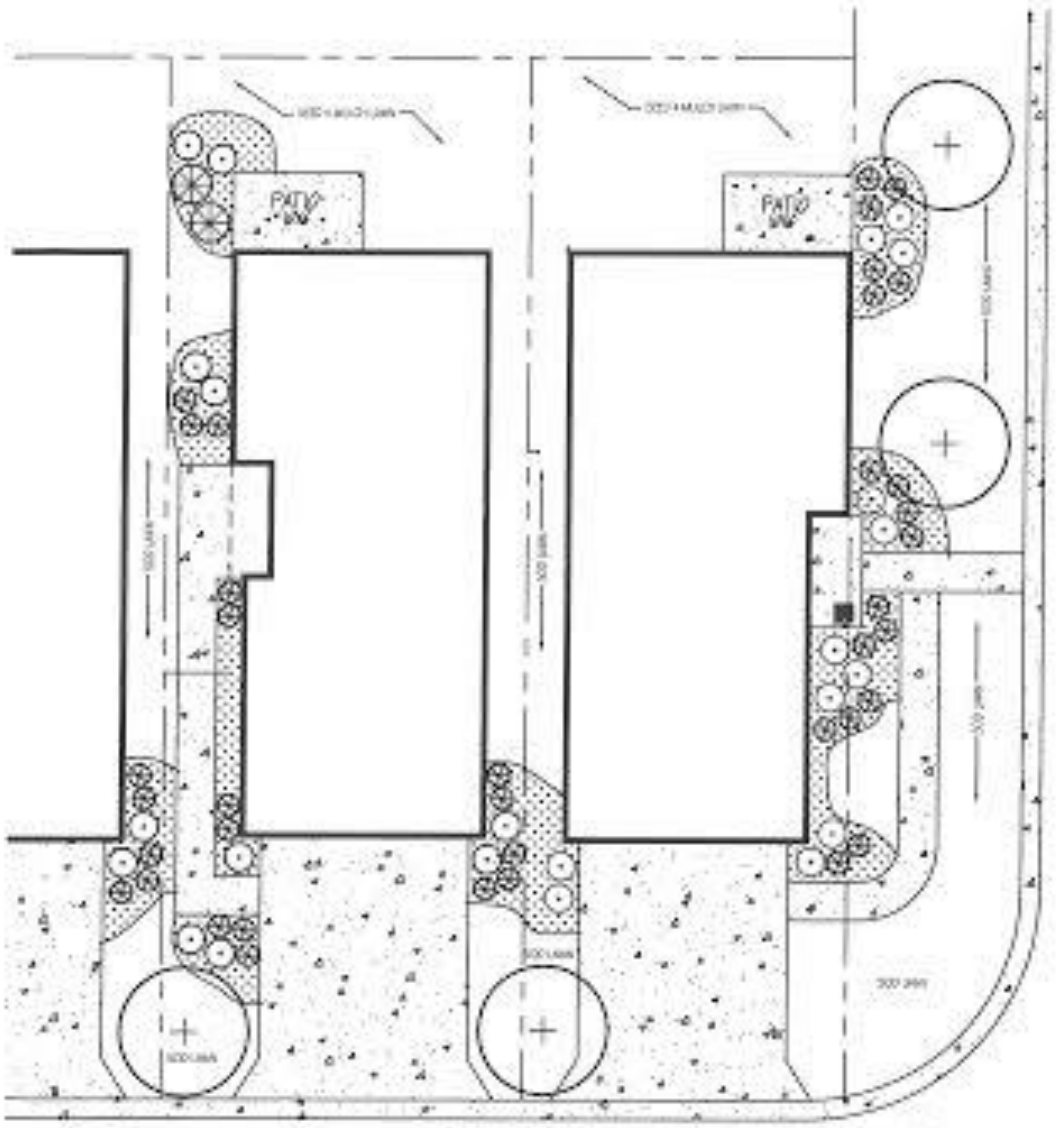
Product – Rear Elevation / Before and After

Before:

- **Town Homes- no separation**
- **No roof variation**
- **Standard**

AFTER:

- **Mixed use of Architectural Materials**
- **Variated Roof Systems (Option 4th Floor)**
- **Rear Decks**



CONCEPTUAL LANDSCAPE PLAN

(NOT TO SCALE)

2" CALIPER DECIDUOUS TREE

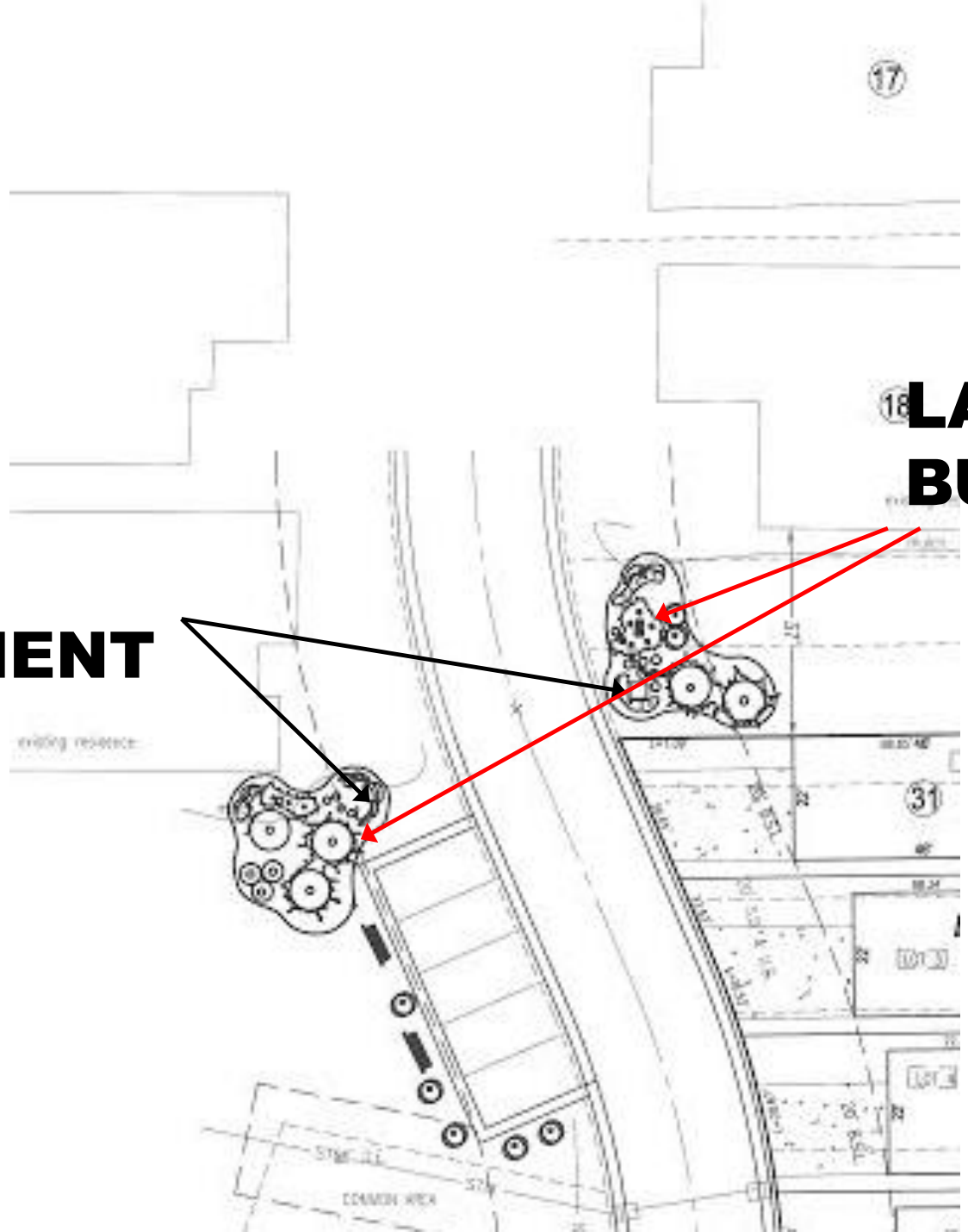
6FT HGT. COLORADO EVERGREEN

MIN. 24"DIA. DECIDUOUS SHRUB

MIN. 18"DIA. EVERGREEN SHRUB

GROUND COVER PLANTINGS (MULCH BED)

SHEET NO. L2	DATE 12/3/15	COTTAGES @ BRIDGEWATER LAKES	Pyatt Builders Noblesville, IN 46062 317-379-0184
	DRAWN BY BEAN	CONCEPTUAL LANDSCAPE PLANS	


17
18
31
LANDSCAPE BUFFER
STONE MONUMENT

The Village
at Bridgewater
NO
SOLICITING

MYSTIC ROCK DRIVE
MARKET CENTER DRIVE
MYSTIC ROCK DRIVE
BLOCK A
LOT 4
LOT 3
LOT 2
LOT 1
1
2
3
4
11.00'
25.00'
24' BC-BC
20'
20'
20'
3-5' TALL EVERGREEN TREES LOCATED 5' O/C
5-2 GALLON ORNAMENTAL GRASS OR SHRUB
3-5' TALL EVERGREEN TREES LOCATED 5' O/C
5-2 GALLON ORNAMENTAL GRASS OR SHRUB
5-6' TALL EVERGREEN TREES LOCATED 5' O/C
STM
EXISTING LANDSCAPE AREA

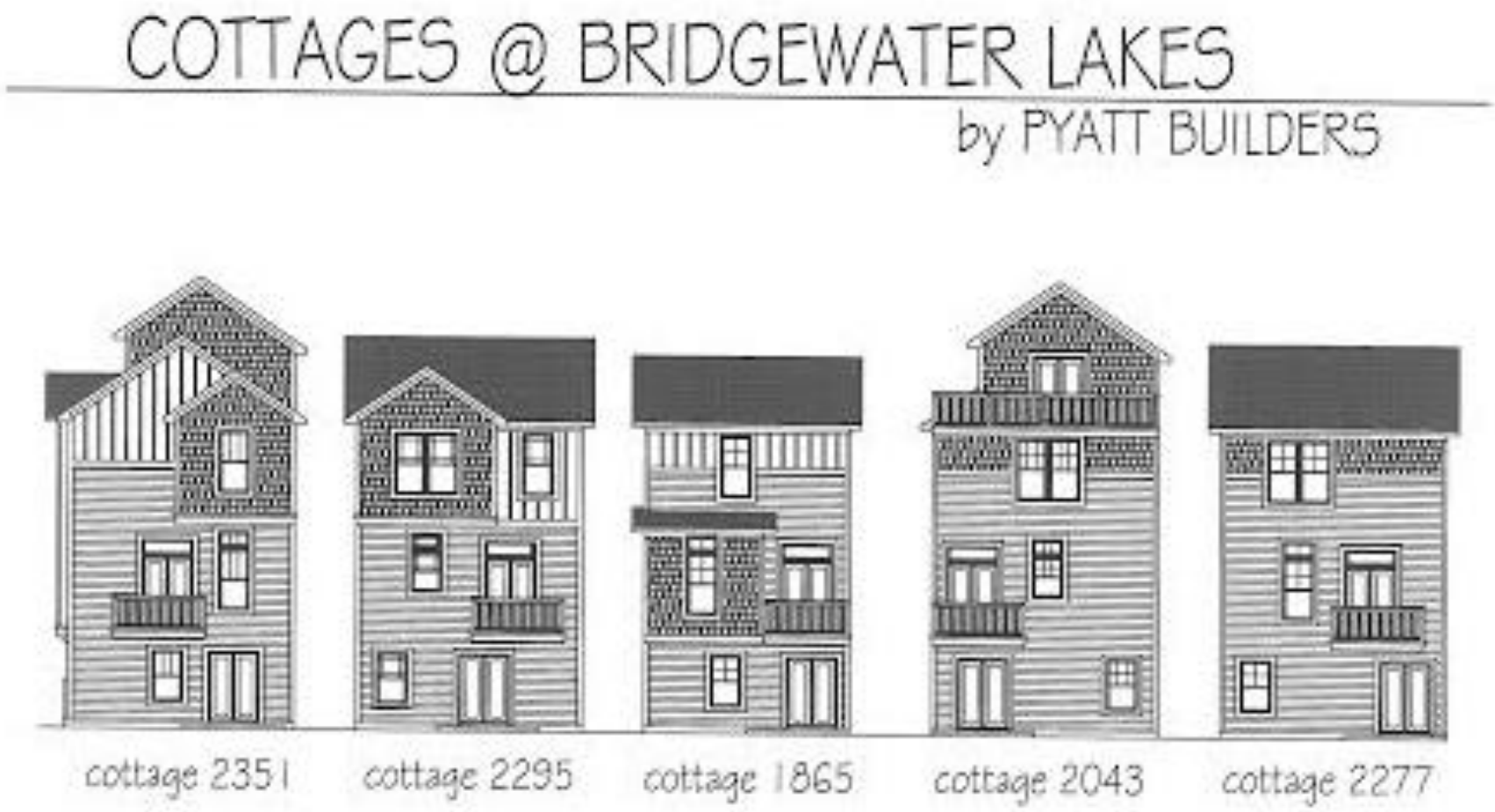
Section Location

Phase II – Section H, J, K, L, M & N

Phase I – Section A & E

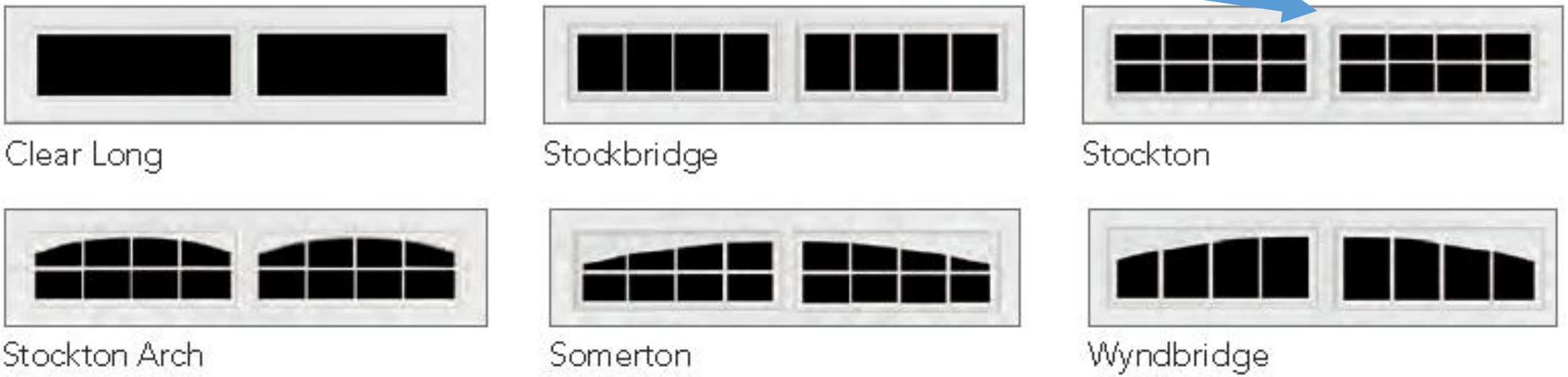
Rear elevations facing
Market Center Drive - Gray Road and Pond

Rear elevations facing existing Townhomes



Garage Doors- Standard and Options

Standard Garage Door:
Stockton (as shown above)



Standard Garage Door:
Clear Long, Stockbridge, Stockton Arch, Somerton, Wyndbridge (as shown above)

The Cottages Price Points

Townhomes =(2057 Sq' | AVG. SOLD Price = **$191,00** | Price / Sq' = $89.48)

The Cottages: Detached Single Family (Expected Sales Price=
average $300,000
(Expected Avg Sq' 2200 | Expected Avg. Price **$300,000**
|Expected Avg $ / Sq' = $136)

***Difference*: Larger homes (up ~ 200 sq'), Increased Sales Price (+$100,000)**

Author: **Stacy Miller**

Date: **November 17th, 2015**

Subject: **Please vote NO to the proposed rezoning for the Tamarack PUD**

Letter:

Dear APC members,

Please stand with the community, be our voice, and vote no to an even worse proposal than the proposal you previously gave a negative recommendation to for the rezoning and development of the Tamarack PUD.

Thank you,
Stacy Miller

Author: **David Mueller**

Date: **November 25th, 2015**

Subject: **Tamarack SF-4 PUD Project revisited**

Letter:

Dear Westfield APC:

On December 7th the APC (Plan Commission) of Westfield will meet to discuss the new revised Tamarack. This will be the second public hearing on this M/I Homes SF-4 PUD project at 161st and Oak Road.

Tamarack was introduced in April, 2015 and we saw it go before the plan commission with a 5-2 negative vote (opposed). Now it comes back before the plan commission with very few changes:

1. 3 more houses
2. A potential half-acre larger
3. A promise by the developer to put money in a fund to help build the round a bout at 161st and Oak

My wife Mary Beth and I are opposed to this second reintroduction of Tamarack 4 SF PUD Project. There were many letters sent to the Mayor, City Council, and Plan Commission opposing this project in May. There were also 15 people speaking against this project at the packed public hearing in May. After your 5-2 vote in opposition to this project you heard a spontaneous cheer from the many in attendance from Westfield. I understand this is not allowed but it was not planned and the people were excited to see that most of you agreed that this project is not a good fit for our community. Thank you for your consideration.

Now things are changing. The developer has offered to pay money into a fund to help defray costs on the potential round about at 161st and Oak road. This seems to me like a bad idea to openly tell this to the public at the recent City Council introduction. We are people that have worked hard to oppose this project. Is it true in Westfield that if you pay a fee into a fund you can have your project accepted?

I noticed that a berm was offered by the petitioner for by some Oak Manor homeowners to prevent the headlights from shining into their homes. With the eastern exit being moved, I find that our neighbors and I are in the same position. Any car coming out of the proposed project would shine their lights into my living room and bedroom. This is especially true when there are no leaves on the trees. A 5 foot berm with 4-5 caliber evergreens would help stop this from occurring in Oak Park.

Finally, The Mayor asked the audience at the State of the City Address this month the question: **Should Westfield grow to 100,000 or to 60,000 citizens?** I believe Westfield should be the 60,000 city.

We can fill every empty land parcel with $150,000 to $275,000 homes or we can be selective and place homes where they provide a masterplan that fits the surrounding neighborhoods and schools?

If this is true, your job is very important, maybe more important than any other position in the city.

We ask you to provide Westfield with good quality homes with an appropriate fit.

Dave Mueller President, Oak Park HOA

Author: **Michael Miller**

Date: **November 25th, 2015**

Subject: **Benefits? Changes? –RE: Tamarack PUD**

Letter:

Dear APC members,

Truly appreciate the opportunity to have my voice heard on the proposal of the Tamarack PUD.

<u>I would like to ask the question: How does this rezone benefit the community?</u>

From what I can see, the only benefit for the community is a promise of monies for infrastructure. I realize this agreement would be an implied contract to avoid the appearance of violating the reserved doctrine powers or other reasons that might bring public accountability into question. Also, I understand that direct dealing with an entity can be beneficial for the city when considering the cost/savings of the future round-about at 161st and Oak Road.

However, I do not see how adding 53 homes within 50 feet of where four Interstate Natural Gas Transmission Pipelines narrow into this 34+ acre sight benefits the community. I believe the characteristics of this land should not be overlooked. Please consider there would be a minimum of 25 homes that could have desperate safety issues if damage to the Eastern most, still functioning 30" pipeline were to occur. Please take aother look at MI's new proposed concept plan and note lots 12-30 and 31-36; each of the residents would have a street that must cross over that pipeline to get to their home. Again, even if minimal repairs to the pipeline need to be made this could hugely impact 39 of these future homesites as well as those who would reside within. There are 34 homes that directly abut one of the four working pipelines within this development site. Another aspect I would ask you to take into consideration is the possibility of these pipelines needing repair and how that could come into

play for future residents. My opinion is that these issues stand with any future build on this property. Once again I plead, as I have pleaded with both your council and the city council, to please take the character of the land and what lies under it seriously.

I ask you to consider the differences in this proposal from the last proposal. Are any of the changes in this "new" proposal an improvement for the community?

The prior proposal was sent to the city council with a negative recommendation from your council. I believe the members of your council listened to the public concerns and acted upon our interests with this vote. Before the proposal had a chance to be voted MI withdrew it in hopes of repositioning itself. I would argue, that it is a less desirable proposal and hope that you would give this proposal a negative recommendation once again.

Sincerely,

Stacy Miller

15936 Oak Park Court

Westfield, IN 46074

Author: **David Mueller**

Date: **December 1st, 2015**

Subject: **Tamarack, SF-4 PUD Public Hearing, Monday, December 7**

Letter:

Dear APC members,

Some of you may subscribe to the **Indianapolis Business Journal**. There is good article on page one of this week's Journal that speaks to what is happening in Westfield with new home development. If you can grab a copy, I believe you would find it informing.

It is titled: ***A new test for housing projects***. I thought about M/I Homes' Tamarack project at Oak and 161st Street that five of you opposed last summer when I read it.

The subtitle says: "*Hamilton County officials want to make sure tax bills will offset cost of city services."*

The 1% tax cap has reduced the property taxes paid by homeowners and homes in the estimated $250,000 to $450,000 range may not be the break-even price anymore. Additionally I estimate 16 new students (ave. 18 per classroom n Westifeld) coming from Tamarack after build out. It really isn't an empty nester project but a lower income housing addition in the middle of customer homes two to three times the value of Tamarack. Commissioners, "it simple does not fit." With school bus costs, one classroom teacher and one aid and a building to house this new classroom, the cost for new low cost production homes in Westfield is worth noting.

Is Westfield going to soar to 100,000 people in the coming years, or are we going to control and manage our growth? With no significant changes in the developers proposal last evening, I oppose this project and hope you will too (again).

Dave Mueller

President of Oak Park HOA

Author: **Jerry and Elizabeth Hollan**

Date: **December 1st, 2015**

Subject: **Proposed Tamarack Addition**

Letter:

We are sending this email to the members of the APC regarding the proposed Tamarack Subdivision meeting on December 7th.

Basically it is the same as the planning committee rejected originally with the exception adding three lots and offering Bribe Money for the future Round About to be located at 161st Street and Oak Road.

As a land owner with property directly East of the project, I am asking that you reject this proposal again.

Jerry and Elizabeth Hollan

2902 East 161st Street

Westfield, In 46074

Author: **John Boyer**

Date: **December 4th, 2015**

Subject: **FW: Tamarack, SF-4 PUD Public Hearing, Monday, December 7**

Letter:

Hi Chris,

Thanks for attending our meeting last night. I had not met you before, but appreciate your forwarding your comments on the Tamarack PUD.

Our "WTNT" Homeowner's Association that I am the current President of, was established about 25 years ago by Dr. Terri Parkes-DVM (wife of Jay who attended our meeting last night) and Bill Bangs (now deceased). The initials represent "Washington Township Neighborhood Trustees-SE", which consists of approximately 65-70 member families in the SE Quadrant of Washington Township. Mick Mead is a former President, and Cindy, Rob Stokes, Dave Mueller,Andy Cook and virtually all of our immediate neighbors are all members. When Steve Hoover and his wife lived in the Woodside neighborhood (before he sold to excape the proposed shopping center) were also active members.

As was mentioned in the meeting last night, before Jim Langston came forward with the Oak Manor proposal of high quality custom homes, years ago, WTNT helped prevent a developer from putting a SF-2 development with literally hundreds of "ticky-tack" homes on tiny lots on the east side of Oak Rd where the original Oak Manor is now developed. The goal of our neighbors is NOT to be ELITIST, as was mentioned that some of our city councilors, but to maintain "continuity" for developing properties with surrounding areas so there is no ultimate degradation of the quality of our community.

The neighborhood my wife and I reside in is an area of 7 homes distributed along Oak Woods Lane, which lies north and west of the corner of 161st and Oak Rd. It was developed in the former 40 acre estate of a Noblesville jeweler named Bardock. The original ranch home at the end of the lane, in which Paul and Kandi Thompson reside, was built in 1940, and has the most acerage. There is also a

small caretaker's cottage along the lane, but the other 5 homes were built about 35 years ago, and average about 3 acres each.

Matt and Shannon Fritch, who live in the ranch home just north of the entrance to Oak Woods Lane, just sold their home last week before Tamarack could be returned to the City Council for a decision. Their home was built in the 1950's, and is adjacent to Randy and Suzie Tatum, who sat in the back row behind me yesterday evening.

When Jim Langston built Oak Manor (and will be building the new development on Rick Baxter's farm across from Acorn Farm, Mic Mead's home), our neighborhood was HAPPY that we'd be getting fine homes that would maintain the quality of our neighborhood. Paul Estridge's Oak Park development was also well-received, as was the extension he's now adding as he expands into the horse pasture behind his home and his parents horse farm.

The 35 M/I "production homes" that are proposed to be assembled in the tiny lots averaging 9,000 sq. ft in Tamarack are NOT CONSISTENT with homes in ANY DIRECTION in our neighborhood.

Years ago, I helped as a committee member to construct the Westfield Comprehensive Plan, holding meetings with neighbors throughout the other rural quadrants of Washinigton Township. The bottom line that came out in ALL the community meetings I helped coordinate, was to MAINTAIN CONTINUITY as a primary objective when considering adding housing into an area. (The new neighborhoods recently added in ALL DIRECTIONS of 161st and Oak Rd have SO FAR met this standard.)

Tamarck DOES NOT.

Respecfully,

John Boyer

WTNT President

Author: **Stacy Miller**

Date: **December 4th, 2015**

Subject: **FW: Tamarack, SF-4 PUD Public Hearing, Monday, December 7**

Letter:

Good Friday afternoon APC members,

I write to request a negative recommendation be given, for the second time, to the Tamarack PUD proposal coming before you on Monday, December 7th.

The plan has not changed for the better, as the three homes that were removed from the proposal you gave a negative recommendation to have been placed back into this "new" proposal. I can see no other justification for this zoning request than that of a promise of funds from MI homes to the city. The requirements of the zoning approval should not include an implied contract. Further, I believe a mistake within the scope of power would be made by using the claim that roundabout at 161st & Oak Road is indeed for public welfare. Many oppose MI's development, I do not see many opposing a roundabout. It seems to me that if this proposal is approved, the process for equal footing and public transparency is illusionary.

50ft is not enough! Please note all prior emails concerning the Corridor of Interstate Transmission Natural Gas Pipelines that traverse the Tamarack PUD proposal and another letter directly sent by me to the all city officials requesting a safety plan. This property should be deemed with more stringent easement requirements. Our City Council is making a choice, that legally only they can make, of choosing not to make this distance safer for the Westfield inhabitants. Your vote to not allow this irresponsible build is needed.

In February of 2015 Westfield put in writing that we are officially a part of Resolution No. 15-111, The Hamilton County Pre-Disaster Multi-Hazard Mitigation Plan for the City. In this plan, each City and town has a responsibility to have a plan that correlates with the County. Specifically, I have not been able to locate any such policy that indicates that there is a display of readiness for "**primary responsibility for incident prevention**, preparedness, response, and recovery (Sec. II b, p. 90) **related to building in between the corridor of pipelines**.

The majority of the homes proposed will be in between corridor of pipelines and the only access roadway in to these homes is a loop that crosses, in two places, a 30" pipeline. This particular pipeline was built in the 1950s or 1960s and does not have the same casing protecting, nor modern materials carrying the substance within.

Will the entire construction will be monitored appropriately? Pan Handle Eastern has a vested interest, but will only be there when slated for direct digs with the pipeline. I expect the construction crews to communicate at the same level they do for any job, they will not be trained for working in the proximity

of a corridor, and my guess is they do not have experience working over a corridor of transmission pipelines.

These pipelines can gather added pressure from a dent. They are not designed to withstand external design pressures, of construction equipment or loads of soil. It seems there has been no efforts on behalf of MI home developers to address these concerns. Will they have to raise the roadway over the pipeline to maintain the 4 foot minimum depth cover? What does this do to the drainage of the property? The berms required will likely cause heavy rain waters to flood the land and/or 161st street as they do now. All natural gas pipelines are at risk in a flooding situation. Will the pond have to be a dry one to absorb the flood risk and what how does that make the "open spaces" more beautiful? Even if this location remains safe from damage to the pipelines during construction, there are numerous accounts of pipeline incidents that have been triggered 200+ miles down the pipeline. It's more than just Westfield that is at risk with this build.

This is a unique piece of property in that it is **the closest proximity that these 4 30"-36" transmission pipelines convene**. I have heard some state that it is up to the buyer to be aware of what and where they purchase. My question comes back to, were any of you aware of the proximity of the pipelines before letters were written by my husband and I with our concerns. When selling the homes, MI homes will gloss over the facts, Pan Handle will do their due diligence by sending the same flyers they do stating, you live "near" a pipeline. I have also heard it expressed that the more people you have near a pipeline the more likely you are to detect a leak. That is possible, but does the average citizen no that a hissing sound is a sign of a leak, bubbling liquid in the ground and dead spots are also a sign. Moreover, the **Interstate Natural Gas Transmission pipelines do not have odor added to them**, that only applies to the smaller lines. It is not necessary for these homes to be built in between the corridor of pipelines.

Third party construction is the number one cause of incidences in natural gas pipelines. From 5/1/2015 through 10/31/2015 there were **75 pipeline damages in Hamilton County, of which 15 were in Westfield**. This damage happens to frequently due to lack of location markings on the developing plans, miss markings at the site, innocent human error, etc... These numbers are of the little guys, not the high-pressure pipelines that traverses this land. You can help to see that the development of this land done appropriately and safely.

The people that would live in lots 12-30 of this proposal need your utmost consideration in this matter. Westfield is a safe place to live and its people make the city. I ask you to put people first and keep the city a bit safer in your decision Monday evening. Thank you.

Stacy Miller

15936 Oak Park Court

AUTHOR: Dennis & Diana Theurer

DATE: December 6, 2015

SUBJECT: TAMARACK 1512-PUD-25

LETTER:

Dear Westfield APC:

This letter is in regards to the December 7 meeting and the proposed Tamarack PUD.

As land owners with property directly East of the proposed project, we are asking that you reject this proposal.

The prior proposal for this tract of land was sent to the City Council with a negative recommendation from your council. Now it comes back before the plan commission with very few changes.

1. 3 more houses
2. Potential half an acre larger
3. Promise by developer to put money in a fund to help build a round about at 161st and Oak Road

This project does not fit the character of this area (Oak Park, Oak Manor and other existing homes surrounding the proposed development) as was stated previously by Ken Kingshill in the prior proposal. MI Homes are production homes and there is a need for them in the Westfield area, but this is not the correct location for them as Mr. Kingshill said. The property values of homes will be severely damaged by this development. A subdivision of custom built homes would better enhance this area of Westfield. The project also does not meet the recommendations of the comprehensive plan for this area of Westfield.

Your council listened to the public concerns before and acted upon our interests with a negative vote, please do so again.

Thank you for your consideration.

Sincerely,
Dennis and Diana Theurer
16200 Carey Road
Westfield, IN 46074

AUTHOR: John Ekdahl

DATE: December 7th, 2015

SUBJECT: Opposed to rezoning - Lot @ 161st & Oak Road

LETTER:

Sunday December 6, 2015

My name is John Ekdahl, I reside in Oak Manor on 2628 Daylily Court, Westfield.

Under NO circumstances do I want the property adjacent to me to be rezoned to permit smaller homes.

I am referring to the property at the corner of Oak and 161st Street. I called the phone number posted on the property and researched all the letters of opposition already received. I fully concur with all my neighbors opposing the currently proposed development.

I am traveling on business so I cannot attend the meeting where this will be considered. Please do accept this as my voice in opposition to any modification to the current zoning.

John Ekdahl
317 629 1450

AUTHOR: Jonathan Dilley

DATE: December 7th, 2015

SUBJECT: Tamarack - Letter from the Dilley Family

LETTER:

December 6, 2015

Dear Advisory Plan Commission members,

In response to the requests for public comments on Ordinance 15-43, the Dilley Household (16421 Oak Manor Drive) respectfully submit the following for your consideration.

First and foremost, we commend the members of the Advisory Plan Commission ("APC"), who, earlier this year, thoughtfully listened to and rightfully acted on the concerns expressed by myself, residents of the Oak Manor subdivision, and residents of the surrounding neighborhoods. The APC took appropriate action when they sent the Tamarack proposal to the City Council with a 5-2 negative (opposed) vote.

Unfortunately, the same proposal sits before you today. We are disappointed that nothing—or, very little—has changed. As I have been informed by M/I Homes, the only changes consist of the addition of three more houses, the pending acquisition of a half-acre parcel of land, and a promise, though certainly not a guarantee, of a $250,000 investment to assist the city with road improvements, although not necessarily related to the property development.

My wife and I want to be very clear – we are not opposed to development on this property. However, we are opposed to the Tamarack development. It is simply not the appropriate development for this parcel of land.

Instead of working against each other, let's work with each other. **Let's find common ground – together, let's work toward a mutually agreeable solution**. A solution that works for M/I Homes, the city, and, most importantly, the residents of Westfield.

We respectfully bring two major concerns to your attention. These are similar to the concerns we raised in letters sent to the Mayor, City Council, and APC dated May 27, June 9, and July 8, 2015.

Character

We are in favor of smart development; development that is consistent with the surrounding neighborhoods. While we appreciate the efforts that M/I Homes took in the early stages to address concerns raised by dozens of residents, it was simply not enough to overcome the underlying and significant issue of the proposed M/I "production" homes surrounded by custom home neighborhoods. The "new" proposal is no different. Simply stated, the M/I product, as currently proposed, is grossly out of character with the neighboring existing developments.

One simple compromise would be adding a requirement for side-load garages. This change will ensure consistent character with the surrounding neighborhoods.

Let us be clear – this is about character and fit with the surrounding developments. It is not about the quality. **It is about home size and lot size**. We believe there are other M/I models that would be appropriate for this community, including, but not necessarily limited to:

- Monterey –http://www.mihomes.com/FindYourHome/PlanDetails.aspx?Listing=56848
- Watson – http://www.mihomes.com/FindYourHome/PlanDetails.aspx?Listing=52918
- Hudson – http://www.mihomes.com/FindYourHome/PlanDetails.aspx?Listing=61669

Over-development for Similar Target Populations
Look no further than the nearby neighborhoods of Lantern Park (2,000 sq ft homes; 161st and Union; http://www.westfield.in.gov/egov/documents/1434983161_48848.pdf) and Viking Enclave (1,600+ sq ft, starting at $206k).
In fact, let's examine the proposed Tamarack development to Lantern Park. These developments would be on the same street and less than a half mile away from each other. In comparing these two developments, they are nearly identical. Lantern Park has a minimum living space of 2,000 sq ft (one story) and 2,300 sq ft (story and one-half), whereas Tamarack is less at 1,900 sq ft (one story) and 1,900 sq ft (story and one-half). The minimum setbacks are nearly identical or exactly the same (e.g., 5 feet side-yard setback).
It is critical that we protect the city against future blight. Unfortunately, it's already a short drive to under-developed or completely vacant developments. We must be smart about development. During his State of the City address, the Mayor rightfully asked "…how big do you want this city to be?" To help address this question, as you consider the proposed Tamarack development, my family respectfully requests that you consider the following questions:
1. Should we not first understand market demand from the Lantern development prior to approving a similar development less than a half mile away?

2. Should the city not first complete a comprehensive housing inventory to understand market availability and demand?

3. Is this the type of growth we want for the city? In a letter to the APC, the Mayor, and the City Council this past summer, my wife and I respectfully requested that you clearly state your philosophies on Westfield residential, commercial, and industrial development.We have a right to understand – it's our community too.

Thank you for your consideration of our concerns, and thank you for your service to the citizens of Westfield.
Please confirm receipt of this correspondence.
Regards,
Jonathan & Kiersten Dilley
cc: The Honorable Andy Cook
City Council Members

AUTHOR: Matt Howard

DATE: December 7th, 2015

SUBJECT: Ordinance 15-43

LETTER:

December 6, 2015
Dear Advisory Plan Commission members, in response to the requests for public comments on Ordinance 15-43, the Howard Household (16402 Chalet Circle) respectfully submit the following for your consideration as you make important decisions for our community. Just a few short months ago, the members of the Advisory Plan Commission ("APC"), who thoughtfully listened to and rightfully acted on the concerns expressed by myself, residents of the Oak Manor subdivision, and residents of the surrounding neighborhoods, as they rejected the Tamarack proposal to the City Council with a 5- 2 negative (opposed) vote. The question I put forth today is a simple one: what has changed? The development largely remains the same, and the builder has all but ignored the requests of the surrounding community. The development remains materially the same, and it remains the wrong decision for this area of Westfield. It is my desire for this land to be developed, in a prudent way that would continue to compliment the upward trajectory of the area. These houses are not conducive to complimenting the surrounding area. Please remain steadfast in your previous decision and please send this ordinance with a negative recommendation. I appreciate your service and diligence in this matter.

Sincerely,
Matthew & Katrina Howard

AUTHOR: Michael Miller

DATE: December 7th, 2015

SUBJECT: Tamarack Round 2 - B

LETTER:

Attached please find and consider my correspondences regarding the Tamarack PUD request from April through August 2015. As the current rezoning request is essentially unchanged, nearly all objections continue to apply and further show the developers unwillingness to work with the surrounding community to achieve a mutually acceptable proposal.

Sincerely,

Michael Miller

AUTHOR: Michael Miller

DATE: May 31st, 2015

SUBJECT: Opposed to rezoning - Lot @ 161st & Oak Road

May 31, 2015

Michael Miller

15936 Oak Park Ct

Westfield, IN 46074

Lot # 3 Oak Park (since July 2007)

Oak Park HOA Board Member

Westfield Resident since October 2001

Re: Ordinance 15-14, proposal for rezoning land at 161st St and Oak Rd from SF2 to PUD, known as Tamarack PUD District

Dear Council Members and APC members,

I thank you for your time, attention and service to our community. I am writing to voice my overwhelming opposition to the proposed PUD as described. In my work as an anesthesiologist, one of my primary duties is to assess a given patient, their condition, the requirements of the surgery, the positioning requirements as well as the needs of the OR setting. I then devise a unique plan for that patient to preempt and prevent likely and unlikely safety risks from occurring, ensuring a safe journey through the operative and recovery period. If I am unable to create a safe environment for the patient, the surgery is cancelled if it is not an emergency. You are presented with a request to approve rezoning the land in question from SF2 to a PUD. I request you apply this same approach to look at this land not only as it is now, but as it will be 10 to 20 years from now if this PUD and development is approved as proposed. I ask the APC to vote to oppose this proposal and the council members to vote against it. In my opinion, a vote to approve the proposal as presented would at best be extremely short sighted and at worst negligent.

I am aware of a significant number of letters you have received voicing concerns regarding aesthetics, impact on home values of surrounding properties, traffic congestion and safety, drainage, impact on tax base vs. demand generated for services and questioning the need for cramming such a dense housing addition in the heart of a community with large lots and open spaces. I share all of these very important concerns, but I believe many of them will be addressed if the current plan is rejected and a new plan specifically addressing the minimum setbacks requested is devised.

A large reason this property has not already been developed is the presence of 4 gas pipelines traversing the property. The developer's plan is quite creative in trying to make these spaces a benefit to the development as open greenspace, but in a move to maximize profits and pack as many units as possible into the space, they are seeking to limit side yard setback requirements to a mere 5 feet (10 feet between buildings). In seeking these minimal commitments (less than the 8 feet minimum side yard setbacks required of SF4), the developer is placing the entire community at unnecessary and unwarranted risk. At the informational meeting held by MI homes on Thursday, May 21, 2015, the land developer repeatedly referred to what is "normal," "usual", and "customary" when asked why things such as entrances, traffic requirements and drainage requirements couldn't be different than what is proposed. I believe it is incumbent upon both the APC and the Council Members to recognize the presence of these pipelines makes the property in question anything but "usual, customary and normal." As such, any modification to the existing 12-foot building to side yard set-back requirements of the current SF-2 designation should only be considered if they ***INCREASE*** the required setback minimums, while any plan decreasing them should be rejected.

I would like to think that gas line leaks, fires and explosions are exceedingly rare events. A visit to the site "http://www.naturalgaswatch.org/" and review of their monthly reporting will unfortunately reveal as many as 1-3 gas line leaks, fires or explosions occurring per month across the United States. According to the Pipeline Hazardous Materials Safety Administration (PHMSA, a division of the Department of Transportation of the U.S Government), in 2012 alone there were more than 80 major distribution Natural Gas Pipeline fires and explosions (resulting in 7 injuries, 0 fatalities and $44M in damages) and an additional 71 fires or explosions amongst the lower pressure, smaller distribution pipelines (causing 9 fatalities and 21 injuries). Most of these events are never reported on national news, as they occur in uninhabited areas or involve a single structure. Occasionally, however, such a disaster occurs in an area of dense housing similar to what MI is proposing for this site, with tragic results. On September 9, 2010 a 30-inch gas pipeline exploded in San Bruno, CA. Note the close proximity of the structures in the pre-explosion picture with approximately 5-feet side yard setbacks. According to published reports, the initial blast damaged/destroyed 12 homes, but the intense fire rapidly spread from structure to structure due to the close proximity of the dwellings. By the time the fire was contained the next day, which required the use of four air tankers, two air attack planes, and one helicopter dropping fire retardant (a resource much more readily available in a California community prepped to fight wildfires than in central Indiana), 38 homes were destroyed and 53 more were damaged. Although many survivors suffered significant burns and injuries, it is truly amazing that only 8 people perished in this disaster.

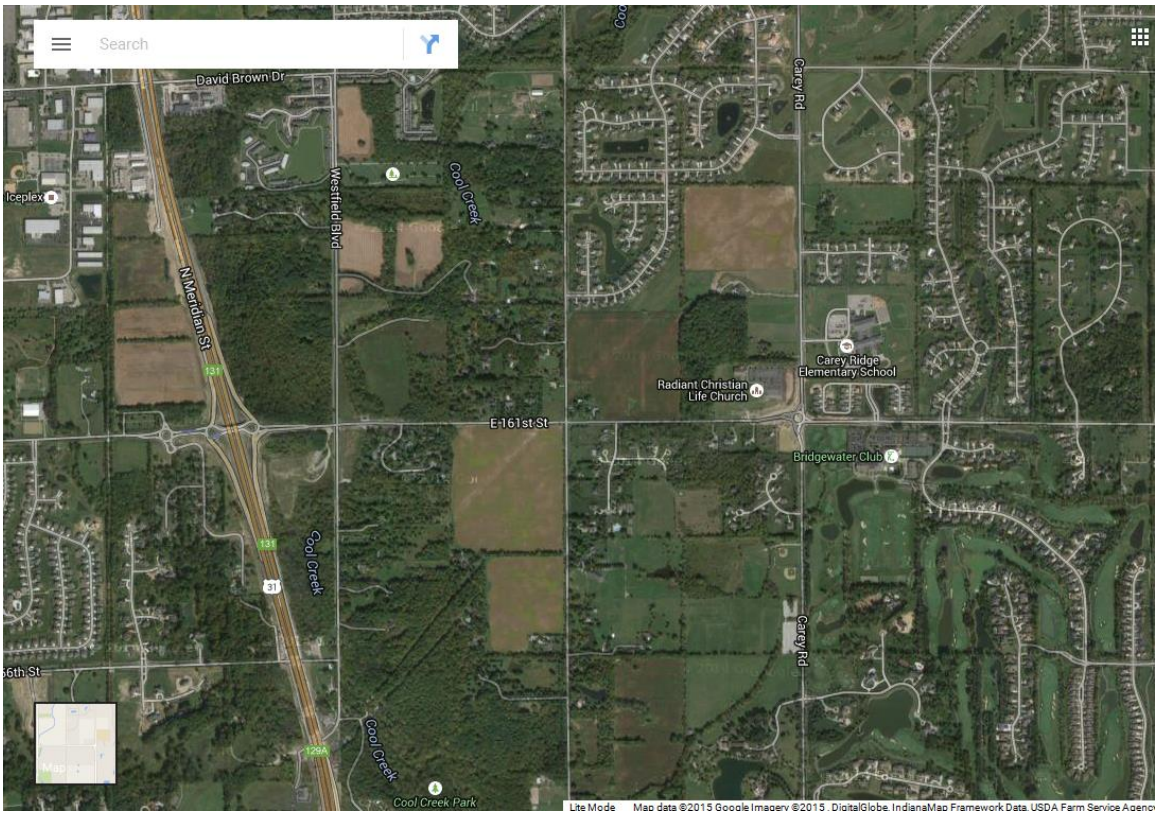
© 2010 Google
© 2010 Europa Technologies
37° 37' 21.31" N 122° 26' 29.69" W elev 356 ft
©2010 Google
Eye alt 1921 ft

Claremont Drive
Earl Avenue
Rupture site
Glenview Drive
500 ft
Destroyed
Damaged

In searching for information regarding the concerns I am voicing, I have come across several publications on fire spread and fire safety. The overwhelming recommendation of these publications to prevent disaster is to 1) limit the number of structures in the concerned area and 2) increase the distance between structures. One of the main determinants of fire spread between structures is distance between the structures. Intensity of heat dissipates according to the inverse square law in physics, such that a doubling of the distance between 2 objects results in ¼ of the intensity at the second object, while a quadrupling of the distance results in 1/16th of the intensity and a quintupling of the distance results in 1/25th of the heat intensity measured at the second site. Further, transfer of radiant heat between 2 objects is proportional to the difference of the absolute temperature of each object to the 4th power, so decreasing the heat intensity at the site of the second object to 1/16th of what it would be adjacent to the first object results in a further exponential decrease in heat transfer to (and combustion of) the second object. The same pipeline explosion would have been markedly less devastating if the area where it occurred were less densely built. The initial blast would have damaged and destroyed fewer homes and the rate and probability of fire spreading to adjacent structures would have decreased exponentially.

Applying the above principles, keeping the minimum 12-foot side yard setbacks required of the current SF-2 zoning compared to the 5-foot setbacks will result in minimum 24-feet separation between structures vs 10 as requested. This reduces the heat intensity at the second structure to ~17% of what it would be with 10-feet spacing with heat transfer proportional to <1% of what it would otherwise be. If the council and developer could be visionary enough to commit to minimum 20-feet setbacks (40 feet between structures), these numbers could be reduced to 6.25% and <0.01%, tremendously reducing the risk of fire spread between structures whether due to a pipeline disaster or much more “usual and customary” causes of house fires.

As mentioned at the start of this letter, I believe it is imperative to consider the land in question as exceptional, requiring exceptional care in planning and use well beyond minimal and usual standards. Even if one were to consider this property in the absence of the pipeline, I would still fundamentally oppose the development as planned. MI seeks to create and develop this ultra-dense PUD in the heart of one of the most open districts in Westfield. An aerial view of the area in question shows that one must travel more than a mile in any direction before encountering housing even as dense as SF3 standards, let alone the less than SF4 standards the developer seeks.



Dense housing is grossly out of character with the surrounding community. The small lot widths and depths will lead to short driveways and greatly increased street parking. This is not only aesthetically displeasing compared to the surrounding neighborhoods, but having vehicles routinely parked on both sides of the street limits access and maneuverability of emergency vehicles (especially dangerous due to the exceptional nature of this property), trash collection and snow removal. The above images in San Bruno reveal multiple burned out vehicles parked on both sides of the street, but this street was at least wide enough to accommodate 2-sided street parking plus 2-lane traffic (effectively 4-lanes wide). The developer's concept plan does not show widened streets to allow free flow of 2 lanes of traffic between parked cars, yet they have to know similar developments invariably result in high levels of street parking. At the informational meeting MI espoused that the covenants could not prohibit street parking as they will be public streets. They can, however increase the sizes of the lots and side yards while requiring side or rear load garages (maintaining the requirements of surrounding neighborhoods), which would result in longer driveways and more off-street parking availability. Similarly they can develop the land with wider than minimum standard streets to allow safe maneuvering of emergency vehicles in this development. At the very least the covenants need to have binding prohibitions on non-garaged parking of motorcycles, boats, trailers, large trucks, RVs or other non-typical small passenger vehicles.

The builder's desire to maximize profits by jamming as many units as possible into the limited developable space results in increased numbers of units and therefore increased numbers of vehicles. As proposed, 42 of the 53 lots will have their sole ingress and egress via a road to be built across from Oak Park Ct on 161st St, likely resulting in 60-100 additional vehicles per day needing to access 161st St. I ask you not to envision the effect of this access on the community as it is today, but rather where it is likely to be in 10 to 15 years. With the designation of 161st St as a "major arterial" by the City of Westfield, there is a high probability that it will be developed into a 4-lane wide road with R & L turn lanes making it effectively 6-lanes wide at this new intersection. The concept plan allows for additional green-space south of lot 12 to keep the setback for the proposed lot 12 equal to the setback for the house on lot 1 across the street in Oak Park. They do not, however, do the same for proposed lots 33 and 53. Once 161st St is fully widened, the backs of these homes will be very closely abutting a now very busy road.

In their concept plan, the developer shows what it represents as "typical" landscaping for the lots proposed. It is important to note that the lot they chose to represent a "typical" lot is lot #1, which appears to be one of the 4 largest lots in the proposed development, and as such is hardly "typical." Even so, the number of trees and shrubs proposed seems to crowd the house and make the lot feel even tighter than it is. Furthermore, throughout the development the concept plan shows planting of 2" diameter shade trees between the sidewalk and street. 10-15 years later these trees will have either died or grown to the point that their roots are likely causing buckling of the sidewalk or roads, potentially invading into storm sewers, utilities and other common infrastructure and creating safety and liability issues for the homeowner, community and city. They will also decrease visibility as motorists enter and leave their driveways creating safety risks. Any approved plan needs to clearly specify what species of trees will be used, what types of root containment barriers and grating will be used to minimize the chance of overgrowth and surface-seeking roots and limiting the height expectations of the trees selected to not overwhelm these dense homes.

The developer is using the term "empty nester" community to justify the proposal they are making. They also recognize this term implies development that will add to the tax base without adding demands on the school system. What they really seem to be proposing, however, is very densely packed homes modest in size compared to surrounding subdivisions, with no community amenities other than the "green space" of the pipeline easements. In order to maintain the open feel they claim to achieve from the pipeline easements, it is imperative that the plan prohibit fencing of any kind within the development, as fencing will emphasize the small sizes of the lots and destroy the open sight lines they claim to achieve. It is important to note that even the ~1500 sq. foot floor plans included with the PUD plan show optional 3rd bedrooms. Many of the plans could easily have a 4th bedroom created out of a den or bonus room. Three and four bedroom houses hardly seem consistent with an "empty nest" community. The only technique the builder intends to use to favor childless families is having covenant restrictions limiting a homeowner's ability to have a playset or basketball goal while providing no community amenities. The developer has indicated they will not be placing any age or family size restrictions on the community, so the "empty nest" label is disingenuous and misleading. Families

moving into this community will likely use the Westfield trail system to bike or walk to the community amenities in Oak Park, Oak Manor and the Bridgewater. Despite posting of signs indicating the amenities are solely for the use and enjoyment of the residents in the community providing them, enforcement of these restrictions is extremely difficult and problematic. Furthermore, their use by non-residents increases the liability of the respective HOAs.

I believe the APC and council members are fully aware of the problematic water management of the property in question. Currently, the field sits significantly higher than the property it abuts in Oak Manor, and routinely floods across 161st St and overflows the ditch along the south side of 161st after moderate rainstorms. While it is recognized that any such development is required to handle all of the water/runoff from the site of development without spilling it onto adjacent property, in this case it would seem prudent to require a detailed plan of how the water will be managed PRIOR to approving the PUD creation and rezoning.

Ten to Fifteen years from now, after MI has maximized their profits and moved on, the community will still have this new PUD community. The houses will no longer be as bright, shiny and new as they were. The trees will be overgrowing the homes. There will be increasing homeowner turnover. MI has indicated that all buyers will have to sign an acknowledgement regarding the presence of the gas pipelines at the time of signing a purchase agreement. They indicated this should prevent homeowner's from deciding after they move in that the easements are too restrictive or the environment too dangerous and thereby ameliorate the risk of a homeowner "walking away" from a home. This was in response to a concern raised regarding distressed or foreclosed property. Their disclosure does not address the same concern at resale, however. When I bought my home on lot 3 in Oak Park in 2007, it was never disclosed to me (nor is it in any of the disclosures, forms or lending documents provided when I purchased my home) that one of these 4 gas pipelines actually traverses my back yard. I did not even know there were 4 separate gas pipelines in the area until the informational meeting on May 21, 2015. We requested a copy of the plat record, but were informed the homeowner did not have one. The home had bountiful established landscaping and the possibility of a pipeline easement angling through the back yard never occurred to me. In the nervousness and excitement of our first real home purchase, making an offer and dealing with counter offers, it did not occur to us to make an offer contingent upon seeing the plat map. I did not obtain an official map until going to the courthouse several years later. With my own experience as a guide, it is not difficult for me to imagine that these disclosures may not occur during resale of the homes in the future, leaving the potential of distressed property a true concern. Such dense housing also has a tendency to evolve into rental properties over time trending toward less well maintained properties.

In proposing this development and at the informational meeting on May 21st, the developer has provided no information on how this community will benefit the citizens of Westfield who reside in the neighborhoods surrounding the proposed development. In contrast, they seem to suggest we should support their PUD request because the current SF2 standards would allow them to build smaller, less desirable homes than what they are proposing. I fully agree that minimum standard SF2 homes would

be highly undesirable and also out of character with the surrounding homes, but at the very least there would be far fewer of them creating less of a safety risk to future homebuyers and neighboring residents, less traffic constraints and less congestion.

I am certain that the developer will counter many of my concerns by indicating they have worked with the respective pipelines and their plan exceeds the minimum requirements and regulations to build in the vicinity of such easements. I again ask the APC and Council Members to consider this property a unique and exceptional property that demands planning and development well in excess of the minimum standards and requirements. Picture this community 10-25 years in the future, once MI has achieved their profits and is out of the picture. They do not deserve to maximize their profits at the expense of the safety, enjoyment and property values of the citizens residing in the vicinity. You have the opportunity to ensure that development of this land occurs in a thoughtful, deliberate manner consistent with the surrounding community and minimizing additional safety risks to present and future residents. Westfield can do better and deserves better. ***The PUD request is contrary to the Purpose of the Westfield Washington Township Unified Development Ordinance 2.3.C.1-3 as it endangers the safety of the citizens, increases the risk of rather than provide safety from fire or other dangers; risks and reduces rather than promotes the public health, safety, convenience and general welfare of the community; fails to provide increased health or recreational facilities for family life and jeopardizes public funds in potential fire spread and disaster response.*** I implore you to reject the current PUD proposal and direct the landowner to work with the APC and council to devise a plan that increases minimum setbacks, maximizes the safety of any development in this area, and to work in conjunction with the surrounding community to devise a plan that will be acceptable to all parties.

Sincerely,

Michael Miller, MD

AUTHOR: Michael Miller

DATE: July 5th, 2015

SUBJECT:

Dear Councilmembers,

As the Tamarack PUD ordinance comes before you for consideration and possible adoption this coming Monday, I ask you to give due weight to the exceptionally unusual NEGATIVE recommendation forwarded to you by the Advisory Plan Commission. The commission considered the overwhelming opposition of the surrounding community, reviewed the proposal and came to the very reasonable and appropriate conclusion that this project is not appropriate in this location.

The main concern I have heard from some council members as to why they feel they should support this development is that current zoning allows far smaller, less desirable homes to be built in this area, while the proposed PUD would ensure higher standards. While this is true, I believe it is exceptionally unlikely that minimum standard SF2 development will occur. The current zoning requirements almost guarantee any development on this property will result in a higher value product more in character with the surrounding communities than what MI is requesting. The setback requirements and technical restrictions on infrastructure and drainage imposed by the multiple pipeline right-of-ways impose significant restrictions as to where and how this land can be subdivided. Maintaining the SF2 standards of minimum 100 foot lot widths, 12 yard side yard setbacks and 30 foot front and rear yard setbacks will significantly reduce the number of lots available for development from the fifty requested by MI in this rezoning request. This will require any developer to build a home with a higher profit margin to overcome the increased costs and safety considerations of developing around the pipeline easements, and will certainly not be a minimum standard SF2 home.

I would like to say I would support the current development proposal with some modifications, but unfortunately MI has been completely unwilling to work with the neighbors to modify their proposal into anything remotely mutually acceptable. All meetings with MI have been from a perspective of them telling the neighbors what they are doing and without incorporation of

If any of you are considering voting yes to this PUD, I would greatly appreciate the opportunity to speak with you and attempt to gain understanding of your reasoning before Monday's meeting. Approving the PUD represents settling on an inferior product out of character with the surrounding neighborhoods. It will eliminate any opportunity to receive a better, more acceptable

July 5, 2015

AUTHOR: Michael Miller

DATE:

SUBJECT:

Michael Miller

15936 Oak Park Ct

Lot 3, Oak Park

Dear Members of the APC, City Councilors, and Mr. Lauer,

I am again writing regarding the proposed Tamarack PUD rezoning for the parcel at 161st and Oak Road. I have read and reviewed the attached summary from Mr. Lauer and note the recommendation of the department to forward the PUD to the Council with a favorable recommendation. I appreciate Mr. Lauer's work on this project and his availability throughout the public comment period. Unfortunately, I do not believe his summary represents the petitioner's unwillingness to compromise with surrounding neighbors nor accurately reflects the shortcomings of the current plan in relation to both the comprehensive plan and the Unified Development Ordinance. I am not opposed to MI developing this land, but the current proposal as modified continues to be grossly out of character with all surrounding existing developments. Many of these concerns can be addressed by the developer, but they have approached such requests from a position of "no," and as such I must continue to voice both my opposition and the overwhelming opposition of my neighbors in Oak Park whom I represent as a board member.

In its current state, the PUD proposal fails to meet nearly every aspect of "Existing Suburban Development Policies" as described in the Westfield Comprehensive Plan (p.38). These are point by point as follows:

1) "Promote the protection of the existing suburban character of the area." –PUD proposal is completely out of character with the three large-lot custom home neighborhoods surrounding three sides of the proposed development and the 2-estate sized wooded lots to the East.
2) "Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl." – For all practical purposes this is an "infill development" of three large-lot custom home neighborhoods. For years there were signs on 161st St advertising this land as estate sized lots as part of Oak Manor. The proposed PUD with housing clustered 37.5% closer than minimum **SF4 & SF5** standards is not compatible with any of the surrounding subdivisions in this neighborhood.
3) "New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts."—As above, the

proposed minimal side yard setbacks are grossly out of character with all surrounding neighborhoods. The current proposal allows repetition of the exact same floor plan, elevation, building material and color combination every 4th house on one side of the street and again every 4th house offset by 2 lots on the opposite side of the street, allowing up to ¼ of the 50 proposed homes to be identical. This is completely out of character with the surrounding custom home neighborhoods. This could be addressed by prohibiting repetition of the same floor plan – elevation – masonry material combination within the development, but the petitioner has declined to consider this request. The 25 foot rear yard setbacks on top of the 25 foot easement provides the absolute minimum allowable distance from a pipeline to a structure by industry standards. This is 300% less than the minimum recommended setback by multiple pipeline risk mitigation experts, and 1000% less than the ordinance passed in Pennsylvania forwarded to you last week by Stacy Miller. Again, this development is proposed within a transmission pipeline corridor, with multiple structures clustered densely together between multiple individual pipelines. The side yard setbacks pose a safety hazard for house to house fire spread that is easily ameliorated by setting the minimum structure to structure distance at the 30 feet presently exhibited in the neighborhoods surrounding the development on all sides. At present, the petitioner has refused to consider requiring even minimum **SF4 & SF5** aggregate spacing of 16 feet between structures. This will fundamentally alter the character of the area, and from the perspective of surrounding neighbors represents a negative land use.

4) "Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to exiting development.— As above. Of the existing developments surrounding this PUD proposal, the density is comparable only with Oak Manor, and the clustering of mass is grossly different than anything in its immediate vicinity. While the revisions from the original proposal show some improvement in addressing minimum size of homes and building materials, the allowed repetition of these production homes and limited shown side and rear elevations remains grossly incompatible to the style of the surrounding development.

For all practical purposes, this development is an infill development, surrounded on 3 sides by custom homes which are spaced widely apart, and should meet infill development requirements. Even if the APC chooses to not apply infill standards from the comprehensive plan and instead considers this a free standing development, the proposal still falls grossly short of meeting the standard of preserving the surrounding suburban character. The current PUD request continues to limit side yard setbacks to 5 feet, allowing structures 10 feet apart. This is 37.5% less than minimum SF4 and SF5 requirements and 58.3% less than currently zoned SF2 requirements. I am aware that the Oak Manor PUD allows side yard setbacks as little as 8 feet, but a satellite view of the area clearly shows there are no structures as close as 16 feet apart anywhere near the proposed development. The closest structures in any of the 3 surrounding developments are at least 30 feet apart. When asked at the second community meeting with the Oak Park Board whether the developer would consider at least expanding the minimum aggregate structure separation to 15 feet (less than SF4, SF5 and Oak Manor requirements), the developer replied they would not, nor did they have any intention of considering such a request. I believe 15 feet is a tremendous compromise on the part of the neighboring developments, as a request for 30 feet aggregate setbacks would be much more in line with maintaining surrounding character,

property values and existing suburban feel of the community in line with the UDO and comprehensive plan.

The proposed anti-monotony provisions fall grossly short of the three surrounding custom home developments. I recognize that this is a production home development, and as such will not have the diversity of the surrounding custom home developments, but the current exhibit G allows for every 4th house on a linear street to be the same floor plan and elevation combination with the same color and type of masonry. The same floor plan, elevation and building materials could exist across the street offset by 2 lots for every 4th house, allowing up to ¼ of the houses to be identical. I recognize it is extremely unlikely that this would occur to this extent, but such developments invariably have one or two "most popular" floor plan/elevation combinations that appear disproportionately throughout the neighborhood. This leaves a tremendous amount of potential for development of "cookie cutter" appearance within the development. A commitment to have no duplication of a given floorplan – elevation - building material – color combination in the development and at most one floor plan – elevation- building material combination repetition would go a tremendous way toward approaching the custom feel of the surrounding development.

Although the developer insists they have at least one floor plan that could fit on every lot with a side load garage, and that side load garages are not prohibited, this PUD proposal discourages them. This is in conflict with the comprehensive plan, which encourages side and rear load garages in new development (p.43). This discouragement stems from the narrow lots and densely packed structures with minimum 5 foot setbacks. This leaves very limited space to allow residents to have turnarounds in their driveways, making maneuvering into and out of side load garages considerably more challenging. Spacing the dwellings further apart would go a very long way to addressing this limitation and encourage development more consistent with the comprehensive plan.

I have previously outlined the increased public safety hazard of densely spaced structures in regards to fire spread risk, and the fact that this development will be scattered between the individual interstate transmission pipelines of the Eastern Panhandle Pipeline corridor. The Indiana Fire Code provides fire marshals with essentially no authority over residential development, and as such I am unable to request Westfield's fire marshal to weigh in professionally on this proposal. In speaking with Mr. Harling, however, he confirmed the soundness of the physics presented to you in my previous letter, and the increased hazard of losing an entire subdivision to even routine fires with 5 foot setbacks compared to greater spacing. I encourage each of you to speak to him personally about such safety considerations before rendering a decision on this proposal. The development will meet minimum industry required setbacks of structures from the actual pipelines, but those minimum setbacks are 300% less than the minimum setbacks recommended by hazard mitigation experts. The current requirements for this land with SF2 zoning make the entire community safer than allowing changes as proposed in this PUD. As such, the PUD fails to meet the purpose of the UDO as specified in section 2.3.C 1-3.

In contrast to Mr. Lauer's recommendation to approve the PUD, I believe the current proposal needs substantial revision before being considered for approval. It fails the statutory requirements of Indiana Code 36-7-4-603. If reasonable regard is in fact paid to the Comprehensive Plan, the current conditions (i.e., 4 interstate natural gas transmission pipelines operating at 600-900 PSI), the conservation of property values throughout the jurisdiction, and responsible growth and development, then the current PUD proposal fails on all counts. I urge you to send this on to the council with a unanimously negative recommendation unless the petitioner is willing to substantially revise the plan to bring it more into character with the surrounding community and address the safety concerns posed by the reduced requirements their proposal seeks compared to current zoning.

Sincerely,

Michael Miller

Oak Park Board Member

AUTHOR: Michael Miller

DATE: June 7th, 2015

SUBJECT:

June 7, 2015

Michael Miller

15936 Oak Park Ct

Dear APC members, Council members, Mayor Cook and Mr. Lauer,

I would like to follow up on comments and concerns raised at Monday June 1st's public hearing in reference to Ordinance 15-14, Tamarack PUD district. I appreciate the consideration of the public's comments as this matter is evaluated. The concerns I raised in my comments and the letter I sent dated May 31, 2015 (public comment # 27) affect the entire Westfield community and are much larger than this particular rezoning and development request. I am asking the APC to not recommend and the council not to approve any rezoning or development requests in the calculated hazard area of any of the pipelines traversing Westfield until the City Council has the opportunity to develop, review and codify a city-wide plan on how we as community approach current and future development along these pipeline corridors. This plan needs to include emergency response, evacuation, and disaster preparedness plans. I have found no evidence of such a plan in reading the Unified Development Plan.

I have attached the January 2015 publication from FEMA and the Pipeline Hazardous Materials Safety Administration (PHMSA, division of Department of Transportation (DOT)) titled "Hazard Mitigation Planning: Practices for Land Use Planning and Development near Pipelines." Throughout this letter if I refer to "FEMA p#" it will refer to this document. A review of this publication as well as other publications from the Pipeline Informed Planning Alliance (PIPA) and PHMSA make it clear that regulators and the pipeline industry have taken a "least restrictive" approach to regulations regarding development around pipelines. They acknowledge that different communities have vastly differing needs and land availability, so there is no one-size-fits-all approach. They also acknowledge that as land becomes increasingly scarce in a community, risk tolerance of a given community may change over time. The importance of this is that FEMA, PHMSA and PIPA all leave decisions on how permissive or restrictive a community wishes to be in allowing development in the hazard areas of pipelines to the discretion of the local government. Almost all pipelines were built in

predominantly rural, agricultural and wilderness areas. Progressive development over the ensuing decades has caused increasing risk and hazard areas as property and human habitation are brought in close proximity to the pipelines. This is clearly true of Westfield. Our rapid growth requires that we take this opportunity now to plan how we want to allow or restrict growth around these pipelines while there is still sufficient land to make informed decisions about alternative location options for development and alternative use potentials for the pipeline corridors. This is the essence of risk mitigation. It cannot be eliminated, but we can avoid creating multiple "high consequence areas" unnecessarily. I quote from the attached regarding power of local governments to impact decisions protecting future health and safety of their communities through zoning/permits and planning **"very few State or local governments use their land use and planning authorities to specifically address development encroachment on pipelines or to focus on health and safety concerns for populations located near pipelines. Use of land management tools to regulate development provides an increasingly important method for addressing these concerns, especially in areas with rapidly expanding urban footprints that have existing transmission pipeline infrastructure." (FEMA p. 11)**

Mr. Dobosiewicz's use of the term "fear mongering" in his response to public comments was inappropriate and self-serving. There is a significant distinction between "deliberately arousing fear to influence the opinions and actions of others" and raising awareness about a potential hazard to which few in our community have previously given thought. I found the same picture used in the public comment presentation of the blast in San Bruno, CA as the leading picture on the website at the Department of Transportation - Pipeline Hazardous Materials Safety Administration website for government officials and city planners (http://primis.phmsa.dot.gov/comm/pipa/pipa_audience_local_government.htm?nocache=4591). It is also illustrated as a case example in the attached document (FEMA pp. 36-37). This is precisely because this is the most appropriate illustration of what can happen when an incident occurs in densely populated and constructed areas.

I will readily stipulate that underground transmission pipelines are far and away the safest means we have to transport hazardous substances such as natural gas and hazardous chemicals. These are substances on which our economy and way of life depend. Pipeline incidents are somewhat similar to commercial aircraft incidents – they are far more rare than ground transportation incidents but potentially much larger and more devastating. However unlike the airline industry, which is able to maintain relatively tight control of the human interaction with their industry, the pipeline distribution system is exposed to millions of people per day. The potential interactions of people with varying degrees of awareness and education about pipeline safety can impact hundreds locally in terms of direct risk of injury, fatality and property damage, thousands regionally in terms of regional disruptions to transportation

routes and use of facilities, and millions nationally from disruption of downstream supply of the chemicals transported by the pipeline.

Despite the overall safety, however, the number of "serious" and "significant" incidents per year has been steadily trending upward for large diameter, high pressure distribution pipelines for the past 25 years . (source DOT-PHMSA publication "Building Safe Communities: Pipeline Risk and its Application to Local Development Decisions", Office of Pipeline Safety, October, 2010). By DOT published information, with ~244,000 miles of major gas distribution pipelines in the US, and an average of ~80 significant incidents per year in the last 3 years, this translates to one incident per 3050 miles of pipeline per year (with the trend in number of incidents per year increasing). Multiply this by the number of miles of transmission pipeline traversing Westfield and 30 years, and we arrive at a calculated risk of a significant event in Westfield of >5% over the next 30 years! This risk once again cannot be eliminated, but can be mitigated through thoughtful planning implemented now.

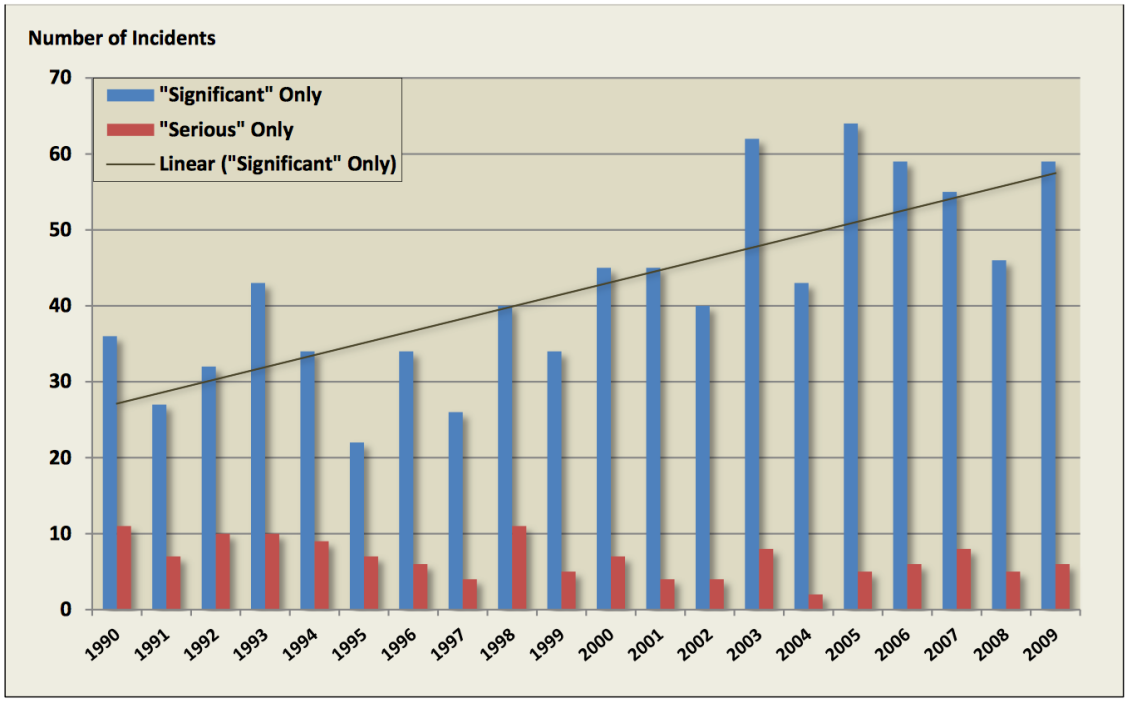


Figure 6: Trends in Natural Gas Transmission Onshore Incidents: 1990-2009

Mr. Dobosiewicz's use of illustrations of development that have already occurred to support his client's proposal is irrelevant to my request. Decisions made prior to awareness being raised do not justify continuing with the same permissiveness after knowledge is gained. I quote from the attached document **"Although past developments cannot be changed, they can serve as good examples to inform future decisions. Local governments are encouraged to review existing land use and development next to transmission pipelines to identify scenarios where better design decisions could have reduced risks. Emergency evacuation procedures and assembly area locations should be reviewed to include consideration of potential threats from pipeline failures." (FEMA p.62)**

Different localities within Central Indiana clearly have different levels of permissiveness for development in and around pipeline corridors. I encourage each of you to look at a satellite image on Google Maps and trace the Panhandle Pipeline (the corridor in question traversing Oak Rd and 161st St) back through Carmel. Unlike what has already occurred in Westfield and what is being proposed for the Tamarack PUD, there is no development in Carmel within the pipeline corridor between the individual pipelines. Overwhelmingly, the building-to-building distances in the developments that abut the corridor are significantly greater than the 10-foot minimum being proposed in this PUD. These past decisions in Carmel do not eliminate risks from a pipeline event, but they do significantly reduce the scope of the impact – demonstrating risk mitigation as recommended by the Federal Government and the pipeline industry.

The triggering of awareness raised by the current proposal presents Westfield with an important opportunity that should not be squandered. We live here because we think it is a wonderful place to live. Let us take this opportunity to create a deliberative and thoughtful plan to envision how we want to see the community grow to ensure health, safety, appropriate use and prosperity for our community not just now, but for the foreseeable future. Decisions made now will impact the likelihood of whether in the future Westfield will represent yet another example of how careful planning could have reduced risk and impact of a serious event, or rather is held up as an example of a community proactive in their planning and risk mitigation, such as Lenexa, KS (FEMA pp. 53-68). Emergency responders need to know what is transmitted in the various pipelines, where they run through the city, with whom to coordinate in the event of an incident, any special precautions, concerns and evacuation needs and routes created by the chemicals in question without having to research the same once a tragedy has occurred. Property owners need education about the responsibilities of living near pipelines. Our current rapid growth is a direct threat to the principals of future risk mitigation, and will remain so until a comprehensive risk assessment, mitigation, response and evacuation plan is

developed. We can continue a least restrictive development pattern, or can take the lead in considering these corridors as unique opportunities and threats to the health and well being of our community for generations to come.

I welcome the opportunity to meet with any and all of you to discuss these concerns in person.

Sincerely,

Michael Miller

AUTHOR: Michael Miller

DATE: December 6th, 2015

SUBJECT:

December 6, 2015

Dear Mr. Hoover,

First, I sincerely want to voice I respect and appreciate the service and time you provide to our City. I recognize that you thoughtfully consider the decisions that come before the council and APC. I also recognize from the tenor of your emails and our prior discussions, as well as your previous voting on the Tamarack PUD when it came before the APC in July, that you view this ordinance through a very different lens than do I. While I feel my chances of swaying your opinion at this point are remote, I feel passionately enough about this issue that I would be remiss not to try. I feel I have been very vocal and clear regarding my objections to this ordinance, but I have only recently seen your emails to Dave Mueller and John Boyer which shed some light on the reasoning behind your position. I would like to take this opportunity to address the points you raised.

First, I whole heartedly agree with you that we should not seek to ban any future housing in Westfield costing under $200-250k. I too see how if the development actually materialized as a true "empty nester" community that it could provide a favorable tax base vs city expenditure ratio. I am very skeptical that these 3 and 4 bedroom homes will ultimately be majority empty nester dwellings, however. Even if the initial build out attracts a primarily "empty nester" demographic, it is no stretch to imagine many of these "empty nests" filling back up with adult children and school aged grandchildren should the economy take another downturn given the stresses on America's middle class.

I do not believe the proposed location is remotely appropriate for the proposed development. The location is ultimately the problem. It is problematic because of the presence of the 4 large diameter high pressure interstate natural gas transmission pipelines and because it sits in the heart of 3 sizeable, established, large-lot custom home neighborhoods. The proposed PUD's compactly clustered spacing with 10 feet inter-structure distances, almost exclusively front-load garages with subsequently short driveway, limited off street parking, 70 foot lot widths, and allowing up to 20% of the 53 proposed homes to be identical is completely out of character with anything in this area. The community's concerns and its failure to meet

infill standards for the surrounding subdivisions as stipulated in the Unified Development Ordinance does not imply Westfield is banning all future housing under $250k. Rather, it says if it is to be built, it should be located elsewhere in Westfield because it does not fit in this location.

I have sent you several documents describing industry and government proposed best practices for land use and development near natural gas transmission pipelines. While some of the recommended practices are addressed in this proposal, the primary failing is the planned placement of 53 single family dwellings directly in the calculated hazard areas of all 4 pipelines unnecessarily. Westfield is not yet so land locked that this is the only remaining parcel available for a development such as this. The proposed development with a loop road as sole ingress and egress for the 42 homes off of 161st St has the potential to block any paved evacuation route for 23 of the homes if there are any issues or improvements performed on one of the 30 inch pipelines that bisects the loop. If approved, this will definitely be yet another example in Westfield where risk could have been mitigated by more careful planning and land use decisions. Once awareness has been raised, it is unacceptable to ignore risk mitigation practices surrounding these pipelines simply because it is inconvenient. We are provided only one chance to get such allowances wrong, and I strongly feel changing the zoning to this PUD request will ignore everything I have sent you regarding risk mitigation. Leaving the zoning as is provides much stronger protection for current and future residents.

I read with considerable puzzlement the portion of your email where you described the proposal as having “great amenities.” I have looked at the details of the proposed PUD several times and fail to see any amenities you reference. In fact, it is the very absence of community amenities which the developer claims will attract a greater “empty nest” demographic compared to families with young children. If the open spaces are what you refer to as amenities, then clearly leaving the land in its current agricultural or undeveloped state provides much greater amenities to all citizens of Westfield, leaving nice open spaces. The only proposed amenity I can find in the PUD proposal is a loop trail (which may or may not be paved) with 3 benches along its path. Hardly an improvement to the community or something that cannot be found ubiquitously throughout the community already.

As far as your point of current zoning allowing smaller dwellings and lower standards than the proposed PUD standards, that is obviously factual. As I have explained in multiple prior correspondences, however, I believe you are fundamentally wrong in your assertion that this represents a greater threat to surrounding neighbors’ property values. It is the very nature of the unique location and considerations of the property in question making this proposed PUD such a poor fit which also provides the greatest protection from minimum standard SF2

structures being developed here. While I will acknowledge such a development is not 100% impossible, you must also acknowledge that approving the current rezoning PUD request will ensure that a more compatible, less out of character development with greater risk mitigation will become 100% impossible.

I appreciated your comments to Ms. Kloc at the July APC meeting pushing for a commitment for no parking on one side of the street or restrictions on overnight parking. I was shocked at that meeting when she said there would be no such restrictions. That was completely opposite of what she and Mr. Dobosiewicz had both directly told me at a meeting with the Oak Park board 10 days prior when I asked about parking restrictions. They provided no notification that they had changed their position and would no longer be restricting parking on one side of the street. I note in the revised proposal that they commit to addressing parking restrictions in the HOA covenants. I find this commitment meaningless and unenforceable, especially in light of their previous last minute change in position. I assert this, because while it will undoubtedly be in the initial HOA covenants, covenants can be amended and changed by a super majority vote of property owners. During the build and development stage, MI will afford themselves multiple votes per lot as is customary in such neighborhoods. As such, if they feel the restriction is impeding their ability to market and sell homes they will be able to unilaterally remove the restriction from the covenants and the city will have no further enforcement capabilities to limit street parking. Even after MI has sold off the majority of lots, the homeowners themselves could elect to make the same amendment and remove the restrictions. Finally, such internal covenant restrictions are very difficult for HOAs to enforce, as most lack the enforcement capabilities. Many times such breaches irritate and annoy neighbors, but the same neighbors don't pursue what enforcement actions the HOA does have to avoid confrontation. The commitment limiting street parking needs to be part of the ordinance itself, and thus preserve city powers of policing and enforcement for repeat offenders. This is especially true if this project is to proceed amongst these 4 gas transmission pipelines where emergency vehicle access and maneuverability could become critical.

Again, I have the sense you made up your mind about this ordinance months ago, possibly as early as the original council introduction in April. I am skeptical I will sway your position, but as I feel your voice carries significant weight both at the APC and City Council I hope you will consider these points with an open mind. I feel you will best serve the entire community if you give an unfavorable recommendation to this rezoning request. Instead I encourage you to suggest the developer consider a similar proposal elsewhere in Westfield where it is not out of character with established communities and not nestled between transmission pipelines. I would still prefer to see greater than 10 foot minimum inter-structure distances no matter where it is developed, but would be much less vocal with this objection should it be pursued remote from such transmission pipelines.

Thank you for your time, attention and service,

Sincerely,

Michael Miller

AUTHOR: Michael Miller

DATE: December 6th, 2015

SUBJECT:

Dear APC members, Council members, Mayor Cook and Mr. Lauer,

As we yet again revisit this proposal, I request you consider my attached letter, the attached land use primer regarding development around pipelines and my previous correspondences about this essentially unchanged project. I also request they all be included in the public record of comment on this Ordinance. Nearly every one of my previously voiced objections remains unaddressed in this "new" proposal. While it may eventually be found to be "legal," the separate escrow fund associated with this re-submission creates the appearance of impropriety which should be avoided at all costs. I welcome the opportunity to further discuss my concerns with each of you and hope the APC will unanimously forward the request with an unfavorable recommendation and the Council will vote no to the ordinance if it comes before them.

Thank you for your time and service to the PEOPLE of Westfield.

Sincerely,

Michael Miller

AUTHOR: Michael Miller

DATE: December 6th, 2015

SUBJECT:

December 6, 2015

15936 Oak Park Ct

Westfield, IN 46074

Dear APC members, City Councilors, Mayor Cook and Mr. Lauer,

It feels like we have done this before.

As the Tamarack PUD request yet again comes before the APC tomorrow, and presumably before the City Council at the first meeting in January, I ask you to step back and look at the safety of Westfield now and going forward, the needs and desires of the community weighed against the need and greed of a developer, and consider the disgrace approving this ordinance would be upon our city government. The revised proposal is nearly identical to the proposal brought before the council and APC from April through August 2015 before the petitioner withdrew the application after receiving an historic "unfavorable recommendation" from the APC. The only significant changes are the addition of ~1/2 acre of real estate (thus both enabling and requiring a new round of consideration) with 3 additional homes compactly clustered into the development. That and an openly made promise to place $250,000 into an escrow account from which the City may or may not ever receive benefit. The petitioner's attempt to address concerns raised about street parking are completely meaningless and usurp the City's right and obligation of policing power. The petitioner continues to refuse to consider multiple other requests from the community and insists on forcing this proposal which is completely out of character with any of the surrounding neighborhoods into the heart of 3 subdivisions. As I repeatedly spelled out in my correspondences over the summer, it continues to fail to meet the requirements of the Unified

Development Ordinance and the Comprehensive Plan. Should it be favorably recommended and passed as ordinance I fear it could face costly and unpleasant legal challenges.

Under separate email I am attaching the correspondences I sent when this essentially unchanged ordinance was open to discussion earlier in the year. I request that they be included in the record of the public comment for this ordinance. With only minimal exceptions all of the concerns and objections I raised continue to apply. The physics of increased risk of fire spread with compactly clustered houses have not changed. The petitioner continues to seek minimum side yard setbacks 37% less than SF4/SF5 and 58% less than currently zoned SF2 requirements. Although they claim the minimum allowed setbacks would only rarely be encountered, they refuse to consider a commitment to greater aggregate inter-building distances to ensure they are never encountered.

I am greatly disappointed that the City Council did not take the opportunity this summer to address a City wide plan for approving future developments amongst and around these interstate natural gas transmission pipelines. Among the attached documents is yet again the 85 page document published this year (2015) by the US Department of Transportation Pipeline and Hazardous Materials Safety Administration and the Federal Emergency Management Administration titled "Hazard Mitigation Planning: Practices for Land Use and Development near Pipelines." Since I strongly suspect few on the APC or Council found the time or desire to read this document in its entirety, I will again quote some key aspects demonstrating that municipal governments have not only the right but the responsibility to their communities to influence development around these large diameter, high pressure interstate natural gas transmission pipelines.

"Very few State or local governments use their land use and planning authorities to specifically address development encroachment on pipelines or to focus on health and safety concerns for populations located near pipelines. Use of land management tools to regulate development provides an increasingly important method for addressing these concerns, especially in areas with rapidly expanding

urban footprints that have existing transmission pipeline infrastructure." (FEMA p. 11)

"pipeline accidents do occur, and the impacts to the community can be devastating" (FEMA p.15).

"Although past developments cannot be changed, they can serve as good examples to inform future decisions. Local governments are encouraged to review existing land use and development next to transmission pipelines to identify scenarios where better design decisions could have reduced risks." (FEMA p.62)

Through the summer I had discussions with several Councilors regarding the original PUD request and my concerns about these interstate transmission pipelines running through the heart of our once rural but now rapidly expanding City. I repeatedly heard "We've never had a problem" and "I just don't think the risk is that great." Unfortunately this is illogical naivety and represents magical thinking. San Bruno, CA had "never had a problem" with their pipelines until the2010 explosion in a 30 inch transmission line destroyed 38 homes (mostly due to house to house spread of fire), damaged 53 more and killed 8 people. In my opinion, the most frightening part about the San Bruno experience is that the final cause of the explosion was determined to be a defective weld from a repair job performed in 1960. It was a full 50 years later before the explosion occurred. The risk of such an explosion cannot be controlled by the City or ever fully eliminated. The significance of the consequences of such an explosion can be mitigated however, by not cramming compactly spaced residences in between multiple such pipelines so that each house is exposed to the hazard area of multiple pipelines! Clearly, leaving the land undeveloped poses the least risk to current and future citizens as it has fewer people sleeping a mere 50 feet from the pipelines. More importantly for the council and APC to consider, however, is that you can protect the current and future citizens by giving the current proposal an

unfavorable recommendation and voting no to the ordinance as it comes before the City Council. The current zoning precludes this abysmal plan to place structures 50 feet from all 4 pipelines and 10 feet apart from one another.

Representatives from MI and some City Councilors and APC members have voiced that the current petition has higher construction and home size standards than the current minimum SF2 requirements, and thus should be embraced. As I expressed in a previous correspondence, I find this approach of "it could be worse" to be both insulting and unrealistic. I firmly believe the restrictions of the 4 pipeline right of ways and the costs associated with developing on and around the easements make the chance that minimum standard SF2 homes will ever be built on these parcels exceptionally miniscule. Even if the land were free, the combination of SF2 lot size restrictions with easement restrictions as the pipelines angle through the property significantly limit the number and location of possible home sites, making it substantially more likely that a developer will seek alterations requiring APC and council review and approval, or will necessitate a higher price point of dwelling to recoup costs of development. If the zoning is kept SF2, we as a community will have a much greater chance of eventually obtaining a proposal that will be more compatible with infill requirements of the UDO, less offensive to the community and put fewer citizens directly in harm's way.

The most disturbing part of this process of revisiting this proposal with an attempt to gain a favorable recommendation is the ***appearance of impropriety*** of MI asking for a "redo" in exchange for placing $250,000 in an escrow fund for potential city use toward land acquisition or roundabout construction. If the APC changes the recommendation from unfavorable to favorable at this point, regardless of any other underlying justifications or reasons, the message the action will send is one of two equally disgusting and unacceptable options. It will either

1) tell all future developers that the approval of the city is for sale, and that if one gets an unfavorable recommendation there is now precedent to

resubmit the application with some money in a separate proposal for the city to use as it chooses and you can buy your approval

2) Or, it will send a message to developers that Westfield has decided it is acceptable to coerce and extort payments for other projects in order to develop in Westfield.

There may be legal question as to whether the City could even ever demand payment to this escrow fund, as the proposed contract clearly ties the payment to approval of zoning changes and permit issuances. As such, it smells of running afoul of the Nolan-Dolan test as an "unlawful taking" by the City, especially since it was not included in the original proposal which received an unfavorable recommendation from the APC and was withdrawn before consideration by the Council. As such, I implore you to keep the integrity of our city intact for future interactions with developers and again advance the proposal with a now unanimously unfavorable recommendation and for the Council to vote no on the ordinance if it reaches them.

As before, I thank each of you for your time and service to our community. I welcome the chance to speak to each and any of you regarding further concerns outlined in the multiple other correspondences I am sending under separate email. I respectfully remind you that you have no obligation to grant such a rezone request to a developer, but do have an obligation to the community. The decisions you make now will affect our community for decades to centuries, and I trust you will give your choices the weight they are due.

Sincerely and respectfully,

Michael D Miller

AUTHOR: Paul Thompson

DATE: December 7th, 2015

SUBJECT: Proposed MI Homes development at 161st and Oak Rd

Hello,

My name is Paul Thompson. My family has lived at 2110 Oak Woods Lane for almost 20 years. Our children graduated from Westfield High School and I have a small business here in town, located in the old lumberyard complex across US 31 from the high school. I am writing regarding the development that MI Homes is proposing at the corner of 161st Street and Oak Road, which sits at the entrance to our small neighborhood.

We have a modest 80 year old home on 4 acres. We are not wealthy and our house is not large or impressive. We live in a neighborhood of 8 to 10 homes, depending on which homes are included in the count. We moved here because of the peaceful setting and have always enjoyed the rural feel of the area, but we have realized that sooner or later the woods and farmland surrounding us would be developed in some manner.

Earlier this year when the property directly west of us at 161st and Union was approved for development, we were disappointed but did not complain or protest because we were told some of the character of the property, beautiful wooded and rolling land along Cool Creek, would be preserved. I walked the property with the developer and he told me that a good share of the large trees along the creek would be spared. Over the past few weeks the property has been almost entirely stripped of trees nearly to the creek's bank and the land itself has been changed in ways that would make a strip-miner blush. We have been told that the houses in the new neighborhood will be for empty-nesters, a demographic that won't add more students to our school system. But when I asked the developer to define what an empty-nester neighborhood is, his description sounds pretty similar to a description of small starter homes. It just sounds better when you're trying to get zoning approval. Target home values are only estimates, and the actual selling price for these homes will be determined by the market, not by the developer's marketing staff.

So we already have 60 small homes being built directly west of our neighborhood. Now MI wants to add another similar development a block away in the middle of neighborhoods that seem unanimous in their disapproval of the development. When we moved to Westfield I was discouraged at the lack of any cohesive plan for development, and it seemed there was no consideration for the homeowners who already lived in an area when contemplating development of a new tract of land. Since Westfield has become a city there has been a change from those disjointed decisions, and the embarassment of having western areas of the town threaten to request annexation by Carmel has been largely forgotten.

Why does it seem that we are headed back to our former ways after several years of progress and rational decisions?

I understand the need for additional tax dollars, but the council is smart enough not to be taken in by the claim that these homes will be occupied by 60 new empty nester couples in addition to the other 60 empty nester couples moving in just down the road. After a few years, many of these homes will become starter homes and rentals, adding more costs to our schools that the taxes on those home will not cover.

This is a piece of property that is hard to develop because of the pipelines running through it. But it seems that shoehorning a development that no ones wants into this property just because a developer is willing to snap it up makes no sense especially in light of the fact that a similar project is blossoming just down the street. Won't this new development prove to be a competitor to the existing Pulte development, which will drive down prices in the short term and drive down tax dollars in the long term?

Please consider the desires of surrounding homeowners as you decide the future of this property. There will always be more development proposals, but once you move forward with one, we're committed to the direction you have chosen.

Thank you for taking the time to consider this matter. I appreciate the hard work you do, often with little thanks. Our growing city is blessed with good and faithful leaders.

Sincerely,

--

Paul Thompson

2110 Oak Woods Lane

Creative Solutions / Duralok

pthompson@duralok.com

Cell: 317-443-6169

Office: 317-867-0990

AUTHOR: Susie and Randy Tatum

DATE: December 7th, 2015

SUBJECT: Tamarack

Dear Town Council, APC members, and Mayor Cook,

We have left several meetings regarding the proposed Tamarack subdivision, feeling completely unheard. We are extremely opposed for the following reasons:

This is a beautiful road in an area known for open spaces, trees, horse farms, and unique homes – some small and rustic along with custom homes. Residents truly care for and have fought hard to keep our community thoughtfully planned. While we understand that this land will be developed, we are opposed to a production housing project with 53 cookie cutter homes, sitting on tiny lots, with only 10-15 feet between them. Anyone driving down Oak Road or 161st Street, will see the non-landscaped, rear views of look-alike houses built on either side of three gas pipe lines. It will be an eye-sore to residents who truly care for our beautiful community on Oak Road. Tamarack doesn't fit with any of the surrounding neighborhoods – north, south, east or west. Although this is called an empty nester sub division, it could just as easily be low income starter homes with additional students to add to our already burgeoning school system.

With 53 proposed new homes across the street, we will have at least 106 additional cars traveling Oak Road and 161st Street. Traffic is already very busy, making it difficult and sometimes dangerous to pull out of our driveway onto Oak Road. With three additional new developments in the surrounding area that are not yet completed, we are looking at a very congested scenario.

These homes are proposed to sell for **$300K or less** and will surely bring surrounding property values down. We have a glut of new home construction in the $250K - $300K range in Westfield. With a 1% tax on homes, Westfield cannot support our infrastructure if we continue to build homes in this range. I understand from numerous sources that we need more new homes in excess of $450K to support our schools, roads, and employees. Custom homes of a higher value would be an asset and would be supported by the Tatum family and our neighbors.

We can do better than what MI has to offer. We understand that this land will be developed, but don't understand why there is no compromise. Other than MI Homes and certain Westfield officials, there are NO residents, that we know of, who support this development. We would like to see larger lots and higher value, quality homes that will enhance this area, not devalue it. We want to be supportive of what is built across the street. We will have to look at it every day and

want a high quality neighborhood that will enhance everyone's property value and be an asset to our community.

Tamarack will have a negative impact on OUR neighborhood. We are the people who elected you to your positions. Please listen to us, your constituents and reject Tamarack.

Thank you.

Susie and Randy Tatum

16250 Oak Road

Westfield, In.

AUTHOR: Roy Maynard

DATE: December 7th, 2015

SUBJECT: Re: Tamarack Community Impact Concerns - Ord. 15-14

Dear Jeffrey, APC:

I am sure you have received much feedback from the surrounding neighborhoods against the proposed Tamarack Community. Rather than recount the litany of issues with the project, I feel Ken Kinghill summarized the situation beautifully when motioning to forward this ordinance to you with a negative recommendation. The builder has done a lot to pretty up the homes and provide a good product but it is a product that does not fit the surrounding areas. As a realtor/broker, his opinion should be considered dutifully.

While there is nothing wrong with these homes, shoehorning them into a neighborhood currently zoned for lower density housing (SF-2) is not the correct action here. Westfield has spent much time in creating a comprehensive plan. Abandoning that plan for every 50 unit subdivision proposed will open the town to a hodgepodge arrangement with no cohesive flow to the town. The Tamarack proposal isn't really the type of neighborhood that lot should have with all the pipeline restrictions, and surrounding large and acreage lot homes. I have no doubt that a lower density neighborhood will be proposed in the near future. Both Langston and Estridge have similarly sized projects currently underway in the same area which would be much more suited for this lot location and all its unique constraints.

The community is looking for a solution and is willing to work with MI to find a compromise if possible. For example, I feel the neighborhood would accept units that look similar to the houses MI is building where they introduced the proposal to the community. Those homes are on larger lots with side load garages (same models).

Sincerely,

Roy Maynard & Family

Oak Manor

Author: Alfred Nelson

Date: December 7th, 2015

Subject: Tamarack PUD

Letter:

Dear Plan Commission and Council Members, I am writing today to inform you that after reading the revised proposal for this PUD my position, similar to the proposal, has not changed. All of my previous correspondence, objections and comments remain. There are portions of Westfield that need to remain as they were intended. Oak road is one of those areas. Please preserve the character of this area today and in years to come.

It is an insult to the city and its residents that this developer would come back to you with the same rejected proposal and expect a different outcome with only a promise for $250,000 in road improvements as incentive. If this developer would like to get serious about a development that fits the surrounding area and preserves the Oak Road Corridor, I am certain the residents would support it. Please do your best to make that happen.

Thank you.

Al Nelson

Oak Manor

317-848-0754

Author: Guy Markusfeld

Date: December 7th, 2015

Subject: Tamarack development

Letter:

Dear Westfield City Council, Planning Commission and Mayor Cook,

I am surprised that this proposal is being considered again, with no changes to address the communities concerns.

My greatest concerns are: The small lot size, min. 9000 sq ft or 70' X 128'. The number of lots crammed into the build-able spaces. This also does not allow for a buffer mound the size of Oak Manors that would create continuity or privacy along oak road and 161st St. If houses could be built as little as 10' apart, it would not be conducive to this area.

The lot size must be a point of embarrassment for M/I Homes. In the meeting with Jon Dobosiewicz and the representatives from M/I homes, on three different occasions they would not answer the question of lot size in the public forum. After the meeting I asked Ann Kloc (M/I representative) the size of the lots. She said the "average size was approximately 10000 sq ft" but did not mention the minimum. I asked Jon Dobosiewicz in an email to clarify this information. Below is his response.

"The smallest lot size permitted is 9,000 square feet. Lot sizes will be between 9,000 and approximately 24,000 square feet in size. The lots served off of the oak road entrance are generally larger. We do not have an average to provide."

Admittedly 10,000 sq ft is between 9,000 and 24,000 sq ft but a bit misleading. I am going to guess there will be a lot more 9,000 sq ft lots then 24,000 sq ft lots. They will not state these dimensions in acres, so let me.

9,000 sq ft = .20 acres

The average plot size between 171st St. to 151st St. and Carey Rd. to Union St. is 1.8 acres.

1.8 acres divided by .20 acres = 9 Tamarack lots fit into the average plot size in this area.

These numbers include Pines of Westfield and Oak Manor.

I believe this illustrates just how out of character Tamarack lots sizes are in comparison with the surrounding area.

Thank you, respectfully.

Guy Markusfeld

Author: Jay and Teresa Park

Date: December 7th, 2015

Subject: Tamarack PUD petition @ Oak Road and 161st St.

Letter:

December 7, 2015 12:08 PM

Westfield Washington Plan Commission and Mayor Andy Cook:
Tamarack subdivision proposal (M/I Homes SF-4 PUD project at 161st and Oak Road) does not fit the Comprehensive Plan that was a long and expensive process of insuring that the development that we all knew would happen would occur with a logical intent rather than random petitions. It certainly does not fit the density of the surrounding developed areas. It is the responsibility of the governing bodies to protect the property values of citizens that have already invested in a community and not be bribed by an individual developer.
We thank you for turning down this proposal knowing that something much better will come along in the near future as demand for quality residency in Westfield continues to increase.

Drs. Jay and Teresa Park
15525 Oak Road

Author: John Boyer

Date: December 7th, 2015

Subject: RE: Tamarack PUD Project-Updated Revision

Letter:

City of Westfield Administration,
Tonight the Tamarack PUD is coming back before the APC for "public comment". As you are aware, the APC gave it a resounding REJECTION vote by a 5-2 margin the last time it came forward. As far as we understand, the proposal tonight is the same with a change of adding 3 additional lots with the addition of obtaining one small parcel along the southern perimeter on 161st. Street. From the perspective of the "value" of this change to our community, it only makes it LESS PALITABLE, in that M/I Homes is offering MORE of what the APC of Westfield DOESN'T WANT.

But like they say in late night telemarking of food processors, etc, "BUT WAIT, THERE's MORE. The "MORE" is a $250,000.00 "Sweetener" to the city of Westfield to overlook the product the APC has already said they DON'T WANT. To the APC, that shouldn't make any difference, because a Quarter of a Million Dollar "BONUS" shouldn't have any impact on the parameters of the project that the APC should be considering.

But for the City Council, it's a DIFFERENT STORY. Here's a $250k "windfall" to "sweeten up the project". After all, they're responsible for the "bottom line" in the city, and a project that brings in another $250k might not be so bad after all. Getting $250k into the city coffers just to make the highest-quality neighborhood in Westfield have to accept a subdivision of lower-standard manufactured homes sounds like a pretty easy pill to swallow. I guess the answer to that could be "That's NOT MY NEIGHBORHOOD, so I'll take the $250k, THANK YOU VERY MUCH.

This property is part of the farm land east of Oak Road that developers have watche for the last 20 years with the hopes of adding a "mega-subdivision". Our homeowner's association, Washington Township Neighborhood Trustees-SE (WTNT) was in fact formed 25 years ago to try to help fight such a "mega-subdivision", given that virtually all of the existing residential area consisted of AGSF-1 properties consisting of 3-5 acres each. We were able to help defeat such a development that had over 300 homes that were "substandard" to the quality of homes already existing.

When Westfield was still a "town", city planners had the foresight to propose the establishment of a "Comprehensive Plan" to establish "continuity" between newly-proposed developments and existing neighborhoods. This prevents a "hodge-podge" of mixed-quality neighborhoods that hurt property values of existing homeowners. Thanks to the Comprehensive Plan, high quality neighborhoods such as Brookside, Bridgewater, Oak Park, Oak Manor are all clustered in our SE Quadrant of Washington Township, and ALL were well-received by our neighborhood when their proposals came forward before the Planning Commission and Town council.
Langson's Oak Manor was built in the "usable" portion of the property on the east side of Oak Road, and the area now proposed for Tamarack was not included because of the high percentage of "exclusion zones" required for the pipelines.

Other from our neighborhood speaking before you tonight are addressing many of the other undesirable qualities of this proposal, so I will end with this statement.

"It was objectionable to the APC before, and now it should be even MORE objectionable, and the $250k "sweetener" added should NOT affect the appropriateness of this dense subdivision of manufactured houses in an area surrounded by the highest quality neighborhoods in Westfield.

John Boyer
WTNT President

Author: Ron and Tammy Loera

Date: December 7th, 2015

Subject: Tamarack Development Proposal

Letter:

Dear Advisory Plan Commission Members,

My Wife and I are residents of Oak Manor and we respectfully request that you again reject the Tamarack Development Proposal for 161st and Oak Road.

This proposal, including the latest revision, fails to meet the most fundamental guidelines of the Comprehensive Plan.

- The design standards of the proposed development are not consistent with the surrounding neighborhoods.
- This proposed development continues to be an abrupt change in housing scale, mass, and material.
- This proposed development does not compliment the existing adjacent neighborhoods.
- There continues to be monotony issues. The side and rear exposures seem to be very similar in nature to each other.
- All of these noted issues would negatively effect the character of the existing neighborhoods.

If M/I Homes does not want to make meaningful changes to address these concerns, our community should wait for another proposal that would be a better fit. This is a unique property that may have some challenges but that should not force us to hastily choose a less than acceptable proposal. Given the popularity of our growing community, it would seem likely that other proposals would be forthcoming.

Thank you for your consideration.

Respectfully:

Ron and Tammy Loera

16405 Oak Manor Drive

Westfield, IN

Jennifer Miller

From: Alexander, Todd <talexander@fdbhealth.com>
Sent: Monday, December 7, 2015 5:02 PM
To: APC; Council Members; Andy Cook
Cc: kyda@aol.com
Subject: Current Residents Ask You To Deny M/I Home's "Tamarack Planned Unit Development (PUD) District" Proposal

December 7, 2015

Dear Advisory Plan Commission Members, City Council Members, and Mayor Andy Cook of Westfield:

My wife and I (Todd and Kyle Alexander) respectfully ask you to deny M/I Home's zoning request proposed as the "Tamarack Planned Unit Development (PUD) District", leaving the current zoning as planned "SF2: Single-family Low Density District".

Our primary reasons for this request include:

(1) Potential loss of property values with the proximity of lesser valued homes and the increased population density in general,
(2) potential loss of the rural setting and enjoyment we obtain from the beauty of our current view,
(3) and the loss of peace-of-mind with an increased risk of property damage or personal injury due to construction and homes built so close to a large natural gas transmission pipeline.

Item (1) is a common concern that has been expressed by several in the community, including ourselves.

Item (2) is more personal. Kyle and I both were raised in open, rural areas. After living in Westfield for 8 years, we carefully planned and selected our current lot because of the setting it provided and have enjoyed it for over 12 years. However, we completely understood that development would occur in the area under discussion, but believed the area would contain a smaller number of homes—because of the zoning (plan) and regulations that limited development due to safety concerns regarding the natural gas pipeline.

Of course, all of these concerns are motivated by our own self-interest and preservation of what the two of us value; however, item (3) is extends beyond the view from our back yard—it encompasses the duty of ensuring the safety and just treatment of others—those who move into the proposed development.

Kyle and I weighed the risks of building so close to the transmission line—making sure we had enough separation—and for years have not given it much thought.

Until the San Bruno pipeline explosion. Even though it was more than 2000 miles away, it hit home with many of us here in Westfield and nearby communities. Until recently, the corporate headquarters of my employer of 25 years was located in San Bruno, CA. While no one in the organization was injured in the explosion, we all felt the impact—some literally. All of us were affected in some way or another.

We gave it more thought more recently. We attended the developer's session last Monday evening and were surprised by the answers we heard from the land use professional. He (nor anyone else on the development team) could answer the basic questions of:

"Who operates the pipeline?"
"What is the diameter of the large main line?"
"How deeply is it buried?"

Further questions such as “What is the pressure?” or “Has the odorant been added to any of the lines?” were not posed as it appeared the representatives would not know. However, he did assure us that the minimal distance between the homes and the line met the necessary standard. (Was this Panhandle’s right-of-way minimum?)

It was not clear what the standard was, who the authority was that set the standard, and whether all guidelines and regulations have been met.

Our concern for our own safety would peak during construction; however, we would remain on “heightened alert” indefinitely as several families move in.

Our home all brick and is more than 250 feet from the line. It appears that the plans have several homes between 50-75 feet from the transmission line. Should a rupture occur, how safe will the residents be? Do they understand the risk? Do they and the developer recognize the fact the closer you are to the pipeline, the more noise you hear? (We did explain this at the meeting last Monday. It’s similar to the sound a tractor engine makes—not a hissing or flowing sound you might expect.) Will this go undisclosed until the residents move in?

Please give these issues serious attention as you make your planning decisions—they will impact several current residents as well as all residents of the future.

Sincerely,

Todd and Kyle Alexander

16437 Oak Manor Drive
Westfield, IN

Tamarack PUD - Zoning Comparison Chart
12/4/2015

	Tamarack PUD	UDO SF 2
District Standard		
Min Lot Area	9,000 SF (lot 3-4 adjacent to Oak Manor 23,000 SF minimum)	15,000 SF
Min Front, Side & Rear Yard	22', 5', 25' (15' minimum for patio or deck)	30', 12' 30'
Min Lot Width	70'	100'
Max building height	25'	25'
Min Ground Floor Area	**Ranch: 1,900 SF** **1.5 Story: 1,900 SF**	Ranch: 1,200 1.5 Story: 800
Development Plan Review	Required	Required
Home Architecture		
Standards Applicable to all homes in development	**YES – Architectural standards required for all homes**	NO –only lots visible from perimeter streets require additional features per Chapter 6.3 of the UDO
Vinyl Siding Prohibited	**YES - no vinyl allowed**	Vinyl permitted up to 25%
Masonry Required	**Yes – all 4 side of dwelling**	Not Required
Garages	Variety in design required	Variety in design not required
Roofs	8:12 roof pitch standard Dimensional shingle required 12' overhand required	Not required, optional for perimeter lot compliance Not required, optional for perimeter lot compliance Not required, optional for perimeter lot compliance
Windows	5 ½" trim required unless framed in masonry	Optional for perimeter lot compliance
	Minimum of one (1) required on side elevations	Not required, optional for perimeter lot compliance
Character Exhibits	Provided	Not required – no benchmark
Anti-monotony Provisions	**Exceed UDO requirements**	Optional per UDO, 2 of 3 standards required
Garage Recessed 5'	Optional, not proposed	Optional per UDO, 2 of 3 standards required
Front yard building offsets	Will be provided to meet UDO requirement	Optional per UDO, 2 of 3 standards required
Basements	Required on no fewer than 25% of homes	Not Required
UDO Compliance for perimeter lots	**Required**	Required

Tamarack PUD - Zoning Comparison Chart
12/4/2015

Landscaping		
Minimum Open Space	**Minimum of 35% (more than 4 times required under UDO)**	Minimum of 8%
East Buffer Yard	Significant Landscaping: A minimum 3-5 mound, 1 evergreen tree per 15' in CA E & F 3 shade, 3 evergreen and 10 shrubs per 100' required 15' Tree preservation required	**No mound required** **No landscaping required** **Tree preservation not required**
North Buffer Yard	Significant Landscaping: A minimum 3-5 mound, 1 evergreen tree per 15' along west, 3 shade, 3 evergreen and 10 shrubs per 100' required	**No mound required** **No landscaping required**
North and East Buffer width	Minimum of 30'	None Required
Additional Plantings	Additional plantings in central common area	Not required
Lot Landscaping	3 shade, 1 ornamental/Evergreen and 10 shrubs	4 shade, 2 ornamental/Evergreen and 4 shrubs
Miscellaneous		
Lots permitted over gas pipeline easements	Not permitted	Permitted
Street Lighting	Not permitted at end of cul-de-sacs closest to Oak Manor	Lights permitted
Yard Barns and Playsets	Prohibited	Permitted
On street parking discouraged	Yes	No
Recreational Vehicle parking restrictions	Yes	Not required

Tamarack Plan Enhancements Summary

(Includes enhancements made to the original filing – refer to Ordinance for full text requirements)

Site Plan and Development Enhancements:

1. Concept Plan:
   - A. Provided loop street and reduction of cul-de-sacs,
   - B. Provided frontage road resulting in more fronts and sides of homes facing 161st Street.
   - C. Increased lot sizes adjacent to adjoining Oak Manor lots, and
   - D. Provided additional evergreen landscaping and mounding in multiple locations along the north and east perimeter of the site.
   - E. Incorporated additional real estate along 161st Street.

2. Minimum Living Area (Ground Floor):
   - A. Single story: Increased the size to 1,900 (1,200 required per UDO)
   - B. Story and one-half: Increased to 1,900 square feet (800 required per UDO)

3. **Architectural Standards:**

   - A. Added additional Character Exhibits of proposed homes. See images in Exhibit C.

   - B. Building Materials applicable to all homes:
     - i. Vinyl and aluminum siding is prohibited.
     - ii. Masonry shall be used as the exterior building material on a minimum of seventy-five (75) percent of the first floor of the front façade of all Dwellings A maximum of five (5) Dwellings may have less masonry than required by this provision provided a minimum of masonry wainscot is provided as generally illustrated on Page 9 of 9 of the Character Exhibit.
     - iii. A minimum thirty-six (36) inch masonry wainscot (measured from the Dwelling foundation) shall be the exterior building material on the side and rear façade of all Dwellings as generally illustrated on Page 7 of 9 and Page 8 of 9 of the Character Exhibit. This provision does not limit the use of additional masonry on the rear and side facades.

   - C. Garages: All Dwellings shall have a minimum of a two (2) car attached garage with a variety of Garage door designs as shown in Exhibit D.

   - D. Roofs: Dimensional shingles shall be require on a minimum roof pitch of 8:12 with twelve (12) inch overhangs around the entire Dwelling,

   - E. Windows:
     - i. Minimum 5-1/2" wide trim shall be required around all windows of the Dwelling unless framed in masonry. Alternative decorative window trim detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered.
     - ii. A minimum of one (1) window shall be located on each side façade of a Dwelling.

F. Architectural Diversity: All Dwellings must comply with the architectural diversity standards included in Exhibit F which regulates two dwellings on either side of the subject dwelling and three across the street. This standard exceeds the standards of the UDO which only regulates the dwelling on either side of the subject dwelling.

Landscaping and Lighting Standards:

4. Shade and Evergreen trees were added to the common area northwest of Lot 20 thru Lot 27 as generally shown on the Concept Plan. The minimum number of trees planted in this area shall be calculated at one (1) tree per fifteen (15) feet of lot width along the rear of Lot 20 thru Lot 27. The UDO includes no standard for this area.

5. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the north perimeter of Common Area A, Lot 3 and Lot 4 as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the north perimeter of said Common Area and Lots. This was added to screen headlights from the real of lots in Oak Manor. The current zoning requires no mound or landscaping along this perimeter.

6. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the east perimeter of Common Area E (outside the pipeline easement) and Common Area F as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the length of the mounds. The current zoning requires no mound or landscaping along this perimeter.

7. A fifteen (15) foot wide tree preservation area will be provided along the east perimeter of the Real Estate as shown on the Concept Plan. The current zoning requires no preservation along this perimeter.

8. Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan in order to reduce light along the north perimeter of the property.

Additional Standards. The following standards shall apply to the Real Estate:

9. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted. Both the current zoning and R4 permit accessory structures.

10. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted. Both the current zoning and R4 permit the above.

11. Fences: All fences shall be (i) black metal and (ii) a maximum of 48” in height. Both the current zoning and R4 permit a wide variety of fences including 6’ tall wood stockade fences.

12. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements. The current zoning and R4 have no minimum standard.

13. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings. The current zoning and R4 have no minimum standard.

14. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage. The current zoning and R4 have no minimum standard.

15. The Model Home constructed on the Real Estate (i) shall include a basement (part finished) and (ii) shall be a one and one-half story Dwelling. The current zoning and R4 have no standard.

16. The following standards are required to be included in the Covenants, Conditions and Restrictions of an owner's association and such owner's association shall be solely responsible for the enforcement of such standards. The UDO does not limit parking or modifications to garages in this manner. This is a standard that is required to be in the Covenants for the neighborhood and could not legally be removed without amending the PUD.

    A. On street parking shall be highly discouraged. Driveways and Garages shall be used for parking of vehicles. No modification shall be permitted which would reduce the number of vehicles which may be parked within a garage below the number for which the garage was originally designed.

    B. A boat or recreational vehicle may be parked in a property owner's driveway for a period not to exceed two (2) days in order to clean and winterize the vehicle.

    C. No vehicles of any type shall be stored/parked on the street overnight.

Amenities. The following amenities are proposed.

17. Trails as shown and located on the Concept Plan shall be installed that provide connectivity between Oak Road and 161st Street and access to the neighborhood's Open Space. The installation of the proposed path ways will connect residents by path north to the Midland Trail.

18. A fountain will be required in the detention pond which is not required per the UDO.

19. A minimum of one (1) bench sitting area shall be provided which is not required per the UDO.

20. A minimum of two (2) gazebos including (i) sitting areas, (ii) a minimum 8' by 6' structure and (iii) a minimum 10' by 10' hardscape area as generally depicted in Exhibit E which is not required per the UDO.

21. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area which is not required per the UDO.

22. Exhibit E was added which includes images designed to capture the intended amenities to be constructed in the District which is not required per the UDO.

EXHIBIT "B"
Page 1 of 1

(Concept Plan)

EXHIBIT "C"
Page 1 of 9

(Character Exhibits)

EXHIBIT "C"
Page 2 of 9

(Character Exhibits)

EXHIBIT "C"
Page 3 of 9

(Character Exhibit)

EXHIBIT "C"
Page 4 of 9

(Character Exhibit)

EXHIBIT "C"
Page 5 of 9

(Character Exhibit)

EXHIBIT "C"
Page 6 of 9

(Character Exhibit)

EXHIBIT "C"
Page 7 of 9

(Character Exhibit)

EXHIBIT "C"
Page 8 of 9

(Character Exhibit)

EXHIBIT "C"
Page 9 of 9

(Character Exhibit)

EXHIBIT "D"
Page 1 of 1

(Garage Door Exhibit)

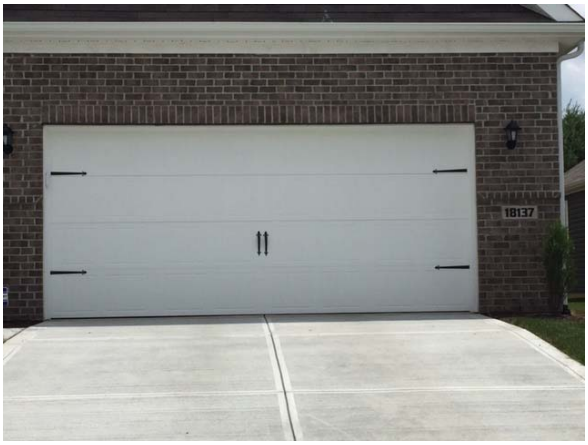


EXHIBIT "E"
Page 1 of 1

(Common Area Exhibit)

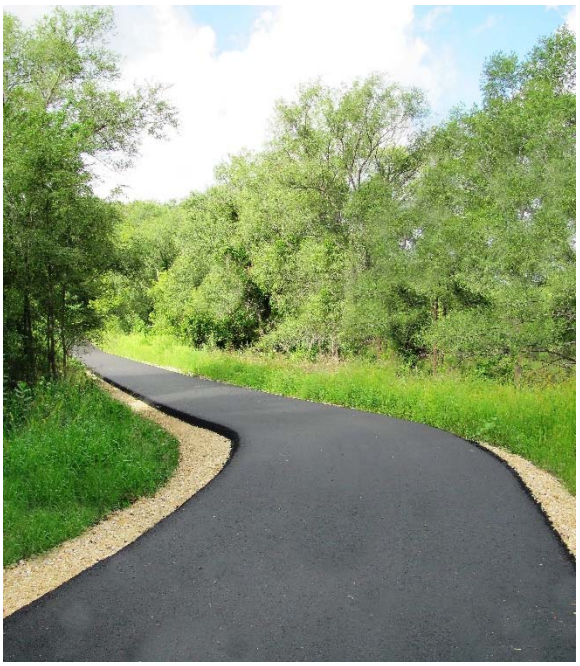


EXHIBIT "F"
Page 1 of 1

(Architectural Diversity Standards)

(1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.

(2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.

(3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation **2** Color	Elevation **3** Plan Color	**Elevation 4 Plan Color**	Elevation **5** Plan Color	Elevation **6** Color	**7**
			street			
8	**9**	Elevation **10** Color	Elevation **11** Plan Color	Elevation **12** Color	**13**	**14**

The Cottages at Bridgewater Lakes
Neighborhood Meeting Notes
By: Harold Gibson, H. Gibson Land Surveying, Inc

Date: November 16, 2015

The following are notes from a neighborhood meeting held on November 12, 2015 at the Bridgewater Club Clubhouse, in the H.H. Gregg Room. The meeting was called to order by Mr. Peter Wang, Developer at 7:00p.m.

Those in attendance to present the proposed PUD Amendment and replat were:

Mr. Peter Wang, Owner, Developer, Bridgewater Masters, LLC
Mr. Dave Berman, Sigma Companies
Mr. Mark Humphrey, Real Estate Links
Mr. Harold Gibson, H. Gibson Land Surveying

The meeting was called to order by Mr. Peter Wang, Developer at 7:00p.m. Mr. Wang asked for a show of hands from those in attendance as to their place of residency:

The Garden Homes = 27
The Villas = 4
Townhomes = 1

Mr. Wang reviewed the history of his purchase of the Bridgewater Lakes properties in 2009 and subsequent development of The Garden Homes, Villas and Townhomes. The Garden homes and Villas are nearly completed, however, the Townhomes have been a challenge trying to finish. This new project is an attempt to improve on what is currently constructed and compliment it at the same time.

Reported results of an informal survey of residents in the Garden Homes and Townhomes in which residents were asked to make known development concerns within each respective community. He found the three (3) most common struggles were: Parking, Appearance and Consistency.

A few months ago meetings were held with Todd Pyatt of Pyatt Homes regarding some ideas to accomplish the goal of finishing the townhomes. After several weeks of review and considering market conditions, the product Mr. Pyatt and Mr. Wang agreed to pursue was a 22 foot wide detached, multi-story townhome, single ownership. The product included a variety of architectural features in exterior design. In order to compliment the detached nature of the structures, it was necessary to replat the current PUD by downsizing the number of units from 41 to 36.

Mr. Wang provided notes and diagrams via a power point presentation. Mr. Gibson was introduced who explained the highlights of the site layout. Mr. Gibson utilized a colored rendering of the site to point out the new units. Mr. Gibson noted there is not intended to be many site changes from the original plan filed with the townhomes. Landscaping mounds to stay in tact. Roads to be connected as planned. Existing utilities to be utilized where possible. Sea wall around the existing pond to remain.

Mr. Gibson introduced Mr. Berman who detailed his relationship with Mr. Pyatt and how the developer and builder came together. Mr. Berman explained the interest in townhomes and how that can be an advantage to certain homeowners/buyers. He outlined the series of meetings which have been held with the City of Westfield and a meeting with Dave Mennel of Bridgewater. At the current time there are five (5) home plans ranging from 20' – 22' wide. All planned to fit on a maximum of 28' wide lots with 6' between buildings. Setbacks are planned to be 20' in front versus the Townhomes which were developed with a 16' front setback. Some of the marketing aspects/options of the homes are:

Highly livable floor plans (see attached)
1st floor bedroom/bath
Technology center
3 story standard-4th floor option
Elevator options
Front Deck Options
Coffee bar

Mr. Berman noted the focus on the design of the units hinged on the community as a whole and not simply the Cottages. He introduced slides comparing before and after elevations with the current Townhomes positioned against the new elevations. The new proposed elevations contain a variety of material elements in siding choices, which increases the architectural interest over the largely brick sided Townhomes. Corner or end units have been enhanced with more appealing architectural features. Specific lots will include units where the side has the appearance of a front façade.

The product began as a 20' x 50' unit but as a result of a brief review from the development team the plan was paired back.

What does this plan mean in terms of pricing? Mr. Berman presented evidence the current townhome plan averages $89/sq.ft resulting in average sales of $191,000. The proposed Cottage plan will exceed the average of the Townhomes as the minimum is projected to be in the high $200K's with several reaching the upper $300K's.

The current timeline for the project was updated to include filing the new plans with the City on November 13, 2015. Section or Blocks A & E are expected to be constructed first with construction to begin first 1/4 of 2016. Lot 9 is planned for the model. Unit 2351 of the plans attached is expected to be the floor plan.

The meeting was then opened up for questions from the residents in attendance.

Those were as follows:

It was desired that construction vehicles not be allowed to travel through the Garden Homes community. All agreed. How to manage that will be decided later.

The transition between the Garden Homes and the Cottages was a major discussion point. Some felt a gate was needed, others were concerned with speed of traffic. It was noted the roads are all private. Mr. Wang asked if a speed bump was a possible solution? Mr. Bob Schuyler who lives adjacent to the north on the east side feels as if a gate is the solution as that is consistent with other communities within Bridgewater. Mr. Schuyler doesn't want the traffic going through the Gardens.

The question was asked if a new entrance could be constructed from Guerin Way? At a minimum could the construction entrance come from Guerin Way?

Carol Schuyler asked of Mr. Wang how far away the units were from their home. Mr. Gibson stated he thought it was approximately 40 feet guessing. Mrs. Schuyler said the project was very appealing and asked what the colors were going to be?

Mrs. Schuyler also questioned the occupancy of the Townhomes, saying she didn't think they were full. Mr. Wang did agree there were a few units empty but that isn't unusual in a townhome community. Mr. Wang stated in his research he has not found townhomes to have "bounced back" as well as other types of residential communities.

Mrs. Schuyler asked if the number of stories contributed to the sales problems? And followed up with the question as to why the undeveloped space couldn't be used for more single-family homes, like the Garden Homes?

Mr. Wang replied his goal was to compliment the existing townhomes and he felt by doing single-story it would not blend well and enhance the community.

The audience asked what age group we were targeting. Mr. Berman felt with the elevator option the age target was very wide and non exempting.

A question was raised as to the ability to "hide" the unsightly utilty boxes on the existing townhomes. Mr. Wang said he would check into the possibility of adding some landscaping pending utility approvals.

It was pointed out that one of the concerns in the other neighborhoods was the lack of parking for visitors. The group was asked about overflow parking and it was agreed to research the options for such.

The only resident in attendance from the Townhomes (name not provided) happens to live adjoining the proposed Lot 32. Immediately behind his home. Can that be moved?

It was also asked if we could move Lot 31 south?

It was asked if we could possibly shift the street to the east and reduce further the setback from Gray road to provide a view behind the townhomes?

Mr. Gibson reminded the audience this meeting was to collect information and to hear concerns. Although the concerns may very well be valid, without taking them back and studying them further after discussing with the City no decision could be made. The group understood.

Mr. Wang reminded the audience he was trying to compliment the existing homes and townhomes and to improve on what existed. The plan approved for the Townhomes was not much different than what is being proposed.

The suggestion was made that brick on the end of the homes might look better.

Mrs. Schuyler asked if the first homes would be built on Block A and sold before other homes built? Mr. Gibson explained the plan to start on Block A and E and the construct the site infrastructure and hopefully strategically move from south to north.

The question was asked if there was a neighborhood with this model up to visit? The group did not know of one like this.

Are there any other neighborhood meetings scheduled? Mr. Gibson detailed the plan for the public hearings but stated there would be no other scheduled neighborhood meetings at this time. He would however be sending out notices of other public hearings. Certain individuals asked to be exempted from Certified letters and only use regular mail.

The question was asked if a new HOA would be started or would the current townhome association be utilized?

It was noted that Mr. Mennel suggested using the same HOA.

Mrs. Schuyler questioned what the extra entrance looked like?

It was recommended the notes of the meeting be sent to a resident to pass along to the other attendees. Mr. Gibson agreed.

An opinion was offered that the Cottages didn't fit into the undeveloped space and it was preferred more of a mixture of single story homes be developed. In addition they were objecting to the height of the units and considered that to be non-appealing.

On the flip side an immediate reaction was voiced stating how well they enjoyed the new look along with the separation of the units.

Mr. Wang noted his research has found most buyers prefer the detached unit versus the attached unit. In that regard he has downsized the density by 5 units to capture the market preference.

Some residents again voiced their concern with connecting the street or completing the street as per the original plan. The would prefer to see a cul-de-sac at the current temporary one. They noted the existence of the community without a through street for years; didn't see why it couldn't continue.

Mrs. Schuyler asked us to put ourselves in her position and consider how we might feel with the change next to them.

Mr. Wang stated to the audience how is partner, Mike Deck challenged him with what they could do to bring up the value of the homes? He reminded the residents that some were caught in the very trap that many buyers were where they bought high and then the economy dropped in some cases $200,000. Some of that value has not come back yet today.

Mr. Wang showed a graph of how in 2008 the market sales value of a Villa was $276,000 and in 2015 the same villa is now $411,000. He feels strongly this project will help maintain and improve the value of the Garden Homes and the Townhomes.

Mrs. Schuyler noted for the audience the Garden Homes development is currently working on a "beautification project" with new trees, etc… They do care about the undeveloped land and townhomes.

The concern for buffering the utility boxes was again voiced.

The meeting drew to a close with a brief recap of the main concerns:

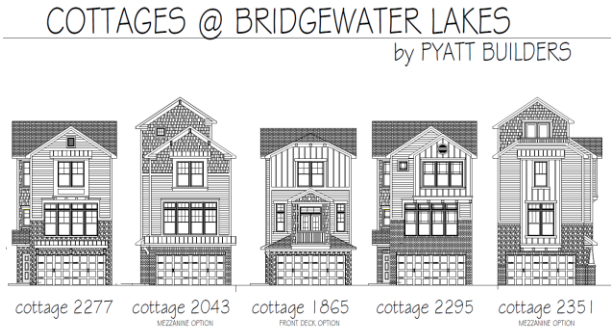
Create more space at the north end of the project;
Create a cul-de-sac to separate the two project or eliminate a through street;
Street names conflict in times of emergencies;

Notes were to be sent to Mr. Neal Wixson, 15440 Mystic Rock.....

No certified mail to Tom Coil, 15561 Mission Hills Drive, 46033.

Cottages @ Bridgewater Lakes

Fall, 2015



Bridgewater Masters, LLC
Indiana Domestic Limited-Liability Company (Llc).

Introductions- Project Team

Land Owner - Bridgewater Masters LLC (Peter H Wang – Partner)

Builder - Pyatt Builders (Todd Pyatt – President/Owner)

Engineering - Harold Gibson Surveying (Bill Evans - Project Engineer)

Sales/Marketing - ERA- Real Estate Links (Mark Humphrey)

Land Development - Dave Berman (Sigma Companies- Principal)

Funding – Farmers Bank

About Pyatt Builders

- Locally owned and operated out of Carmel, IN
- 5+ Year in Business (building 75-100 Homes / year at various price points in ~ 20 communities)
- Quality is top priority
  - Quality Inspections Process- 100% Complete
  - House is always open to customer
  - Weekly meetings throughout the process
- Relational Builder
  - Community | Trades | Homeowner
  - BBB Accredited with A+ , Member of the Builder Association of Indianapolis

General Project Information

Proposed Project- *Before and After*

Product / Lot Sizes:

Before: Townhomes

(**41 units** | 20 & 24' product | 4 , 5 & 6 unit buildings)

After: Now Proposing Detached Single Family

(**36 units** | 20 & 22' product w / 6' separation and 20' Driveways)

Difference: **Less Dense – Decreased from 41 to 36 Units <5>**

Section Location

Phase II – Section H, J, K, L, M & N

Phase I – Section A & E

Product Overview

Standard Features:

- 5 Plans (1865, 2043, 2277, 2295, 2351)
- 20 and 22’ x 46 House Dimension (min. 6’ between homes)
- 16 x 20’ Driveways
- 3 Story Standard- 4th Floor Option
- Technology Centers
- Coffee Bar on Bedroom Floor

Optional Features:

- Elevators
- 1st Floor Bedroom / Bath
- 4th Floor Mezzanine

Product – Font Elevations / Before and After

AFTER:
Single Family Detached Homes:
- **6' between homes**

Mixed use of Architectural Materials:
- **Masonry**
- **Board & Batten (Wood)**
- **Shake Siding (Wood)**
- **Lap Siding (Wood)**
- **Garage Door Options**

Before:
- **Attached Townhomes**
- **All Brick, little variations of Material**
- **2 Plan Elevations**

Product – Side Elevation / Before and After

Before:
- **Brick**
- **Shutters**

After:
- **Stone and Masonry / Shake siding / Gables / Brackets**
- **Shown with 4th Floor Mezzanine (Optional)**
- **Varied Roof Line**

Product – Rear Elevation / Before and After

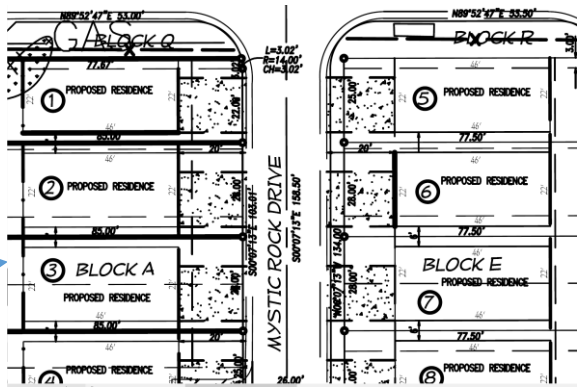
Before:
- **Town Homes- no separation**
- **No roof variation**
- **Standard**

AFTER:
- **Mixed use of Architectural Materials**
- **Variated Roof Systems (Option 4th Floor)**
- **Rear Decks**

Product – PARKING / Before and After

BEFORE:
16' Drive Ways- not deep enough
Cars and trash cans in street

AFTER:
20' Drive Ways on all homes



Timeline / Key Dates

11.12.15 HOME OWNER MEETING

11.13.15 Submittals to City

BEGIN LAND DEVELOPMENT Early Spring ’16

HOME CONTRUCTION Early’16 (Phase 1)