

Westfield City Council Members

Mark Keen, President (District 1)

Steve Hoover (District 2)

Robert L. Horkay, (District 5)

Chuck Lehman, (District 4)

Joe Edwards (District 3)

Cindy L. Spoljaric (At Large)

Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_11_23_2015

Monday, November 23, 2015 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, November 23, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

[Listen to the meeting here](#)

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE COUNCIL

AGENDA

Pledge of Allegiance

Invocation

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: **[Meeting Minutes 11/9/15](#)**

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

Council Response to Guest Comments

Claims:

Documents: [Claims](#)

Approval of Claims

Miscellaneous Business/Special Recognition:

Old Business:

Ordinance 15-40: Amending Trash Ordinance

Council Introduction: November 9, 2015

Adoption Consideration: November 23, 2015

Documents: [Ordinance 15-40](#) | [Exhibit A](#)

Ordinance 15-34: Bridgewater PUD District Amendment – Bridgewater Parks

Community SWC of 161st Street and Gray Road

Council Introduction: October 12, 2015

APC Public Hearing: November 2, 2015

APC Recommendation: November 16, 2015

Adoption Consideration: November 23, 2015

Documents: [Ordinance 15-34](#) | [Reference Only Concept Plan](#) | [Department Report](#)

Ordinance 15-35: Bridgewater PUD Amendment- Parcel L2 & L3 Southeast corner of 151st Street and Carey Road

Throgmartin Henke Development, LLP by Nelson & Frankenberger requests an amendment to the Bridgewater PUD Ordinance to modify the concept plan and associated development standards on approximately 10.2 acres +/-, located in the Bridgewater PUD District (referred to as Parcel L3).

Council Introduction: October 12, 2015

APC Public Hearing: November 2, 2015

APC Recommendation: November 16, 2015

Adoption Consideration: November 23, 2015

Documents: [Ordinance 15-35](#) | [Exhibit 1](#) | [Exhibit 2 Concept Plan](#) | [Exhibit 3 Bridgewater PUD District Ord. 6-49](#) | [Exhibit 4 APC Certification](#) | [Reference Only Department Report](#)

New Business:

Ordinance 15-36: Bridgewater PUD Amendment – Parcel J (Townhomes) NWC of Gray Road and Guerin Way

Council Introduction : November 23, 2015

APC Public Hearing: December 7, 2015

APC Recommendation: December 21, 2015

Adoption Consideration: January 11, 2016

Documents: [Ordinance 15-36](#) | [Reference only Location Map](#) | [Presentation](#)

Ordinance 15-32: 2016 Elected Officials Salary Ordinance

Council Introduction: November 23, 2015

Adoption Consideration: December 14, 2015

Documents: [Ordinance 15-32](#)

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

Working Meeting

Westfield City Council November 9, 2015

The Westfield City Council met in regular session on Monday November 9, 2015 at the Westfield City Hall. Members present were Chuck Lehman, Jim Ake, Steve Hoover, Bob Horkay, Cindy Spoljaric, and Rob Stokes. Also present were Clerk-Treasurer Cindy Gossard, Mayor Andy Cook and City Attorney Brian Zaiger.

Mayor Cook called the meeting to order at 7:00 p.m.

Approval of Minutes:

Steve Hoover made a motion to approve October 12,, 2015. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

Guest:

None

Claims:

Jim Ake made a motion to approve the claims as presented. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carries.

Miscellaneous Business/Special Presentations

Special Presentation: Dr. Scott Williams from Washington Woods Elementary School yearly update.

Dr. Scott Williams gave a yearly update on the Leader in Me Program.

Old Business:

Ordinance 15-27: The Trails PUD East Side of Oak Ridge Road, south of State Road 32. EdgeRock Development requests a change in zoning of approx. 13.75 acres+/- from the AG-SF1: Single Family Rural District to the Trails PUD District

Council Introduction – September 14, 2015

APC Public Hearing – October 5, 2015

APC Recommendation – October 5, 2015

Adoption Consideration – November 9, 2015

Kevin Todd presented this item stating it involves 13 acres on the East side of Oak Ridge Rd. The proposal is for multi- family housing on the West side and commercial development on the East side of the property.

Steve Hoover made a motion to approve Ordinance 15-27 as presented. Rob Stokes seconded.
Vote: Yes-5; No-1 (C. Spoljaric) Motion carries.

Ordinance 15-38: Amending Salary Ordinance for 2015

Council Introduction – October 12, 2015

Adoption Consideration – November 9, 2015

Brian Zaiger presented this Ordinance explaining the need to change the wording concerning the Discretionary Stipend.

Jim Ake made a motion to approve Ordinance 15-38 as presented. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carries.

New Business

Ordinance 15-41: Amendments to the Junction PUD District and the Unified Development Ordinance

Council Introduction – November 9, 2015

APC Public Hearing – December 7, 2015

APC Recommendation – December 21, 2015

Adoption Consideration – January 11, 2016

Jesse Pohlman presented this item stating the request from Riverview Hospital to amend the development standards previously approved in Ordinance 14-22.

Larry Christman, Chief Operating Officer, with Riverview gave overview of the plans, for a 100,000 square ft. full range of service hospital.

Sent on to APC

Ordinance 15-42: Bridgewater PUD Amendment (Bridgewater Marketplace) Northeast corner of 146th Street and Gray Road

Council Introduction – November 9, 2015

APC Public Hearing – December 7, 2015

APC Recommendation – December 21, 2015

Adoption Consideration – January 11, 2016

Andrew Murray presented this, explaining the items that are being requested in the amendment.

Petitioner is requesting to allow a discount store, increasing the square footage (from under 10,000 to 10,000 not to exceed 20,000 square foot) be allowed in the space.

Sent on to APC

Ordinance 15-43: Tamarack PUD District Ordinance (Northeast corner of 161st Street and Oak Road)

Council Introduction – November 9, 2015

APC Public Hearing – December 7, 2015

APC Recommendation – December 21, 2015

Adoption Consideration – January 11, 2016

Jeffery Lauer presented this item stating this a request from MI Homes to build 53 single family homes on approximately 35 acres.

Jon Dobosiewicz spoke stating the first attempt from MI to build (Ordinance 15-14) was dropped by the petitioner. The new Ordinance tonight has incorporated a new concept plan, with additional real estate added. The petitioner has also added they will contribute to a right- a- way and funding towards road improvements in the area.

There was discussion among Council

Sent on to APC

Ordinance 15-44: Culvers Sun Park PUD

Council Introduction – November 9, 2015

APC Public Hearing – December 7, 2015

APC Recommendation- December 21, 2015

Adoption Consideration – January 11, 2016

Kevin Todd presented this item stating the petitioner is requesting for the 1.1 acre at the NE corner of 32 and Sun Park Drive be changed from industrial zoning to commercial.

Joe Caldron, representing the petitioner stated the request would allow for Culver's Restaurants to construct a restaurant approximately 4658 square feet with an additional 700 square feet of outdoor setting.

Sent on to APC

Ordinance 15-45: Maple Knoll PUD Northeast Corner of Ditch Road and 171st Street

Council Introduction – November 9, 2015

APC Public Hearing – December 7, 2015

APC Recommendation – December 12, 2015

Adoption Consideration – January 11, 2016

Amanda Rubadue presented this item explaining it is a request to amend the current Ordinance standards to allow for an outdoor classroom/greenhouse to be constructed on the front property of Maple Glen Elementary School.

Sent on to APC

**Resolution 15-128: Approval of Plan Commission Order and RDC Declaratory Resolution 10-2015
Amending East Side Economic Development Area**

Council Introduction – November 9, 2015

Adoption Consideration – November 9, 2015

Andrew Murray presented this item explaining that Resolutions 15-128, 15-129, and 15-130 all involve managing Economic Development Areas. These tasks would modify boundaries of the EDA's due to parcels or parts of parcels being removed because of construction completion or parcels going from tax paying to tax exempt.

Jim Ake made a motion to approve Resolution 15-128 as presented. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

**Resolution 15-129: Approval of Plan Commission Order and RDC Declaratory resolution 11-2015
Amending the Grabb Junction Economic Development Area**

Council Introduction – November 9, 2015

Adoption Consideration – November 9, 2015

Andrew Murray presented this item.

Jim Ake made a motion to approve Resolution 15-129 as presented. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

**Resolution 15-130: Approval of Plan Commission Order and RDC Declaratory Resolution 12-2015
Amending the Southside Economic Development Area**

Council Introduction- November 9, 2015

Adoption Consideration- November 9, 2015

Andrew Murray presented this item

Jim Ake made a motion to approve Resolution 15-130 as presented. Cindy Spoljaric seconded. Vote: Yes-6; No-0. Motion carries.

**Resolution 15-131: Approval of Plan Commission Order and RDC Declaratory resolution 13-2015 to
create the Springmill Station SWC Economic Development Sub-Area**

Council Introduction – November 9, 2015

Adoption Consideration – November 9, 2015

Andrew Murray presented this item going over the details of the amendment and the request for sub-area to be created.

Bob Horkay made a motion to approve Resolution 15-131 as presented. Steve Hoover seconded. Vote: Yes-6; No-0. Motion carries.

Ordinance 15-39: Amend Westfield Departmental Fees, Rules of Operation and Policies

Council Introduction – November 9, 2015

Adoption Consideration – December 14, 2015

Brian Zaiger presented this item stating it is the annual review of departmental fees and policies in which changes/updates can be made.

Ordinance 15-40: Amending Trash Ordinance

Council Introduction – November 9, 2015

Adoption Consideration- December 14, 2015

Brian Zaiger and John Rodgers presented this item explaining it is a renewal contract for 5 years with Ray's Trash service. There will be a minimal rate increase.

CITY COUNCIL COMMENTS:

Steve Hoover gave a brief update on APC

MAYOR COMMENTS:

Westfield received 7th best City to live in a National Ranking of small cities across the US.

Ribbon Cuttings held at Thrive Yoga, David Weekly (Shady Nook), and Gandolfo's Deli.

Thanked Teresa Skelton and the Downtown Westfield Association for getting the 2nd filing/ application for America's Best Communities grant done and submitted.

Grand Park update

Road Construction Project update

Thanked Chief Rush and Chief Lyons for their departments work in keeping us safe and having no major incidents during US 31 construction project.

With no further business the meeting was adjourned at 8:15 p.m.

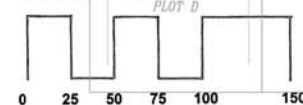
Clerk-Treasurer

President



Section I-1 Expansion- The Parks

Scale in Feet:



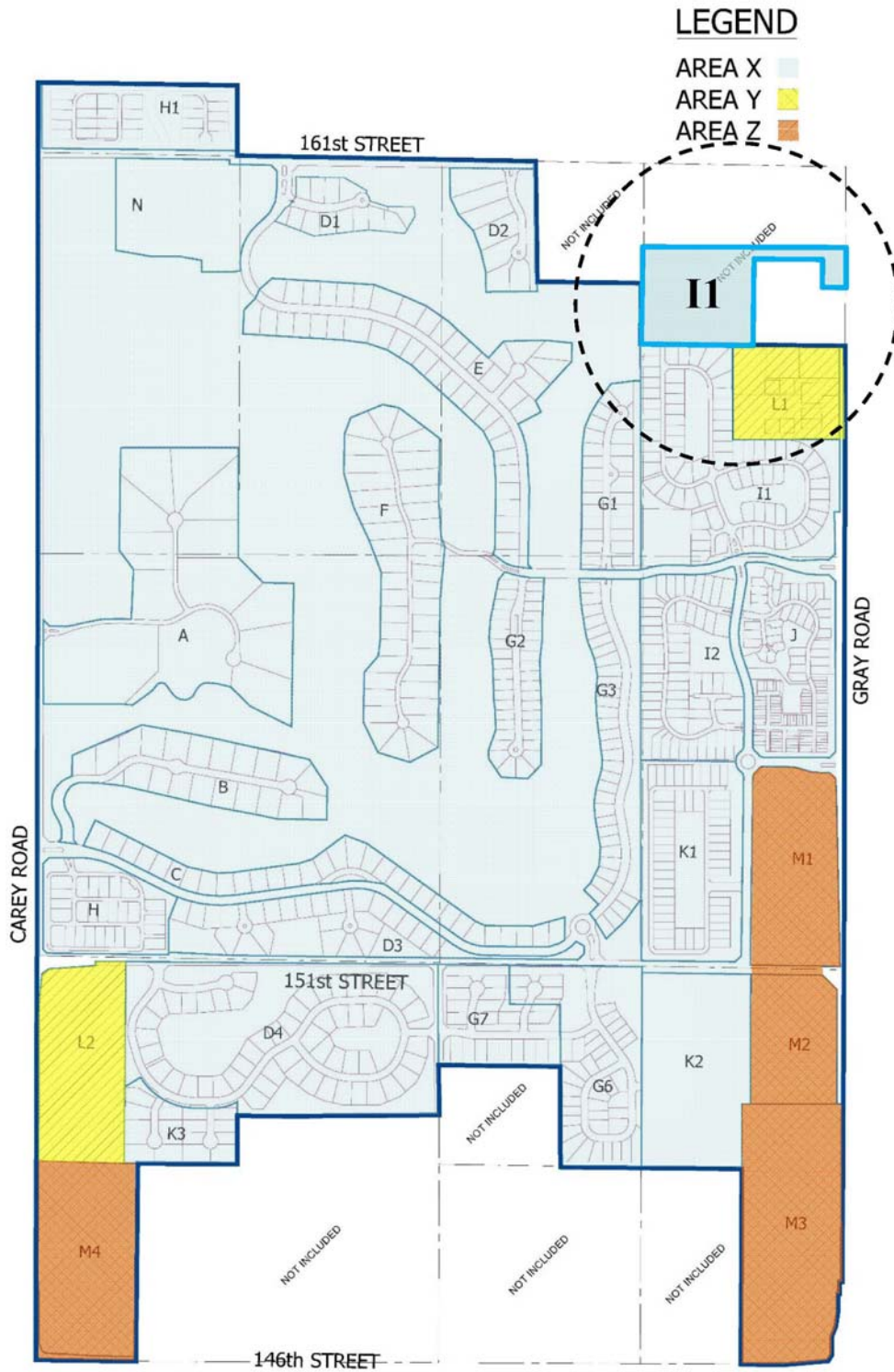
PLOT B



EXHIBIT "B"

Page 1 of 1

(Revised Concept Plan)





Ordinance Number: 15-34

APC Petition Number: 1511-PUD-24

Petitioner: BWC Management, LLC by Nelson & Frankenberger

Requested Action: The Petitioner requests amendments to the Bridgewater Planned Unit Development (PUD) District Ordinance to incorporate an additional 12.75 acres+/- into the Bridgewater PUD District.

Current Zoning: Agriculture – Single Family 1 District (AG-SF1)

Current Land Use: Undeveloped

Exhibits:

1. Location Map
2. Concept Plan
3. Ordinance 15-34: PUD Amendment Ordinance
4. Bridgewater PUD Ordinance 06-49
5. APC Certification

Prepared by: Andrew Murray, Associate Planner

PETITION HISTORY

This petition was introduced at the October 12, 2015, City Council Meeting. The proposal received a public hearing at the November 2, 2015, Advisory Plan Commission (the “APC”) meeting. The APC forwarded this petition with a favorable recommendation at its November 16, 2015, meeting. The petition is eligible for adoption consideration at the November 23, 2015, City Council meeting.

PROCEDURAL

Public Hearing: Amendments to PUD Districts are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the November 2, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC’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

PROJECT OVERVIEW

Project Location: The subject property is approximately twelve (12) acres generally located at the southwest corner of Gray Road and 161st Street (the “Property”, see **Exhibit 1**), just north of the existing Bridgewater Parks community and corporate village. The Property is currently zoned AG-SF1.

Project Description: The Petitioner is requesting an amendment to the Bridgewater PUD District Ordinance to incorporate the Property into the Bridgewater PUD District to: (i) expand the Bridgewater Parks section to incorporate ten (10) additional single-family lots; and (ii) to allow for the construction of a golf maintenance facility. A concept plan (see **Exhibit 2**) has been included by the Petitioner to further clarify the request.

Default Standards: The proposed Bridgewater PUD Amendment Ordinance (the “Amendment Ordinance”, see **Exhibit 3**) defaults to the provisions of the Bridgewater PUD District Ordinance, as applicable to the Area X standards, with Single-Family 2 District (SF-2) as the underlying zoning district. The real estate defined as Parcel L in the Amendment Ordinance shall default to the standards identified in the AG-SF1: Agricultural / Single-Family Rural District.

Permitted Uses: As proposed, the Amendment Ordinance permits the following uses on the Property: (i) single-family residences; and (ii) privately owned golf courses and country clubs, as further defined in Section 8.A(3) of the Bridgewater PUD District Ordinance.

Development Standards: As proposed, the following development standards shall apply:

Single-Family Detached Residences. The development standards corresponding to Parcel H in Exhibit 12 of the Bridgewater PUD District Ordinance (see **Exhibit 4**) shall apply to



single-family detached development. Character Exhibits, including existing dwellings in the Bridgewater Parks community, have been incorporated into the Amendment Ordinance to ensure consistency with the existing development.

Golf Maintenance Facility. Character Exhibits for the proposed golf maintenance structure have been included to establish a benchmark for the character and consistency of the structure.

Landscaping Standards. A landscaping plan has been included in the Amendment Ordinance, to which shall be developed in substantial compliance.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as Suburban Residential. 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.



RECOMMENDATIONS / ACTIONS

APC Recommendation:

At its November 16, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the City Council (Vote of: five (5) in favor, zero (0) opposed) (see **Exhibit 5 – APC Certification**).

City Council:

Introduction: October 12, 2015

Eligible for Adoption: November 23, 2015

Submitted by: Andrew Murray
Economic and Community Development Department
amurray@westfield.in.gov , 317.379.9080



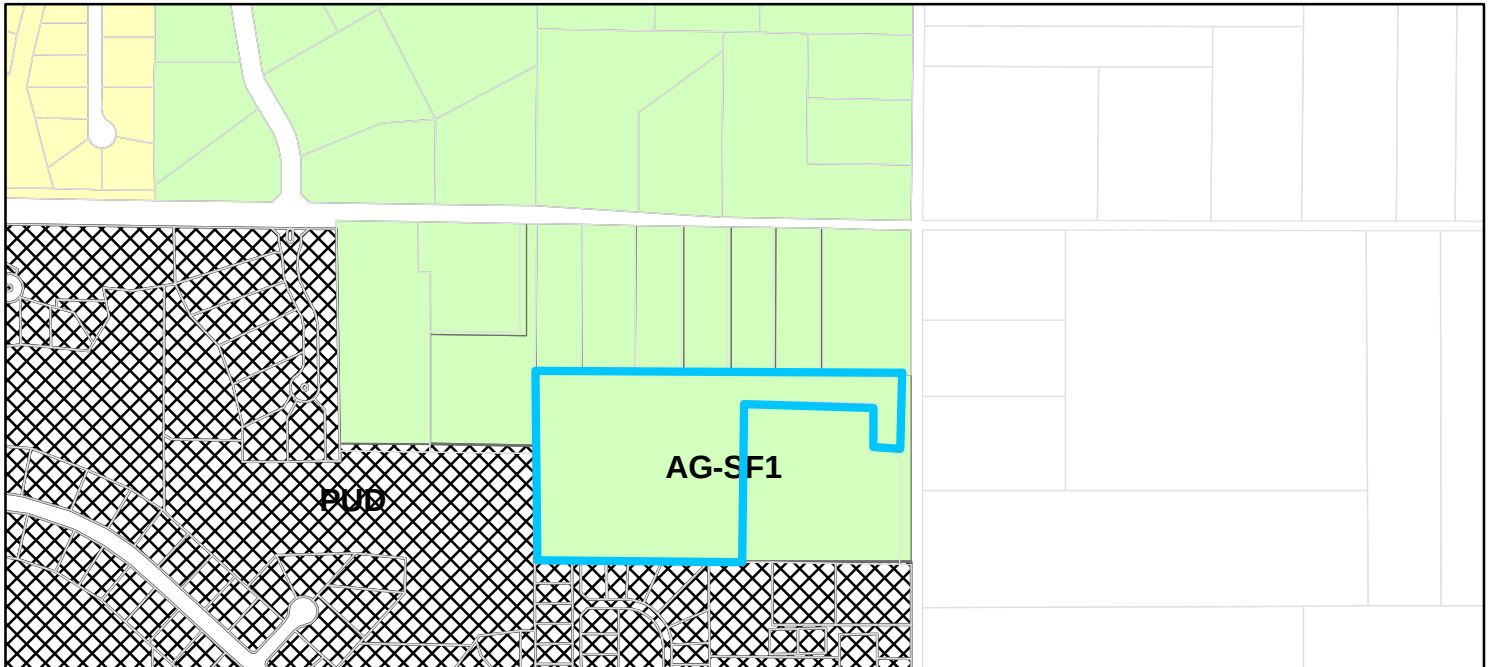
Property Location Map
1511-PUD-24
Bridgewater PUD Amendment (Parks Community)



Aerial Location Map



Zoning Map



- | | | |
|--|---------------|--------------------------------|
| Parcel | Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | | SF-2 (Single Family - 2) |

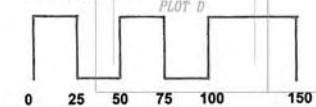
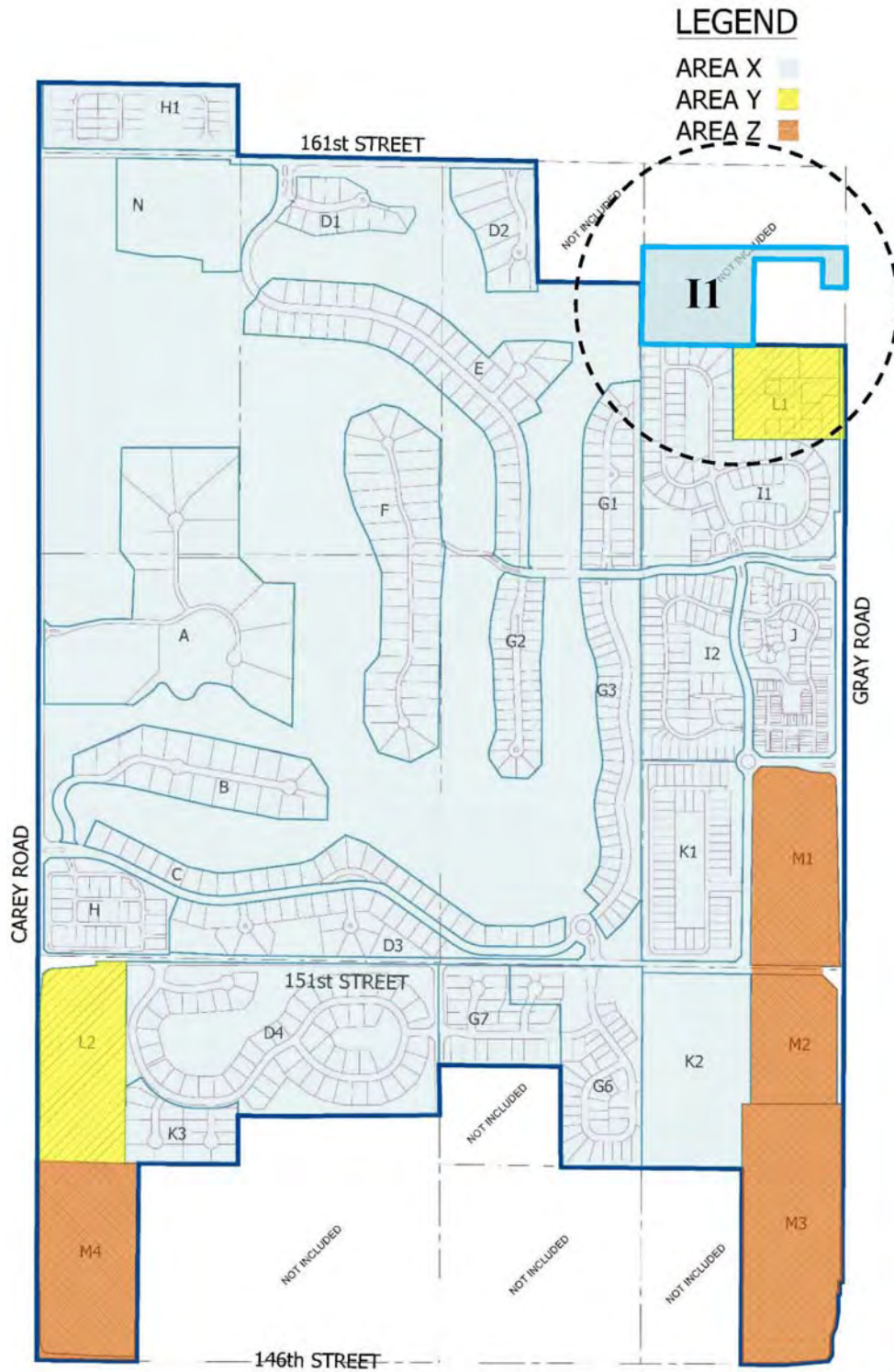


EXHIBIT "B"

Page 1 of 1

(Revised Concept Plan)



313.00
152
2.00
2006

BEST POSSIBLE IMAGE
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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 9 in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".

SECTION 2.

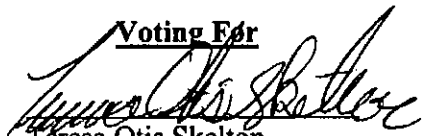
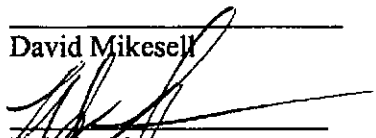
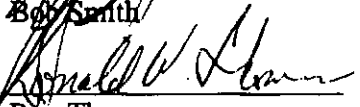
The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater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

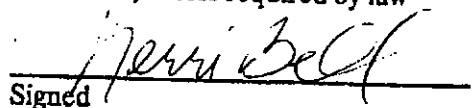
<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Teresa Otis Skelton	_____ Teresa Otis Skelton	_____ Teresa Otis Skelton
_____ Jack Hart	_____ Jack Hart	_____ Jack Hart
 David Mikesell	_____ David Mikesell	_____ David Mikesell
 Bob Smith	_____ Bob Smith	_____ Bob Smith
 Ron Thomas	_____ Ron Thomas	_____ 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

10/5/2006

Ordinance 06-49
Rezone Bridgewater 3304 E. 146th street

**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-2 District 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, 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



July 5, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

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

CLERK-TREASURER
CINDY J. GOSSARD

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, 15th 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 most 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 Hawk
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. These 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.

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



October 4, 2006

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

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

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

CLERK-TREASURER
CINDY J. GOSSARD

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.

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.

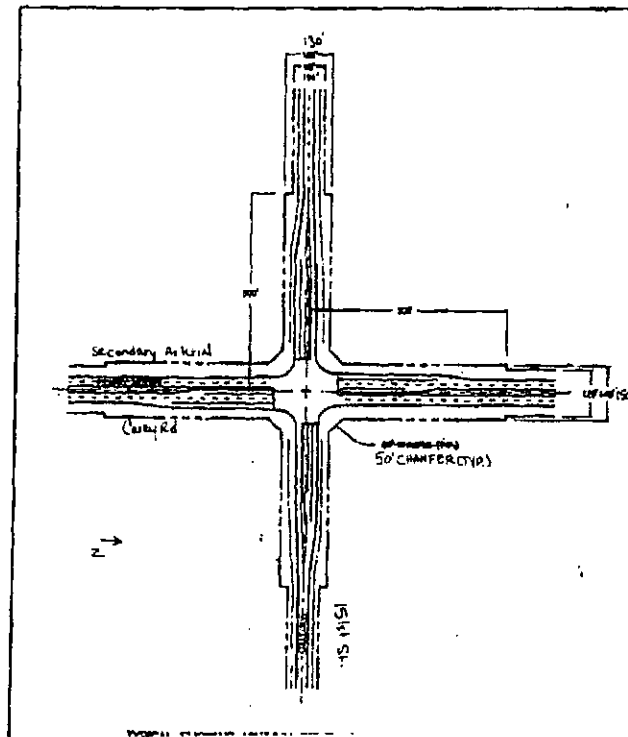
Sincerely,



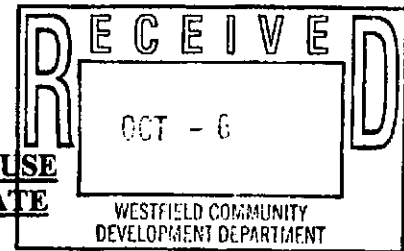
Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

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



**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. Frankenger, Nelson & Frankenger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

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:

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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

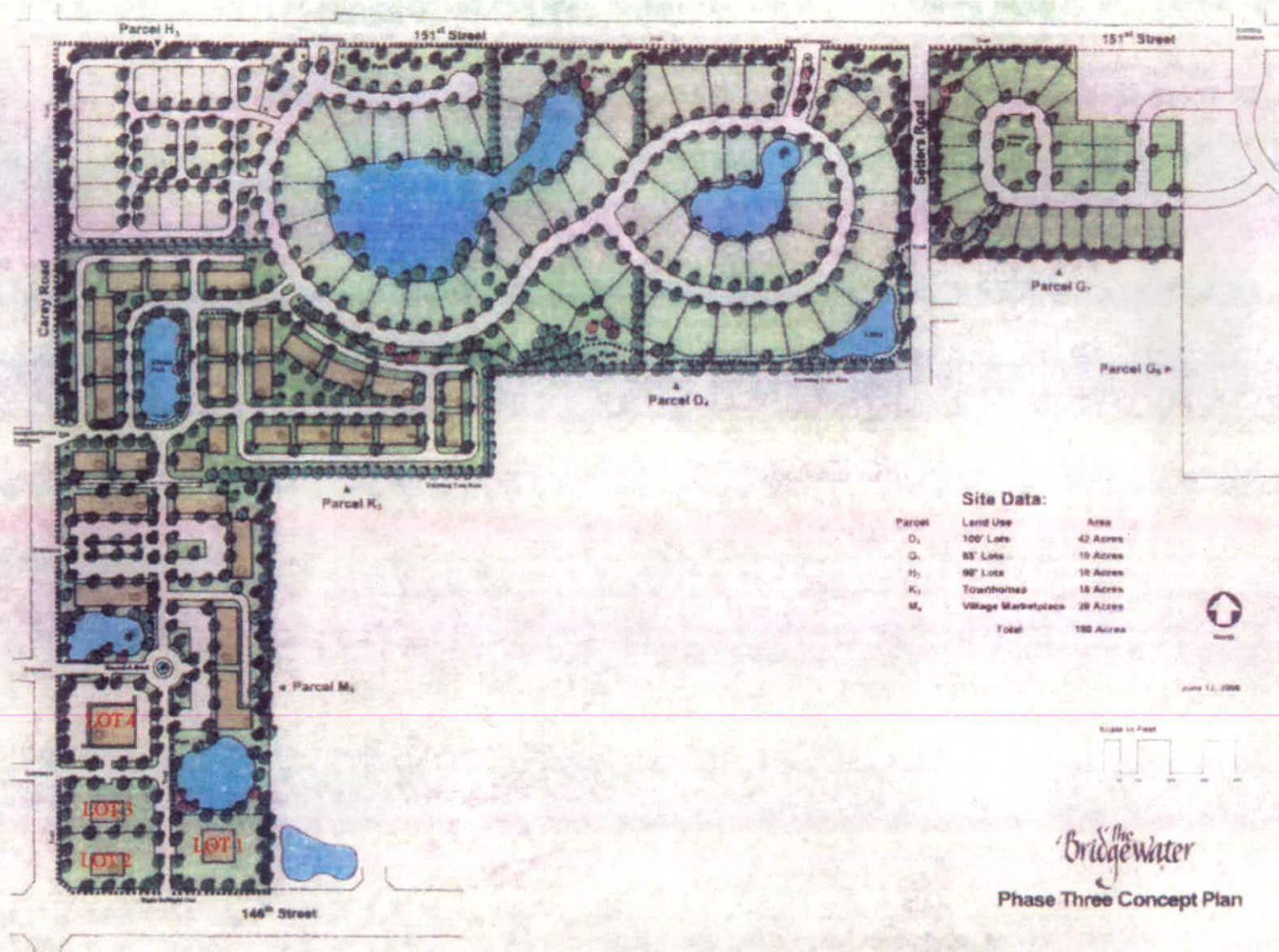
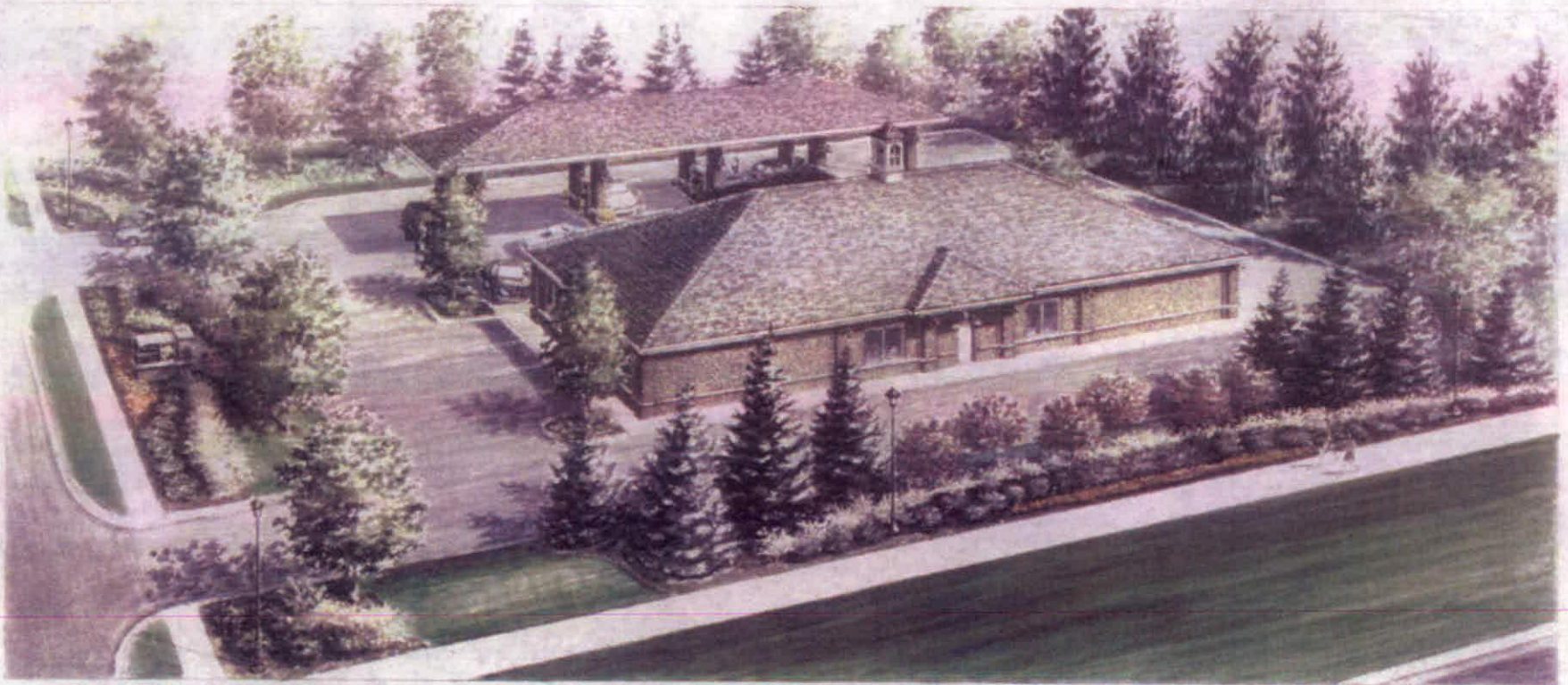


Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

**THE BRIDGEWATER CLUB
RESTATED AND CONSOLIDATED
PLANNED UNIT DEVELOPMENT
DISTRICT**

TABLE OF CONTENTS
AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

- 1A. Additional Real Estate - legal description
- 1B. Real Estate - legal description
- 2. Definitions
- 3. Area X legal description

4. Underlying Residential Standards
5. Area Y legal
6. Underlying Business Standards
7. Area Z legal
8. Underlying Industrial Standards
9. Concept Plan
10. Area Y Permitted Uses
11. Area Z Permitted Uses
12. Development Standards - Detached Single Family Residences
13. Streetscape Standards and Guidelines - Detached Single Family Residences
14. Development Standards - Attached Single Family Residences
15. Architectural Guidelines and Streetscape Standards - Attached Single Family Residences
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 public, 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, soldier 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 11(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\BRIDGEWATER\BRIDGEWATER TEXT AMENDMENT 5\PUD-BODY-REVISION

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;

Exhibit 1A

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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);

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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

Exhibit 1B

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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.

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 like nature are permitted in any required front, side or rear yard, 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 residential districts as outlined in the sign

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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.

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- 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.

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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.

B. 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

Job No. 980516-20100

March 11, 2002

Page 1 of 1

**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, PET, 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. **II** - 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 .06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not .02 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 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 District Adjoining Residential District Boundaries	Maximum Sound Level (in decibels) 125 Feet from District 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:

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Open Industrial Use

Octave Band Center Frequency (Hz)	Maximum Permitted Sound Level in the Shell of a Sphere 12.5 Feet in Diameter at a Point 100 Feet from the Sound Source	Maximum Permitted Sound Level in the Shell of a Sphere 12.5 Feet in Diameter at a Point 100 Feet from the Sound Source
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.

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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. II - 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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 Vehicular Access
- Proposed Driveway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Acres	Details	Units
A	Residential	48 Ac		
B	120' Lots	15 Ac		
C	120' Lots	15 Ac		
D _{1,2,3}	180' Lots	30 Ac		
E	90' Lots	20 Ac		
F	90' Lots	20 Ac		
G _{1,2,3,4}	120' Lots	30 Ac		
H	90' Lots	15 Ac		
I _{1,2}	Club Villas	35 Ac		
J	Club Condominiums	15 Ac		
K	Village Townhomes	15 Ac		
L	Office/Plaza Space	10 Ac		
M	Village Marketplace	25 Ac		
N	Clubhouse Area	15 Ac		
	Golf Course	180 Ac		
	Open Space R.O.W.	35 Ac		
	Total Area	550 Ac		
	Non-Commercial Area	305 Ac	1.78 Units/Ac	575 Units

Revised Site Data:

Parcel	Land Use	Acres
A	Estate Lots	40 Ac
B	180' Lots	15 Ac
C	120' Lots	15 Ac
D _{1,2}	180' Lots	27 Ac
E	90' Lots	25 Ac
F	90' Lots	30 Ac
G _{1,2}	90' Lots	55 Ac
H	90' Lots	15 Ac
I	Club Villas	30 Ac
J	Club Condominiums	20 Ac
K _{1,2}	Village Townhomes	57 Ac
L	Office/Plaza Space	10 Ac
M _{1,2}	Village Marketplace	55 Ac
N	Clubhouse Area	15 Ac
	Golf Course	180 Ac
	Open Space R.O.W.	30 Ac
	Total Area	700 Ac



Revised July 10, 2001
 Revised April 8, 2003
 Revised March 26, 2003
 Revised March 14, 2000
 February 12, 1999

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The
Bridgewater
 C U B

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclaved 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Business 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	

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

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	SOI - 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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	SPEX	SPEX	
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	OL-X PD- SPEX
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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy 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, 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	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, Plating 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy Industrial	Open Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP EX. SF I 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 I SP EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilities			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	Mult-Hazards
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, Reiteries, 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.	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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					

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	SP	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

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

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	Business Indication	Open Period
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 FD - SP, EX
Industrial Laundry and Dry Cleaning Plants		X	X	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Backlot Industrial	Office 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Types 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	OL-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 Industries	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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Discrete Industrial	Other 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				OF-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				OF-X PD SP EX
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (WTRs)		SP EX	SP EX	SP EX
Mattress Mfg. & Upholstering			X	X

Type of Business	Special Business	General Business	Manufacturing	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, Planing 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 I 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 I SP-EX
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP-EX SF I SP-EX
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP-EX SP-EX SF I
Slaughtering & Allied Food Processing				SP-EX
Stamping & Fabricating Metal Shops			X	X

Type of Business	Local Business	General Business	Professional and Service	Special and Other
Stockyards - Shipping, Holding & Sale of Animals				SP EX SF I 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 I SP EX
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilities			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP EX
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	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 SEE	
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	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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					

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	Office Space	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

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 & 1 st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1 st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1 st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st 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

¹Except lots on cul-de-sacs or roundabouts, which may be less.

²The Front Yard Set Back shall be measured from the Front Lot Line, as the Front Lot Line is defined by the Zoning Ordinance.

³The Side Yard Set Back shall be measured from the Side Lot Line, as the Side Lot Line is defined by the Zoning Ordinance.

⁴The 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**

- Maximum building height:
 - Primary: fifty (50) feet
 - Accessory, including clubhouse: fifty-five (55) feet
- 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.
- 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".
- 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 its 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 its 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 sole 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 determined 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.

Parcel M4 -

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

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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.

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- 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 development 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	Plant Materials		
	Shade Trees	Evergreen or Ornamental 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:
 - o 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.
 - o 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 use 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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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	Industrial OI
Proposed	AG	-	40	40	40	40	15	15	15	15
	SF AG-SF1 AG-SF1-I	40	-	20	20	20	40	40	40	40
	SF SF2	40	20	-	20	20	40	40	40	40
	SF SF3	40	20	20	-	20	40	40	40	40
	SF SF4 SF5	40	20	20	20	-	40	40	40	40
	MF	40	20	20	20	-	40	40	40	40
	Institutional Churches Schools Gov't Offices	15	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	15	-	15	15
	Industrial EI	15	40	40	40	40	40	15	-	15
	Industrial OI	15	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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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 %

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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 in 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 species 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:	<u>Interval during which Development Plan may be submitted*</u>	<u>Parcel for which Development Plan may be submitted</u>
	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.

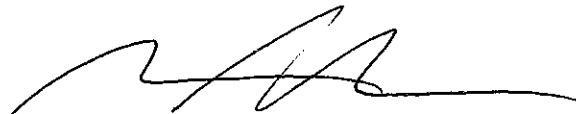
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 2, 2015, to consider an amendment to the Bridgewater Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1511-PUD-24
Ordinance No.	15-34
Petitioner	BWC Management, LLC
Description	BWC Management, LLC requests an amendment to incorporate 12.5 acres+/- into the Bridgewater Planned Unit Development (PUD) District.

On November 16, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: five (5) in favor, zero (0) opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

November 16, 2015

Date

ORDINANCE NUMBER 15-34

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF
ORDINANCE 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 13-03, ORDINANCE 13-06, ORDINANCE 13-08,
ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44, ORDINANCE 15-29 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 (the "Zoning Ordinance");

WHEREAS, on October 9, 2006, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council"), adopted Ordinance 06-49, as amended by: (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the Council on April 12, 2010; (v) Ordinance 10-08, enacted by the Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the Council on February 11, 2013; (x) Ordinance 13-06, enacted by the Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the Council on February 24, 2014; (xiii) Ordinance 14-16, enacted by the Council on May 12, 2014; (xiv) Ordinance 14-44, enacted by the Council on September 22, 2014; and (xv) Ordinance 15-29, enacted by the Council on October 12, 2015 (collectively, the "**Bridgewater PUD Ordinance**");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1511-PUD-24**), requesting an amendment to the Zoning Ordinance and the Bridgewater 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. 1511-PUD-24 to the Council with a favorable recommendation in accordance with Ind. Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505, on November 16, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on November 16, 2015; and,

WHEREAS, the Council is subject to the provisions of the Indiana Code § 36-7-4-1507 and 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 the Bridgewater PUD Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- A. The Zoning Ordinance and Zoning Map are hereby changed to designate the Real Estate as the **Bridgewater PUD District**.
- B. The Real Estate shall be identified as **Parcel I1** of the Bridgewater PUD Ordinance, and this Ordinance shall be known as the “Bridgewater PUD Parcel I1 Ordinance”.
- C. The Real Estate shall be assigned and subject to those standards of the Bridgewater PUD District applicable to “Area X”, except as otherwise modified herein.
- D. Development of the Real Estate shall be governed by the provisions and exhibits of this Ordinance.

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

- A. Golf Facility: Privately owned golf courses and country clubs as further defined in Section 8.A(3) of Ordinance 06-49.
- B. Parcel L: The real estate identified on the attached **Exhibit D**.

Section 3. Concept Plan. The Concept Plan is attached hereto and incorporated herein by reference as **Exhibit B** (the “Concept Plan”). The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Permitted Uses. The following uses shall be permitted:

- A. Detached single family dwellings.
- B. Golf Facility.

Section 5. General Regulations. The following shall apply to the Real Estate:

- A. Minimum Lot Frontage.
 - a. Single-Family Detached Lots. Twenty (20) feet.
 - b. All other Lots. Zero (0) feet; however, an access easement shall be recorded and provided to the Lot from a right-of-way.
- B. Access. A driveway shall be permitted within fifty (50) feet of the north property line of the Real Estate to and from Gray Road only to perform maintenance improvements to the area of the Real Estate north of and including the existing Kirkendall Creek Legal Drain, subject to review and approval by the Department of Public Works.

Section 6. Development Standards. The Bridgewater PUD Ordinance is hereby amended so that the development standards set forth below are applicable to the Real Estate.

- A. Parcel L. The standards of the AG-SF1: Agricultural / Single-Family Rural (AG-SF1) District, as amended, shall apply to the development of Parcel L, with the following modifications:
 - 1. Minimum Lot Area: 1.6 acres

2. Subdivisions: Major Subdivisions shall be permitted.

B. Detached Single-family Dwellings. The development standards of Parcel H in Exhibit 12 of Ordinance 06-49 shall apply to detached single family dwellings. The following shall also apply:

1) Character Exhibit. The Character Exhibit of Homes, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed on the Real Estate. 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 on the Real Estate. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage diversity in the architecture 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.

C. Golf Facility. The building materials and building elevations of the Golf Facility shall be developed in substantial compliance with the Character Exhibit of Golf Facility, attached hereto as **Exhibit F**.

D. Landscaping. Landscaping shall be installed in substantial compliance with landscaping plan, attached hereto and incorporated herein as **Exhibit C**. In addition, the following minimum plantings shall be installed per single family dwelling lot: (i) four (4) shade trees; (ii) two (2) ornamental trees; and (iii) four (4) shrubs.

Section 7. Upon motion duly made and seconded, this Ordinance 15-34 was fully passed by members of the Council this 23rd day of November, 2015. Further, this Ordinance 15-34 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 15-34 are hereby amended. To the extent that this Ordinance 15-34 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-34 shall prevail.

[Remainder of 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

Chuck Lehman

Chuck Lehman

Chuck Lehman

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 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. 15-34 was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-34

This _____ day of _____, 2015.

I hereby VETO ORDINANCE No. 15-34

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46280, (317) 844-0106

EXHIBIT A
REAL ESTATE
(Page 1 of 1)

Lot 1 in Houk Property at Bridgewater, a subdivision in Hamilton County, Indiana, the plat of which is recorded as Instrument Number 2015048459 in Plat Cabinet 5, Slide 388 in the Office of the Recorder of Hamilton County, Indiana.

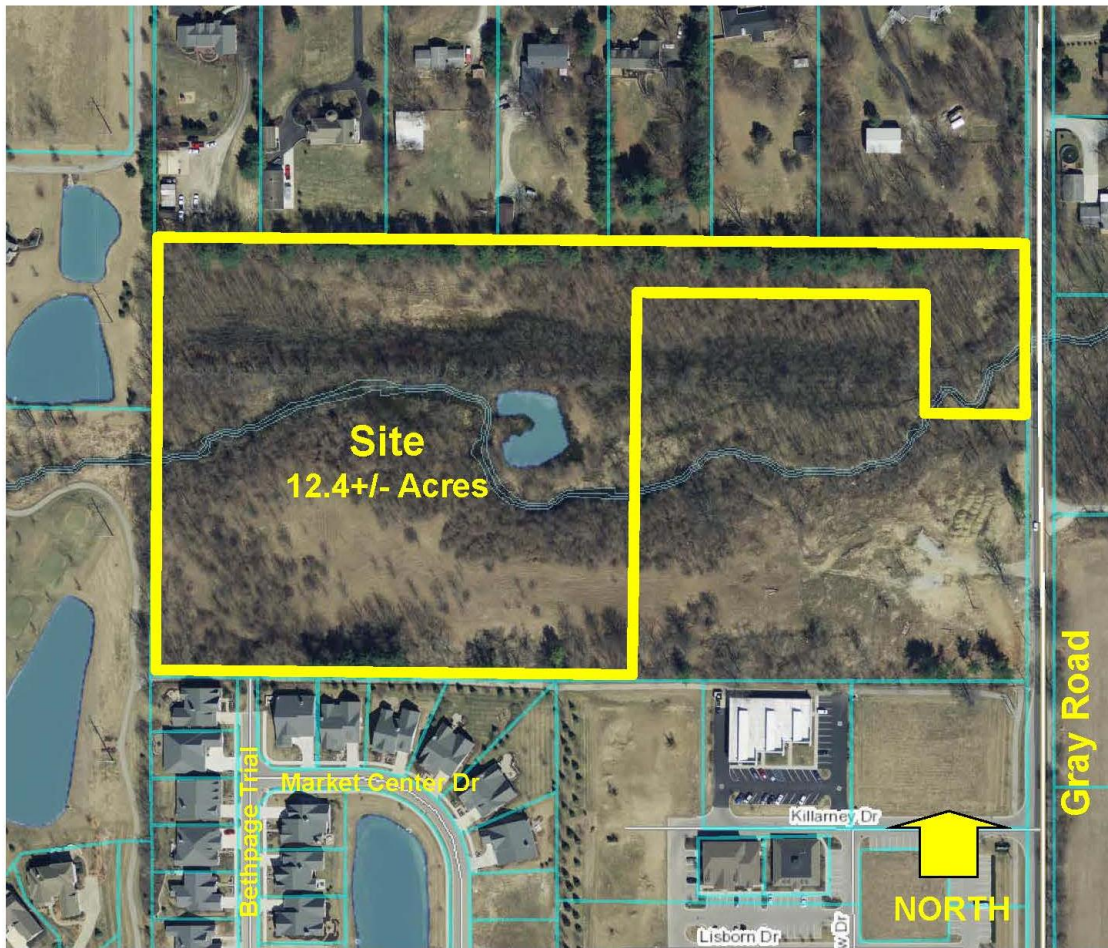
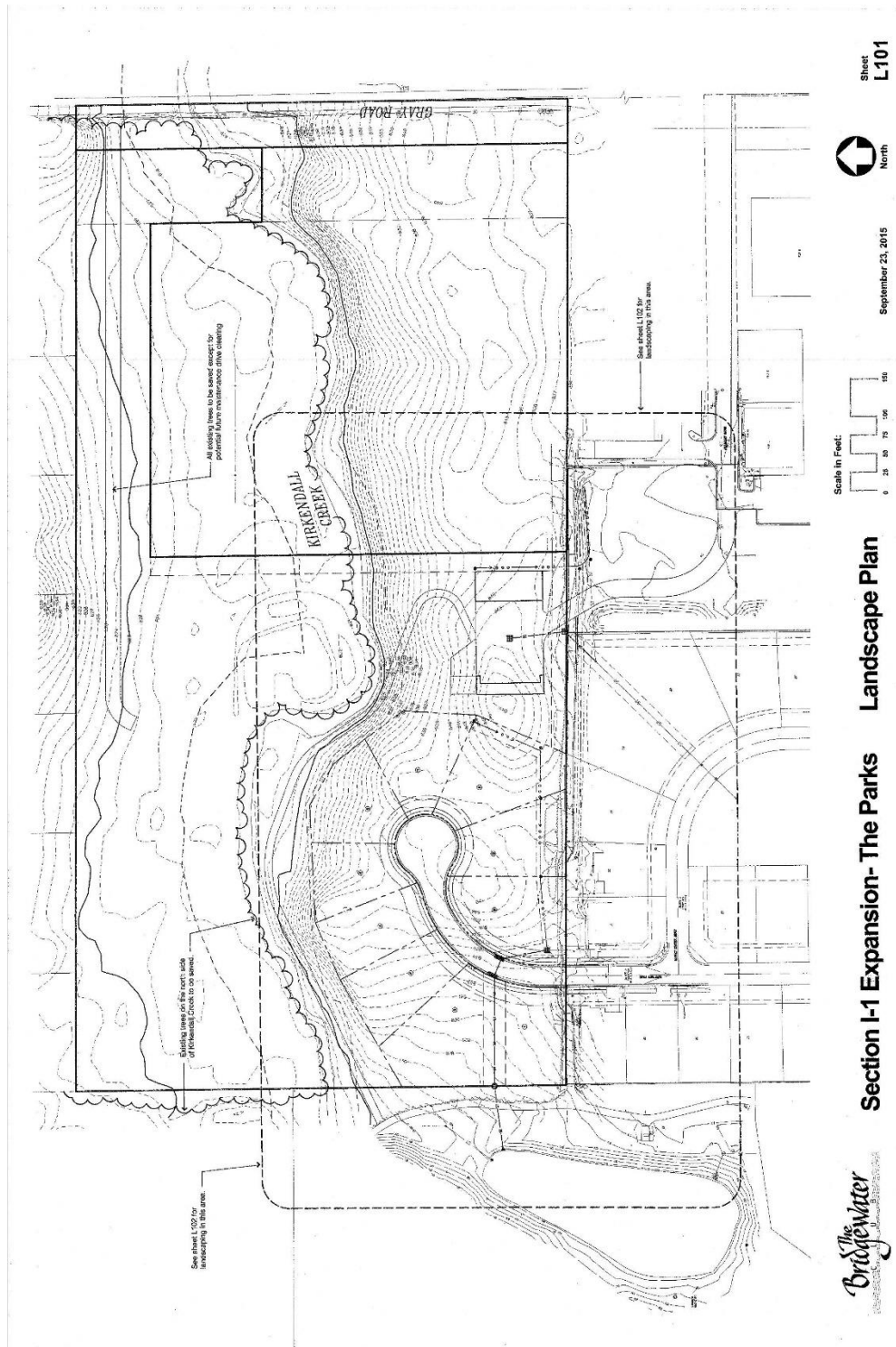


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



EXHIBIT C
LANDSCAPE PLAN
 (Page 1 of 2)



Note: Larger scale paper and digital copies of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1511-PUD-24.

[illegible]

The
Bridgewater

EXHIBIT D
PARCEL L
(Page 1 of 1)

A part of the East Half of the Southeast Quarter of Section 8, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at a Harrison monument found at the Northeast corner of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 08 minutes 07 seconds East (assumed bearing) along the East line of said East Half 521.07 feet to the Northeast corner of land described in Instrument No. 2012-54343, recorded in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 08 minutes 05 seconds West along the North line of said described land and parallel with the North line of said East Half 60.01 feet to the POINT OF BEGINNING; thence South 00 degrees 08 minutes 07 seconds East parallel with the East line of said East Half 250.00 feet; thence North 89 degrees 08 minutes 05 seconds West parallel with the North line of said East Half 100.02 feet; thence North 00 degrees 08 minutes 07 seconds West parallel with the East line of said East Half 149.98 feet; thence North 89 degrees 08 minutes 05 seconds West parallel with the North line of said East Half 448.13 feet; thence North 00 degrees 05 minutes 28 seconds West parallel with the West line of said East Half 100.01 feet to the North line of land described in said Instrument No. 2012-54343; thence South 89 degrees 08 minutes 05 seconds East along said North line and parallel with the North line of said East Half 548.07 feet to the POINT OF BEGINNING, containing 1.603 acres, more or less.



EXHIBIT E
CHARACTER EXHIBIT OF HOMES
(Page 1 of 2)

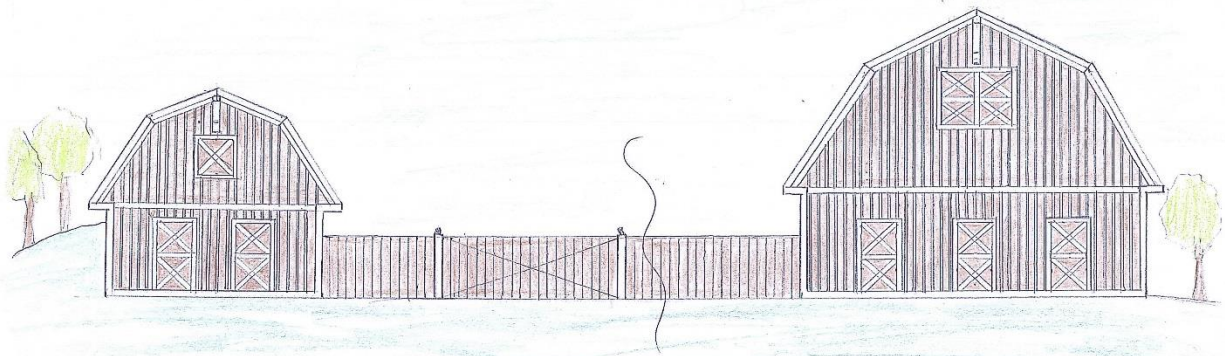


EXHIBIT E
CHARACTER EXHIBIT OF HOMES
(Page 2 of 2)



EXHIBIT F
CHARACTER EXHIBIT OF GOLF FACILITY
(Page 1 of 4)

South Elevation Exterior



West Elevation Exterior

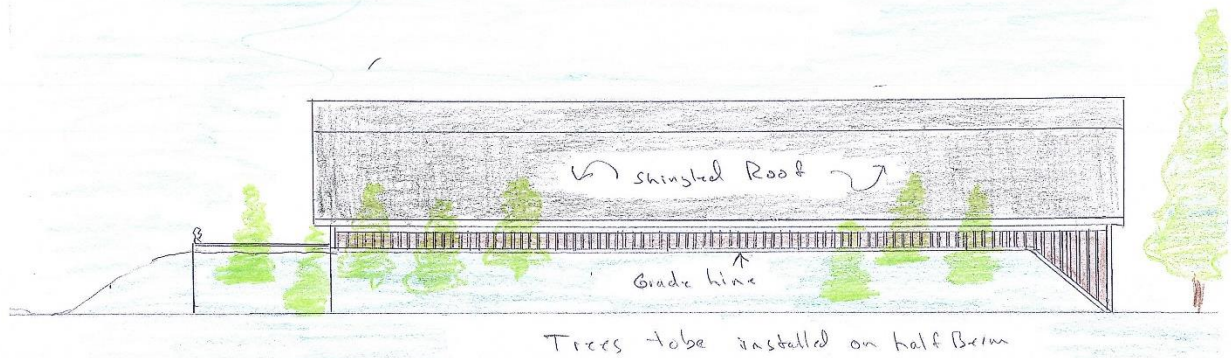
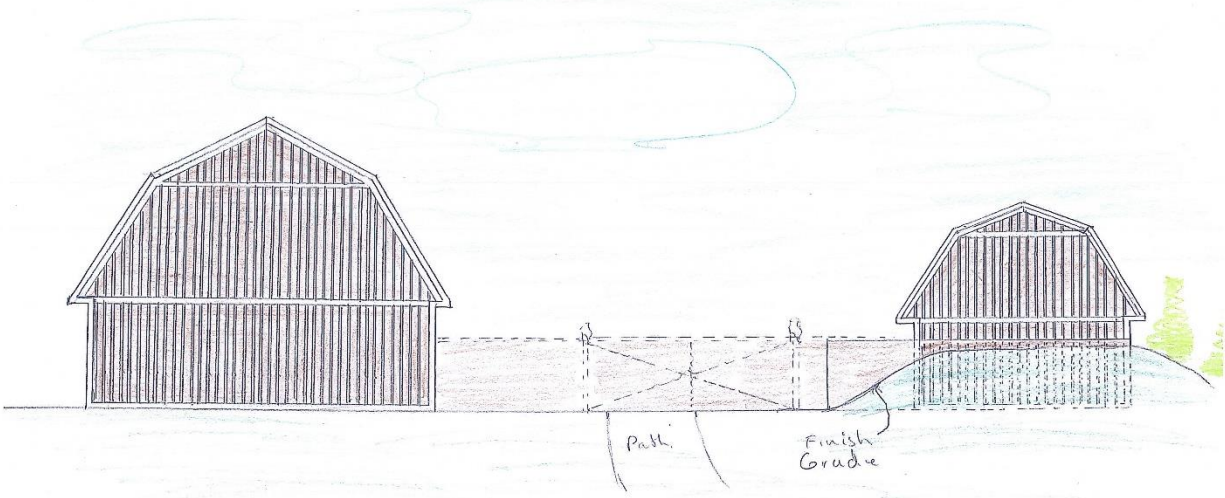


EXHIBIT F
CHARACTER EXHIBIT OF GOLF FACILITY
(Page 2 of 4)

North Elevation Exterior



East Elevation Exterior

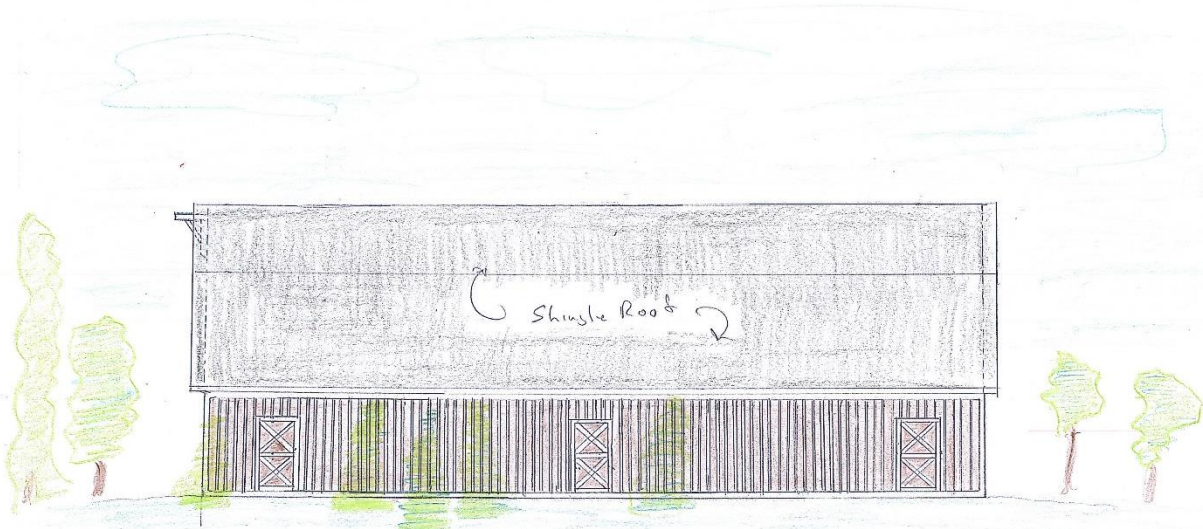
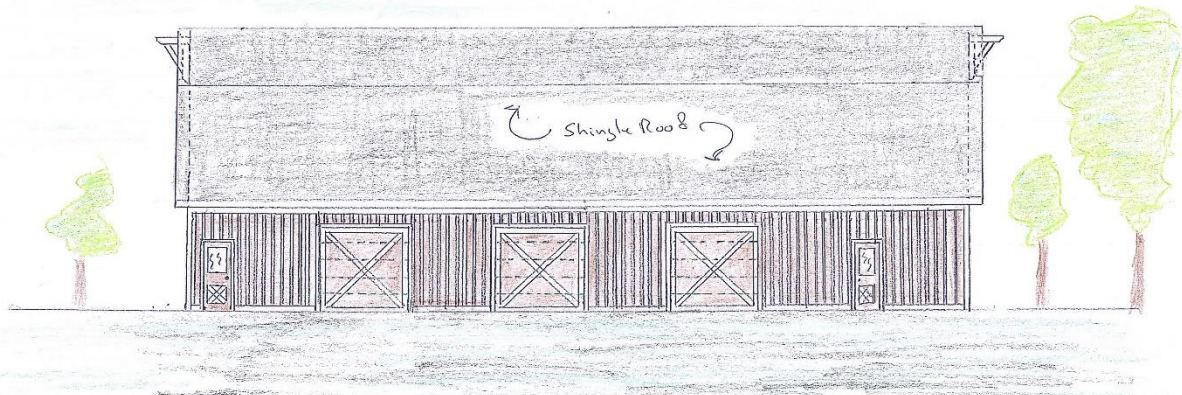


EXHIBIT F
CHARACTER EXHIBIT OF GOLF FACILITY
(Page 3 of 4)

West Elevation Interior



East Elevation Interior

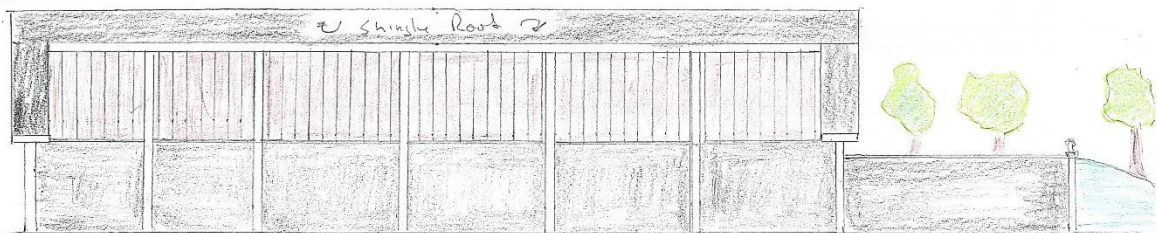


EXHIBIT F
CHARACTER EXHIBIT OF GOLF FACILITY
(Page 4 of 4)



ORDINANCE 15-35

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 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 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44, ORDINANCE 15-29, ORDINANCE 15-34 AND TITLE 16 - LAND USE CONTROLS

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. 1511-PUD-21**), 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; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014; (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014; (xv) Ordinance 15-29, enacted by the City Council on October 12, 2015; and (xvi) Ordinance 15-34, enacted by the City Council on _____, 2015 (collectively, the “Bridgewater PUD Ordinance”);

WHEREAS, the Commission forwarded **Petition No. 1511-PUD-21** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Council”) with a favorable recommendation (5-0) in accordance with Ind. Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505, on November 16, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on November 17, 2015; and,

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

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Bridgewater PUD Ordinance is hereby amended so that the standards set forth below are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “A” (the “Real Estate”). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

- A. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Bridgewater PUD Ordinance.
- B. The Real Estate shall be classified as Area X.
- C. The Real Estate shall be known as Parcel L3 as identified on the revised Concept Plan attached hereto and incorporated herein by reference as Exhibit “B” (the “Revised Concept Plan”). Exhibit “B” Page 2 of 2 illustrates a more detailed Revised Concept Plan for the Real Estate.
- D. Development standards applicable to detached single family residences in Parcel L3 shall be the development standards corresponding to Parcel H in Exhibit 12 of the Bridgewater PUD Ordinance, as amended.
- E. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed on the Real Estate. 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 on the Real Estate. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage diversity in the architecture 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.

SECTION 2. Upon motion duly made and seconded, this Ordinance 15-35 was fully passed by members of the Council. Further, this Ordinance 15-35 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 15-35 are hereby amended. To the extent that this Ordinance 15-35 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-35 shall prevail.

[Remainder of 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

Chuck Lehman

Chuck Lehman

Chuck Lehman

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 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. 15-35 was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-35

This _____ day of _____, 2015.

I hereby VETO ORDINANCE No. 15-35

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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 46280, (317) 844-0106

EXHIBIT "A"

Page 1 of 2

(Legal Description)

A part of the Southwest Quarter of Section 17, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 54 minutes 56 seconds East along the West line of said Quarter Section 385.00 feet to a point on the Right-of-Way Dedication to City of Westfield, recorded as Instrument Number 2008046007 in the Office of the Recorder of Hamilton County, Indiana, said point also being the POINT OF BEGINNING of this description; the following five (5) courses are along the Southern boundary of said Right-of-Way; (1) North 89 degrees 05 minutes 04 seconds East 15.00 feet; (2) North 04 degrees 40 minutes 08 seconds East 226.07 feet; (3) North 06 degrees 40 minutes 45 seconds East 60.51 feet; (4) North 53 degrees 34 minutes 17 seconds East 53.29 feet; (5) North 85 degrees 09 minutes 36 seconds East 308.10 feet to a point on the West boundary of Waterford at the Bridgewater Club, recorded as Instrument Number 2013066637, Plat Cabinet #5, Slide #150 in the Office of the Recorder of Hamilton County, Indiana; the following three (3) courses are along said West boundary; (1) continuing North 85 degrees 09 minutes 36 seconds East 40.04 feet; (2) North 89 degrees 46 minutes 23 seconds East 157.81 feet; (3) South 00 degrees 15 minutes 54 seconds East 786.20 feet; thence South 89 degrees 44 minutes 06 seconds West 584.60 feet to a point the aforesaid West line; thence North 00 degrees 54 minutes 56 seconds West 441.65 feet along said West line to the place of beginning, containing 10.227 acres, more or less.

EXHIBIT "A"

Page 2 of 2

(Legal Description)



EXHIBIT "B"

Page 1 of 2

(Revised Concept Plan)

LEGEND

AREA X 
AREA Y 
AREA Z 

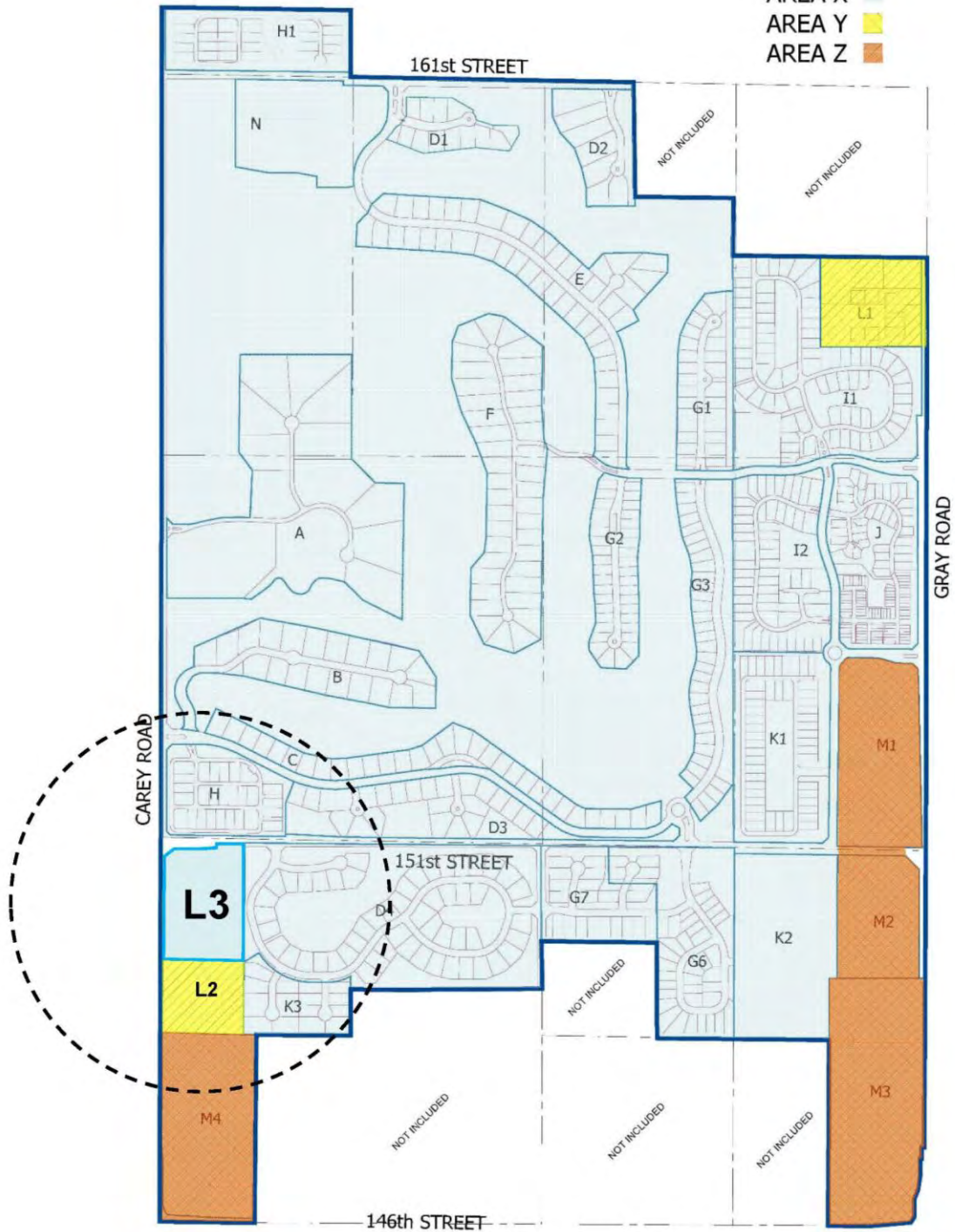


EXHIBIT "B"

Page 1 of 2

(Revised Concept Plan)



EXHIBIT “C”

Page 1 of 2

(Character Exhibit)



EXHIBIT “C”

Page 2 of 2

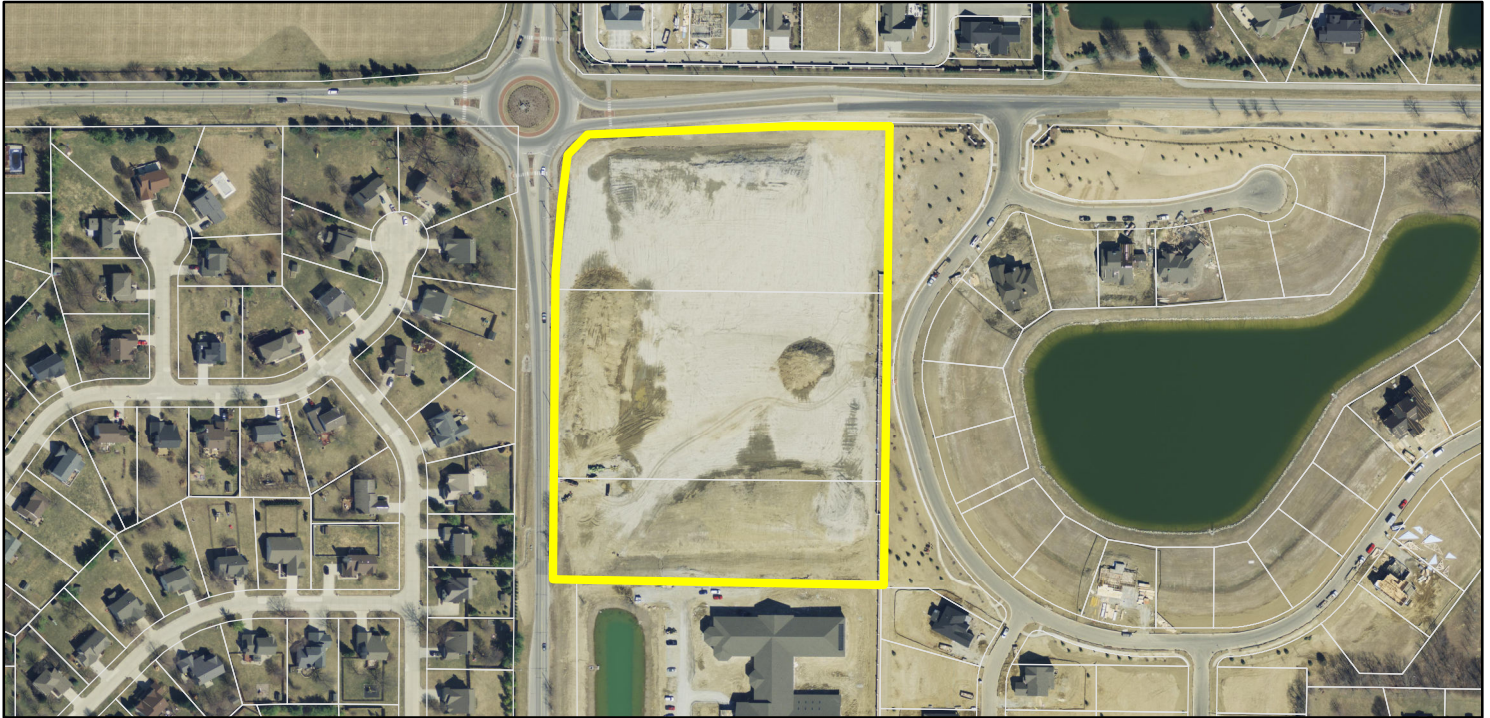
(Character Exhibit)



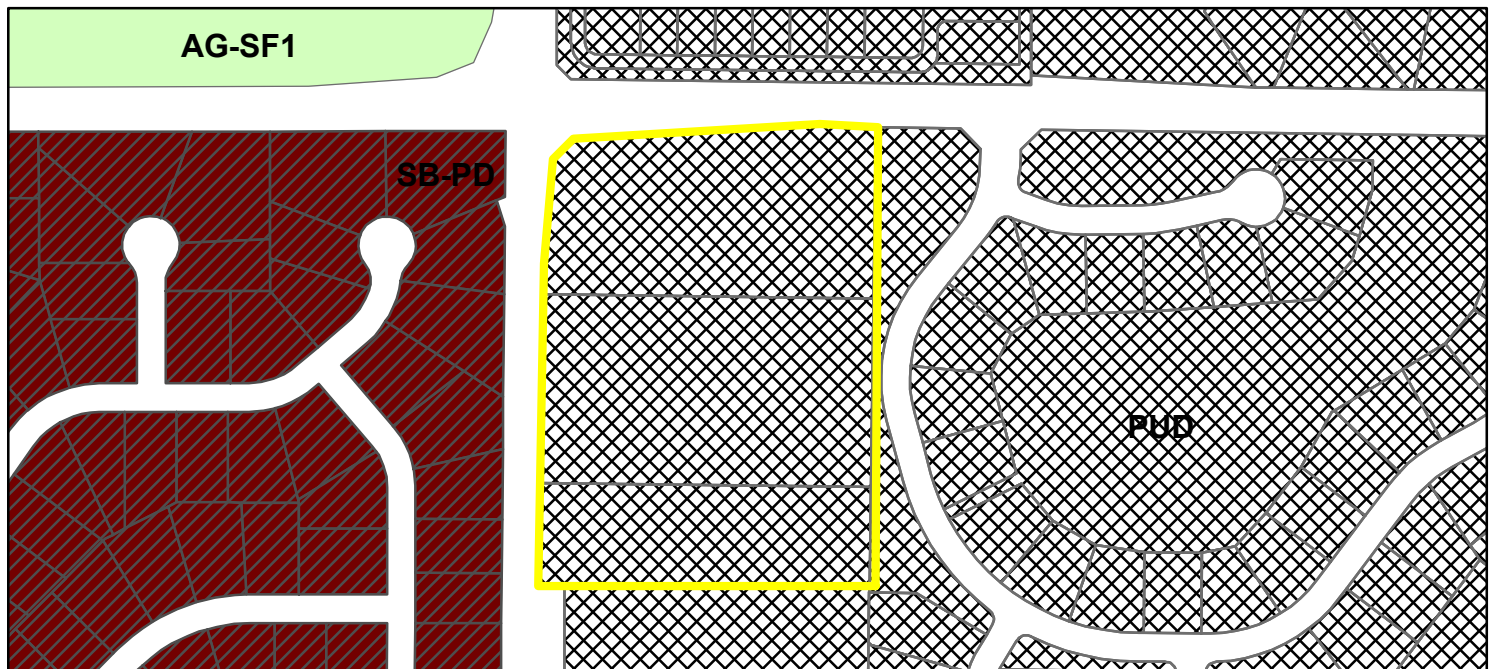
Property Location Map
Ordinance 15-35
Bridgewater PUD Text Amendment



Aerial Location Map



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)

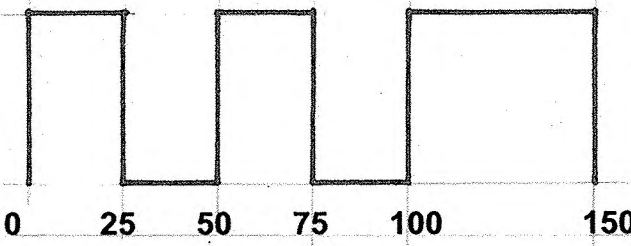
 PUD (Planned Unit Development)

 SB-PD (Special Business - Planned Development)



October 26, 2015
 October 22, 2015
 August 10, 2015

Scale in Feet:



The
Bridgewater
 C L U B

Parcel L-2
Sketch Plan E

313.00
152
2.00
2006

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 9 in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".

SECTION 2.

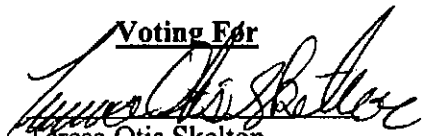
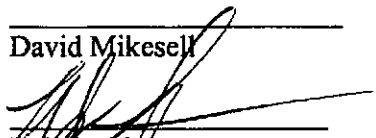
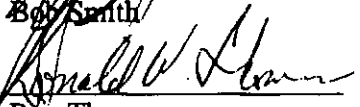
The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater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

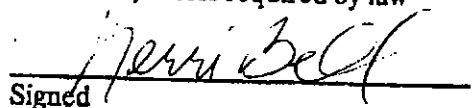
<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Teresa Otis Skelton	_____ Teresa Otis Skelton	_____ Teresa Otis Skelton
_____ Jack Hart	_____ Jack Hart	_____ Jack Hart
 David Mikesell	_____ David Mikesell	_____ David Mikesell
 Bob Smith	_____ Bob Smith	_____ Bob Smith
 Ron Thomas	_____ Ron Thomas	_____ 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

10/5/2006

Ordinance 06-49
Rezone Bridgewater 3304 E. 146th street

**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-2 District 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, 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



July 5, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

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

CLERK-TREASURER
CINDY J. GOSSARD

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, 15th 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 most 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 Hawk
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. These 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.

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



October 4, 2006

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

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

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

CLERK-TREASURER
CINDY J. GOSSARD

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.

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.

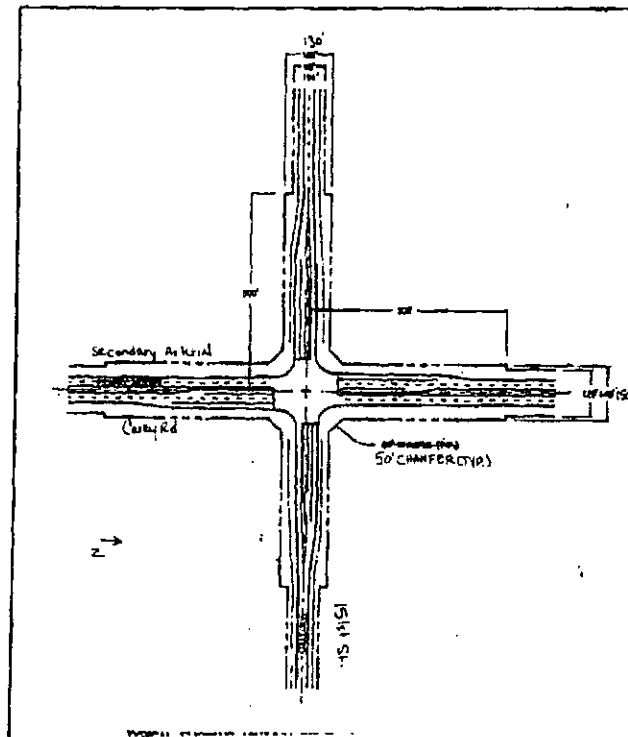
Sincerely,



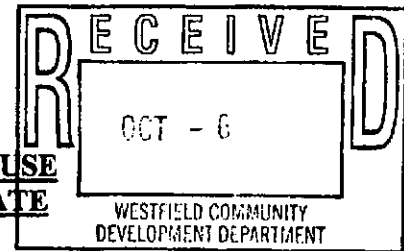
Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

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



**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. Frankenger, Nelson & Frankenger, 3105 East 98th Street, Suite 170, Indianapolis, Indiana 46280 (317) 844-0106

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

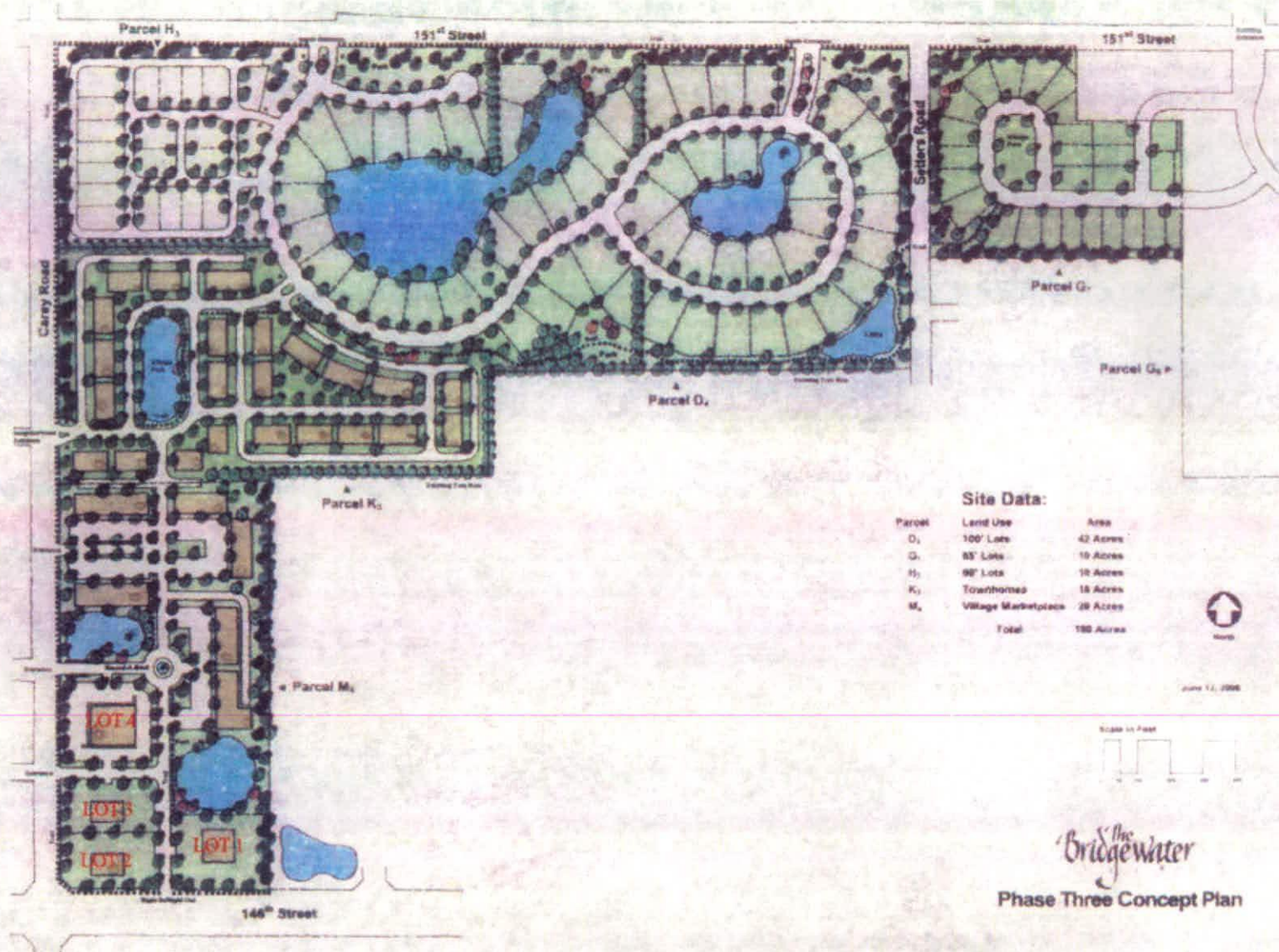
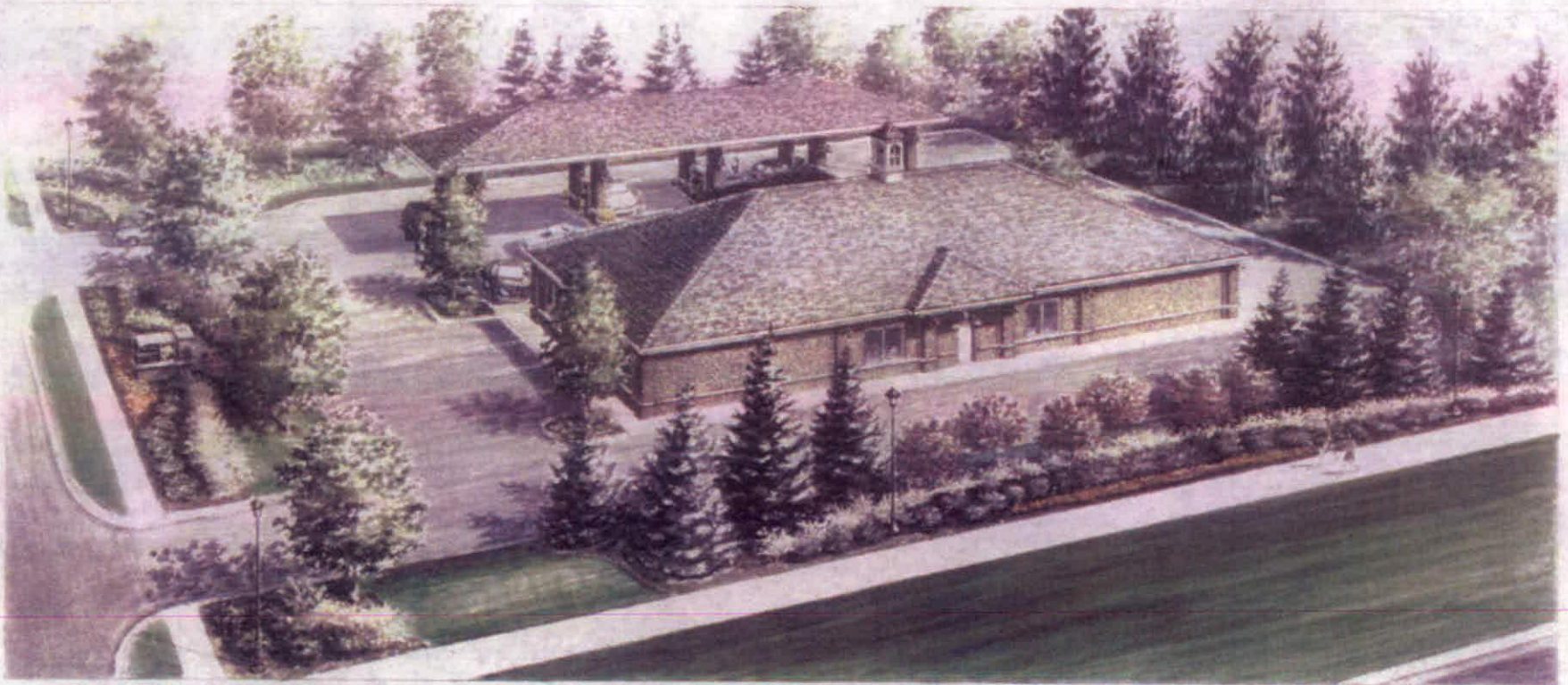


Exhibit 3



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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SCHEDULE OF EXHIBITS

- 1A. Additional Real Estate - legal description
- 1B. Real Estate - legal description
- 2. Definitions
- 3. Area X legal description

4. Underlying Residential Standards
5. Area Y legal
6. Underlying Business Standards
7. Area Z legal
8. Underlying Industrial Standards
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10. Area Y Permitted Uses
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12. Development Standards - Detached Single Family Residences
13. Streetscape Standards and Guidelines - Detached Single Family Residences
14. Development Standards - Attached Single Family Residences
15. Architectural Guidelines and Streetscape Standards - Attached Single Family Residences
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 public, 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, soldier 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 11(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\BRIDGEWATER\BRIDGEWATER TEXT AMENDMENT 5\PUD-BODY-REVISION

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;

Exhibit 1A

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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);

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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

Exhibit 1B

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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.

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 like nature are permitted in any required front, side or rear yard, 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 residential districts as outlined in the sign

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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.

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- 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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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.

B. 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

Job No. 980516-20100

March 11, 2002

Page 1 of 1

**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, PET, 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. **II** - 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 .06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not .02 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 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 District Adjoining Residential District Boundaries	Maximum Sound Level (in decibels) 125 Feet from District 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:

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Open Industrial Use

Octave Band Center Frequency (Hz)	Maximum Permitted Sound Level in the Shell of a Sphere 125 Feet from the Building or Building Group (dBA)	Maximum Permitted Sound Level in the Shell of a Sphere 125 Feet from the Building or Building Group (dBA)
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.

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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. II - 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- 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.



The
Bridgewater
C U B

Concept Plan- Phase Three



Revised July 10, 2001
Revised April 8, 2003
Revised March 26, 2003
Revised March 14, 2002
February 12, 2001

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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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclaved 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Business 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	

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

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	SOI - 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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	SPEX	SPEX	
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	OL-X PD- SPEX
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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy 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, 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 (MFRs)		SP EX	SP EX	SP EX
Mattress Mfg. & Upholstering			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	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, Plating 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy 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 Facilities			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	Mult-Hazards
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.	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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					

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	SP	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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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	Business Indication	Open Period
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 FD - SP, EX
Industrial Laundry and Dry Cleaning Plants		X	X	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Backlot Industrial	Office 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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Types 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	OL-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 Industries	Open Industries
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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Discouraged Industrial	Other 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, Lino, 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				OF-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				OF-X PD SP EX
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (WTRs)		SP EX	SP EX	SP EX
Mattress Mfg. & Upholstering			X	X

Type of Business	Special Business	General Business	Manufacturing	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, Plating 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 I 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 I SP-EX
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP-EX SF I SP-EX
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP-EX SP-EX SF I
Slaughtering & Allied Food Processing				SP-EX
Stamping & Fabricating Metal Shops			X	X

Type of Business	Local Business	General Business	Professional and Service	Special and Other
Stockyards - Shipping, Holding & Sale of Animals				SP EX SF I 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 I SP EX
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilities			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP EX
Well Drilling				X

Figure 2
Miscellaneous Businesses

Type of Business	Local Business	General Business	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 SEE	
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	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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					

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	Office Space	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

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 & 1 st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1 st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1 st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st 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

¹Except lots on cul-de-sacs or roundabouts, which may be less.

²The Front Yard Set Back shall be measured from the Front Lot Line, as the Front Lot Line is defined by the Zoning Ordinance.

³The Side Yard Set Back shall be measured from the Side Lot Line, as the Side Lot Line is defined by the Zoning Ordinance.

⁴The 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**

- Maximum building height:
 - Primary: fifty (50) feet
 - Accessory, including clubhouse: fifty-five (55) feet
- 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.
- 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".
- 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 its 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 its 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 sole 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 determined 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.

Parcel M4 -

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

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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

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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.

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- 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 development 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	Plant Materials		
	Shade Trees	Evergreen or Ornamental 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:
 - o 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.
 - o 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 use 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.

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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.

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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	Industrial OI
Proposed	AG	-	40	40	40	40	15	15	15	15
	SF AG-SF1 AG-SF1-I	40	-	20	20	20	40	40	40	40
	SF SF2	40	20	-	20	20	40	40	40	40
	SF SF3	40	20	20	-	20	40	40	40	40
	SF SF4 SF5	40	20	20	20	-	40	40	40	40
	MF	40	20	20	20	-	40	40	40	40
	Institutional Churches Schools Gov't Offices	15	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	15	-	15	15
	Industrial EI	15	40	40	40	40	40	15	-	15
	Industrial OI	15	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.

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- 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 %

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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 in 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 species 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:	<u>Interval during which Development Plan may be submitted*</u>	<u>Parcel for which Development Plan may be submitted</u>
	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.

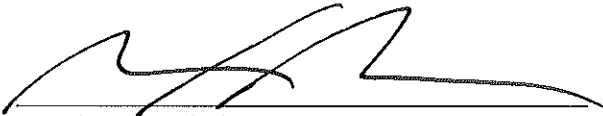
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 2, 2015 to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1511-PUD-21
Ordinance No.	15-35
Petitioner	Throgmartin Henke Development, LLP by Nelson & Frankenberger
Description	Petitioner requests an amendment to the Bridgewater PUD Ordinance to modify the concept plan and associated development standards on approximately 10.2 acres +/-, located at the southeast corner of 151 st Street and Carey Road (referred to as Parcel L3 on the amended concept plan) in the Bridgewater PUD District.

On November 16, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 5 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.


Matthew S. Skelton, Secretary

November 17, 2015
Date



Westfield City Council Report

Ordinance Number:	15-35
APC Petition Number:	1511-PUD-21
Petitioner:	Throgmartin Henke Development, LLP by Nelson & Frankenger
Requested Action:	A text amendment to the Bridgewater PUD District Ordinance to rezone a portion of Parcel L2 (referred to as Parcel L3) to allow for the development of single-family residences. Single-family residences would develop pursuant to the Parcel H standards.
Current Zoning:	Bridgewater PUD District Ordinance
Current Land Use:	Undeveloped / Agricultural
Exhibits:	1. Location Map 2. Concept Plan 3. Bridgewater PUD District Ord. 06-49 4. APC Certification
Prepared by:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the October 12, 2015, City Council meeting. The petition received a public hearing at the November 2, 2015, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded this petition with a unanimous favorable recommendation at its November 16, 2015, meeting. This petition is eligible for adoption consideration at the November 23, 2015, Council meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a zoning change for the ten (10) acres, generally located at the southeast corner of 151st Street and Carey Road (the "Property") (see **Exhibit 1**).

Property History: The Property is currently zoned The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance (Ord. 06-49) (the "Restated PUD"). The Restated Ordinance identified the Property as Area X and required the Property to be developed pursuant to the Parcel H development standards, included as Exhibit 12 of the Restated Ordinance. Area X permitted the use of the Property for single-family residential homes.

Ordinance 11-01 (adopted by the City Council on January 10, 2011 and recorded as Instrument No. 2011004210), rezoned the Property as Area Z. Area Z permits the use of the Property for office/flex space development and prohibited the use of the Property for residential development.

AMENDMENT REQUEST

The Petitioner is requesting an amendment to the Restated Ordinance, as amended by Ord. 11-01, to rezone a portion of Parcel L2 (referred to as Parcel L3 on the amended concept plan) to allow for the development of single-family residences. Single-family residences would develop pursuant to the Parcel H standards, included in the Restated Ordinance (see **Exhibit 3**). A Concept Plan has been included at **Exhibit 2**, consisting of twenty (20) single-family residential Lots.

Default Standards: The proposed amendment would default to the Parcel H development standards of the Restated Ordinance (see **Exhibit 3**).

Development Standards: The proposed amendment has incorporated character exhibits to establish a benchmark for the quality and character of the development.

PROCEDURALS

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 was held at the November 2, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Comprehensive Plan: The Westfield-Washington Township Comprehensive Plan identifies the Property as Suburban Residential. 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.

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.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 16, 2015, meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 5 in favor, 0 opposed) (see **Exhibit 4**).

City Council

Introduction: October 12, 2015

Eligible for Adoption: November 23, 2015

Submitted by: Jeffrey M. Lauer, Associate Planner
Economic and Community Development Department

ORDINANCE NUMBER 15-32

2016 Elected Officials Salary Ordinance

**AN ORDINANCE OF THE CITY OF WESTFIELD
CONCERNING SALARIES, WAGES, BENEFITS, STIPENDS AND OTHER
COMPENSATION FOR THE 2016 CALENDAR YEAR**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD:

Section 1.

The salaries, hourly wages, stipends, and other compensation for elected officials of the City of Westfield are described in this ordinance.

Section 2.

The salaries of the elected officials of the City of Westfield, Indiana for the year 2016 shall be as follows:

Mayor	\$108,200
Clerk Treasurer	\$79,800
City Council	\$15,000 each

Section 3.

Additional compensation for the year 2016 shall be as follows:

Clerk Treasurer Stipend	\$8,500
Council President	\$1,500
Council Vice-President	\$1,000

Section 4.

The employee contribution to the Publication Employee's Retirement Fund (PERF) will be paid for the Mayor and Clerk Treasurer by the City of Westfield.

Section 5.

The retirement contributions and other benefit programs offered by the City of Westfield on behalf of the Mayor and Clerk Treasurer are described on **Attachment A.**

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-32 was delivered to the Mayor of Westfield

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

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-32

this _____ day of _____, 2015.

I hereby VETO ORDINANCE 15-32

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

ATTACHMENT A
ELECTED OFFICIAL BENEFIT SUMMARIES
2016

Civilian Personnel (Mayor and Clerk Treasurer)

INSURANCE

HEALTH, LIFE, DENTAL, VISION, WORKERS COMPENSATION – As available for all employees

SOCIAL SECURITY/MEDICARE CONTRIBUTIONS – As provided for all employees

EMPLOYEE ASSISTANCE PROGRAM – As provided for all employees

RETIREMENT

Civilian PERF – 14.2% (2016) of the employee's salary is contributed by the City for the PERF program (Public Employees Retirement Fund)

1. 3% of the employee's salary is contributed on behalf of the employee (employee's contribution) and identified in a private PERF account for the employee. This money is available to the employee if they would resign from the City. Once the employee begins to draw a retirement check from PERF this fund may be used to supplement that monthly retirement or received in full at retirement.
2. 11.2% of the employee's salary is contributed for the employee (City's contribution) and is added to the general state retirement fund that supports all state employees through the PERF retirement program.

457 Plan (Supplemental Retirement Plan)

The City of Westfield offers one supplemental 457 retirement plan to all employees. Employees may contribute (pre-tax) a maximum amount authorized by law into the plan.

City Matching Contribution

To encourage employee participation in the 457 plans, the City makes a matching contribution of \$.667 for each \$1.00 contributed up to 6% of base pay for all civilian employees. This matching contribution is made in July and January of each year into a 401A account that requires vesting.

HOLIDAY PAY SCHEDULE

As approved by the City Council. Pay for actual days approved by Council coordinated with approval with supervision

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, ORDINANCE 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.

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

J. Andrew Cook, Mayor

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

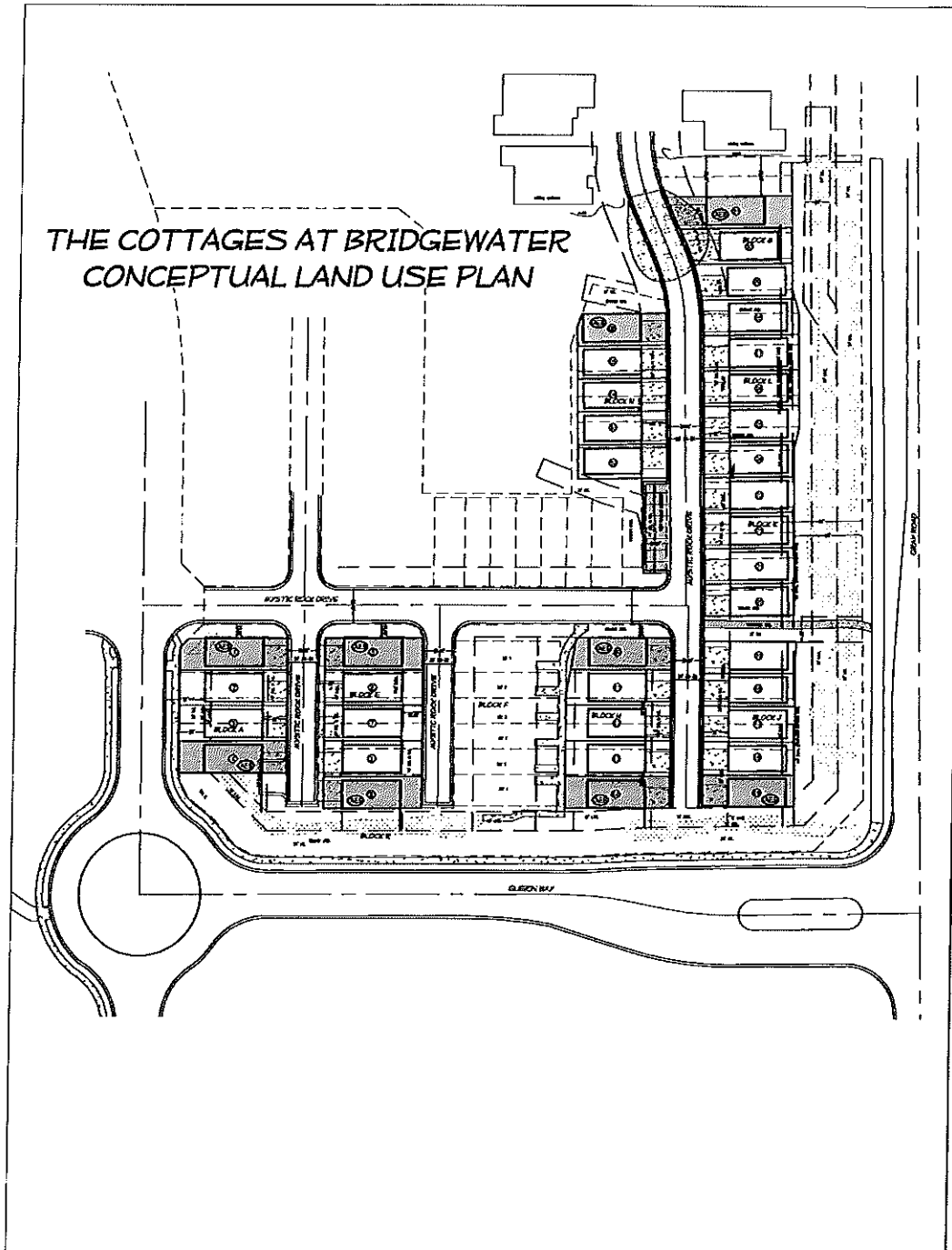


EXHIBIT B

(insert building pad aerial illustration)

EXHIBIT C – Page 1 of 2

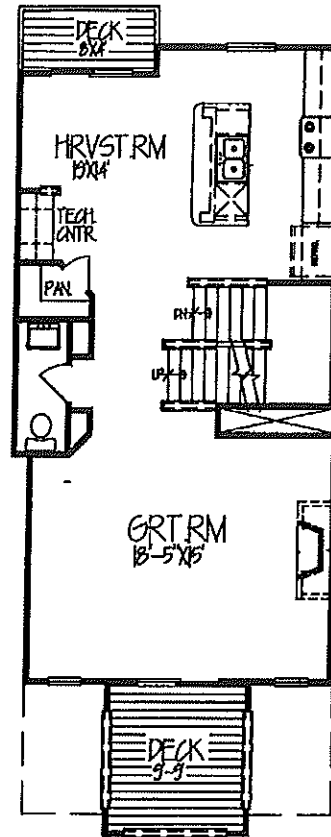
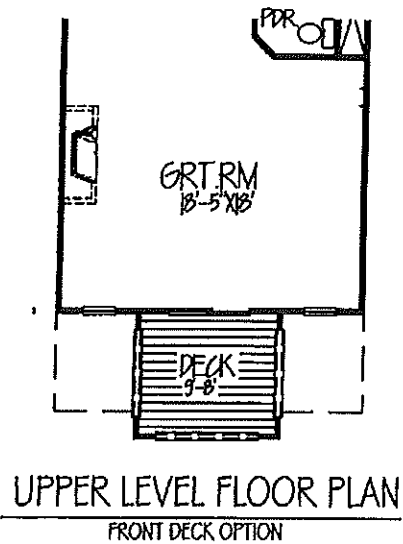
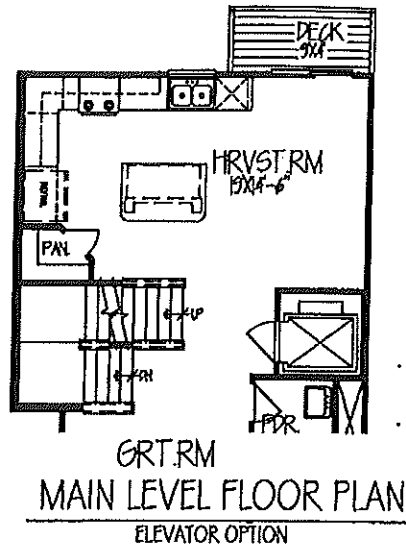
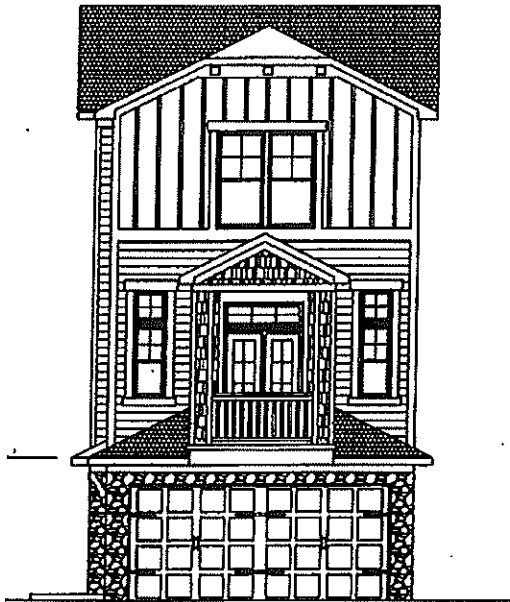


EXHIBIT C – Page 2 of 2

7

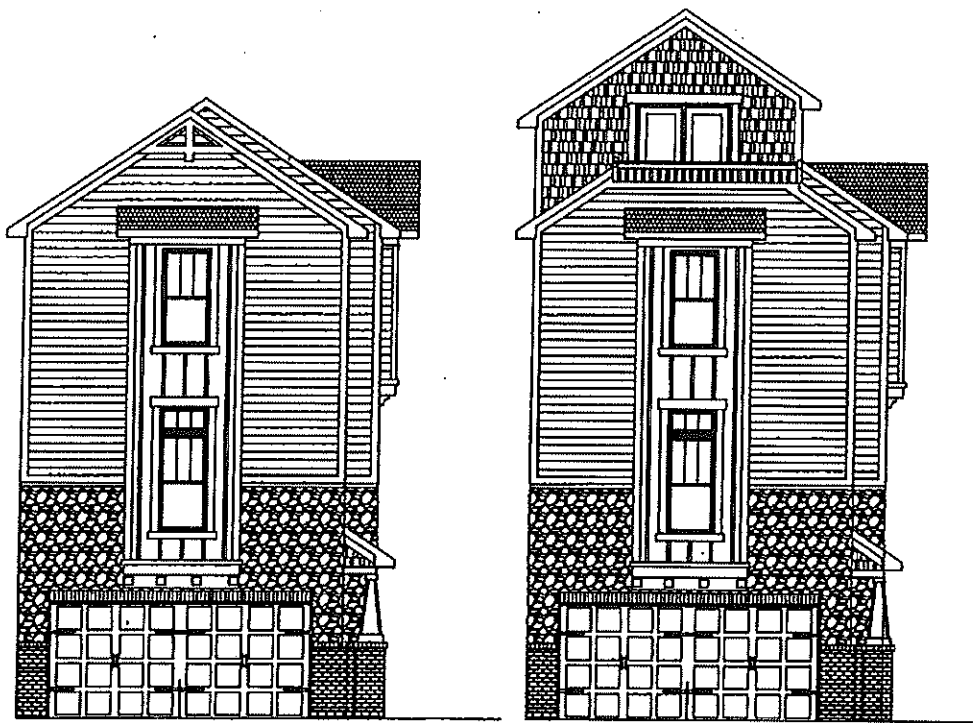


front elevation
W/ OPTIONAL FRONT DECK



front elevation
W/ OPTIONAL FRONT DECK

EXHIBIT D – Page 1 of 22



FRONT ELEVATION

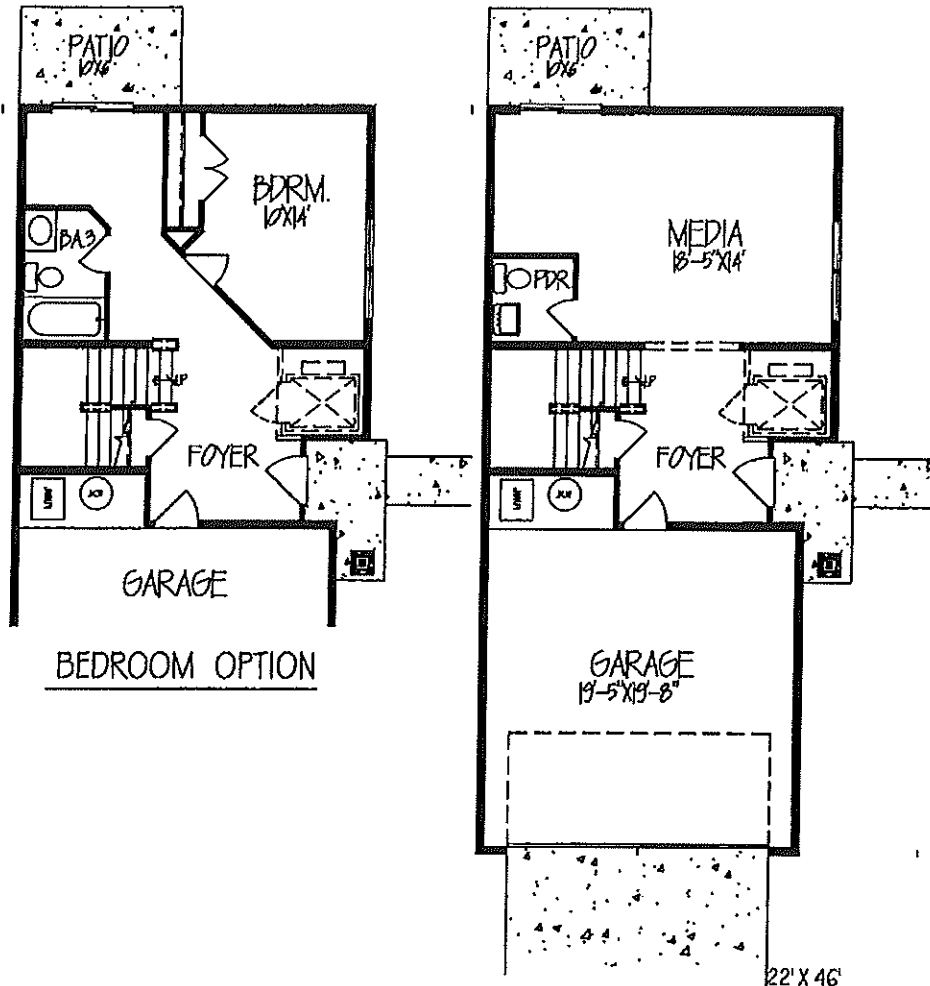
FRONT ELEVATION

MEZZANINE OPTION

cottage 2351

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

EXHIBIT D – Page 2 of 22



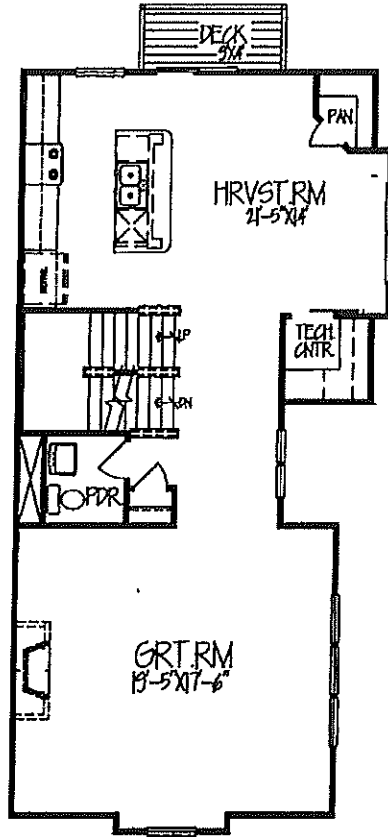
ENTRY LEVEL FLOOR PLAN

HEATED AREA = 512 S.F.
TOTAL HEATED AREA = 2,351 S.F.

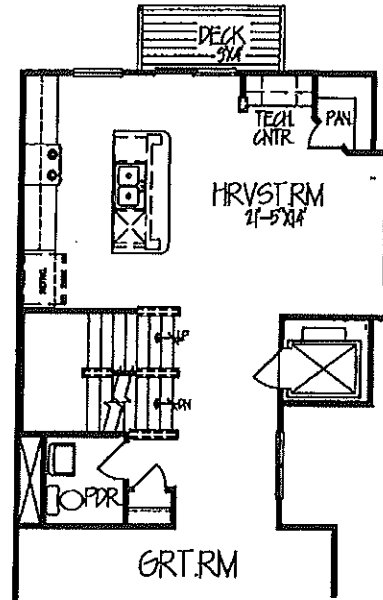
cottage 2351

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

EXHIBIT D – Page 3 of 22



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

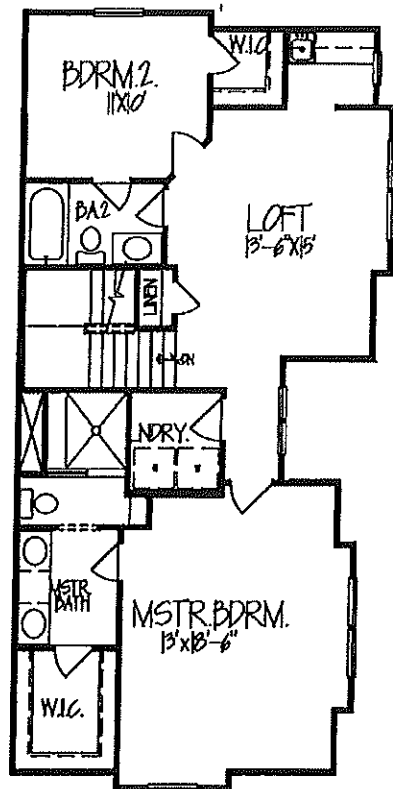


MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

cottage 2351

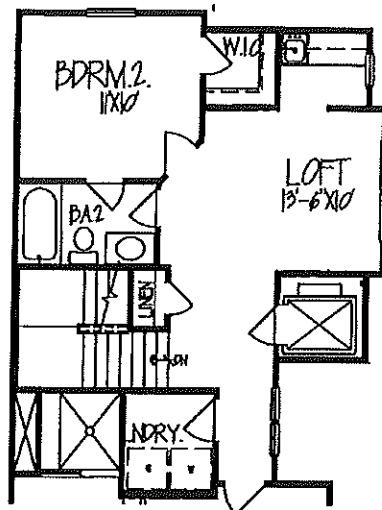
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2	11/5/15		
DESIGN BY:	BEAN	C2351	Pyatt Builders Noblesville, IN 46062 317-379-0184

EXHIBIT D - Page 4 of 22

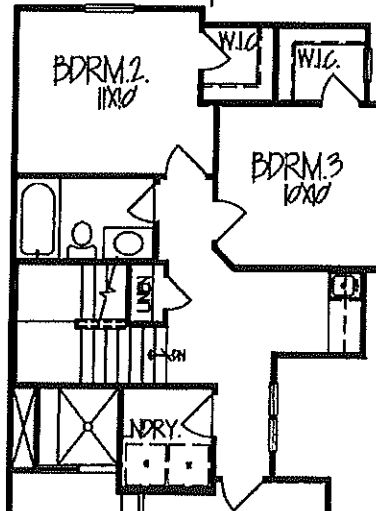


UPPER LEVEL FLOOR PLAN
HEATED AREA = 907 S.F.

cottage 2351

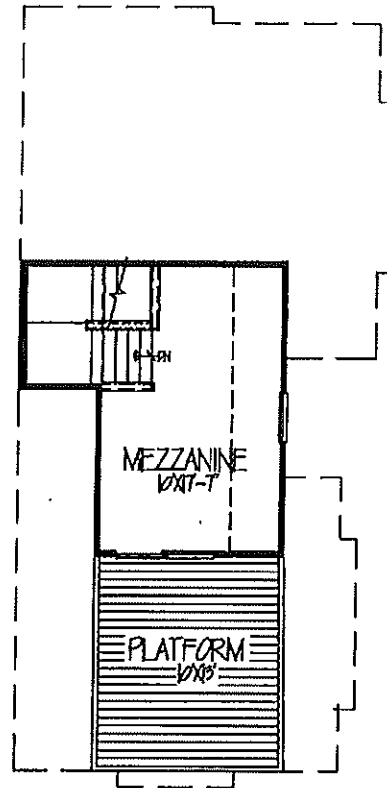
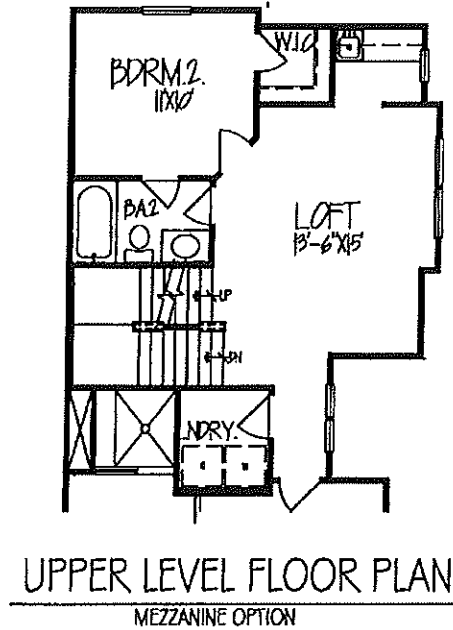


UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION



BEDROOM 3 OPTION

EXHIBIT D – Page 5 of 22



cottage 2351

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

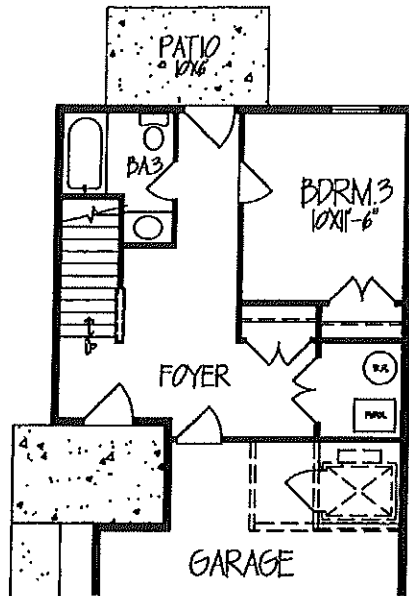
EXHIBIT D – Page 6 of 22



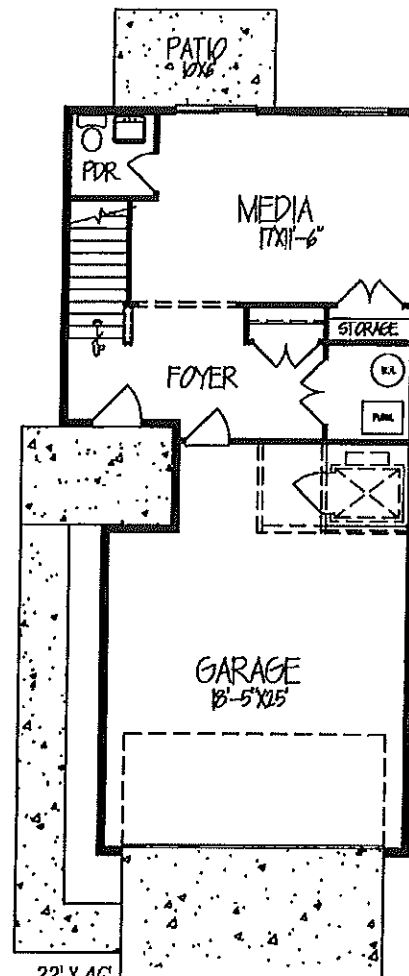
cottage 2295

HEET NO:	DATE:	COTTAGE		Pyatt Builders Noblesville, IN 46082 317-370-0184
4	11/5/15			
DRAWN BY:		C2277		
BEAN				

EXHIBIT D – Page 7 of 22



BEDROOM 3 OPTION



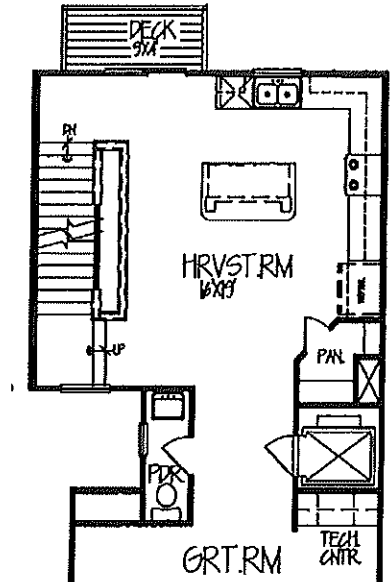
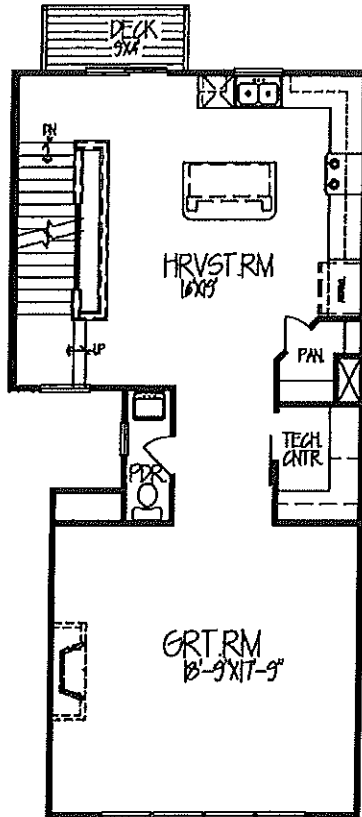
22' X 46'
ENTRY LEVEL FLOOR PLAN

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

cottage 2295

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

EXHIBIT D – Page 8 of 22



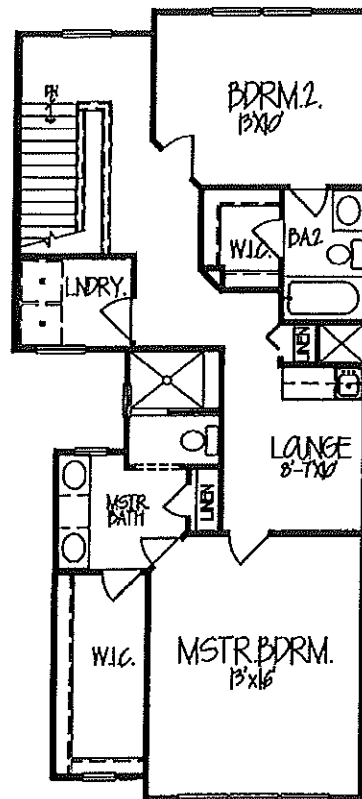
MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

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

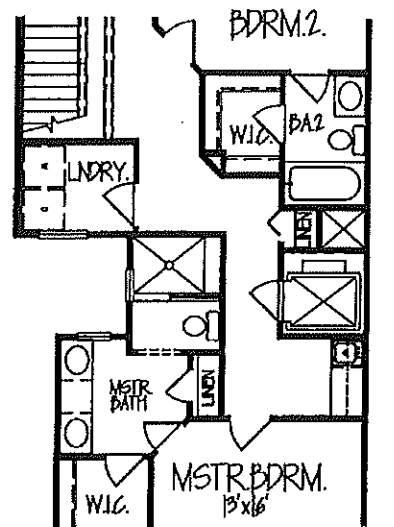
cottage 2295

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

EXHIBIT D – Page 9 of 22



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



UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION

cottage 2295

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

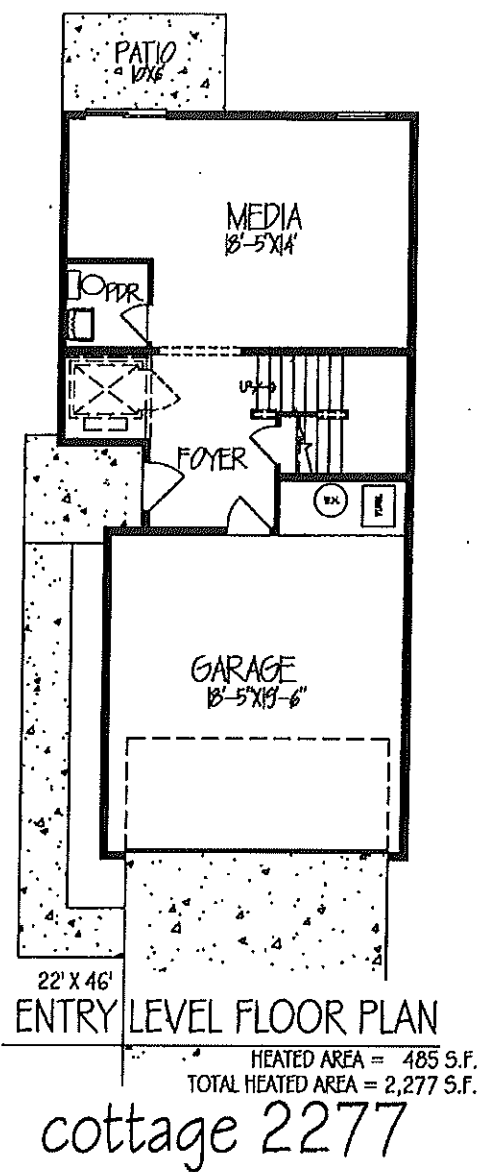
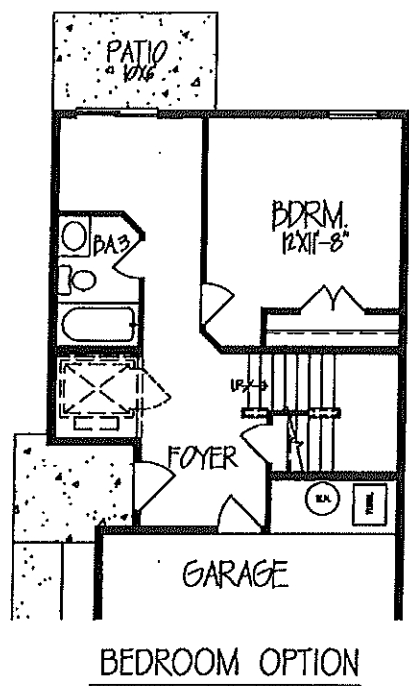
EXHIBIT D – Page 10 of 22



cottage 2277

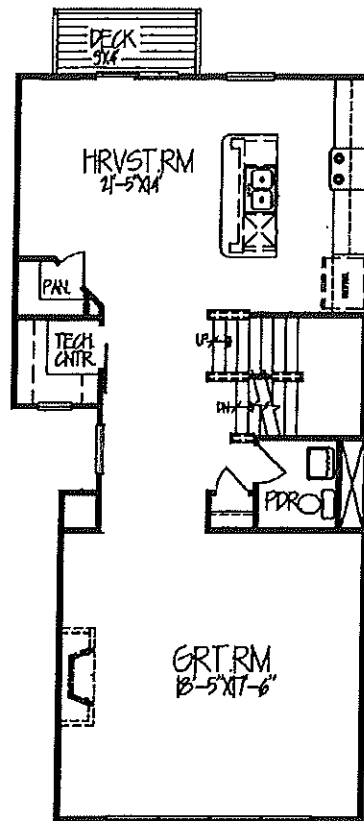
SHEET NO:	DATE:	COTTAGE		Pyatt Builders Noblesville, IN 46062 317-379-0184
5	11/5/15			
BEAN	C2277			

EXHIBIT D – Page 11 of 22

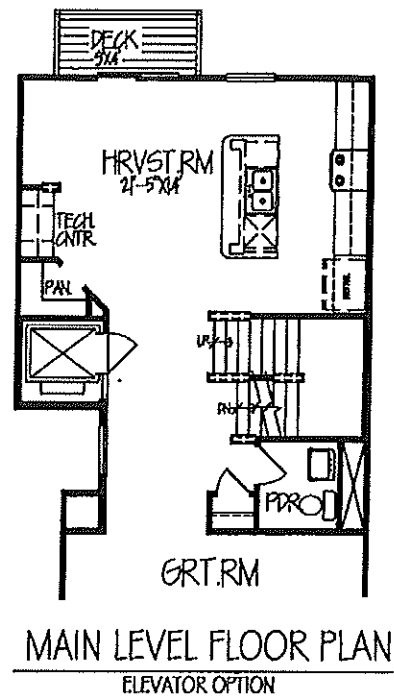


SHEET NO: 1	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184
DRAWN BY: BEAN	C2277		

EXHIBIT D – Page 12 of 22



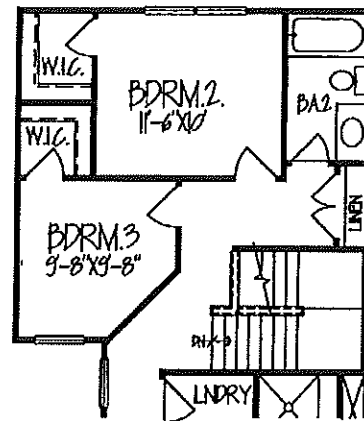
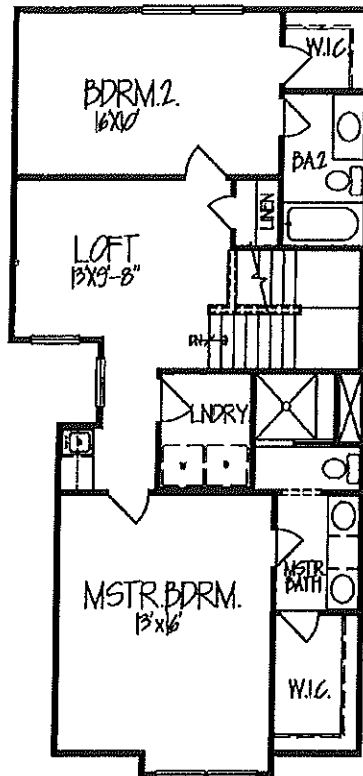
MAIN LEVEL FLOOR PLAN
HEATED AREA = 923 S.F.



cottage 2277

SHEET NO. 2	DATE 11/5/15 DRAWN BY BEAN	COTTAGE C2277	 Pyatt Builders Noblesville, IN 46062 317-379-0184
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EXHIBIT D – Page 13 of 22



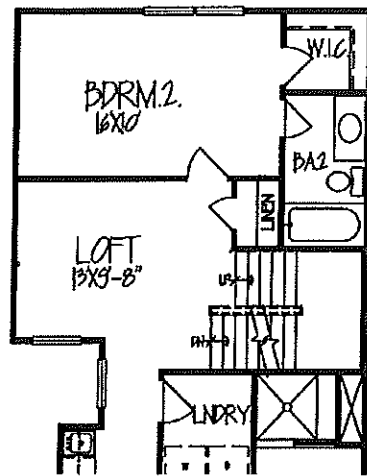
BEDROOM 3 OPTION

UPPER LEVEL FLOOR PLAN
HEATED AREA = 869 S.F.

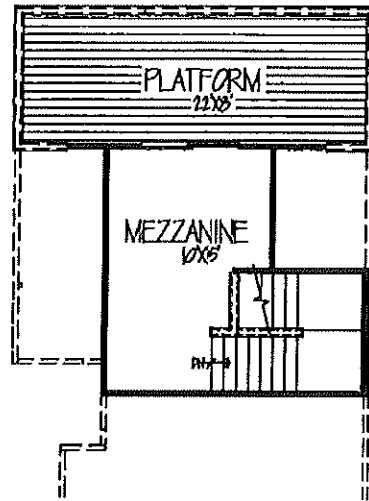
cottage 2277

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

EXHIBIT D – Page 14 of 22



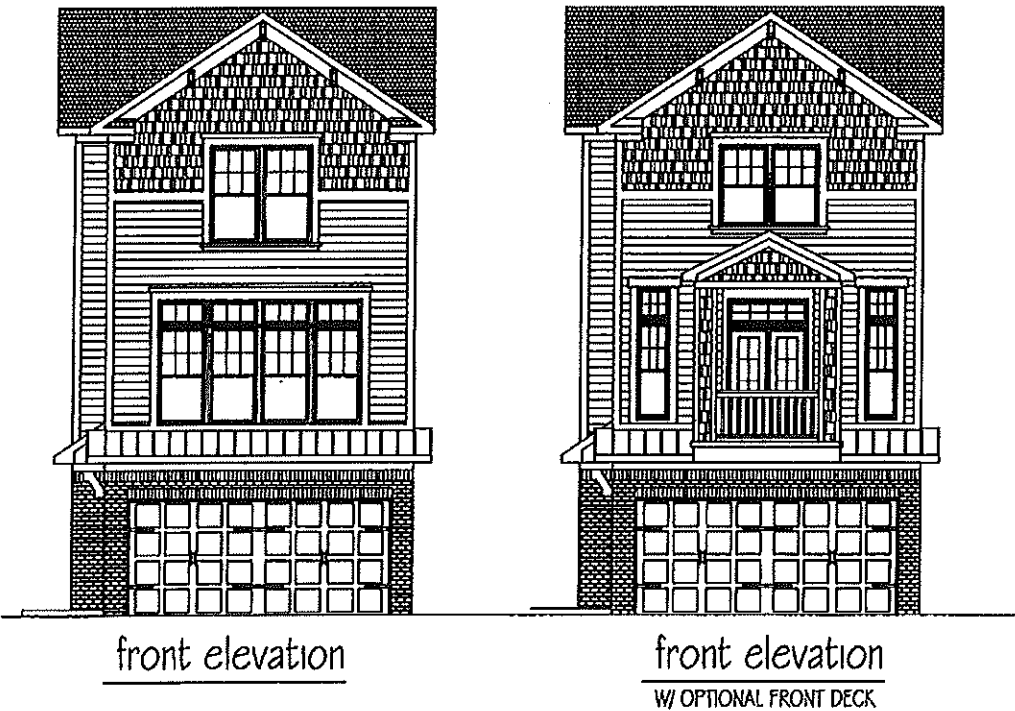
UPPER LEVEL FLOOR PLAN
MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

EXHIBIT D – Page 15 of 22

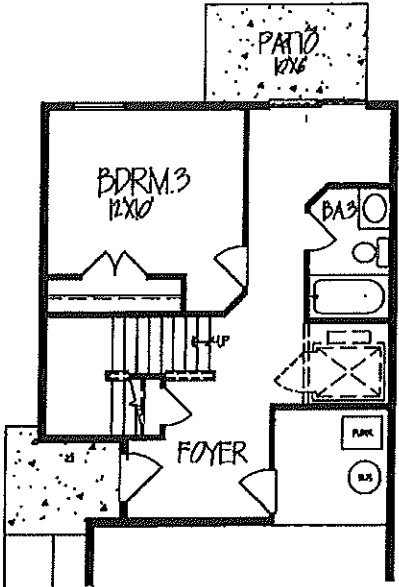
7



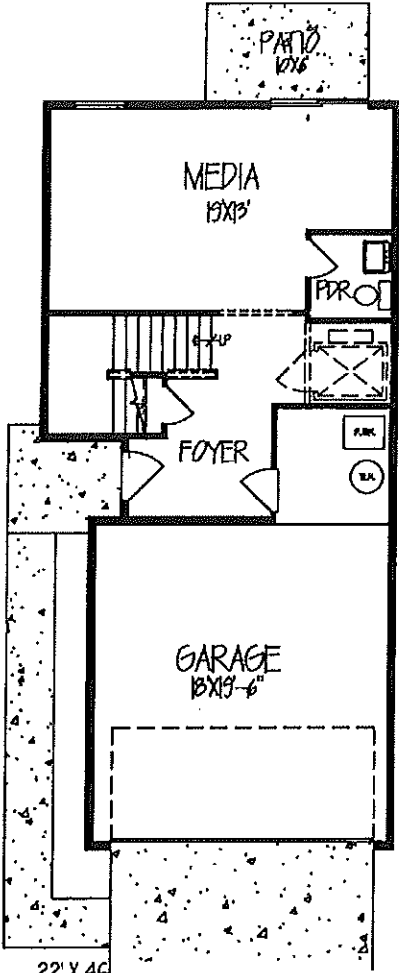
cottage 2043

SHEET NO: 4	DATE: 11/5/15 DRAWN BY: BEAN	COTTAGE C2043	 Pyatt Builders Noblesville, IN 46062 317-379-0184
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EXHIBIT D - Page 16 of 22



BEDROOM 3 OPTION



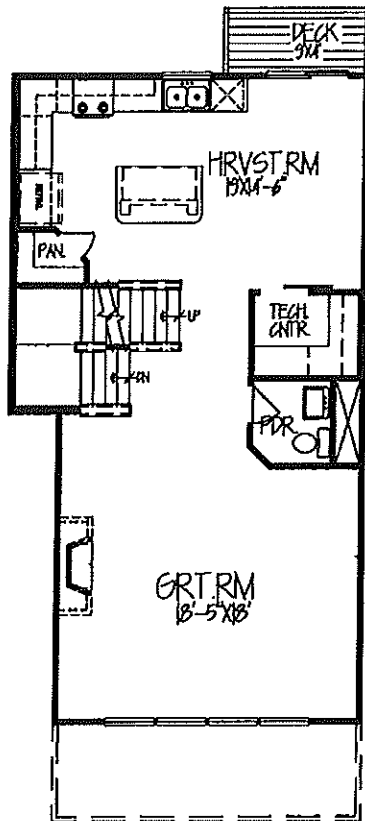
ENTRY LEVEL FLOOR PLAN

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

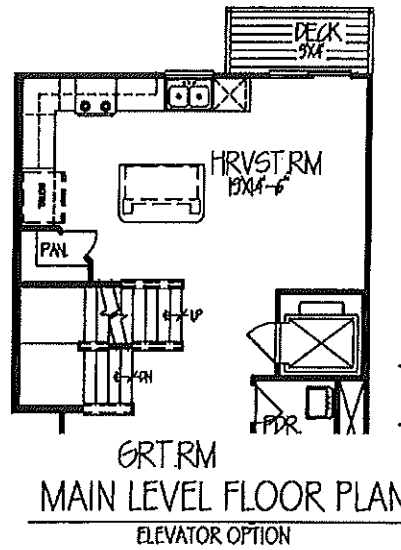
cottage 2043

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

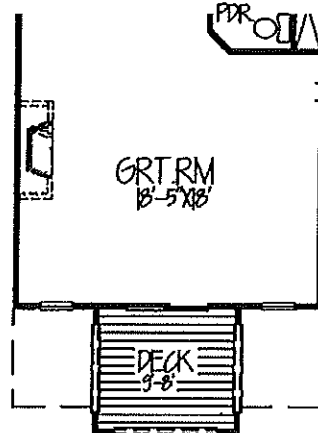
EXHIBIT D - Page 17 of 22



MAIN LEVEL FLOOR PLAN
HEATED AREA = 823 S.F.



GR.TRM
MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

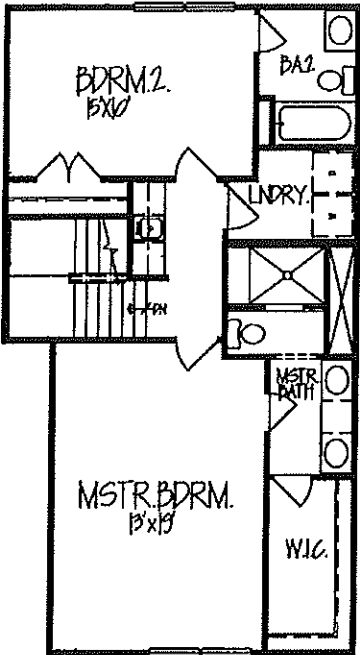


UPPER LEVEL FLOOR PLAN
FRONT DECK OPTION

cottage 2043

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

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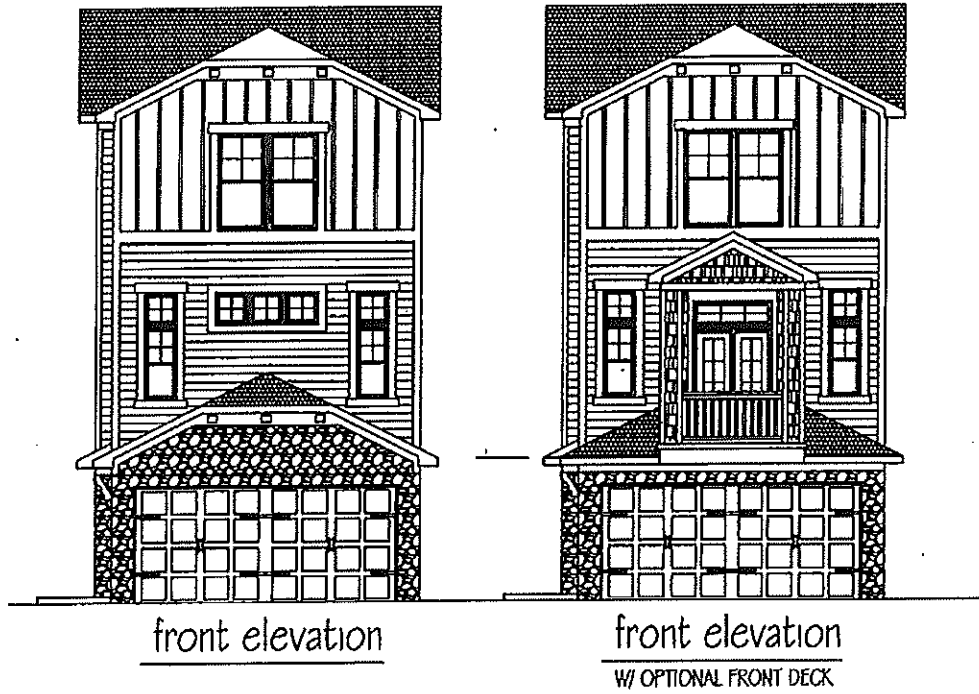


UPPER LEVEL FLOOR PLAN
HEATED AREA = 760 S.F.

cottage 2043

SHEET NO:	DATE:	COTTAGE	 Pyatt Builders Noblesville, IN 48062 317-379-0184
3	11/5/15		
DRAWN BY:	BEAN		
C2043			

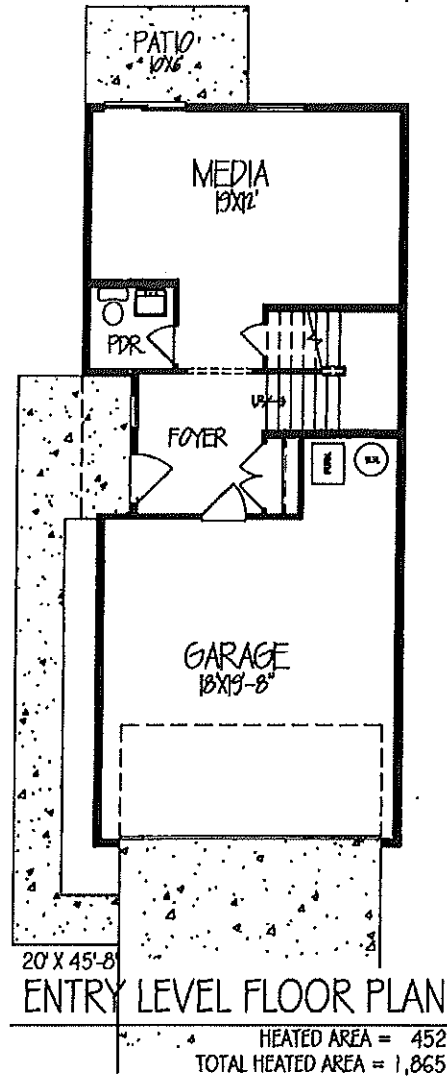
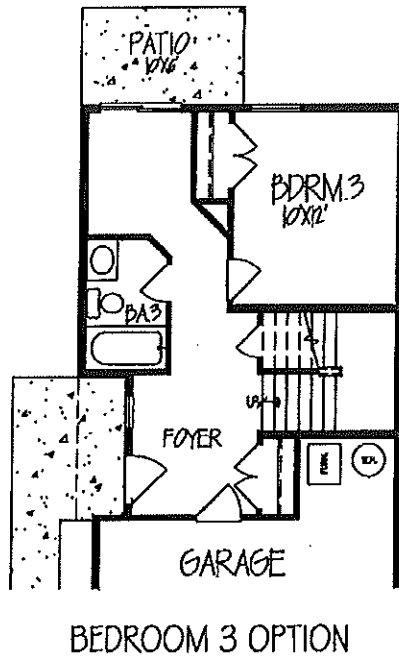
EXHIBIT D – Page 19 of 22



cottage 1865

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

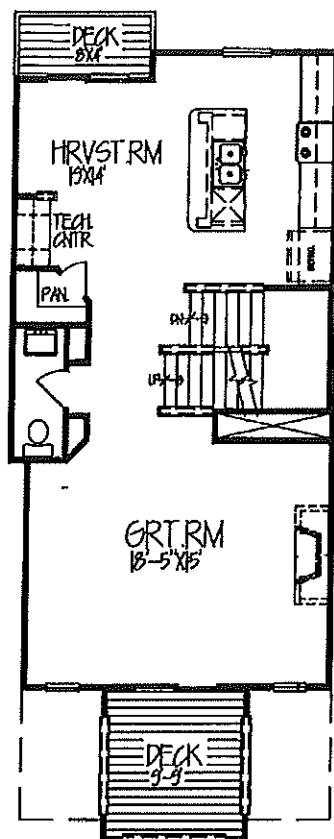
EXHIBIT D – Page 20 of 22



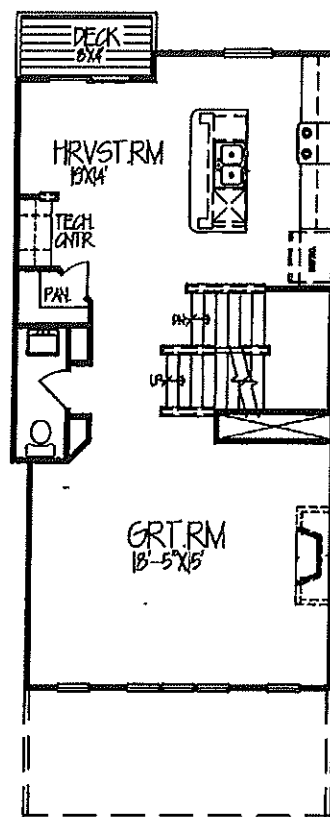
cottage 1865

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

EXHIBIT D - Page 21 of 22



MAIN LEVEL FLOOR PLAN
W/ FRONT DECK OPTION

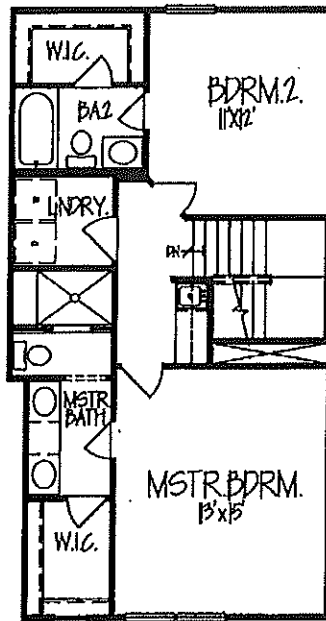


MAIN LEVEL FLOOR PLAN
HEATED AREA = 739 S.F.

cottage 1865

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

EXHIBIT D – Page 22 of 22



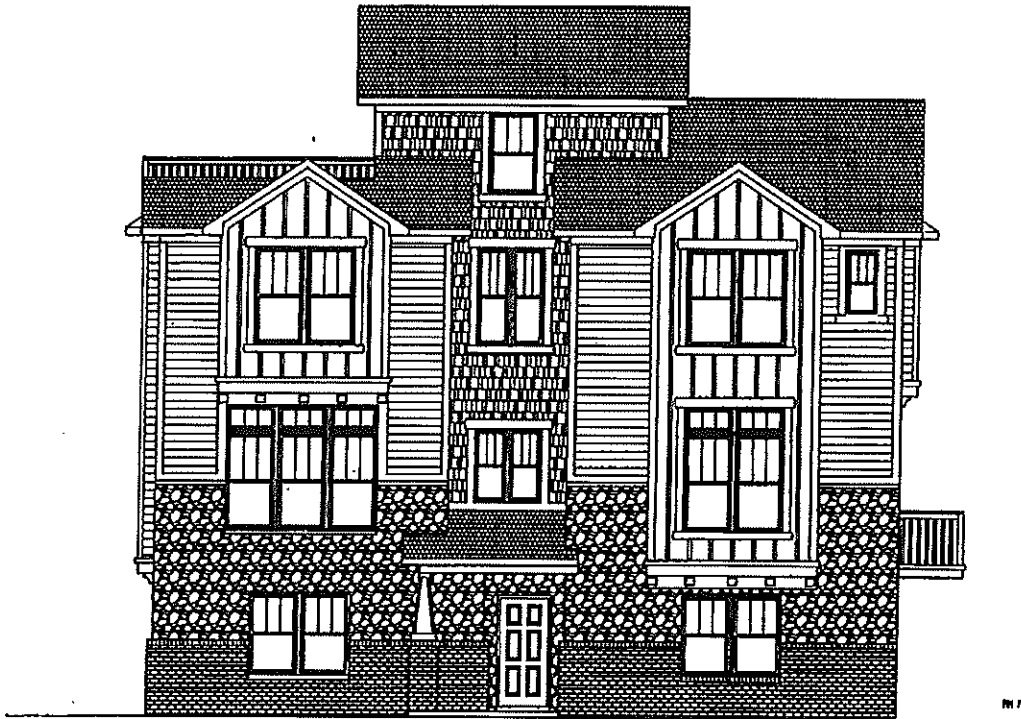
UPPER LEVEL FLOOR PLAN

HEATED AREA = 674 S.F.

cottage 1865

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

EXHIBIT E



RIGHT SIDE ELEVATION

MEZZANINE OPTION

cottage 2351

SHEET NO: 6	DATE: 11/5/15	COTTAGE		Pyatt Builders Noblesville, IN 46082 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 REAR ELEVATION
cottage 2351
MEZZANINE OPTION

OPTIONAL REAR ELEVATION
cottage 2295

EXHIBIT I

Page 1 of 3

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

Page 2 of 3

(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

Page 3 of 3

northeast corner of said Block L; thence south $01^{\circ} 00' 50''$ 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 $88^{\circ} 59' 10''$ 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 $01^{\circ} 00' 50''$ 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 $88^{\circ} 59' 10''$ 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 $00^{\circ} 07' 13''$ west along the east line of said Block O a distance of 2.51 feet; thence north $01^{\circ} 00' 50''$ 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 $88^{\circ} 59' 10''$ 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 $22^{\circ} 48' 50''$ a distance of 65.70 feet to the point of tangency of said curve; thence north $23^{\circ} 49' 40''$ 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 $66^{\circ} 10' 20''$ 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):

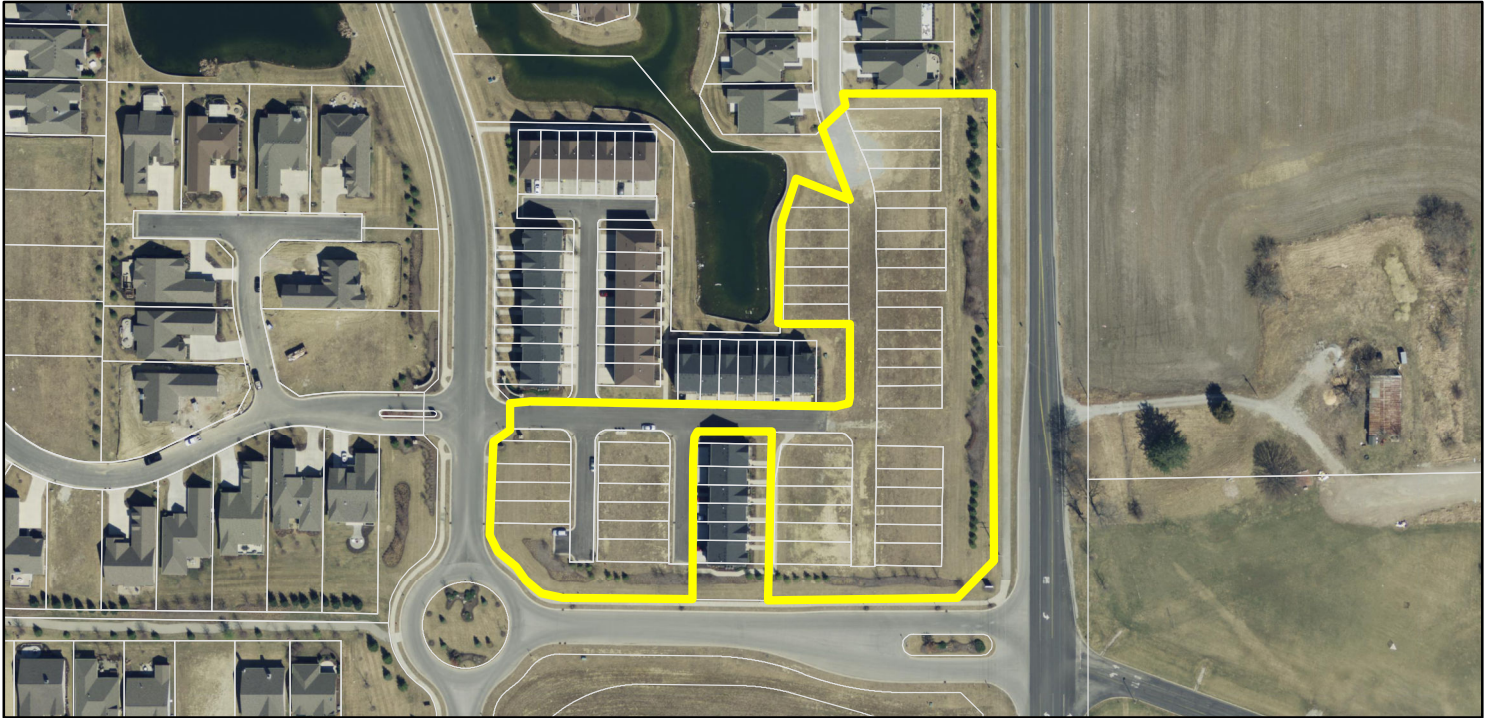
Block N as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana. Containing 0.210 acres, more or less.

Containing in all 1.721 acres, more or less.

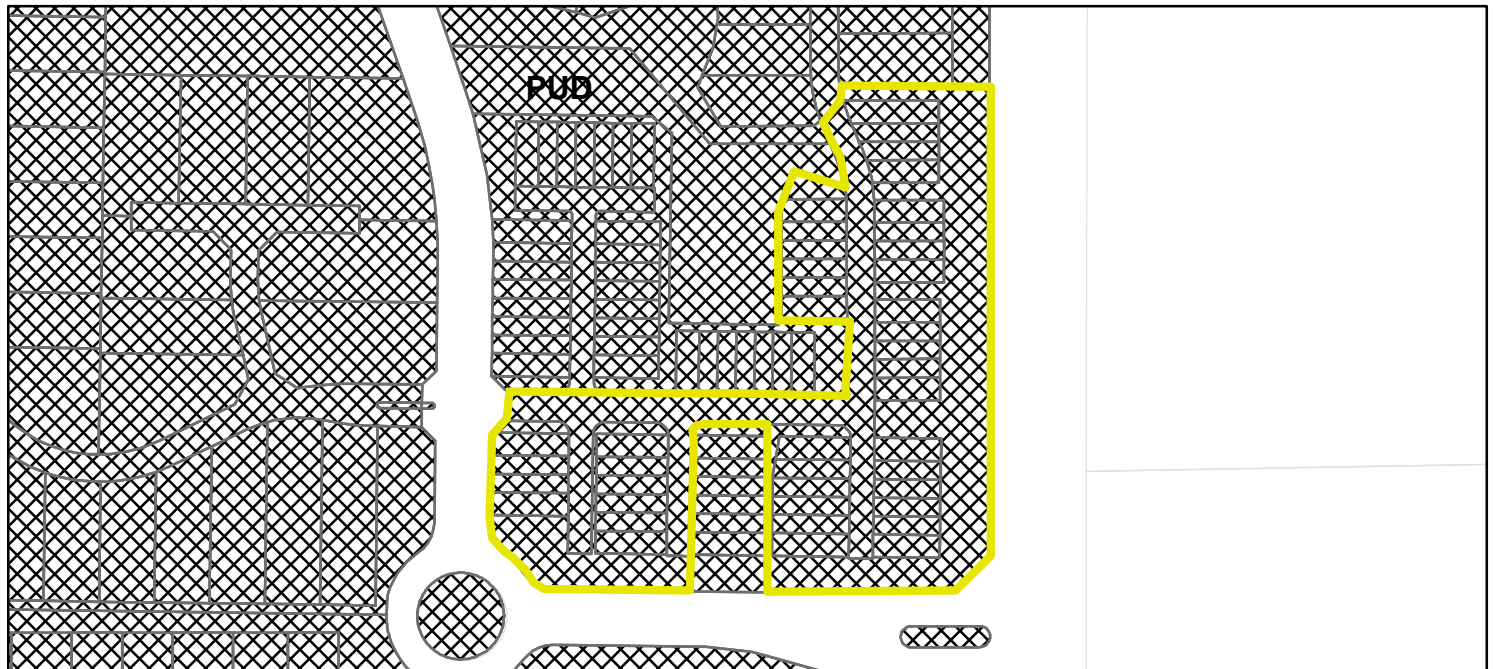
Property Location Map
Ordinance 15-36
Bridgewater PUD Text Amendment



Aerial Location Map



Zoning Map



Zoning  PUD (Planned Unit Development)

ORDINANCE 15-40

AN ORDINANCE OF THE CITY OF WESTFIELD REPLACING ORDINANCE 14-12

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, it is the duty and the responsibility of the Council to maintain the fiscal integrity of the finances of the City by maintaining appropriate fees for services performed by the City such as garbage and rubbish , and

WHEREAS, the Council from time to time may find it necessary to amend previously adopted ordinances to assure that the desired purposes are carried out as contemplated by the Council; and,

WHEREAS, the current fees have been set and amended by Ordinance 14-12; and,

WHEREAS, it has been deemed necessary to adopt the following amendments to the Westfield Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Common Council meeting in session as follows that:

- Section 1.** The Westfield Code of Ordinances is hereby ordered to replace Ordinance 14-12 and incorporate the amendments included in Exhibit “A” of this Ordinance attached hereto and incorporated by reference herein.
- Section 2.** Any other amendments to any rates, policies or procedures previously adopted or authorized by this Council are hereby also ordered amended pursuant to the contents of Exhibit “A”.
- Section 3.** This Ordinance 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 herewith are hereby ordered repealed. Any portion of this Ordinance later deemed void shall not operate to negate the remaining portion herein. All acts undertaken to create this Ordinance are hereby ratified.

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

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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 15-40 was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-40

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-40

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

EXHIBIT A

CITY OF WESTFIELD

City Services – Administration Rates and Charges For Residential Solid Waste Removal Services

Section A. Constant Charges.

Section A.1	Collection Fee	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
		\$11.32	\$11.55	\$11.78	\$12.02	\$12.26

Section A.2 Disposal Fee Included in Collection Fee above

Section B. Other Charges. In addition to the fees set forth above, all customers located within the corporation limits of the City shall be billed the following charges when deemed appropriate.

Section B.1 Administrative Account Change Fee. All customers shall be subject to an administrative account change of \$10.00 when the customer requests changes to be made to their account; for example: Set-up fee, name change, billing address change, etc.

Section B.2 Administrative Fee. All customers shall be subject to a monthly administrative fee to recoup administrative costs associated with management and billing. At no time shall this fee exceed two dollars (\$2) per month.

2016: \$1.00

Section B.3 Service Cycle. All customers will pay for service quarterly in advance. On a new start your first bill will be prorated to include the prior month(s) in the previous quarter.

Section B.4 User rates and charges.

1. The rates and charges for associated trash/recycling service and fees will be billed to the owner of record of the property served, unless otherwise requested by the owners, but such billing accommodation will not relieve the owner from liability if payment is not made as required. Any owner of property served, shall have the right to examine the collection records of the City for the purpose of determining whether the rates and charges have

been paid by other persons, provided that such examination shall be made in the office in which the records are kept and during the hours that the office is open for business.

2. All bills shall be due and payable as indicated on the bill. Bills unpaid after the due date shall include a collection charge of ten (10) percent on unpaid billing.

Section C. Charges and Penalties

1. All customers submitting checks returned as non-negotiable or deemed to have insufficient funds will be charged \$27.00. Said fee will be added to the proceeding billing cycle and become part of the balance due.
2. In addition to any other penalty provided by the Westfield Code of ordinances, any delinquent charges and/or fees may be collected through the Noblesville City Court, the Hamilton County Circuit or Superior Courts and be subject to the addition of court costs and any attorney fees necessary for the collection thereof.

Section D. Miscellaneous

1. The City may recognize any credit or suspension of services designated by the Provider of Services and will bill the property accordingly. However, the City shall not be required to issue a credit for less than \$5.00.

Cottages @ Bridgewater Lakes

Fall, 2015



Cottage 2277

Cottage 2043
w/ optional mezzanine

Cottage 1865
w/ optional front deck

Cottage 2295

Cottage 2351
w/ optional mezzanine

[Bridgewater Masters, LLC](#)
Indiana Domestic Limited-
Liability Company (Llc).



General Project Information

Proposed Project- *Before and After*

Product / Lot Sizes:

Before: Townhomes

(41 units | 20 & 24' product | 4 , 5 & 6 unit buildings)

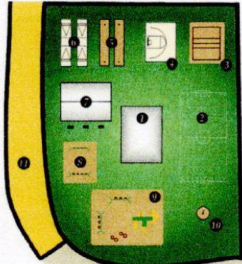
After: Now Proposing Detached Single Family

(36 units | 20 & 22' product w / 6' separation and 20' Driveways)

***Difference:* Less Dense – Decreased from 41 to 36 Units <5>**

Bridgewater Lakes

Family Recreation Area



1. Guest House
2. Soccer Field
3. Volleyball Court
4. 1/2 Court Basketball
5. Horseshoe Pits
6. Shuffleboard Courts
7. Covered Picnic Shelter w/ Grills, Kitchen Area and Restrooms
8. Large Swings
9. Children's Playground
10. Tetherball
11. 5 mi. Walking Path Through Golf Course & Neighborhood

1 - 56

Villas

A - N

Town Homes

AA - KK

Attached
Garden Homes



Theodore
Guerin
High School

Marketed By



Section Location

Phase II – Section H, J, K, L, M & N

Phase I – Section A & E

THE COTTAGES AT BRIDGEWATER LAKES
by Pyatt Builders

Phase I

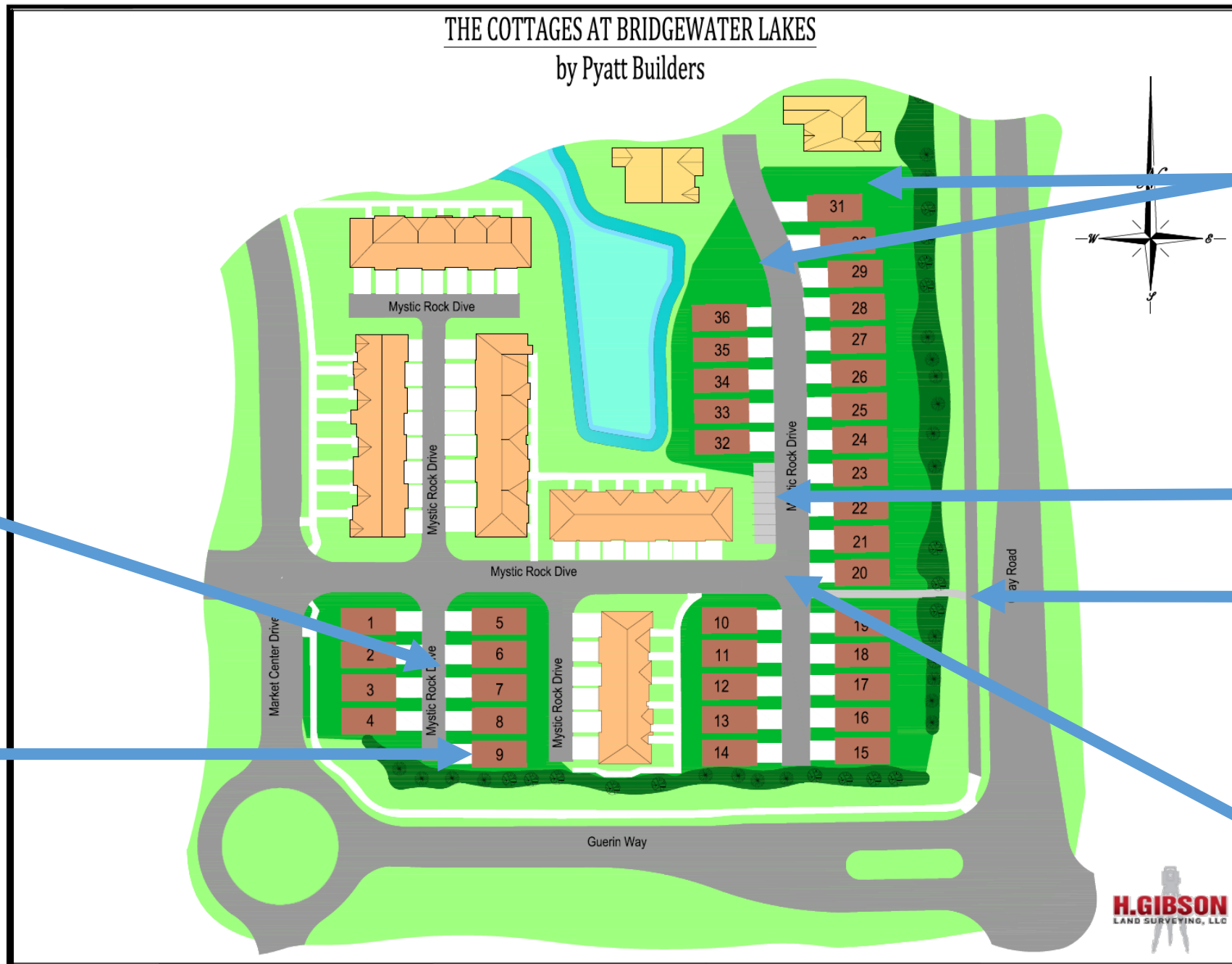
Model Home
Building 5-9 1st

Green Space with
Landscaping

Guest Parking

Walking Trail

Phase II



About Pyatt Builders



- Locally owned and operated out of Carmel, IN
- Founded in 2009 (building ~75 Homes / year at various price points in ~ 20 communities)
- Quality and Customer Focused
 - Quality inspections throughout construction
 - House is always open to customer
 - Weekly construction updates to customer
- Relational Builder
 - Community | Trade Partner | Homeowner
 - BBB Accredited with A+ , Member of the Builder Association of Indianapolis

\$379,990

Smokey Row Estates

4636 Oakton Way,
Greenwood, IN
[Map](#)

Available: Available Now!

Lot No.	Type	SqFt	Beds	Baths	Schools
22	2-Story	3047	5	3.5	Center Grove Schools

Additional Details:
Open House: Sunday (11/1) 3pm - 5pm

\$284,990

Anson

6208 Bliss Point East,
Zionsville, IN
[Map](#)

Available: Available Now!

Lot No.	Type	SqFt	Beds	Baths	Schools
42	2-Story	2652	4	2.5	Zionsville Community Schools

Additional Details:
Open House: Saturday: 11am - 6pm Sunday: 1pm - 5pm

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



Cottage 2277

Cottage 2043
w/ optional mezzanine

Cottage 1865
w/ optional front deck

Cottage 2295

Cottage 2351
w/ optional mezzanine

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 – 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



SIDE ELEVATION
cottage 2351
MEZZANINE OPTION

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

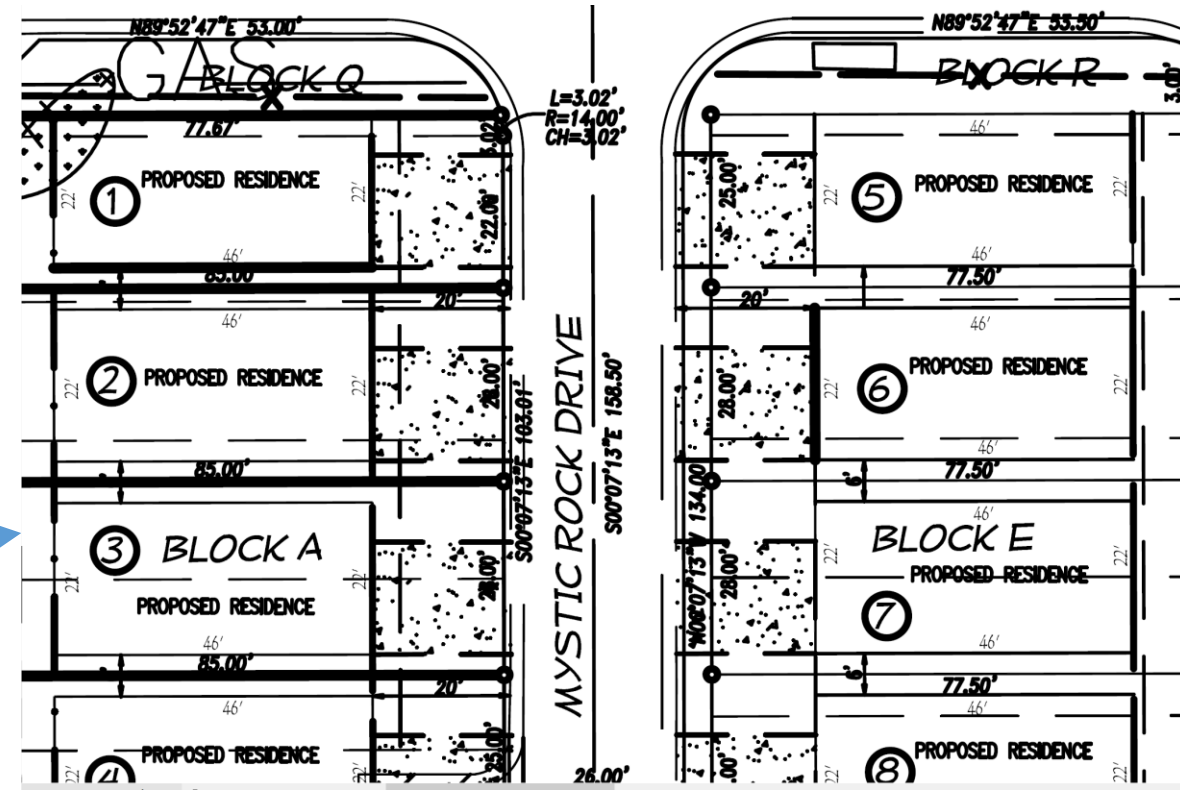


BEFORE:

16' Drive Ways- not deep enough
Cars and trash cans in street

AFTER:

20' Drive Ways on all homes



General Pricing Information

Proposed Project- *Before and After*

Price Points:

Before: Townhomes

(2057 Sq' | AVG. SOLD Price = **\$191,00** | Price / Sq' = **\$89.48**)

After: Now Proposing Detached Single Family (Expected Sales Price= \$275,000- \$325,000)

(Expected Avg Sq' 2200 | Expected Avg. Price **\$300,000** | Expected Avg \$ / Sq' = **\$136**)

Difference: Larger homes (up ~ 200 sq'), Increased Sales Price (+\$100,000)

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	\$/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:

General Price Range

Base Price- Expected to begin in the high \$200,000's

Upper End Base Price- Expected to be in the mid \$300,000's

Option Prices- Expected to be as high as \$400,000

Lot Premiums- Wide range from 0 to higher for Lake and End Units

Timeline / Key Dates

11.12.15 HOME OWNER MEETING

11.13.15 Submittals to City

BEGIN LAND DEVELOPMENT Early Spring '16

HOME CONSTRUCTION Early'16 (Phase 1)

11/24/2015 8:11:37 AM

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

November 23, 2015

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS
--

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 25 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 23 day of November, 2015

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Administration									
VEN000312	Busy Bee Cleaning Service	APP029750	11/3/2015	101001343	ADM-BUILDING	Office cleaning for City Servic	2,740.25	57952	11/10/2015
VEN000678	Faegre Baker Daniels	APP029788	11/3/2015	101001330	ADM-ATTORNEY/CONSULT	Admin services	3,759.00	57976	11/10/2015
VEN001833	Stephenson Transmission LLC	APP029793	11/3/2015	101001360	ADM-VEHICLE REPAIR		230.80	58057	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	101001111	ADM-SALARY	sal	9,329.65	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101001120	ADM-FICA AND MEDICARE	fica	546.55	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101001120	ADM-FICA AND MEDICARE	med	127.82	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101001121	ADM-PERF	perf	897.98	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101001119	ADM-HEALTH AND DENTAL	ins	2,644.27	57936	11/3/2015
VEN000589	Duke Energy	APP029815	11/3/2015	101001341	ADM-ELECTRICITY	DWNA	32.49	57974	11/10/2015
VEN000589	Duke Energy	APP029815	11/3/2015	101001341	ADM-ELECTRICITY	Clinic House	73.50	57974	11/10/2015
VEN002336	Citizens Westfield	APP029949	11/11/2015	101001342	ADM-WATER/SEWER	Clinic House	64.24	58135	11/11/2015
VEN002336	Citizens Westfield	APP029949	11/11/2015	101001342	ADM-WATER/SEWER	City Hall	63.86	58135	11/11/2015
VEN002336	Citizens Westfield	APP029949	11/11/2015	101001342	ADM-WATER/SEWER	Women's Ministries	64.62	58135	11/11/2015
VEN002336	Citizens Westfield	APP029949	11/11/2015	101001342	ADM-WATER/SEWER	DWNA	65.40	58135	11/11/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101001332	ADM-CELL/PAGERS/MOBILE	Cell phones	376.31	58141	11/11/2015
VEN000405	Citizens Energy Group	APP029961	11/11/2015	101001328	ADM-HEAT/GAS	Clinic House	102.57	58134	11/11/2015
VEN000405	Citizens Energy Group	APP029961	11/11/2015	101001328	ADM-HEAT/GAS	DWNA	21.85	58134	11/11/2015
VEN000405	Citizens Energy Group	APP029961	11/11/2015	101001328	ADM-HEAT/GAS	Women's Ministries	51.51	58134	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101001119	ADM-HEALTH AND DENTAL	ins	36.42	58137	11/11/2015
VEN001462	Northern Lights	APP030012	11/11/2015	101001349	ADM-SERVICES	Utility locating service for Dec	6,309.50		
VEN001367	Midwest Toxicology Servic	APP030018	11/11/2015	101001349	ADM-SERVICES	New employee drug testing	50.00		
VEN001367	Midwest Toxicology Servic	APP030021	11/11/2015	101001349	ADM-SERVICES	Drug testing	50.00		
VEN000917	Humane Society for Hamilton Co	APP030065	11/11/2015	101001349	ADM-SERVICES	Strays	4,006.00	101111115	11/11/2015
VEN000949	IN.GOV	APP030113	11/12/2015	101001349	ADM-SERVICES	New employee background ck	15.00		
VEN000589	Duke Energy	APP030118	11/12/2015	101001341	ADM-ELECTRICITY	Electric	722.72	58143	11/16/2015
VEN001537	Payroll	APP030170	11/16/2015	101001111	ADM-SALARY	sal	9,329.65		
VEN001537	Payroll	APP030170	11/16/2015	101001120	ADM-FICA AND MEDICARE	fica	546.55		
VEN001537	Payroll	APP030170	11/16/2015	101001120	ADM-FICA AND MEDICARE	med	127.81		
VEN001537	Payroll	APP030170	11/16/2015	101001121	ADM-PERF	perf	897.98		
Subtotal for Administration							43,284.30		
Police									
VEN003505	Smartstop Dry Cleaners	APP029745	11/3/2015	101002229	POLICE-UNIFORMS	Dry cleaning	153.00	58052	11/10/2015

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
	Police								
VEN002017	Unifirst Corporation	APP029746	11/3/2015	101002343	POLICE-BUILDING MAINTEN	Mat Rental	42.35	58069	11/10/2015
VEN001942	The Uniform House, Inc	APP029747	11/3/2015	101002229	POLICE-UNIFORMS	Uniform boots - Martin	146.75	58065	11/10/2015
VEN001062	Jack Laurie Floors LLC	APP029748	11/3/2015	101002343	POLICE-BUILDING MAINTEN	Carpet Cleaning	480.00	58002	11/10/2015
VEN000312	Busy Bee Cleaning Service	APP029749	11/3/2015	101002343	POLICE-BUILDING MAINTEN	Janitorial 10-5 to 10-29	672.00	57952	11/10/2015
VEN001615	Public Safety Medical Services	APP029751	11/3/2015	101002354	POLICE-PHYSICAL EXAM	New hire physical - Tyler Dou	1,117.81	58037	11/10/2015
VEN000080	Almost Home Boarding Kennel	APP029752	11/3/2015	101002355	POLICE-K-9 MAINT	K9 Boarding - Gorky	300.00	57940	11/10/2015
VEN000080	Almost Home Boarding Kennel	APP029752	11/3/2015	101002355	POLICE-K-9 MAINT	K9 Boarding - Lopez	75.00	57940	11/10/2015
VEN001459	North Central Co-Op	APP029790	11/3/2015	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel	7,679.53	58028	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	101002111	POLICE-SALARY	sal	119,124.11	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101002120	POLICE-FICA AND MEDICAR	fica	7,114.40	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101002120	POLICE-FICA AND MEDICAR	med	1,663.87	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101002121	POLICE-PERF	perf	18,781.85	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101002119	POLICE-HEALTH AND DENT	ins	26,214.14	57936	11/3/2015
VEN000434	Comcast Cable	APP029861	11/6/2015	101002349	POLICE-SERVICES	Monthly Statement	68.24	57964	11/10/2015
VEN000238	Billy Adams	APP029862	11/6/2015	101002347	POLICE-PROMOTIONS	Custom buttons for mustache	27.00	57948	11/10/2015
VEN000811	Greg Marlow	APP029863	11/6/2015	101002334	POLICE-TRAVEL/TRAINING/	Meal Reimbursement training	319.29	57982	11/10/2015
VEN002336	Citizens Westfield	APP029864	11/6/2015	101002342	POLICE-WATER/SEWER	Fire Line Charges	84.79	57962	11/10/2015
VEN002336	Citizens Westfield	APP029865	11/6/2015	101002342	POLICE-WATER/SEWER		35.35	57962	11/10/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101002332	POLICE-CELL/PAGERS/MOBI	Cell phones	1,426.90	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101002119	POLICE-HEALTH AND DENT	ins	419.12	58137	11/11/2015
VEN000235	BGI FITNESS	APP029972	11/11/2015	101002229	POLICE-UNIFORMS	Giant Horizon Helmets and P	228.00		
VEN001877	T and T Sales promotions	APP029973	11/11/2015	101002229	POLICE-UNIFORMS	Bike shirt and Chaplain jacket	30.00		
VEN001877	T and T Sales promotions	APP029973	11/11/2015	101002347	POLICE-PROMOTIONS	Glow Necklaces for Hallowee	299.26		
VEN001635	Ray O'herron Co. Inc.	APP029978	11/11/2015	101002345	POLICE-EQUIP REPAIR	Steel Mounting Disk	15.35		
VEN000293	Broc Larrison	APP030099	11/12/2015	101002334	POLICE-TRAVEL/TRAINING/	Meal Reimbursement training	44.14	58142	11/12/2015
VEN000314	C.A.R. Clinic	APP030100	11/12/2015	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	74.08		
VEN002035	US Uniform and Supply	APP030101	11/12/2015	101002229	POLICE-UNIFORMS	New hire - Noreen Henriquez	2,348.65		
VEN002017	Unifirst Corporation	APP030102	11/12/2015	101002343	POLICE-BUILDING MAINTEN	Mat Rental	42.92		
VEN001942	The Uniform House, Inc	APP030103	11/12/2015	101002229	POLICE-UNIFORMS	Parade gloves, bates shoes	144.04		
VEN001245	Lexisnexis	APP030104	11/12/2015	101002350	POLICE-SUBSCRIPTIONS/D	Monthly Statement	82.50		
VEN001230	Leadsonline	APP030105	11/12/2015	101002349	POLICE-SERVICES	System Service Package - Re	2,002.00		
VEN001419	National Assoc Of School Resource Offi	APP030106	11/12/2015	101002334	POLICE-TRAVEL/TRAINING/	Effective Internet Safety for Pa	370.00		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
	Police								
VEN004355	Hamilton Co Communications	APP030107	11/12/2015	101002472	POLICE-EQUIP	APX Radios Subscriber Warr	994.14		
VEN002028	UPS	APP030108	11/12/2015	101002333	POLICE-POSTAGE	Shipping Charges	6.15		
VEN000976	Indiana Paging Network	APP030109	11/12/2015	101002332	POLICE-CELL/PAGERS/MOBI	Monthly Statement	79.73		
VEN000471	Creative Product Sourcing	APP030110	11/12/2015	101002347	POLICE-PROMOTIONS	DARE Lions	69.00		
VEN001555	Pet Supplies Plus	APP030111	11/12/2015	101002355	POLICE-K-9 MAINT	Items for Swiatkowski	115.94		
VEN002036	USAutomatic Fire and Security	APP030112	11/12/2015	101002343	POLICE-BUILDING MAINTEN	Replace leaking pipe	1,607.00		
VEN000949	IN.GOV	APP030113	11/12/2015	101002349	POLICE-SERVICES	New employee background ck	15.00		
VEN000589	Duke Energy	APP030118	11/12/2015	101002341	POLICE-ELECTRICITY	Electric	2,539.64	58143	11/16/2015
VEN001367	Midwest Toxicology Servic	APP030136	11/16/2015	101002349	POLICE-SERVICES	New employee drug testing	50.00		
VEN001537	Payroll	APP030170	11/16/2015	101002111	POLICE-SALARY	sal	119,597.77		
VEN001537	Payroll	APP030170	11/16/2015	101002119	POLICE-HEALTH AND DENT	hsa	41.66		
VEN001537	Payroll	APP030170	11/16/2015	101002120	POLICE-FICA AND MEDICAR	fica	7,143.77		
VEN001537	Payroll	APP030170	11/16/2015	101002120	POLICE-FICA AND MEDICAR	med	1,670.73		
VEN001537	Payroll	APP030170	11/16/2015	101002121	POLICE-PERF	perf	18,919.78		
VEN001843	Steven R Jenkins	APP030239	11/19/2015	101002229	POLICE-UNIFORMS	Uniform Tie - Dine	5.99		
VEN000312	Busy Bee Cleaning Service	APP030240	11/19/2015	101002343	POLICE-BUILDING MAINTEN	Jaitorial 11-2 to 11-13	768.00		
VEN001815	Speedway Superamerica	APP030241	11/19/2015	101002226	POLICE-VEHICLE GAS/SUPP	Vehicle Gas	195.54		
VEN001455	Noblesville Police Dept.	APP030242	11/19/2015	101002355	POLICE-K-9 MAINT	Dog Food - Swiatkowski	190.90		
VEN001417	Napa Auto Parts	APP030248	11/19/2015	101002343	POLICE-BUILDING MAINTEN		36.70		
VEN001361	Mid America Elevator	APP030250	11/19/2015	101002343	POLICE-BUILDING MAINTEN		652.36		
	Subtotal for Police						346,326.24		

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Economic and Community Development									
VEN001459	North Central Co-Op	APP029790	11/3/2015	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel	55.89	58028	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	101003111	ECD-SALARY	sal	21,546.21	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101003120	ECD-FICA AND MEDICARE	fica	1,292.94	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101003120	ECD-FICA AND MEDICARE	med	302.29	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101003121	ECD-PERF	perf	2,976.07	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101003119	ECD-HEALTH AND DENTAL	ins	4,668.27	57936	11/3/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101003332	ECD-CELL/PAGERS/MOBILE	Cell phones	456.22	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101003119	ECD-HEALTH AND DENTAL	ins	83.40	58137	11/11/2015
VEN001537	Payroll	APP030170	11/16/2015	101003111	ECD-SALARY	sal	21,196.17		
VEN001537	Payroll	APP030170	11/16/2015	101003120	ECD-FICA AND MEDICARE	fica	1,138.85		
VEN001537	Payroll	APP030170	11/16/2015	101003120	ECD-FICA AND MEDICARE	med	297.30		
VEN001537	Payroll	APP030170	11/16/2015	101003121	ECD-PERF	perf	2,976.07		
Subtotal for Economic and Community Development							56,989.68		
ECD - Building									
VEN001459	North Central Co-Op	APP029790	11/3/2015	101004226	BLDG-VEHICLE GAS	Unleaded fuel	173.71	58028	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	101004111	BLDG-SALARY	sal	4,264.31	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101004120	BLDG-FICA AND MEDICARE	fica	256.31	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101004120	BLDG-FICA AND MEDICARE	med	59.95	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101004121	BLDG-PERF	perf	605.53	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101004119	BLDG-HEALTH AND DENTA	ins	1,991.36	57936	11/3/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101004332	BLDG-CELL/PAGERS/MOBIL	Cell phones	93.90	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101004119	BLDG-HEALTH AND DENTA	ins	17.42	58137	11/11/2015
VEN001537	Payroll	APP030170	11/16/2015	101004111	BLDG-SALARY	sal	4,264.31		
VEN001537	Payroll	APP030170	11/16/2015	101004120	BLDG-FICA AND MEDICARE	fica	256.31		
VEN001537	Payroll	APP030170	11/16/2015	101004120	BLDG-FICA AND MEDICARE	med	59.94		
VEN001537	Payroll	APP030170	11/16/2015	101004121	BLDG-PERF	perf	605.53		
Subtotal for ECD - Building							12,648.58		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Parks									
VEN000794	Indy Portables	APP029774	11/3/2015	101005476	PARKS-EQUIP LEASES	166th 171st Jersey	230.88	57998	11/10/2015
VEN000794	Indy Portables	APP029775	11/3/2015	101005476	PARKS-EQUIP LEASES	Handicap restroom	95.00	57998	11/10/2015
VEN001459	North Central Co-Op	APP029790	11/3/2015	101005226	PARKS-VEHICLE GAS	Unleaded fuel	18.83	58028	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	101005111	PARKS-SALARY	sal	7,002.31	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101005120	PARKS-FICA AND MEDICAR	fica	425.98	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101005120	PARKS-FICA AND MEDICAR	med	99.63	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101005121	PARKS-PERF	perf	994.33	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101005119	PARKS-HEALTH AND DENT	ins	1,338.45	57936	11/3/2015
VEN002336	Citizens Westfield	APP029870	11/6/2015	101005342	PARKS-WATER/SEWER	Water charges	299.88	57962	11/10/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101005332	PARKS-CELL/PAGERS/MOBI	Cell phones	186.28	58141	11/11/2015
VEN000405	Citizens Energy Group	APP029962	11/11/2015	101005328	PARKS- GAS HEAT	Main St	12.40	58134	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101005119	PARKS-HEALTH AND DENT	ins	22.70	58137	11/11/2015
VEN000229	Beth Maier Photography	APP029980	11/11/2015	101005347	PARKS-PROMOTION	Westfield in Lights Photograp	150.00		
VEN004298	Well Done Marketing	APP030063	11/11/2015	101005349	PARKS-SERVICES	2016 season strategic plannin	1,667.00		
VEN000589	Duke Energy	APP030118	11/12/2015	101005341	PARKS-ELECTRIC	Electric	342.57	58143	11/16/2015
VEN001537	Payroll	APP030170	11/16/2015	101005111	PARKS-SALARY	sal	7,530.63		
VEN001537	Payroll	APP030170	11/16/2015	101005120	PARKS-FICA AND MEDICAR	fica	458.74		
VEN001537	Payroll	APP030170	11/16/2015	101005120	PARKS-FICA AND MEDICAR	med	107.28		
VEN001537	Payroll	APP030170	11/16/2015	101005121	PARKS-PERF	perf	1,069.34		
VEN001912	The Brickman Group	APP030181	11/17/2015	101005349	PARKS-SERVICES	Janitorial	10,841.25		
VEN001912	The Brickman Group	APP030181	11/17/2015	101005349	PARKS-SERVICES	Landscape maint	33,826.09		
VEN002336	Citizens Westfield	APP030182	11/17/2015	101005342	PARKS-WATER/SEWER	Parks	840.92		
VEN000345	Cave and Company Printing	APP030183	11/17/2015	101005337	PARKS-PRINTING	Business cards	243.66		
VEN000480	CSI Signs	APP030184	11/17/2015	101005223	PARKS-OFFICE SUPPLIES	Adopt A Prairie	43.29		
Subtotal for Parks							67,847.44		
Informatics									
VEN002209	SBS Group	APP029770	11/3/2015	101007389	IT-SOFTWARE LICENSING	Annual software maint	6,498.00	58048	11/10/2015
VEN000314	C.A.R. Clinic	APP029771	11/3/2015	101007226	IT-VEHICLE GAS	Ford Focus	211.94	57953	11/10/2015
VEN000314	C.A.R. Clinic	APP029771	11/3/2015	101007360	IT-VEHICLE REPAIR	Ford Focus	435.01	57953	11/10/2015
VEN000849	Hamilton County Treasurer	APP029772	11/3/2015	101007349	IT-SERVICES	2015 digital GIS project	5,421.00	57983	11/10/2015
VEN002012	U.S. Bank Equipment Finance	APP029773	11/3/2015	101007337	IT-PRINTING	Copy machine rentals	1,342.06	58068	11/10/2015
VEN001459	North Central Co-Op	APP029790	11/3/2015	101007226	IT-VEHICLE GAS	Unleaded fuel	114.80	58028	11/10/2015

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Fund No. Fund Name									
101	General								
	Informatics								
VEN001537	Payroll	APP029809	11/3/2015	101007111	IT-SALARY	sal	13,433.98	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101007120	IT-FICA AND MEDICARE	fica	785.45	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101007120	IT-FICA AND MEDICARE	med	183.68	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101007121	IT-PERF	perf	1,907.64	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101007119	IT-HEALTH AND DENTAL	ins	5,223.25	57936	11/3/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines	1,097.88	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines	29.16	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines	15.12	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines	193.93	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines f	45.45	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines f	15.12	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines	151.89	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines	109.48	58140	11/11/2015
VEN003729	Metronet	APP029951	11/11/2015	101007335	IT-TELEPHONE	Long distance and land lines i	393.46	58140	11/11/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101007332	IT-CELLULAR/PAGERS/MOBI	Air cards	3,367.87	58141	11/11/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101007332	IT-CELLULAR/PAGERS/MOBI	Cell phones	467.29	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101007119	IT-HEALTH AND DENTAL	ins	65.98	58137	11/11/2015
VEN000942	Imagery LLC	APP029985	11/11/2015	101007347	IT-PROMOTION	Apparel	763.94		
VEN000261	Bomgar	APP029989	11/11/2015	101007389	IT-SOFTWARE LICENSING	Bomgar Support Annuall Ren	1,583.00		
VEN000348	CDW Government Inc	APP029990	11/11/2015	101007389	IT-SOFTWARE LICENSING	Adobe Creative Cloud Annual	974.54		
VEN000796	Govconnection	APP030013	11/11/2015	101007451	IT-COMPUTER/EQUIP	Open Box	1,207.09		
VEN002044	Van Ausdall and Farrar	APP030077	11/12/2015	101007337	IT-PRINTING	Click charges for Sept	715.07		
VEN000882	HHPA	APP030078	11/12/2015	101007349	IT-SERVICES	Oct services	255.00		
VEN000796	Govconnection	APP030143	11/16/2015	101007451	IT-COMPUTER/EQUIP	Solid State Drives for Power	629.36		
VEN000796	Govconnection	APP030144	11/16/2015	101007451	IT-COMPUTER/EQUIP	CT LaserJet Printer Replace	957.97		
VEN000796	Govconnection	APP030145	11/16/2015	101007451	IT-COMPUTER/EQUIP	Replacement Laptops/Spares	5,653.20		
VEN000796	Govconnection	APP030146	11/16/2015	101007389	IT-SOFTWARE LICENSING		8,810.14		
VEN001537	Payroll	APP030170	11/16/2015	101007111	IT-SALARY	sal	13,581.40		
VEN001537	Payroll	APP030170	11/16/2015	101007120	IT-FICA AND MEDICARE	fica	789.08		
VEN001537	Payroll	APP030170	11/16/2015	101007120	IT-FICA AND MEDICARE	med	184.54		
VEN001537	Payroll	APP030170	11/16/2015	101007121	IT-PERF	perf	1,928.57		
	Subtotal for Informatics						79,542.34		

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Fund No. Fund Name									
101	General								
Clerk Treasurer									
VEN001537	Payroll	APP029809	11/3/2015	101008111	CT-SALARY	sal	14,327.22	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101008120	CT-FICA AND MEDICARE	fica	847.73	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101008120	CT-FICA AND MEDICARE	med	198.23	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101008121	CT-PERF	perf	1,669.18	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101008119	CT-HEALTH AND DENTAL	ins	2,872.78	57936	11/3/2015
VEN004297	ADP-Payroll	APP029927	11/9/2015	101008331	CT-CONSULTING	Processing charges for period	856.64	102110915	11/9/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101008332	CT-CELLULAR/PAGERS/MO	Cell phones	311.26	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101008119	CT-HEALTH AND DENTAL	ins	65.98	58137	11/11/2015
VEN000428	CNA Surety	APP029999	11/11/2015	101008339	CT-INSURANCE	Surety Bond 1/1/16-17	1,275.00		
VEN001264	Love At First Sight	APP030000	11/11/2015	101008347	CT-PROMOTIONS	Phyllis Peyton	57.00		
VEN001537	Payroll	APP030170	11/16/2015	101008111	CT-SALARY	sal	14,327.86		
VEN001537	Payroll	APP030170	11/16/2015	101008120	CT-FICA AND MEDICARE	fica	849.32		
VEN001537	Payroll	APP030170	11/16/2015	101008120	CT-FICA AND MEDICARE	med	198.64		
VEN001537	Payroll	APP030170	11/16/2015	101008121	CT-PERF	perf	1,669.26		
VEN001469	O W Krohn and Associates	APP030179	11/17/2015	101008349	CT-SERVICES	Services for Aug	1,715.00		
Subtotal for Clerk Treasurer							41,241.10		
Mayor									
VEN001537	Payroll	APP029809	11/3/2015	101009111	MAYOR-SALARY	sal	4,161.55	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101009120	MAYOR- FICA AND MEDICA	fica	253.35	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101009120	MAYOR- FICA AND MEDICA	med	59.25	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101009121	MAYOR-PERF	perf	590.94	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101009119	MAYOR-HEALTH AND DENT	ins	685.55	57936	11/3/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101009332	MAYOR-CELL/PAGERS/MOBI	Cell phones	60.33	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101009119	MAYOR-HEALTH AND DENT	ins	12.14	58137	11/11/2015
VEN000834	Hamilton County 4-H Fair	APP030015	11/11/2015	101009347	MAYOR-PROMOTIONS	Swine division 4-h	150.00		
VEN001537	Payroll	APP030170	11/16/2015	101009111	MAYOR-SALARY	sal	4,161.55		
VEN001537	Payroll	APP030170	11/16/2015	101009120	MAYOR- FICA AND MEDICA	fica	253.35		
VEN001537	Payroll	APP030170	11/16/2015	101009120	MAYOR- FICA AND MEDICA	med	59.25		
VEN001537	Payroll	APP030170	11/16/2015	101009121	MAYOR-PERF	perf	590.94		
Subtotal for Mayor							11,038.20		

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Fund No. Fund Name									
101	General								
	City Council								
VEN002097	Westfield Chamber Of Commerce	APP029791	11/3/2015	101010347	CITY COUNCIL-PROMOTION	October Chamber luncheon	25.00	58077	11/10/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101010332	CITY COUNCIL-CELL/PAGER	Cell phones	669.63	58141	11/11/2015
Subtotal for City Council							694.63		

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Fund No. Fund Name									
101	General								
Public Works									
VEN004182	The Hoosier Co	APP029759	11/3/2015	101013224	PW-OPERATING SUPPLIES	Material	3,227.65	58063	11/10/2015
VEN000942	Imagery LLC	APP029769	11/3/2015	101013223	PW-OFFICE SUPPLIES	Badges	43.12	57990	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	101013111	PW-SALARY	sal	64,825.59	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101013120	PW-FICA AND MEDICARE	fica	3,787.34	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101013120	PW-FICA AND MEDICARE	med	885.76	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101013121	PW-PERF	perf	8,942.02	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101013119	PW-HEALTH AND DENTAL	ins	24,418.67	57936	11/3/2015
VEN002336	Citizens Westfield	APP029844	11/5/2015	101013342	PW-WATER/SEWER	City Services	269.57	57962	11/10/2015
VEN002336	Citizens Westfield	APP029844	11/5/2015	101013342	PW-WATER/SEWER	City Services fireline	94.02	57962	11/10/2015
VEN002336	Citizens Westfield	APP029844	11/5/2015	101013342	PW-WATER/SEWER	City Services Admin Bldg	71.44	57962	11/10/2015
VEN002336	Citizens Westfield	APP029844	11/5/2015	101013342	PW-WATER/SEWER	City Services Shop	82.81	57962	11/10/2015
VEN002336	Citizens Westfield	APP029845	11/5/2015	101013342	PW-WATER/SEWER	151st St	65.40	57962	11/10/2015
VEN001139	Josh Pickett	APP029847	11/5/2015	101013224	PW-OPERATING SUPPLIES	Boot and LED light	210.00	58006	11/10/2015
VEN000373	Chase Equipment Finance Inc	APP029926	11/6/2015	101013473	PW-VEHICLE LEASES	leases	48,720.15	101110615	11/6/2015
VEN000373	Chase Equipment Finance Inc	APP029926	11/6/2015	101013473	PW-VEHICLE LEASES	leases	8,375.77	101110615	11/6/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101013332	PW-CELLULAR/PAGERS/MO	Cell phones	1,837.82	58141	11/11/2015
VEN000589	Duke Energy	APP029957	11/11/2015	101013341	PW-ELECTRIC	INDOT 16098 Westfield Blvd	19.45	58138	11/11/2015
VEN000589	Duke Energy	APP029958	11/11/2015	101013341	PW-ELECTRIC	Mill St	478.69	58138	11/11/2015
VEN000589	Duke Energy	APP029958	11/11/2015	101013341	PW-ELECTRIC	Mill St	25.46	58138	11/11/2015
VEN002336	Citizens Westfield	APP029959	11/11/2015	101013342	PW-WATER/SEWER	Mill St	70.30	58135	11/11/2015
VEN000405	Citizens Energy Group	APP029963	11/11/2015	101013342	PW-WATER/SEWER	Mill St	24.32	58134	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101013119	PW-HEALTH AND DENTAL	ins	371.60	58137	11/11/2015
VEN000589	Duke Energy	APP030118	11/12/2015	101013341	PW-ELECTRIC	Electric	2,556.13	58143	11/16/2015
VEN001537	Payroll	APP030170	11/16/2015	101013111	PW-SALARY	sal	65,207.13		
VEN001537	Payroll	APP030170	11/16/2015	101013120	PW-FICA AND MEDICARE	fica	3,809.63		
VEN001537	Payroll	APP030170	11/16/2015	101013120	PW-FICA AND MEDICARE	med	890.93		
VEN001537	Payroll	APP030170	11/16/2015	101013121	PW-PERF	perf	8,996.19		
VEN000589	Duke Energy	APP030185	11/17/2015	101013341	PW-ELECTRIC	1438 151st St	72.06		
VEN001858	Sunbelt Rentals	APP030199	11/17/2015	101013476	PW-EQUIP LEASES	Irrigation	196.69		
VEN002336	Citizens Westfield	APP030234	11/19/2015	101013342	PW-WATER/SEWER	Water Barn	109.62		
Subtotal for Public Works							248,685.33		

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Fund No. Fund Name									
101	General								
	Communications								
VEN001367	Midwest Toxicology Servic	APP029796	11/3/2015	101020224	COMM- OPER SUPP	New employee drug testing	50.00	58021	11/10/2015
VEN000345	Cave and Company Printing	APP029797	11/3/2015	101020337	COMM-PRINTING	Westfield Welcome labels	118.86	57955	11/10/2015
VEN000480	CSI Signs	APP029798	11/3/2015	101020337	COMM-PRINTING	Dr Elsner sponsor sign	156.47	57968	11/10/2015
VEN002202	Keller Interactive Media	APP029799	11/3/2015	101020350	COMM-DUES MEMBERSHIP	Hosting	25.00	58009	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	101020111	COMM-SALARY	sal	7,018.25	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101020120	COMM-FICA	fica	421.43	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101020120	COMM-FICA	med	98.57	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101020121	COMM-PERF	perf	778.12	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101020119	COMM-INSURANCE	ins	1,926.07	57936	11/3/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101020332	COMM- CELL PHONES	Cell phones	274.40	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101020119	COMM-INSURANCE	ins	29.56	58137	11/11/2015
VEN002273	Commercial Artisan	APP030133	11/16/2015	101020331	COMM- CONSULT	Logo update and quart rpt tem	1,725.00		
VEN000942	Imagery LLC	APP030149	11/16/2015	101020347	COMM-PROMOTIONS	Grand Park Polos	183.13		
VEN001537	Payroll	APP030170	11/16/2015	101020111	COMM-SALARY	sal	7,018.25		
VEN001537	Payroll	APP030170	11/16/2015	101020120	COMM-FICA	fica	421.43		
VEN001537	Payroll	APP030170	11/16/2015	101020120	COMM-FICA	med	98.56		
VEN001537	Payroll	APP030170	11/16/2015	101020121	COMM-PERF	perf	778.12		
Subtotal for Communications							21,121.22		

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Fund No. Fund Name									
101	General								
Customer Service									
VEN001537	Payroll	APP029809	11/3/2015	101021111	CUST SERVICE- SAL	sal	7,194.04	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101021120	CUSTOMER SERV- FICA ME	fica	418.11	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101021120	CUSTOMER SERV- FICA ME	med	97.79	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101021121	CUSTOMER SERV- PERF	perf	1,021.55	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101021119	CUST SERVICE- INSURANC	ins	3,003.36	57936	11/3/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	101021332	CUSTOMER SERV- CELL PH	Cell phones	128.70	58141	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	101021119	CUST SERVICE- INSURANC	ins	65.98	58137	11/11/2015
VEN001478	Office Team	APP030064	11/11/2015	101021111	CUST SERVICE- SAL	Temp employee for wk ending	35.98		
VEN000949	IN.GOV	APP030113	11/12/2015	101021347	CUST SERV- PROMO	New employee background ck	15.00		
VEN001537	Payroll	APP030170	11/16/2015	101021111	CUST SERVICE- SAL	sal	8,186.20		
VEN001537	Payroll	APP030170	11/16/2015	101021119	CUST SERVICE- INSURANC	hsa	125.00		
VEN001537	Payroll	APP030170	11/16/2015	101021120	CUSTOMER SERV- FICA ME	fica	486.00		
VEN001537	Payroll	APP030170	11/16/2015	101021120	CUSTOMER SERV- FICA ME	med	113.65		
VEN001537	Payroll	APP030170	11/16/2015	101021121	CUSTOMER SERV- PERF	perf	1,162.44		
Subtotal for Customer Service							22,053.80		
Human Resources									
VEN001537	Payroll	APP029809	11/3/2015	101022111	HR - SAL	sal	4,061.09	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101022120	HR- FICA MED	fica	236.21	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101022120	HR- FICA MED	med	55.24	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	101022121	HR - PERF	perf	576.68	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	101022119	HR- INSURANCE	ins	1,371.10	57936	11/3/2015
VEN000513	DavisVision	APP029965	11/11/2015	101022119	HR- INSURANCE	ins	24.28	58137	11/11/2015
VEN001537	Payroll	APP030170	11/16/2015	101022111	HR - SAL	sal	4,061.09		
VEN001537	Payroll	APP030170	11/16/2015	101022120	HR- FICA MED	fica	236.21		
VEN001537	Payroll	APP030170	11/16/2015	101022120	HR- FICA MED	med	55.25		
VEN001537	Payroll	APP030170	11/16/2015	101022121	HR - PERF	perf	576.68		
Subtotal for Human Resources							11,253.83		
Subtotal for Fund 101 General							962,726.69		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN001758	SealMaster Indianapolis	APP029753	11/3/2015	201013231	MVH-SUBGRADE MATERIAL	Crack pro	9,600.00	58049	11/10/2015
VEN003839	Harding Materials Inc	APP029755	11/3/2015	201013231	MVH-SUBGRADE MATERIAL	Patching	85.56	57985	11/10/2015
VEN001666	Reynold's Farm Equipment	APP029756	11/3/2015	201013345	MVH-EQUIP REPAIR	Saw repair	136.44	58043	11/10/2015
VEN002036	USAutomatic Fire and Security	APP029757	11/3/2015	201013349	MVH-SERVICES	Signal breakdown	52.13	58072	11/10/2015
VEN004137	Synovia Solutions	APP029761	11/3/2015	201013349	MVH-SERVICES	GPS lease invoice	72.00	58059	11/10/2015
VEN001622	Quality Truck and Trailer	APP029762	11/3/2015	201013345	MVH-EQUIP REPAIR	Sterling Kw pick up repair	1,743.72	58038	11/10/2015
VEN000975	Indiana Oxygen Company	APP029765	11/3/2015	201013345	MVH-EQUIP REPAIR	Acetylene and oxygen	26.94	57994	11/10/2015
VEN002706	KJM Trucking Inc	APP029766	11/3/2015	201013231	MVH-SUBGRADE MATERIAL	Concrete	1,834.57	58012	11/10/2015
VEN001459	North Central Co-Op	APP029767	11/3/2015	201013226	MVH-VEHICLE GAS/ SUPPLI	Supplies	388.68	58028	11/10/2015
VEN001464	Northside Garage Door System	APP029777	11/3/2015	201013349	MVH-SERVICES	Bldg B reset cable	86.00	58029	11/10/2015
VEN001676	Riverview Hospital	APP029778	11/3/2015	201013349	MVH-SERVICES	CDL physical for 3 employees	195.00	58044	11/10/2015
VEN001459	North Central Co-Op	APP029790	11/3/2015	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel	5,997.61	58028	11/10/2015
VEN000589	Duke Energy	APP029814	11/3/2015	201013341	MVH-ELECTRIC	Farr Hills	139.42	57974	11/10/2015
VEN001459	North Central Co-Op	APP030019	11/11/2015	201013226	MVH-VEHICLE GAS/ SUPPLI	Premium DX	344.40		
VEN000589	Duke Energy	APP030118	11/12/2015	201013341	MVH-ELECTRIC	Electric	1,416.33	58143	11/16/2015
VEN001508	Palmer Power and Truck Equipment	APP030195	11/17/2015	201013345	MVH-EQUIP REPAIR	Fuel Level sender	226.99		
VEN000975	Indiana Oxygen Company	APP030197	11/17/2015	201013345	MVH-EQUIP REPAIR	Acetylene and Oxygen	27.84		
VEN001678	Road Solutions Inc	APP030198	11/17/2015	201013345	MVH-EQUIP REPAIR	Equipment repair	1,077.00		
VEN001729	Safety Tech Inc	APP030200	11/17/2015	201013472	MVH-EQUIP	Annual maint on fire extinguis	704.50		
VEN001384	Milestone Contractors LLP	APP030202	11/17/2015	201013231	MVH-SUBGRADE MATERIAL	Surface	58.14		
VEN001464	Northside Garage Door System	APP030238	11/19/2015	201013349	MVH-SERVICES	Replaced LHS upper track	352.00		
Subtotal for Public Works							24,565.27		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							24,565.27		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Public Works									
VEN004262	Indianapolis Recorder	APP029758	11/3/2015	202013432	LRS-SIDEWALK	Sidewalks	104.04	57997	11/10/2015
VEN001368	Midwestern Electric	APP029760	11/3/2015	202013349	LRS-SERVICES	Stoplight repairs	412.00	58022	11/10/2015
VEN001778	Shelby Materials	APP029764	11/3/2015	202013432	LRS-SIDEWALK	Countryside Hadleigh PassVill	922.50	58050	11/10/2015
Subtotal for Public Works							1,438.54		
Subtotal for Fund 202 Local Road and Street (LRS)							1,438.54		

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Fund No. Fund Name									
203	Fire Operating								
	Fire								
VEN001846	Stoops Freightliner	APP029742	11/3/2015	203012360	FIRE-VEHICLE MAINT		62.16	58058	11/10/2015
VEN002148	Witmer Public Safety Group	APP029744	11/3/2015	203012472	FIRE-EQUIP		21.39	58082	11/10/2015
VEN001459	North Central Co-Op	APP029790	11/3/2015	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel	1,064.92	58028	11/10/2015
VEN001537	Payroll	APP029809	11/3/2015	203012111	FIRE-SALARY	sal	176,299.04	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	203012120	FIRE-FICA AND MEDICARE	fica	10,418.16	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	203012120	FIRE-FICA AND MEDICARE	med	2,436.48	101110315	11/4/2015
VEN001537	Payroll	APP029809	11/3/2015	203012121	FIRE-PERF	perf	32,923.89	101110315	11/4/2015
VEN000052	Advantage HMO Health Plans	APP029813	11/3/2015	203012119	FIRE-HEALTH AND DENTAL	ins	50,147.86	57936	11/3/2015
VEN002336	Citizens Westfield	APP029853	11/5/2015	203012342	FIRE-WATER/SEWER	Sta 83 Domestic	293.93	57962	11/10/2015
VEN002336	Citizens Westfield	APP029853	11/5/2015	203012342	FIRE-WATER/SEWER	Sta 83 Fire Fill	102.74	57962	11/10/2015
VEN002336	Citizens Westfield	APP029853	11/5/2015	203012342	FIRE-WATER/SEWER	Sta 82	194.04	57962	11/10/2015
VEN002336	Citizens Westfield	APP029864	11/6/2015	203012342	FIRE-WATER/SEWER	Fire Line Charges	84.50	57962	11/10/2015
VEN002336	Citizens Westfield	APP029865	11/6/2015	203012342	FIRE-WATER/SEWER		35.35	57962	11/10/2015
VEN000373	Chase Equipment Finance Inc	APP029926	11/6/2015	203012473	FIRE-VEHICLE LEASES	leases	11,353.42	101110615	11/6/2015
VEN002050	Verizon Wireless	APP029954	11/11/2015	203012332	FIRE-CELL/PAGERS/MOBILE	Cell phones	672.47	58141	11/11/2015
VEN000405	Citizens Energy Group	APP029964	11/11/2015	203012328	FIRE-GAS/HEAT	Sta 83	235.81	58134	11/11/2015
VEN000513	DavisVision	APP029965	11/11/2015	203012119	FIRE-HEALTH AND DENTAL	ins	772.76	58137	11/11/2015
VEN001417	Napa Auto Parts	APP029969	11/11/2015	203012360	FIRE-VEHICLE MAINT		1,149.44		
VEN001846	Stoops Freightliner	APP029970	11/11/2015	203012360	FIRE-VEHICLE MAINT		62.16		
VEN001826	Staples	APP029977	11/11/2015	203012223	FIRE-OFFICE SUPPLIES		202.35		
VEN004355	Hamilton Co Communications	APP029991	11/11/2015	203012350	FIRE-SUBSCRIPTIONS/DUE		2,143.89		
VEN000903	Hoosier Fire Equipment	APP029992	11/11/2015	203012472	FIRE-EQUIP		137.00		
VEN001935	The Overhead Door Co.	APP029993	11/11/2015	203012343	FIRE-BUILDING MAINTENAN		259.97		
VEN001826	Staples	APP029994	11/11/2015	203012223	FIRE-OFFICE SUPPLIES		191.53		
VEN001942	The Uniform House, Inc	APP029996	11/11/2015	203012229	FIRE-UNIFORMS		231.98		
VEN001459	North Central Co-Op	APP029997	11/11/2015	203012226	FIRE-VEHICLE GAS/SUPPLIE		3,639.34		
VEN000733	Freije Engineered Solutions Co	APP030017	11/11/2015	203012343	FIRE-BUILDING MAINTENAN	Domestic Boiler repair	98.75		
VEN001000	Indianapolis Star	APP030020	11/11/2015	203012337	FIRE-PRINTING	Merit Commission	25.36		
VEN000589	Duke Energy	APP030118	11/12/2015	203012341	FIRE-ELECTRIC	Electric	4,139.23	58143	11/16/2015
VEN001314	Matt Biljanic	APP030137	11/16/2015	203012334	FIRE-TRAVEL/TRAINING/SE		1,650.00	58144	11/16/2015
VEN001264	Love At First Sight	APP030138	11/16/2015	203012347	FIRE-PROMOTIONS		85.00		
VEN001935	The Overhead Door Co.	APP030140	11/16/2015	203012343	FIRE-BUILDING MAINTENAN		1,020.24		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001385	Miller Emergency Vehicle Service LLC	APP030142	11/16/2015	203012360	FIRE-VEHICLE MAINT		1,080.00		
VEN001537	Payroll	APP030170	11/16/2015	203012111	FIRE-SALARY	sal	173,211.36		
VEN001537	Payroll	APP030170	11/16/2015	203012120	FIRE-FICA AND MEDICARE	fica	10,214.98		
VEN001537	Payroll	APP030170	11/16/2015	203012120	FIRE-FICA AND MEDICARE	med	2,389.03		
VEN001537	Payroll	APP030170	11/16/2015	203012121	FIRE-PERF	perf	32,931.46		
VEN001826	Staples	APP030244	11/19/2015	203012223	FIRE-OFFICE SUPPLIES		69.96		
VEN002046	Van's Electrical Systems	APP030245	11/19/2015	203012360	FIRE-VEHICLE MAINT		270.71		
VEN001001	Industrial Maintenance Solutions	APP030246	11/19/2015	203012360	FIRE-VEHICLE MAINT		325.00		
VEN000633	Embroidery Plus	APP030247	11/19/2015	203012229	FIRE-UNIFORMS		1,506.00		
VEN001417	Napa Auto Parts	APP030248	11/19/2015	203012343	FIRE-BUILDING MAINTENAN		36.70		
VEN000480	CSI Signs	APP030249	11/19/2015	203012337	FIRE-PRINTING		197.34		
VEN001361	Mid America Elevator	APP030250	11/19/2015	203012343	FIRE-BUILDING MAINTENAN		652.37		
VEN002048	Vectren	APP030251	11/19/2015	203012328	FIRE-GAS/HEAT		128.03		
VEN001625	R and T Auto Supply Inc	APP030252	11/19/2015	203012360	FIRE-VEHICLE MAINT		563.98		
VEN000516	Dayne Cook	APP030255	11/19/2015	203012229	FIRE-UNIFORMS		50.00		
VEN001573	Pitney Bowes	APP030257	11/19/2015	203012333	FIRE-POSTAGE		178.96		
Subtotal for Fire							525,961.04		
Subtotal for Fund 203 Fire Operating							525,961.04		
Fund No. Fund Name									
204 Park Impact									
Public Works									
VEN000203	BD Managed Services LLC	APP029768	11/3/2015	204005349	PARK IMPACT-SERVICES	Quaker Park	1,154.72	57947	11/10/2015
VEN000348	CDW Government Inc	APP029795	11/3/2015	204005349	PARK IMPACT-SERVICES	Asa Bales project	3,676.56	57956	11/10/2015
VEN003489	HIS Constructors Inc	APP029975	11/11/2015	204005349	PARK IMPACT-SERVICES	Midland over Anna Kendall -	126,578.60		
VEN000348	CDW Government Inc	APP030194	11/17/2015	204005349	PARK IMPACT-SERVICES	Asa Bales project	171.75		
VEN003025	Anderson Corp	APP030237	11/19/2015	204005349	PARK IMPACT-SERVICES	Deposit for Design/Build contr	27,000.00		
Subtotal for Public Works							158,581.63		
Subtotal for Fund 204 Park Impact							158,581.63		

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Fund No. Fund Name									
206	Parks Programming/Events								
Parks									
VEN004260	wfyi	APP029776	11/3/2015	206005347	PARKS PROGRAM/PROMOT	Voices from the Past	1,200.00	58081	11/10/2015
VEN003457	Teresa Evans	APP029871	11/6/2015	206005347	PARKS PROGRAM/PROMOT	Melt the Trail design	300.00	58061	11/10/2015
VEN000726	Franciosi Fitness Performance	APP029979	11/11/2015	206005349	PARKS PROGRAM/SERVICE	Preschool Ballet Class for Oct	140.00		
VEN004307	Lisa Murphy	APP029981	11/11/2015	206005349	PARKS PROGRAM/SERVICE	Thanksgiving/Fall November	42.00		
VEN002270	Midwest Taekwondo Academy	APP029982	11/11/2015	206005349	PARKS PROGRAM/SERVICE	October Taekwondo for 5pm	86.00		
VEN002270	Midwest Taekwondo Academy	APP029982	11/11/2015	206005349	PARKS PROGRAM/SERVICE	Octoboer Taekwondo for 6pm	59.00		
VEN004306	Cliff Weiler	APP030016	11/11/2015	206005349	PARKS PROGRAM/SERVICE	Reim Weiler	45.00		
VEN000401	Cindy Olson	APP030180	11/17/2015	206005347	PARKS PROGRAM/PROMOT	WIL	10.36		
VEN000480	CSI Signs	APP030187	11/17/2015	206005347	PARKS PROGRAM/PROMOT	Banners for WIL	650.00		
Subtotal for Parks							2,532.36		
Subtotal for Fund 206 Parks Programming/Events							2,532.36		
Fund No. Fund Name									
239	Law Enforcement								
Police									
VEN000373	Chase Equipment Finance Inc	APP029926	11/6/2015	239002473	LAW ENFORCEMENT-LEAS	leases	67,801.40	101110615	11/6/2015
VEN000373	Chase Equipment Finance Inc	APP029948	11/13/2015	239002473	LAW ENFORCEMENT-LEAS	police lease 2013	57,487.76	101111315	11/13/2015
Subtotal for Police							125,289.16		
Subtotal for Fund 239 Law Enforcement							125,289.16		
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
Public Works									
VEN001710	RQAW Corp	APP029974	11/11/2015	264013349	ROAD IMPACT-SERVICES	Towne Road PE	13,966.00		
Subtotal for Public Works							13,966.00		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							13,966.00		

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Fund No. Fund Name									
268	Emergency Medical and Equip								
	Fire								
VEN000397	Cigna Healthcare	APP029967	11/11/2015	268012349	EMS-SERVICES		481.07		
VEN004305	Betty Dufek	APP029968	11/11/2015	268012349	EMS-SERVICES		90.31		
VEN000659	ESO Solutions	APP029976	11/11/2015	268012349	EMS-SERVICES		5,795.00		
VEN000065	Airgas Mid America	APP029995	11/11/2015	268012224	EMS-OPERATING SUPPLIES		387.00		
VEN000266	Bound Tree Medical	APP029998	11/11/2015	268012224	EMS-OPERATING SUPPLIES		67.76		
VEN001395	Moore Medical LLC	APP030141	11/16/2015	268012224	EMS-OPERATING SUPPLIES		52.47		
VEN000266	Bound Tree Medical	APP030151	11/16/2015	268012224	EMS-OPERATING SUPPLIES		332.52		
VEN000266	Bound Tree Medical	APP030253	11/19/2015	268012224	EMS-OPERATING SUPPLIES		413.58		
VEN000065	Airgas Mid America	APP030254	11/19/2015	268012224	EMS-OPERATING SUPPLIES		18.60		
VEN000266	Bound Tree Medical	APP030256	11/19/2015	268012224	EMS-OPERATING SUPPLIES		26.78		
	Subtotal for Fire						7,665.09		
	Subtotal for Fund 268 Emergency Medical and Equip						7,665.09		
Fund No. Fund Name									
269	Training Facility Center								
	Public Safety (Police and Fire)								
VEN002048	Vectren	APP029743	11/3/2015	269014328	TRAINING FAC-HEAT/GAS		17.72	58074	11/10/2015
VEN000434	Comcast Cable	APP029792	11/3/2015	269014350	TRAINING FAC-SUBSCRIPTI		237.35	57964	11/10/2015
VEN002191	City of Noblesville Utilities	APP029950	11/11/2015	269014342	TRAINING FAC-WATER/SE	Sewer Charge for October	20.33	58136	11/11/2015
	Subtotal for Public Safety (Police and Fire)						275.40		
	Subtotal for Fund 269 Training Facility Center						275.40		
Fund No. Fund Name									
340	GO Bond 2015 Proceeds								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP030210	11/17/2015	340008370	GO BOND 2015 REFUND	refund for Good Faith Dep	20,000.00	58145	11/19/2015
	Subtotal for Clerk Treasurer						20,000.00		
	Subtotal for Fund 340 GO Bond 2015 Proceeds						20,000.00		
Fund No. Fund Name									
640	Sports Campus Operating								
	Grand Park								
VEN001912	The Brickman Group	APP029779	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Turf issues Concession 4 and	7,981.00	1165	11/10/2015

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Fund No. Fund Name									
640	Sports Campus Operating								
Grand Park									
VEN001912	The Brickman Group	APP029780	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Baseball mainline repair	8,520.00	1165	11/10/2015
VEN001912	The Brickman Group	APP029781	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Over seed common areas	5,836.36	1165	11/10/2015
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Irrig Services	983.92	1165	11/10/2015
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Irrg Services	1,024.08	1165	11/10/2015
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Lawn Care	3,486.84	1165	11/10/2015
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Lawn Care	3,629.16	1165	11/10/2015
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Maint Janitorial	19,543.50	1165	11/10/2015
VEN001912	The Brickman Group	APP029782	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Maint Janitorial	25,906.50	1165	11/10/2015
VEN001912	The Brickman Group	APP029783	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Carpet cleaning for both HQ b	701.00	1165	11/10/2015
VEN002613	Ermco Inc	APP029784	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Grand Park	316.50	1157	11/10/2015
VEN002228	Indiana Sports Properties	APP029785	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	November fee	21,500.00	1161	11/10/2015
VEN004183	WWS Transportation	APP029786	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Bus service at Grand Park	315.36	1166	11/10/2015
VEN000921	Huston Electric	APP029787	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Repaired light for temp fix	1,395.00	1159	11/10/2015
VEN000921	Huston Electric	APP029787	11/3/2015	640015343	SPORTS CAMPUS-BLDG MA	Removed damaged light	1,315.00	1159	11/10/2015
VEN000678	Faegre Baker Daniels	APP029789	11/3/2015	640015349	SPORTS CAMPUS-SERVICE	Sports Campus	1,293.00	1158	11/10/2015
VEN000589	Duke Energy	APP029953	11/11/2015	640015341	SPORTS CAMPUS-ELECTRI	Electric General	5,136.80	1167	11/11/2015
VEN000589	Duke Energy	APP029953	11/11/2015	640015341	SPORTS CAMPUS-ELECTRI	Electric Diamond	3,155.37	1167	11/11/2015
VEN000589	Duke Energy	APP029953	11/11/2015	640015341	SPORTS CAMPUS-ELECTRI	Electric Field	3,889.18	1167	11/11/2015
VEN000739	Frontier	APP029955	11/11/2015	640015224	SPORTS CAMPUS-OPERATI	711 E 191st	209.06	1168	11/11/2015
VEN000739	Frontier	APP029955	11/11/2015	640015224	SPORTS CAMPUS-OPERATI	5 E 191st	219.49	1168	11/11/2015
VEN003883	Impression Sports and Ent	APP030131	11/16/2015	640015349	SPORTS CAMPUS-SERVICE	9/22-10/5 meetings	809.99		
VEN003883	Impression Sports and Ent	APP030132	11/16/2015	640015349	SPORTS CAMPUS-SERVICE	5 of 10 installment Oct	4,500.00		
VEN002336	Citizens Westfield	APP030134	11/16/2015	640015341	SPORTS CAMPUS-ELECTRI	Field	365.28		
VEN002336	Citizens Westfield	APP030134	11/16/2015	640015341	SPORTS CAMPUS-ELECTRI	Diam	487.04		
VEN002336	Citizens Westfield	APP030134	11/16/2015	640015341	SPORTS CAMPUS-ELECTRI	General	121.76		
VEN002336	Citizens Westfield	APP030134	11/16/2015	640015341	SPORTS CAMPUS-ELECTRI	Field	423.60		
VEN002336	Citizens Westfield	APP030134	11/16/2015	640015341	SPORTS CAMPUS-ELECTRI	Diam	576.97		
VEN002336	Citizens Westfield	APP030134	11/16/2015	640015341	SPORTS CAMPUS-ELECTRI	General	135.52		
VEN002228	Indiana Sports Properties	APP030135	11/16/2015	640015349	SPORTS CAMPUS-SERVICE	Commission for October sale	19,698.56		
VEN002357	OnSite Services of North Central	APP030150	11/16/2015	640015349	SPORTS CAMPUS-SERVICE	Portable restrooms through 1	168.00		
Subtotal for Grand Park							143,643.84		
Subtotal for Fund 640 Sports Campus Operating							143,643.84		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
641	Supplemental Reserv								
Administration									
VEN000739	Frontier	APP030008	11/11/2015	641001349	SUPPLE RESERV CONTR S	Lines for Census	1,952.79	58139	11/11/2015
VEN002273	Commercial Artisan	APP030014	11/11/2015	641001349	SUPPLE RESERV CONTR S	Graphic Design Census	750.00		
Subtotal for Administration							2,702.79		
Subtotal for Fund 641 Supplemental Reserv							2,702.79		
Fund No. Fund Name									
651	Infrastructure Improv								
Public Works									
VEN000562	DLZ	APP029754	11/3/2015	651013474	INFRASTRUCTURE IMPRO	Monon Trail - Phase 6 - CE (I	18,948.10	57972	11/10/2015
VEN003033	Leah Vincent	APP029763	11/3/2015	651013474	INFRASTRUCTURE IMPRO	16102 Oak Ridge replacemen	68,821.79	58015	11/10/2015
VEN003033	Leah Vincent	APP029763	11/3/2015	651013474	INFRASTRUCTURE IMPRO	16102 Oak Ridge closing cost	216.00	58015	11/10/2015
VEN004304	Christopher Habig	APP029983	11/11/2015	651013474	INFRASTRUCTURE IMPRO	Monon 7 R/W Acq. Parcel 29	5,900.00		
VEN004302	Josefine Esher	APP029984	11/11/2015	651013474	INFRASTRUCTURE IMPRO	Monon 7 R/W Acq. Parcel 23	4,300.00		
VEN004303	Keith A Inman	APP030007	11/11/2015	651013474	INFRASTRUCTURE IMPRO	Monon 7 R/W Acq. Parcel 47	20,900.00		
VEN002019	United Consulting Engineers	APP030139	11/16/2015	651013474	INFRASTRUCTURE IMPRO	161st and Oakridge inspectio	25,688.09		
VEN002234	Land Collective LLC	APP030147	11/16/2015	651013474	INFRASTRUCTURE IMPRO	Junction DDs and CDs - rema	200,000.00		
VEN002225	Butler Fairman and Seufert Inc	APP030148	11/16/2015	651013474	INFRASTRUCTURE IMPRO	Design and R/W Acq. Service	20,000.00		
VEN001000	Indianapolis Star	APP030203	11/17/2015	651013474	INFRASTRUCTURE IMPRO	RAB landscaping bids	146.46		
VEN001000	Indianapolis Star	APP030203	11/17/2015	651013474	INFRASTRUCTURE IMPRO	North Union sidewalk extensio	179.38		
Subtotal for Public Works							365,099.82		
Subtotal for Fund 651 Infrastructure Improv							365,099.82		
Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN000920	Huntington National Bank	APP029724	11/5/2015	701008131	PAYROLL-EMPLOYER'S FIC	11/5 payroll	26,859.02	103110615	11/6/2015
VEN000920	Huntington National Bank	APP029724	11/5/2015	701008132	PAYROLL-EMPLOYER'S ME	11/5 payroll	6,281.54	103110615	11/6/2015
VEN000920	Huntington National Bank	APP029724	11/5/2015	701008921	PAYROLL-FEDERAL WITHH	11/5 payroll	52,419.27	103110615	11/6/2015
VEN000920	Huntington National Bank	APP029724	11/5/2015	701008922	PAYROLL-EMPLOYEE FICA	11/5 payroll	6,281.58	103110615	11/6/2015
VEN000920	Huntington National Bank	APP029724	11/5/2015	701008922	PAYROLL-EMPLOYEE FICA	11/5 payroll	26,859.01	103110615	11/6/2015
VEN000959	Indiana Dept Of Revenue	APP029725	11/5/2015	701008923	PAYROLL-STATE WITHHOL	State	13,696.99	104110615	11/6/2015
VEN000959	Indiana Dept Of Revenue	APP029725	11/5/2015	701008923	PAYROLL-STATE WITHHOL	COIT	4,640.23	104110615	11/6/2015

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Fund No. Fund Name									
900	Stormwater								
	Stormwater								
VEN001537	Payroll	APP029810	11/3/2015	900016111	STORM-SALARY	sal	888.00	101110315	11/3/2015
VEN001537	Payroll	APP029810	11/3/2015	900016120	STORM-FICA AND MEDICAR	fica	55.06	101110315	11/3/2015
VEN001537	Payroll	APP029810	11/3/2015	900016120	STORM-FICA AND MEDICAR	med	12.88	101110315	11/3/2015
VEN001537	Payroll	APP029810	11/3/2015	900016121	STORM-PERF	perf	126.10	101110315	11/3/2015
VEN004340	Clayton and Amanda Culhan	APP029986	11/11/2015	900016370	STORMWATER-REFUND		183.20		
VEN004341	Marc Abriani	APP029987	11/11/2015	900016370	STORMWATER-REFUND		197.64		
VEN004353	Zeb Portanova	APP029988	11/11/2015	900016370	STORMWATER-REFUND	OP	484.92		
VEN004025	Remax Property	APP030009	11/11/2015	900016370	STORMWATER-REFUND		2.21		
VEN004348	Chatham Hills	APP030010	11/11/2015	900016370	STORMWATER-REFUND		22.00		
VEN004347	Aaron Spence	APP030011	11/11/2015	900016370	STORMWATER-REFUND		4.30		
VEN004345	Michael Colwell	APP030022	11/11/2015	900016370	STORMWATER-REFUND		7.51		
VEN004346	Margaret Shireman	APP030023	11/11/2015	900016370	STORMWATER-REFUND		4.95		
VEN004344	Rachel Whitlock	APP030024	11/11/2015	900016370	STORMWATER-REFUND		7.52		
VEN004343	Dustin Hrivnak	APP030025	11/11/2015	900016370	STORMWATER-REFUND		5.50		
VEN004342	Kyle Houk	APP030026	11/11/2015	900016370	STORMWATER-REFUND		7.24		
VEN004338	Kristen Garrett	APP030027	11/11/2015	900016370	STORMWATER-REFUND		2.84		
VEN004339	James Erickson	APP030028	11/11/2015	900016370	STORMWATER-REFUND		5.50		
VEN004337	Christin Currie	APP030029	11/11/2015	900016370	STORMWATER-REFUND		5.50		
VEN004336	Timothy Burcham	APP030030	11/11/2015	900016370	STORMWATER-REFUND		5.41		
VEN004335	Lindsey Weigel	APP030031	11/11/2015	900016370	STORMWATER-REFUND		5.50		
VEN004334	Scott Richards	APP030032	11/11/2015	900016370	STORMWATER-REFUND		5.23		
VEN004333	Scott Watanabe	APP030033	11/11/2015	900016370	STORMWATER-REFUND		4.49		
VEN004332	Gary Zunica	APP030034	11/11/2015	900016370	STORMWATER-REFUND		5.41		
VEN004331	Adam and Lisa Goodnight	APP030035	11/11/2015	900016370	STORMWATER-REFUND		4.49		
VEN004330	Adam Alfeld	APP030036	11/11/2015	900016370	STORMWATER-REFUND		5.50		
VEN004329	Cathy Bradley	APP030037	11/11/2015	900016370	STORMWATER-REFUND		7.15		
VEN004328	Melody Addington	APP030038	11/11/2015	900016370	STORMWATER-REFUND		8.34		
VEN004327	Mike Music	APP030039	11/11/2015	900016370	STORMWATER-REFUND		6.69		
VEN004327	Mike Music	APP030039	11/11/2015	900016370	STORMWATER-REFUND	OP	4.32		
VEN004326	Michelle Hoskins	APP030040	11/11/2015	900016370	STORMWATER-REFUND		5.68		
VEN004326	Michelle Hoskins	APP030040	11/11/2015	900016370	STORMWATER-REFUND	OP	125.99		
VEN004325	Kathryn Miles	APP030041	11/11/2015	900016370	STORMWATER-REFUND		2.20		

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Fund No. Fund Name									
900	Stormwater								
	Stormwater								
VEN004325	Kathryn Miles	APP030041	11/11/2015	900016370	STORMWATER-REFUND	OP	10.50		
VEN004324	William Mcconnell	APP030042	11/11/2015	900016370	STORMWATER-REFUND		8.25		
VEN004323	James Marshall	APP030043	11/11/2015	900016370	STORMWATER-REFUND		6.69		
VEN004323	James Marshall	APP030043	11/11/2015	900016370	STORMWATER-REFUND	OP	4.32		
VEN004322	Srinivasa Bodanki	APP030044	11/11/2015	900016370	STORMWATER-REFUND		7.61		
VEN004321	Veronica Charles	APP030045	11/11/2015	900016370	STORMWATER-REFUND		5.41		
VEN004321	Veronica Charles	APP030045	11/11/2015	900016370	STORMWATER-REFUND	OP	1.71		
VEN004320	Brooke Russell	APP030046	11/11/2015	900016370	STORMWATER-REFUND		4.40		
VEN004319	Dan McCormick	APP030047	11/11/2015	900016370	STORMWATER-REFUND		5.68		
VEN004318	Sherri Cope	APP030048	11/11/2015	900016370	STORMWATER-REFUND		3.76		
VEN004317	Andy and Sylvia Williamson	APP030049	11/11/2015	900016370	STORMWATER-REFUND		5.68		
VEN004317	Andy and Sylvia Williamson	APP030049	11/11/2015	900016370	STORMWATER-REFUND	OP	4.32		
VEN004316	Leopoldo Carrillo	APP030050	11/11/2015	900016370	STORMWATER-REFUND		4.68		
VEN004316	Leopoldo Carrillo	APP030050	11/11/2015	900016370	STORMWATER-REFUND		11.83		
VEN004315	Eric Brendel	APP030051	11/11/2015	900016370	STORMWATER-REFUND		7.24		
VEN004314	Tahienkim Nguyen	APP030052	11/11/2015	900016370	STORMWATER-REFUND		3.76		
VEN004313	Ernest Stoops	APP030053	11/11/2015	900016370	STORMWATER-REFUND		5.78		
VEN004312	David Harrison	APP030054	11/11/2015	900016370	STORMWATER-REFUND		5.87		
VEN004311	Ruchir Aeron	APP030055	11/11/2015	900016370	STORMWATER-REFUND		5.87		
VEN004310	James Kilgore	APP030056	11/11/2015	900016370	STORMWATER-REFUND		5.68		
VEN004309	J Thomas Heller	APP030057	11/11/2015	900016370	STORMWATER-REFUND		5.41		
VEN004308	Randy Wardwell	APP030058	11/11/2015	900016370	STORMWATER-REFUND		8.34		
VEN003719	Freo Indiana LLC	APP030059	11/11/2015	900016370	STORMWATER-REFUND		5.68		
VEN004351	Geraldo Valencia	APP030060	11/11/2015	900016370	STORMWATER-REFUND		3.30		
VEN004350	Jeff Magee	APP030061	11/11/2015	900016370	STORMWATER-REFUND		28.69		
VEN003972	Lauren Quintanilla	APP030062	11/11/2015	900016370	STORMWATER-REFUND		5.50		
VEN001537	Payroll	APP030168	11/16/2015	900016111	STORM-SALARY	sal	888.00		
VEN001537	Payroll	APP030168	11/16/2015	900016120	STORM-FICA AND MEDICAR	fica	55.06		
VEN001537	Payroll	APP030168	11/16/2015	900016120	STORM-FICA AND MEDICAR	med	12.88		
VEN001537	Payroll	APP030168	11/16/2015	900016121	STORM-PERF	perf	126.10		
VEN001469	O W Krohn and Associates	APP030196	11/17/2015	900016349	STORM-SERVICE	Services for Aug	1,421.25		
VEN002424	IUPPS	APP030201	11/17/2015	900016309	STORM-CONSULTING FEES	Tickets for Sept	1,015.55		

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Fund No. Fund Name									
900	Stormwater								
	Subtotal for Stormwater						5,914.07		
	Subtotal for Fund 900 Stormwater						5,914.07		
Fund No. Fund Name									
950	Trash								
	Trash								
VEN001637	Ray's Trash Service	APP029794	11/3/2015	950017851	TRASH-RES QRTLY FEE CO	October payment collection	271,157.16	36083	11/10/2015
VEN004025	Remax Property	APP030009	11/11/2015	950017349	TRASH-ADM SERVICES		0.43		
VEN004025	Remax Property	APP030009	11/11/2015	950017370	TRASH-REFUND		8.88		
VEN004348	Chatham Hills	APP030010	11/11/2015	950017349	TRASH-ADM SERVICES		4.28		
VEN004348	Chatham Hills	APP030010	11/11/2015	950017370	TRASH-REFUND		55.50		
VEN004347	Aaron Spence	APP030011	11/11/2015	950017349	TRASH-ADM SERVICES		0.82		
VEN004347	Aaron Spence	APP030011	11/11/2015	950017370	TRASH-REFUND		16.34		
VEN004345	Michael Colwell	APP030022	11/11/2015	950017349	TRASH-ADM SERVICES		1.50		
VEN004345	Michael Colwell	APP030022	11/11/2015	950017370	TRASH-REFUND		30.36		
VEN004346	Margaret Shireman	APP030023	11/11/2015	950017349	TRASH-ADM SERVICES		0.97		
VEN004346	Margaret Shireman	APP030023	11/11/2015	950017370	TRASH-REFUND		19.98		
VEN004344	Rachel Whitlock	APP030024	11/11/2015	950017349	TRASH-ADM SERVICES		1.48		
VEN004344	Rachel Whitlock	APP030024	11/11/2015	950017370	TRASH-REFUND		30.34		
VEN004343	Dustin Hrivnak	APP030025	11/11/2015	950017349	TRASH-ADM SERVICES		1.08		
VEN004343	Dustin Hrivnak	APP030025	11/11/2015	950017370	TRASH-REFUND		22.20		
VEN004342	Kyle Houk	APP030026	11/11/2015	950017349	TRASH-ADM SERVICES		1.42		
VEN004342	Kyle Houk	APP030026	11/11/2015	950017370	TRASH-REFUND		29.23		
VEN004338	Kristen Garrett	APP030027	11/11/2015	950017349	TRASH-ADM SERVICES		0.56		
VEN004338	Kristen Garrett	APP030027	11/11/2015	950017370	TRASH-REFUND		11.47		
VEN004339	James Erickson	APP030028	11/11/2015	950017349	TRASH-ADM SERVICES		1.08		
VEN004339	James Erickson	APP030028	11/11/2015	950017370	TRASH-REFUND		22.20		
VEN004337	Christin Currie	APP030029	11/11/2015	950017349	TRASH-ADM SERVICES		1.08		
VEN004337	Christin Currie	APP030029	11/11/2015	950017370	TRASH-REFUND		22.20		
VEN004336	Timothy Burcham	APP030030	11/11/2015	950017349	TRASH-ADM SERVICES		1.06		
VEN004336	Timothy Burcham	APP030030	11/11/2015	950017370	TRASH-REFUND		21.83		
VEN004335	Lindsey Weigel	APP030031	11/11/2015	950017349	TRASH-ADM SERVICES		1.08		
VEN004335	Lindsey Weigel	APP030031	11/11/2015	950017370	TRASH-REFUND		22.20		

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Fund No. Fund Name									
950	Trash								
	Trash								
VEN004334	Scott Richards	APP030032	11/11/2015	950017349	TRASH-ADM SERVICES		1.03		
VEN004334	Scott Richards	APP030032	11/11/2015	950017370	TRASH-REFUND		21.09		
VEN004333	Scott Watanabe	APP030033	11/11/2015	950017349	TRASH-ADM SERVICES		0.88		
VEN004333	Scott Watanabe	APP030033	11/11/2015	950017370	TRASH-REFUND		18.13		
VEN004332	Gary Zunica	APP030034	11/11/2015	950017349	TRASH-ADM SERVICES		1.06		
VEN004332	Gary Zunica	APP030034	11/11/2015	950017370	TRASH-REFUND		21.83		
VEN004331	Adam and Lisa Goodnight	APP030035	11/11/2015	950017349	TRASH-ADM SERVICES		0.88		
VEN004331	Adam and Lisa Goodnight	APP030035	11/11/2015	950017370	TRASH-REFUND		18.13		
VEN004330	Adam Alfeld	APP030036	11/11/2015	950017349	TRASH-ADM SERVICES		1.08		
VEN004330	Adam Alfeld	APP030036	11/11/2015	950017370	TRASH-REFUND		22.20		
VEN004329	Cathy Bradley	APP030037	11/11/2015	950017349	TRASH-ADM SERVICES		1.40		
VEN004329	Cathy Bradley	APP030037	11/11/2015	950017370	TRASH-REFUND		28.86		
VEN004328	Melody Addington	APP030038	11/11/2015	950017349	TRASH-ADM SERVICES		1.64		
VEN004328	Melody Addington	APP030038	11/11/2015	950017370	TRASH-REFUND		33.67		
VEN004327	Mike Music	APP030039	11/11/2015	950017349	TRASH-ADM SERVICES		1.31		
VEN004327	Mike Music	APP030039	11/11/2015	950017370	TRASH-REFUND		27.01		
VEN004326	Michelle Hoskins	APP030040	11/11/2015	950017349	TRASH-ADM SERVICES		1.12		
VEN004326	Michelle Hoskins	APP030040	11/11/2015	950017370	TRASH-REFUND		22.94		
VEN004325	Kathryn Miles	APP030041	11/11/2015	950017349	TRASH-ADM SERVICES		0.43		
VEN004325	Kathryn Miles	APP030041	11/11/2015	950017370	TRASH-REFUND		8.88		
VEN004324	William Mcconnell	APP030042	11/11/2015	950017349	TRASH-ADM SERVICES		1.62		
VEN004324	William Mcconnell	APP030042	11/11/2015	950017370	TRASH-REFUND		33.30		
VEN004323	James Marshall	APP030043	11/11/2015	950017349	TRASH-ADM SERVICES		1.31		
VEN004323	James Marshall	APP030043	11/11/2015	950017370	TRASH-REFUND		27.01		
VEN004322	Srinivasa Bodanki	APP030044	11/11/2015	950017349	TRASH-ADM SERVICES		1.49		
VEN004322	Srinivasa Bodanki	APP030044	11/11/2015	950017370	TRASH-REFUND		30.71		
VEN004321	Veronica Charles	APP030045	11/11/2015	950017349	TRASH-ADM SERVICES		1.06		
VEN004321	Veronica Charles	APP030045	11/11/2015	950017370	TRASH-REFUND		21.83		
VEN004320	Brooke Russell	APP030046	11/11/2015	950017349	TRASH-ADM SERVICES		0.86		
VEN004320	Brooke Russell	APP030046	11/11/2015	950017370	TRASH-REFUND		17.76		
VEN004319	Dan McCormick	APP030047	11/11/2015	950017349	TRASH-ADM SERVICES		1.12		
VEN004319	Dan McCormick	APP030047	11/11/2015	950017370	TRASH-REFUND		22.94		

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Fund No. Fund Name									
950	Trash								
Trash									
VEN004318	Sherri Cope	APP030048	11/11/2015	950017349	TRASH-ADM SERVICES		0.74		
VEN004318	Sherri Cope	APP030048	11/11/2015	950017370	TRASH-REFUND		15.17		
VEN004317	Andy and Sylvia Williamson	APP030049	11/11/2015	950017349	TRASH-ADM SERVICES		1.12		
VEN004317	Andy and Sylvia Williamson	APP030049	11/11/2015	950017370	TRASH-REFUND		22.94		
VEN004316	Leopoldo Carrillo	APP030050	11/11/2015	950017349	TRASH-ADM SERVICES		0.92		
VEN004316	Leopoldo Carrillo	APP030050	11/11/2015	950017370	TRASH-REFUND		18.87		
VEN004315	Eric Brendel	APP030051	11/11/2015	950017349	TRASH-ADM SERVICES		1.42		
VEN004315	Eric Brendel	APP030051	11/11/2015	950017370	TRASH-REFUND		29.23		
VEN004314	Tahienkim Nguyen	APP030052	11/11/2015	950017349	TRASH-ADM SERVICES		0.74		
VEN004314	Tahienkim Nguyen	APP030052	11/11/2015	950017370	TRASH-REFUND		15.17		
VEN004313	Ernest Stoops	APP030053	11/11/2015	950017349	TRASH-ADM SERVICES		1.13		
VEN004313	Ernest Stoops	APP030053	11/11/2015	950017370	TRASH-REFUND		23.31		
VEN004312	David Harrison	APP030054	11/11/2015	950017349	TRASH-ADM SERVICES		1.15		
VEN004312	David Harrison	APP030054	11/11/2015	950017370	TRASH-REFUND		23.68		
VEN004311	Ruchir Aeron	APP030055	11/11/2015	950017349	TRASH-ADM SERVICES		1.15		
VEN004311	Ruchir Aeron	APP030055	11/11/2015	950017370	TRASH-REFUND		23.68		
VEN004310	James Kilgore	APP030056	11/11/2015	950017349	TRASH-ADM SERVICES		1.12		
VEN004310	James Kilgore	APP030056	11/11/2015	950017370	TRASH-REFUND		22.94		
VEN004309	J Thomas Heller	APP030057	11/11/2015	950017349	TRASH-ADM SERVICES		1.06		
VEN004309	J Thomas Heller	APP030057	11/11/2015	950017370	TRASH-REFUND		21.83		
VEN004308	Randy Wardwell	APP030058	11/11/2015	950017349	TRASH-ADM SERVICES		1.64		
VEN004308	Randy Wardwell	APP030058	11/11/2015	950017370	TRASH-REFUND		33.67		
VEN003719	Freo Indiana LLC	APP030059	11/11/2015	950017349	TRASH-ADM SERVICES		1.12		
VEN003719	Freo Indiana LLC	APP030059	11/11/2015	950017370	TRASH-REFUND		22.94		
VEN004351	Geraldo Valencia	APP030060	11/11/2015	950017349	TRASH-ADM SERVICES		0.65		
VEN004351	Geraldo Valencia	APP030060	11/11/2015	950017370	TRASH-REFUND		13.32		
VEN004350	Jeff Magee	APP030061	11/11/2015	950017349	TRASH-ADM SERVICES		4.55		
VEN004350	Jeff Magee	APP030061	11/11/2015	950017370	TRASH-REFUND		60.44		
VEN003972	Lauren Quintanilla	APP030062	11/11/2015	950017349	TRASH-ADM SERVICES		1.08		
VEN003972	Lauren Quintanilla	APP030062	11/11/2015	950017370	TRASH-REFUND		22.20		
VEN001637	Ray's Trash Service	APP030178	11/17/2015	950017850	TRASH-TRASH BAGS CONT	Pharmacy bags	200.00		

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Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Credit Memo Total							