



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 11_16_2015

Monday, November 16, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, November 16, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - November 2, 2015

Documents: [Meeting Minutes 11/2/15](#)

Approval of 2016 Schedule of Meetings and Filing Dates

Documents: [2016 Schedule of Meetings and Filing Dates](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1510-DDP-18

Haven at Grand Park Hotel

Lot 2 of the Grand Park Subdivision

Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations \(previous\)](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Lighting Plan](#) | [Exhibit 7: Elevations \(revised\)](#)

1511-PUD-22

Centennial North PUD Amendment/West Rail PUD

North side of 156th Street, East side of Ditch Road

Beazer Homes Indiana, LLP by Nelson & Frankenberger requests amendments to the

Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 108.2 acres +/-, located in the Centennial North PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Centennial North PUD Ord 11-33](#) | [Exhibit 5: Proposed West Rail PUD Ord 15-37](#) | [Exhibit 6: Neighbor Meeting Summary](#) | [Exhibit 7: Proposed Revisions](#)

1511-PUD-24

Bridgewater Parks Area

SWC of 161st Street and Gray Road

BWC Management, LLC by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to incorporate an additional 12.758 acres +/- into the Bridgewater Club PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Bridgewater PUD District Amendment Ordinance 15-34](#) | [Exhibit 5: Bridgewater PUD District Ordinance \(Ord. 06-49\)](#) | [Exhibit 6: Narrative Statement](#)

1511-PUD-21

Bridgewater PUD Amendment – Parcel L2

SEC of 151st Street and Carey Road

Throgmartin Henke Development LLP by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to modify the district standards for a portion of Parcel L2, specifically to incorporate the property into Area X of the Bridgewater Club PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Bridgewater PUD Amendment - Parcel L2](#) | [Exhibit 5: Character Exhibits](#) | [Exhibit 6: Neighbor Meeting Summary](#) | [Exhibit 7: Petitioner's Narrative](#)

1510-ODP-20 & 1510-SPP-20 [CONTINUED]

Waters Edge West

MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Packet of Public Comment](#) | [Exhibit 6: Springmill Trails PUD \(Ord. 11-19\)](#)

1511-ODP-23 & 1511-SPP-23[CONTINUED]

Bridgewater Parks Area

SWC of 161st Street and Gray Road

BWC Management, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 10 residential lots and 3 blocks on approximately 12.7 acres +/-, located in the Bridgewater Club PUD District.

1511-DDP-22 [CONTINUED]

Bridgewater Golf Facility Building

SWC of 161st Street and Gray Road

BWC Management, LLC by Nelson & Frankenger requests Detailed Development Plan review for a golf course maintenance facility on approximately 2.4 acres +/-, located in the Bridgewater Club PUD District.

1506-ZC-02 [CONTINUED]

Bent Creek Commitment Modification

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

1506-ODP-16 & 1506-SPP-15 [CONTINUED]

Bent Creek

Northwest corner of 159th Street and Towne Road

Langston Residential Development, LLC by Nelson & Frankenger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 16, 2015
1511-PUD-22
Exhibit 1

Docket Number: 1511-PUD-22 (Ordinance No. 15-26)

Petitioner: Beazer Homes Indiana, LLP by Nelson & Frankenberger

Request: An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the West Rail Planned Unit Development (PUD) District.

Current Zoning: Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)

Current Land Use: Undeveloped / Agricultural

Zoning History: 0408-PUD-07 Original PUD Ord. 05-10 (03/28/05)
0601-PUD-02 PUD Amendment Ord. 06-09 (02/23/06)
0901-PUD-01 PUD Amendment Ord. 09-03 (02/03/09)
0902-SPP-01 Primary Plat
0902-DP-04 Overall Development Plan
0903-SFP-01 Secondary Plat, Section 1 (withdrawn)
1111-PUD-06 PUD Amendment Ord. 11-33 (12/12/11)
1208-DP-08 Detailed Development Plan (church) (09/04/12)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Centennial North PUD Ord. 11-33
5. West Rail Amendment Ord. 15-26

Staff Reviewer: Jesse M. Pohlman, Senior 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 meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a zoning change for the one hundred and eight (108) acres generally located east of Ditch Road, between 156th Street and 161st Street (see **Exhibit 2**).

Property History: The property is currently zoned the Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33) (the "Original PUD"). The original Centennial North PUD District was adopted in 2005, and included 157 acres. In 2011, an amendment was

adopted by the Council that accommodated the Epiphany Evangelical Lutheran Church (the “Church”). The Church has since acquired and developed the 10 acres directly on the northeast corner of Ditch Road and 156th Street (2012).

Original PUD Ordinance: The amendment in 2011 (see **Exhibit 4**) established a maximum density of 2.0 dwelling units per acre (236 lots). The ordinance created two subareas with minimum lot areas of 7,500 square feet and 10,000 square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

AMENDMENT REQUEST

The petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and to accommodate the proposed homes and site design. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to this property, and would be known as the “West Rail Planned Unit Development (PUD) District” (the “Proposed Ordinance”).

Default Standards: The proposed ordinance (see **Exhibit 5**) maintains two (2) subareas, with increased minimum lot areas of 9,100 square feet and 10,500 square feet. The subareas default to the SF3: Single-Family Medium Density District and the SF4: Single-Family High Density District, which are consistent with the Original PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and establishes a maximum density of one hundred and eighty-three (183) single-family dwellings, which is a lower density than the two hundred and sixteen (216) single-family dwellings permitted by the Original PUD Ordinance.

Development and Design Standards: The proposed ordinance generally defaults to the Unified Development Ordinance (the “UDO”).

Architectural Standards: The UDO’s architectural standards for perimeter lots abutting 156th Street, Ditch Road and 161st Street would apply and are not being proposed to be modified. The proposed ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition, the proposed ordinance incorporates minimum requirements for enhanced front and side facades through a minimum point system of optional architectural elements.

Landscaping Standards: The proposed ordinance is not proposing to modify the UDO’s landscaping standards, with the exception of accommodating the ability to shift around required landscaping where otherwise prohibited by the gas line easements. As such, the UDO’s buffer yard, lot landscaping and external street frontage standards apply.

Open Space: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The proposed ordinance also requires a minimum open space of thirty percent (30%); however, the proposed development will have a net increase in open space because the UDO limits the amount of open space that can qualify as open space within third-party easements, such as the gas line easements that bisect the site. In addition, the proposed ordinance incorporates a requirement that the open spaces be enhanced with wildflower and prairie plantings, as well as minimum amenity requirements.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “Suburban Residential” include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the 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.

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.

PUBLIC HEARING

The petition received a public hearing at the November 2, 2015, Advisory Plan Commission meeting. The public comments presented at the hearing are summarized in the Plan Commission's draft minutes of the November 2, 2015, meeting. The petitioner responded to those comments at the hearing. As a result, no changes were made to the proposed ordinance as a result of the public hearing.

DEPARTMENT COMMENTS

1. Action:

Forward a recommendation to the City Council.

2. Recommendation:

If the Plan Commission is otherwise satisfied with the proposed West Rail PUD District Ordinance No. 15-26 (Docket No. 1511-PUD-22), then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.

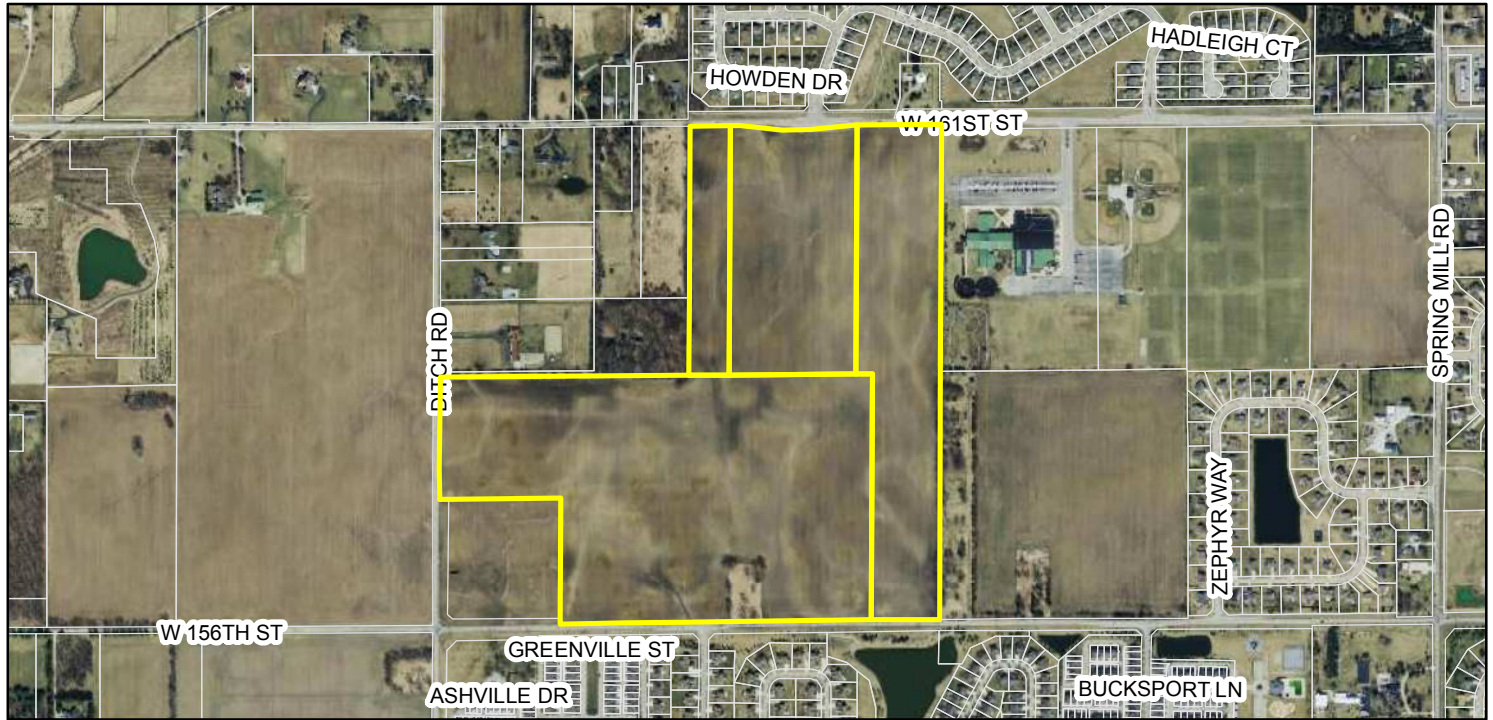
3. If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Property Location Map
West Rail PUD District (Centennial North)
1511-PUD-22 / Ordinance 15-26

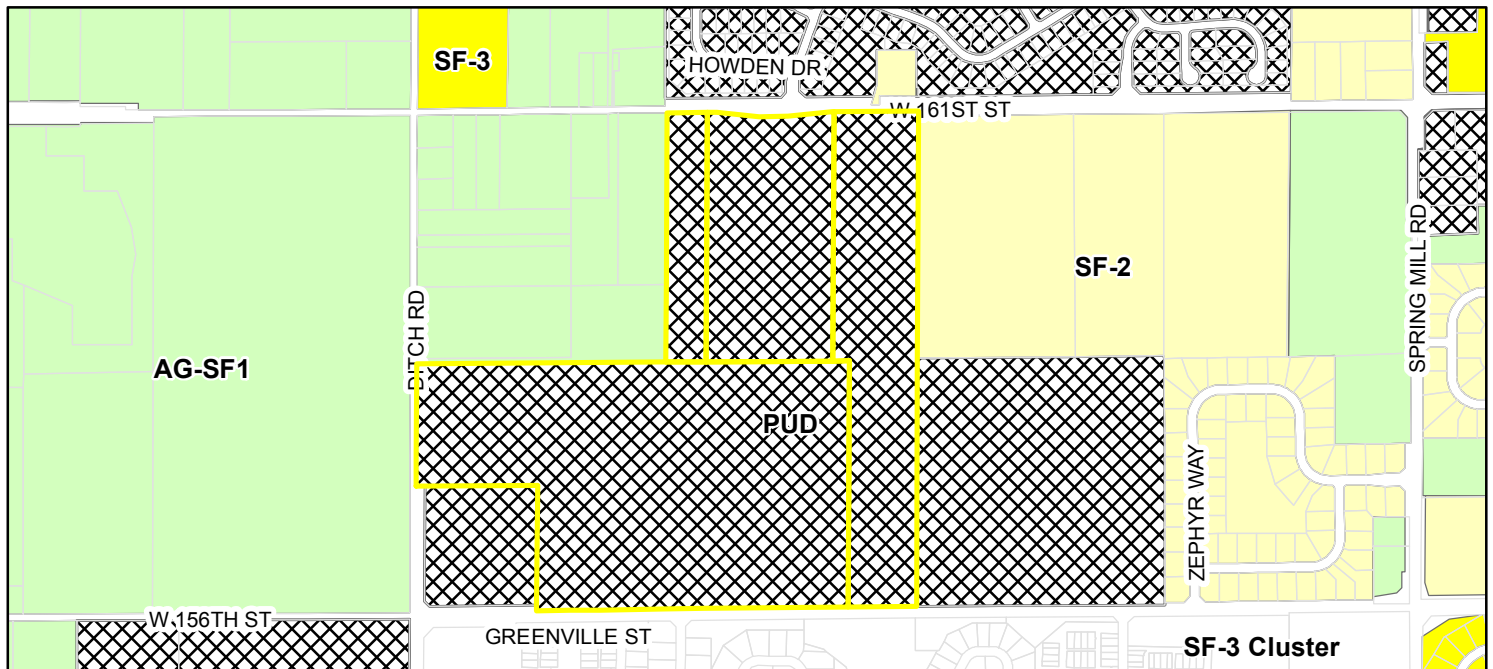


Aerial Location Map

 Site



Zoning Map



Zoning

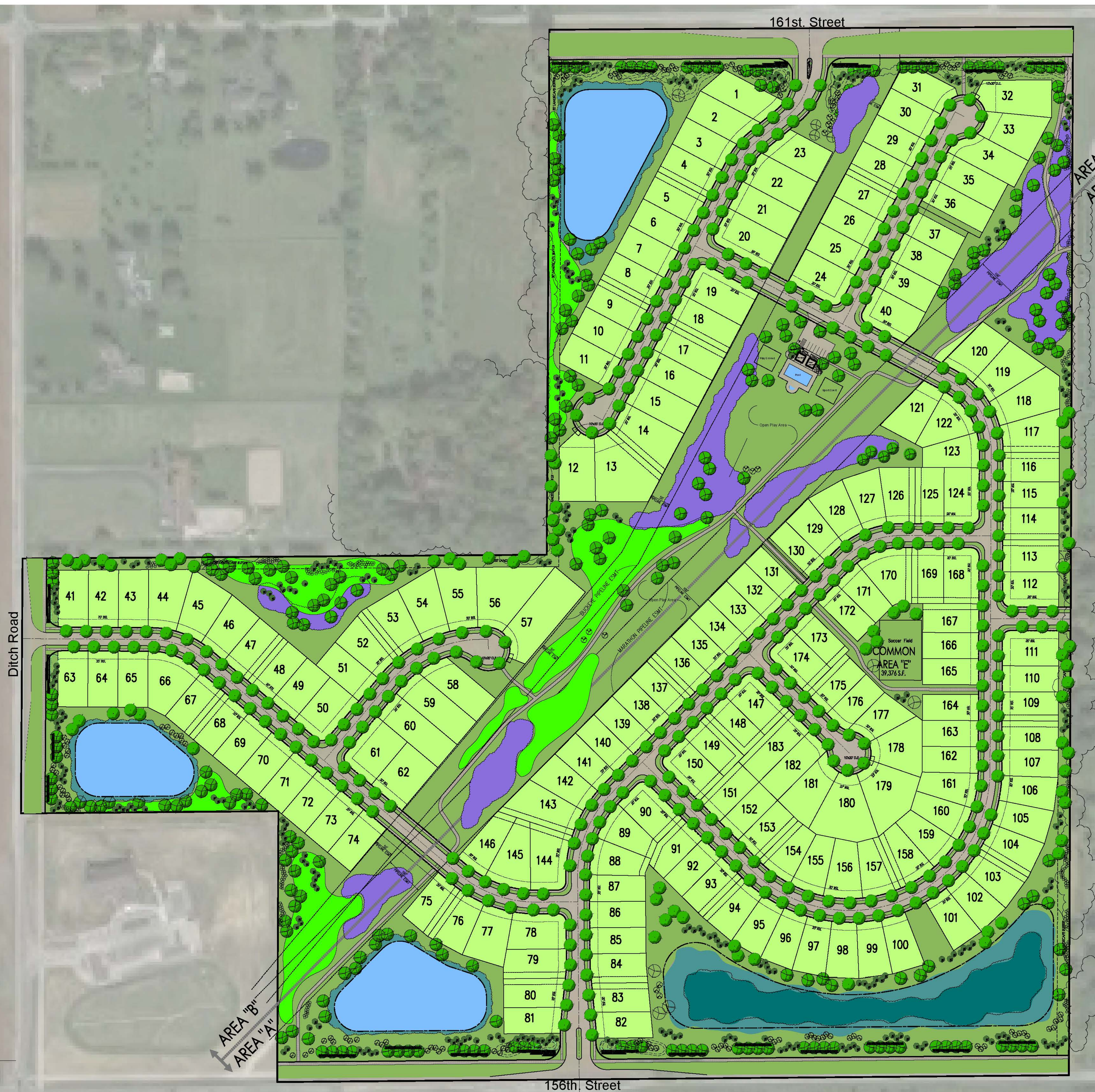
 AG-SF1 (Agriculture - Single Family - 1)	 GB-PD (General Business - Planned Development)	 MF-2 (Multiple Family - 2)	 SF-3 (Cluster (Single Family - 3 Cluster))
 AG-SF1I (Agriculture - Single Family - 1 In-town)	 GO (General Office)	 OI (Open Industrial)	 SF-4 (Single Family - 4)
 EI (Enclosed Industrial)	 LB (Local Business)	 OI-PD (Open Industrial - Planned Development)	 SF-4 Pre-1994 (Single Family - 4 Pre-1994)
 EI-PD (Enclosed Industrial - Planned Development)	 LB-H (Local Business - Historical)	 PUD (Planned Unit Development)	 SF-5 (Single Family - 5)
 GB (General Business)	 LB-PD (Local Business - Planned Development)	 SB-PD (Special Business - Planned Development)	 SF-A (Single Family - Attached)
	 MF-1 (Multiple Family - 1)	 SF-2 (Single Family - 2)	
		 SF-3 (Single Family - 3)	

Lake Edge Enhancement Planting

Bio-swale Planting

Native Wildflower Planting

Low Stature Prairie Planting



SITE ADDRESS:
161 ST. ST. & SPRING MILL RD.
WESTFIELD, INDIANA

SHEET: NATIVE BUFFER PLANTING

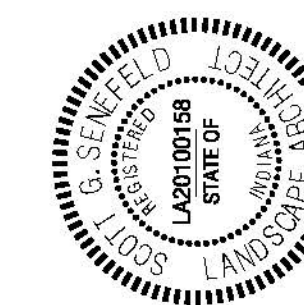
DATE: 10.1.2015

REVISION: 10.26.2015

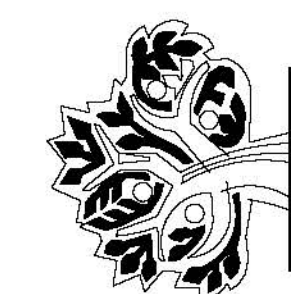
DESIGN BY: OEG

DRAWN BY: SGS

SCALE: N.T.S.



Prepared for:
Beazer Homes
West Rail at the Station



TMT, Inc.
1719 West 161 st Street
Westfield, IN 46074
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Note: This drawing is a conceptual design for planning purposes only, it is not a construction document. All locations & field placements to be verified by Outdoor Environments Group.

October 29, 2015 Beazer Neighborhood Meeting Summary

Project: West Rail PUD District PUD Docket No. 1511-PUD-22

Date: Thursday, October 29, 2015 at 6:30 pm

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

Attendees: David Compton – Beazer Homes Indiana, LLP
Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Pam Howard – Westfield Planning Staff
Surrounding Neighbors (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner's Responses:

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

1. How many styles of homes will you have and how many plans for each style will you have?
 - a. Dave Compton (DC) explained that the proposal would call for approximately 16 to 20 different elevations based on the different floor plans offered per home style.
 - b. Jon Dobosiewicz (JD) explained that the PUD provided for 8 different architectural styles.
 - c. DC explained the types of designs or styles included Arts & Crafts, English Revival, Farmhouse, French County, Shingle Style, Traditional, Victorian and Four Square. Some homes would be 2 story and some would be ranches. The PUD also contained requirements for street scape diversity (anti-monotony requirements).
 - d. DC also explained that the proposed West Rail PUD increased the required square footage for 1 story and 2 story homes than what is required under the current zoning of the property pursuant to the Centennial North PUD. DC also explained that while the Centennial North PUD permitted vinyl as a building material, the proposed West Rail PUD would prohibit vinyl as a building material.
 - e. DC also summarized other architectural enhancements and changes proposed in the West Rail PUD as compared to the current zoning under the Centennial North PUD.
2. How will this proposal impact traffic in this area and are you required to do a traffic study?
 - a. DC explained that the current Centennial PUD zoning would allow for up to 216 lots. The West Rail PUD only permits a maximum of 183 lots. So by limiting the number of allowable lots, we would in turn would be limiting the number of cars within the subject site as compared to what the current Centennial North PUD zoning would have allowed for.
 - b. DC also explained that Westfield's Zoning Ordinance does not require the developer to obtain a traffic study for this proposal as the City utilizes a master road impact fee study that was previously performed by the City and which is updated periodically.
 - c. DC also explained that Beazer will be required to pay road impact fees to the City for each lot and that the road impact fees are then used by the City for perimeter road improvements to the subject site and for improvements to other key intersections around and nearby the subject site.

3. When was the last time the City updated its master traffic study for the City?
 - a. JD explained that it was his understanding that the City last updated its master traffic study approximately 2 years ago. DC stated that we can ask the Planning Staff to confirm this.
4. What about the recently approved apartment complex that will be developed east of the school that is supposed to contain approximately 180 units – what impact will that have on traffic?
 - a. DC explained that the developer of the apartment complex is also required to pay road impact fees to the City as it relates to their project. Pam Howard of the City's Planning Staff explained that this project would be constructing a round- a-about at its entrance along 161st Street which should improve traffic flow in that area.
5. Is the proposed PUD available for review by the general public?
 - a. JD explained that the PUD is available on the City's website and JD provided information to the neighbors on how they could access the City's website for this information.
6. Will the proposed development by Beazer affect the Church's property located to the west?
 - a. DC explained that Beazer's project would not be affecting the Church's property, other than a possible trail connection from the Beazer site to the Church's site.
7. Will the proposed project affect the proposed Citizens sewer project planned for this general area?
 - a. DC explained that the Beazer project would not impact the proposed Citizens project.
8. Will any of the needed utilities to serve the Beazer site be coming off of Ditch Road?
 - a. DC explained that to his knowledge none of the utilities for the development were proposed to run off of Ditch Road.
9. What type of community amenities will be offered for this subdivision?
 - a. DC explained that they would be constructing a pool, a bath house, playground and sport courts.
 - b. DC also explained the subdivision will have significant open spaces and common areas that will contain trails and walking paths and that this significant common area will provide ample areas and locations for children to play baseball, soccer and engage in other activities.
10. What are some subdivisions we can visit to get an idea of the types of homes and lot sizes that will be built in the proposed subdivision?
 - a. DC suggested they visit the Keeneland subdivision being developed by Beazer south of St. Maria Goretti church. DC explained that the lots in the proposed subdivision will be deeper than the lots in Keeneland. DC also explained that the proposed homes for the West Rail subdivision are essentially the "next generation" or "next evolution" of home design with upgrades and enhancements.
11. What is the construction timeline if your request is approved?
 - a. DC explained that, depending on weather, they may start site work in the Spring of 2016, the first model could be open by November of 2016 and the project could take a 4-6 year buildout period after all initial site development work were completed. DC also stressed that the buildout of the site is dependent on other considerations, such as the economy.

12. How will this development compare to the Keeneland community?

- a. DC again explained that the West Rail subdivision would essentially be the “next generation” or “next evolution” of home design with updated elevation designs, etc. DC explained that the West Rail lots would be approximately 15’ deeper than the Keeneland lots. DC also explained that he anticipated that the average sale prices of the 65’ lots in West Rail would be approximately \$315,000 and the homes in the 75’ lots would be approximately \$385,000. DC explained that the current average sale price for homes in the Keeneland subdivision are approximately \$300,000.

13. What type of street lighting will be used?

- a. DC explained that the street lighting would be down shielded. JD explained that there would be street lighting at the termination of cul-de-sacs and at intersections within the community as required by Westfield’s Unified Development Ordinance.

14. What will be the phasing of the development?

- a. DC explained that the phasing has not been fully determined at this time and is subject to changes based on various factors. DC explained that his preference would be to begin the project at 161st and move south. DC explained that the site may be developed in 4 phases. JD explained that if this zoning request were approved the next step would be a request for primary plat approval which would contain more details regarding the proposed phasing of the project.

15. How much space is between 161st to the first set of homes in your subdivision?

- a. DC explained that he would estimate from the ½ right of way from 161st Street to the backs of homes would be approximately 90’ to 105’.

16. Why do you have both wet detention and dry detention?

- a. DC explained that he worked with his landscape architect and they determined that having 2 types of detention designs would provide balance and variety to the site.

17. How many of the existing perimeter trees will remain?

- a. DC explained that they intend on keeping as many of the perimeter trees as possible, subject to engineering and drainage considerations.

18. Will the pond on the north of the site help to keep water from crossing over 161st Street?

- a. DC explained that due to drainage and engineering requirements, development of the site must hold water back more than the water is currently being held back.

19. When would construction start?

- a. DC explained again that if the request were approved, construction would most likely start in the Spring of 2016, depending on weather.

20. What type of “green building” techniques will be associated with this development?

- a. DC explained that Beazer’s home designs and construction standards were “Energy Star” certified by a third party. DC also explained that other site design standards, such as implementing more prairie grasses and a dry detention were also environmentally sensitive and beneficial.

21. Is there a minimum level of brick required?

- a. JD summarized the architectural design and building material requirements contained in the proposed PUD and explained that the architectural standards proposed by the West Rail PUD exceed the current architectural standards contained in the Centennial North PUD which is the current zoning for the site.

22. What type of street trees are you proposing for this subdivision?

- a. DC explained that we would be adhering to the street tree planting requirements set forth in Westfield's Zoning Ordinance which call for a variety of permitted tree species. Pam Howard of the City's Planning Staff also explained that the City requires an 8' tree lawn which allows for larger root volume to promote the health of the street trees.

23. What type of screening will be along 161st Street?

- a. JD explained that the proposal would adhere to the City's standards for perimeter landscape plantings which will include a varying and undulating berm between 3' and 5' in height with a mix of evergreen, shade trees and shrub plantings. JD also explained that if this request were approved, we would be required to submit a detailed landscape plan as part of the primary platting phase.

Neighborhood Meeting Sign In-Sheet

Beazer Homes Indiana, LLP ("Beazer") – West Rail PUD District PUD Docket No. 1511-PUD-22

Thursday, October 29, 2015 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. E.E. Joffenburg			
2. [Signature]			
3. Pat Thomas	261st	317-506-5088	thomaspatrice@sbglobal.net
4. Mary Alice Curtis	930 Nadleigh Pass	670-5468	crookley@aol.com
5. Edward W Curtis	930 Nadleigh Pass	513-8891	ecurtis1@indy.rr.com
6. Judy Crandall	4873 Windrift Way	445-5098	
7. Nancy Davis			
8. Charles Davis	15802 Springmill Rd		
9. Robert Wallis	15909 Ditch Rd.	896-5020	
10. JOE PLANKO	514 STOCK BRIDGE DR.		625-4387
11. Cathy Yamashita	Epiphany Lutheran Church		298-9233
12. Ted Henne	✓	✓	✓
13. Ted Mosh	✓	✓	✓ 844-0272
14. Daniel Foley	✓	✓	✓ 614-5347
15. TERRY WILDS	15919 DITCH		590-5565
16. DAVID Hubler	16114 Howden		
17. Rob Stokes	14917 Riverdale Dr S.		574-596-0023 317-900-9090
18.			
19.			
20.			



Petition Number: 1510-DDP-18

Subject Site Address: Lot 2, Grand Park Subdivision

Petitioner: Hagerman Group by Kimley-Horn and Associates, Inc.

Request: Detailed Development Plan review for a 180-room hotel on Lot 2 of the Grand Park Subdivision.

Current Zoning: Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District, as amended

Current Land Use: Parking / Vacant

Approximate Acreage: 5.26 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations (previous)
5. Landscape Plan
6. Lighting Plan
7. Elevations (revised)

Property History:

1411-SPP-23 Primary Plat (11/17/14)
1412-SFP-43 Secondary Plat (12/17/14)
1509-PUD-17 Change of Zoning (09/14/15)

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 5.26-acre+/- site is Lot 2 of the Grand Park Subdivision, located on the south side of 191st Street, west of Grand Park Boulevard and the Grand Park Indoor Sports and Recreation Facility currently under construction (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see Site Plan at **Exhibit 3**) for a 180-room+/- hotel.



The petition was reviewed by the Technical Advisory Committee at its September 22, 2015, meeting. This petition received its public hearing at the Plan Commission's November 2, 2015, meeting.

The applicable zoning district is the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District Ordinance No. 14-35, as amended by Ordinance No. 15-26, with an underlying zoning district of the GB: General Business (GB) District.

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

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

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.



- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and the Grand Park PUD Ordinance.

- 22) Minimum Lot Area: No minimum
- 23) Minimum Lot Frontage: 80 feet
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 10 feet (pursuant to Ordinance 14-35)
 - b) Side Yard: 10 feet (pursuant to Ordinance 14-35)
 - c) Rear Yard: 10 feet (pursuant to Ordinance 14-35)
- 25) Minimum Lot Width: No minimum
- 26) Maximum Building Height: 85 feet (pursuant to Ordinance 14-35)
- 27) Minimum Building Size: No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 28) Accessory Use and Building Standards (Article 6.1)
- 29) Architectural Standards (Article 6.3(F))
 - a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
 - b) External Facades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following: (i) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or (ii) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.
 - c) All Other Facades: No more than twenty-five percent (25%) of all other Building Facades, exclusive of windows (including faux windows and glazing), doors and loading berths, may

be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

- d) General Standards: The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- e) General Standards: No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Facade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.
- f) Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).
- g) Horizontal Design: All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or molding.
- h) Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- i) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- j) Flat Roofs: Flat roofs shall comply with the following: (i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding. (ii) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roofmounted equipment). (iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
- k) Main Entrances: (a) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos

and other design elements appropriate to the architectural style and details of the building as a whole. (b) The location, orientation, proportion and style of doors shall complement the style of the building.

- l) Windows: (a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building. (b) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))
- c) Foundation Plantings (Article 6.8(L)): Plant materials shall be required approximately every forty (40) feet of Building Facades. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.
- d) External Street Frontage Landscaping
- e) Buffer Yard Requirements

Comment: Not applicable (pursuant to Ordinance 15-26).

- f) Interior Parking Area Landscaping: UDO applies with the following modification (pursuant to Ordinance 15-26): A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs.
- g) Perimeter Parking Area Landscaping. UDO applies, with the following modification (pursuant to Ordinance 15-26): If Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

34) Lighting Standards (Article 6.9)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) All Parking Area lighting shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14 and Section 3.4 of Ordinance 14-35)

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

41) Vision Clearance Standards (Article 6.19)

42) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

43) Easement Standards (Article 8.3)

44) Pedestrian Network Standards (Article 8.7)

45) Street and Right-of-Way Standards (Article 8.9)

46) Surety Standards (Article 8.12)

47) Utility Standards (Article 8.13)

PUBLIC HEARING

The petition received a public hearing at the November 2, 2015, Advisory Plan Commission meeting. The public comments presented at the hearing are summarized in the Plan Commission's draft minutes of the November 2, 2015, meeting.

At the public hearing, the Plan Commission requested the petitioner's consideration of the following suggestions:

- 1) Design alternatives to break up the "boxy look" (e.g., enhance the main entrance).
- 2) Incorporation of windows on the north elevation (e.g., consistent with the other elevations, or at a minimum faux windows in the projecting façade/stairway).
- 3) Design alternatives to further articulate the roof line (e.g., consider increasing height of the center/entrance parapet wall).

As stated at the public hearing, the development plan complied with the applicable zoning ordinances; however, in working with the Department and Plan Commission, the petitioner has revised the proposed elevations to address those comments, which are included in the revised elevations at **Exhibit 7**. The revisions of note include:

- 1) Redesigned all of the canopies to add greater depth and dimension to the entrances and building facades, most notably the main entrance canopy;
- 2) Incorporated windows and the anticipated wall signage on the north elevation; and
- 3) Increased the height of the center/entrance parapet wall, including increasing the cornice profiles to increase the projection and dimension.

The revised elevations continue to meet or exceed the requirements of the applicable zoning ordinance.

DEPARTMENT COMMENTS

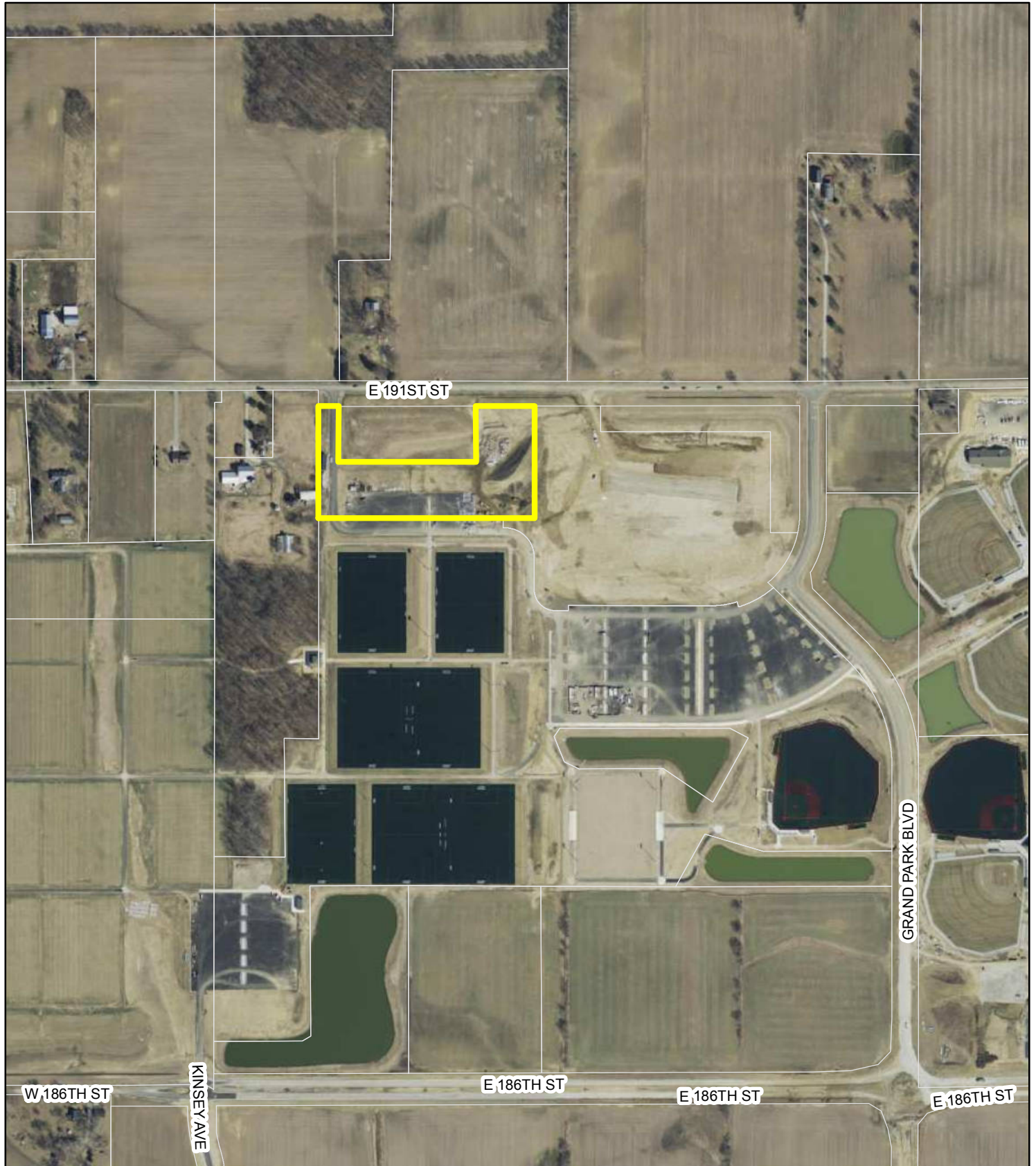
- 1) The petition complies with the applicable zoning ordinances.

- 2) **Action:**

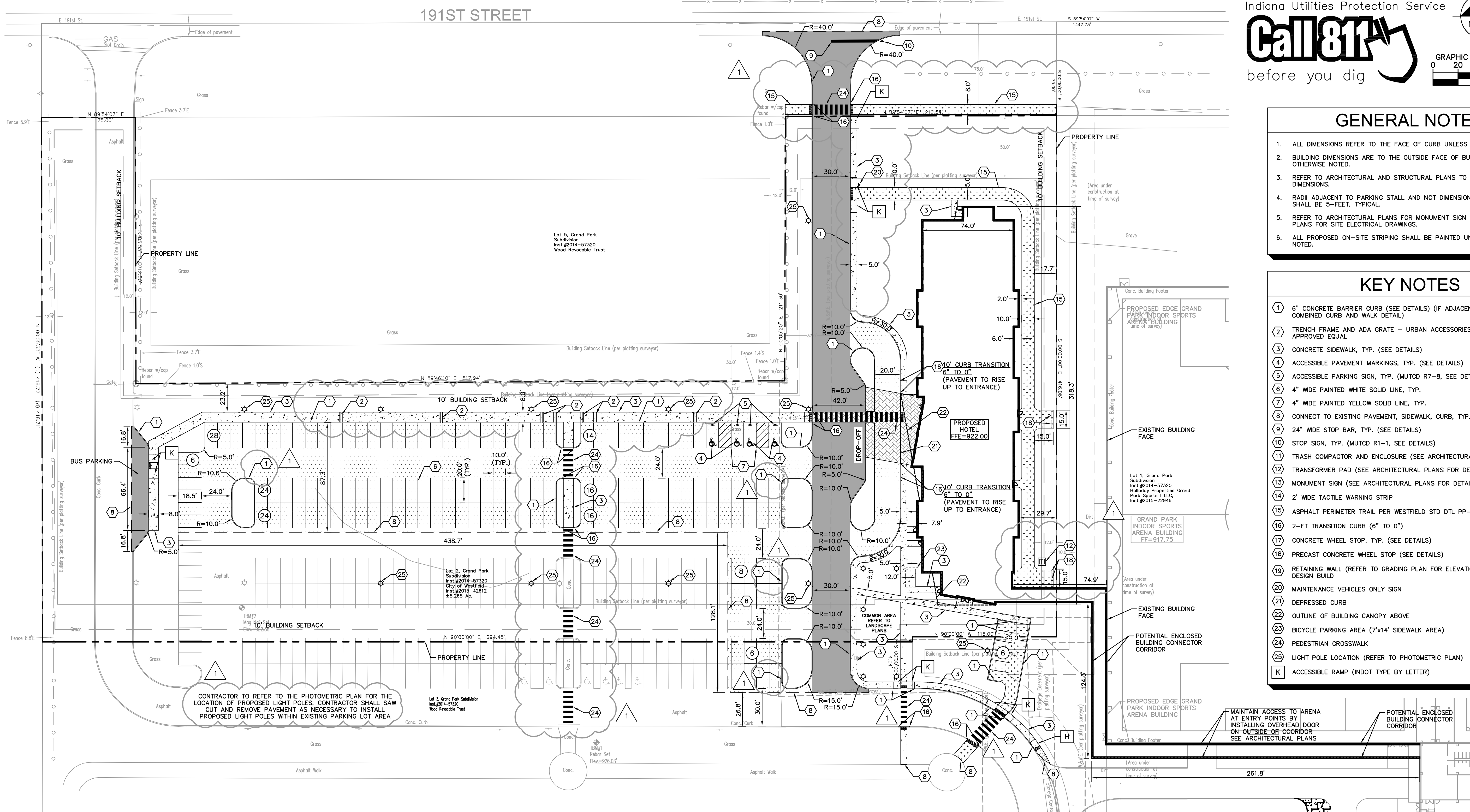
Approve the detailed development plan with the condition that the Petitioner shall coordinate with the City to establish any necessary easements to facilitate off-site improvements and cross-access with adjacent properties.

- 3) If any Plan Commission member has questions prior to the meeting, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

Aerial Location Map



Drawing name: K:\IND_LDEV\168383000_MKTID-Haven-Grand-Park-Westfield_IN\2_Design\CADD\PlanSheets\C3.0_SITE_PLAN.dwg C3.0_SITE PLAN Oct 27, 2015 10:02am by: bryan.sheward
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PAVING AND CURB LEGEND	
	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	DECORATIVE PAVEMENT SEE LANDSCAPE PLAN FOR DETAILS
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION *SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	6-INCH CURB
	DEPRESSED CURB

PARKING SUMMARY	
PARKING SPACES REQUIRED (CITY STANDARD)	= N/A
EX PARKING SPACES	= 127 SPACES
EX ACCESSIBLE PARKING SPACES	= 6 SPACES
PARKING SPACES PROVIDED	= 138 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 4 SPACES
TOTAL PARKING SPACES	= 275 SPACES
BUS PARKING SPACES	= 1 SPACE
GOLF CART PARKING SPACES PROVIDED	= 6 SPACES

BENCHMARKS	
SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)	
TBM #1 REBAR WITH RED CAP SET IN TOP OF GRASS HILL APPROX. 445'E OF W. LINE AND 80'S OF S. LINE OF SUBJECT LOT ELEVATION=926.03'	
TBM #2 MAG NAIL SET IN PARKING LOT, APPROX. 160E OF W. LINE AND 27'N OF S. LINE OF SUBJECT LOT ELEVATION=922.38'	

Indiana Utilities Protection Service

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5'-FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### KEY NOTES
- 6" CONCRETE BARRIER CURB (SEE DETAILS) (IF ADJACENT TO SIDEWALK, REFER COMBINED CURB AND WALK DETAIL)
 - TRENCH FRAME AND ADA GRATE - URBAN ACCESSORIES 18"x24" "RC" OR APPROVED EQUAL
 - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
 - 4" WIDE PAINTED WHITE SOLID LINE, TYP.
 - 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 - TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 2' WIDE TACTILE WARNING STRIP
 - ASPHALT PERIMETER TRAIL PER WESTFIELD STD DTL PP-01 (WIDTH ON PLAN)
 - 2'-FT TRANSITION CURB (6" TO 0")
 - CONCRETE WHEEL STOP, TYP. (SEE DETAILS)
 - PRECAST CONCRETE WHEEL STOP (SEE DETAILS)
 - RETAINING WALL (REFER TO GRADING PLAN FOR ELEVATIONS) CONTRACTOR TO DESIGN BUILD
 - MAINTENANCE VEHICLES ONLY SIGN
 - DEPRESSED CURB
 - OUTLINE OF BUILDING CANOPY ABOVE
 - BICYCLE PARKING AREA (7'x14' SIDEWALK AREA)
 - PEDESTRIAN CROSSWALK
 - LIGHT POLE LOCATION (REFER TO PHOTOMETRIC PLAN)
 - ACCESSIBLE RAMP (INDOT TYPE BY LETTER)

DEVELOPMENT PLAN SUBMITTAL	09/04/15	BAS
TAC REVISIONS	11/02/15	BAS
REVISIONS		
No.	DATE	BY

Kimley»Horn
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600 EAST 86th STREET, SUITE 460
PHONE: 6317-218-3560 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: BAS
DRAWN BY: LDS
CHECKED BY: BAS
10/27/2015

Bryan Sheward
JONATHAN BYRD'S
HOSPITALITY & RESTAURANT GROUP
GRAND PARK

SITE PLAN

HAVEN AT GRAND PARK HOTEL

ORIGINAL ISSUE:
09/04/2015
KHA PROJECT NO.
168383000
SHEET NUMBER

C3.0



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CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

A Project for: New Hotel Facility
Byrd Hotel Group
Grand Park
City of Westfield

PROJECT NO.
6773

DATE
10/27/15

REVISIONS

DATE

BY

SET DESCRIPTION

SHEET TITLE
Exterior Elevations

SHEET NUMBER

A2-4



Building Facade Material Breakdown:
60% - Masonry (Brick, Ground Face Block, Stone)
19% - Cement Board Panel & Trim System
18% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)

1 West Elevation

3/32" = 1'-0"



Building Facade Material Breakdown:
62% - Masonry (Brick, Ground Face Block, Stone)
16% - Cement Board Panel & Trim System
19% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)

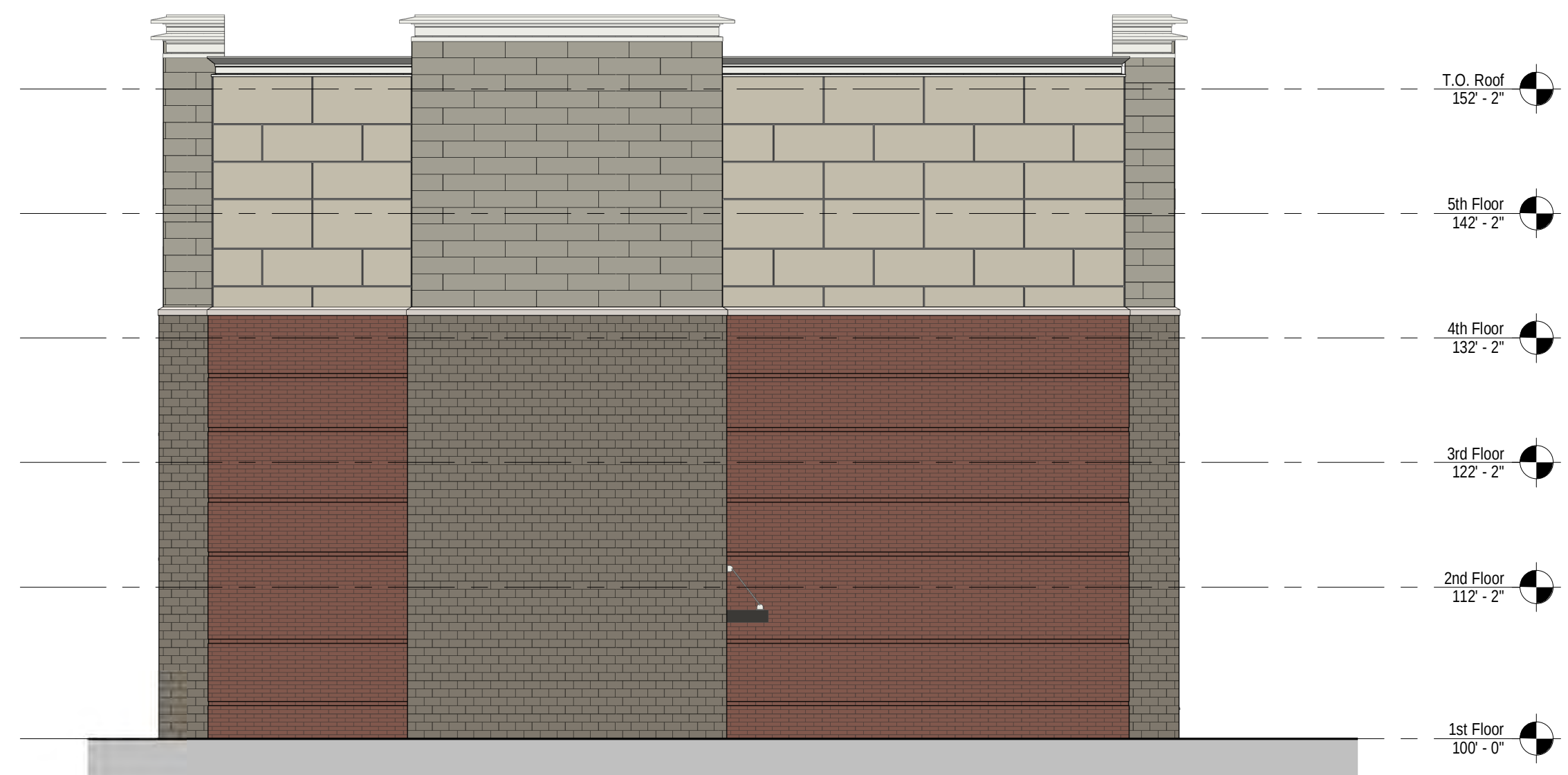
2 East Elevation

3/32" = 1'-0"



5 Enlarged West Elevation - Entrance

3/16" = 1'-0"



3 North Elevation

3/32" = 1'-0"

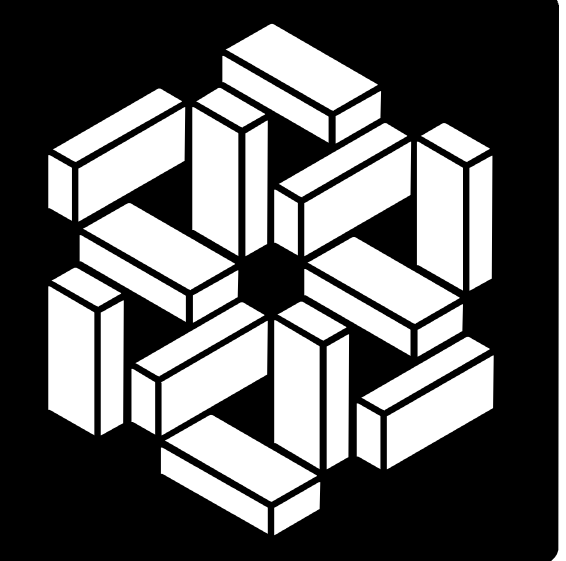


Building Facade Material Breakdown:
62% - Masonry (Brick, Ground Face Block, Stone)
15% - Cement Board Panel & Trim System
20% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)

4 South Elevation

3/32" = 1'-0"

Building Facade Material Breakdown:
61% - Masonry (Brick, Ground Face Block, Stone)
14% - Cement Board Panel & Trim System
22% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)



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CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A Project for: New Hotel Facility
Byrd Hotel Group

**Grand Park
City of Westfield**

PROJECT NO. 6773	DATE 10/27/15
REVISIONS	DATE BY

SET DESCRIPTION

SHEET TITLE
Building Perspectives

SHEET NUMBER

A2-5

ORDINANCE CHART

- Minimum requirements: 10 shade + 10 ornamental/evergreen + 25 shrubs/acre
- 5.26 acres
- Required: 53 shade trees + 53 ornamental/evergreen trees + 132 shrubs
- Provided: 53 shade trees + 53 ornamental/evergreen trees + 132 shrubs

External Street Frontage: 191st Street: 216 l.f. - 30 l.f. (drive width) = 186 l.f.

- Requirement: 3 shade + 2 ornamental + 25 shrubs/100 l.f.
- Required: 6 shade trees + 4 ornamental trees + 47 shrubs
- Provided: 6 shade trees + 6 ornamental trees + 47 shrubs

Foundation Plantings: Break up building expanses that are over 80' long
Front Facade: 1 ornamental tree or shrub/12 l.f.

Buffers: none required - like uses

Parking: 138 new spaces/ 219 total spaces

Interior:

- Requirement: 1 tree + 4 shrubs or ornamental grasses/20 parking spaces
- Required: 11 trees + 44 shrubs or ornamental grasses
- Provided: 11 trees* + 57 shrubs or ornamental grasses

Perimeter

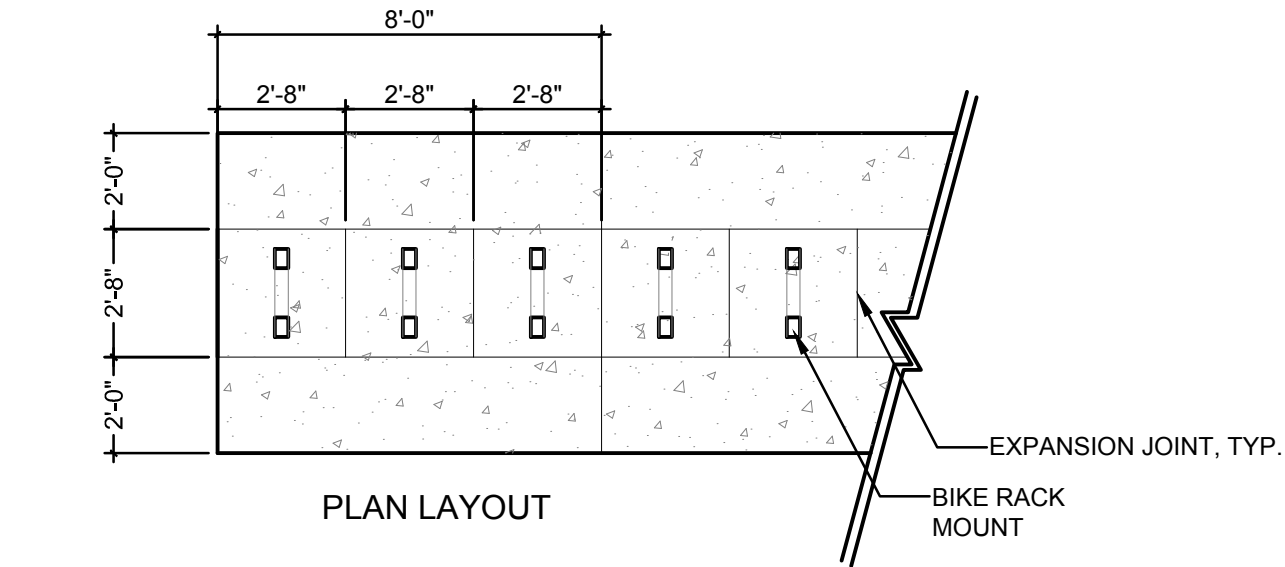
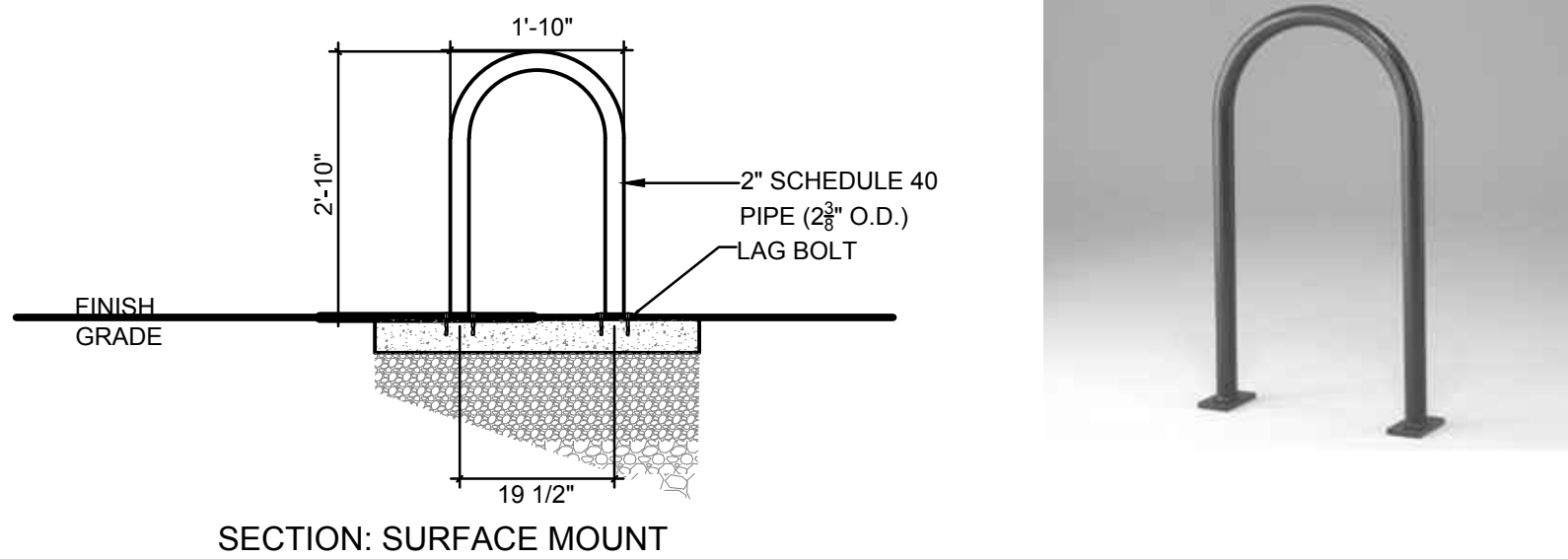
- Requirement: 1 tree + 10 shrubs or ornamental grasses/60 l.f.
- North: 440 l.f.
Required: 7 trees + 70 shrubs or ornamental grasses
Provided: 7 trees + 70 shrubs or ornamental grasses
- West: 150 l.f.
Required: 3 trees + 25 shrubs or ornamental grasses
Provided: 3 trees + 28 shrubs or ornamental grasses

The landscape site plan shows a large rectangular parking lot with numerous parking spaces. The lot is bordered by a building footprint on the right side. Various plant species are indicated by codes and numbers throughout the plan, such as (1) Zel-s, (2) Cer-c, (3) Zel-s, (4) Jun-v, (5) Lir-s, (6) Die-m, (7) Ile-v, (8) Lir-s, (9) Que-x, (10) Rhu-a, (11) Pan-v, (12) Die-m, (13) Cal-x, (14) Jun-v, (15) Spo-h, (16) Pan-v, (17) Die-m, (18) Aro-m, (19) Ace-r, (20) Jun-v, (21) Pic-p, (22) Ile-v, (23) Cat-s, (24) Hyd-q, (25) Vib-x, (26) Ame-x, (27) Bux-x, (28) Mal-x, (29) Nep-x, (30) Pic-p, (31) Pan-x, (32) Lir-s, (33) Jun-c, (34) Ulm-a, (35) Die-m, (36) Rhu-a, (37) Ace-r, (38) Jun-v, (39) Ame-x, (40) Aro-m, (41) Ulm-a, (42) Die-m, (43) Pan-v, (44) Zel-s, (45) Cer-c, (46) Jun-v, (47) Ame-x, (48) Aro-m, (49) Ulm-a, (50) Die-m, (51) Pan-v, (52) Zel-s, (53) Cer-c, (54) Jun-v, (55) Ame-x, (56) Aro-m, (57) Ulm-a, (58) Die-m, (59) Pan-v, (60) Zel-s, (61) Cer-c, (62) Jun-v, (63) Ame-x, (64) Aro-m, (65) Ulm-a, (66) Die-m, (67) Pan-v, (68) Zel-s, (69) Cer-c, (70) Jun-v, (71) Ame-x, (72) Aro-m, (73) Ulm-a, (74) Die-m, (75) Pan-v, (76) Zel-s, (77) Cer-c, (78) Jun-v, (79) Ame-x, (80) Aro-m, (81) Ulm-a, (82) Die-m, (83) Pan-v, (84) Zel-s, (85) Cer-c, (86) Jun-v, (87) Ame-x, (88) Aro-m, (89) Ulm-a, (90) Die-m, (91) Pan-v, (92) Zel-s, (93) Cer-c, (94) Jun-v, (95) Ame-x, (96) Aro-m, (97) Ulm-a, (98) Die-m, (99) Pan-v, (100) Zel-s, (101) Cer-c, (102) Jun-v, (103) Ame-x, (104) Aro-m, (105) Ulm-a, (106) Die-m, (107) Pan-v, (108) Zel-s, (109) Cer-c, (110) Jun-v, (111) Ame-x, (112) Aro-m, (113) Ulm-a, (114) Die-m, (115) Pan-v, (116) Zel-s, (117) Cer-c, (118) Jun-v, (119) Ame-x, (120) Aro-m, (121) Ulm-a, (122) Die-m, (123) Pan-v, (124) Zel-s, (125) Cer-c, (126) Jun-v, (127) Ame-x, (128) Aro-m, (129) Ulm-a, (130) Die-m, (131) Pan-v, (132) Zel-s, (133) Cer-c, (134) Jun-v, (135) Ame-x, (136) Aro-m, (137) Ulm-a, (138) Die-m, (139) Pan-v, (140) Zel-s, (141) Cer-c, (142) Jun-v, (143) Ame-x, (144) Aro-m, (145) Ulm-a, (146) Die-m, (147) Pan-v, (148) Zel-s, (149) Cer-c, (150) Jun-v, (151) Ame-x, (152) Aro-m, (153) Ulm-a, (154) Die-m, (155) Pan-v, (156) Zel-s, (157) Cer-c, (158) Jun-v, (159) Ame-x, (160) Aro-m, (161) Ulm-a, (162) Die-m, (163) Pan-v, (164) Zel-s, (165) Cer-c, (166) Jun-v, (167) Ame-x, (168) Aro-m, (169) Ulm-a, (170) Die-m, (171) Pan-v, (172) Zel-s, (173) Cer-c, (174) Jun-v, (175) Ame-x, (176) Aro-m, (177) Ulm-a, (178) Die-m, (179) Pan-v, (180) Zel-s, (181) Cer-c, (182) Jun-v, (183) Ame-x, (184) Aro-m, (185) Ulm-a, (186) Die-m, (187) Pan-v, (188) Zel-s, (189) Cer-c, (190) Jun-v, (191) Ame-x, (192) Aro-m, (193) Ulm-a, (194) Die-m, (195) Pan-v, (196) Zel-s, (197) Cer-c, (198) Jun-v, (199) Ame-x, (200) Aro-m, (201) Ulm-a, (202) Die-m, (203) Pan-v, (204) Zel-s, (205) Cer-c, (206) Jun-v, (207) Ame-x, (208) Aro-m, (209) Ulm-a, (210) Die-m, (211) Pan-v, (212) Zel-s, (213) Cer-c, (214) Jun-v, (215) Ame-x, (216) Aro-m, (217) Ulm-a, (218) Die-m, (219) Pan-v, (220) Zel-s, (221) Cer-c, (222) Jun-v, (223) Ame-x, (224) Aro-m, (225) Ulm-a, (226) Die-m, (227) Pan-v, (228) Zel-s, (229) Cer-c, (230) Jun-v, (231) Ame-x, (232) Aro-m, (233) Ulm-a, (234) Die-m, (235) Pan-v, (236) Zel-s, (237) Cer-c, (238) Jun-v, (239) Ame-x, (240) Aro-m, (241) Ulm-a, (242) Die-m, (243) Pan-v, (244) Zel-s, (245) Cer-c, (246) Jun-v, (247) Ame-x, (248) Aro-m, (249) Ulm-a, (250) Die-m, (251) Pan-v, (252) Zel-s, (253) Cer-c, (254) Jun-v, (255) Ame-x, (256) Aro-m, (257) Ulm-a, (258) Die-m, (259) Pan-v, (260) Zel-s, (261) Cer-c, (262) Jun-v, (263) Ame-x, (264) Aro-m, (265) Ulm-a, (266) Die-m, (267) Pan-v, (268) Zel-s, (269) Cer-c, (270) Jun-v, (271) Ame-x, (272) Aro-m, (273) Ulm-a, (274) Die-m, (275) Pan-v, (276) Zel-s, (277) Cer-c, (278) Jun-v, (279) Ame-x, (280) Aro-m, (281) Ulm-a, (282) Die-m, (283) Pan-v, (284) Zel-s, (285) Cer-c, (286) Jun-v, (287) Ame-x, (288) Aro-m, (289) Ulm-a, (290) Die-m, (291) Pan-v, (292) Zel-s, (293) Cer-c, (294) Jun-v, (295) Ame-x, (296) Aro-m, (297) Ulm-a, (298) Die-m, (299) Pan-v, (300) Zel-s, (301) Cer-c, (302) Jun-v, (303) Ame-x, (304) Aro-m, (305) Ulm-a, (306) Die-m, (307) Pan-v, (308) Zel-s, (309) Cer-c, (310) Jun-v, (311) Ame-x, (312) Aro-m, (313) Ulm-a, (314) Die-m, (315) Pan-v, (316) Zel-s, (317) Cer-c, (318) Jun-v, (319) Ame-x, (320) Aro-m, (321) Ulm-a, (322) Die-m, (323) Pan-v, (324) Zel-s, (325) Cer-c, (326) Jun-v, (327) Ame-x, (328) Aro-m, (329) Ulm-a, (330) Die-m, (331) Pan-v, (332) Zel-s, (333) Cer-c, (334) Jun-v, (335) Ame-x, (336) Aro-m, (337) Ulm-a, (338) Die-m, (339) Pan-v, (340) Zel-s, (341) Cer-c, (342) Jun-v, (343) Ame-x, (344) Aro-m, (345) Ulm-a, (346) Die-m, (347) Pan-v, (348) Zel-s, (349) Cer-c, (350) Jun-v, (351) Ame-x, (352) Aro-m, (353) Ulm-a, (354) Die-m, (355) Pan-v, (356) Zel-s, (357) Cer-c, (358) Jun-v, (359) Ame-x, (360) Aro-m, (361) Ulm-a, (362) Die-m, (363) Pan-v, (364) Zel-s, (365) Cer-c, (366) Jun-v, (367) Ame-x, (368) Aro-m, (369) Ulm-a, (370) Die-m, (371) Pan-v, (372) Zel-s, (373) Cer-c, (374) Jun-v, (375) Ame-x, (376) Aro-m, (377) Ulm-a, (378) Die-m, (379) Pan-v, (380) Zel-s, (381) Cer-c, (382) Jun-v, (383) Ame-x, (384) Aro-m, (385) Ulm-a, (386) Die-m, (387) Pan-v, (388) Zel-s, (389) Cer-c, (390) Jun-v, (391) Ame-x, (392) Aro-m, (393) Ulm-a, (394) Die-m, (395) Pan-v, (396) Zel-s, (397) Cer-c, (398) Jun-v, (399) Ame-x, (400) Aro-m, (401) Ulm-a, (402) Die-m, (403) Pan-v, (404) Zel-s, (405) Cer-c, (406) Jun-v, (407) Ame-x, (408) Aro-m, (409) Ulm-a, (410) Die-m, (411) Pan-v, (412) Zel-s, (413) Cer-c, (414) Jun-v, (415) Ame-x, (416) Aro-m, (417) Ulm-a, (418) Die-m, (419) Pan-v, (420) Zel-s, (421) Cer-c, (422) Jun-v, (423) Ame-x, (424) Aro-m, (425) Ulm-a, (426) Die-m, (427) Pan-v, (428) Zel-s, (429) Cer-c, (430) Jun-v,

C8.0	SHEET NUMBER	KHA PROJECT NO. 1638383000	ORIGINAL ISSUE: 09/04/2015	HAVEN AT GRAND PARK HOTEL	PLANTING PLAN	JONATHAN BYRD'S HOSPITALITY & RESTAURANT GROUP GRAND PARK	PRELIMINARY	SCALE: AS NOTED	Kimley»Horn © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 600 EAST 96th STREET, SUITE 460 INDIANAPOLIS, IN 46220 PHONE: 317.588.8888 WWW.KIMLEY-HORN.COM context DESIGN 300 WEST 10th STREET, SUITE 200, INDIANAPOLIS, IN 46204	DEVELOPMENT PLAN SUBMITTAL	BAS
								DESIGNED BY: BAS		Δ TAC REVISIONS	09/04/15
								DRAWN BY: LDS			BAS
								CHECKED BY: BAS			BAS

Drawing name: C:\Users\jacobson\appdata\local\temp\substation_3868\1_P8 887.dwg C8.1 Oct 26, 2015 8:43pm by: arcotex
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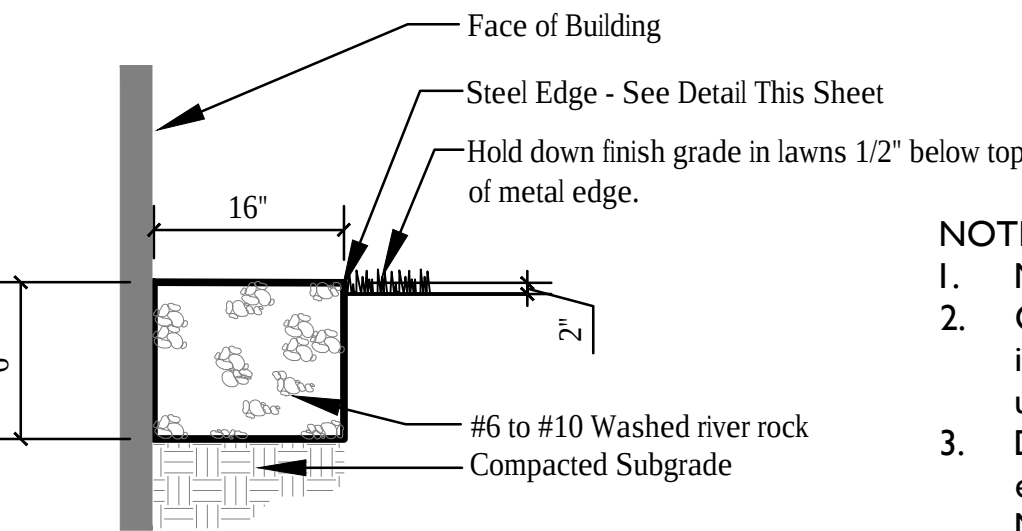
PLANT SCHEDULE						
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	
Ace-r	14	Acer rubrum 'Armstrong' columnar form	Armstrong Red Maple	B & B	2.5"Cal	
Ame-x	21	Amelanchier x grandiflora 'Autumn Brilliance' clump form, 5-13 stems	'Autumn Brilliance' Serviceberry	B & B	6' ht.	
Cat-s	5	Catalpa speciosa full, strong central leader, matched	Northern Catalpa	B & B	3"Cal	
Cer-c	10	Cercis canadensis clump form, 3-5 stems	Eastern Redbud	B & B	6' ht.	
Gle-s	3	Gleditsia triacanthos 'Imperial' strong central leader, symmetrical, full, matched	Imperial Honey Locust	B & B	2.5"Cal	
Mal-x	9	Malus x 'Adirondack' columnar form	Adirondack Crabapple	B & B	1.5"Cal	
Pic-p	12	Picea pungens glauca 'Glauca' symmetrical, full	Colorado Blue Spruce	B & B	6' ht.	
Pla-x	1	Platanus x acerifolia 'Bloodgood' dug in spring	London Plane Tree	B & B	2.5"Cal	
Que-x	14	Quercus rubra spring dug, strong central leader, symmetrical, full, matched	Red Oak	B & B	2.5"Cal	
Ulm-a	9	Ulmus americana 'Princeton' matched	American Elm	B & B	2.5"Cal	
Zel-s	8	Zelkova serrata spring dug	Zelkova	B & B	2.5"Cal	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	
Aro-m	29	Aronia melanocarpa 'Iroquois Beauty' TM	Black Chokeberry	Container	18"	
Bux-x	28	Buxus x 'Green Gem'	Green Gem Boxwood	Container	18"	
Cal-x	24	Calamagrostis x acutiflora 'Karl Foerster' space @ 3'-0" o.c.	Feather Reed Grass	pot	#2	
Die-m	66	Diervilla sessilifolia 'Michigan Sunset'	Michigan Sunset Dwarf Bush-honeysuckle	Container	18"	
Hyd-q	34	Hydrangea quercifolia 'Pee Wee' space @ 3'-0" o.c.	Oakleaf Hydrangea	Container	18"	
Ile-v	88	Ilex verticillata 'Red Sprite' Provide 1 Jim Dandy in group	Red Sprite Winterberry	5 gal	24"	
Ite-v	36	Itea virginica 'Henry's Garnet' space @ 3'-0" o.c.	Henry's Garnet Sweetspire	Container	18"	
Jun-c	32	Juniperus chinensis 'Nick's Compact' space @ 3'-0" o.c.	Nick's Compact Juniper	Container	24"	
Jun-v	39	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	Container	24"	
Lir-s	303	Liriope spicata space @ 12" o.c.	Creeping Lily Turf	pot	#1	
Nep-x	39	Nepeta x faassenii 'Novanepjun' space @ 2'-0" o.c.	Junior Walker Catmint	pot	#1	
Pan-x	31	Panicum virgatum 'Cloud Nine' space @ 3'-0" o.c.	Cloud Nine Switch Grass	pot	#2	
Pan-v	69	Panicum virgatum 'Heavy Metal' space @ 3'-0" o.c.	Blue Switch Grass	pot	#2	
Rhu-a	29	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Container	18"	
Spo-h	44	Sporobolus heterolepis 'Tara' space @ 2'-0" o.c.	Prairie Dropseed	pot	#1	
Vib-x	24	Viburnum x juddii space @ 4'-0" o.c., allow to mass	Judd Viburnum	Container	24"	



- NOTES:
1. INSTALL BIKE RACKS PER MANUFACTURER'S RECOMMENDATIONS
 2. SEE KEY PLANS FOR LOCATIONS AND QUANTITIES
 3. BIKE RACKS TO SURFACE MOUNTED WHEN LOCATED ON CONCRETE AS FINISH SURFACE

BIKE RACK LAYOUT

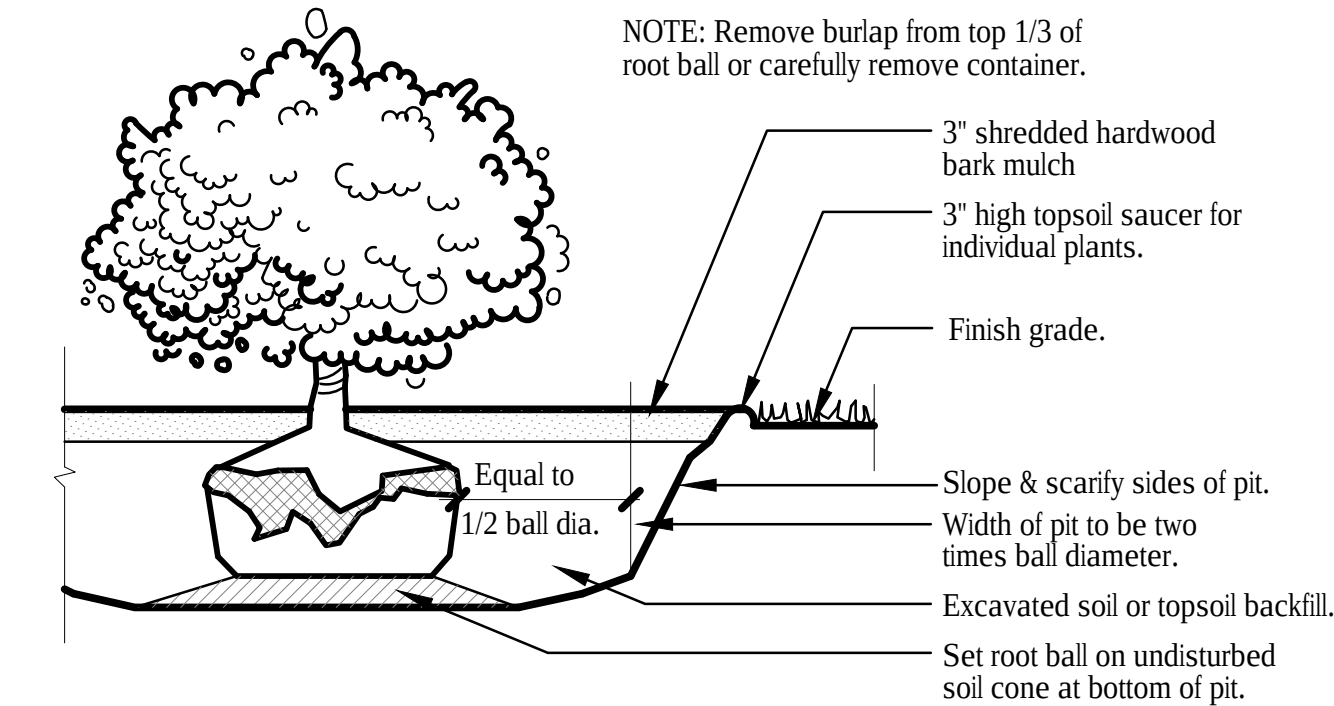
Scale: NTS



- NOTES:
1. Maintain straight and true edge.
 2. Outside edge shall not jog back and forth in response to slight building facade undulations and changes.
 3. Do not place steel edging along the edge of hard surfaces, such as sidewalks. Mow strip material shall be graded in such a manner that the pavement is able to contain the mow strip aggregate.

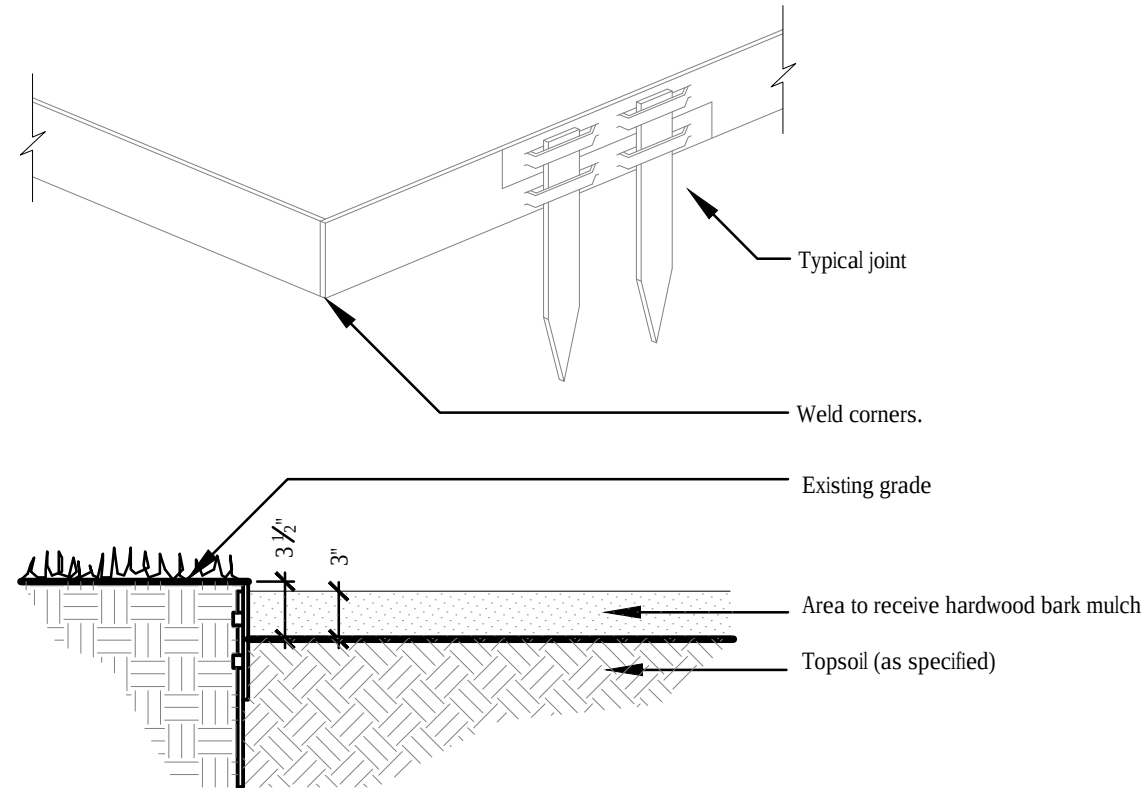
MOW STRIP

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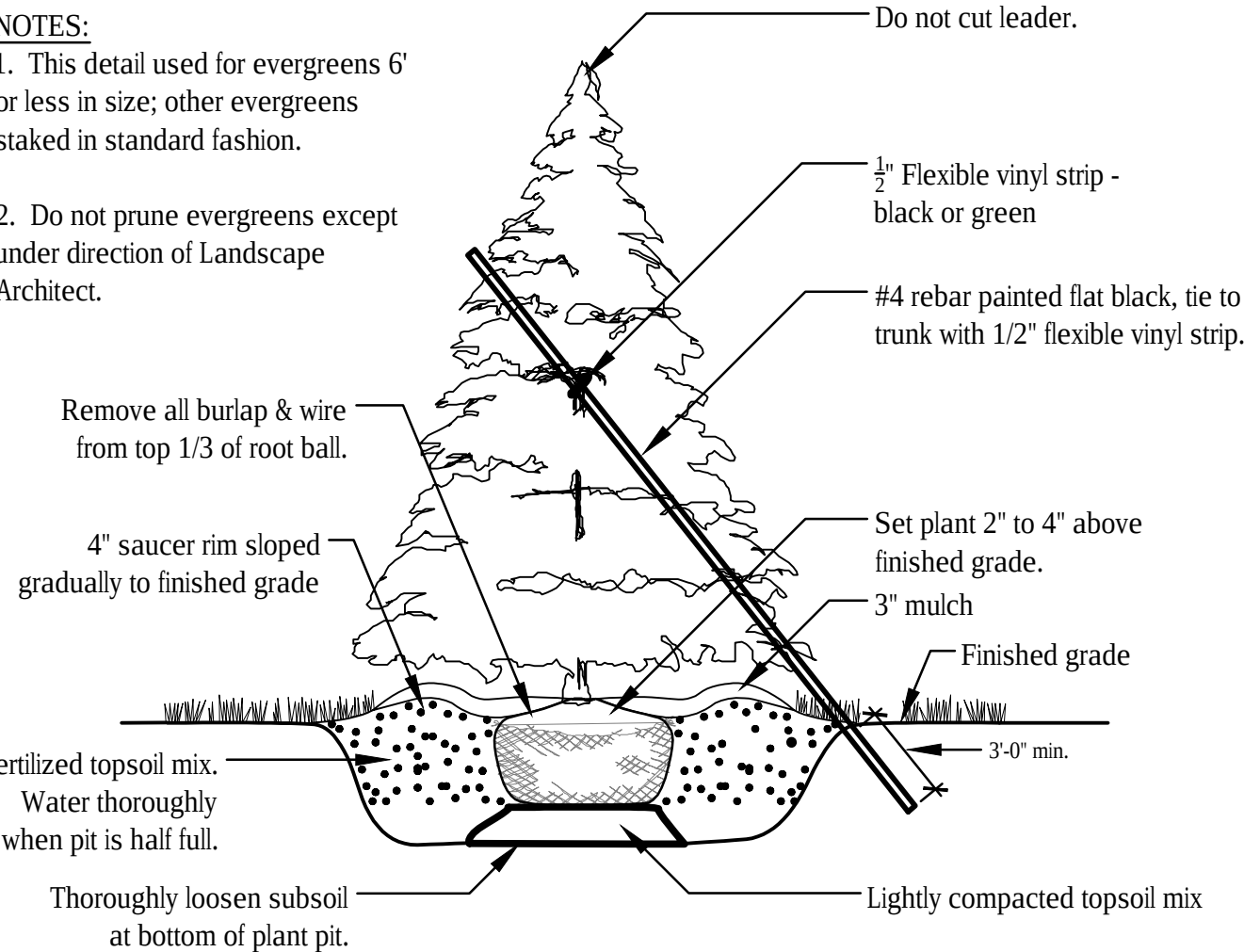
SHRUB PLANTING

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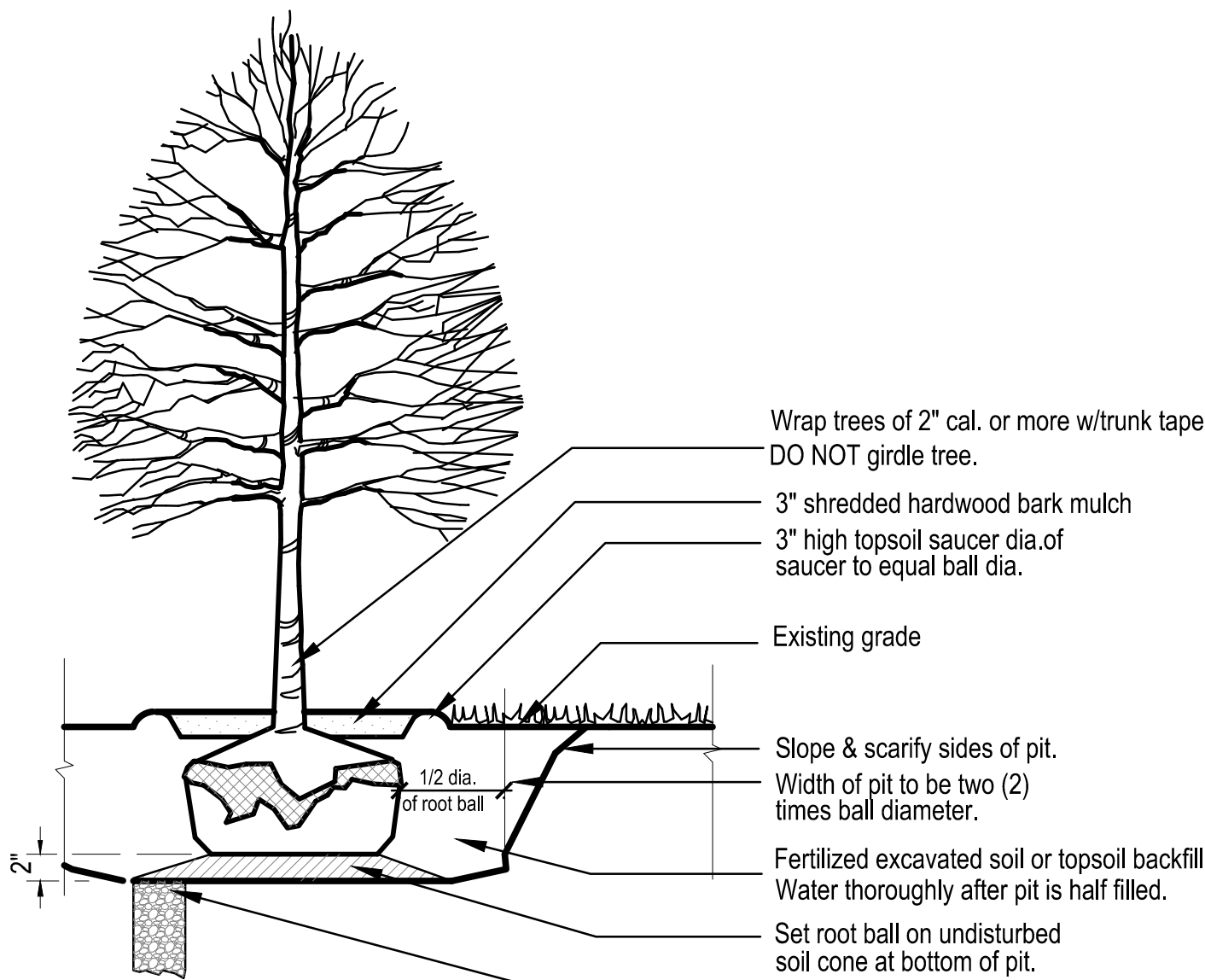
STEEL EDGE

Not to Scale



EVERGREEN TREE PLANTING

Not to Scale



TREE PLANTING

Not to Scale

09/04/15	BAS	09/04/15	BAS
11/02/15	BAS	11/02/15	BAS
DEVELOPMENT PLAN SUBMITTAL		TAC REVISIONS	
Kimley»Horn		© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 600 EAST 96th STREET, SUITE 460 INDIANAPOLIS, IN 46240 PHONE: 637-246-9500WWW.KIMLEY-HORN.COM	
SCALE: AS NOTED	DESIGNED BY: BAS	DRAWN BY: LUS	CHECKED BY: BAS
PRELIMINARY			
JONATHAN BYRD'S HOSPITALITY & RESTAURANT GROUP		GRAND PARK	
PLANTING DETAILS			
HAVEN AT GRAND PARK HOTEL			
ORIGINAL ISSUE: 09/04/2015			
KHA PROJECT NO. 168383000			
SHEET NUMBER			
C8.1			

SOLID STATE AREA LIGHTING

LUM SERIES-PLED

S P E C I F I C A T I O N S

HOUSING

Heavy cast low copper aluminum assembly (A360 alloy, <0.4% copper). Housing attaches to pole via a one piece, extruded aluminum arm with centering guides for internal draw bolts. Housing/pole junction is gasketed. All exposed hardware is stainless steel. Internal protected hardware is electro-zinc plated.

PLED™ OPTICS

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions – Type II, Type III, Type IV, and Type V-SQ, and 3 other specific application distributions - Type II-FR for illumination of the front row of cars in auto dealership illumination, Type V-SQ-N for a concentrated area of coverage with higher footcandle levels, and Type II-ML for back-to-back Type II distributions in a single luminaire intended to illuminate roadways from the median. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVERS

Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

MOUNTINGS

Arm - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

Wall - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

PROJECT NAME:

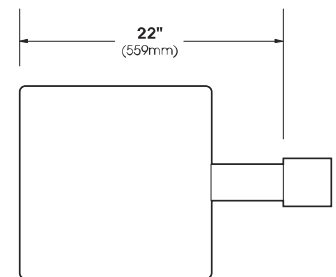
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"T3S" & "T5D"

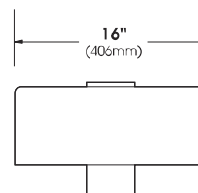


PATENT PENDING

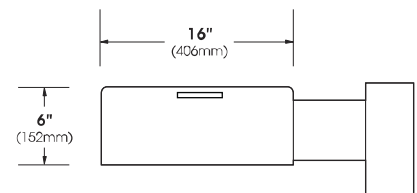
LUM PLED



TOP VIEW



FRONT VIEW



SIDE VIEW



U.L. Listed for wet location

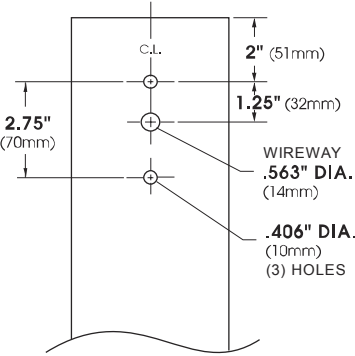
MADE IN THE
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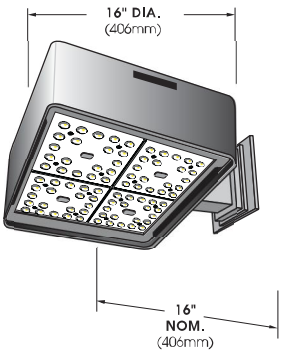
LUM SERIES - PLED

SPECIFICATIONS

POLE DRILLING TEMPLATE

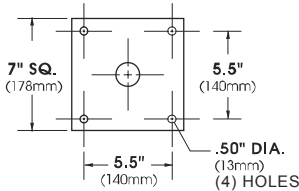


WALL MOUNT

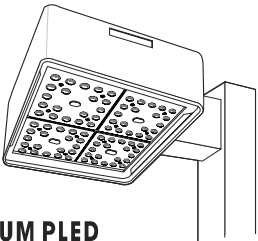


EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL BRACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

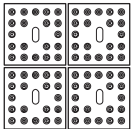
WALL PLATE



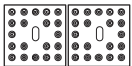
PLED™ MODULES



LUM PLED
E.P.A.= 1.12
Available in:
80 & 40 LED Array



80 LED Array



40 LED Array

No. of LEDs	Drive Current	System Watts	HID Equivalent
40	350mA	45	70 - 100
	525mA	66	100 - 150
	700mA	91	175
	1050mA	142	200 - 250
80	350mA	92	150 - 175
	525mA	136	200 - 250
	700mA	184	400

Spec/Order Example: LUM-LED/PLED-V-SQ/80LED-700mA/NW/277/1/RAL9005

SPEC / ORDERING INFORMATION

MODEL	OPTICS	LED	MOUNTING	FINISH	OPTIONS
☐ LUM LED	PLED™ ☐ TYPE II PLED-II ☐ TYPE III PLED-III ☐ TYPE IV PLED-IV ☐ TYPE V PLED-V-SQ ☐ TYPE II FRONT ROW PLED-II-FR ☐ TYPE V NARROW PLED-VSQ-N ☐ TYPE II MEDIAN ILLUMINATOR PLED-II-ML	No. LEDs ☐ 80LED ☐ 40LED DRIVE CURRENT ☐ 1050mA ☐ 700mA ☐ 525mA ☐ 350mA COLOR TEMP-CCT ☐ NW (4000K)* *STANDARD ☐ CW (5000K) ☐ WW (3000K) OTHER LED COLORS AVAILABLE CONSULT FACTORY VOLTAGE ☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	ARM MOUNT ☐ 1-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 ADJUSTABLE KNUCKLE FITTER ☐ NKLE27 ☐ NKLE23 UNIVERSAL POLE ADAPTOR: UPA WALL MOUNT ☐ WM	STANDARD TEXTURED FINISH ☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S) SEE USALTG.COM FOR ADDITIONAL COLORS	☐ HIGH-LOW DIMMING FOR HARDWIRED SWITCHING OR NONINTEGRATED MOTION SENSOR ☐ INTERNAL HOUSE SIDE SHIELD ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ☐ TWIST LOCK PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) ☐ TWIST LOCK RECEPTACLE ONLY ☐ SINGLE FUSE (120V, 277V) ☐ DOUBLE FUSE (208V, 240V, 480V)

LUM SERIES - PLED

LAMP/ELECTRICAL GUIDE

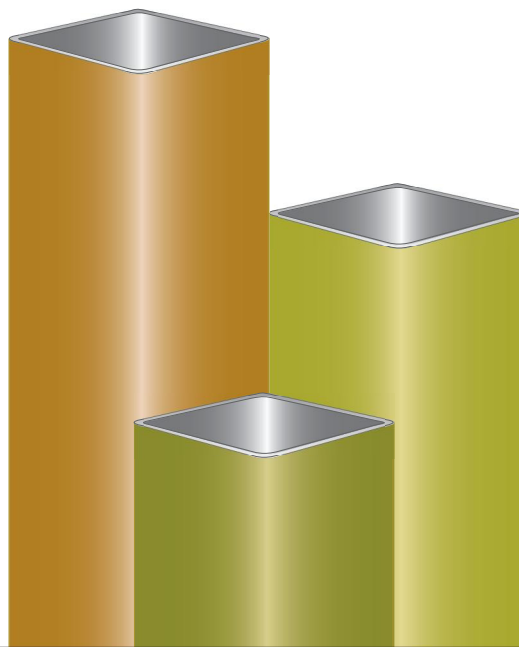
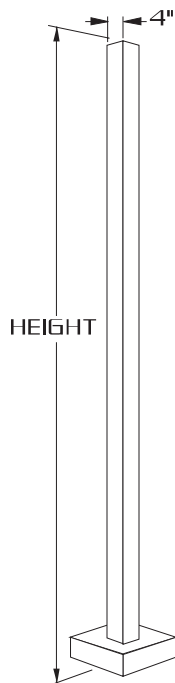
LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K	INITIAL LUMENS - 3000K	INITIAL LUMENS - 5000K	L70 GREATER THAN (HR)	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
40	LED	40 PLED Optical Module - 350mA	5,077 – 5,464	4,445 – 4,784	5,199 – 5,595	60,000+	-20°F	45	120 277	0.38 0.17
40	LED	40 PLED* Optical Module - 525mA	6,977 – 7,507	6,108 – 6,573	7,144 – 7,687	60,000+	-20°F	66	120 277	0.58 0.25
40	LED	40 PLED* Optical Module - 700mA	8,425 – 9,067	7,376 – 7,938	8,627 – 9,285	60,000+	-20°F	91	120 277	0.76 0.33
40	LED	40 PLED* Optical Module - 1050mA	10,956 – 11,792	9,592 – 10,324	11,219 – 12,075	60,000+	-20°F	142	120 277	1.19 0.52
80	LED	80 PLED* Optical Module - 350mA	10,153 – 10,926	8,889 – 9,566	10,397 – 11,188	60,000+	-20°F	92	120 277	0.77 0.34
80	LED	80 PLED* Optical Module - 525mA	13,952 – 15,015	12,215 – 13,146	14,287 – 15,376	60,000+	-20°F	136	120 277	1.14 0.50
80	LED	80 PLED* Optical Module - 700mA	16,851 – 18,139	14,752 – 15,877	17,254 – 18,570	60,000+	-20°F	184	120 277	1.54 0.67

NOTES:

1. Max Input Amps is the highest of starting, operating, or open circuit currents
2. Lumen values for LED Modules vary according to the distribution type
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components. For electronic driver and LED component protection, use 10KV – 20KV surge suppressors.
5. L70(9K) – TM-21 6x rule applied

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

SNTS 4"



4" SQUARE STRAIGHT STEEL

SPECIFICATIONS

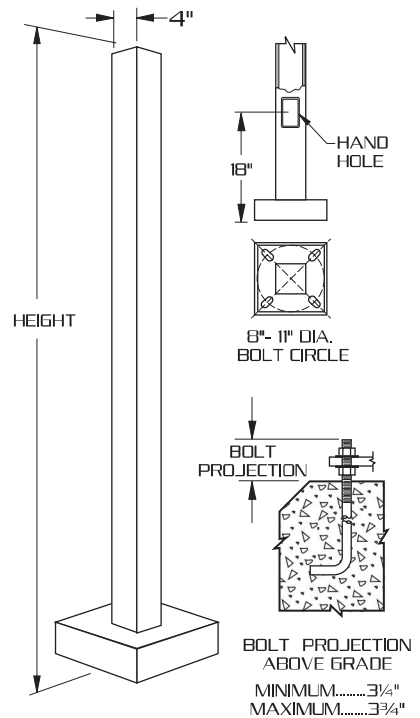
- SHAFT:** 4" SQUARE, FABRICATED FROM HIGH GRADE STRUCTURAL STEEL TUBE. SHAFT CONFORMS TO ASTM-A-501-68 SPECIFICATIONS. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 46,000 P.S.I. WALL THICKNESS 11 GA. (.120 WALL) OR 7 GA. (.180 WALL) AS SPECIFIED. REINFORCED HAND HOLE IS FURNISHED WITH COVER. SHAFT IS FURNISHED WITH GROUND LUG LOCATED INSIDE POLE ON WALL OPPOSITE HAND HOLE.
- BASE PLATE:** FABRICATED FROM STRUCTURAL QUALITY HOT ROLLED STEEL. MEETS OR EXCEEDS MINIMUM YIELD STRENGTH OF 36,000 P.S.I. BASE TELESCOPES AND IS CIRCUMFERENTIALLY WELDED TO POLE SHAFT. SLOTTED BOLT HOLES PROVIDE 1" FLEXIBILITY ON EITHER SIDE OF BOLT CIRCLE CENTERLINE.
- ANCHORAGE:** (4) ANCHOR BOLTS FABRICATED FROM HOT ROLLED STEEL BAR, MINIMUM YIELD STRENGTH OF 50,000 P.S.I. BOLTS HAVE "L" BEND ON ONE END AND ARE THREADED ON THE OTHER END. BOLTS ARE FULLY GALVANIZED AND ARE FURNISHED WITH TWO NUTS AND TWO WASHERS.
- BASE COVER:** FABRICATED FROM HEAVY GAUGE QUALITY CARBON STEEL. TWO PIECE COVER CONCEALS BASE.
- FINISH:** POLYESTER POWDER COAT. THE METAL SURFACE IS PRETREATED BY SAND BLAST PROCESS FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED POLYESTER POWDER TOPCOAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

SNTS SERIES

ENGINEERING DATA Maximum EPA - Square Feet

Catalog Number	Maximum Fixt. wgt.	100 MPH	90 MPH	80 MPH	70 MPH
SNTS 104-11	400	16.7	20.5	26.1	33.4
SNTS 124-11	400	12.2	16.1	20.4	25.8
SNTS 144-11	400	9.9	12.8	16.1	20.2
SNTS 154-11	400	8.9	11.4	14.4	17.9
SNTS 164-11	400	7.9	10.1	12.8	15.9
SNTS 184-11	400	6.2	8.2	10.1	13.8
SNTS 204-11	400	4.8	6.2	7.9	11.6
SNTS 204-7	450	8.8	11.3	14.0	17.4
SNTS 254-11	350	1.6	3.2	5.5	8.8
SNTS 254-7	450	4.3	6.1	9.1	11.2

All above design calculations are based on sustained wind forces
plus additional 1.3 wind gust
(Example: Pole rated at 80 MPH withstands 104 MPH gusts)



ORDERING INFORMATION

MODEL NO. : SNTS	POLES	MOUNTING	FINISH	OPTIONS
MODEL NO. : SNTS	POLES	MOUNTING	FINISH	OPTIONS
S N T S	POLE HEIGHT WALL THICKNESS BOLT CIRCLE ANCHORAGE	☐ 2 3/8"X4" TENON PT23	STANDARD TEXTURED FINISH	☐ DUPLEX RECEPTACLE DUP
	☐ 104-11 10' 11 9" 3/4"X18"X3"	☐ 2 7/8"X4" TENON PT27	☐ BLACK RAL-9005-T	☐ GFI RECEPTACLE GFI
	☐ 124-11 12' 11 9" 3/4"X18"X3"	☐ OTHER TENON MT _____	☐ WHITE RAL-9003-T	☐ 3 WAY ADAPTER T3120
	☐ 144-11 14' 11 9" 3/4"X18"X3"		☐ GREY RAL-7004-T	
	☐ 154-11 15' 11 9" 3/4"X18"X3"	DRILL MOUNT	☐ DRK BRONZE RAL-8019-T	
	☐ 164-11 16' 11 9" 3/4"X18"X3"	☐ 1.....	☐ GREEN RAL-6005-T	☐ 1/2" COUPLING CPLN1/2
	☐ 184-11 18' 11 9" 3/4"X18"X3"	☐ 2-180..	OPTION: ☐ PRIME PAINT PP	☐ 3/4" COUPLING CPLN3/4
	☐ 204-11 20' 11 10" 3/4"X24"X3"	☐ 2-90.....	☐ GALVANIZED GLV	☐ 2" COUPLING CPLN2
	☐ 204-7 20' 7 11" 3/4"X30"X3"	☐ 3-120...	☐ THERMOSET POLYESTER POWDER PDR	(SPECIFY COUPLING LOCATION)
	☐ 254-11 25' 11 11" 3/4"X24"X3"	3-120 REQUIRES PT27 AND T3120 ADAPTER	FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-9500)	SEE ACCESSORIES SECTION FOR OTHER OPTIONS.
	☐ 254-7 25' 7 11" 3/4"X30"X3"		SEE WEBSITE FOR ADDITIONAL COLORS	

DESCRIPTION

TRACE[®]LITE's third generation TLED111P series LED wallpack features an updated SSL light engine that provides 0-10V dimming, as well as improvements in efficacy, lumen output, and thermal management while still maintaining the consistency of our proven decorative half-moon housing. The TLED111P housing is constructed of die-cast aluminum with a UV resistant, thermoset polyester powder coated finish that provides durable protection from environmental conditions, corrosion and the elements. It is UL Listed for Wet Locations. The TLED111P is included on the DesignLights Consortium[™] Qualified Product List, meeting or exceeding the efficacy requirements for various rebate programs across the country. The SSL light engine's LEDs are protected by a high-impact, tempered glass lens.

SPECIFICATIONS

Construction:

The TLED111P series has a precision designed aluminum housing with stainless steel hardware, tempered glass lens, silicone gaskets and a UV resistant, thermoset polyester powder coated finish. The interior wiring space is easily accessible through the frame/lens assembly at the bottom of the luminaire and offers durable performance with clean, architectural aesthetics. The TLED111P is completely sealed with silicone gaskets and is UL Listed for Wet Locations.

Optics:

The TLED111P series wallpack delivers exceptional light quality with available correlated color temperature options of 3000K, 4000K or 5000K, a CRI of ≥ 85 and a projected color shift of less than 1%. The TLED111P LED light engine is specifically designed to distribute light forward and to the sides providing the ideal wallpack distribution that puts light where it is needed in the most efficient way possible. Producing up to 4873 delivered lumens, the TLED111P has an L70 of 50,000 hours.

Electrical:

The TLED111P includes 0-10V dimming as a standard option with LEDs powered by constant current, high efficiency Class 2 LED driver with active power factor correction (0.90 typical), an IP66 rating, all around protection against over-voltage, over-temperature, short circuit conditions, and lightning. The TLED111P driver has a standard voltage sensing input of 120 ~ 277VAC 50/60Hz, a Class A EMI rating, complies with UL8750 safety regulations and with ANSI/IEEE C62.41 Class A operation. The TLED111P is suitable for operation in -31°F to 104°F (-35°C to 40°C) ambient conditions.

Thermal Management:

The LED light engine is mounted directly to a dedicated, custom designed LEDLITE[®]logic thermal heat sink. The configuration of the heat sink is unique and has been sized to maximize the thermal dissipation of the traditional wallpack housing. This configuration optimizes the heat removal for the LEDs, which in turn, makes possible the high efficacy, lumen output and longevity of the TLED111P.

Environmentally Friendly Design:

TLED111P luminaires consume very little energy and provide long life in comparison to traditional lamp technologies. The TLED111P-90-VS consumes only 56 watts, however the light output can conservatively be compared to 250W HID luminaire of similar design. The TLED111P provides a significant reduction in KW load and carbon emissions.

Installation:

The TLED111P series wallpack features the EZ-LITE gasketed steel quick mount plate with a built in bubble level that can be mounted to any vertical surface, and allows the TLED111P to be easily wired to a recessed J-box. Optional tamper-resistant hardware is available for applications where there is a high rate of vandalism or theft, or in high traffic public spaces.

Battery Back-Up (Option: BB):

TRACE[®]LITE's battery back-up option provides approximately 1400 lumens for 90 minutes in the event of a primary power failure. The battery back-up option includes a battery pack along with a charging/transfer device that keeps the battery pack charged during normal AC operation and transfers battery power to a portion of the LED modules when the device senses that the primary AC power has failed. Suitable for operation in 32°F to 104°F (0°C to 40°C) ambient conditions.

Transient Protection System (Option: TP):

The LEDLITE[®]logic optional transient protection device is designed to be used in conjunction with our LED drivers. The "-TP" option utilizes a 3-leaded device that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines. The surge current rating of the "-TP" option is 10,000 amps.

Photocontrol (Accessory: PC):

Optional field installed photocontrol provides dusk-till-dawn security. Input voltage must be specified to match fixture input voltage.

Model: _____ Date: _____
Accessories: _____
Job Name: _____

Type:

"W1"

LEDLITE[®]logic



Specs at a Glance

	42 LED	54 LED	66 LED	72 LED	90 LED
Wattage (Nominal)	27W	34W	43W	46W	56W
Ingress Protection	UL Listed for Wet Locations				
Lumens (5000K)	2155	2771	3386	3694	4873
Efficacy (5000K)	80	80	79	81	87
CCT	3000K, 4000K, 5000K				
Input Voltage	120~277 Voltage Sensing				
Optics	Type II Very Short				
CRI	≥ 85				
Warranty	5 Years				
Ambient Temp	-31°F to 104°F (-35°C to 40°C)				

Testing & Compliance:

The reliability and performance of the TLED111P is evaluated in accordance with the parameters outlined and reported by LM-79 and LM-80 documents. Photometric data is tested to IESNA LM-79-08 standard by an independent testing laboratory. Lumen maintenance, or L70, a measure of long term reliability, is determined for the light source, which consists of the LED and PSB sub-assembly as installed in the luminaire, using LM-80 in-situ thermal and reliability data as provided by the LED manufacturer in accordance with DOE/EPA standards.

Listing:

The TLED111P is UL certified under UL1598 and UL 8750 specifications and is UL Listed for Wet Locations.

Warranty:

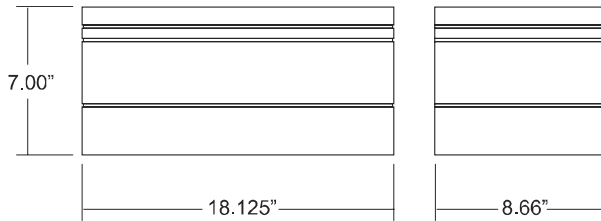
Any component that fails due to manufacturer's defect is guaranteed for 5 years. The warranty does not cover physical damage, abuse or acts of God. Manufacturer reserves the right to charge for such repairs if deemed necessary.

Fixture Performance

Part Number	Total System Watts	L70 Hours @ 25°C	3000K CCT		4000K CCT		5000K CCT	
			Lumens (lm)	Efficacy (LPW)	Lumens (lm)	Efficacy (LPW)	Lumens (lm)	Efficacy (LPW)
TLED111P-42-VS	27W	50,000	2222	80	2189	80	2155	80
TLED111P-54-VS	34W	50,000	2857	83	2814	82	2771	81
TLED111P-66-VS	43W	50,000	3492	82	3439	80	3386	80
TLED111P-72-VS	46W	50,000	3809	83	3752	82	3694	81
TLED111P-90-VS	56W	50,000	4761	85	4690	83	4873	87

NOTE: Lumen maintenance and life (part of LM-80 data) are per published information from primary LED suppliers and is based on design operation at their specified thermal management and electrical design parameters.

Dimensions



Approximate Weight: 22 lbs.

Sample Photometrics

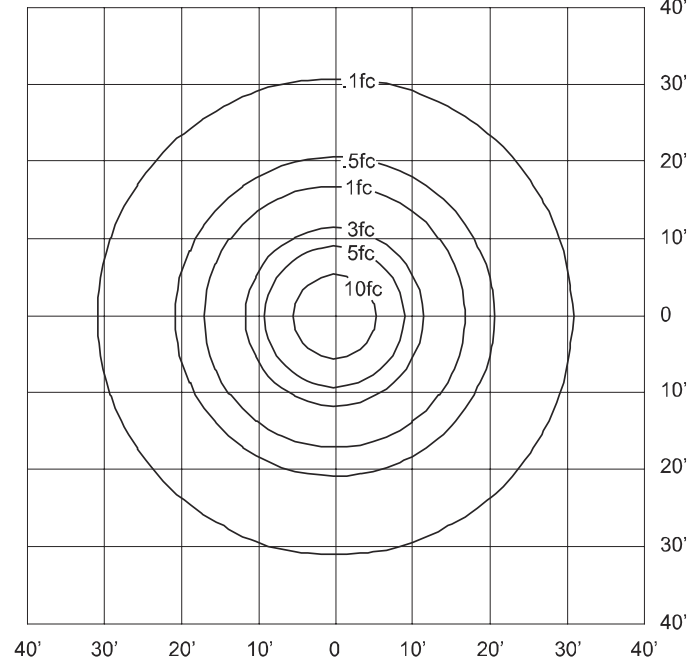
TLED111P-90-VS-5K

IES: TYPE II VERY SHORT

MOUNTING HEIGHT: 10 FEET

TILT: ZERO

HORIZONTAL SPACING CRITERIA: 1.28



Ordering Information

Example: TLED111P-42-VS-5K-TRH

Series	Number of LEDs	Input Voltage	CCT	Options (Factory Installed)
TLED111P	42 = 42 LEDs (27 Watts)	VS= 120~277VAC Voltage Sensing	3K = 3000K	BB = Battery Backup
	54 = 54 LEDs (34 Watts)		4K = 4000K	SZXXX ¹ = Single Line Side Fuse (Specify 120 or 277V)
	66 = 66 LEDs (43 Watts)		5K = 5000K	TP = Transient Protection System
	72 = 72 LEDs (46 Watts)			TRH = Tamper Resistant Hardware
	90 = 90 LEDs (56 Watts)			CC ² = Custom Color

Notes

¹ Specify voltage

² Consult factory for specific part number and details

³ Order as separate line item

Accessories³ (Field Installed)

PC1 = 120VAC Photocontrol

PC2 = 277VAC Photocontrol

RLF111 = Replacement Frosted Glass Lens

DESCRIPTION

The TLED-B series bollard's traditional design combined with a high performance LED light source and superior thermal management makes it an attractive, energy saving choice. Every aspect of the TLED-B series design has been engineered to provide an LED bollard that delivers optimum optical performance and longevity in an attractive, durable housing. The TLED-B housing uses a UV resistant powder coated finish to protect against the elements. Available 24 LED light engine with 27.5 total system watts delivers over 1000 initial lumens. The TLED-B bollard provides a wide spectrum of application options for lighting pedestrian walkways, retail entryways, as well as lighting sidewalks in schools, office buildings, and apartment complexes.

SPECIFICATIONS

Construction:

An extruded aluminum body features clean architectural lines with ample, integral mounting space for many optional accessories. The TLED-B's most important construction feature is its integrated thermal management, which allows for optimum performance and durability of the LED light engine without sacrificing design aesthetics. The TLED-B is completely sealed and gasketed and has tamper resistant hardware, making it a perfect choice for high traffic, vandal prone locations. TLED-B also incorporates a UV resistant, long lasting, polyester based powder coated finish.

Optics:

Our TLED-B series delivers exceptional light quality, efficiency and light distribution with an optical design that provides even light distribution. The TLED-B's textured silver, internal reflector is specifically designed to diffuse and distribute light where it is needed in the most efficient way possible.

Electrical:

The 24 LED SSL light engine in the TLED-B draws 27.5 watts total, including the driver. The TLED-B is powered by constant voltage control driver and provides a 100,000 hour rated life with 70% lumen maintenance, a 4700K CCT, and a CRI of ≥ 75 . All drivers are Class 2 power supplies with input voltage range of 120VAC to 277VAC, providing a Class A EMI rating and a high power factor of ≥ 0.90 . The TLED-B is suitable for operation in -40°F to 104°F (-40°C to 40°C) ambient conditions.

Thermal Management:

LEDLITE^{logic} heat sinking technology moves heat away from the LEDs by utilizing a patent-pending "chimney" design that takes advantage of thermal convection dynamics maximizing system performance and delivering a 100,000 hour life with 70% lumen maintenance.

Environmentally Friendly Design:

TLED-B luminaires consume very little energy and provide long life in comparison to traditional lamp technologies. The TLED-B is RoHS (Restriction of Hazardous Substances) compliant and provides a significant reduction in KW load and carbon emissions.

Installation:

The TLED-B series features a sturdy base plate that is anchored with three J-bolts. The bollard body easily attaches to the base plate by three (3) tamper-resistant fasteners and the bollard top is attached to the body using three (3) more tamper-resistant fasteners.

Transient Protection System (Option: TP):

The LEDLITE^{logic} optional transient protection device is designed to be used in conjunction with our LED drivers. The "-TP" option utilizes a 3-leaded device that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines. The surge current rating of the "-TP" option is 10,000 amps.

Testing & Compliance:

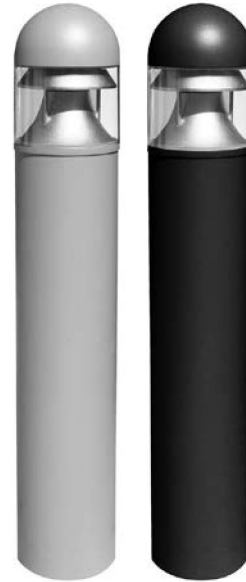
The reliability and performance of the TLED-B is evaluated in accordance with the parameters outlined and reported by LM-79 and LM-80 documents. Photometric data is tested to IESNA LM-79-08 standard by an independent testing laboratory. Lumen maintenance, or L70, a measure of long term reliability, is determined for the light source, which consists of the LED and PSB sub-assembly as installed in the luminaire, using LM-80 in-situ thermal and reliability data as provided by the LED manufacturer in accordance with DOE/EPA standards.

Warranty:

Any component that fails due to manufacturer's defect is guaranteed for 5 years. The warranty does not cover physical damage, abuse or acts of God. Manufacturer reserves the right to charge for such repairs if deemed necessary.

Model: _____ Date: _____
Accessories: _____
Job Name: _____ Type: **BL1**

LEDLITE^{logic}



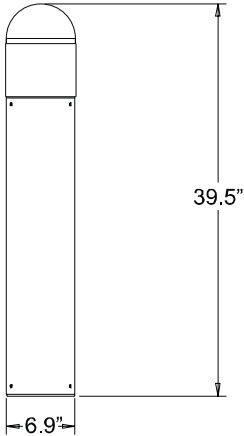
Specs at a Glance	
Wattage (Nominal)	27.5W
Ingress Protection	Suitable for Wet Locations
Lumens	1012
Efficacy	37
CCT	4700K
Input Voltage	120/277VAC
Optics	Type V Short Non Cut-Off
CRI	≥ 75
Warranty	5 Years
Ambient Temp	-40°F to 104°F (-40°C to 40°C)

Fixture Performance

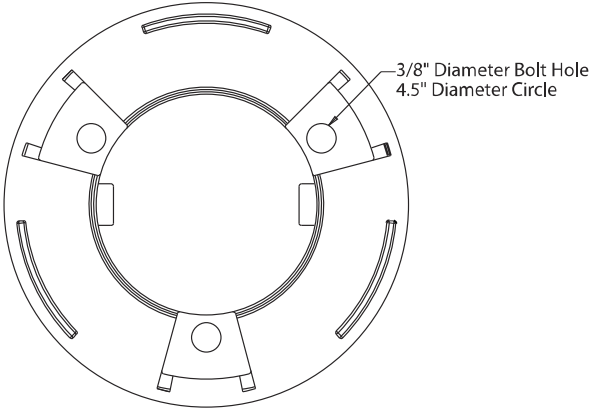
Part Number	Initial Lumens	Lumens per Watt (LPW)	Total Watts	L70 Hours @ 25°C	BUG Ratings
TLED-B-24-DT	1012	37	27.5	100,000	B1-U2-G1

NOTE: Lumen maintenance and life (part of LM-80 data) are per published information from primary LED suppliers and is based on design operation at their specified thermal management and electrical design parameters.

Dimensions



Mounting Template



Ordering Information

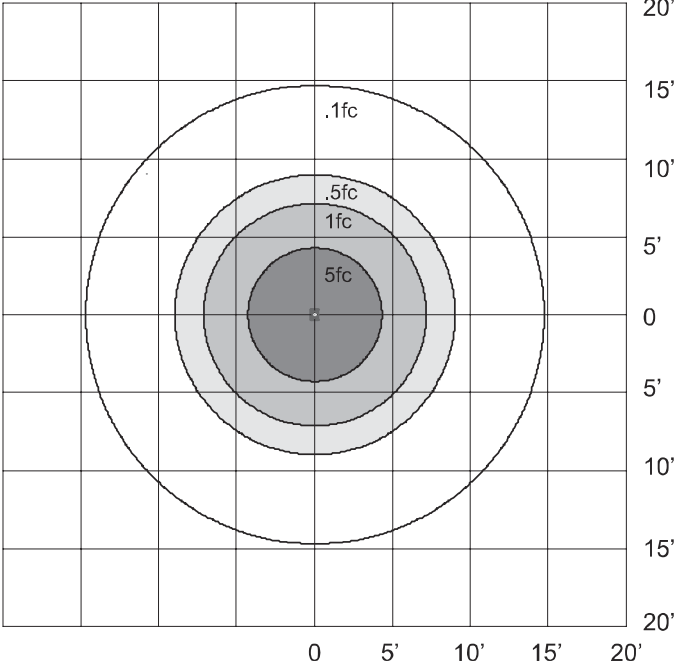
Example: TLED-B-24-DT-SLV-TP

Series	# of LEDs	Input Voltage	Finish	Options (Factory Installed)
TLED-B	24 = 24 LEDs	DT = 120/277VAC	BL = Black	SZXXX ¹ = Single Line Side Fuse (Specify 120 or 277V)
			SLV = Silver	TP = Transient Protection System

Notes	
¹ Specify voltage	CC ² = Custom Color
² Consult factory for specific part number and details	

Sample Photometrics

TLED-B-24 (Type V Short Non-Cutoff)





MSKTD
& Associates

Architecture | Engineering | Interior Design

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Fort Wayne, IN 46804
260.432.9337

930 North Meridian
Indianapolis, IN 46204
317.917.1190

www.msktd.com

CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION



Building Facade Material Breakdown:
60% - Masonry (Brick, Ground Face Block, Stone)
19% - Cement Board Panel & Trim System
18% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)

1 West Elevation

3/32" = 1'-0"



Building Facade Material Breakdown:
62% - Masonry (Brick, Ground Face Block, Stone)
16% - Cement Board Panel & Trim System
19% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)

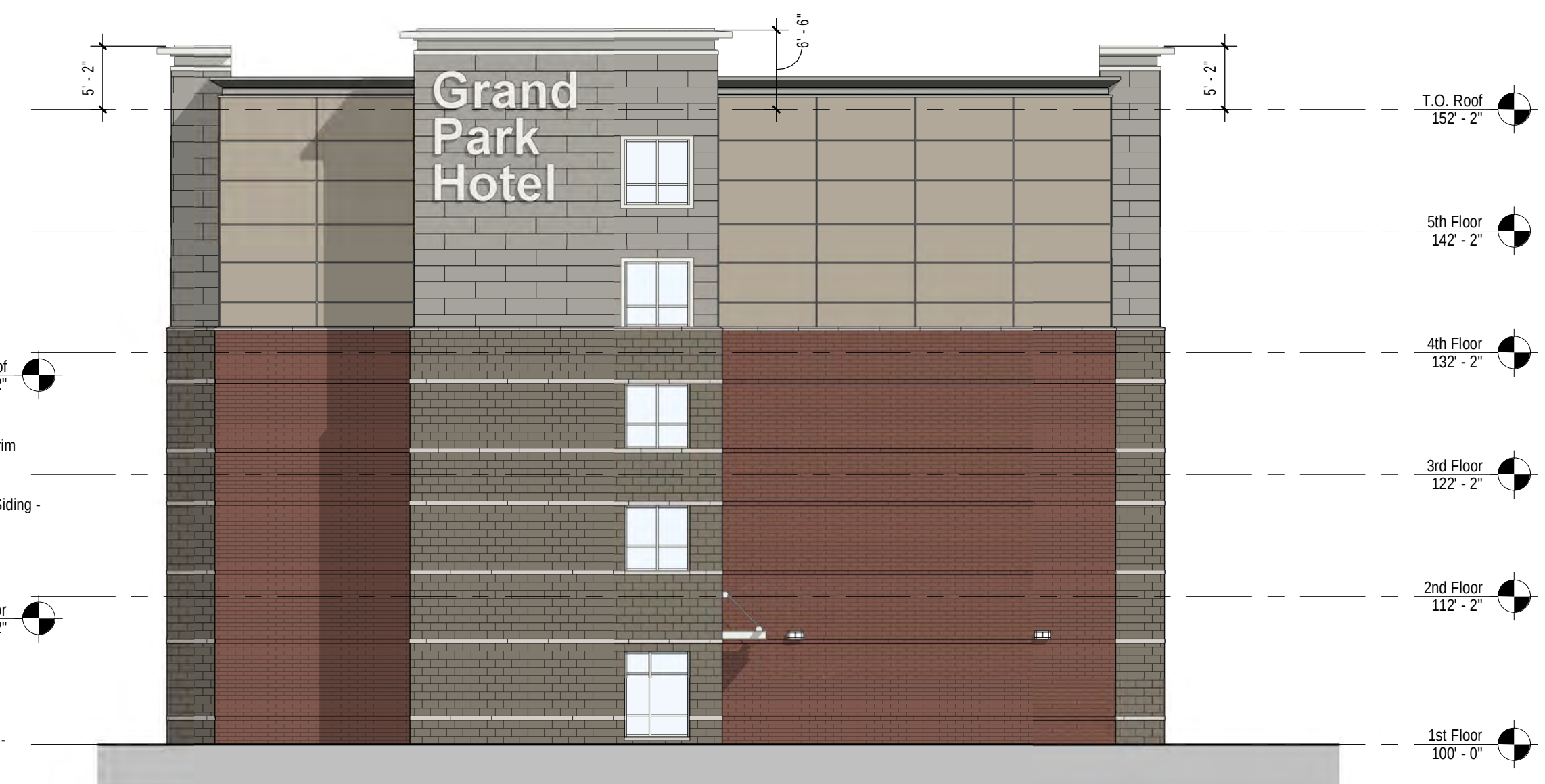
2 East Elevation

3/32" = 1'-0"



5 Enlarged West Elevation - Entrance

3/16" = 1'-0"



3 North Elevation

3/32" = 1'-0"

Building Facade Material Breakdown:
62% - Masonry (Brick, Ground Face Block, Stone)
15% - Cement Board Panel & Trim System
20% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)



4 South Elevation

3/32" = 1'-0"

Building Facade Material Breakdown:
61% - Masonry (Brick, Ground Face Block, Stone)
14% - Cement Board Panel & Trim System
22% - Field Lock Metal Panel & Trim System
3% - Metal Cornice (Type 1 & Type 2)

A Project for: New Hotel Facility
Byrd Hotel Group

Grand Park
City of Westfield

PROJECT NO.
6773

DATE
10/27/15

REVISIONS

DATE

BY

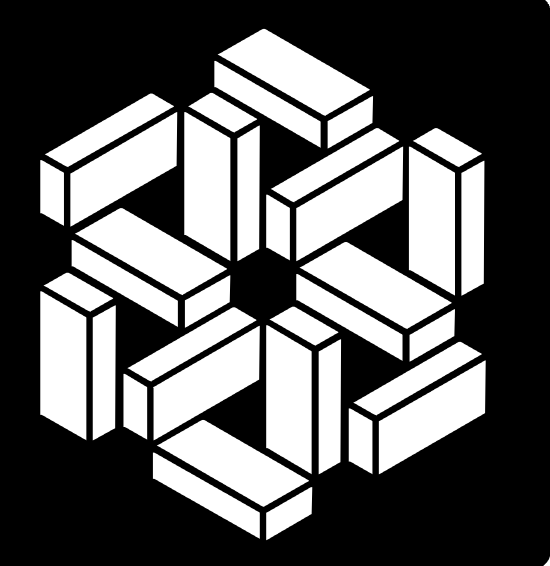
SET DESCRIPTION

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A2-4



**MSKTD
& Associates**

Architecture | Engineering | Interior Design

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930 North Meridian
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www.msktd.com

CERTIFICATION

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A Project for: New Hotel Facility
Byrd Hotel Group

Grand Park
City of Westfield

PROJECT NO. 6773	DATE 10/27/15
REVISIONS	DATE BY

SET DESCRIPTION

SHEET TITLE
Building Perspectives

SHEET NUMBER

A2-5

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 2, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Nathan Day, Randell Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz, and Robert Spraezt.

City Staff Present: Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; Jeffrey Lauer, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: October 19, 2015 APC Meeting Minutes

Motion: To approve the October 19, 2015 minutes.

Motion: Schmitz; Second: Day; Vote: Approved 8-0.

Kevin Todd reviewed the meeting rules and procedures.

Case No. 1510-DDP-18 [PUBLIC HEARING]

Description: Haven at Grand Park Hotel
Lot 2 of the Grand Park Subdivision
Hagerman Group by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review for a 180-room hotel on approximately 5.26 acres +/- on Lot 2 in the Grand Park Subdivision in the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District.

Pohlman presented an overview of the detailed development plan, as outlined in the staff report.

Terry Greene, Hagerman Group; Michael Garringer, MSKTD & Associates; and Bryan Sheward, Kimley-Horn & Associates, presented the details of the proposed development.

Maue asked if the connector is still being proposed to the adjacent indoor facility.

Pohlman explained the connection is being shown for approval as a future phase.

Public Hearing opened at 7:20 p.m.

Craig Wood, 167 East 191st Street; noted he sold this property to the City and when the project began with the change of zoning that he had given the Council a list of questions and feels most of those were address but still has questions about the two driveways. He also asked about the price point for the rooms and also price or value point for the building itself so that he can figure out a price to put on the remaining property.

Public Hearing closed at 7:22 p.m.

Pohlman noted it is unlikely that Mr. Wood's parcel would have its own drive cut onto 191st Street, but rather, the two adjacent drives on both sides of his parcel would likely accommodate a shared access to 191st Street, and the City's ordinances require cross-access between adjacent non-residential properties.

Hoover requested that cross-access be incorporated into the staff's proposed condition of approval.

Greene responded the room rates will be market value and the project value is still currently a private enterprise and the petitioner prefers to not disclose that information yet.

Kingshill asked if this was a full service or limited service hotel.

Greene confirmed it was limited service with the food service being provided from next door.

Kingshill complemented the variety of building materials, but requested the petitioner's consideration for design alternatives to minimize the boxy look.

Hoover agreed and shared a concern about the north elevation that faces 191st Street and requested the petitioner's consideration to incorporate windows in the stair tower section. He also requested consideration to enhance the west elevation parapet wall with the main entrance by increasing the height or projection, or further enhancing the cornice treatment.

Sheward explained the site constraints with the parcel shape and size.

Garringer explained the interior floor plan layout that due to needed functionality creates some restrictions on the exterior too, but noted a willingness that revisions could be considered to respond to the Plan Commission's suggestions.

No action is required at this time.

Case No. 1511-PUD-22 (PUBLIC HEARING)

Description: Centennial North PUD Amendment/West Rail PUD
North side of 156th Street, East side of Ditch Road
Beazer Homes Indiana, LLP by Nelson & Frankenberger requests amendments to the Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 108.2 acres +/-, located in the Centennial North PUD District.

Pohlman presented an overview of the proposed amendment, as outlined in the staff report.

David Compton, Beazer Homes, gave a brief presentation of the proposed neighborhood.

Kingshill asked if this is independent of Centennial and whether it will have its own homeowners'

association and amenities.

Compton responded that this neighborhood will have no affiliation and will be independent.

Kingshill asked about the lots in the northeast corner and whether the petitioner was aware of the recently approved cell tower that will be installed near those lots.

Compton responded it is likely the cell tower will be installed before they are ready to sell and build homes, so a disclosure clause shouldn't be necessary.

Public Hearing opened at 7:53 p.m.

Sandy Wilds, 15919 Ditch Road; Wanted to make sure the buffer on Ditch Road is consistent with the proposed buffers along 146th Street and 156th Street. She expressed a concern about traffic flow with new subdivisions and schools in the area and the impact on the roads.

Chris Bluto, 16438 Lakeville Xing; Commented the petitioner approached the Spring Mill Station Task Group, even though this property is outside the Spring Mill Station area. He supported the proposal and complemented how this neighborhood will match surrounding neighborhoods and is designed with the desired use of trails and natural wetlands and promotes walk ability to the schools and neighborhoods.

Public Hearing closed at 7:58 p.m.

Jon Dobosiewicz, on behalf of Beazer Homes, responded to the traffic concern and explained the City is working with traffic engineers in this area and other areas to alleviate traffic flow concerns through a new round-about on 161st Street, the City's Thoroughfare Plan, the developer's dedication of right-of-way and the payment of road impact fees with each new home in the neighborhood. He noted further that the development will have three points of access which will help disburse the traffic more efficiently.

No action is required at this time.

Case No. 1510-ODP-20 & 1510-SPP-20 [PUBLIC HEARING]

Description: Waters Edge West

MI Homes of Indiana, LP by Terra Site Development requests Overall Development Plan and Primary Plat review for 88 single-family lots on approximately 55.83 acres +/-, located in the Spring Mill Trails PUD District.

Lauer presented an overview of the overall development plan and primary plat, as outlined in the staff report. Due to a scrivener's error in the Public Notices that were sent out, he recommended that the APC hold a second Public Hearing at the November 16, 2015 7:00 pm APC Meeting for those that were unable to attend tonight's meeting.

Kingshill asked about the intentions for outlot 1 and 2.

Lauer responded that these lots will be developed as estate lots at a later time, and are included in the Overall Development Plan and Primary Plat because they are a part of the parent parcel.

Public Hearing opened at 8:03 pm

Andrew Hammond, 1314 Timber Bluff Rd; Expressed concerns with construction traffic only having access through the existing Waters Edge development.

Public Hearing closed at 8:05 pm

Hoover asked if there were any other options for construction traffic than going through existing neighborhood.

Ann Walker-Kloc Petitioner, stated that there will be 3 access points to Waters Edge West, one through Williams Trace and the other two from Waters Edge.

No action is required at this time.

Case No. 1511-PUD-24 (PUBLIC HEARING)

Description: Bridgewater Parks Area
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to incorporate an additional 12.758 acres +/- into the Bridgewater Club PUD District.

AND

Case No. 1511-ODP-23 & 1511-SPP-23 (PUBLIC HEARING)

Description: Bridgewater Parks Area
SWC of 161st Street and Gray Road
BWC Management, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review for 10 residential lots and 3 blocks on approximately 12.7 acres +/-, located in the Bridgewater Club PUD District.

AND

Case No. 1511-DDP-22 (PUBLIC HEARING)

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

Murray presented an overview of the PUD, overall development plan, primary plat and detailed development plans, as outlined in the staff report.

Jon Dobosiewicz, Nelson & Frankenberger/Petitioner, gave a brief presentation regarding the Bridgewater Parks Area and Bridgewater Golf Facility Building.

Public Hearing opened at 8:17 pm

Jon Helms, 15738 Bethpage Trl; Supports this project but the only concern is the timing of the Golf Facility, he would rather see it done sooner rather than later.

Public Hearing closed at 8:19 pm

No action is required at this time.

Case No. 1511-PUD-21 (PUBLIC HEARING)

Description: Bridgewater PUD Amendment – Parcel L2
SWC of 151st Street and Carey Road
Throgmartin Henke Development LLP by Nelson & Frankenberger requests amendments to the Bridgewater PUD Ordinance to modify the district standards for a portion of Parcel L2, specifically to incorporate the property into Area X of the Bridgewater Club PUD District.

Lauer presented an overview of the PUD amendment, as outlined in the staff report.

Jon Dobosiewicz gave a brief presentation.

Public Hearing opened at 8:23 pm

Gerry Traicoff, 14927 Windmill Drive; Stated that he supports changing this for a single residence, but has some concerns: 1) What are the height restrictions for residential; 2) Will there be enough retention for the water from this development; 3) The drawing does not show a brick wall surrounding the area, would like to make sure that one is not built around this area like other Bridgewater developments; 4) The drawing shows that access is coming from the existing property developed to the east. Would like to ensure that there is no access from Carey Road in order minimize traffic disruption on Carey Road; and, 5) Concern with construction noise, traffic and disruption along Carey Road. Would prefer construction traffic use 151st Street.

John Wallace, 14910 Harbour Ridge Circle; Supports this project and the change from commercial to residential.

Public Hearing closed at 8:28 pm

Dobosiewicz responded that the height limitation will follow the same height requirements as all other Bridgewater subdivisions. He said that drainage discharges to the east into the pond, which subsequently discharges into west side of Carey Road. He added that drainage for this project will be reviewed by TAC when the plat, development plan, and construction documents are submitted to ensure compliance with the drainage requirements. Dobosiewicz stated that there will not be a brick wall along Carey Road, but a corner entry monument is planned for the intersection of Carey

Road and 151st Street. He added that the plan will otherwise comply with the landscaping requirements of the PUD Ordinance. Lastly, he noted that will work with the Public Works Department to determine a construction traffic access point during subsequent approval stages.

No action is required at this time.

Schmitz recused himself.

Case No. 1509-PUD-18

Description: The Trails PUD

East side of Oak Ridge Road, south of State Road 32

EdgeRock Development requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Trails PUD District.

Todd presented an overview of the PUD request, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the September 8, 2015 meeting.

Birch Dalton, EdgeRock Development/Petitioner, gave a brief presentation regarding the revised renderings and materials proposal for the family entertainment center.

Hoover expressed concerned with including multi-family as a permitted use on Lot 2.

Kingshill agreed with Hoover's comment.

Hoover expressed additional concerns with the renderings that were shown for the Lot 2/family entertainment center building. He stated that that they lacked detail and was concerned that the actual building may not have the architectural look and detail that the community desires.

Dalton said that he would be happy to work with the City on the design of the building during the development plan stage. He agreed to remove multi-family dwellings as a permitted use on Lot 2.

Kingshill stated that he preferred the previous rendering of commercial building.

Hoover asked if the State Highway 32 Overlay standards would apply to this project.

Todd stated that except as modified by the Trails PUD Ordinance, the State Highway 32 Overlay standards would apply.

Hoover stated that the State Highway 32 Overlay standards applying gave him greater comfort in ensuring desirable architecture.

Motion: Approve 1509-PUD-18 with the following condition: That Section 3.2 of the PUD Ordinance be modified so that Multi-Family is not included as a permitted use on Lot 2.

Motion: Hoover: Second: Kingshill: Vote: 7-0

Schmitz returned to the meeting.

Case No. Plan Commission Order 15-05

Description: East Side EDA

The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to remove parcels from the East Side Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

AND

Case No. Plan Commission Order 15-06

Description: Southside EDA

The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to remove parcels from the Southside Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

AND

Case No. Plan Commission Order 15-07

Description: Grand Junction EDA

The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to remove parcels from the Grand Junction Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Murray presented an overview of the Plan Commission Orders: 15-05, 15-06 and 15-07, as outlined in the staff report.

Hoover asked if Plan Commission Orders 15-05, 15-06 and 15-07 were residential areas.

Murray explained that some properties being removed were residential and tax exempt.

Motion: To approve Plan Commission Orders: 15-05, 15-06 and 15-07.

Motion: Kingshill: Second: Maue: Vote: 8-0.

Case No. Plan Commission Order 15-08
Description: Spring Mill Station EDA
The Westfield Redevelopment Commission is seeking an order from the Westfield-Washington Township Advisory Plan Commission to determine that the Redevelopment Commission Declaratory Resolution to amend the Spring Mill Station Economic Development Area conforms to the Westfield-Washington Township Comprehensive Plan.

Murray presented an overview of the Plan Commission Order 15-08, as outlined in the staff report.

Motion: To approve Plan Commission Order 15-08.

Motion: Kingshill: Second: Spraetz: Vote: 8-0.

Case No. 1506-ZC-02 [CONTINUED]

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

Case No. 1506-ODP-16 & 1506-SPP-15 [CONTINUED]

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

REPORTS/COMMENTS

APC MEMBERS

No report

CITY COUNCIL LIAISON

No report.

BZA LIAISON

No report.

ECD STAFF

No report

ADJOURNMENT (9:20 pm)

Motion: Spraetz Second: Day: Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton



Petition Number: 1511-PUD-24

Petitioner: BWC Management, LLC by Nelson & Frankenberger

Request: The Petitioner requests amendments to the Bridgewater 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

Approximate Acreage: 12.75 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Bridgewater PUD District Amendment Ordinance 15-34
5. Bridgewater PUD District Ordinance (Ord. 06-49)
6. Petitioner’s Narrative

Staff Reviewer: Andrew Murray, 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 “APC”) meeting.

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 2**), 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 3**) and a narrative description (see **Exhibit 6**) have been provided by the Petitioner to further clarify the request.

Default Standards: The proposed Bridgewater PUD Amendment Ordinance (the “Amendment Ordinance”, see **Exhibit 4**) 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:

1. Single-Family Detached Residences. The development standards corresponding to Parcel H in Exhibit 12 of the Bridgewater PUD District Ordinance (see **Exhibit 5**) 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.
2. 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.
3. 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.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

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

DEPARTMENT COMMENTS

1. **Action:**
Forward a recommendation to the City Council.
2. **Recommendation:**
The Department is satisfied with the proposed Bridgewater PUD Ordinance No. 15-34 (Docket No. 1511-PUD-24), as written. If the Plan Commission is otherwise satisfied, then the Department recommends forwarding the ordinance to the City Council with a favorable recommendation.
3. If any Plan Commission member has questions prior to the meeting, then please contact Andrew Murray at (317) 379.9080 or amurray@westfield.in.gov.

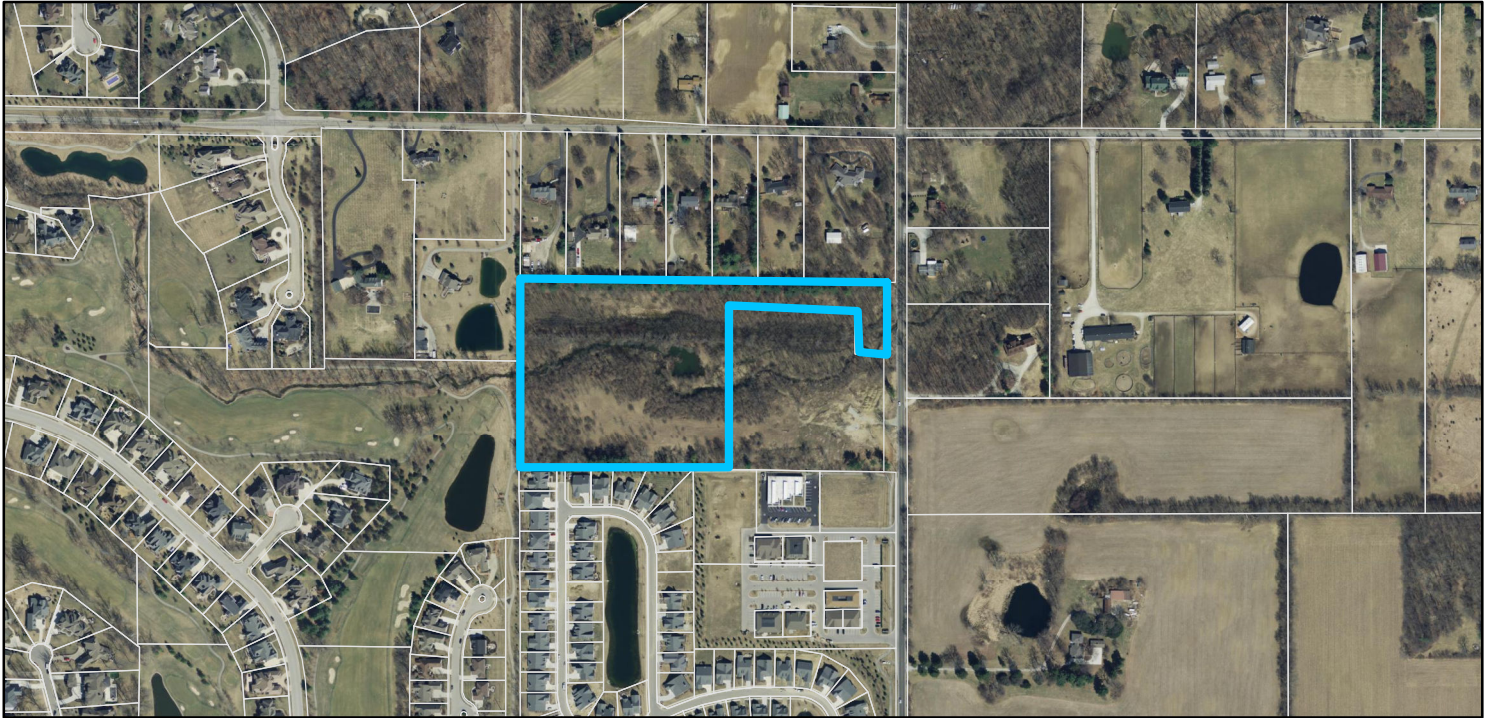
Property Location Map

1511-PUD-24

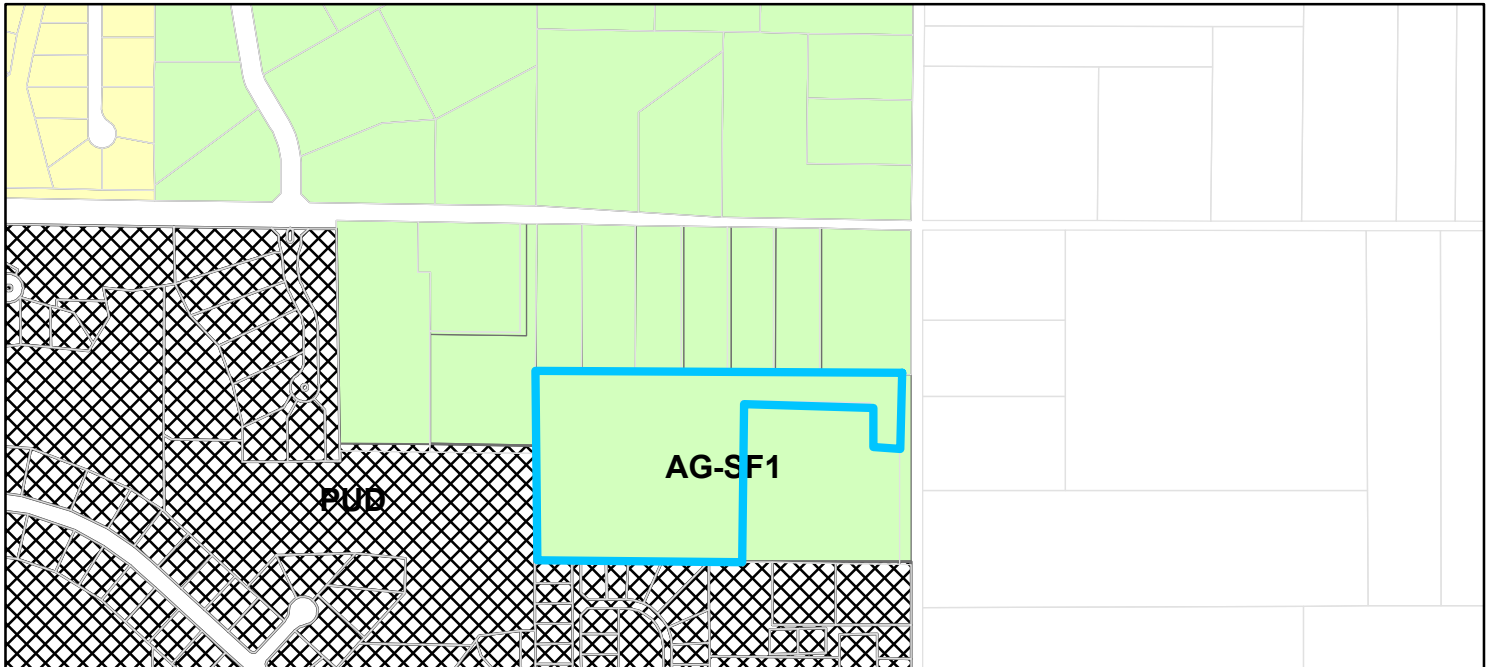
Bridgewater PUD Amendment (Parks Community)



Aerial Location Map



Zoning Map

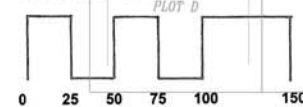


- | | | |
|--|--|--|
|  Parcel | Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) | |



Section I-1 Expansion- The Parks

Scale in Feet:



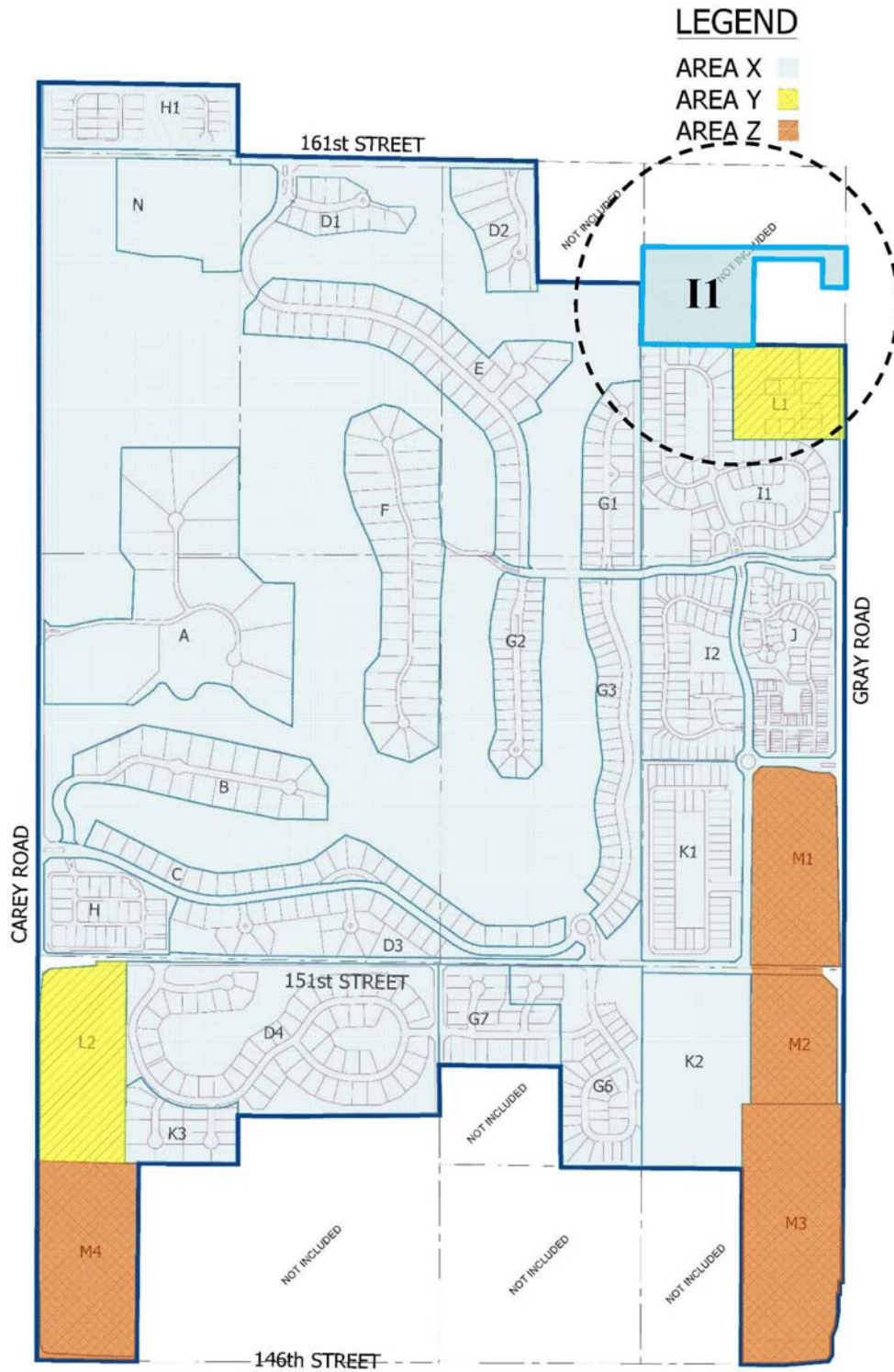
PLOT B



EXHIBIT "B"

Page 1 of 1

(Revised Concept Plan)



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 _____ recommendation in accordance with Ind. Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505, on _____, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 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 ___ day of December, 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.

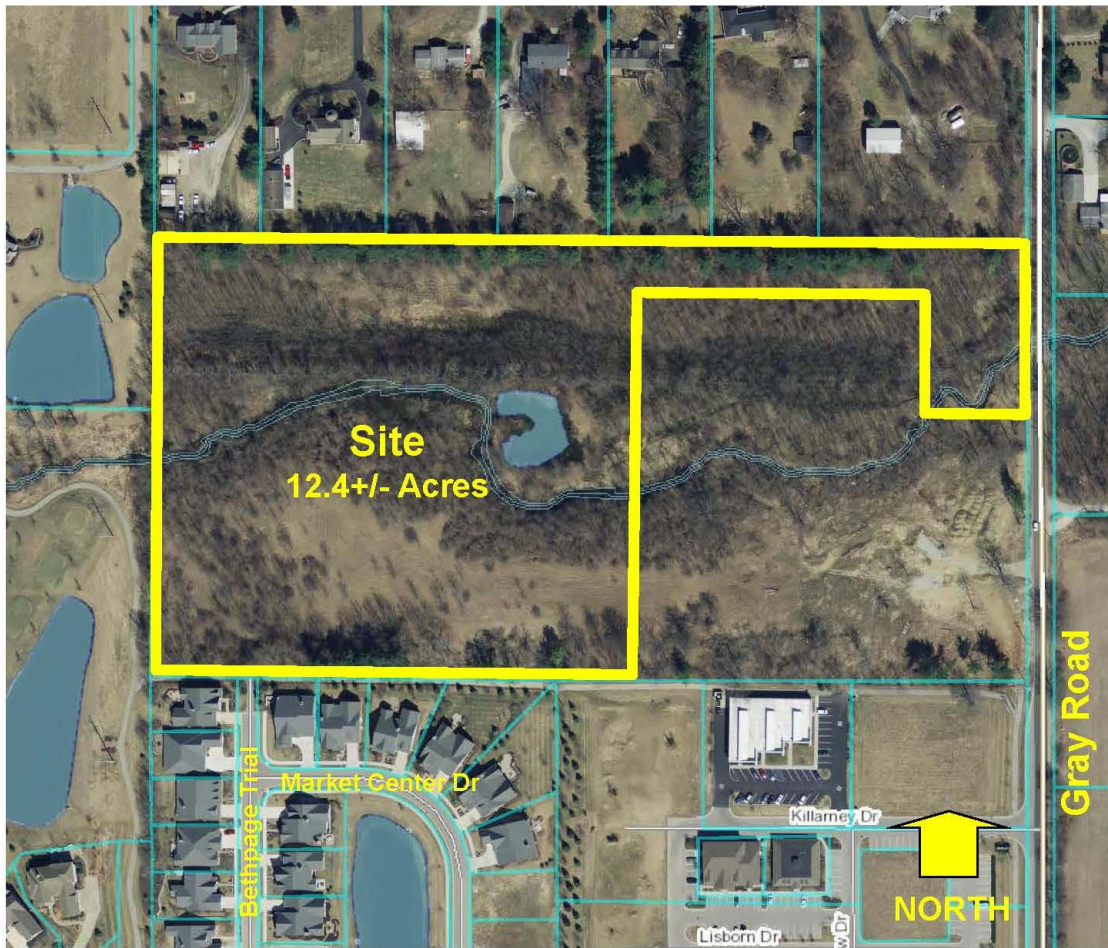
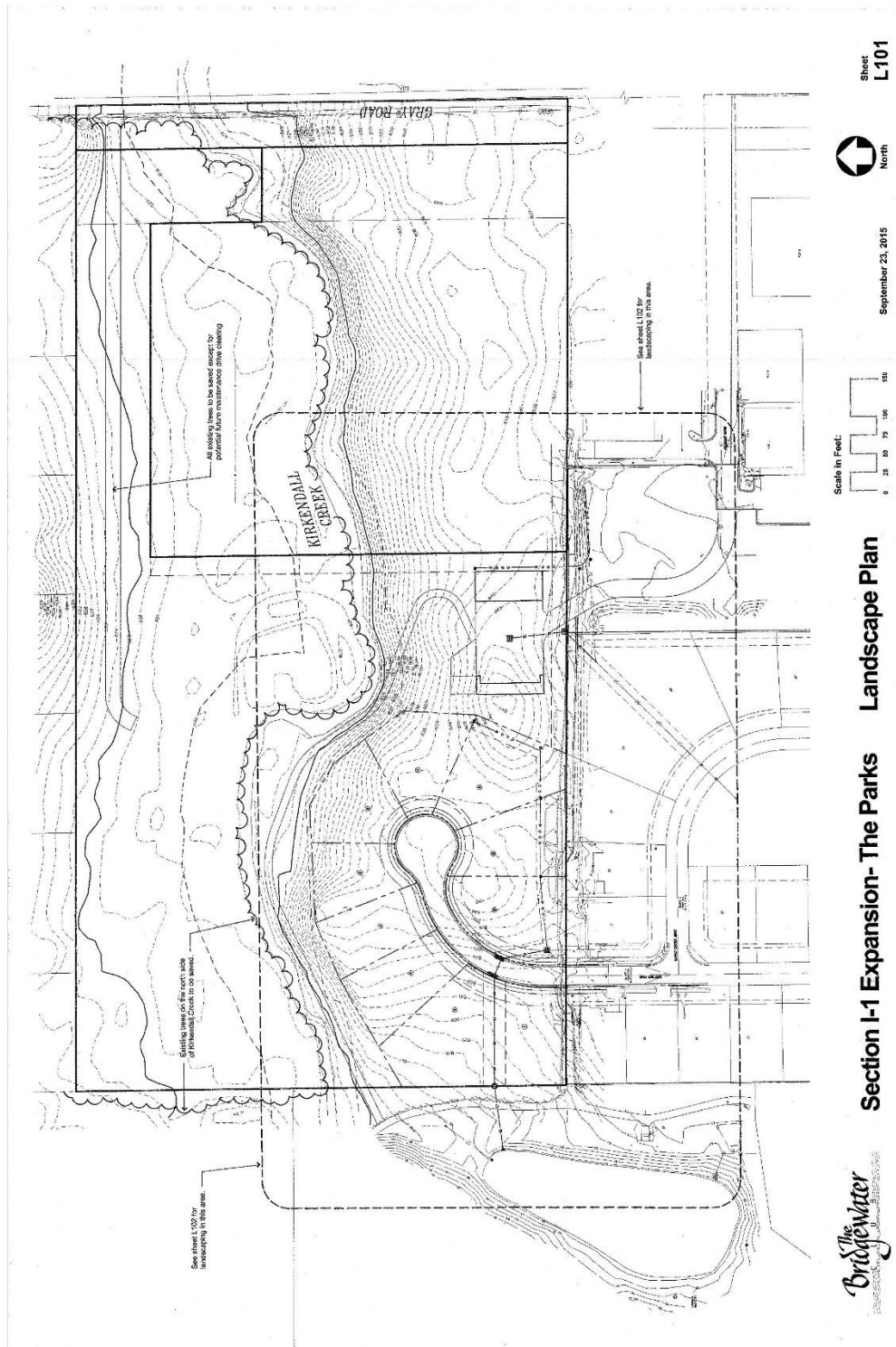


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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)

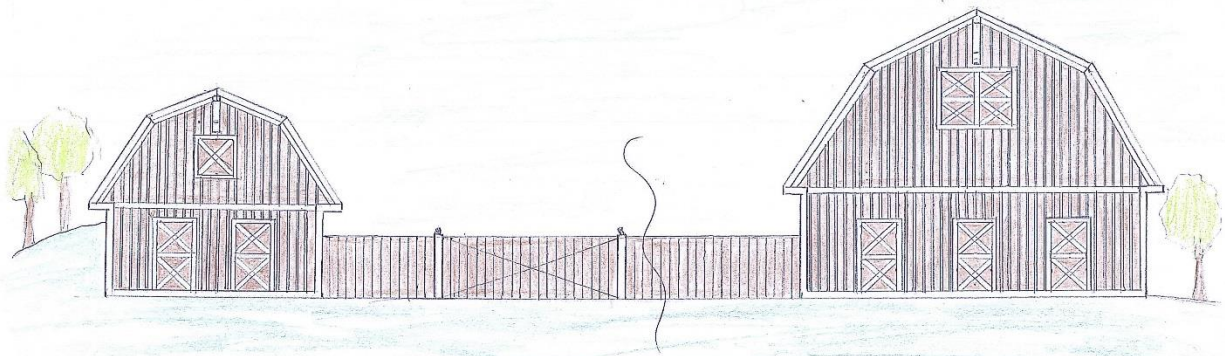


EXHIBIT E
CHARACTER EXHIBIT OF HOMES
(Page 2 of 2)



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

South Elevation Exterior



West Elevation Exterior

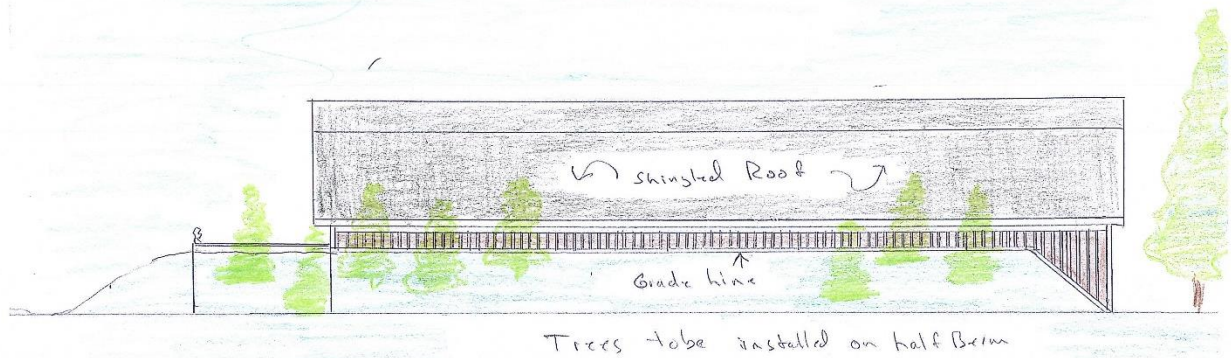
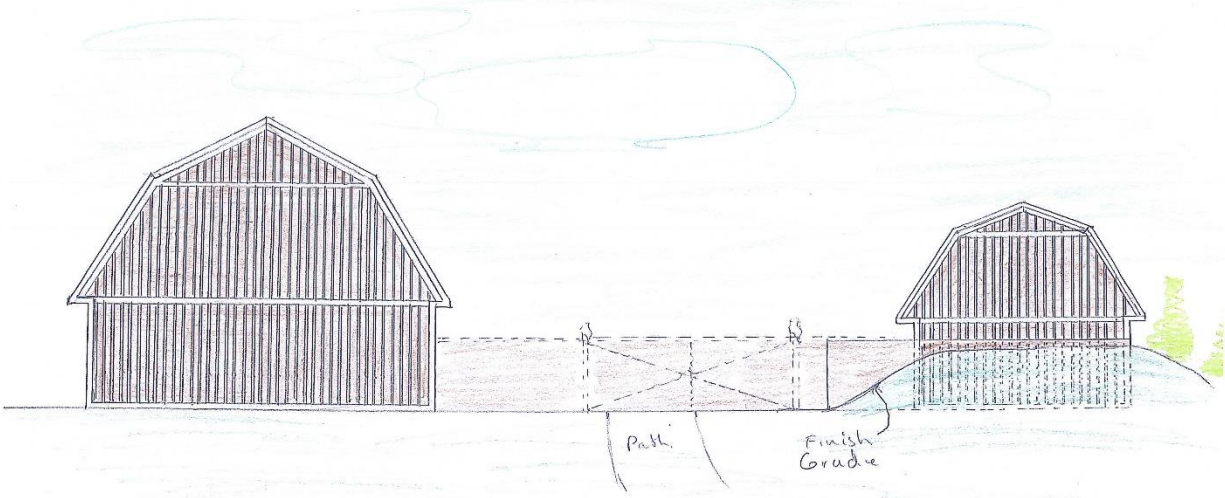


EXHIBIT F
CHARACTER EXHIBIT OF GOLF FACILITY
(Page 2 of 4)

North Elevation Exterior



East Elevation Exterior

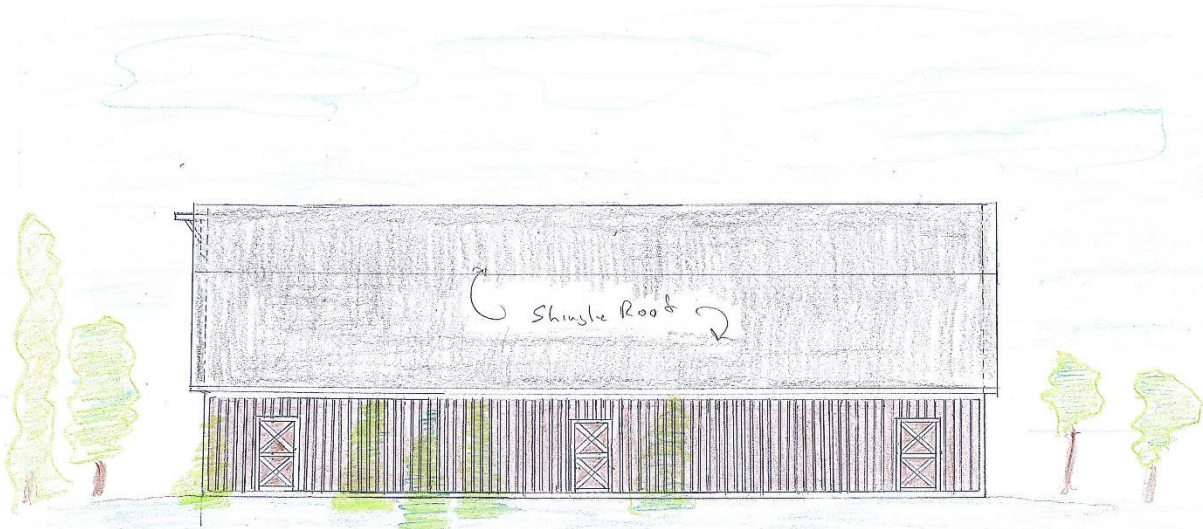
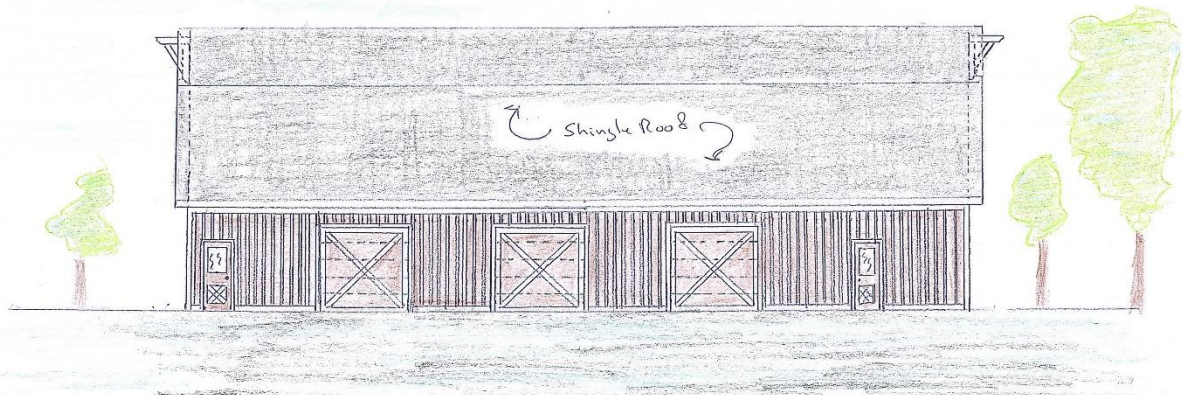


EXHIBIT F
CHARACTER EXHIBIT OF GOLF FACILITY
(Page 3 of 4)

West Elevation Interior



East Elevation Interior

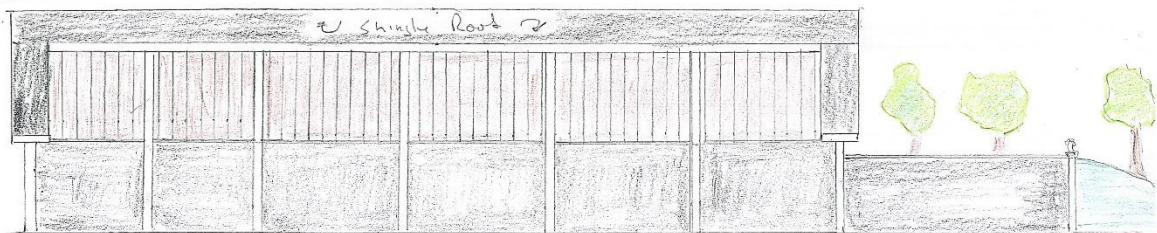


EXHIBIT F
CHARACTER EXHIBIT OF GOLF FACILITY
(Page 4 of 4)



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2.00
DOWC

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.

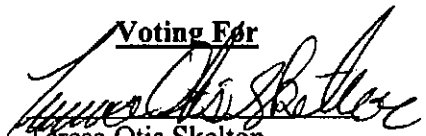
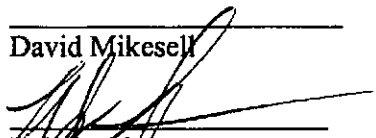
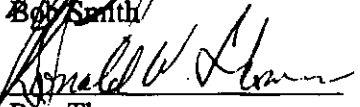
The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater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

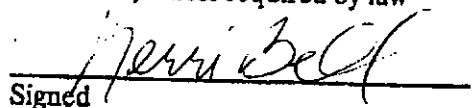
<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Teresa Otis Skelton	_____ Teresa Otis Skelton	_____ Teresa Otis Skelton
_____ Jack Hart	_____ Jack Hart	_____ Jack Hart
 David Mikesell	_____ David Mikesell	_____ David Mikesell
 Bob Smith	_____ Bob Smith	_____ Bob Smith
 Ron Thomas	_____ Ron Thomas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

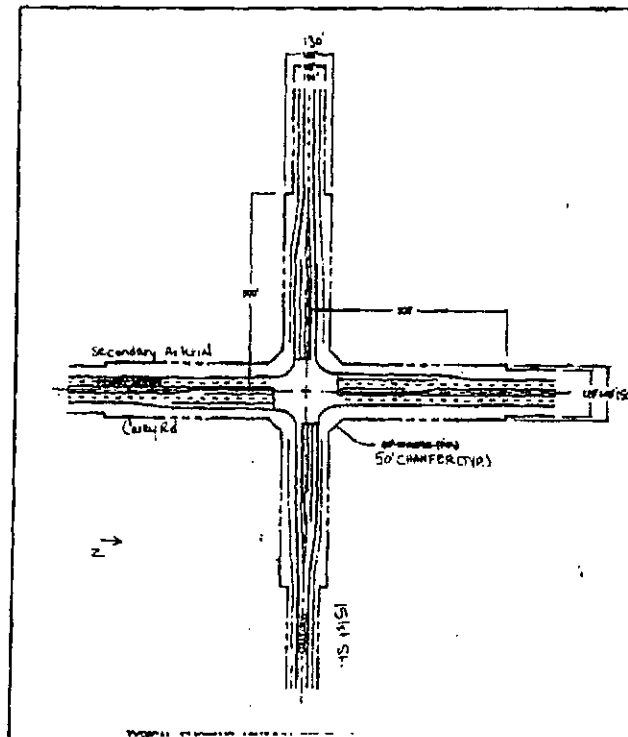
Sincerely,



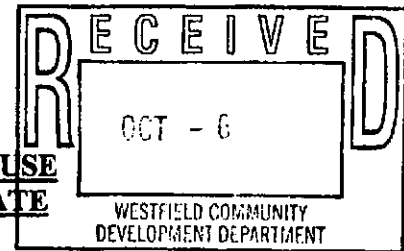
Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

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:

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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

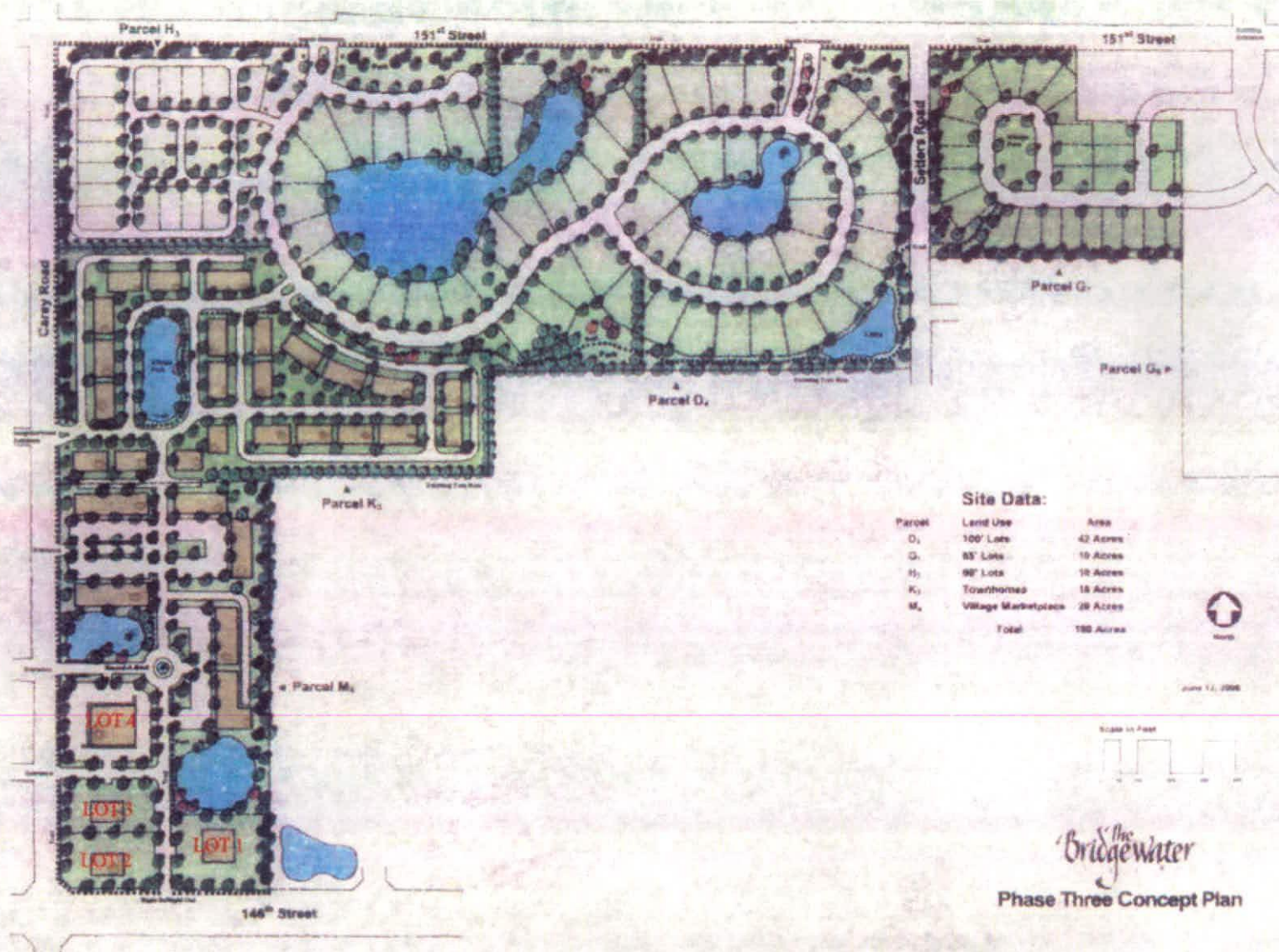
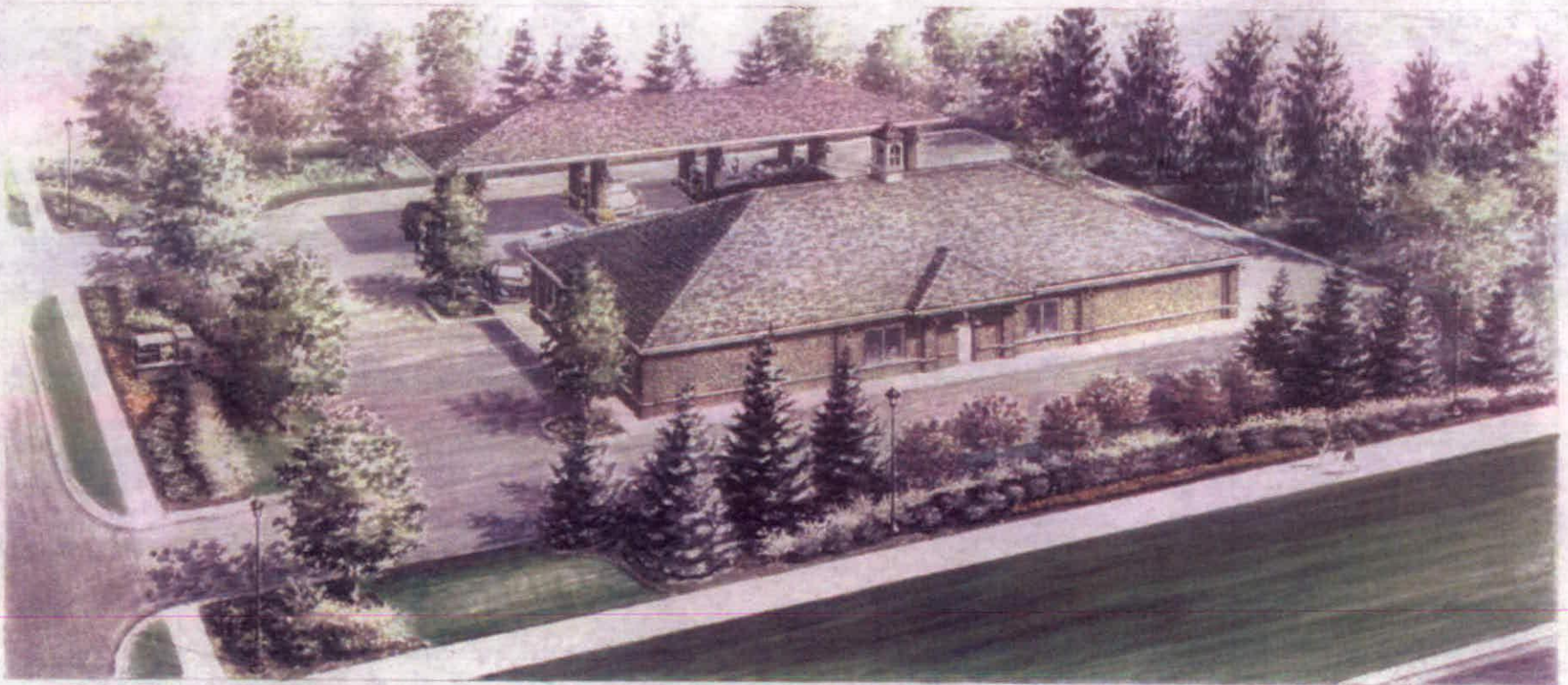


Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

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

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AND SCHEDULE OF EXHIBITS

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- 3. Area X legal description

4. Underlying Residential Standards
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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
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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);

Exhibit 1B

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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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

**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.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- D. **LB - Local and Neighborhood Business District** - This district is established to provide a local or neighborhood residential community with retail services, convenience shopping, and professional services to meet the daily needs of the community. As such, this district typically will be ten (10) to twenty (20) acres in total area. Permitted uses in this District include general office, neighborhood shopping centers, financial institutions and other small to moderate size businesses. Development within this district requires attachment to public or semi-public water and sewers.

1. **Special Requirements**

Development Plan - Any proposed development in the LB District shall be subject to the requirements for the filing of a Development Plan as set forth in WC 16.04.065 and Section 15, below.

When the standards of this Section are found to be in conflict with other standards of the Westfield - Washington Township Zoning Ordinance, the stricter standards shall prevail.

2. **Permitted Uses** - See Figure 2 for list of permitted businesses.

Notwithstanding the provisions of Figure 2, the following uses shall also be considered Permitted Uses in the Local and Neighborhood Business District:

- Liquor stores and taverns
- Carry out food and beverage business (excluding drive-in or drive-through service)

3. **Special Exception Uses** - None.

4. **Minimum Lot Area** - Five (5) acres.

5. **Minimum Lot Frontage** - 50 Feet.

6. **Minimum Setback Requirements:**

- a. **Front Yard Adjacent to All Districts** - Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.
- b. **Side Yards Adjacent to Residential Districts** - Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

- c. Side Yards Adjacent to Non-Residential Districts – Required side yards adjacent to non-residential districts shall be 15 feet.
- d. Rear Yards Adjacent to Residential Districts - Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.
- e. Rear Yard Adjacent to Non-Residential Districts – Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

All required yards shall be maintained as green space and landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials in compliance with the requirements of Chapter 6. Landscape Standards of this Ordinance, and shall remain free from buildings or structures except where expressly permitted below:

- a. Front Yard Adjacent to Non-Residential Districts – Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- b. Front Yard Adjacent to Residential Districts – Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.
- c. Side and Rear Yards Adjacent to Non-Residential Districts – Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.
- d. Side and Rear Yards Adjacent to Residential Districts – Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

No building or structure shall be erected above a projected 1:3 proximity slope line (See WC 16.04.040, B., 11).

The maximum height of any building or structure shall be forty-five (45) feet above grade.

9. Square Footage Requirements

- a. Minimum Business Size – 800 square feet.
- b. Maximum Business Size – 30,000 square feet.
- c. Aggregate Maximum of All Building(s) within the Development – 90,000 square feet.

10. Parking

- a. See WC 16.04.120, Off-Street Loading and Parking; and,
- b. All access drives, parking areas, loading areas, driveways, interior access drives and interior access driveways shall be constructed with a durable, dust free surface of concrete or asphalt.

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq., and Subsection 15, e., below.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

Development Plans filed for any new construction, building additions, new or expanded surface parking areas, new or expanded surface loading areas, exterior building renovations or signs in the LB District shall, in addition to any Development Requirements contained elsewhere in this Ordinance, also comply with the following additional Development Requirements:

- a. Pedestrian Access and Orientation – Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.
- b. Building Fascia – All buildings and structures within a Local Business District development shall share a common architectural style.
- c. Vehicle Access – Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the “Town of Westfield Construction Standards”, administered by the Westfield Utilities Department.

d. Development Pattern:

Developments may be either: (i) a freestanding individual development; or, (ii) an integrated development containing more than one (1) business in one (1) or more buildings.

In order to create an integrated development that may include Out Lots, a rezone to the LB-PD shall be required.

In the case of an integrated development, documentary assurances shall be filed with the Plan Commission indicating that all lots or uses within the integrated development shall be provided with, at a minimum, the following: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), drive(s) and parking area(s), including maintenance thereof; and, (iv) one (1) shared or common ground or pylon sign.

e. Signs:

(1) Freestanding Signs:

- (a) Number of Signs – One (1) freestanding sign shall be permitted.
- (b) Maximum Sign Surface Area Per Freestanding Sign – Ten (10) square feet per gross acre, or part thereof, within the development, with a 200 square foot maximum.
- (c) Illumination – No freestanding sign shall be illuminated, either internally or externally, if located within 200 feet of a residential district.
- (d) Maximum height of sign – twenty (20) feet above grade.
- (e) Setback – Minimum: twenty (20) feet from right-of-way.
- (f) General – No freestanding sign shall obstruct sight lines set forth in WC 16.04.230, 2.,v).

(2) Wall Signs:

- (a) Maximum Facades with Wall Signs – two (2) facades of a building.
- (b) Maximum Number of Wall Signs – one (1) wall sign for each façade of a tenant space.
- (c) Maximum Sign Surface Area – one (1) square foot of wall sign surface area for every two (2) linear feet of building façade of the applicable tenant space.

(d) Maximum Aggregate Sign Surface Area for all Wall Signs on a Building one hundred (100) square feet.

f. Outside Storage or Display:

- (1) No outside storage or display of materials or merchandise shall be permitted.
- (2) No outside vending machines shall be permitted.
- (3) All business uses shall be conducted within buildings so constructed that no noise, dust or dirt shall be audible or visible beyond the confines of the building or structure.
- (4) Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard.

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

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**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 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more 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 Boundary	Maximum Sound Level (in decibels) 125 Feet from District Adjoining Business District Boundary
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 12.5 ft. Diameter Spherical Radiating Source at a Distance of 125 ft. from the Radiating Surface	Maximum Permitted Sound Level in the Shell of a 12.5 ft. Diameter Spherical Radiating Source at a Distance of 125 ft. from the Radiating Surface
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.

b) 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 Marshal 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.

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- 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	Resale Lots	42 Ac		
B	150' 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}	90' Lots	30 Ac		
H	90' Lots	18 Ac		
I _{1,2}	Club Villas	35 Ac		
J	Club Condominiums	15 Ac		
K	Village Townhomes	15 Ac		
L	Office/Fin Space	10 Ac		
M	Village Marketplace	25 Ac		
N	Clubhouse Area	18 Ac		
	Golf Course	180 Ac		
	Open Space R.O.W.	25 Ac		
Total Area		550 Ac		
Non-Commercial Area		305 Ac	1.75 Units/Ac	535 Units

Revised Site Data:

Parcel	Land Use	Acres
A	Estate Lots	40 Ac
B	150' Lots	15 Ac
C	120' Lots	15 Ac
D _{1,2}	180' Lots	27 Ac
E	90' Lots	20 Ac
F	90' Lots	20 Ac
G _{1,2}	90' Lots	25 Ac
H	90' Lots	15 Ac
I	Club Villas	30 Ac
J	Club Condominiums	20 Ac
K _{1,2}	Village Townhomes	27 Ac
L	Office/Fin Space	10 Ac
M _{1,2}	Village Marketplace	25 Ac
N	Clubhouse Area	18 Ac
	Golf Course	180 Ac
	Open Space R.O.W.	20 Ac
Total Area		700 Ac



Revised July 10, 2006
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 February 12, 2001

Prepared For:
 Thoroughbred-Bank
 Development, LLC

Prepared By:
 HaysDesign
 Peter Rye, Inc.

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

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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

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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, 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 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-Haz
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

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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 PD - 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
Roof 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	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 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 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	Office Space	Multi- Family
Utilities - Not Regulated by Indiana Utility Regulatory Commission	S.P.E.X. - All Areas					
Wireless Communication Service Facilities		S.P.E.X. in GB-PD & GO-PD	X	X	S.P.E.X.	

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.

- 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		
	Shrub Trees	Coniferous or Evergreen Trees	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - 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.

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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 specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

EXHIBIT 19

Development Phasing The Bridgewater Club

First: Golf Course construction will begin 2002, before development plans are submitted for residential and non-residential parcels.

Second:	<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.

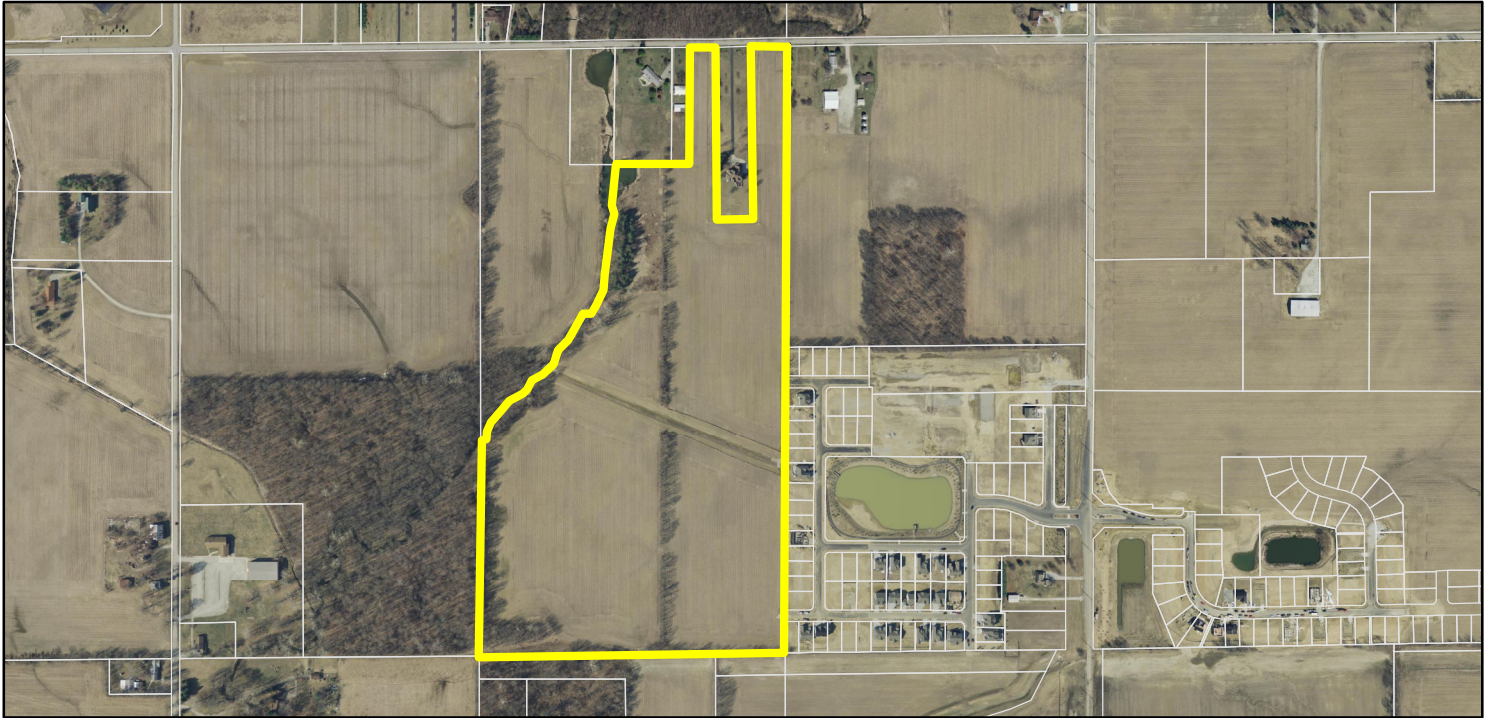
NARRATIVE STATEMENT

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

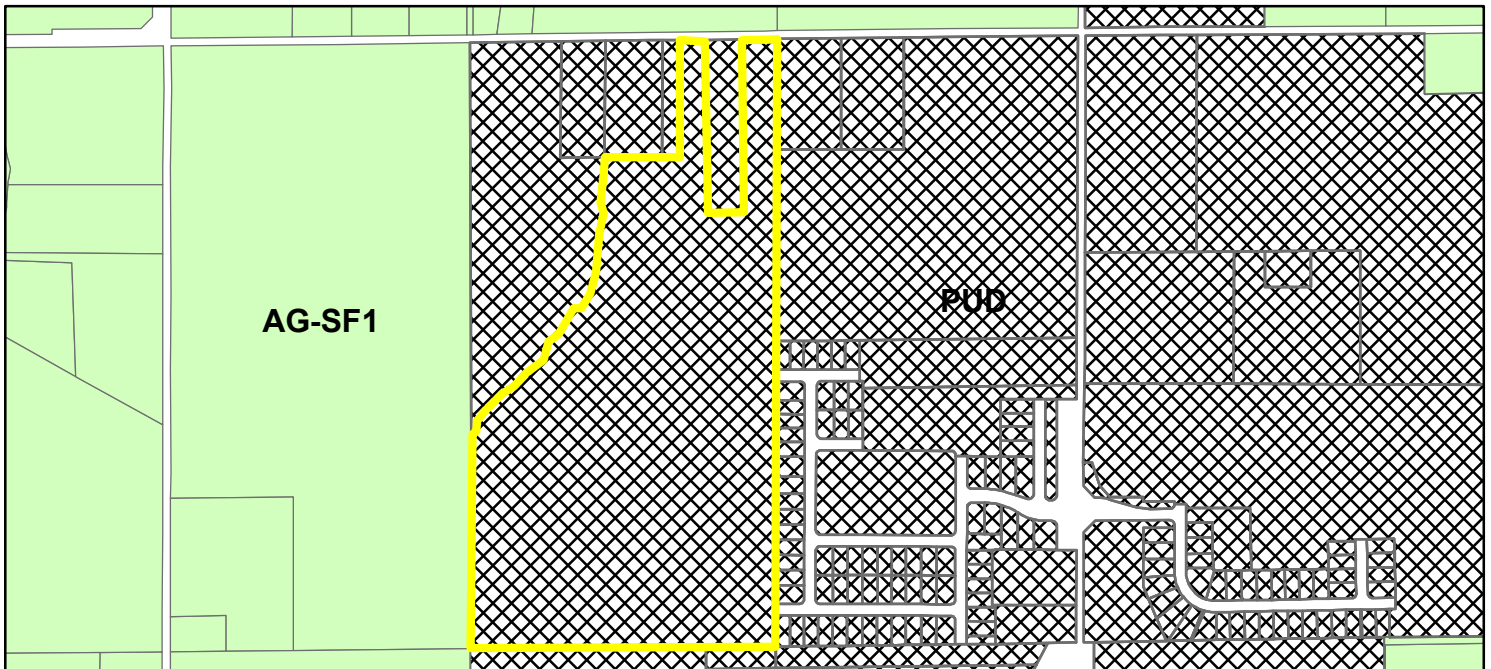
At the same time, in order to add clarity to the project, BWC Management, LLC has filed a Primary Plat and Development Plan Applications seeking site design approval for the 10 residential Lots and 3 Blocks which illustrates the exact plan for the development of the Real Estate. A second Development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

Aerial Location Map

 Site



Zoning Map



Zoning

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)

A

6

118.

N89°21'13"E 118.178.1

N89°21'13"E - 153°47'41"W

8' FUTURE TRAIL
60' HALF RIGHT-OF-WAY

8' FUTURE TRAIL
60' HALF RIGHT-OF-WAY

OUTLOT 2 FUTURE DEVELOPMENT

2.61Ac.

0'39" 315 92'

30' DRAINAGE EASEMENT

PARK

COMMON AREA
PLAYGROUND

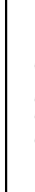
MATCH

LINE



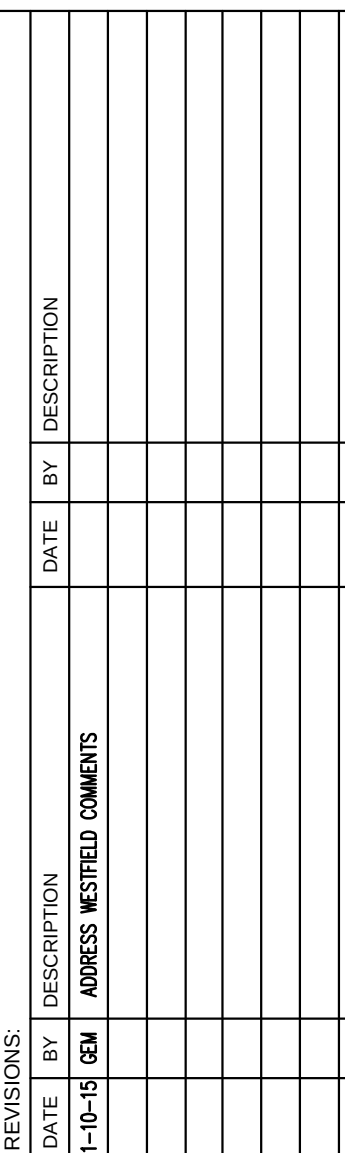
DATE: _____

- NORTH**
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3049
www.TERRASitedev.com



TERRA
SITE DEVELOPMENT, INC.

WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240



SHEET #:
PP1
of 3

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 33,
TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA.

SITE

NOT TO SCALE

SITE

STATE ROAD 32

NOT TO SCALE

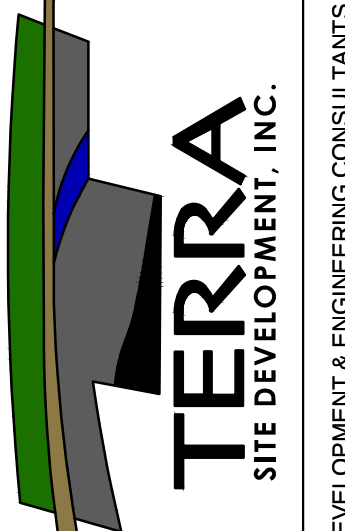




Know what's below.
Call before you dig.

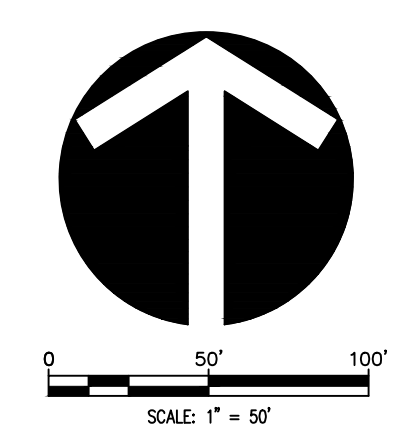


DATE: _____



DEVELOPMENT & ENGINEERING CONSULTANTS

- LEGEND**
- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
"TERRA FIRM #0113"
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED
"TERRA FIRM #0113"
 - 4" W/ 3/8" CONCRETE MONUMENT, MARKED ON
TOP W/ AN IRON OR COPPER DOWEL SET FLUSH
WITH THE TOP OF THE MONUMENT, SCORED ON
TOP W/ A CROSS
 - S & L.E. SIGN & LANDSCAPE EASEMENT
 - D & U.E. DRAINAGE & UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.E. EXCLUSIVE SANITARY SEWER EASEMENT
 - L.E., M & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - F.B.S. FRONT BUILDING SETBACK LINE
 - PROPERTY ADDRESS
 - LOW PRESSURE GRINDER LOT
 - A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SW-CR-01
 - TYPE "N"



WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240

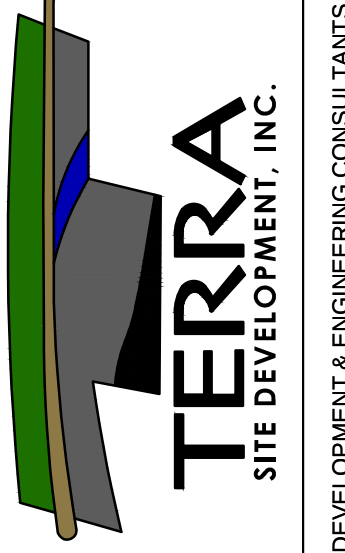
REVISIONS:	DATE	BY	DESCRIPTION
1	11-10-15	GM	ADDRESS WESTFIELD COMMENTS

DATE: September 4, 2015
PROJECT NUMBER: 110930.200
DRAWN BY: R.T. CHECKED BY: GEM
SHEET TITLE: PRIMARY PLAT
SHEET #: PP2
of 3



DATE:

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.693.9049
www.terra811.com



WATERS EDGE WEST
Hamilton County, WESTFIELD, IN
M/I Homes of Indiana, L.P.
8500 Keystone Crossing, S590
Indianapolis, IN 46240

REVISIONS:	DATE	DESCRIPTION
1	10-15-15	ADD WESTFIELD COMMENTS

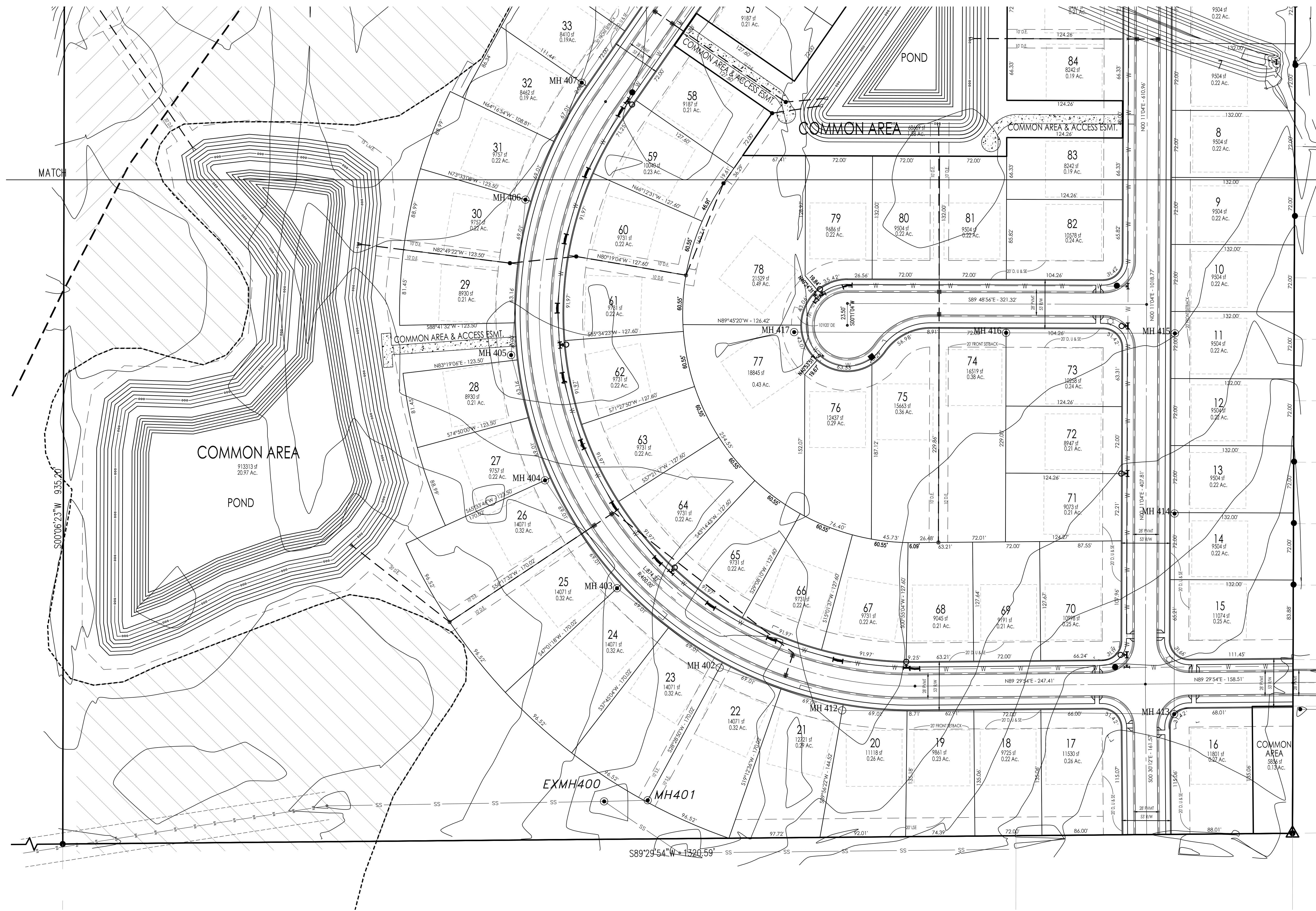
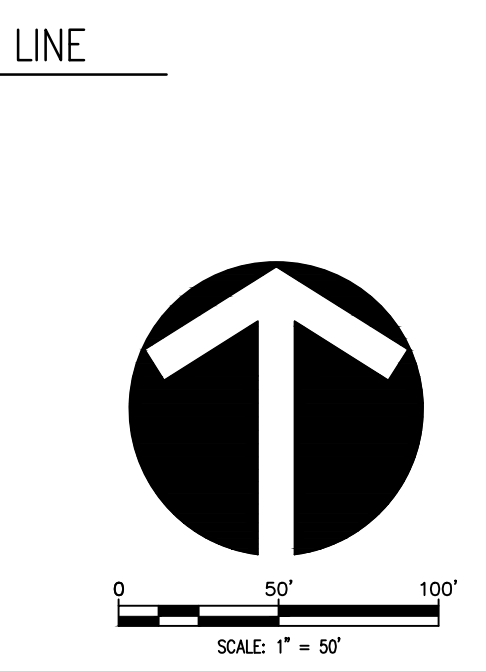
DRAWING FILES:

DATE: September 4, 2015
PROJECT NUMBER: 110930.200
DRAWN BY: R.T. CHECKED BY: GEM
SHEET TITLE: PRIMARY PLAT

SHEET #: PP3
of 3

LEGEND

- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
TERRA FIRM #0113
- 5/8" REBAR W/ ALUMINUM CAP STAMPED
TERRA FIRM #0113
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WITH THE TOP OF THE MONUMENT, SCORED ON
TOP W/ A CROSS
- S.A. & L.E. SIGN & LANDSCAPE EASEMENT
- D. & U.E. DRAINAGE & UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
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- L.E., M. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
- FRONT BUILDING SETBACK LINE
- PROPERTY ADDRESS
- LOW PRESSURE GRINDER LOT
- A.D.A. RAMP TYPE PER C. OF WESTFIELD 004-SW-CR-01
- TYPE "X"



Plot Date: Nov 10, 2015
Plot Time: 4:06pm
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By: TERRA-Gary Murray

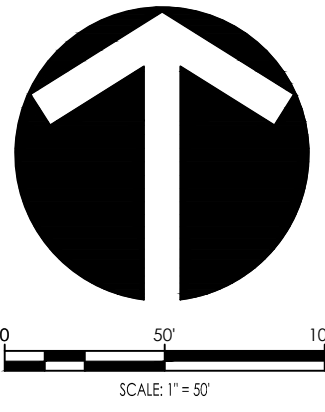
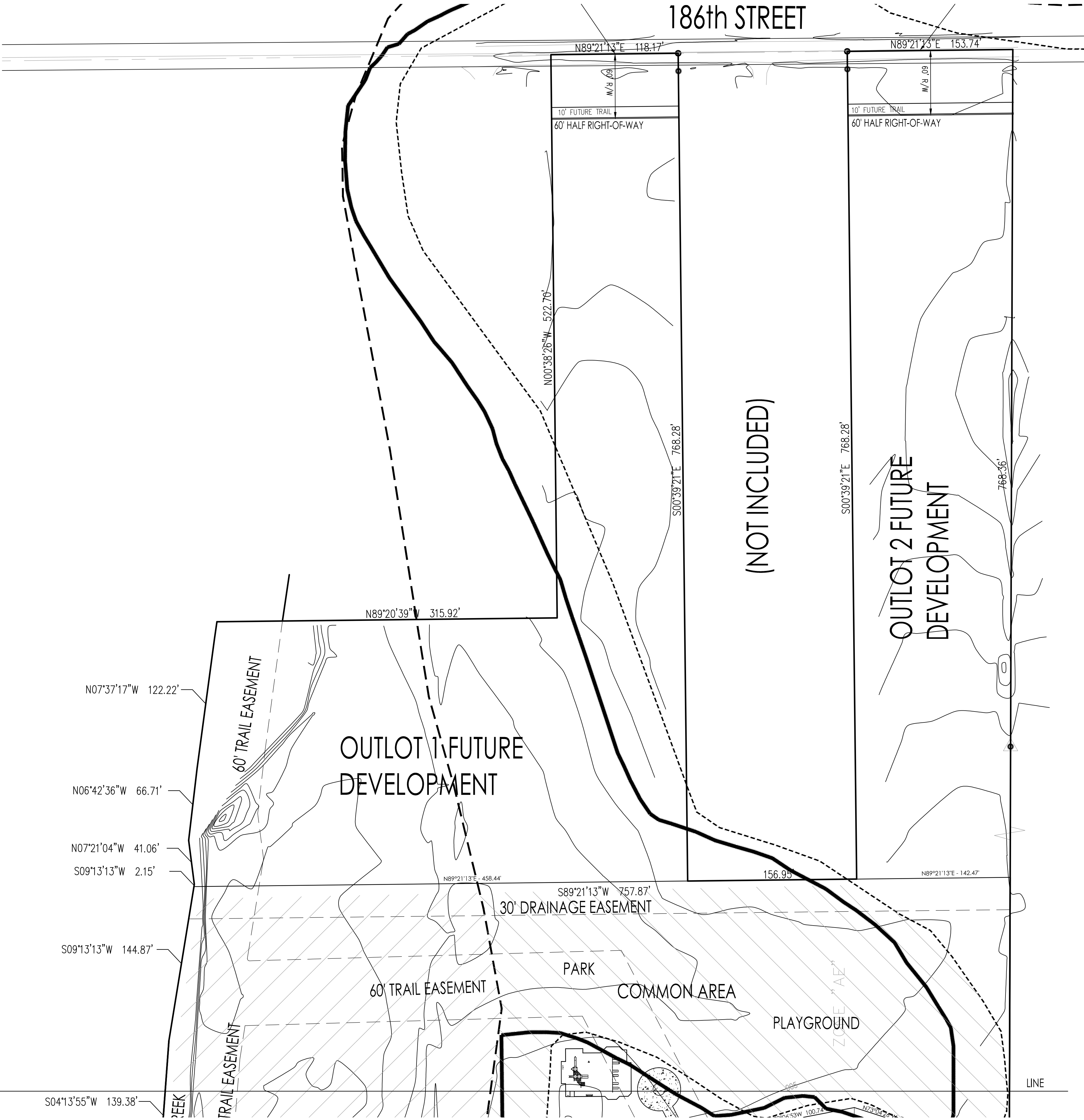
WATERS EDGE WEST OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana

[Basis of Bearings: Indiana State Plain Coordinate System - East Zone]

LAND DESCRIPTION:

Part of the East Half of the Northeast Quarter of Section 33, Township 19 North, Range 3 East, IN Washington Township, Hamilton County, Indiana, being described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 33, Township 19 North, Range 3 East; thence on the East line of said Northeast Quarter South 00 degrees 10 minutes 40 seconds West (assumed bearing) 2652.44 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southeast corner of said Northeast Quarter Section; thence on the South line of said Northeast Quarter Section South 89 degrees 29 minutes 14 seconds West 1320.57 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying" at the Southwest corner of the East half of said Northeast Quarter; thence on the West line of the East half of said Northeast Quarter section North 00 degrees 05 minutes 39 seconds East 935.20 feet more or less to the centerline of the Little Eagle Creek Drain; thence the following nineteen courses are on the centerline of said Little Eagle Creek Drain: (1) North 68 degrees 58 minutes 37 seconds East 19.35 feet; (2) thence North 10 degrees 18 minutes 45 seconds East 31.12 feet; (3) thence 29 degrees 35 minutes 47 seconds East 39.48 feet; (4) thence North 39 degrees 32 minutes 24 seconds East 110.28 feet; (5) thence North 51 degrees 47 minutes 14 seconds East 92.59 feet; (6) thence North 40 degrees 23 minutes 09 seconds East 57.84 feet; (7) thence North 53 degrees 40 minutes 03 seconds East 114.02 feet; (8) thence North 18 degrees 24 minutes 35 seconds East 65.41 feet; (9) thence North 44 degrees 35 minutes 50 seconds East 62.49 feet; (10) thence North 28 degrees 16 minutes 45 seconds East 128.55 feet; (11) thence South 86 degrees 06 minutes 09 seconds East 28.88 feet; (12) thence North 35 degrees 44 minutes 39 seconds East 80.80 feet; (13) thence North 16 degrees 18 minutes 20 seconds East 63.18 feet; (14) thence North 04 degrees 13 minutes 31 seconds East 139.38 feet; (15) North 09 degrees 12 minutes 49 seconds East 147.02 feet; (16) thence North 07 degrees 21 minutes 28 seconds West 41.06 feet; (17) thence North 05 degrees 42 minutes 12 seconds East 66.71 feet; (18) thence 07 degrees 36 minutes 53 seconds East 122.22 feet; (19) thence North 08 degrees 25 minutes 27 seconds East 15.72 feet; thence North 89 degrees 20 minutes 15 seconds East 315.92 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 522.72 feet to a Mag on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 118.15 feet to a Mag nail; thence South 00 degrees 39 minutes 45 seconds East 768.28 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 89 degrees 20 minutes 15 seconds East 157.03 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying"; thence North 00 degrees 39 minutes 45 seconds West 768.28 feet to a Mag nail on the North line of said Northeast Quarter; thence on said North line North 89 degrees 20 minutes 15 seconds East 153.82 feet to the POINT OF BEGINNING, containing 55.83 acres, more or less.

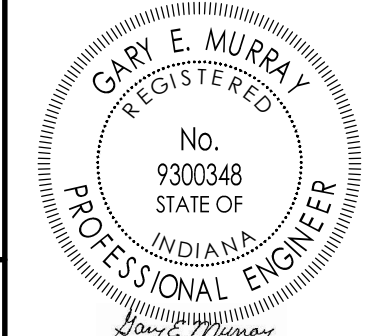
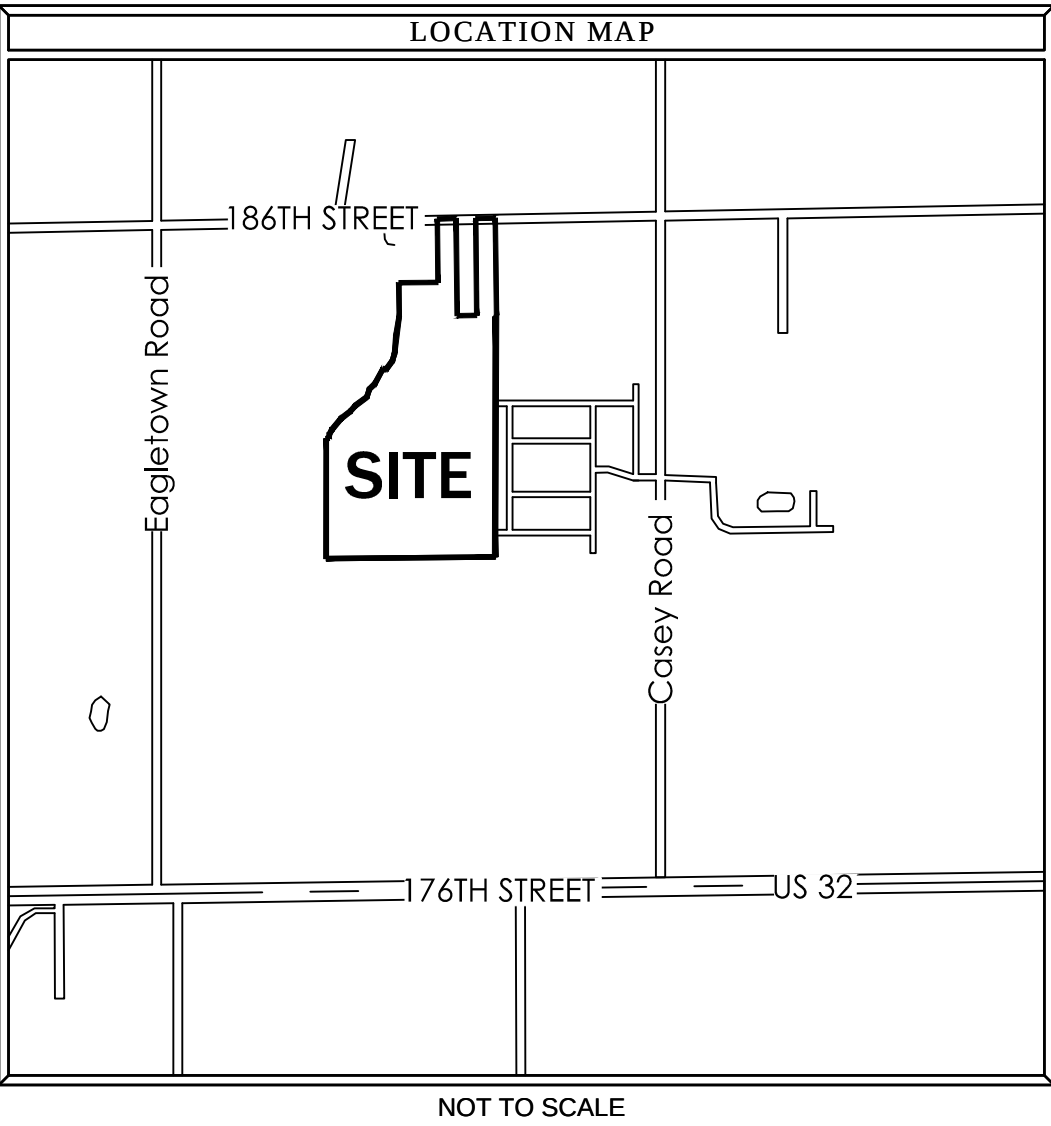
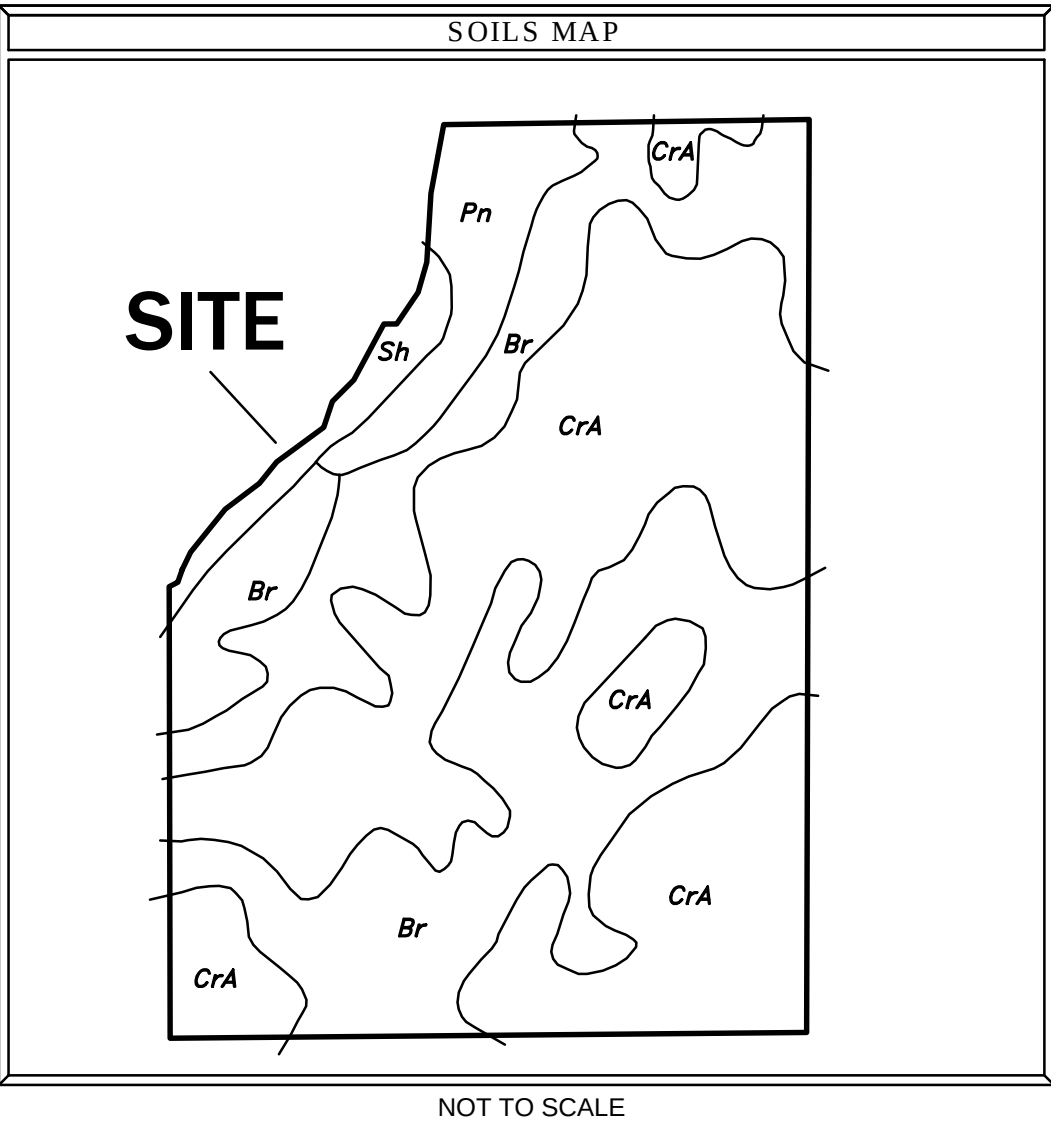


- LEGEND**
- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED "TERRA FIRM #0113"
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED "TERRA FIRM #0113"
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 - SIGN & LANDSCAPE EASEMENT
 - S. & L.E. DRAINAGE & UTILITY EASEMENT
 - D. & U.E. DRAINAGE EASEMENT
 - D.E. EXCLUSIVE SANITARY SEWER EASEMENT
 - S.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - L.E., M. & A.E. FRONT BUILDING SETBACK LINE
 - PROPERTY ADDRESS
 - 00000 LOW PRESSURE GRINDER LOT
 - * A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01
 - TYPE "X"

PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
M/I HOMES, L.P.
8500 KEYSTONE CROSSING
INDIANAPOLIS, IN

TOTAL LOTS = 88
SITE = 49.859 AC±



DATE: OCTOBER 12, 2015
NORTH 1307 W. 161st Street Westfield, Indiana 46074
SOUTH Public Technology Center of Indiana, Inc. 3225 Poplar Avenue, Suite 133 Indianapolis, Indiana 46241
P: 317.999.1216
F: 317.663.3049
www.TERRAsitedev.com



Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:	DATE	BY	DESCRIPTION
1	11-10-15	GEM	ADDITION WESTFIELD COMMENTS

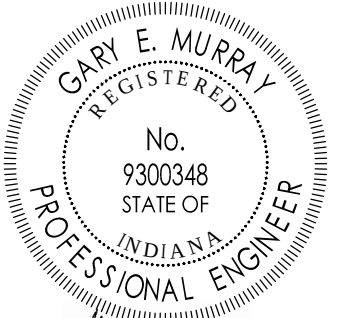
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DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM
CHECKED BY: GEM
SHEET TITLE: Overall Development Plan

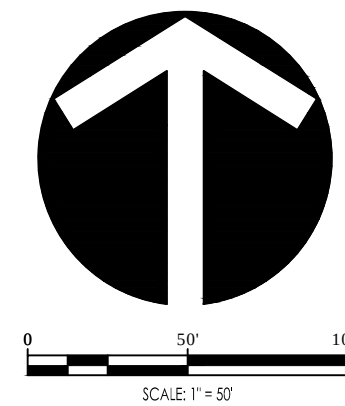
SHEET #: 1
of 3

WATERS EDGE WEST
OVERALL DEVELOPMENT PLAN

Part of the E½ of the NE¼ of Section 33, Township 19 North, Range 3 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



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- S. & L.E.
D. & U.E.
D.E.
S.E.
L.E., M. & A.E.
FBSL
00000
*
TYPE 'X'



PREPARED BY:
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
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Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

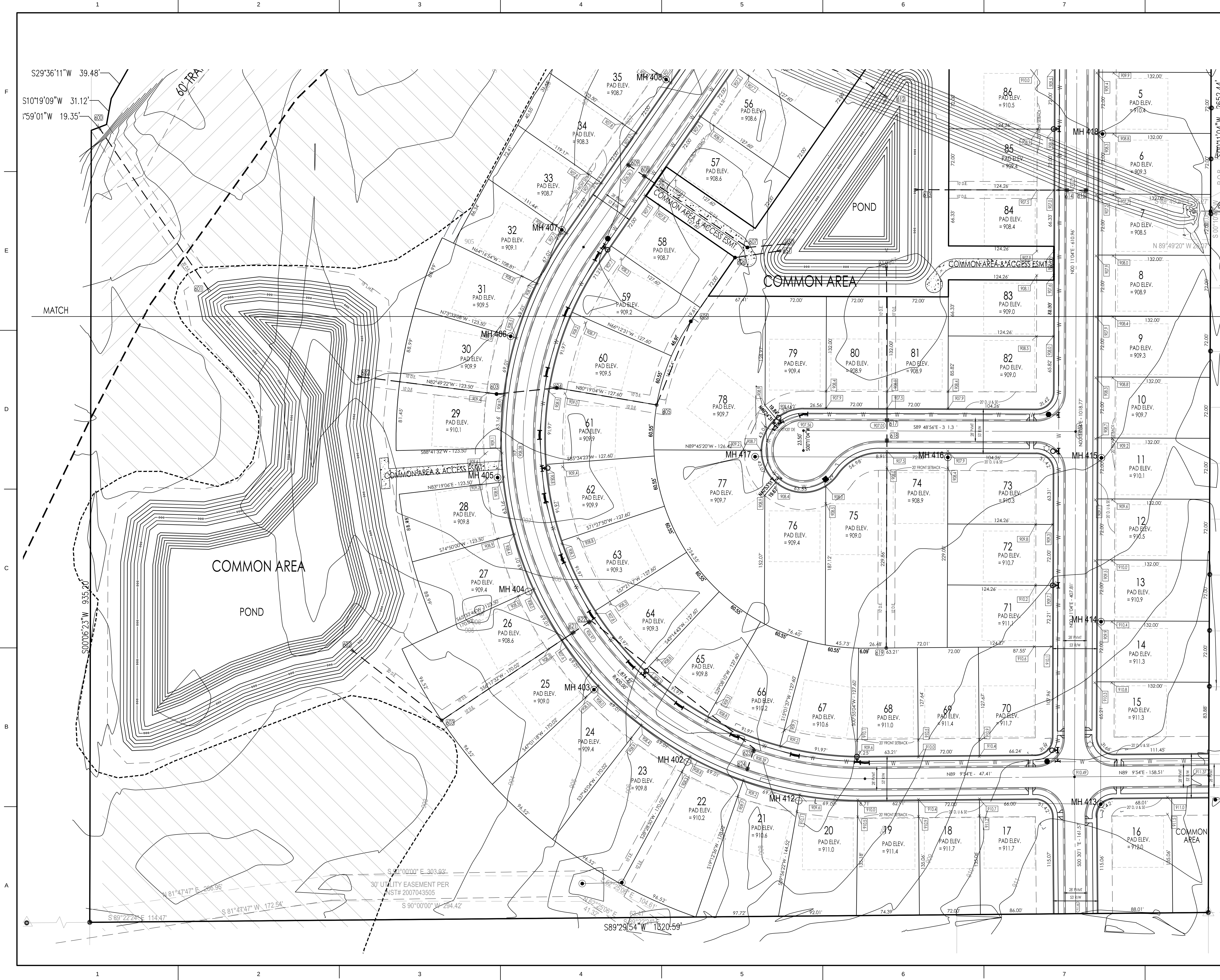
REVISIONS:	DATE	BY	DESCRIPTION
	11-10-15	GEM	ADDRESS WESTFIELD COMMENTS

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM
CHECKED BY: GEM
SHEET TITLE: Overall Development Plan

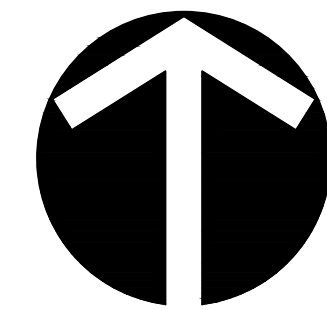
SHEET #:
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of 3

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Plot Date: Nov 10, 2015
By: TERRA-Gary Murray



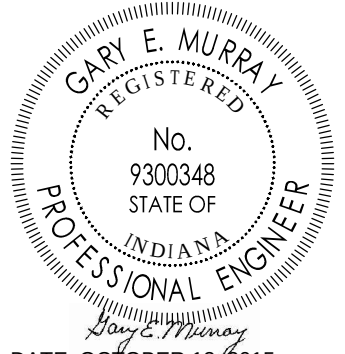
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Waters Edge West
Westfield, Indiana
M/I Homes of Indiana, L.P.

REVISIONS:	DATE	BY	DESCRIPTION
	11-14-15	CSM	ADDRESS WESTFIELD COMMENTS

DRAWING FILES:

DATE: OCTOBER 12, 2015
PROJECT NUMBER: 110930.003
DRAWN BY: GEM
CHECKED BY: GEM
SHEET TITLE: Overall Development Plan

SHEET #:
3
of 3

Water's Edge West

Westfield, IN

Overall Landscape Plan

Scale 1" = 60'-0"
November 10, 2015

Prepared for:
M/I Homes of Indiana
8500 Keystone Crossing, Ste. 590
Indianapolis, IN 46240

PLANT LEGEND

- Shade Trees
- Ornamental Trees
- Evergreen Trees
- Shrubs

Residential District 2
LANDSCAPE CALCULATIONS (88 Lots)
Landscape Required by Builder
Front Yard Requirements
SHADE TREES - 1/LOT = 88 TREES
SHRUBS - 6/LOT = 528 SHRUBS
Side Yard Requirements
SHRUBS - 8/LOT = 704 SHRUBS
Rear Yard Requirements
SHADE TREES - 1/LOT = 88 TREES
SHADE TREES = 77 TREES - Traded for Common Area trees
TOTAL SHADE TREES = 253 TREES
TOTAL SHRUBS = 1,232 SHRUBS

Landscape Required by Developer
Street Trees each lot
STREET SHADE TREES = 192 TREES
Common Areas and Perimeter Plantings
SHADE TREES = 83 TREES
ORNAMENTAL/EVERGREENS = 352 TREES
SHRUBS = 176 SHRUBS
TOTAL SHADE TREES = 275 TREES
TOTAL ORNAMENTAL/EVERGREENS = 352 TREES
TOTAL SHRUBS = 176 SHRUBS

FINAL TOTALS REQUIRED:
SHADE TREES - 6 TREES PER UNIT = 528 REQUIRED TREES
ORNAMENTAL/EVERGREEN TREES - 4 TREES PER UNIT = 352 REQUIRED TREES
SHRUBS - 16 SHRUBS PER DWELLING UNIT = 1,408 REQUIRED SHRUBS

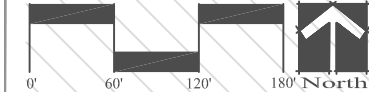
LANDSCAPE NOTES:

All Street trees are to match the current City of Westfield Master Tree List.
Street trees shall not be within four (4) feet of any pavement.
There shall be no trees within ten (10) feet of any storm sewer, including SSD.
Builder shall add one (1) additional shade tree per lot, in order to comply with the minimum on-site landscaping requirements in Section 8.2 of Ordinance 11-19.

OPEN SPACE BREAKDOWN

Floodplain - 17.71 Acres 50% of which is permitted to count toward open space 8.85 acres
Pond 1 - 1.54 Acres
Pond 2 - 3.26 Acres
Area East of Lot 16 - .13 Acres
Total Open Space 13.78 Acres, Total Site Area 55.85 Acres
Percentage of Open Space - 24.67%

Start to Finish LANDSCAPING
3375 South 500 East
Whitestown, IN 46075
tel. 317.959.2201 fax. 317.959.2200
email: starttofinish@tds.net
web: landscapingbystarttofinish.com



20' LANDSCAPE BUFFER

**PACKET OF PUBLIC COMMENT
WATER'S EDGE WEST
NOVEMBER 16, 2015**

November 2, 2015

Thank you, Jeff. For the Commission's consideration, I have significant concerns about the lack of planning or adequate earthen berms and landscaping to protect my property from the water displacement which will occur from placing 88 homes and the accompanying streets/driveways this close to the large existing flood area that lies between our two properties. This area floods very significantly multiple times each year and already comes into our yard – particularly from the East and South sides. The existing/new development directly to our East and accompanying water displacement is going to increase the flooding and standing water already pushed through the flood zone — M/I Homes development will do the same without adequate protections put in place of which there appear to be none based upon the landscaping design and based upon the fact that the development site to the East of us has already only put in a small retention pond and a pipe that I would be very surprised is effective in capturing and funneling the amount of increased what that will be displaced from all of the new homes, streets and driveways that cover up the natural ground and its ability to soak up groundwater into the groundwater table. A 10-15 acre lake forms several times during the winter and in the spring and the small retention pond designed to capture the new run off from all of the new homes may be mediocre at best pushing more water into the East and South sides of our property WITHOUT earthen berms to direct it into the southern flood zone and some type of drainage system other than a buried pipe which does nothing for pooled water in that area of the flood zone and "common area" M/I Homes is proposing.... The increased flooding and standing water for 4-5 months this year in our yard brought a mosquito infestation so bad that my children could often not play outdoors nor could we enjoy the deck or outside yard areas end of day/evening.

Additionally, the lack of significant earthen berm creating some separation between smaller, cheaper housing spaced several feet apart and looking directly into the rear of our house is already damaging/lessening our property value. We placed it on the market this past fall and out of 10 viewings, all homebuyers gave our home/property reviews of 8-10 on a quality score out of 10, but ALL said they were concerned about the quality of the housing and complete lack of privacy to the South from M/I Homes proposed 88-home project and the complete lack of privacy landscaping to create a buffer between our property and what is proposed by M/I Homes.

I am attending the hearing this evening as well as the next one (if/when noticed) so that I can have counsel adequately represent my concerns — particularly given the complete lack of landscaping/berms, or otherwise, that both addresses the existing/coming flooding problems as well as the privacy issues/concerns which have already decreased my property value tremendously.

Sincerely,

Jason C. Farmer
Senior Managing Director
WestBridge Investments

ORDINANCE 11-19

**AN ORDINANCE OF THE CITY OF WESTFIELD
TO AMEND THE ZONING MAP**

This PUD Ordinance (the "Springmill Trails PUD") amends the Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended with respect to the Real Estate (defined below).

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1101-PUD-02), filed with the commission, requesting amendment to the Zoning map; and,

WHEREAS, this Springmill Trails PUD changes the zoning of and governs the Real Estate legally described in what is attached hereto and incorporated herein by reference as Exhibit A (the "Real Estate") to the applicable terms and conditions of this Springmill Trails PUD; and,

WHEREAS, the property now zoned by the Eagletown PUD not included in the Real Estate remains governed by the applicable terms and conditions of the Eagletown PUD, Ordinance 07-07; and,

WHEREAS, the Commission did take action on August 15, 2011 to forward the said Docket 1101-PUD-02 to the Westfield City Council with a favorable recommendation by a vote of 7 in favor and 1 opposed, in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 16, 2011; and,

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT
ORDINANCE ZONING MAP AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES
BE AMENDED AS FOLLOWS:**

SECTION 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Springmill Trails

PUD Ordinance. When the standards of this Springmill Trails PUD Ordinance are found to be in conflict with other standards in the Zoning Ordinance, the Springmill Trails PUD Ordinance shall prevail. The uses and standards established in what is attached hereto and incorporated herein by reference as (i) Articles 1 thru 9 and (ii) Exhibits A thru E are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "A".

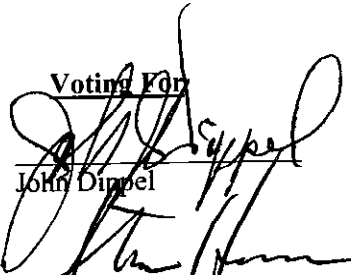
SECTION 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of the ordinance shall prevail.

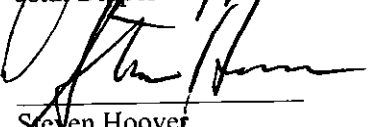
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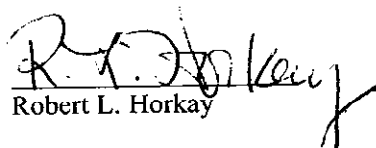
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 12 DAY OF Sept, 2011.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

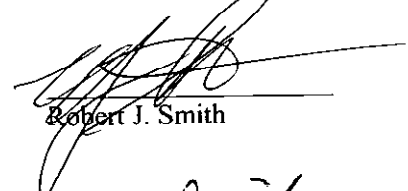
Voting For


John Dippel

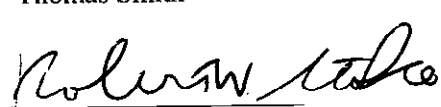

Steven Hoover


Robert L. Horkay


Kenneth Kingshill


Robert J. Smith


Thomas Smith


Robert W. Stokes

Voting Against

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

Abstain

John Dippel

Steven Hoover

Robert L. Horkay

Kenneth Kingshill

Robert J. Smith

Thomas Smith

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson and Frankenberger, PC
3150 East 98th Street, Suite 170, Indianapolis, IN 46280, (317) 844-0106.

I hereby certify that ORDINANCE 11-19 was delivered to the Mayor of Westfield on the 13 day
of Sept, 2011, at 9:30 a m.

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-19

This 13 day of Sept., 2011.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-19

this ____ day of _____, 2011.

J. Andrew Cook, Mayor

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

James C. Smith
Signed

SPRINGMILL TRAILS PUD TABLE OF CONTENTS

- Article 1. Definitions
- Article 2. Residential Districts
- Article 3. Commercial District
- Article 4. Business Districts
- Article 5. State Highway 32 Overlay Zone
- Article 6. Off-street Loading and Parking
- Article 7. Table of Permitted Uses
- Article 8. Landscaping Standards
- Article 9. Sign Standards

SPRINGMILL TRAILS PUD TABLE OF EXHIBITS

Exhibit A	Legal Description and Boundary Information
Exhibit B	Zoning District Map
Exhibit C	Illustrative Site Development Plan
Exhibit D	Construction Phasing Schedule
Exhibit E	Amenity Plan
Exhibit F	Residential Photo Examples

ARTICLE 1. DEFINITIONS.

1. "Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.
2. "Church" shall mean and refer to a building and property used for public worship. A Church may include a daycare and meeting space facilities open to the general public at the election of the owner.
3. "Commercial District" shall mean and refer to what is identified on the Zoning District Map as Commercial.
4. "Community Garden" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
5. "Concession / Mobility Rental Stand" shall mean and refer to a business use engaged in the sale of refreshments and rental of equipment such as bicycles to serve the needs of pedestrians visiting a sports complex or the Little Eagle Creek Trail.
6. "Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.
7. "Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six feet and projection of no less than 2 feet shall count as a corner break.
8. "Development Amenities" shall mean and refer to neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
9. "District" shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD.
10. "Dwelling, Single Family Attached" shall mean and refer to two through seven unit attached dwellings including but not limited to Quadplex Dwellings, Triplex Dwellings, Duplex Dwellings, and Townhouse Dwellings.
11. "Dwelling, Single Family Detached" shall mean and refer to a dwelling unit which does not

share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.

12. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
13. "Fishing Pond" shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s).
14. "Franchise Architecture" shall mean and refer to building design that is trademarked or identified with a particular chain or corporation and is generic in nature.
15. "Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.
16. "Market Center District" shall mean and refer to what is identified on the Zoning District Map as the Market Center.
17. "Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.
18. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
19. "Overhang" The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements.
20. "Owner" shall mean and refer to any owner of any part of the Real Estate.
21. "Parcel" shall mean and refer to a land area with properly recorded legal description.
22. "Parcel Coverage" shall mean and refer to the total ground area, within any particular parcel, covered by the primary structures plus garages and carports and other accessory structures, which are greater than thirty-six inches above grade level, excluding fences and walls not attached in any way to the roof.
23. "Public gathering area" shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.
24. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit A.
25. "Residential District 1" shall mean and refer to what is identified on the Zoning District Map as the Residential District 1.
26. "Residential District 2" shall mean and refer to what is identified on the Zoning District Map

as the Residential District 2.

27. "Ridge line" The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one ridge line.
28. "Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.
29. "Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

ARTICLE 2. SINGLE FAMILY RESIDENTIAL DISTRICTS. WC 16.04.030 of the Zoning Ordinance, entitled "Residential Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions:

Section 2.1. General Requirements.

- A. Building Height. All non-residential buildings are permitted to be a maximum of fifty (50) feet or four stories in height, whichever is greater.
- B. Keeping of Animals (excluding cats and dogs). Horses, ponies and llamas may be kept on Parcels subject to the following standards:
 - 1. Minimum parcel size of 3 acres,
 - 2. Maximum of one animal per acre, and
 - 3. Stables are permitted subject to a minimum of 50' setback from all property lines.
- C. Chain-link fencing with vinyl slats is prohibited.

Section 2.2. Residential District 1: The underlying zoning of Residential District 1 shall be the SF 4 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 1.

- A. Permitted Uses:
 - 1. Single Family Detached Dwellings
 - 2. Church
 - 3. Public parks
 - 4. Schools – Public or Private – without dormitory accommodations
 - 5. Fire Station
 - 6. Day Care Center
 - 7. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
 - 8. Child care dwelling - in accordance with IC 36-7-4-1108

9. Residential facility for mentally ill - in accordance with IC 12-28-4-7
 10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
- B. Minimum lot area: Seven thousand five hundred (7,500) square feet subject to the following additional standards:
1. No more than 400 lots shall be less than nine thousand (9,000) square feet.
 2. No more than 600 lots shall be less than eleven thousand (11,000) square feet.
- C. Minimum Lot Frontage on Road: Fifty (50) feet.
- D. Minimum Setback Lines:
1. Front yard – 20 feet
 2. Side yard – 6 feet
 3. Rear yard – 20 feet
- E. Minimum lot width at building line: Seventy (70) feet
- F. Maximum building height: Thirty-five (35) feet.
- G. Minimum total square footage, exclusive of porches, terraces, and garages:
1. Single story: One thousand four hundred (1,400) square feet
 2. Two story: One thousand eight hundred (1,800) square feet
 3. A maximum number of dwellings less than 1,600 square feet if single story and 2,000 square feet if two story shall be 400.
 4. The maximum number of dwellings less than 2,200 square feet shall be 600.
- H. Architectural Standards:
1. Elevations:

- a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material subject to any exception permitted in this Article.
2. A dwelling shall have a minimum of three (3) ridge lines.
3. A dwelling shall have a minimum of three (3) corner breaks on the (i) front elevation and (ii) each side elevation.
4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

I. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 1 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of two (2) shade trees, and ten (10) shrubs shall be planted in each front yard.
2. Each dwelling shall have a minimum of one (1) tree and six (6) shrubs in each side yard.
3. Each dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

J. Additional Design Standards:

1. No rear yard shall abut Springmill Road, 186th Street or Eagle Parkway. Lots shall face these street(s) or be separated from the street(s) by project open space a minimum of 100'. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
2. A minimum of seventy-two (72) of the dwellings constructed in Residential District 1 shall have a side load or courtyard garage.

Section 2.3. Residential District 2: The underlying zoning for Residential District 2 shall be the SF-5 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Residential District 2. The size and configuration of Residential District 2 may increase or decrease by up to 15%.

A. Permitted Uses:

1. Single Family Detached Dwellings
2. Single Family Attached Dwellings
3. Public parks
4. Assisted Living Facility
5. Concession / Mobility Rental Stand (only permitted west of Eagle Parkway)
6. Fire Station
7. Church
8. Daycare Center
9. Model dwellings and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons.
10. Child care dwelling - in accordance with IC 36-7-4-1108
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.

B. Minimum lot area:

1. 40' alley load lots – 3,200 square feet
2. 50' alley load lots – 4,400 square feet
3. 60' alley load lots – 5,000 square feet
4. 60' front load lots – 5,400 square feet
5. Single Family Attached Dwellings – N/A

C. Minimum lot frontage on road:

1. 40' alley load lots – 40 feet

2. 50' alley load lots – 40 feet
3. 60' alley load lots – 40 feet
4. 60' front load lots – 40 feet
5. Single Family Attached Dwellings – N/A

D. Minimum setback lines:

1. Front yard –
 - a. 40' alley load lots – 10 feet
 - b. 50' alley load lots – 10 feet
 - c. 60' alley load lots – 10 feet
 - d. 60' front load lots – 20 feet
 - e. Single Family Attached Dwellings – 10 feet alley load and side load, 20 feet front load
2. Side yard:
 - a. 40' alley load lots – 6 feet
 - b. 50' alley load lots – 6 feet
 - c. 60' alley load lots – 6 feet
 - d. 60' front load lots – 6 feet
 - e. Single Family Attached Dwellings – minimum 25' between buildings
3. Rear yard:
 - a. 40' alley load lots – 20 feet
 - b. 50' alley load lots – 20 feet
 - c. 60' alley load lots – 20 feet
 - d. 60' front load lots – 15 feet

- e. Single Family Attached Dwellings – minimum 25’ between buildings
- 4. Minimum lot width at building line:
 - a. 40’ alley load lots – 40 feet (50’ on corner lots)
 - b. 50’ alley load lots – 50 feet
 - c. 60’ alley load lots – 60 feet
 - d. 60’ front load lots – 60 feet
 - e. Single Family Attached Dwellings – N/A
- 5. Maximum building height:
 - a. 40’ alley load lots – 25 feet
 - b. 50’ alley load lots – 25 feet
 - c. 60’ alley load lots – 25 feet
 - d. 60’ front load lots – 25 feet
 - e. Single Family Attached Dwellings – 35 feet
- E. Minimum total square footage, exclusive of porches, terraces, and garages:
 - 1. Single story: One thousand, four hundred (1,400) square feet
 - 2. Single-family attached: One thousand, three hundred (1,300) square feet
- F. Architectural Standards:
 - 1. Elevations:
 - a. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
 - b. A minimum of fifty percent (50%) of the front elevation of each dwelling, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

- c. The surface area of all remaining elevations shall have masonry, natural materials or vinyl siding (0.048 mil thickness or greater) as the exterior building material subject to any exception permitted in this Article.
- 2. Minimum number of Ridge Lines:
 - a. Single Family Detached dwelling = 3
 - b. Single Family Attached Building = 5
- 3. Minimum number of Corner Breaks:
 - a. Single Family Detached dwelling = 3 on the front elevation
 - b. Single Family Attached Building = 4
- 4. Windows:
 - a. A dwelling shall have a minimum of three (3) windows on the front elevation.
 - b. A dwelling (building in the case of a Single Family Attached Dwelling) shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirement of one (1) window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
 - e. All windows shall have shutters and/or treatment. For windows in brick elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick elevation, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material.
- 5. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

6. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
7. Roof overhangs shall be required and shall be a minimum of 8". Elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
8. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
9. Garage doors shall incorporate at least one of the following design elements.
 - a. Windows.
 - b. Single-load (individual) garage doors for each parking bay.

G. Lot Landscaping Requirements: The following standards apply to all lots within Residential District 2 and contribute to the requirements of Section 8.2 of this Springmill Trails PUD:

1. A minimum of one (1) shade tree, and six (6) shrubs shall be planted in each front yard of a Single Family Detached Dwelling.
2. Each Single Family Detached Dwelling shall have a minimum of four (4) shrubs in each side yard.
3. Each Single Family Detached Dwelling shall have a minimum of one shade (1) tree in the rear yard.
4. A minimum of four (4) shade trees and ten (10) shrubs shall be planted for each dwelling unit of a Single Family Attached Dwelling Building. Evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs. Plantings may be placed throughout the Single Family Attached development area.
5. Twenty-five percent of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.

H. Additional Standards:

1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway and/or 186th Street.

2. A maximum of fifteen (15) lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type (front load, alley load, detached dwelling, attached dwelling, etc) or street right-of-way.
3. No rear yard shall abut Eagle Parkway or 186th Street. Lots shall face Eagle Parkway and/or 186th Street or be separated from the street by project open space a minimum of 100' in depth. See Article 8.3.F of this Springmill Trails PUD Ordinance for additional standards.
4. No one dwelling type (front load detached, alley load detached, attached dwelling, etc) may exceed sixty (60) percent of the total number of dwellings in the District.
5. A minimum of three dwelling types shall be constructed within the District.
6. Included by reference, as Exhibit F, are photographs of homes that are characteristic of those that may be constructed within Residential District 2.
7. A maximum of 1250 single family detached and attached dwellings shall be permitted within Residential District 2.

Section 2.4. Development Amenities:

- A. The following Development Amenities will be distributed throughout Residential District 1 and 2 as generally illustrated on Exhibit E – Amenity Plan:
 1. Clubhouse
 2. A minimum of 5 small parks (minimum of 10,000 square feet in area)
 3. A minimum of 4 swimming pools and swimming pool areas
 4. A minimum of 5 playgrounds
 5. Integrated trail system connecting all districts
- B. Additionally, at least four of the following amenities shall also be provided within each residential district:
 1. Fitness center
 2. Basketball court

3. Tennis Court
 4. Volleyball court
 5. Putting green
 6. Community garden
 7. Public gathering area
 8. Fishing Pond
- C. Amenities required under this section will be provided within each District no later than the completion of forty (40) percent of the dwellings within each area designated under an approved Primary Plat.
- D. The Developer shall construct the Little Eagle Creek Trail (the "Trail") through the Real Estate in substantial compliance with the Trail route shown in the Amenity Plan, Exhibit "E", or a route otherwise agreed to by the City of Westfield. The Trail shall be constructed in compliance with the City of Westfield's standards in place at the time of construction. The real property, at a width of no less than 60 feet, on which the Trail is located, shall be dedicated to the City of Westfield at the time of development plan or secondary plat approval for the relevant section of the Development and prior to the issuance of any building permits or improvement location permits on the relevant section of the Development, or at a time otherwise agreed to by the City of Westfield.

Section 2.5. Additional Standards:

- A. Maximum Density:
1. Residential District 1 – Up to 2.8 dwellings per acre
 2. Residential District 2 – Up to 6 dwellings per acre
- B. Maximum number of single family attached and detached dwellings – 1950
- C. Open Space: The minimum percent of open space shall be 21% of the development area of each district.
- D. Development provisions for a specific area within Residential District 1 (Existing Hamilton County Tax Parcel #08-05-27-00-00-016.000, approximately 37 acres):
1. The parcel shall be entitled to a density of 2.8 units per acre (approximately 104 lots).
 2. The parcel shall not be required to provide open space in excess of 21 percent.
 3. The parcel shall be entitled to a minimum lot size of 7,500.

- E. Single family detached dwelling variety requirements: See the following exhibit.

Single Family Detached Dwelling Variety Requirements

	3	3
	2	2
	1	1
Subject dwelling		1
	1	1
	2	2
	3	3

- | | |
|--------------|--|
| <div>1</div> | Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package. |
| <div>2</div> | Dwelling may be of the same plan and elevation as the Subject dwelling, but must be a different color package. |
| <div>3</div> | Dwelling may be identical to the subject dwelling. |

ARTICLE 3. COMMERCIAL DISTRICT. The purpose of this district is to allow commercial development. The underlying zoning of the Commercial District shall be the EI District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the Commercial District. WC 16.04.060 of the Zoning Ordinance, entitled "Industrial Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 3.1. General Requirements. The following general requirements apply to the Commercial District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any business yard that abuts a residential area in accordance with the Landscaping Standards of this Ordinance.
- C. Outdoor storage or display of vehicles and materials is permitted only in a permanent outside storage or sales display area identified on a Development Plan for the purpose.
- D. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- E. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the right-of-way.
- F. Chain-link fencing with vinyl slats is prohibited.

Section 3.2. Development Requirements.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 3.3)
 - 2. Outside storage is permitted subject to the provision of a solid opaque screen (fence/wall or vegetation) surrounding the outdoor storage area.
 - 3. The Commercial District shall be no closer than 350 feet to the right-of-way of State Highway 32.
 - 4. The Commercial District shall be subject to the State Highway 32 Overlay Zone as applicable and as noted in Article 5 of this Springmill Trails PUD.

5. Multi-family development shall meet all the requirements of Article 4.5 of this Springmill Trails PUD Ordinance.
- B. Permitted Uses. See Article 7 (Table of Permitted Uses) for list of permitted uses.
- C. Minimum Tract Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.
- D. Minimum Lot Area. None
- E. Minimum Tract Frontage on Road. Direct or indirect access to a public right-of-way is required.
- F. Minimum Setback Lines (applied to perimeter of the Commercial District).
1. Front Yard: Twenty (20) feet
 2. Side Yard: Twenty (20) feet
 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Not to exceed sixty (60) feet.
- H. Loading and Parking. See Article 6.

Section 3.3. Architectural Standards.

- A. General Requirements.
1. All heating, ventilating, communication, and other similar equipment located on the roof of any building shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
 2. Street light fixtures shall be pedestrian-scale fixtures. Wall sconces shall be decorative and compatible with surrounding architecture.
 3. Buildings shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- B. Building Materials. Buildings are subject to the building materials provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".

ARTICLE 4. BUSINESS DISTRICTS. WC 16.04.050 of the Zoning Ordinance, entitled "Business Districts", shall be applicable to the use and development of the Real Estate, subject to the following exceptions and additions. WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall also be applicable to the use and development of the Real Estate, subject to the provisions of Article 5 of this ordinance.

Section 4.1. General Requirements. The following general requirements apply to all business districts within the Springmill Trails PUD.

- A. Groups of business uses requiring parking space may join in establishing group parking area with not less than 80% of the sum of the separate Requirements for each participating use.
- B. Parking may be permitted in all required Building Setback Areas.
- C. There shall be no storage or display of merchandise outside of a building except in a permanent outside sales display area established for the purpose. Permanent outside sales display shall be permitted only in the Market Center District and shall require screening.
- D. Outside 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 is permitted. Farmers markets and sidewalk cafes are exempt from time restrictions.
- E. Pedestrian connections of five (5) feet in width shall be provided between buildings and parking areas via striping and sidewalks.
- F. Sidewalk connections shall be made between buildings and sidewalks/paths within the right-of-way.
- G. The size and configuration of any business district may be increased or decreased by 15%, so long as there is no increase in permitted densities.
- H. Chain-link fencing with vinyl slats is prohibited.

Section 4.2. Market Center District: The underlying zoning of the Market Center District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

- A. Special Requirements.
 - 1. Architectural Standards (see Section 4.4)

2. The size of the Market Center District may not be decreased by more than 5%.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.

C. Minimum Development Plan Requirement. A minimum of 30 acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Six-hundred and sixty (660) feet.

F. Minimum Building Setback Lines (applied to perimeter of the Market Center District):

1. Front Yard:
 - a. Subject to State Highway 32 Overlay along SR 32,
 - b. Forty (40) feet along Eagle Parkway (Ditch Road extension)
 - c. Twenty (20) feet for all other streets
2. Side Yard: Twenty (20) feet
3. Rear Yard: Twenty (20) feet

G. Maximum Building Height. Sixty (60) feet

H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building

I. Loading and Parking. See Article 6.

J. Signs. See Article 9.

K. Landscaping. See Article 8.

Section 4.3. Mixed Use District. The underlying zoning of the Mixed Use District shall be the GB District in the Zoning Ordinance. Said underlying zoning classification, as modified

below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district.

A. Special Requirements.

1. Architectural Standards (see Section 4.4)
2. No outside storage is permitted.
3. See Section 4.5 for additional standards for Multi-family uses.
4. The gross floor area of individual (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store, and Sporting Goods Stores within the Mixed Use District east of Eagle Parkway or within 300' of Residential District 2 (west of Eagle Parkway) shall be limited to a maximum of 25,000 square feet.

B. Permitted Uses.

1. See Article 7 (Table of Permitted Uses) for list of permitted businesses.
2. Any uses similar to general business not listed in Article 7 shall be permitted subject to approval by the Director.
3. Common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities.
4. Home Occupations in Multi-family dwellings.

C. Minimum Development Plan Requirement. A minimum of ten (10) acres is required for a Development Plan Application. Development Plan Amendments do not need to meet the minimum tract requirements of this section.

D. Minimum Lot Area. None

E. Minimum Tract Frontage on Road. Direct or indirect access to a public street right-of-way is required.

F. Minimum Setback Lines (applied to perimeter of the Mixed Use District).

1. Front Yard:
 - a. Subject to State Highway 32 Overlay Zone along SR 32.

- b. Forty (40) feet along Eagle Parkway (Ditch Road extension).
 - c. Twenty (20) feet for all other streets
- 2. Side Yard: Twenty (20) feet
- 3. Rear Yard: Twenty (20) feet
- G. Maximum Building Height. Sixty (60) feet
- H. Minimum Building Gross Floor Area. Three-thousand (3,000) square feet per building
- I. Loading and Parking. See Article 6.
- J. Signs: See Article 9.
- K. Landscaping: See Article 8.

Section 4.4. Architectural and Design Requirements.

- A. Where applicable the State Highway 32 Overlay standards shall apply.
- B. All heating, ventilating, communication, and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure.
- C. All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building materials palette. Franchise Architecture shall be modified to conform to the above noted design.
- D. Entrance Roads from State Highway 32 and Eagle Parkway shall be designed with common signage, lighting, and landscaping.
- E. Monument Signage materials shall match the general character and identity of the primary structures. Iconic elements may be used as entry treatments at Eagle Parkway and State Highway 32.
- F. Structured Parking is permitted, as long as the exterior materials are similar to the primary buildings in the district.
- G. Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet, unobstructed by any permanent or temporary streetscape elements, signs, displays or outdoor eating

areas. Sidewalks may be used for outdoor eating or retail sales, subject to approval by the Developer.

- H. Buildings Materials are subject to the provisions of WC 16.04.165 of the Zoning Ordinance, entitled "Development Plan Review".
- I. Traffic calming methods will be introduced to encourage low-speed traffic and safe pedestrian crossings. Building facades shall be articulated with canopies and covered entrances to encourage a more pedestrian friendly environment.

Section 4.5. Standards for Multi-Family Uses in the Mixed Use District: The underlying standards for Multi-Family uses shall be the MF-2 District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of Multi-Family uses in the Mixed use District.

- A. Maximum Dwelling Density - fourteen (14) dwelling units per acre (based on multi-family development and green space area)
- B. Maximum Number of Dwelling Units Per Structure – thirty-six (36) units
- C. Maximum Number of Dwelling Units – nine hundred (900) units on the Real Estate.
- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
- E. A minimum setback of 10' shall be required from internal driveways/parking areas.
- F. Maximum building height: Fifty (50) feet
- G. Proximity Slope: – The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures: twenty (20) feet
- I. Parking Lot Screening: In addition to the requirements in Article 6, the following provisions shall apply:
 - 1. Parking lots and spaces viewable from a public street or adjacent to single or multi-family development shall be screened by either a three-foot tall opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Springmill Trails PUD.
 - 2. Parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Materials:

1. Masonry shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
2. Masonry or natural materials shall be the exterior building material on the remaining exterior elevation of the building, excluding openings, such as doors and windows, roofs, and any elevation area within a dormer projecting from a roof.

K. Transportation Accessibility: Transportation Accessibility shall be per the requirements of the Zoning Ordinance for the MF2 District..

L. Development Plans: Multi-Family development shall meet the following requirements, in addition to the other requirements set forth in this Springmill Trails PUD.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two buildings are in a straight, unbroken line.
2. Straight/unbroken, front elevations shall be limited to 100 feet in length.

M. Each type of amenity shall count as one amenity, regardless of the quantity of the amenity that is provided (i.e., if two basketball courts are provided, they count as only one amenity).

Number of Units in Development	Minimum Number of Amenities Provided
1-150	2
151-300	4
301-450	5
451+	6

N. Required amenities may include, but are not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball-fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and racquetball courts.

1. A minimum of 20 percent green space shall be provided.
2. Picnic/barbecue area: A picnic/barbecue area shall include at least one (1) barbecue grill and one (1) picnic table, per fifty (50) dwelling units.

3. Large Playground: A large playground shall be a minimum of 5,000 square feet in area per 250 units. The square feet requirement shall include safe fall zones. Play equipment shall include a variety of elements within a designated area mulched with ADA and CPSC approved safety surfacing. A Large Playground shall include the following:
 - a. Six (6) swings
 - b. Three (3) detached/freestanding play elements
 - c. Three (3) sliding elements
 - d. Six (6) climbing elements
 - e. One (1) overhead element
 - f. Panels featuring play elements
 - g. Decks, bridges, tunnels as required to attach various play elements to each other.
 - h. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.
4. Small Playground: A small playground shall be a minimum of 2,000 square feet in area per 150 dwelling units. The square footage requirement shall include safe fall zones. Play equipment shall include a variety of elements with a designated area, mulched with ADA and CPSC approved safety surfacing. A small playground shall include the following:
 - a. Three (3) detached/freestanding play elements
 - b. Three (3) sliding elements
 - c. Three (3) climbing elements
 - d. One (1) overhead element
 - e. Panels featuring play elements
 - f. Decks, bridges, tunnels as required to attach various play elements to each other.

- g. All play area surfacing must comply with Americans with Disabilities Act and Consumer Product Safety Commission requirements for fall heights and accessibility.

ARTICLE 5. STATE HIGHWAY 32 OVERLAY ZONES.

Section 5.1 WC 16.04.065 of the Zoning Ordinance, entitled "State Highway 32 Overlay Zone", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

- A. The Concept Plan contemplates access to the Real Estate from State Road 32 as illustrated. Access to the Real Estate from State Highway 32 shall be limited to the following locations subject to approval as required by the State Highway 32 Overlay Zone requirements:
 - 1. Eagle Parkway (New Public Street aligned with Ditch Road)
 - 2. One full access drive cut west of Eagle parkway.
 - 3. New Casey Road (approximately midway between Eagle Parkway and Springmill Road.
 - 4. One full access drive cut between Eagle Parkway and new Casey Road.
 - 5. Two full access drive cuts between new Casey Road and Springmill Road.
- B. Monument signs shall be permitted between the setback line established by the primary structure nearest State Highway 32 and the State Road 32 right-of-way provided that a monument sign shall not be placed within 20' of the trail corridor closest to State Highway 32.
- C. The minimum building shall be 3000 square feet.

ARTICLE 6. OFF-STREET LOADING AND PARKING WC 16.04.120 of the Zoning Ordinance, entitled "Off-street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 6.1. Loading Berths. Other business uses shall provide one (1) loading berth for businesses with five thousand (5,000) square feet to ten thousand (10,000) square feet. Two (2) loading berths shall be provided for businesses with ten thousand one (10,001) square feet to one hundred thousand (100,000) square feet. For business uses over one hundred thousand (100,000) square feet, one (1) additional berth for each additional fifty thousand (50,000) square feet.

Section 6.2. Off-street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing. This requirement is not applicable to single-family detached and single-family attached dwellings.
- C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. Single-family attached dwellings: One (1) additional parking space shall be provided for every four (4) dwellings.
 - 2. Churches: One (1) parking space for each four seats.
 - 3. Establishments handling the sale and consumption of food and refreshment on the premises: One (1) parking space for each three (3) seats of serving area plus one parking space for each employee on primary shift.
 - 4. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 5. Retail Uses: One (1) parking space per each three hundred (300) square feet of floor space.
 - 6. Other uses such as, but not limited to, assembly and manufacturing not listed shall be per the required number indicated in the Zoning

Ordinance.

7. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

6.3 Bicycle Parking. In connection with any building which requires off-street vehicular parking spaces, the following bicycle parking regulations shall apply:

- A. Location. Bicycle parking must be provided within two hundred (200) feet from the main entrance to the building served.
- B. Required Number. Bicycle parking shall be provided to meet the following minimum requirements:
 1. Residential Uses.
 - a. Bicycle parking shall not be required for Single family detached dwellings.
 - b. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for attached dwellings.
 - c. Facilities designed to accommodate one (1) bicycle parking space per three (3) dwelling units shall be provided for multi-family dwellings.
 2. Non-Residential Uses: Facilities designed to accommodate five (5) bicycle parking spaces per one hundred (100) required vehicular parking spaces shall be provided for all non-residential uses.
 3. The required bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Residential Uses			
Multifamily	x	x	
Condominiums	x	x	
Nursing Homes, Retirement Centers, Board & Care Centers	x	x	
Assisted living facilities	x	x	
Business Uses			
Accountants, Architects, Engineers, Consultants	x	x	
Amphitheaters	x	x	
Antiques	x	x	x
Hotels, Motels, Bed and Breakfasts	x	x	x
Art Schools	x	x	
Artisan School	x	x	
Assembly Hall	x	x	
Artisan, pottery, craft production shop	x	x	x
Auditoriums	x	x	
Auto Parts Sales	x		x
Auto Rental	x		x
Auto Repair Garages	x		x
Auto Rustproofing	x		x
Auto Storage	x		x
Auto sales, New or used, service	x		x
Bakeries	x	x	x
Banks, S&Ls and Financial Institutions with or without drive-through	x	x	x
Barber, beauty shops, spas, tanning salons, fitness centers	x	x	x
Barber and Beauty Schools		x	x
Bicycle and electric scooter sales, service and repair	x	x	x
Billiard Parlor		x	x
Blueprinting, photocopying Job Printing	x	x	x
Book stores	x	x	x
Bowing Alley	x		
Business and Clerical Schools		x	x
Bus Stations	x		
Bus Stops	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Camera stores	x	x	x
Caskets and Casket Supplies	x		
Charitable donation Pick-Up Station	x		
Charitable Institution		x	x
China and Glassware Shops	x	x	x
Churches, Chapels, and Places of Worship		x	x
Civic centers		x	x
Civic Clubs		x	x
Coin shops	x	x	x
Commercial Parking Lots and Structures	x	x	x
Commissary, Food Catering Services	x	x	x
Consumer Service Office	x	x	x
Crating and Packaging Service	x	x	x
Credit Union Offices	x	x	x
Custard, Ice Cream, Dessert, Candy Shops	x	x	x
Dancing Schools		x	x
Delicatessen	x	x	x
Dentists	x	x	x
Department Stores-Under 10,000 sq.,ft	x	x	x
Department stores over 10,000 sq.ft	x	x	x
Discount Stores-Under 10,000 sq.,ft	x	x	x
Discount stores over 10,000 sq.ft	x		
Distributors--Inside Storage	x		x
Drive Through Food and Beverage	x	x	x
Drive-In food and Beverage	x	x	x
Drug Stores	x	x	x
Dry cleaning and Laundry Pick up with and without Drive-Through	x	x	x
Educational Institutions Public and Private		x	x
Electrical or non-polluting vehicle service, rental & sales	x	x	x
Electrical Supply Store	x	x	x
Electronics, computer, cable, TV, Internet & related sales & service	x	x	x
Embaling School		x	x
Employment Agencies	x	x	x
Exhibition Halls		x	x
Fabric Shops	x	x	x
Floor Coverings	x		x
Florists	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Frozen Food Stores and Lockers	x		x
Fruit Stands, Permanent		x	x
Fruit Stands, Temporary(Farmers Mkt)		x	x
Furniture Stores	x	x	x
Furrier Shops	x	x	x
Galleries	x	x	x
Garden and Lawn Materials and Supply Stores	x		x
Gasoline stations	x	x	x
Gift Shops	x	x	x
Government Offices-Universities		x	x
Greenhouses, Retail	x		x
Grocery Stores	x	x	x
Health, Fitness, and Exercise Center	x	x	x
Hardware Stores	x	x	x
Hobby Shops	x	x	x
Home Remodeling Company	x	x	x
Home Remodeling Supplies and Materials	x		
Hospitals(Minor), Medical and Dental Clinics and Labs	x	x	x
Insurance Companies	x	x	x
Interior Decorating	x	x	x
Jewelry Stores	x	x	x
Language Schools		x	x
Laundromats and Self-Service Dry Cleaning	x		
Lawyers		x	x
Libraries		x	x
Liquor stores	x	x	x
Loan Offices	x	x	x
Locksmith Shops	x	x	x
Luggage Stores	x	x	x
Mail Order Stores	x	x	x
Major Appliance Store	x	x	x
Millinery		x	x
Miniature golf, batting range, rock climbing & other small recreation	x		x
Mortuaries	x		
Motorcycle sales, rental and service (indoor display)	x		x
Museums		x	x
Music, Records, Instruments	x	x	x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Music Schools		X	X
Newspaper Distribution Station	X	X	X
Newspaper Publishing		X	X
Nursery-Plants, Retail	X		X
Optometrists	X	X	X
Paint and Wallpaper Stores	X	X	X
Pet Grooming	X	X	X
Pet Shops	X	X	X
Philanthropic Institutions		X	X
Photography School	X	X	X
Photography Studio	X	X	X
Photography Supplies	X	X	X
Physicians and other Health Care Personnell	X	X	X
Picture Framing	X	X	X
Plumbing Showrooms and Shop	X		X
Police Stations	X	X	X
Post Offices		X	X
Printing and Photocopying, small Jobs	X	X	X
Professional and & Technical Schools		X	X
Real Estate Offices	X	X	X
Recycling Collection Centers, Drop Off (small)	X		
Restaurants and dining facilities having > 50% gross sales from food	X	X	X
Restaurants and dining facilities having < 50% gross sales from food	X	X	X
Restaurants with Live Entertainment	X	X	X
Roller and Ice Skating Rinks		X	X
Root beer, coffee, non-alcoholic beverage store with or without drive thru	X	X	X
Semi-Automatic Car Wash	X		
Sewing Machine Sales and Service	X		
Shoe Repair	X	X	X
Shoe Stores	X	X	X
Sporting Goods	X	X	X
Stationery Stores	X	X	X
Tailor or Seamstress		X	X
Tennis Facilities	X	X	X
Testing Laboratories		X	X
Theaters-Indoor	X	X	X
Tire and Auto Service Center	X		X

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts	Market Center District	Mixed Use District	Commercial District
Tobacco Shops	x	x	x
Tool and light Equipment Rental	x	x	x
Toy Stores	x	x	x
Travel Bureaus	x	x	x
Upholsters	x		x
Veterinarians-Small Animals, No Outdoor Runs	x		
Wearing Apparel and Accessory Shops	x	x	x
Wholesalers-Inside Storage	x		x
Christmas Tree Sales	x	x	x
Convents, Manasteries, Theological Schools		x	x
Fraternities, Lodges		x	x
Day Care Centers		x	x
Heliports		x	x
Hospitals	x	x	x
Office Buildings-General Purpose	x	x	x
Private Clubs and Lodges		x	x
Racquetball and Handball Clubs, Fitness Centers, and Sqas	x	x	x
Rehabilitation Centers		x	x
Scientific and other Research Laboratories and Facilities		x	x
Schools and Kindergartens		x	x
Tennis and Swim Clubs		x	x
Utilities-Regulated except transmission substations and power generation	x	x	x
Utilities-Unregulated except facilities that create air or noise pollution	x	x	x
Video, DVD Stores	x		
Wireless Communicaton Devises, Sales and Service	x	x	x
Wireless Communications Towers or Transmission Facilities	x		x
Commercial Uses			
Farm Implement Sales & Service			x
Feed Stores			x
Pet Obedience Schools			x
Storage and Transfer (Household Goods)			x
Taxidermist			x

ARTICLE 7. SPRINGMILL TRAILS PUD - TABLE OF PERMITTED USES

PUD Districts			
	Market Center District	Mixed Use District	Commercial District
Veterinarians - Small Animals, Including Outdoor Runs			x
Warehouses - Inside Storage			x
Kennels - Without Outdoor Runs			x
Kennels - Including Outdoor Runs			SE

SE = Special Exception

ARTICLE 8. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 Landscaping Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 8.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five gallons.

Section 8.2. On-Site and Street Frontage Landscaping Requirements. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in the table below.

Minimum On-Site Requirements

Land Use Type / District	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential District 1	6 per dwelling unit	4 per dwelling unit	24 per dwelling unit
Single-Family Residential District 2 (detached dwellings)	6 per dwelling unit	4 per dwelling unit	16 per dwelling unit
Single-Family Attached Residential	6 per dwelling unit	4 per dwelling unit	12 per dwelling unit
Multi-Family Residential Development	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Retail Uses	10 per acre	10 per acre	25 per acre
Office Uses and Commercial Uses	5 per acre	5 per acre	25 per acre

- A. Required trees and plantings within residential land uses must be planted somewhere within each individual residential district. All plantings in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 14.5.1.

- B. Required trees and plantings within non-residential land uses must be planted within the subject District. All trees and plantings are credited to overall development requirements.

Section 8.3. Buffer Yard Requirements. Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

- A. Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- B. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- C. Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.
- D. Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
- E. Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
- F. In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - 1. Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - 2. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets.

Section 8.4. Parking Area Landscaping.

- A. Parking Lot Islands:

1. 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.
 2. Trees and shrubs required to be planted in parking lot landscape islands shall be counted toward meeting total on-site landscaping requirements.
- B. Perimeter Parking Lot Landscaping Perimeter parking lot landscaping requirements, buffer yard requirements, and road frontage standards are not intended to be cumulative. Buffer yard planting standard which shall supersede the perimeter parking area requirements which shall supersede the road frontage standards where overlapping.

Section 8.5. Plant Materials and Substitutions.

- A. A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.
- C. One (1) evergreen tree shall equal three (3) evergreen shrubs.

ARTICLE 9. SIGN STANDARDS

WC 16.08.010 thru WC 16.08.130 Sign Standards of the Zoning Ordinance as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the real estate.

Section 9.1 Additional Exempt Signs:

- A. Signs offering residential property in excess of ten (10) acres for sale, lease, or rent, provided that such signs shall not exceed twenty (20) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage.
- B. Signs attached to light poles identifying parking areas as long as they do not exceed three (3) square feet in surface area;
- C. Signs of less than 4 square feet in area identifying a resident's affiliation with a local sports team.

Section 9.2. Individual Nonresidential Signs. Outlots of nonresidential centers are not considered individual nonresidential uses.

- A. Wall Sign Area Allocation. For all permitted individual nonresidential uses, total wall sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
 - 1. The total permitted wall sign area allocation may be divided between wall, awning, and projecting signs; and
 - 2. A maximum of three (3) wall signs shall be permitted.
- B. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face.

Section 9.3. Office Buildings. The buildings containing primarily office uses will be regulated by the following sign standards:

- A. Entrance and Interior Circulation signs shall be permitted.
- B. Wall signs shall be permitted per the standards for center in-line tenant signage with a maximum of 2 wall signs per tenant.
- C. A uniform and complimentary sign plan will be required for all ground signs on site, including entrance and tenant signage. A sign plan must address colors and materials and be approved by the Director prior to the issuance of individual permanent sign permits for tenants and entrances.

Section 9.4. Nonresidential Center Signs.

A. Monument Sign(s):

1. The Market Center District shall be permitted the following monument signs:
 - a. Four (4), monument signs, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred fifty (250) square feet of sign area per face; along the north side of the State Highway 32 frontage spaced no less than six hundred (600) feet apart.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
2. The Mixed Use District shall be permitted the following monument signs:
 - a. One (1), monument sign, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face; along the State Highway 32 frontage.
 - b. One (1), monument sign, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face along its Eagle Parkway Frontage.
 - c. All signage for multi-family development within the Mixed use District shall be regulated per the terms of the Zoning Ordinance and not subject to Article 9.5.A.2 of this article.
3. Nonresidential center monument signs shall have a minimum base height of two (2) feet and a minimum cap height of six (6) inches. Total aggregate sign cap and base height shall not exceed six (6) feet.

B. Interior Circulation Sign(s): Interior circulation signage with no copy restriction shall be permitted. This type of signage shall be limited to a maximum of six (6) feet in height, and a sign area of six (6) square feet per sign face.

C. Outlot Signage: Outlots of nonresidential centers shall be permitted two (2) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way.

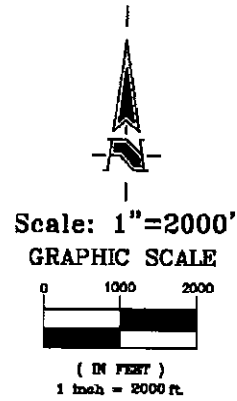
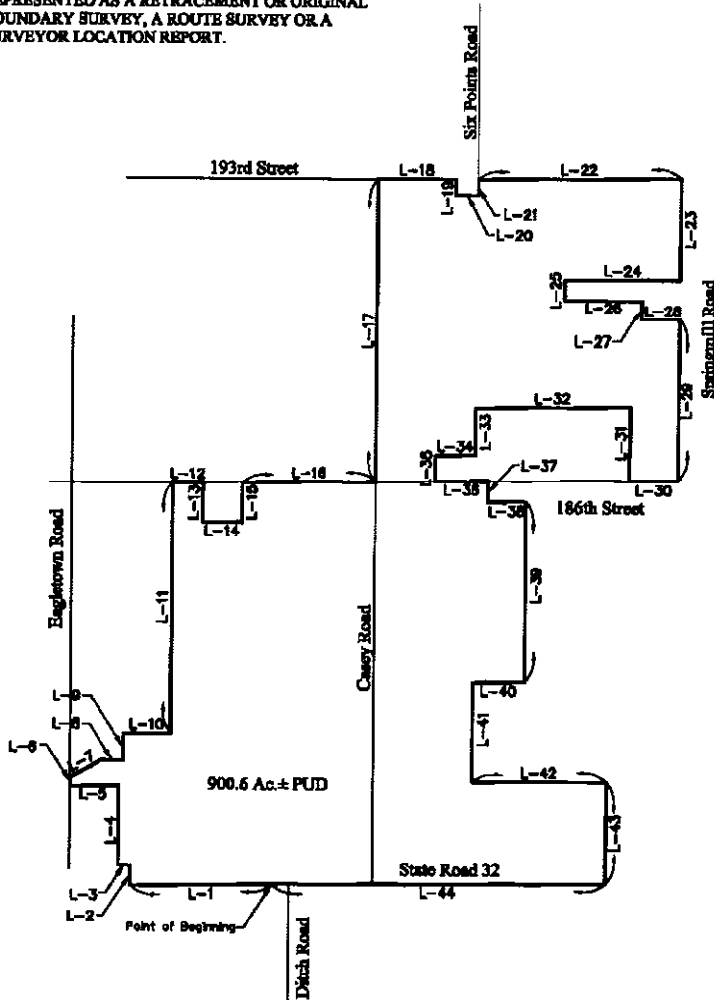
Exhibit A

Legal Description

A part of Sections 27, 33 and 34, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the Southeast corner of Section 33, Township 19 North, Range 3 East; thence South 89 degrees 23 minutes 24 seconds West, 1848.13 feet; thence North 0 degrees 25 minutes 34 seconds West, 265.25 feet; thence South 89 degrees 51 minutes 50 seconds West, 151.39 feet; thence North 0 degrees 02 minutes 12 seconds West, 1032.28 feet; thence South 89 degrees 29 minutes 04 seconds West, 644.87 feet to the centerline of Eagletown Road; thence along said centerline North 0 degrees 05 minutes 29 seconds East, 118.93 feet; thence north 60 degrees 42 minutes 53 seconds East, 472.59 feet; thence South 88 degrees 00 minutes 00 seconds East, 283.05 feet; thence North 0 degrees 00 minutes 00 seconds East, 362.82 feet; thence North 89 degrees 31 minutes 51 seconds East, 624.07 feet; thence North 0 degrees 02 minutes 16 seconds East, 3295.85 feet to the North line of said Section 33 and the centerline of 186th Street; thence along said North line and centerline North 89 degrees 22 minutes 24 seconds East, 397.11 feet; thence South 0 degrees 51 minutes 51 seconds West, 523.56 feet; thence North 89 degrees 30 minutes 14 seconds East, 518.44 feet; thence North 0 degrees 03 minutes 18 seconds East, 524.60 feet to the North line of said Section 33 and the centerline of 186th Street; thence East along the North lines of Sections 33 and 34 and said centerline North 89 degrees 25 minutes 17 seconds East, 1747.15 feet to the centerline of Casey Road; thence along the centerline of Casey Road North 0 degrees 05 minutes 47 seconds East, 3978.31 feet to centerline of West 193rd Street; thence along said centerline North 89 degrees 46 minutes 14 seconds East, 1036.92 feet; thence South 0 degrees 51 minutes 46 seconds West, 206.83 feet; thence South 89 degrees 33 minutes 26 seconds East, 292.45 feet; thence North 0 degrees 08 minutes 30 seconds West, 210.22 to the intersection of West 193rd Street and Six Points Road; thence East along the centerline of 193rd Street North 89 degrees 28 minutes 39 seconds East, 2653.67 feet to the East line of Section 27 and the intersection of 193rd Street and Spring Mill Road; thence along said East line and Spring Mill Road South 0 degrees 12 minutes 01 seconds West, 1323.27 feet to the intersection of Spring Mill Road and 191st Street; thence South 89 degrees 28 minutes 13 seconds West, 1500.85 feet; thence South 0 degrees 00 minutes 00 seconds West, 255.38 feet; thence North 90 degrees 00 minutes 00 seconds East, 999.40 feet; thence South 0 degrees 56 minutes 40 seconds West, 263.91 feet; thence North 90 degrees 00 minutes 00 seconds East, 503.87 feet to the East line of Section 27 and the centerline of Spring Mill Road; thence along said East line and centerline South 0 degrees 12 minutes 01 seconds West, 2112.36 feet to the Southeast corner of said Section 27; thence along the South line of Section 27 and the centerline of 186th Street South 89 degrees 26 minutes 12 seconds West, 634.57 feet; thence North 0 degrees 08 minutes 03 seconds East, 974.94 feet; thence South 89 degrees 14 minutes 41 seconds West, 2017.69 feet; thence South 0 degrees 13 minutes 01 seconds West, 628.64 feet; thence South 89 degrees 26 minutes 12 seconds West, 525.85 feet; thence South 0 degrees 16 minutes 07 seconds West, 339.56 feet to the South line of said Section 27 and the centerline of 186th Street; thence along said South line and centerline North 89 degrees 26 minutes 12 seconds East 695.78 feet; thence South 0 degrees 04 minutes 20 seconds West, 280.96 feet; thence North 88 degrees 33 minutes 51 seconds East, 499.22 feet; thence South 0 degrees 04 minutes 17 seconds West, 2365.24 feet; thence South 89 degrees 14 minutes 29 seconds West, 679.80 feet; thence South 0 degrees 06 minutes 04 seconds East, 1314.33 feet; thence North 89 degrees 42 minutes 00 seconds East, 1760.39 feet; thence South 0 degrees 10 minutes 02 seconds West, 1333.86 feet to the centerline of SR 32 and the South line of Section 34; thence along said South line South 89 degrees 31 minutes 38 seconds West, 4393.14 feet to the point of beginning. Containing 900.6 acres more or less.

NOTE:
THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR ORIGINAL
BOUNDARY SURVEY, A ROUTE SURVEY OR A
SURVEYOR LOCATION REPORT.



LINE TABLE		
LINE	BEARING	LENGTH
L-1	S89°23'24"W	1848.13
L-2	N00°23'34"W	265.25
L-3	S89°51'50"W	151.39
L-4	N00°02'12"W	1032.28
L-5	S89°29'04"W	644.87
L-6	N00°03'29"E	118.93
L-7	N60°42'33"E	472.39
L-8	S88°00'00"E	283.05
L-9	N00°00'00"E	362.82
L-10	N89°31'51"E	624.07
L-11	N00°02'16"E	3295.85
L-12	N89°22'24"E	397.11
L-13	S00°51'51"W	523.56
L-14	N89°30'14"E	518.44
L-15	N00°03'18"E	524.60
L-16	N89°25'17"E	1747.15
L-17	N00°05'47"E	3978.31
L-18	N89°46'14"E	1036.91
L-19	S00°31'46"W	205.83
L-20	S89°33'26"E	232.45
L-21	N00°08'30"W	210.22
L-22	N89°28'39"E	2653.87
L-23	S00°12'01"W	1323.27
L-24	S89°28'13"W	1500.85
L-25	S00°00'00"W	255.58
L-26	N00°00'00"E	999.40
L-27	S00°36'40"W	263.91
L-28	N90°00'00"E	503.87
L-29	S00°12'01"W	2112.36
L-30	S89°26'12"W	634.57
L-31	N00°08'03"E	974.94
L-32	S89°14'41"W	2017.69
L-33	S00°13'01"W	628.64
L-34	S89°26'12"W	525.85
L-35	S00°16'07"W	339.56
L-36	N89°26'12"E	695.78
L-37	S00°04'20"W	280.96
L-38	N88°13'51"E	499.22
L-39	S00°04'17"W	2345.24
L-40	S89°14'29"W	679.80
L-41	S00°06'04"E	1314.33
L-42	N89°42'00"E	1760.39
L-43	S00°10'02"W	1333.86
L-44	S89°31'38"W	4393.14



Prepared December 2, 2010 for Wilfong Land Companies.

**HAHN SURVEYING
GROUP, INC.**
SURVEYORS & ENGINEERS
2850 E. 96th Street • Indianapolis, IN 46240
Phone: 846-0840 / Fax: 846-4298
Established in 1975

Sheet 1 of 2
Job #101202

Exhibit B

Zoning District Map

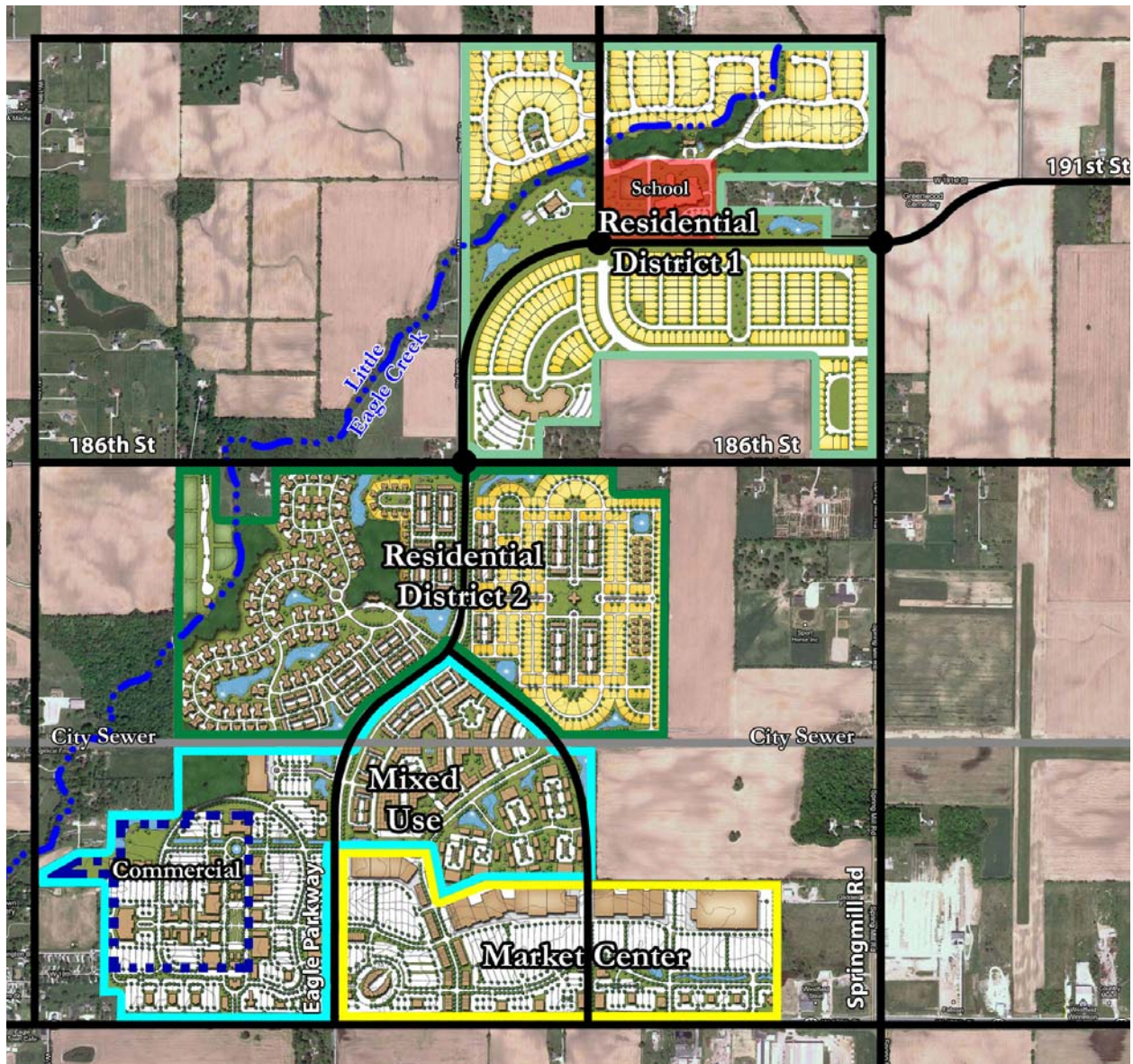


Exhibit C

Illustrative Site Development Plan

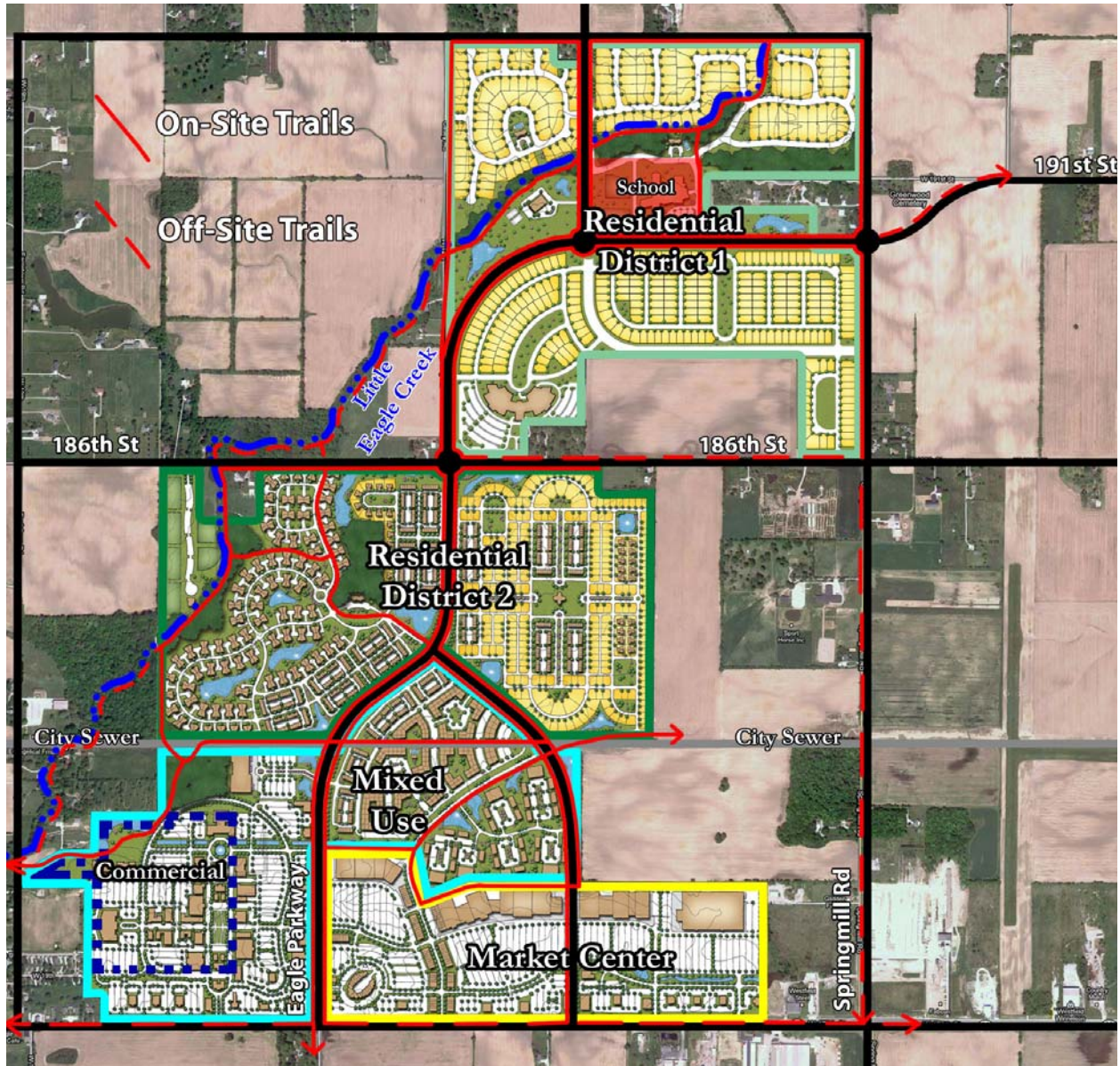


Exhibit D

Construction Phasing Schedule

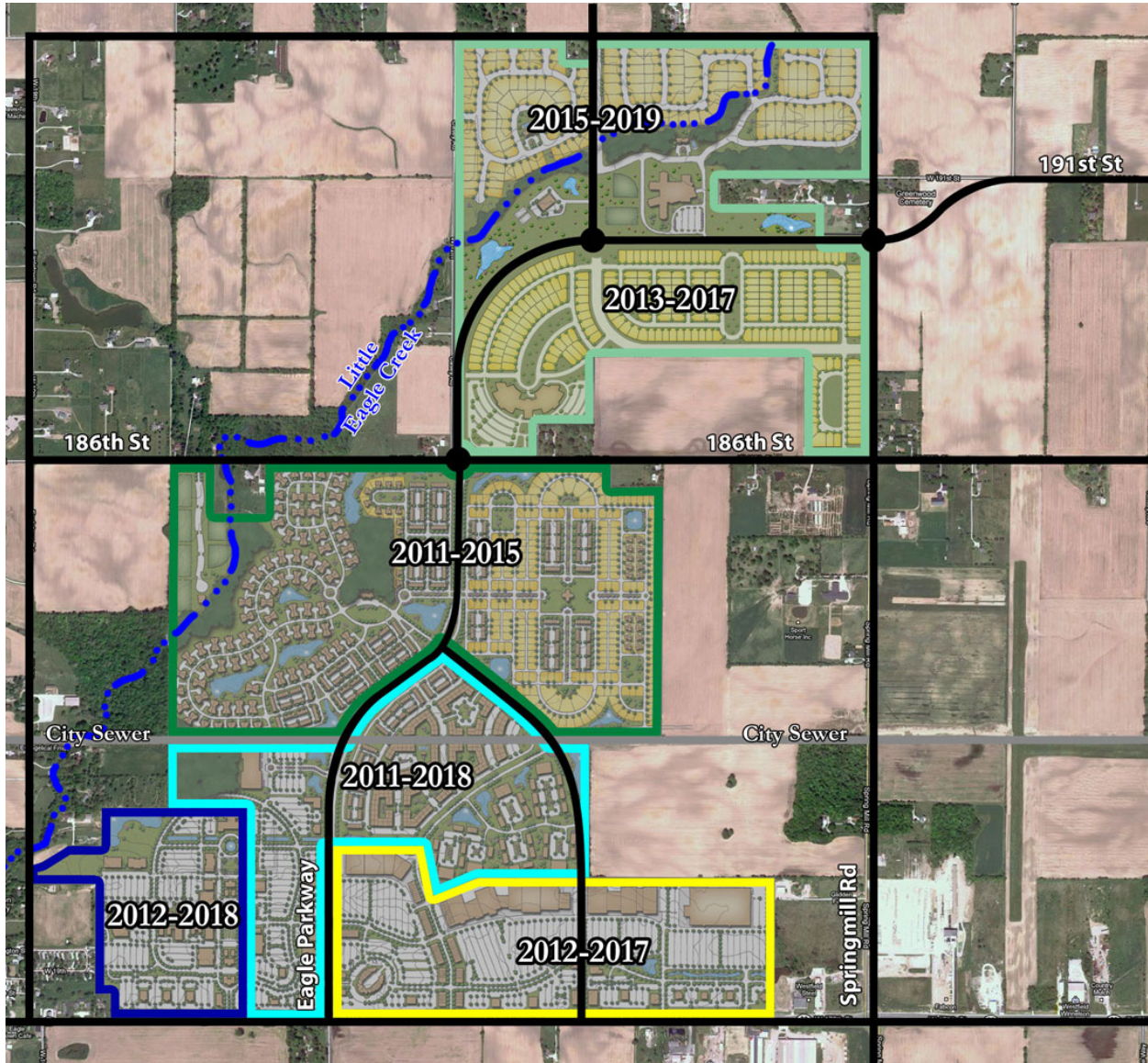


Exhibit E
Amenity Plan

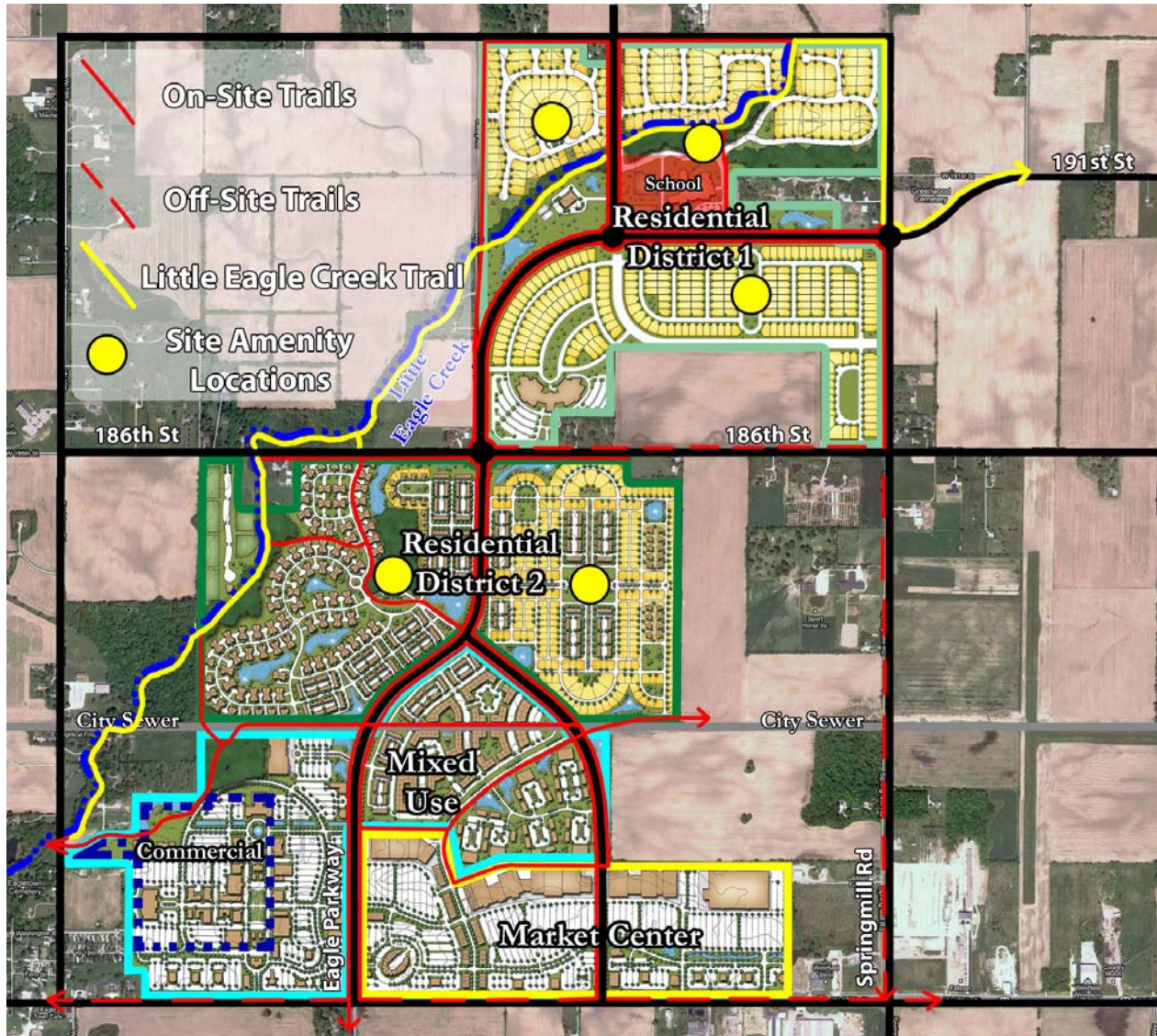


Exhibit F

Residential Photo Examples















WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 16, 2015

1511-PUD-21

Exhibit 1

Petition Number: 1511-PUD-21

Petitioner: Throgmartin Henke Development, LLP by Nelson & Frankenberger

Request: A text amendment to the Bridgewater PUD District Ordinance to rezone a portion of Parcel L2 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: Vacant

Approximate Acreage: 10.227 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Bridgewater PUD District Ordinance Amendment (Parcel L2)
5. Character Exhibits
6. Neighbor Meeting Summary
7. Petitioner's Narrative

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

The Bridgewater Club Restated and Consolidated Planned Unit Development District ordinance (Ordinance 06-49, the "Restated Ordinance") identified the property, generally located at the southeast corner of 151st Street and Carey Road (the "Property"), as Area X and required the Property to be developed pursuant to the Parcel H development standards. Area X permits the use of real estate for single-family residential homes. Exhibit 12 of the Restated Ordinance establishes eight (8) different develop standards from Parcel A through H.

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 real estate for office/flex space development and prohibited the use of the Property for residential development.

This petition was introduced at the October 12, 2015, City Council meeting. The petition received its public hearing at the November 2, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on November 2, 2015, at the APC meeting. Notice of the November 2, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on October 28, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 6**.

PROJECT OVERVIEW

Project Location: The subject property is approximately ten (10) acres located at the southeast corner of Carey Road and 151st Street (see **Exhibit 2**).

Project Description: The Petitioner is requesting a text amendment to the Restated Ordinance, as amended by Ord. 11-01, to rezone a portion of Parcel L2 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. A Concept Plan has been included at **Exhibit 3**, consisting of twenty (20) single-family residential Lots. Character exhibits The Petitioner's Narrative is incorporated at **Exhibit 7**.

Default Standards: The proposed amendment would default to the Parcel H development standards of the Restated Ordinance.

Development Standards: The PUD Ordinance has incorporated Character Exhibits to establish a benchmark for the quality and character of the development.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

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

PUBLIC HEARING COMMENTS

The public comments presented at the public hearing are summarized in the APC's minutes of the November 2, 2015, meeting.

STAFF COMMENTS

1. The Petitioner has satisfactorily addressed the Department's comments and incorporated the Department's recommendation into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed Bridgewater PUD Amendment, Parcel L2, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 16, 2015

1511-PUD-21

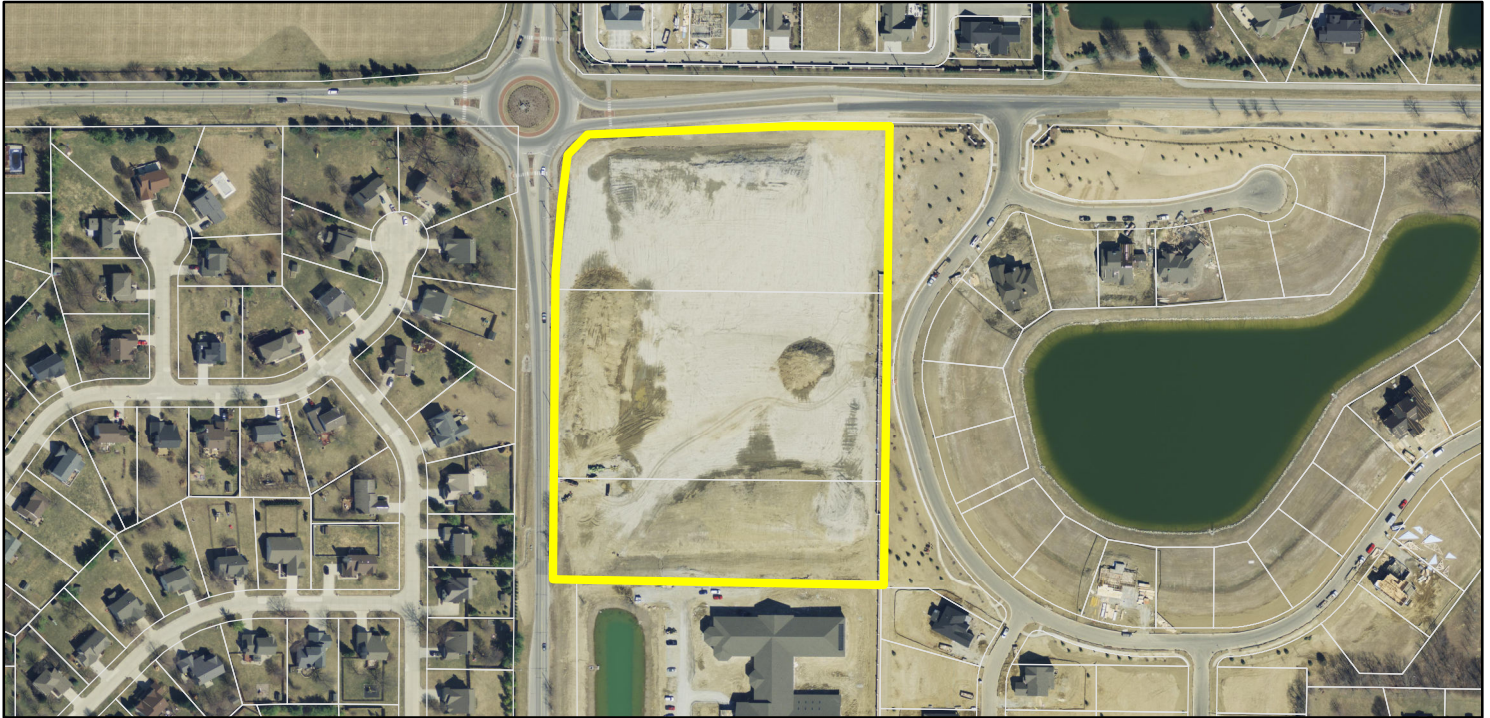
Exhibit 1

2. If any APC member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at (317) 910.2927 or jlauer@westfield.in.gov.

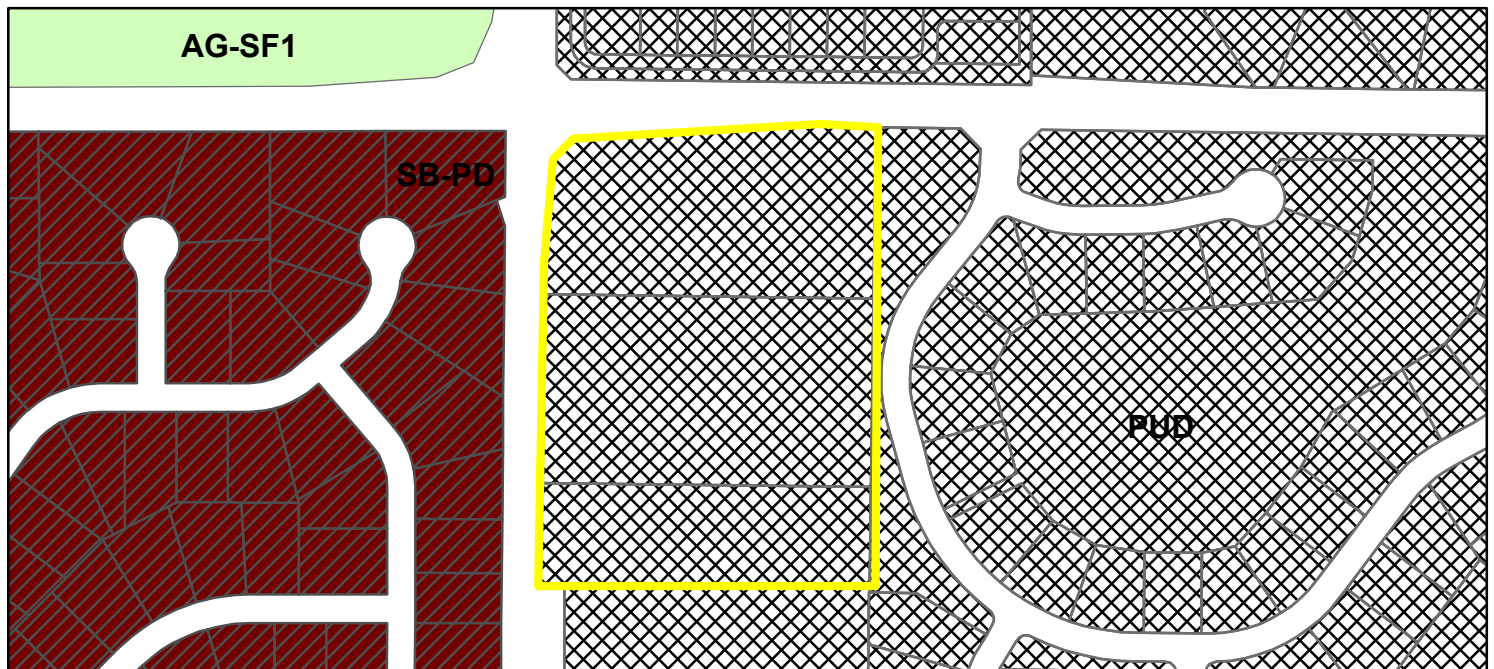
Property Location Map
Ordinance 15-35
Bridgewater PUD Text Amendment



Aerial Location Map



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)

 SB-PD (Special Business - Planned Development)

EXHIBIT "B"

Page 1 of 2

(Revised Concept Plan)

LEGEND

AREA X 
AREA Y 
AREA Z 

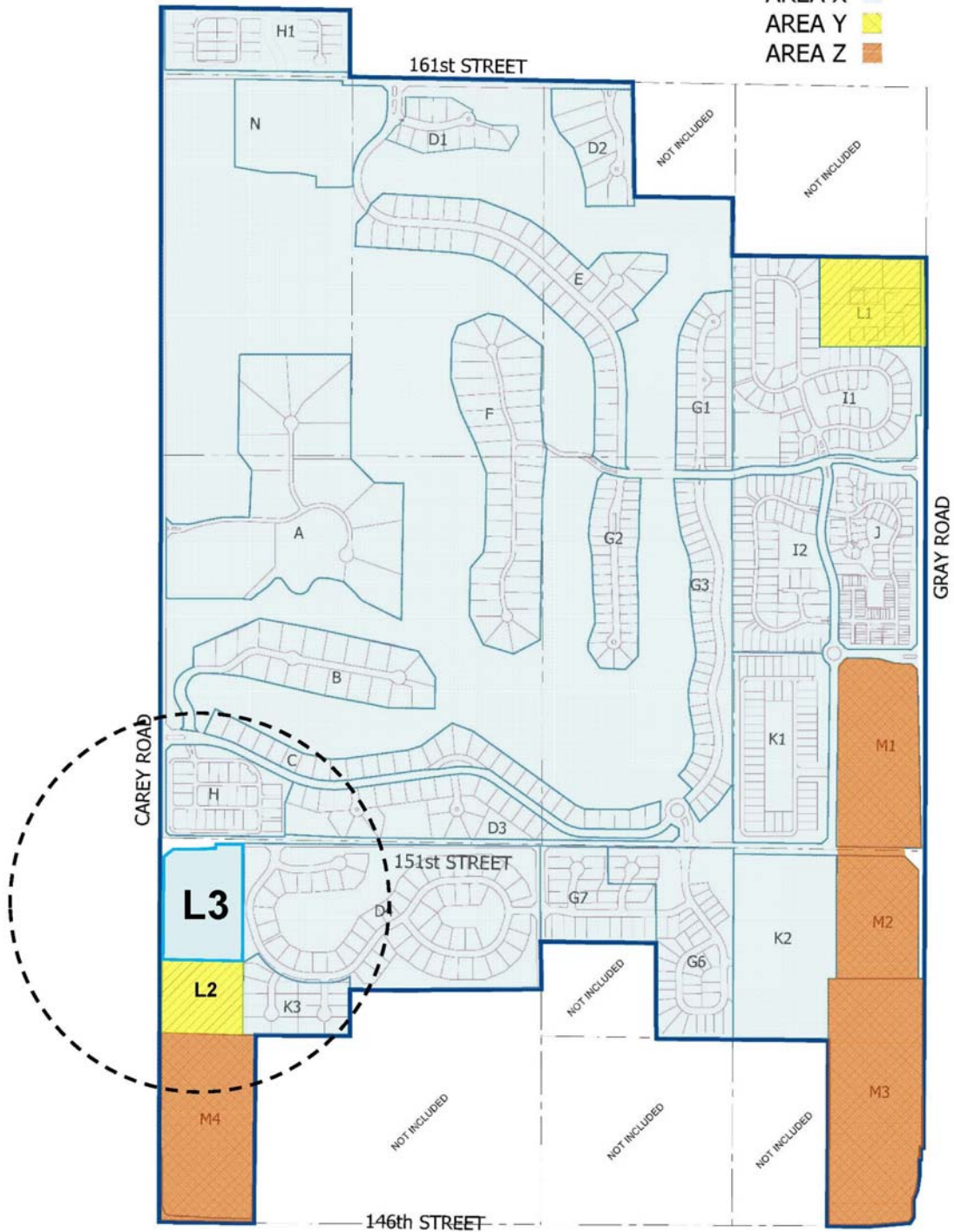


EXHIBIT "B"

Page 1 of 2

(Revised Concept Plan)



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 (Docket 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 (1511-PUD-21) to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Council”) with a _____ recommendation in accordance with Ind. Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505, on _____, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 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**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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 

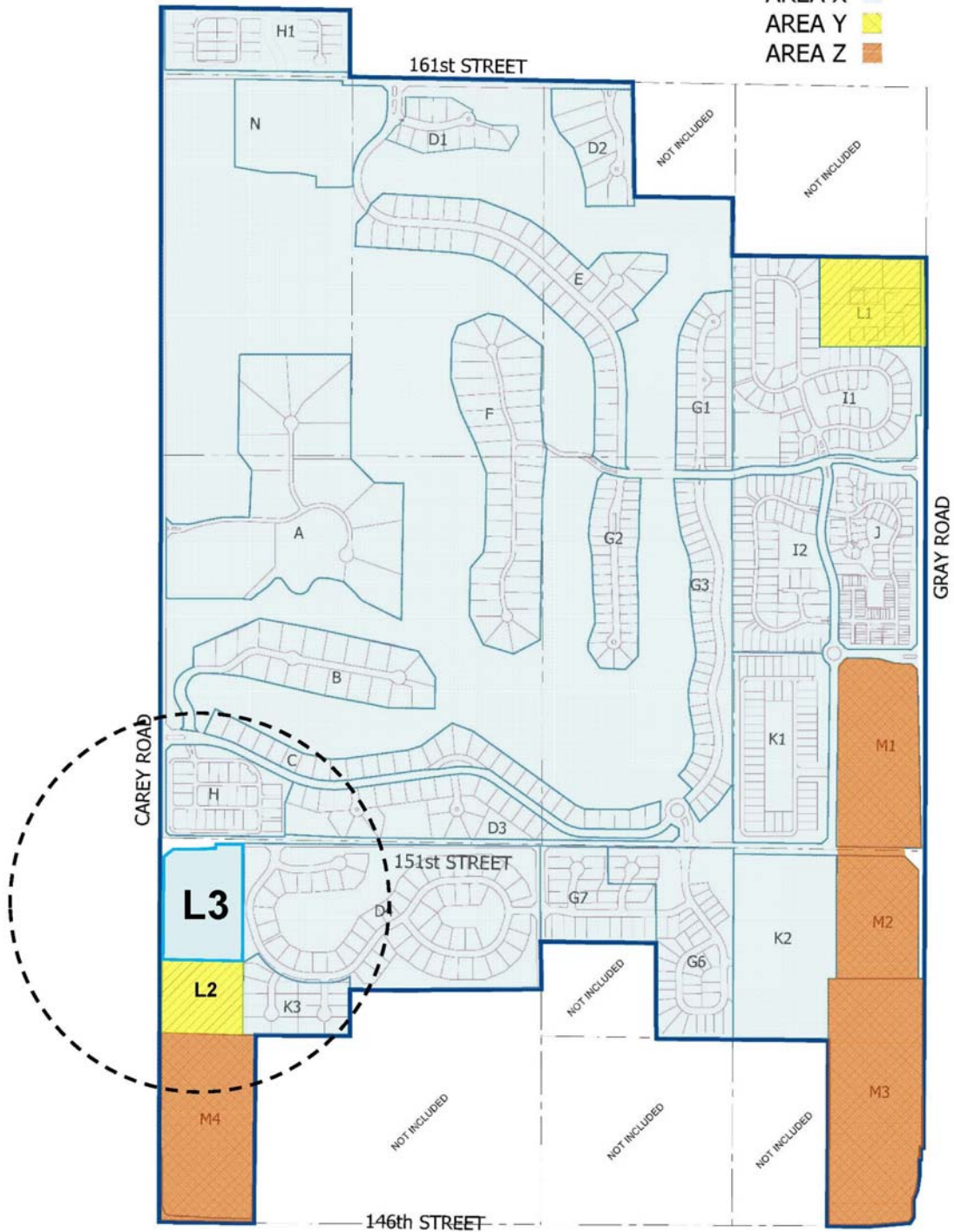


EXHIBIT "B"

Page 1 of 2

(Revised Concept Plan)



EXHIBIT “C”

Page 1 of 2

(Character Exhibit)



EXHIBIT “C”

Page 2 of 2

(Character Exhibit)



EXHIBIT “C”

Page 1 of 2

(Character Exhibit)



EXHIBIT “C”

Page 2 of 2

(Character Exhibit)



Bridgewater Parcel L2 Text Amendment – Neighborhood Meeting Summary

Project: Text Amendment Request Docket No. 1511-PUD-21

Date: Wednesday, October 28, 2015 at 7:30 pm

Location: HH Gregg Room at the Bridgewater Club, 3535 E. 161st St., Westfield, IN

Attendees: Dave Mennel – Throgmartin-Henke, LLP

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Jeffrey Lauer – Westfield Planning Staff

Surrounding Neighbors (See attached Sign-in Sheet)

Summary of Neighbor Questions and Petitioner's Responses:

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

1. How will drainage for the site work?
 - a. Jon Dobosiewicz (JD) and Dave Mennel (DM) explained generally how drainage for the site would work.
2. A wall exists along the eastern perimeter of the site. How will the entrance into this subdivision work?
 - a. JD explained that a segment of the existing wall would be removed to allow for the entrance into the subdivision.
3. Will the proposed subdivision be part of Waterford?
 - a. JD explained that the proposed subdivision would be part of Waterford.
4. A large rain event occurred earlier this year and water drained from the east over to the west, over Carey Road and into Bridlewood. Was this supposed to happen?
 - a. JD and DM explained that the an overall drainage system was designed not only for the subject site but the properties that surround it in Bridgewater. DM and JD also explained that the drainage system anticipates the possibility of large rain events that sometimes rise to the level of "100 year" storm event and this may have been how the drainage was supposed to accommodate such an event.
5. Do you plan to have a retention pond on the subject site?
 - a. DM explained that there is not a plan to have a separate retention pond on the subject site because this site and the sites that surround it in Bridgewater already had a master drainage plan that accounted for the development of the subject site.
6. Will there be an entrance into this site off Carey Road?
 - a. DM explained that there would not be an entrance into this subdivision off Carey Road.
7. Which way will the garages face?

- a. JD explained that all garages would face interior to the site facing the internal alley between the homes.
- 8. Will there be any additional landscaping along the existing wall on the eastern portion of the property?
 - a. JD explained that the Petitioner would be submitting a landscape plan during the next phase of development that would show the proposed planting plan.
- 9. Will there be a walking path internal to the subject site?
 - a. JD explained that a connection may be added from out site over to the west to connect to Carey Road but that there would not be a proposed path going to the east in the area of the existing wall.
- 10. When would construction start if the zoning request was approved?
 - a. DM explained that they may try to start some site work before year end, but most likely construction would start the Spring 2016.
- 11. How many builders may build in this subdivision?
 - a. DM explained that he was not sure how many builders may be building in this subdivision. DM explained that it might be one builder, but there was a possibility that it could be more than 1 builder.

Neighborhood Meeting Sign In-Sheet

Throgmartin Henke Development, LLP - Text Amendment Request Docket No. 1511-PUD-21

Wednesday, October 28, 2015 at 7:30 p.m., in the HH Gregg Room at The Bridgewater Club located at 3535 East 161st Street.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. GERALD TRAICOFF	14927 windmill DR Carmel	317-601-5345	traicoffg@att.net
2. John & Therese Wallace	14910 Harbour Ridge Cir Carmel IN	460 33	jmtmwallace@aol.com
3.			
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21.			

NARRATIVE STATEMENT

The Text Amendment application seeks to amend the provisions of the existing Bridgewater PUD Ordinance (the “Ordinance”), as it relates only to a portion of the existing Parcel L2, to allow for the development of single family residences on the part of Parcel L2 illustrated on the attached site location map (“Parcel L3”). Specifically, the Text Amendment requests to (i) remove Parcel L3 from Area Y on the Concept Plan of the Ordinance and to add Parcel L3 to Area X as illustrated on the Revised Concept Plan of the Ordinance (see attached) and (ii) to have the development standards applicable to Parcel H regulate development of the new Parcel L3. To this end, see the enclosed proposed Text Amendment Ordinance.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
2016 SCHEDULE OF MEETINGS AND FILING DATES
[DRAFT]

MEETING MONTH	FILING DEADLINE	COUNCIL INTRODUCTION (zoning only)	TECHNICAL ADVISORY COMMITTEE	PUBLIC NOTICE DEADLINE	APC PUBLIC HEARING	REVISED MATERIALS DEADLINE	SECOND APC MEETING	COUNCIL MEETING (zoning only)
	Friday Noon	Monday 7:00 PM	Tuesday 9:00 AM	Friday	Monday 7:00 PM	Friday Noon	Monday 7:00 PM	Monday 7:00 PM
FEBRUARY	12/30/15*	01/11/16	01/19/16	01/22/16	02/01/16	02/05/16	02/16/16*	03/14/16
MARCH	01/29/16	02/08/16	02/23/16	02/26/16	03/07/16	03/11/16	03/21/16	04/11/16
APRIL	03/04/16	03/14/16	03/22/16	03/25/16	04/04/16	04/08/16	04/18/16	05/09/16
MAY	04/01/16	04/11/16	04/19/16	04/22/16	05/02/16	05/06/16	05/16/16	06/13/16
JUNE	04/29/16	05/09/16	05/24/16	05/27/16	06/06/16	06/10/16	06/20/16	07/11/16
JULY	06/03/16	06/13/16	06/21/16	06/24/16	07/05/16*	07/08/16	07/18/16	08/08/16
AUGUST	07/01/16	07/11/16	07/19/16	07/22/16	08/01/16	08/05/16	08/15/16	09/12/16
SEPTEMBER	07/29/16	08/08/16	08/23/16	08/26/16	09/06/16*	09/09/16	09/19/16	10/10/16
OCTOBER	09/02/16	09/12/16	09/20/16	09/23/16	10/03/16	10/07/16	10/17/16	11/14/16
NOVEMBER	09/30/16	10/10/16	10/25/16	10/28/16	11/07/16	11/11/16	11/21/16	12/12/16
DECEMBER	11/04/16	11/14/16	11/15/16*	11/25/16	12/05/16	12/09/16	12/19/16	01/09/17
JANUARY	12/02/16	12/12/16	12/20/16	12/23/16	01/02/17	01/06/17	01/17/17*	02/13/17

** Dates are scheduled for a different day due to a Holiday conflict.*

A Pre-Filing Conference is required prior to filing. Please contact the Economic and Community Development Department at (317) 804.3170 at least one week in advance of your targeted filing to arrange this pre-filing conference.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

November 16, 2015
1510-SPP-20 & 1510-ODP-20

Petition Number:	1510-SPP-20 & 1510-ODP-20
Subject Site Address:	Carey Road and Crosswater Way (adjacent to Water's Edge to the west)
Petitioner:	M/I Homes of Indiana, LP by Terra Site Development
Request:	The Petitioner requests primary plat and overall development plan review of eighty-eight (88) single-family lots
Current Zoning:	Springmill Trails PUD District
Current Land Use:	Agriculture
Approximate Acreage:	55.83-acres +/-
Property History:	Ord. 11-19 (Springmill Trails PUD District ordinance)
Staff Reviewer:	Jeffrey M. Lauer
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Packet of Public Comment 6. Springmill Trails PUD (Ord. 11-19)

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is the Springmill Trails PUD District, pursuant to Ordinance No. 11-19 adopted by the Council on September 12, 2011 (recorded as Instrument No. 2011046866, in the Hamilton County Recorder's Office on September 22, 2011). The PUD Ordinance establishes the SF5 District as the underlying zoning district.

The comments contained herein are in review of the filed primary plat and overall development plan (the "plans") scheduled for the November 16, 2015, Advisory Plan Commission (the "APC") meeting. The



petition received its public hearing at the November 2, 2015 meeting of the APC and was reviewed by the Technical Advisory Committee at its September 22, 2015 meeting.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.5)
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc



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

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

1. **Development Plan Scope:** An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
2. **General Plan Requirements:** An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property
 - d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
 - h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements



- k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
 - q. Identify buildings proposed for demolition
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
 - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
Comment: Compliant.
3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)
4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements



5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)
6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection
Comment(s): Please indicate the location of proposed signage. To be reviewed and approved through a separate sign permit process. Sign location has been shown on the Detailed Development Plan.
8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
Comment(s): Elevation information to be provided at ILP review.
9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof
10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study
11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

1. Accessory Use and Building Standards (Article 6.1)
2. Architectural Standards (Residential Uses) (Article 6.3)



Comment(s): Architectural standards to be reviewed at an ILP review; however, be advised that enhanced Perimeter Lot standards apply to homes adjacent to the Little Eagle Creek trail. This would include Lots 29-45.

3. Building Standards (Article 6.4)

Comment(s): To be reviewed at the ILP review.

4. Height Standards (Article 6.6)

Comment(s): To be reviewed at the ILP review.

5. Landscaping Standards (Article 6.8)

Comment: Landscape pursuant to Article 6.8 of the UDO must be submitted. Street Trees, pursuant to Article 6.8(J) apply to the Property.

- a. Minimum On-Site Landscaping (pursuant to Ord. 11-19):

Plant Type	Required (Total)	To be provided by builder	To be provided by developer	Shown on plan	Difference
Shade Trees	528	253	275	275	0
Ornamental or Evergreen Trees	352	0	352	352	0
Shrubs	1,408	1,232	176	176	0

Comment(s): Lot plantings to be shown on the ILP.

- b. Foundation Plantings

Comment: To be reviewed at the ILP review.

- c. External Street Frontage Requirements

- d. Buffer Yard Standards

- e. Interior Parking Area Landscaping

- f. Perimeter Parking Area Landscaping

6. Lighting Standards (Article 6.9)

7. Lot Standards (Article 6.10)

8. Parking and Loading Standards (Article 6.14)

9. Performance Standards (Article 6.15)



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| 10. Setback Standards | (Article 6.16) |
| 11. Vision Clearance Standards | (Article 6.19) |
| 12. Yard Standards | (Article 6.21) |
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DESIGN STANDARDS (Chapter 8 of UDO):

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| 1. Block Standards | (Article 8.1) |
| 2. Easement Standards | (Article 8.3) |
| 3. Monument and Marker Standards | (Article 8.5) |
| <u>Comment:</u> To be reviewed at the secondary plat review. | |
| 4. Open Space and Amenity Standards | (Article 8.6) |
| 5. Pedestrian Network Standards | (Article 8.7) |
| 6. Storm Water Standards | (Article 8.8) |
| 7. Street and Right-of-Way Standards | (Article 8.9) |
| 8. Street Light Standards | (Article 8.10) |
| 9. Street Sign Standards | (Article 8.11) |
| <u>Comment:</u> Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review. | |
| 10. Surety Standards | (Article 8.12) |
| <u>Comment:</u> Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review. | |
| 11. Utility Standards | (Article 8.13) |
| <u>Comment:</u> Petitioner will continue coordinating with WPWD during the secondary plat and construction documents review. | |
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PUBLIC HEARING COMMENTS

The written comment submitted in advance of the public hearing are attached hereto as **Exhibit 5**.



DEPARTMENT COMMENTS

1. The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances with the conditions noted below.
2. Staff recommends approving the petition with the following conditions:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
 - b. Any modifications to this primary plat, needed to comply with the connectivity requirements (Article 8.9(F)(3)) of the Unified Development Ordinance, to provide a street connection to 186th Street, shall be delegated to the Department.
3. If you have any questions regarding the comments contained herein, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.