



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_05_2017

Tuesday, September 05, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, September 05, 2017 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

Documents: [APC Minutes: August 21, 2017](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1707-ODP-08 & 1707-SPP-08

Lancashire at Oak Manor

South side of the Midland Trace Trail along Gunther Boulevard

Innovative Engineering & Consulting by 11th Street Development requests Overall Development Plan and Primary Plat approval of 67 Single-Family detached lots and 10 Single-Family attached lots on 12.4 acres +/- in the Oak Manor PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Waiver Request and PW Response](#)

PUBLIC HEARING ITEMS

1709-PUD-15 [PUBLIC HEARING]

Bridgewater PUD Amendment (Radrick Building Signage)

Northwest Corner of Gray Road and Radrick Drive

Justin Gilmore requests an amendment to signage standards for 1.47 acres +/- of Parcel M3 in the Bridgewater PUD District.

Documents: [Exhibit 1: Staff Report \(1709-PUD-15\)](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Sign Elevations](#) | [Exhibit 4: Proposed Ord. 17-22](#) | [Exhibit 5: Ordinance 16-13 Bridgewater PUD Amendment - Radrick Building...](#) | [Exhibit 6: Bridgewater ARB Approval](#)

1709-PUD-18 [PUBLIC HEARING]

Chatham Hills PUD Amendment IV

Southwest of SR 38 and US 31

Chatham Hills, LLP requests a change of zoning of 14.84 acres +/- from the AG-SF1: Agriculture / Single-Family Low Rural District to the Chatham Hills PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Ordinance 17-24](#) | [Exhibit 5: Neighborhood Meeting Summary](#)

1709-PUD-16 [PUBLIC HEARING]

Bridgewater PUD Amendment (Oak Hollow at Bridgewater)

Northwest Corner of 151st Street and Carey Road

Grassy Branch Development, LLC by Nelson & Frankenberger, LLC requests to expand and amend the Bridgewater PUD District by 72.57 acres +/- to allow for single-family detached development.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 17-25](#) | [Exhibit 6: Ordinance 06-49 \(Bridgewater PUD Ordinance\)](#) | [Exhibit 7: Public Comment](#)

1709-ODP-09 & 1709-SPP-09 [PUBLIC HEARING]

Oak Hollow at Bridgewater

Northwest Corner of 151st Street and Carey Road

Grassy Branch Development, LLC by Nelson & Frankenberger, LLC requests Primary Plat and Overall Development Plan review of 60 single-family residential lots on 72.57 acres +/- in the Bridgewater PUD District (pending zoning approval).

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan and Primary Plat](#) | [Exhibit 4: Landscaping Plan](#)

CONTINUED ITEMS

1706-ODP-03 & 1706-SPP-03 [CONTINUED]

Penske Subdivision

Northwest Corner of State Road 32 and Dartown Road

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

1707-PUD-13 [CONTINUED]

Springmill Grand Station PUD District

West side of Spring Mill Road, North of 161st Street

Aspen Property Management and Brokerage, LLC requests a change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Springmill Grand Station Planned Unit Development (PUD) District to allow for commercial development.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 5, 2017
1709-PUD-15

Docket Number: 1709-PUD-15 (Ordinance No. 17-22)

Petitioner: Justin Gilmore

Request: An amendment to Wall Sign standards for a portion of Parcel M3 of the Bridgewater Planned Unit Development (PUD) District

Current Zoning: Bridgewater PUD

Current Land Use: Commercial

Acreage: 1.47 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Sign Elevations
4. Proposed Ordinance 17-22
5. Ordinance 16-13 (Bridgewater PUD Amendment – Radrick Building)
6. Letter of Support, Bridgewater Master Owner’s Association Architecture Review Board

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 14, 2017, City Council meeting. The petition will receive a public hearing at the September 5, 2017, Advisory Plan Commission (the “Plan Commission”) meeting. The proposed amendment has been approved by the Bridgewater Master Owners Association’s Architectural Review Board (see **Exhibit 6**).

PROJECT OVERVIEW

Location: The subject property (the “Property”) encompasses 1.47 acres +/- and is located at the northwest corner of Gray Road and Radrick Drive (see **Exhibit 2**). Abutting the property to the north and west is zoned Bridgewater PUD and is approved for apartment development. Abutting property to the south is zoned Bridgewater PUD and is zoned for commercial development (Bridgewater Marketplace). Property to the east (across Gray Road) is in the City of Noblesville’s jurisdiction, and is zoned for residential use (R2-PD).

Property History: Ordinance 16-13 (the “Existing PUD”), which modified various development standards for the creation of a multi-tenant office building (the “Radrick Building”) in the Bridgewater PUD, was approved at the August 8, 2016, City Council meeting. The Detailed Development Plan for the Radrick Building was approved at the August 15, 2016, Plan



Commission meeting.

ZONING REQUEST

The petitioner requests this modification to the Bridgewater PUD Ordinance to amend Wall Sign standards outlined in the Existing PUD.

Development Standards: The proposed PUD Ordinance Amendment establishes the same development standards for Wall Signs as the Westfield-Washington Township Unified Development Ordinance (the “UDO”). The development standards of note are briefly highlighted below:

Sign Standards: The Existing PUD requires that Wall Signs must follow the UDO, except that:

- Maximum letter/logo height is sixteen (16) inches
- All Wall Signs shall be comprised of backlit reverse channel letters

The proposed PUD Ordinance Amendment would require Wall Signs to follow standards presented in Article 6.17 of the UDO.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 5, 2017, 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 36-7-603 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 development.

Council Introduction: The petition was introduced at the August 14, 2017, City Council meeting.



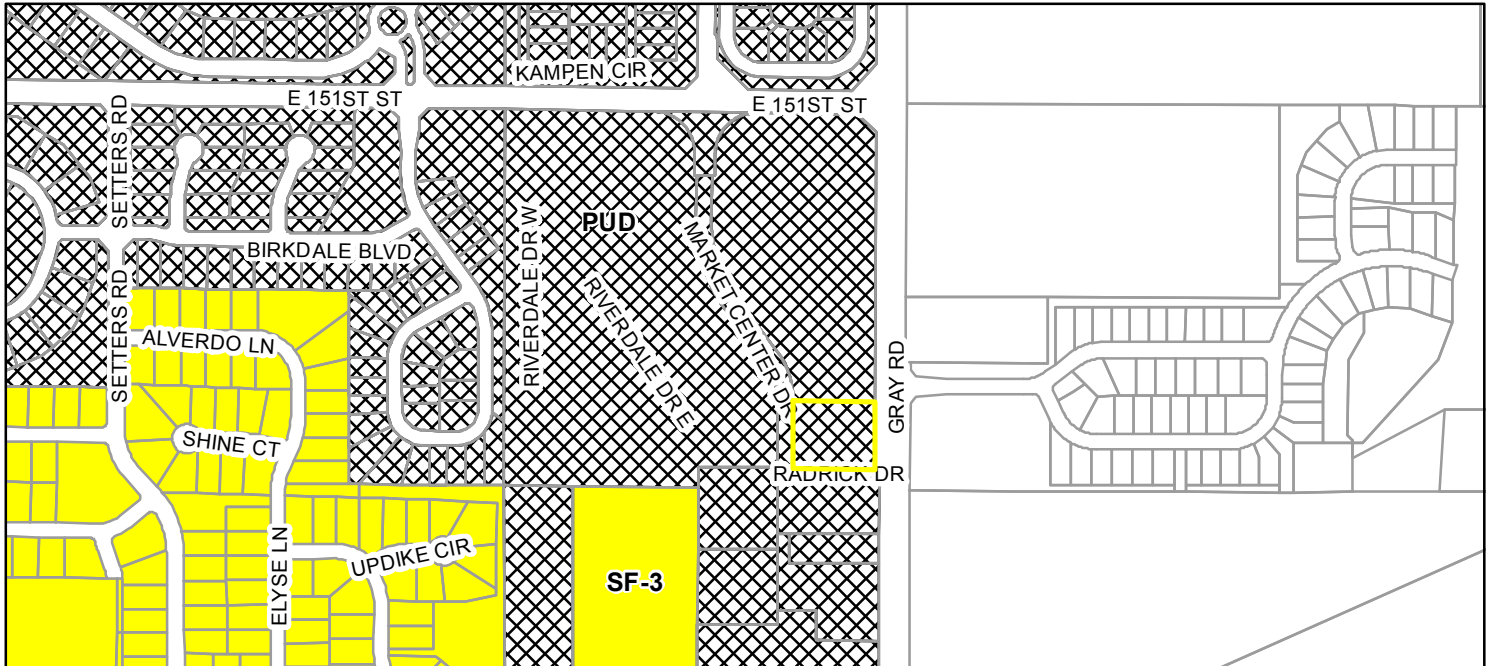
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the September 5, 2017, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Bridgewater PUD Amendment (1709-PUD-15), the Department recommends forwarding the PUD Amendment to the City Council with a favorable recommendation.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map



Zoning Map





SOUTH ELEVATION



WEST ELEVATION



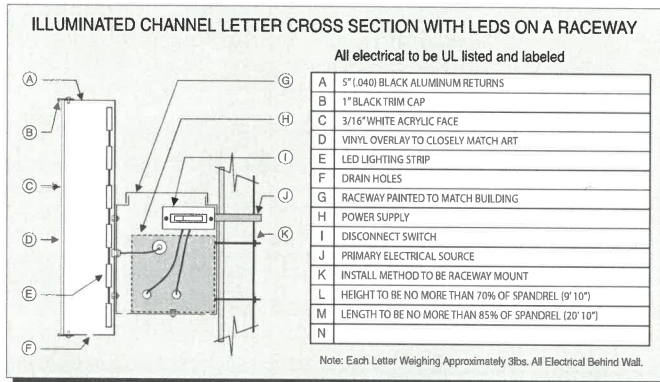
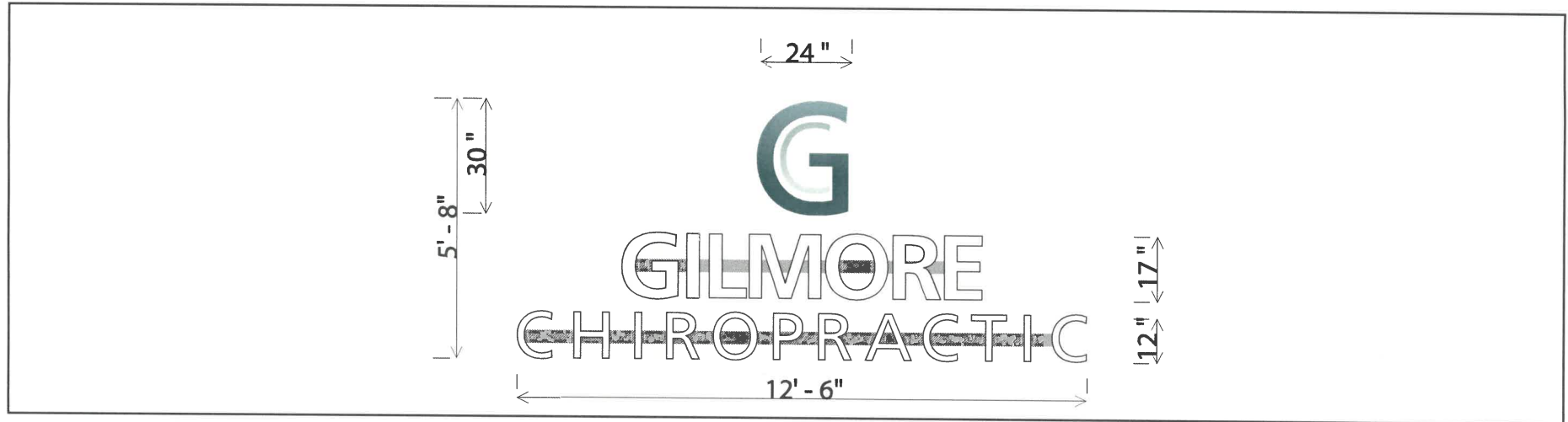
EAST ELEVATION

EXHIBIT 'E'
PROFESSIONAL BUILDING

AT BRIDGEWATER

14801 MARKET CENTER DRIVE

CARMEL, INDIANA



A SIGN BY DESIGN IS NOT RESPONSIBLE FOR RUNNING THE MAIN ELECTRICAL LINE TO THE SIGN.
A SIGN BY DESIGN WILL CONNECT TO ELECTRICAL IF IT IS LOCATED WITHIN 5' OF THE INSTALLED SIGNAGE.

A SIGN BY DESIGN, INC.

Signs By Design

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BUSINESS AWARD WINNER

4725 W. 106th St. Zionsville, IN 46077

PHONE: 317-876-7900

FAX: 317-802-5670

www.asignbydesign.com

EMAIL: sbd@assignbydesign.com

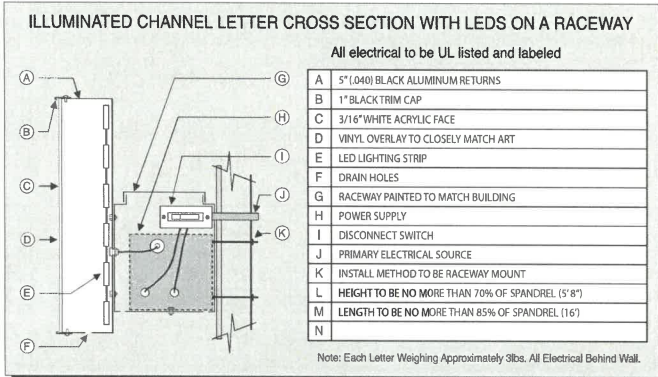
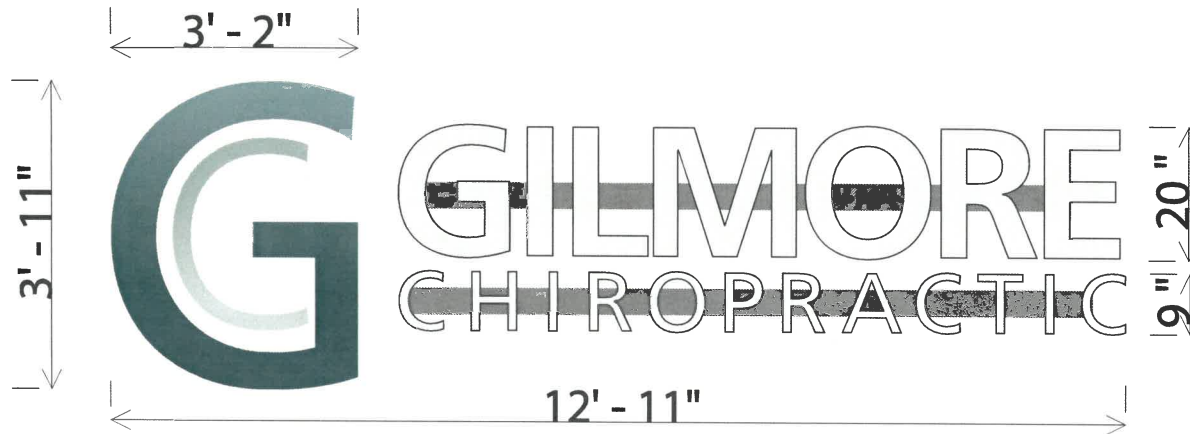
CLIENT NAME GILMORE CHIRO		ACCT. REP TOBIE
FILE NAME GILMORE_SOUTHBUILD1F.PDF		DRAWN BY MF
DATE 7/28/2017	PRODUCTION FILE GILMORE_SOUTHBUILD1D.FS	FILE LOCATION MAY 2017
LOCATION		



X _____ DATE _____

THIS DRAWING IS THE SOLE PROPERTY OF A SIGN BY DESIGN, INC. AND IS NOT TO BE REPRODUCED OR RE-DISTRIBUTED BY OR TO A THIRD PARTY

THERE COULD BE A COLOR DIFFERENCE FROM THIS DRAWING TO THE FINAL PRODUCT



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FAX: 317-802-5670
www.asignbydesign.com
EMAIL: sbd@assignbydesign.com

CLIENT NAME GILMORE CHIRO		ACCT. REP TOBIE
FILE NAME GILMORE_EASTBUILD1B.PDF		DRAWN BY MF
DATE 5/24/2017	PRODUCTION FILE GILMORE_EASTBUILD1.FS	FILE LOCATION MAY 2017
LOCATION		



X _____ DATE _____

THIS DRAWING IS THE SOLE PROPERTY OF A SIGN BY DESIGN, INC. AND IS NOT TO BE REPRODUCED OR RE-DISTRIBUTED BY OR TO A THIRD PARTY
THERE COULD BE A COLOR DIFFERENCE FROM THIS DRAWING TO THE FINAL PRODUCT

ORDINANCE 17-22

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, ORDINANCE 15-35, ORDINANCE 15-36, ORDINANCE 16-13 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;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1409-PUD-15), 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 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (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; (xvi) Ordinance 15-34, enacted by the City Council on November 23, 2015; (xvii) Ordinance 15-35, enacted by the City Council on November 23, 2015; (xviii) Ordinance 15-36, enacted by the City Council on January 11, 2016; (xix) Ordinance 16-13, enacted by the City Council on August 8, 2016 (collectively, the “Bridgewater PUD Ordinance”);

WHEREAS, the Commission took action to forward said petition (Docket 1709-PUD-15) to the Westfield City Council (the “Council”) with a _____ recommendation (by a vote of ___ in favor and ___ opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on _____, 2017;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____, 2017; and

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL
THAT THE 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 established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to only the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” and Exhibit “B-2” (the “Real Estate”). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance 17-22 was fully passed by members of the Council this ____ day of _____, 2017. Further, this Ordinance 17-22 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 17-22 are hereby amended. To the extent that this Ordinance 17-22 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 17-22 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 _____, 2017.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

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: Justin Gilmore

I hereby certify that ORDINANCE No. 17-22 was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 17-22

This _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 17-22

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

This document prepared by: Justin Gilmore, 1283 Goldfinch Drive,
Carmel, IN 46256 (317.910.0945)

EXHIBIT “A”

DEVELOPMENT STANDARDS FOR PROFESSIONAL BUILDING USES. The below terms, conditions, and provisions shall apply only to the use and development of the Real Estate.

Signage: The signage permitted under Ordinance 16-13, Exhibit A, Article C shall apply to the Real Estate, except as modified herein:

- a. Ordinance 16-13, Exhibit A, Article C3 shall be modified as follows: All Wall Sign standards under the *Westfield-Washington Township Unified Development Ordinance, Article 6.17* shall apply to the Real Estate.
- b. The wall signage represented on the building elevations in Exhibit E of Ordinance 16-13 shall not apply to the Real Estate. The “West Entry Sign Pier” depicted in Exhibit E of Ordinance 16-13 shall remain applicable to the Real Estate.

EXHIBIT “B”

Legal Description: Lot 3 of the Replat of Lots 2 & 3, Bridgewater Marketplace, Section 3

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

Lot 3 of the Replat of Lots 2 & 3, Bridgewater Marketplace, Section 3 recorded as Instrument Number 2015054146 in the Office of the Recorder in Hamilton County, Indiana.

“EXHIBIT B-2”

THIS INSTRUMENT PREPARED BY:

DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7905 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

OWNER/SUBDIVIDER:
THROGMARTIN-HENKE DEVELOPMENT, LLP
3535 EAST 161ST STREET
CARMEL, INDIANA 46033
PHONE: (317) 399-2490
CONTACT: DAVID R. MENNEL

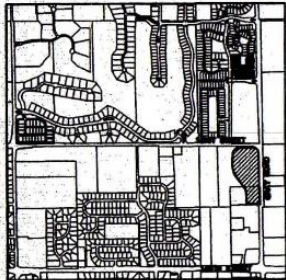
SOURCE OF TITLE: WARRANTY DEED
WARRANTY DEED: INSTR. #2007-008487
INSTR. #2005-00018843
INSTR. #2006-00008907

ZONING: P.U.D.

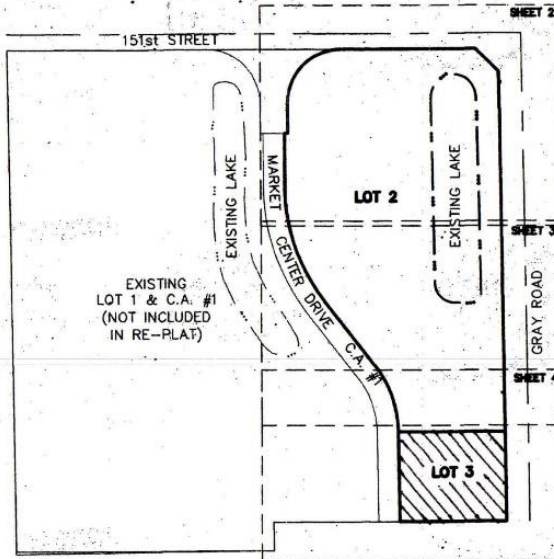
RE-PLAT OF LOTS 2 & 3 BRIDGEWATER MARKETPLACE SECTION 3

(BRIDGEWATER MARKETPLACE SECTION 3 PREVIOUSLY RECORDED AS
INSTRUMENT #2013048576, PLAT CABINET #5, SLIDE #108
IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA)
WASHINGTON TOWNSHIP, HAMILTON COUNTY
(SECTION 17, TOWNSHIP 18 NORTH, RANGE 4 EAST)

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



VICINITY MAP
NOT TO SCALE



8/28/2015

LEGEND

D.U.&S.E. DRAINAGE, UTILITY & SEWER
EASEMENT
U.E. UTILITY EASEMENT
B.L. BUILDING LINE
C.A. COMMON AREA
I.E.E. INGRESS-EGRESS EASEMENT
R/W RIGHT OF WAY
VAR. VARIABLE

KEY MAP SCALE: 1" = 200'

SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT HAVE BEEN SET IN PLACE PRIOR TO THE RECORDED OF THIS PLAT. MONUMENTS THAT WILL BE SET IN PLACE AFTER THE RECORDED OF THIS PLAT HAVE NOT BEEN SHOWN. AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDED OF THIS PLAT.

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".

● DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

● DENOTES A STREET CENTERLINE MONUMENT, EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (SHOULDER).

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	316.88'	473.00'	164.64'	N19°14'22"W	310.99'	38°23'04"
C2	334.97'	500.00'	174.04'	S19°14'22"E	328.74'	38°23'04"
C3	353.73'	528.00'	183.79'	S19°14'22"E	347.15'	38°23'04"
C4	184.15'	250.00'	85.16'	S19°37'22"E	181.22'	37°37'13"
C6	156.57'	119.84'	91.72'	S37°15'07"W	145.67'	74°51'15"
C7	159.98'	103.79'	100.78'	S45°16'22"E	144.61'	88°19'00"
C9	145.79'	222.03'	75.63'	S19°36'12"E	143.18'	37°37'13"
C10	194.65'	296.45'	100.98'	N19°37'23"W	191.17'	37°37'13"
C11	220.49'	140.00'	140.58'	S44°59'58"W	198.40'	90°14'13"

JOB No. 5603002
SHEET 1 OF 6

ORDINANCE 16-13

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, ORDINANCE 15-35, ORDINANCE 15-36 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;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1409-PUD-15), 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 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (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; (xvi) Ordinance 15-34, enacted by the City Council on November 23, 2015; (xvii) Ordinance 15-35, enacted by the City Council on November 23, 2015; (xviii) Ordinance 15-36, enacted by the City Council on January 11, 2016 (collectively, the "Bridgewater PUD Ordinance");

WHEREAS, the Commission took action to forward said petition (Docket 1604-DDP-13) to the Westfield City Council (the "Council") with a favorable recommendation (by a vote of 8 in favor and 0 opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on August 1, 2016;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on August 2, 2016; and

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL
THAT THE 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 established in what is attached hereto and incorporated herein by reference as Exhibit "A" are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "B" and Exhibit "B-2" (the "Real Estate"). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance 16-13 was fully passed by members of the Council this ____ day of _____, 2016. Further, this Ordinance 16-13 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 16-13 are hereby amended. To the extent that this Ordinance 16-13 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 16-13 shall prevail.

[Remainder of page intentionally left blank, signature page follows.]

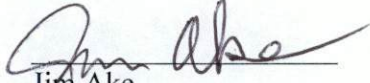
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 8 DAY OF Aug, 2016.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

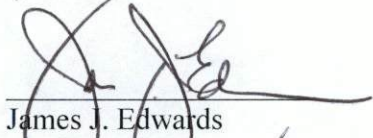
Voting Against

Abstain


Jim Ake

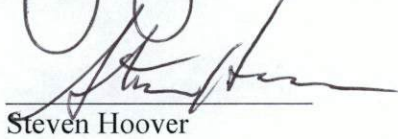
Jim Ake

Jim Ake


James J. Edwards

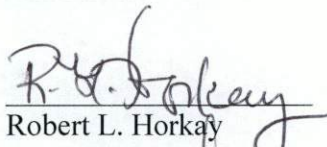
James J. Edwards

James J. Edwards


Steven Hoover

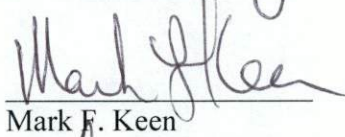
Steven Hoover

Steven Hoover


Robert L. Horkay

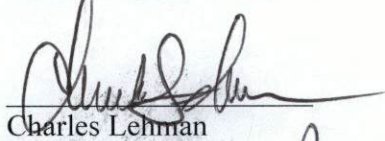
Robert L. Horkay

Robert L. Horkay


Mark F. Keen

Mark F. Keen

Mark F. Keen


Charles Lehman

Charles Lehman

Charles Lehman

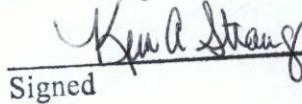

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric


Cindy Gossard, Clerk-Treasurer

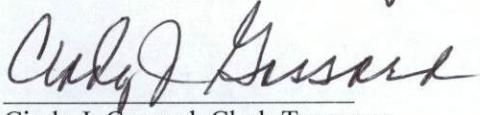
"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"


Signed

I 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: Richard Thomason

I hereby certify that ORDINANCE No. 16-13 was delivered to the Mayor of Westfield

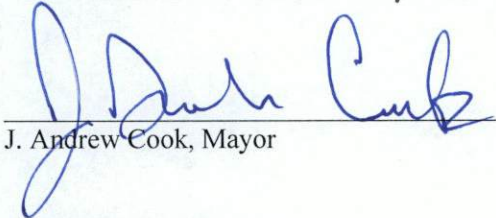
on the 9th day of Aug, 2016, at 9:30 Am.



Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 16-13

This 10 day of Aug, 2016.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 16-13

this ____ day of _____, 2016.

J. Andrew Cook, Mayor

ATTEST:



Cindy J. Gossard, Clerk-Treasurer

This document prepared by: Richard Thomason, R.E. Thomason & Associates, 7202 East 87th Street,
Indianapolis, IN 46256 (317.913.2160)

EXHIBIT "A"

DEVELOPMENT STANDARDS FOR PROFESSIONAL BUILDING USES. The below terms, conditions, and provisions shall apply only to the use and development of the Real Estate.

A. Parking:

1. Minimum Parking Space Size: 9'x18'
2. Parking Lot shall be allowed within required yards

B. Landscaping Requirements: *Section 11 – Landscaping* of the Bridgewater PUD Ordinance (Ord. 06-49) shall not apply to the Real Estate. Required landscaping shall be in substantial compliance with the Landscape Plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit "C".

C. Signage: *Section 14 – Signage* of the Bridgewater PUD Ordinance (Ord. 06-49), and any subsequent Bridgewater PUD amendments shall apply to the Real Estate, except as modified herein:

1. The signage permitted under *Ordinance 14-02, Exhibit A, Article N* shall be modified to substantially comply with what is attached hereto and incorporated herein by reference as Exhibit "D" of this Ordinance.
2. A tenant sign shall be allowed at the western entrance to the Real Estate from Market Center Drive. The sign shall include spaces for up to five (5) individual tenant panels and shall substantially comply with what is depicted as the "West Entry Sign Pier" on what is attached hereto and incorporated herein by reference as Exhibit "E" of this Ordinance.
3. All Wall Sign standards under *Westfield Unified Development Ordinance, Article 6.17* shall apply to the Real Estate, except as modified herein:
 - a. Maximum letter/logo height: Sixteen (16) inches
 - b. All Wall Signs shall be backlit reverse channel letters.

EXHIBIT "B"

Legal Description: Lot 3 of the Replat of Lots 2 & 3 Bridgewater Marketplace Section 3

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

Lot 3 of the Replat of Lots 2 & 3 Bridgewater Marketplace Section 3 recorded as Instrument Number 2015054146 in the Office of the Recorder in Hamilton County, Indiana.

THIS INSTRUMENT PREPARED BY:

DENNIS D. OLMESTEAD, PLS
STOEPPELWORTH & ASSOCIATES, INC.
7865 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

OWNER/SUBDIVIDER:
THROGMARTIN-HENKE DEVELOPMENT, LLP
3535 EAST 181ST STREET
CARMEL, INDIANA 46033
PHONE: (317) 399-2490
CONTACT: DAVID R. MENDEL

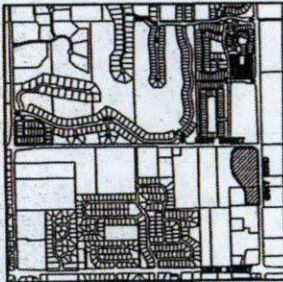
SOURCE OF TITLE: WARRANTY DEED
WARRANTY DEED: INSTR. #2007-000497
INSTR. #2005-00018843
INSTR. #2006-00006907

ZONING P.U.D.

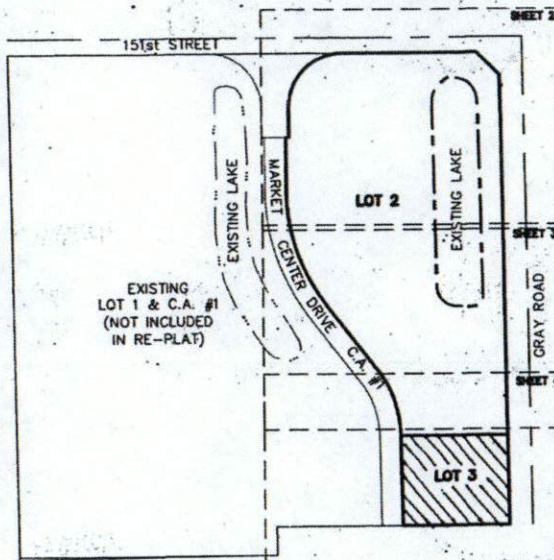
RE-PLAT OF LOTS 2 & 3 BRIDGEWATER MARKETPLACE SECTION 3

(BRIDGEWATER MARKETPLACE SECTION 3 PREVIOUSLY RECORDED AS
INSTRUMENT #2013048576, PLAT CABINET #5, SLIDE #108
IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA)
WASHINGTON TOWNSHIP, HAMILTON COUNTY
(SECTION 17, TOWNSHIP 18 NORTH, RANGE 4 EAST)

Dennis D. Olmstead
Registered Land Surveyor
No. 900012



VICINITY MAP
NOT TO SCALE



KEY MAP
SCALE: 1" = 200'

8/28/2015

LEGEND

D.U.A.S.E. DRAINAGE, UTILITY & SEWER
EASEMENT
U.E. UTILITY EASEMENT
B.L. BUILDING LINE
C.A. COMMON AREA
L.E.E. LEASEHOLD EASEMENT
R/W RIGHT OF WAY
VAR. VARIABLE

SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT HAVE BEEN SET IN PLACE PRIOR TO THE RECORDED OF THIS PLAT. MONUMENTS THAT WILL BE SET IN PLACE AFTER THE RECORDED OF THIS PLAT HAVE NOT BEEN SHOWN. AN AFFIDAVIT CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDED OF THIS PLAT.

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".

● DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

● DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (FINISH).

JOB No. 5603002
SHEET 1 OF 6

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	316.88'	473.00'	164.64'	N19°14'27"W	310.99'	38°23'04"
C2	334.97'	500.00'	174.04'	S19°14'27"E	328.74'	38°23'04"
C3	353.73'	528.00'	183.79'	S19°14'27"E	347.15'	38°23'04"
C4	184.15'	256.00'	85.16'	S19°37'23"E	181.32'	37°37'13"
C5	156.57'	118.84'	91.72'	S37°15'07"W	145.67'	74°51'15"
C7	158.98'	103.78'	100.78'	S45°16'22"E	144.61'	88°19'00"
C8	145.78'	222.03'	75.63'	S19°36'12"E	143.18'	37°37'13"
C10	194.65'	296.40'	100.98'	N19°37'23"W	191.17'	37°37'13"
C11	220.49'	140.00'	140.58'	S44°58'58"W	188.40'	90°14'13"

INTERIOR PARKING LOT PLANTING TABLE

10% OF CIRCULAR OR AREA SHALL BE UNCOVERED AREA PERMANENTLY
 GRADE SHALL INCLUDE AT LEAST 1 TREE AND 3 SHRUBS

SPACING	PARKING SPACES	LANDSCAPED AREA	LANDSCAPED AREA	TREES	SHRUBS	SHRUBS
36'	2,000 SF	2,000 SF	2,000 SF	1	3	24

PERIMETER PARKING LOT PLANTING TABLE

10% OF CIRCULAR OR AREA SHALL BE UNCOVERED AREA PERMANENTLY
 GRADE SHALL INCLUDE AT LEAST 1 TREE AND 3 SHRUBS

SPACING	TOTAL LENGTH	TREES	SHRUBS	SHRUBS
36'	100'	1	3	24

ROAD FRONTAGE PLANTING TABLE

10% OF CIRCULAR OR AREA SHALL BE UNCOVERED AREA PERMANENTLY
 GRADE SHALL INCLUDE AT LEAST 1 TREE AND 3 SHRUBS

SPACING	TOTAL LENGTH	TREES	SHRUBS	SHRUBS
36'	100'	1	3	24

BUFFER YARD PLANTING TABLE

10% OF CIRCULAR OR AREA SHALL BE UNCOVERED AREA PERMANENTLY
 GRADE SHALL INCLUDE AT LEAST 1 TREE AND 3 SHRUBS

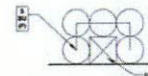
SPACING	TOTAL LENGTH	TREES	SHRUBS	SHRUBS
36'	100'	1	3	24

ON-SITE PLANTING TABLE

10% OF CIRCULAR OR AREA SHALL BE UNCOVERED AREA PERMANENTLY
 GRADE SHALL INCLUDE AT LEAST 1 TREE AND 3 SHRUBS

SPACING	TOTAL LENGTH	TREES	SHRUBS	SHRUBS
36'	100'	1	3	24

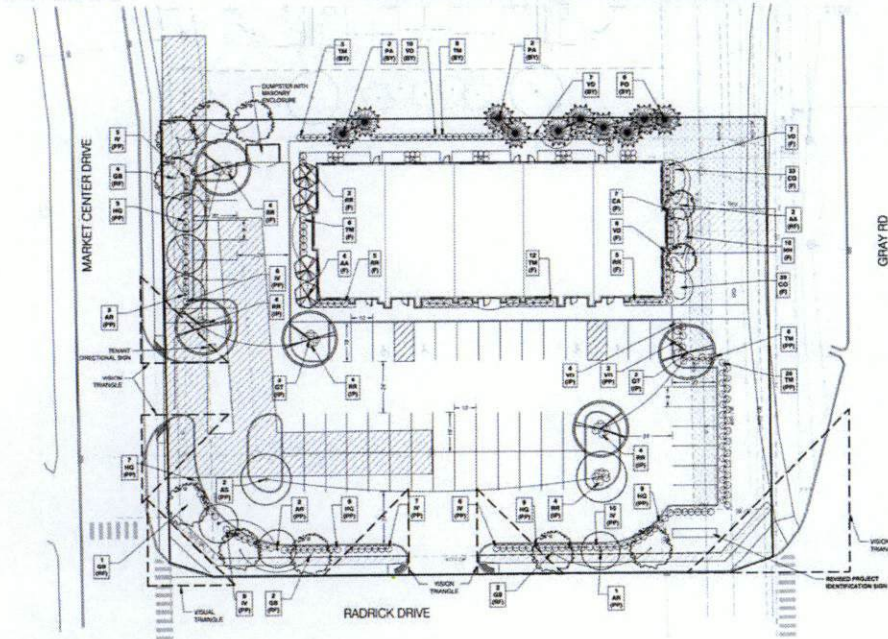
SPACING	TOTAL LENGTH	TREES	SHRUBS	SHRUBS
36'	100'	1	3	24



02 TYPICAL AC UNIT SCREENING

1:10' 1" = 1'-0"

OPEN SPACE: 39.4%
 PARKING SPACE: 55



PLANT SCHEDULE

PLANT	SPACING	NOTES
1. 10' 1" 1" = 1'-0"		
2. 10' 1" 1" = 1'-0"		
3. 10' 1" 1" = 1'-0"		
4. 10' 1" 1" = 1'-0"		
5. 10' 1" 1" = 1'-0"		
6. 10' 1" 1" = 1'-0"		
7. 10' 1" 1" = 1'-0"		
8. 10' 1" 1" = 1'-0"		
9. 10' 1" 1" = 1'-0"		
10. 10' 1" 1" = 1'-0"		
11. 10' 1" 1" = 1'-0"		
12. 10' 1" 1" = 1'-0"		
13. 10' 1" 1" = 1'-0"		
14. 10' 1" 1" = 1'-0"		
15. 10' 1" 1" = 1'-0"		
16. 10' 1" 1" = 1'-0"		
17. 10' 1" 1" = 1'-0"		
18. 10' 1" 1" = 1'-0"		
19. 10' 1" 1" = 1'-0"		
20. 10' 1" 1" = 1'-0"		

01 SITE LANDSCAPE PLAN

1:10' 1" = 1'-0"

EXHIBIT 'C'



GILMORE
 WESTFIELD, INDIANA
 LANDSCAPE PLAN

PROJECT: 4014-14000
 CLIENT: GILMORE
 DESIGNER: KKP&A
 DATE: 03-17-2014
 SCALE: 1/8" = 1'-0"

01.01

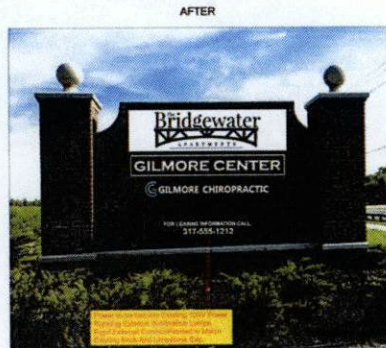
S1a
Scale: 1/2"=1'



Fabricate/Install (2) Internally Illuminated Multi-Tenant Cabinets
5" Deep Aluminum Tubel Angle Frame With .080" Aluminum cladding - Painted Black
Inside Of Cabinet Painted White
1 1/2" Aluminum Retainers and Divider Bars - Painted Black
3/16" White Polycarbonate Faces with Custom Cut Vinyl Graphics - Clean Vector Art And specs supplied by Tenants
Illuminated with AVL 6500K White LED's
Attached to Existing Monument with Lag/Shield or Stud Fasteners

*Detailed Field Survey Required Prior to Fabrication
*Phone Number on Leasing Panel is Place Holder Text. Client to Provide Correct Number.

EXHIBIT 'D'



JOB NUMBER	20549
JOB NAME	Bridgewater
SALES REP	Charley Hunt
LOCATION	Carmel, IN
DATE	7-1-16
FILE NAME	brid_20549_v5

This drawing was created to assist in the construction of the sign. It is not a contract. The client is responsible for providing the correct information and specifications. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for the final appearance of the sign.

DESIGN • FABRICATION • INSTALLATION • SERVICE

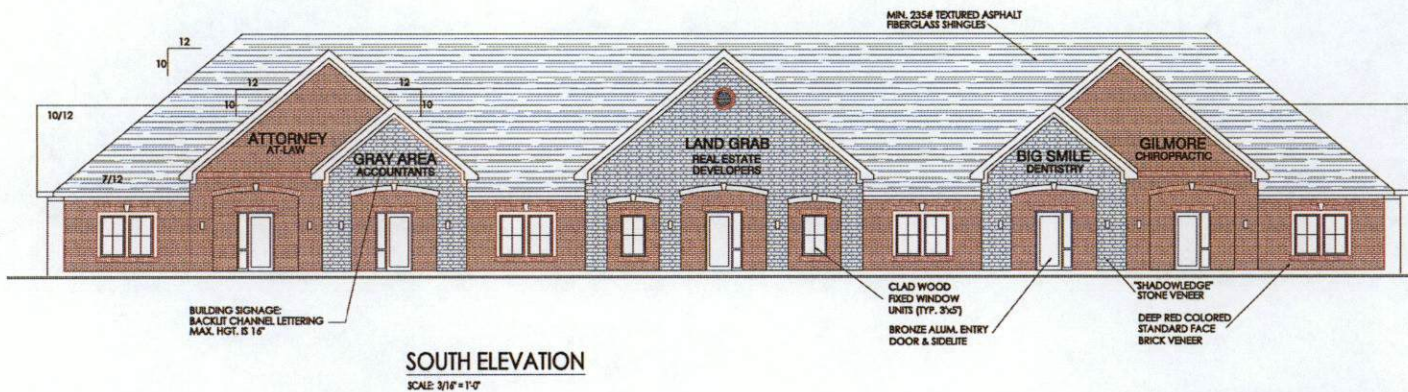
PAGE 1 OF 1

DESIGNED BY: AS

APPROVED BY: _____

DATE: _____

ISFSIGNS
isfsigns.com
PH: 317.251.1219
6468 Rucker Road, Indianapolis, IN 46220

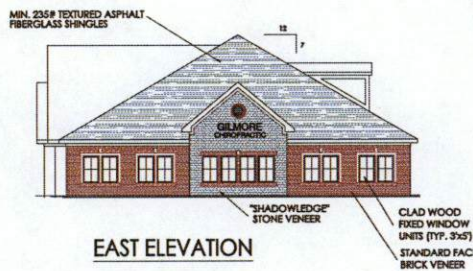


SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

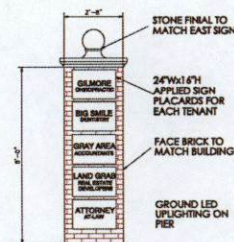


WEST ELEVATION

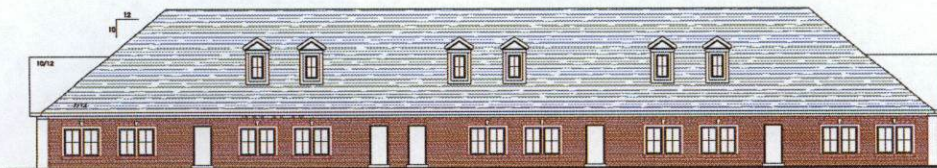


EAST ELEVATION

GILMORE CHIROPRACTIC
TYPICAL BUILDING SIGNAGE



WEST ENTRY SIGN PIER



NORTH ELEVATION

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

FOR DR. JUSTIN GILMORE RADRICK PROFESSIONAL BUILDING WESTFIELD, INDIANA N. Gray Road & Radrick Dr.	
PROJECT: 1001 DATE: 2.24.11 REVISION:	PRELIMINARY DESIGN

EXHIBIT "E"

A-1

FW: Complete Package for Sign Ordinance

David Mennel <dave.mennel@thebridgewaterclub.com>

Mon 7/31/2017 10:01 AM

To: Kevin M. Todd, AICP (ktodd@westfield.in.gov) <ktodd@westfield.in.gov>;

Cc: Justin Gilmore (drjgilmore@hotmail.com) <drjgilmore@hotmail.com>;

 4 attachments (6 MB)

Gilmore Sign Company Letter.docx; Gilmore_East Building Sign.pdf; Gilmore_Scale South.pdf; Gilmore_South Building Sign.PDF;

Kevin,

As you know, Justin Gilmore has requested signage on his professional building as illustrated on the attached documents. The signage is to be compliant with the Westfield City Standards and consistent with several other tenants in the immediate retail area.

As the Master Declarant, representing Throgmartin- Henke Development and the Bridgewater Master Owners Association's Architectural Review Board, I approve of Justin's application for this signage request on his Professional Building.

If I can answer any questions, Please reach out anytime.

Best regards,

David Mennel



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 5, 2017
1707-ODP-08 & 1707-SPP-08

Petition Number: 1707-SPP-08 & 1707-ODP-08

Subject Site Address: South side of the Midland Trace Trail along Gunther Blvd (the "Property")

Petitioner: Innovative Engineering and Consulting, Inc

Representative: Bryan Stumpf, 11th Street Development

Request: Petitioner requests Primary Plat and Overall Development Plan review of 67 Single-Family detached lots and 10 Single-Family attached lots on 12.4 acres +/- in the Oak Manor Planned Unit Development (PUD) District (amendment pending, 1707-PUD-12).

Current Zoning: Oak Manor PUD (Ord. 03-37)

SF3 Underlying

Current Land Use: Vacant

Approx. Acreage: 12.4 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan
4. Landscape Plan
5. Waiver Request and PW Response

Staff Reviewer: Pam Howard, Associate Planner

PROCEDURAL

Approval of a Primary Plat and 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.

The petition was reviewed by the Technical Advisory Committee at its June 20, 2017, meeting. A public hearing was held for this petition at the Plan Commission's July 11, 2017, meeting.



PROJECT OVERVIEW

The Property was zoned the Oak Manor PUD District at the October 28, 2003 Town Council meeting.

In 2005 a Primary Plat and Development Plan were approved for this site which allowed for a total of 6 condo buildings on the Property and an adjacent property.

A portion of the Property was included on the Secondary Plat for Section 3A of the Villages of Oak Manor, which was recorded on January 26, 2009.

The Petitioner filed a PUD amendment for the Property concurrently with this application. The amendment was adopted at the August 28, 2017, City Council meeting.

Primary Plat Standards (Article 10.12, J of UDO)

The plans comply.

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.



- iii) Title, scale, north point and date.
- iv) 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.
- v) Easements (locations, widths and purposes).
- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.
- vii) Layout of Lots (showing dimensions, numbers and square footage).
- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- ix) 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%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.
- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) 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.

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

xviii) 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.

xix) 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.

Comment: Site is not within a floodplain.

xx) Misc.

d) **Covenants and Restrictions:** The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Comment: Petitioner to provide a copy when available.

Development Plan Review (WC 16.04.165 used per Ord. 03-37)

The plans comply.

2) Compliance with all applicable provisions of any Overlay District in which the real estate is located. – **Not Applicable**

3) Compliance with all applicable provisions of the Subdivision Control Ordinance. – **See "Primary Plat Review" page 2.**

a) Compliance with all applicable provisions of the Development Plan Review (WC



16.04.165). See below as applicable to any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

i) Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

ii) Landscaping

Comment: Superseded by PUD.

iii) Lighting

iv) Building Orientation

Comment: To be reviewed at Detailed Development Plan or ILP stage

v) Building Materials

Comment: To be reviewed at Detailed Development Plan or ILP stage

vi) Comprehensive Plan Compliance

vii) Street and Highway Access

viii) Street and Highway Capacity



ix) Utility Capacity

x) Traffic Circulation Compatibility

4) Plan Documentation and Supporting Information

a) Site Plan

b) Overall Plan

c) Landscape Plan

d) Building Elevations

Comment: To be reviewed at Detailed Development Plan or ILP stage.

e) Lighting Plan

f) Sign Plan

g) Site Access and Site Circulation Plan

h) Statement of Development Build-out

i) Green Space Provisions

OAK MANOR PUD (ORD. 03-37 AS AMENDED BY ORD. 17-20 (PENDING))

The plans comply.

5) Uses (Section 2.3 of Ord. 03-37)

a) Maximum of 700 residential units

b) Maximum of 290 attached residential units



c) Permitted uses for Area B:

- i) All uses permitted in SF-2
- ii) Attached single family and multifamily residential

6) Gross Residential Density (Section 2.4 of Ord. 03-37)

- a) 700 units total for Areas A and B

7) Area B Development Standards and Architectural Guidelines (Section 2.6 and Exhibits 13 and 14 of Ord. 03-37 as amended by Section 2 of Ord. 17-20)

- a) Development Standards for Detached Residential

	Parcel B-1 Type 1 Lots	Parcel B-1 Type 2 Lots
Minimum Lot Width at Building Line	31'	36'
Minimum Lot Frontage on Street (1)	25'	30'
Minimum Lot Area	2,325 SF	2,880 SF
Minimum Front Yard Setback (2)	3'	10'
Minimum Side Yard Setback	3'	3'
Minimum Rear Yard Setback	5'	5'
Minimum Building Height	2 stories	2 stories
Maximum Building Height	35'	35'
Minimum Gross Floor Areas for Ground Level:	650 SF	700 SF
Minimum Total Gross Living Area	1,600 SF	2,000 SF



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 5, 2017
1707-ODP-08 & 1707-SPP-08

- (1) On Lots where the front of the house faces common area, the Minimum Lot Frontage on Street shall be 0’.
- (2) The front yard setback for Lots fronting upon common area shall be measured from the property line abutting the common area opposite the garage side of the house.

In circumstances where distance between two residential structures is less than 15 feet than the external materials on the portion of the structures located within 15 feet shall consist of fire-retardant materials.

b) Development Standards for Attached Residential

Parcel size*	Parcel B-1 (21 acres)
Minimum residence setback from internal street	10’
Minimum setback from Internal Street for garages facing Internal Street	20’
Minimum building separation	12’
Minimum building setback from right-of-way of public street	10’
Permitted density	10 units per acre
Maximum dwelling units*	150
*Parcels may vary in size and/or maximum number of dwelling so long as the maximum number of attached units does not exceed 290 units	

i) Maximum building height: 3 stories

Comment: To be reviewed at Detailed Development Plan stage.

- ii) Minimum setback from External Street: this provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required setback from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the setback be less than 30’. The setback area shall be landscaped according to standards set for the in Section 2.9 of this Oak Manor PUD entitled “Landscaping”.

Comment: To be reviewed at Detailed Development Plan stage.

- iii) Parcels B-1, B-2, and B-3 may be developed under the Horizontal Property Regime.



- iv) Minimum total gross living area: 1,700 SF

Comment: To be reviewed at Detailed Development Plan or ILP stage.

- c) Additional Development Standards for all Dwellings

Comment: To be reviewed at Detailed Development Plan or ILP stage.

- d) Area B Architectural Guidelines

Comment: To be reviewed at Detailed Development Plan or ILP stage.

- 8) Streetscape Standards (Section 2.7 and Exhibit 15 of Ord. 03-37)

- a) 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. Each light shall be maintained in proper working order by the owner of each lot or unit. Illumination intensity for fixtures without shielding shall be limited to 120 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

Comment: To be reviewed at Detailed Development Plan or ILP stage.

- b) 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. All street lights shall be installed at the developer's expense and maintained by the owners of the parcel in which they exist or by the not-for-profit association for the parcel in which they exist. Street lights may be permitted to be 16 feet tall.
- c) 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 as designated by the Developer. The number attached to the single-family dwelling shall be etched in stone, concrete, or other decorative plate.



- d) 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.
 - e) Gas Lights. Gas lights may be used without shielding.
- 9) Street Standards (Section 2.8 and Exhibit 16 of Ord. 03-37)
- 10) Landscaping Standards (Section 4 of Ord. 07-20)
- a) The Real Estate shall be landscaped in a manner substantially similar to the design shown on Primary Plat Landscape Plans (the "Landscape Plans") for the site (Petition No. 1707-SPP-08). The Landscape Plans are hereby incorporated by reference into this PUD amendment. In addition to the plantings shown on the Landscape Plans, Builders shall landscape each Lot with a minimum of one (1) ornamental tree or evergreen tree and shrub plantings at the following rates:
 - i) Townhome Lots: Four (4) shrubs per Lot
 - ii) 31' Lots: Five (5) shrubs per Lot
 - iii) 36' Lots: Six (6) shrubs per Lot
- 11) Vision Clearance (Section 5 of Ordinance 17-20)
- a) The standards of Article 6.19: Vision Clearance Standards shall apply, except that a measurement of twenty-five (25) feet may be used for private streets with approval by the Public Works Department.
- 12) Amenities and Membership (Section 2.10 of Ord. 03-37)
- a) Amenities
- Comment: Compliant. Clubhouse, Swimming pool, and Dedicated Open Space or Park (minimum 5,000 sf) existing in Area B.**



b) Membership

- i) All property owners within each residential Area or Parcel, within Areas A & B, shall automatically, upon taking title to the property, become a member of that particular Area's and/or Parcel's Property Owner's Association.

13) Signage (Section 2.11 of Ord. 03-37)

Comment: The Sign Standards will be reviewed during a subsequent Sign Permit Application review. Any signs and/or sign locations depicted on an Overall Development Plan or Primary Plat shall not be deemed "Approved" by approval of the Overall Development Plan or Primary Plat.

14) Outdoor Lighting (Section 2.12 and Exhibit 17 of Ord. 03-37)

15) Phasing Sequence (Section 2.13 and Exhibit 18 of Ord. 03-37)

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The plans comply.

Zoning Districts (Chapter 4)

16) SF-3 District (Article 4.5) (as applicable to Subdivision Lots)

Comment: All standards superseded by PUD

Overlay Districts (Chapter 5)

17) Floodplain Overlay District (Article 5.5)

Comment: This project does not fall within a Floodplain.

18) Wellhead Protection District Overlay (Article 5.7)

Comment: This project does not fall within a Wellhead Protection Zone.



Development Standards (Chapter 6)

19) Accessory Use and Building Standards (Article 6.1)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

20) Architectural Standards (Article 6.3)

Comment: To be reviewed at building permit stage.

21) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

22) Height Standards (Article 6.6)

Comment: All standards superseded by PUD.

23) Landscaping Standards (Article 6.8)

Comment: All standards superseded by PUD.

21) Lighting Standards (Article 6.9)

Comment: All standards superseded by PUD.

22) Lot Standards (Article 6.10)

Comment: All standards superseded by PUD.

23) Outdoor Storage and Display (Article 6.21)

a) Residential Districts (regarding Recreational Vehicles)

Comment: Will be monitored by Code Enforcement for compliance.

24) Outdoor Café and Eating Areas (Article 6.13)

Comment: Not Applicable



25) Parking Standards (Article 6.14)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: All standards superseded by PUD.

28) Vision Clearance Standards (Article 6.19)

Comment: Superseded by PUD.

29) Yard Standards (Article 6.21)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Design Standards (Chapter 8)

The plans comply, with the exception of the waiver request outlined in Comment 35(a)(2). If this waiver is approved, then the plans comply.

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (Article 8.6)

- a) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.



- b) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
- c) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- d) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
- e) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- f) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- g) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
- h) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
- i) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.



- j) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

35) Pedestrian Network Standards

a) Internal Pedestrian Network Standards:

- i. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

Comment: A waiver from this standard has been requested. See Exhibit 5 for the request and response from the Department of Public Works. If this waiver is approved, then the plans comply.

- iii. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards:

- i. All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.



- ii. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- iii. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

**[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK,
SEE FOLLOWING PAGE FOR DEPARTMENT COMMENTS]**



DEPARTMENT COMMENTS

1. 1707-SPP-08 (Primary Plat) and 1707-ODP-08 (Overall Development Plan) comply with the PUD Ordinance and the UDO, except as otherwise noted herein with regard to the Petitioner's requested waivers. If the waiver is not approved, then the plans do not comply.
2. **ACTIONS:**
 - a. **Waiver:** The Department recommends approval of the requested subdivision control waiver from Article 8.7(C)(2) with the following findings (Article 7.3(C)):
 - i. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - ii. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - iii. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - iv. The proposed development is consistent with and compatible with other development located in the area.
 - v. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.
 - b. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following condition:
 - i. 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.
3. If the waiver request is not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
4. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

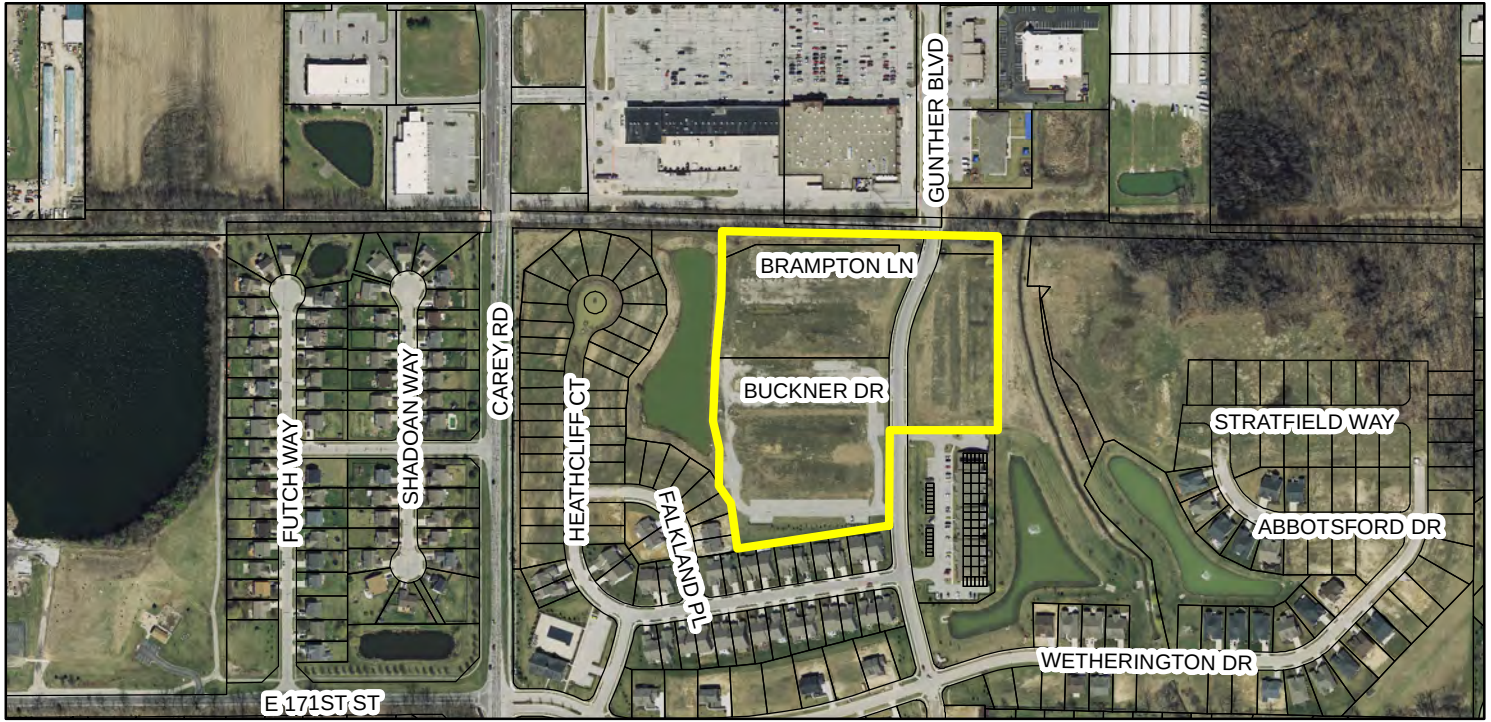


Location Map
Oak Manor PUD District Amendment
Lancashire at Oak Manor
1707-PUD-12, 1707-SPP-03, & 1707-ODP-03

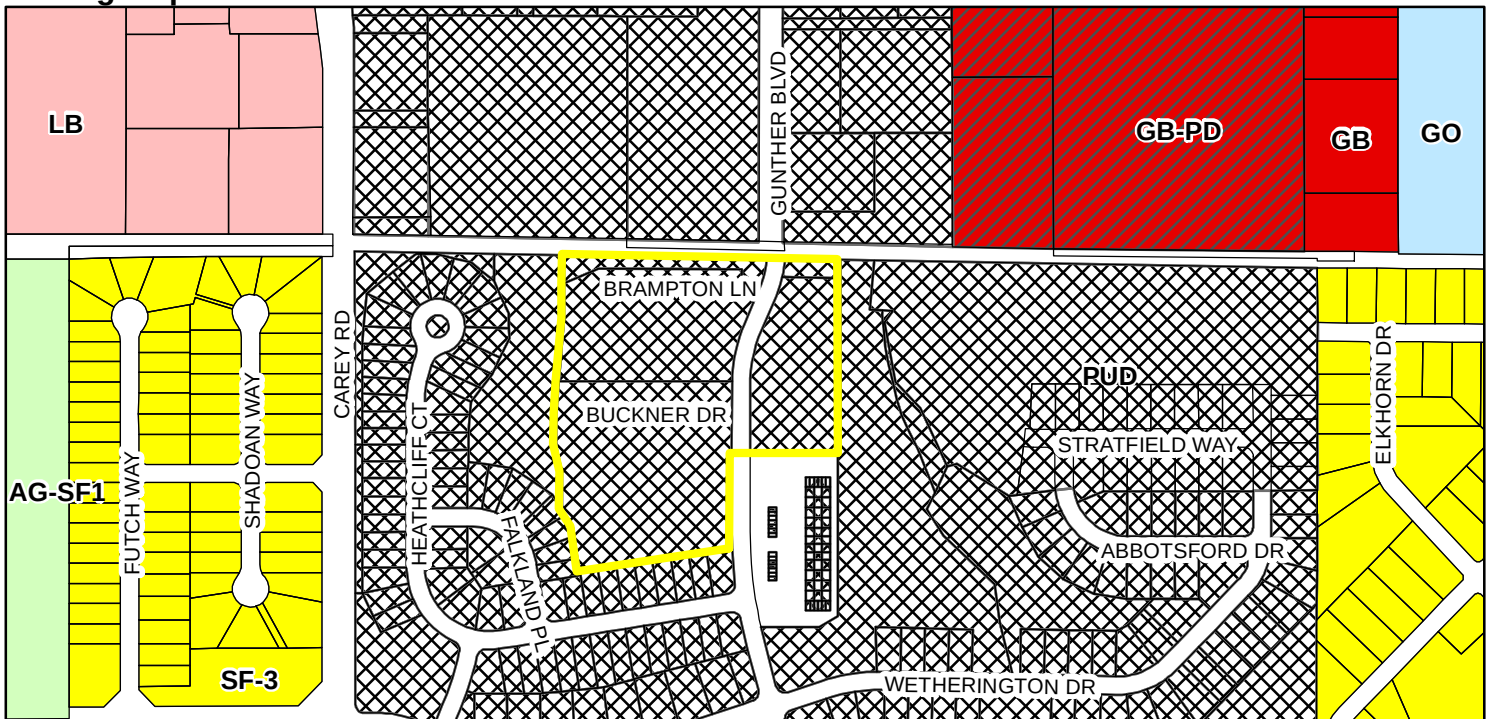


Aerial Location Map

 Site



Zoning Map



Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

 GB-PD (General Business - Planned Development)

 GO (General Office)

 LB (Local Business)

 PUD (Planned Unit Development)

 SF-3 (Single Family - 3)

LANCASHIRE
at OAK MANOR
PRIMARY PLAT

SECTION 5, T18N, R4E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Petition #: 1707-SSP-08 & 1707-ODP-08

[illegible]

LAND DESCRIPTION

PARCEL 1:
A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, ALSO ALL OF BLOCKS E OF THE VILLAGES OF OAK MANOR SECTION 3A (PLAT), A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JANUARY 26, 2009 AS INSTRUMENT NUMBER 2009003437, PLAT CABINET 4, SLIDE 519 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST (BASIS OF BEARINGS: INDIANA STATE PLAT, WEST ZONE, NAD 83) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 91.917 FEET (917.57 FEET - PLAT) TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF THE SAID SOUTH HALF OF SAID NORTHWEST QUARTER 111.917 FEET (1117.57 FEET - PLAT) TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 5 TO THE NORTHWEST CORNER OF SAID BLOCK E, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION (THE FOLLOWING TWO (2) COURSES ARE SAID TO BE THE BOUNDARY OF BLOCK E OF SAID PLAT); (ONE) THENCE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 150.52 FEET; (TWO) SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 54.001 FEET; THENCE CONTINUE SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 47.892 FEET ALONG THE WESTERN SIDE OF MASTER COMMON AREA "H" OF THE REPLAT OF SAID SECTION 5 TO THE NORTHWEST CORNER OF SAID BLOCK E; THENCE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 150.52 FEET (1505.22 FEET - PLAT) TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 57 MINUTES 29 SECONDS WEST 230.73 FEET (230.74 FEET - PLAT) ALONG SAID NORTHERN LINE AND THE NORTHERN LINE OF BLOCK "A" OF SAID SECTION ONE TO THE POINT OF CURVATURE OR A TANGENT CURVE CONCAVE TO THE NORTH; SAID POINT LYING SOUTH 00 DEGREES 02 MINUTES 31 SECONDS EAST 25.50 FEET FROM THE RADIOUS POINT; THENCE WESTERLY AND NORTHWESTERLY 16.08 FEET ALONG SAID TANGENT CURVE TO A POINT LYING SOUTH 36 DEGREES 49 MINUTES 57 SECONDS WEST 10.043 FEET FROM THE RADIOUS POINT; THENCE WESTERLY AND NORTHWESTERLY 10.043 FEET ALONG SAID TANGENT CURVE TO A POINT LYING SOUTH 36 DEGREES 49 MINUTES 57 SECONDS WEST 10.043 FEET FROM THE RADIOUS POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF GANTHER BOULEVARD; NORTHEAST 00 DEGREES 03 MINUTES 02 SECONDS WEST 18.371 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST; SAID POINT LYING NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 375.00 FEET FROM THE RADIOUS POINT THEREOF; THENCE NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 375.00 FEET ALONG SAID TANGENT CURVE TO A POINT LYING NORTH 89 DEGREES 57 MINUTES 00 SECONDS WEST 375.00 FEET FROM THE RADIOUS POINT; THENCE NORTH 22 DEGREES 57 MINUTES 12 SECONDS EAST 104.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST; SAID POINT LYING SOUTH 67 DEGREES 02 MINUTES 48 SECONDS EAST 325.00 FEET FROM THE RADIOUS POINT THEREOF; THENCE NORTHEASTERLY AND NORTHERLY 104.06 FEET ALONG SAID TANGENT CURVE TO A POINT LYING SOUTH 67 DEGREES 02 MINUTES 48 SECONDS EAST 325.00 FEET FROM SAID RADIOUS POINT AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 67 DEGREES 02 MINUTES 48 SECONDS EAST 325.00 FEET FROM SAID RADIOUS POINT TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 2.656 ACRES, MORE OR LESS.

PARCEL II:
A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE 2ND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, ALSO ALL OF BLOCKS C AND D OF THE VILLAGES OF OAK MANOR SECTION 3A (PLAT), A SUBDIVISION IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JANUARY 26, 2005 AS INSTRUMENT NUMBER 20090034337, PLAT CABINET 4, SLIDE 519 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER THE NORTHWEST QUARTER OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 06 MINUTES 20 SECONDS EAST (BASIS OF BEARINGS: INDIANA STATE PLAT, WEST ZONE, MD 83) ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 91.91 FEET (91.57 FEET - PLAT) TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF THE SAID NORTHWEST QUARTER 111.00 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 06 MINUTES 11 SECONDS EAST SAID SOUTH HALF TO THE NORTHERN CORNER OF SAID BLOCK D, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 03 MINUTES 08 SECONDS EAST 552.84 FEET (552.85 FEET - PLAT) ALONG THE NORTHERN LINE OF SAID BLOCK D TO THE NORTHEASTERN CORNER THEREOF ON THE WESTERN RIGHT-OF-WAY OF SAID GUNTHER BOULEVARD, BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, SAID POINT LYING SOUTH 84 DEGREES 53 MINUTES 27 SECONDS EAST 104.03 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 46.32 FEET FROM THE RADIIUS POINT THEREOF; (THREE) THENCE SOUTHWESTERLY AND SOUTHERLY 170.63 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 46.32 FEET FROM THE RADIIUS POINT THEREOF; (FOUR) THENCE NORTHERLY 8.96 FEET ALONG SAID CURVE TO A POINT LYING SOUTH 00 DEGREES 03 MINUTES 00 SECONDS EAST 40.047 FEET PASSING ON THE COMMON RIGHT-OF-WAY LINE OF SAID GUNTHER BOULEVARD WITH THE REPLAT OF THE VILLAGES OF KAM MACK SECTION ONE (SECTION ONE) (RECORDED AS INSTRUMENT NUMBER 2008040905, PLAT CABBET 4, SLIDE 420 IN SAID RECORDER'S OFFICE) TO THE POINT OF BEGINNING OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST; (FIVE) THENCE SOUTHWESTERLY AND SOUTHERLY 170.63 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 46.32 FEET FROM THE RADIIUS POINT THEREOF; (SIX) THENCE SOUTHWESTERLY 46.32 FEET ALONG THE COMMON RIGHT-OF-WAY LINE OF SAID GUNTHER BOULEVARD TO THEIR COMMON CORNER, BEING THE NORTHEASTERN CORNER OF SAID BLOCK C, AND LYING SOUTH 87 DEGREES 46 MINUTES 15 SECONDS WEST 122.00 FEET FROM SAID RADIIUS POINT; THENCE SOUTH 80 DEGREES 59 MINUTES 13 SECONDS SOUTH WEST 42.062 FEET ALONG THE COMMON LINE OF SAID SECTION ONE AND BLOCK C TO THEIR COMMON CORNER; THE FOLLOWING NINE (9) CURVES ARE ALONG THE WESTERN BOUNDARY OF SAID BLOCK C; (ONE) NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 47.2 SECONDS WEST 128.76 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST, SAID POINT LYING NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 47.2 SECONDS WEST 128.76 FEET FROM THE RADIIUS POINT THEREOF; (TWO) THENCE NORTHERLY 10.38 FEET ALONG SAID CURVE TO A POINT LYING NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 46.32 FEET FROM THE RADIIUS POINT THEREOF; (THREE) THENCE NORTHERLY 8.96 FEET ALONG SAID CURVE TO A POINT LYING NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 46.32 FEET FROM SAID RADIIUS POINT; (FOUR) THENCE NORTHERLY 8.96 FEET ALONG SAID CURVE TO A POINT LYING NORTH 78 DEGREES 52 MINUTES 22 SECONDS EAST 46.32 FEET FROM SAID RADIIUS POINT; (FIVE) THENCE NORTH 12 DEGREES 48 MINUTES 58 SECONDS WEST 13.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 77 DEGREES 59 MINUTES 48 SECONDS WEST 13.00 FEET FROM THE RADIIUS POINT THEREOF; (SIX) THENCE NORTHERLY 10.38 FEET ALONG SAID CURVE TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 77 DEGREES 59 MINUTES 48 SECONDS WEST 13.00 FEET FROM THE RADIIUS POINT THEREOF; (SEVEN) THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS WEST 55.25 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST, SAID POINT LYING SOUTH 89 DEGREES 03 MINUTES 08 SECONDS WEST 13.00 FEET FROM THE RADIIUS POINT THEREOF; (EIGHT) THENCE NORTHERLY 10.38 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING NORTH 85 DEGREES 27 MINUTES 58 SECONDS WEST 13.00 FEET FROM SAID RADIIUS POINT; (NINE) THENCE NORTH 85 DEGREES 27 MINUTES 58 SECONDS WEST 13.00 FEET ALONG SAID CURVE TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST, SAID POINT LYING SOUTH 85 DEGREES 27 MINUTES 58 SECONDS EAST 170.00 FEET FROM THE RADIIUS POINT THEREOF (ALL OF THE REMAINING CURVES ARE ALONG THE EASTERN BOUNDARY OF SAID BLOCK C AND SAID COMMON AREA M); THENCE NORTHERLY 10.38 FEET ALONG SAID CURVE TO ITS POINT OF TANGENCY, SAID POINT LYING SOUTH 85 DEGREES 27 MINUTES 58 SECONDS EAST 170.00 FEET FROM SAID RADIIUS POINT; THENCE NORTH 00 DEGREES 02 MINUTES 31 SECONDS WEST 161.00 FEET TO THE POINT OF BEGINNING, ELEVATION 912.22, ABOVE MEER OF MASS, OF SAID SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST.

WESTFIELD MARKETPLACE SHOPPING CENTER

MIDLAND TRACE TRAIL

EXISTING OAK MANOR SECTION 3A
LAKE

COMMON AREA

(PRIVATE DRIVE)

1 2 3 4 5 6 7 8 9 10 11 12

13 14 15 16 17 18 19 20

(PRIVATE DRIVE)

23 24 25 26 27 28 29

36 35 34 33 32 31 30

C.A.

(PRIVATE DRIVE)

37 38 39 40 41 42 43 44 45 46

BUCKNER DRIVE
(PRIVATE DRIVE)

71 70

(ALLEY)

73 72

BRAMPTON LANE
(PRIVATE DRIVE)

75 74

(ALLEY)

COMMON AREA

76 77

68 69

EXISTING GUNTHER BLVD.
(POND)

COMMON AREA

21 22

(ALLEY)

58 57

C.A.

61 60 59

(ALLEY)

62 63 64

C.A.

67 66 65

(ALLEY)

EXISTING OAK MANOR SECTION 1
KIRKENDALL LEGAL DRAIN

OPEN SPACE:	
TOTAL ACREAGE:	11,778 ac.
TOTAL OPEN SPACE:	2.68 ac.
PERCENTAGE OF OPEN SPACE:	22.75%
PERCENTAGE OPEN SPACE FROM PONDS, WETLANDS, ECT.:	0.0%

EXISTING OAK MANOR SECTION 3A

FALKLAND DRIVE

HEATHCLIFF COURT

EXISTING OAK MANOR SECTION 1

UTILITY PROVIDERS

GAS
Citizens Gas of Westfield
2020 North Meridian St.
Indianapolis Indiana 46202
317-927-4744
(Jeffrey Sinclair)

WATER & SANITARY SEWER
Citizens Water and Wastewater
of Westfield, LLC
2150 Dr. Martin Luther King Jr. St.
Indianapolis, Indiana 46202
Contact: Ryan Taylor

COMMUNICATION
Comcast Cable
9750 E. 150th St., Suite 1600
Noblesville, Indiana 46060
317-774-3384
(Matt Stringer)

ELECTRIC
Duke Energy: Carmel District
16475 Southpark Drive
Westfield, Indiana 46074
317-896-6711
(Shirley Hunter)

DRAINAGE
City of Westfield
2706 E. 171st Street
Westfield, Indiana 46074
317.804.3110

COMMUNICATION
Frontier Communication
20905 Hague Road
Noblesville, Indiana 46060
317-9010
(317) 901-1111

PIPELINE
Buckeye Partners, L.P.
940 Buckeye Road
Lima, Ohio 45804
419-993-8008
(Marty White)

(John Rankin)
DRAINAGE
Hamilton County Surveyor
One Hamilton County Square, Suit
Noblesville, Indiana 46060
317 276 8406

COMMUNICATION
tw Telecom
4625 W. 86th St., Suite 500
Indianapolis, Indiana 46268
317-713-8947
(7-11-91)

PIPELINE
Marathon Pipeline LLC
10722 E. C.R. 300N
Indianapolis, Indiana 46234
317-291-9460 x1233
(Austin Guyer)

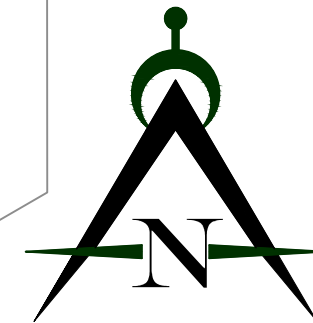
(Kenton Ward, CFM)

COMMUNICATION
FirstMile Technologies
750 Liberty Drive
Westfield, Indiana 46074
317-569-2800
(Craig Kunkle)

COMMUNICATION
AT&T
5858 North College Ave.
Indianapolis, IN 46220
317-252-4007
(Michael Haynes)

COMMUNICATION
Bright House Networks
3030 Roosevelt Ave.
Indianapolis, Indiana 46218
317-632-9077 x258

UTILITY HOTLINE: 1-800-362-5544 within Indiana 1-800-428-5200 outside Indiana
Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies which provide service in the area of, and adjacent to, the subject property, based upon information available through such plans and locations, by incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.



Project Map

SCALE: 1"=100'

<u>OPEN SPACE:</u>	
TOTAL ACREAGE:	11.778 ac.
TOTAL OPEN SPACE:	2.68 ac.
PERCENTAGE OF OPEN SPACE:	22.75%
PERCENTAGE OPEN SPACE FROM PONDS, WETLANDS, ECT.:	0.0%

Area Map N.T.S.

Washington Woods Elementary School

S.R. 32

SITE

Developer:

11th Street
DEVELOPMENT
7378 N. 500E
Lebanon, IN 46052
317-721-8279
Contact: Bryan Stumpf
Email: bstumpf@11streetdevelopment.com

Engineer:

Innovative
Engineering &
Consulting, Inc.

3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2816
Fax: 317-769-3890
Contact: Jerry Kittle
Email: jkkittle@innovativeeci.com



Innovative
Engineering &
Consulting, Inc.

3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3890

REVISIONS:

11th Street
DEVELOPMENT
7378 N 500 E
Lebanon, IN 46052
317-721-8279

PREPARED FOR:

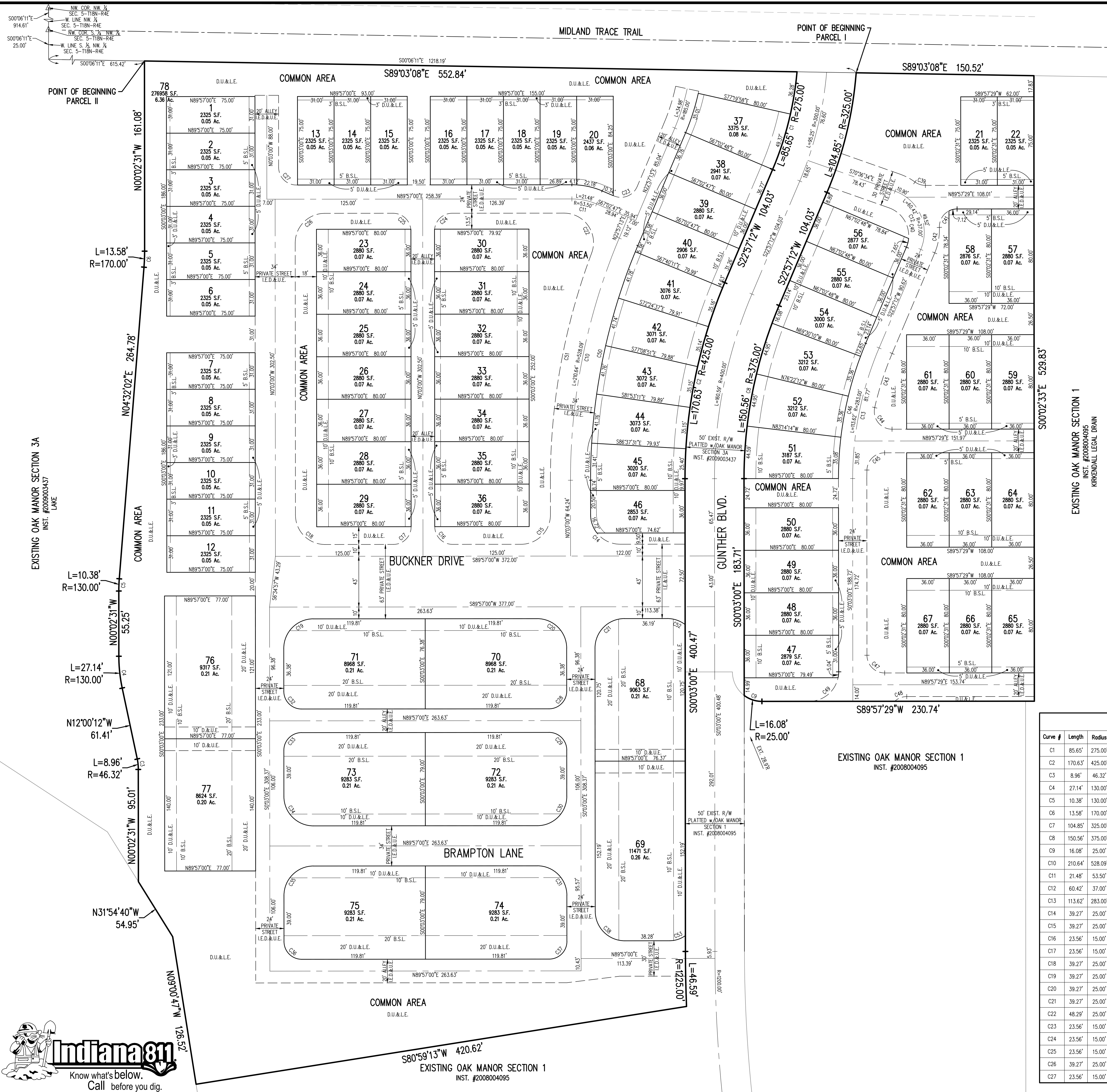
Lancashire
Oak Manor
Westfield, Indiana
Title Sheet

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	
DATE: 06/02/17	DRAWN BY: kww
ISSUED:	CHECKED BY:
JOB NUMBER: 17107	
SHEET # P100	



Know what's below.
Call before you dig



LANCASHIRE at OAK MANOR PRIMARY PLAT

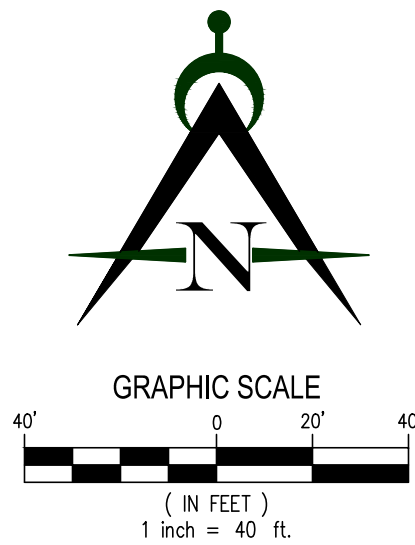
PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 18N, R4E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD

LEGEND

B.S.L. -BUILDING SETBACK LINE
D.&U.E. -DRAINAGE & UTILITY EASEMENT
R.D.E. -REGULATED DRAINAGE EASEMENT
I.E.D.&U.E. -INGRESS-EGRESS, DRAINAGE & UTILITY EASEMENT
D.U.&L.E. -DRAINAGE, UTILITY & LANDSCAPE EASEMENT

PRIVATE STREETS:
THE AREA SHOWN ON THE PLAT AS "PRIVATE STREET"
SHALL BE MAINTAINED AS A PRIVATE DRIVE AND THE
UNDERSIGNED OWNERS AND THEIR SUCCESSORS AND
ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION
THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE
MAINTENANCE OWNERSHIP OF SUCH PRIVATE STREETS.



LOTS 1-22 = TYPE 1 LOTS 23-67 = TYPE 2	TYPE 1 LOTS	TYPE 2 LOTS
MINIMUM LOT WIDTH AT BUILDING LINE	31'	36'
MINIMUM LOT FRONTAGE ON STREET (1)	25'	30'
MINIMUM LOT AREA	2,325 SF	2,880 SF
MINIMUM FRONT YARD SETBACK (2)	3'	10'
MINIMUM SIDE YARD SETBACK	3'	3'
MINIMUM REAR YARD SETBACK	5'	5'-L105
MAXIMUM BUILDING HEIGHT	35'	35'-L105
MINIMUM GROSS FLOOR AREA FOR GROUND LEVELS	1 STORY: 1,200 SF 2 STORY: 650 SF 1 1/2 STORY: 650 SF	1 STORY: 1,200 SF 2 STORY: 700 SF 1 1/2 STORY: 700 SF
(1) ON LOTS WHERE THE FRONT OF THE HOUSE FACES COMMON AREA, THE MINIMUM LOT FRONTAGE ON STREET SHALL BE 0'. (2) THE FRONT YARD SETBACK FOR LOTS FRONTING UPON COMMON AREA SHALL BE MEASURED FROM THE PROPERTY LINE ABUTTING THE COMMON AREA OPPOSITE THE GARAGE SIDE OF THE HOUSE.		
IN CIRCUMSTANCES WHERE THE DISTANCE BETWEEN TWO RESIDENTIAL STRUCTURES IS LESS THAN 15 FEET THEN THE EXTERNAL MATERIALS ON THE PORTION OF THE STRUCTURES LOCATED WITHIN 15 FEET SHALL CONSIST OF FIRE RETARDANT MATERIALS.		

Developer/Owner:
11th Street
DEVELOPMENT
7378 N. 500E
Lebanon, IN 46052
317-721-8279

Engineer:



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	85.65'	275.00'	17° 50' 39"	N14° 01' 52"E	85.30'	43.17'
C2	170.63'	425.00'	12° 12' 12"	S11° 27' 06"W	169.49'	86.48'
C3	8.96'	46.32'	11° 05' 17"	N5° 35' 00"W	8.95'	4.50'
C4	27.14'	130.00'	11° 57' 41"	S6° 01' 21"E	27.09'	13.62'
C5	10.38'	130.00'	4° 34' 33"	S2° 14' 46"W	10.38'	5.19'
C6	13.58'	170.00'	4° 34' 33"	N2° 14' 46"E	13.57'	6.79'
C7	104.85'	325.00'	18° 29' 07"	N13° 42' 38"E	104.40'	52.89'
C8	150.56'	375.00'	23° 00' 12"	S11° 27' 06"W	149.55'	76.31'
C9	16.08'	25.00'	36° 51' 42"	S71° 36' 40"E	15.81'	8.33'
C10	210.64'	528.09'	22° 51' 12"	S11° 22' 36"W	209.24'	106.74'
C11	21.48'	53.50'	23° 00' 12"	N78° 32' 54"W	21.34'	10.89'
C12	60.42'	37.00'	93° 33' 46"	N23° 49' 41"W	53.93'	39.38'
C13	113.62'	283.00'	23° 00' 12"	S11° 27' 06"W	112.86'	57.59'
C14	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C15	39.27'	25.00'	90° 00' 00"	N44° 57' 00"E	35.36'	25.00'
C16	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'
C17	23.56'	15.00'	90° 00' 00"	N44° 57' 00"E	21.21'	15.00'
C18	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C19	39.27'	25.00'	90° 00' 00"	S44° 57' 00"W	35.36'	25.00'
C20	39.27'	25.00'	90° 00' 00"	N45° 03' 00"W	35.36'	25.00'
C21	39.27'	25.00'	90° 00' 00"	S44° 57' 00"W	35.36'	25.00'
C22	48.29'	25.00'	110° 40' 23"	N34° 42' 48"W	41.13'	36.15'
C23	23.56'	15.00'	89° 59' 59"	N67° 57' 13"E	21.21'	15.00'
C24	23.56'	15.00'	90° 00' 00"	S44° 57' 00"W	21.21'	15.00'
C25	23.56'	15.00'	90° 00' 00"	N45° 03' 00"W	21.21'	15.00'
C26	39.27'	25.00'	90° 00' 00"	S44° 57' 00"W	35.36'	25.00'
C27	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C28	23.56'	15.00'	90° 00' 00"	N44° 57' 00"E	21.21'	15.00'
C29	23.56'	15.00'	90° 00' 00"	N45° 03' 00"W	21.21'	15.00'
C30	39.27'	25.00'	90° 00' 00"	N44° 57' 00"E	35.36'	25.00'
C31	39.27'	25.00'	90° 00' 00"	N45° 03' 00"W	35.36'	25.00'
C32	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'
C33	23.56'	15.00'	90° 00' 00"	S44° 57' 00"W	21.21'	15.00'
C34	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C35	39.27'	25.00'	90° 00' 00"	S44° 57' 00"W	35.36'	25.00'
C36	23.56'	15.00'	90° 00' 00"	S45° 03' 00"E	21.21'	15.00'
C37	23.56'	15.00'	90° 00' 00"	N44° 57' 00"E	21.21'	15.00'
C38	39.27'	25.00'	90° 00' 00"	S45° 03' 00"E	35.36'	25.00'
C39	9.41'	15.00'	35° 55' 40"	S72° 04' 41"E	9.25'	4.86'
C40	40.82'	25.00'	93° 33' 46"	N23° 49' 41"W	36.44'	26.60'
C41	24.17'	15.00'	92° 19' 22"	S43° 47' 46"W	21.64'	15.62'
C42	22.09'	15.00'	25° 19' 05"	N10° 17' 49"E	21.13'	11.23'
C43	48.80'	271.00'	11° 10' 24"	S17° 51' 30"W	48.13'	24.16'
C44	26.91'	15.00'	102° 48' 19"	S38° 38' 21"E	23.45'	18.79'
C45	23.17'	15.00'	86° 29' 29"	S45° 42' 44"W	20.93'	14.61'
C46	118.44'	295.00'	23° 00' 12"	S11° 27' 06"W	117.64'	60.03'
C47	23.56'	15.00'	86° 59' 31"	S45° 02' 45"E	21.21'	15.00'
C48	11.21'	15.00'	42° 49' 08"	S68° 32' 55"W	10.95'	5.88'
C49	39.27'	25.00'	90° 00' 00"	S44° 57' 15"E	35.36'	25.00'
C50	204.01'	511.09'	22° 52' 15"	N11° 23' 07"W	202.66'	103.38'
C51	196.68'	545.09'	20° 40' 23"	S10° 17' 12"W	195.61'	99.42'
C52	16.33'	25.00'	37° 25' 01"	N71° 20' 31"W	16.04'	8.47'
C53	14.03'	22.40'	35° 53' 31"	S80° 30' 13"E	13.80'	7.29'

REVISIONS:

116 C / 1

PREPARED FOR:

120000

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: 06/02/17	DRAWN BY: kwk
ISSUED:	CHECKED BY:
JOB NUMBER: 17107	
SHEET #	

P101



Innovative
Engineering &
Consulting, Inc.

3361 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax. 317-769-3880

REVISIONS:

0. 07/14/77 hmk REUSE PER TAG & WPMO COMMENTS DATED 6-20-17

1. 08/09/77 hmk REUSE PER WPMO COMMENTS DATED 6/20/77

2. 08/09/77 hmk REUSE PER WPMO COMMENTS DATED 07/24/77

3. 08/29/77 hmk REUSE PER MEETING #/WPMO ON 08/19/77 TO FINALIZE PLANS

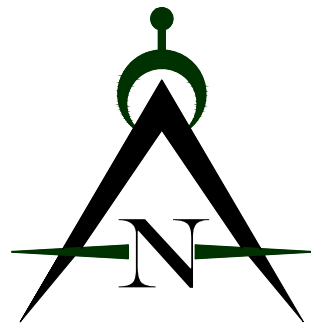
PREPARED FOR:

11th Street
DEVELOPMENT

7378 N 500 E
Lebanon, IN 46052
317-721-8279

*Lancashire
at Oak Manor
Westfield, Indiana
Drumery Dist*

PRELIMINARY PENDING AGENCY APPROVAL	
DATE: _____	
DATE: 06/02/17	DRAWN BY: kww
ISSUED:	CHECKED BY:
JOB NUMBER: 17107	
SHEET # P101	



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Arrow
- Water Main
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities
- Sewer Flow Direction
- Indicates Existing Asphalt or Concrete
- New Street Light Pole

LOT SUMMARY:

SINGLE FAMILY	
31'x75' LOTS	22
36'x80' LOTS	45
TOTAL	67

TOWNHOMES

4 UNIT BUILDINGS (9)	36
5 UNIT BUILDINGS (1)	5
TOTAL UNITS	41

TOTAL DWELLING UNITS 108

LOTS 1-22 = TYPE 1	TYPE 1 LOTS	TYPE 2 LOTS
LOTS 23-67 = TYPE 2		
MINIMUM LOT WIDTH AT BUILDING LINE	31'	36'
MINIMUM LOT FRONTAGE ON STREET (1)	25'	30'
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MINIMUM FRONT YARD SETBACK (2)	3'	10'
MINIMUM SIDE YARD SETBACK	3'	3'
MINIMUM REAR YARD SETBACK	5'	5'-L105
MAXIMUM BUILDING HEIGHT	35'	35'-L105
MINIMUM GROSS FLOOR AREA FOR GROUND LEVELS	1 STORY: 1,200 SF 2 STORY: 650 SF 1 1/2 STORY: 650 SF	1 STORY: 1,200 SF 2 STORY: 700 SF 1 1/2 STORY: 700 SF
(1) ON LOTS WHERE THE FRONT OF THE HOUSE FACES COMMON AREA, THE MINIMUM LOT FRONTAGE ON STREET SHALL BE 0'. (2) THE FRONT YARD SETBACK FOR LOTS FRONTING UPON COMMON AREA SHALL BE MEASURED FROM THE PROPERTY LINE ABUTTING THE COMMON AREA OPPOSITE THE GARAGE SIDE OF THE HOUSE.		
IN CIRCUMSTANCES WHERE THE DISTANCE BETWEEN TWO RESIDENTIAL STRUCTURES IS LESS THAN 15 FEET THEN THE EXTERNAL MATERIALS ON THE PORTION OF THE STRUCTURES LOCATED WITHIN 15 FEET SHALL CONSIST OF FIRE RETARDANT MATERIALS.		

SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

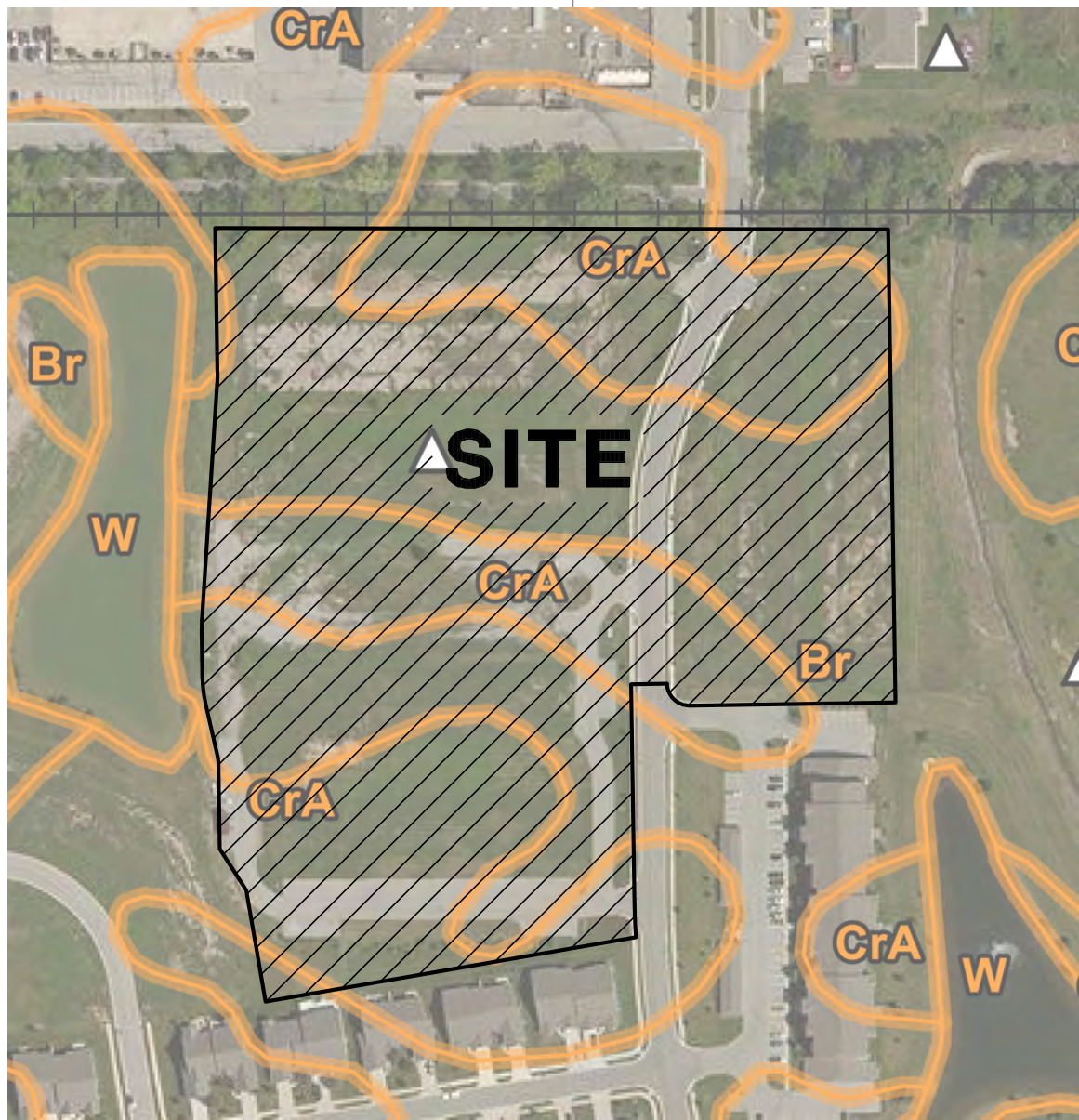
SOME OF THIS SOIL IS IN LARGE TRACTS WITHIN WHICH ARE IRREGULARLY SHAPED ISLAND LIKE AREAS OF LIGHTER COLORED SOILS, AND SOME OF IT IS IN DRAINAGE WAYS AND SMALL DEPRESSIONS SURROUNDED BY LIGHTER COLORED SOILS. THE CONTENT OF ORGANIC MATTER IS HIGH IN THIS SOIL. WEEDNESS IS THE MAIN LIMITATION THAT AFFECTS USE AND MANAGEMENT.

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

THIS SOIL IS IN LARGE CONTINUOUS AREAS OR SMALL TO LARGE ISLAND LIKE AREAS THAT ARE INTERMINGLED WITH OR SURROUNDED BY POORLY DRAINED SOILS. THE AREAS ARE COMMONLY 10 TO 40 ACRES IN SIZE AND ARE IRREGULAR IN SHAPE. PERMEABILITY IS SLOW IN THIS SOIL. RUNOFF IS SLOW WHERE SLOPES ARE OVER 2 PERCENT. EROSION IS A HAZARD. WEEDNESS IS THE MAIN LIMITATION IN USE AND MANAGEMENT.

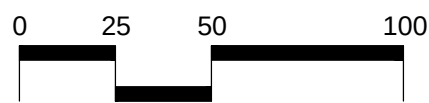
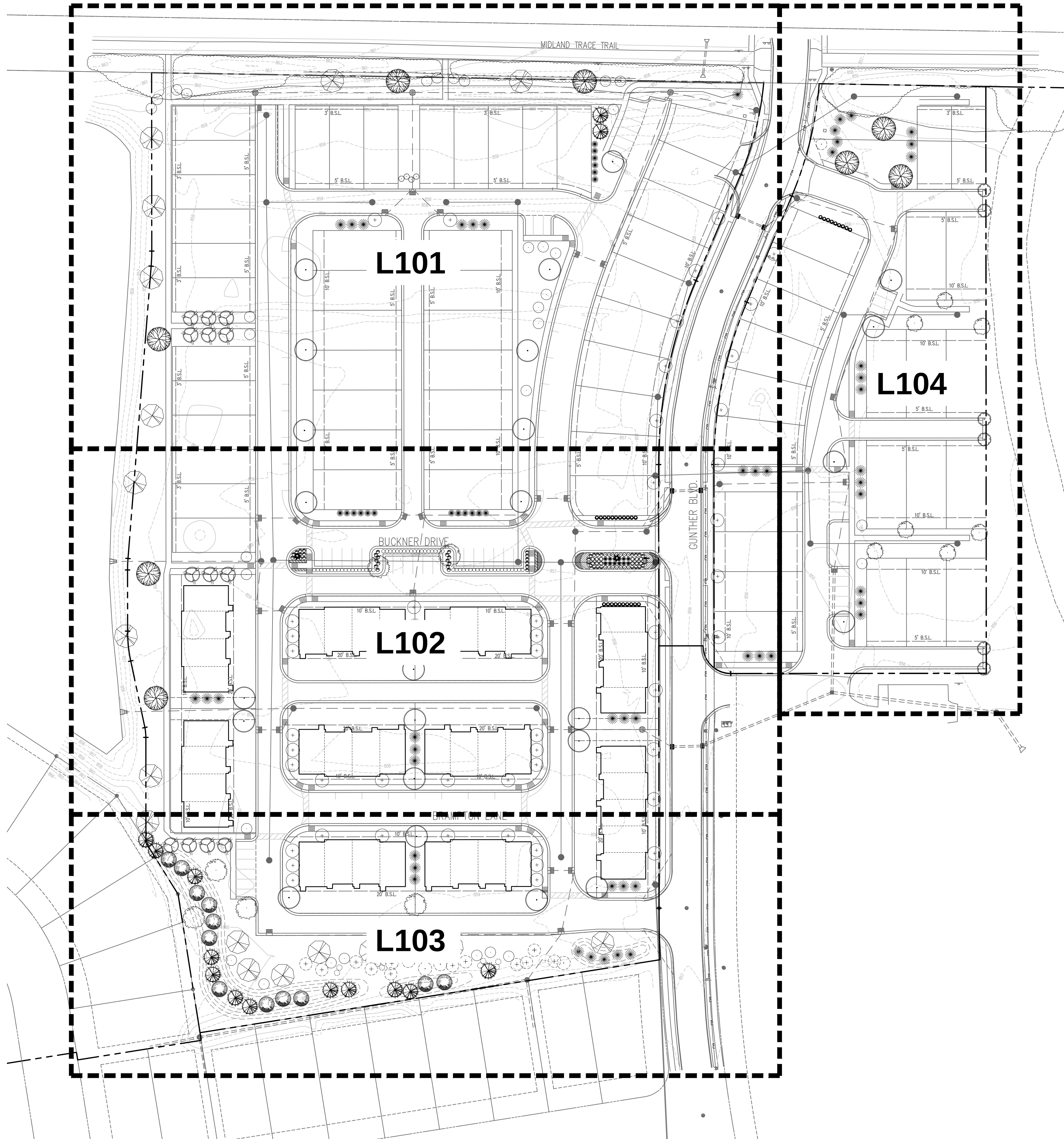
MmB2 MIAMI SILT LOAM 0 TO 6% SLOPES

THIS SOIL IS IN TRACTS BETWEEN NEARLY LEVEL SOILS OF UPLANDS AND STEEPER SOILS ADJACENT TO OUTWASH PLAINS AND BOTTOM LANDS. ALSO ON SIDES OF NATURAL DRAINAGE WAYS AND IN ISLAND LIKE AREAS AT SLIGHTLY HIGHER ELEVATION SURROUNDED BY SOMEWHAT POORLY DRAINED SOILS. RUNOFF IS MODERATE; ORGANIC MATTER IS MODERATE. FURTHER EROSION IS A HAZARD IN USE AND MANAGEMENT.



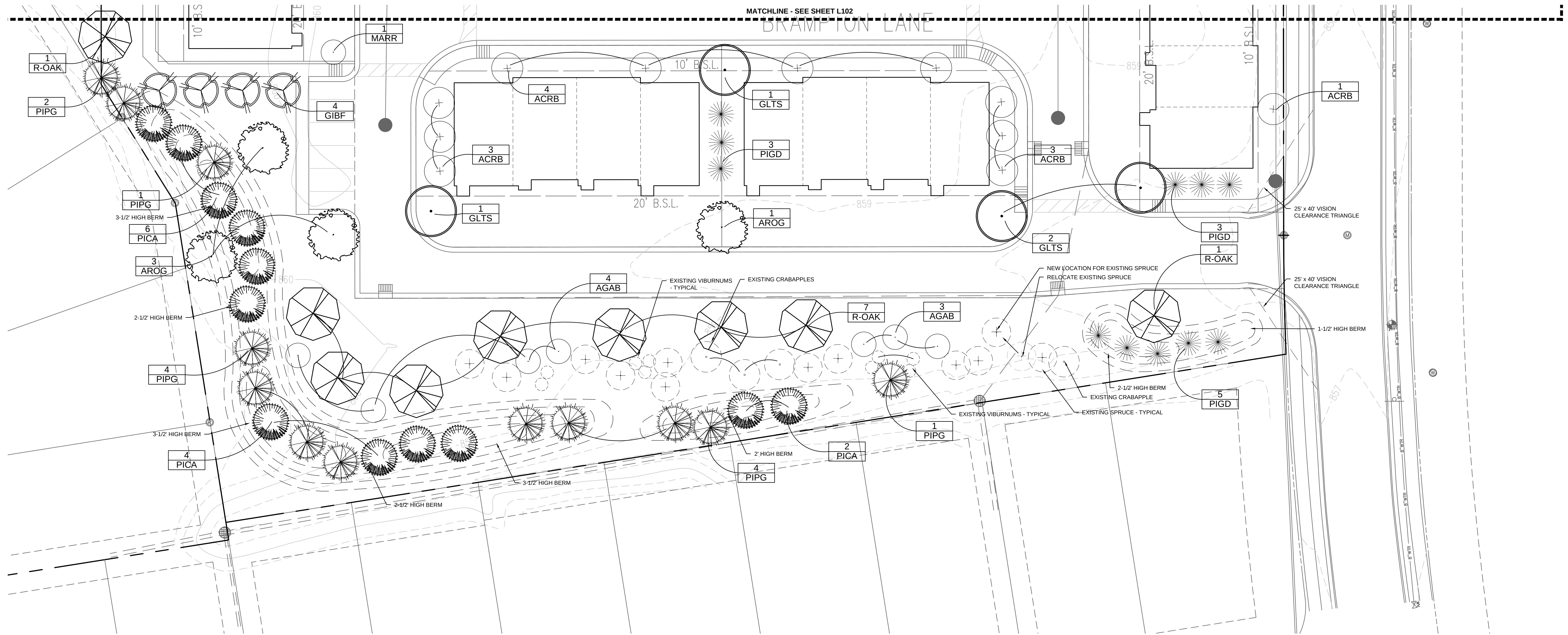
SOILS MAP

PREPARED FOR:



GENERAL LANDSCAPE NOTES:

1. ALL DISTURBED AREAS SHALL BE SEEDED.
2. LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
3. IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
4. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.



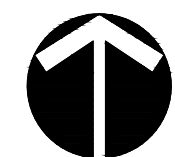
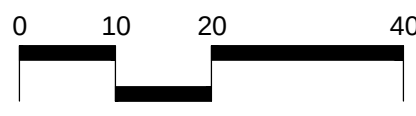
LANDSCAPE NOTES:

1. ALL TREES SHALL BE PLANTED A MINIMUM OF 4' FROM SIDEWALKS AND 10' FROM STORM LINES.
2. REFER TO SHEET L105 FOR PLANT SCHEDULES AND PLANTING DETAILS.

LOT LANDSCAPING REQUIREMENTS PER PUD:

IN ADDITION TO THE PLANTINGS SHOWN ON THE LANDSCAPE PLANS, BUILDERS SHALL LANDSCAPE EACH LOT WITH A MINIMUM OF (1) ORNAMENTAL TREE OR EVERGREEN TREE AND SHRUB PLANTINGS AT THE FOLLOWING RATES:

TOWNHOME LOTS: FOUR (4) SHRUBS PER LOT
31' LOTS: FIVE (5) SHRUBS PER LOT
36' LOTS: SIX (6) SHRUBS PER LOT



LANCASHIRE AT OAK MANOR
WESTFIELD, INDIANA

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS:

DRAWING FILES:

DATE: AUGUST 10, 2017
PROJECT NUMBER:

DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE:

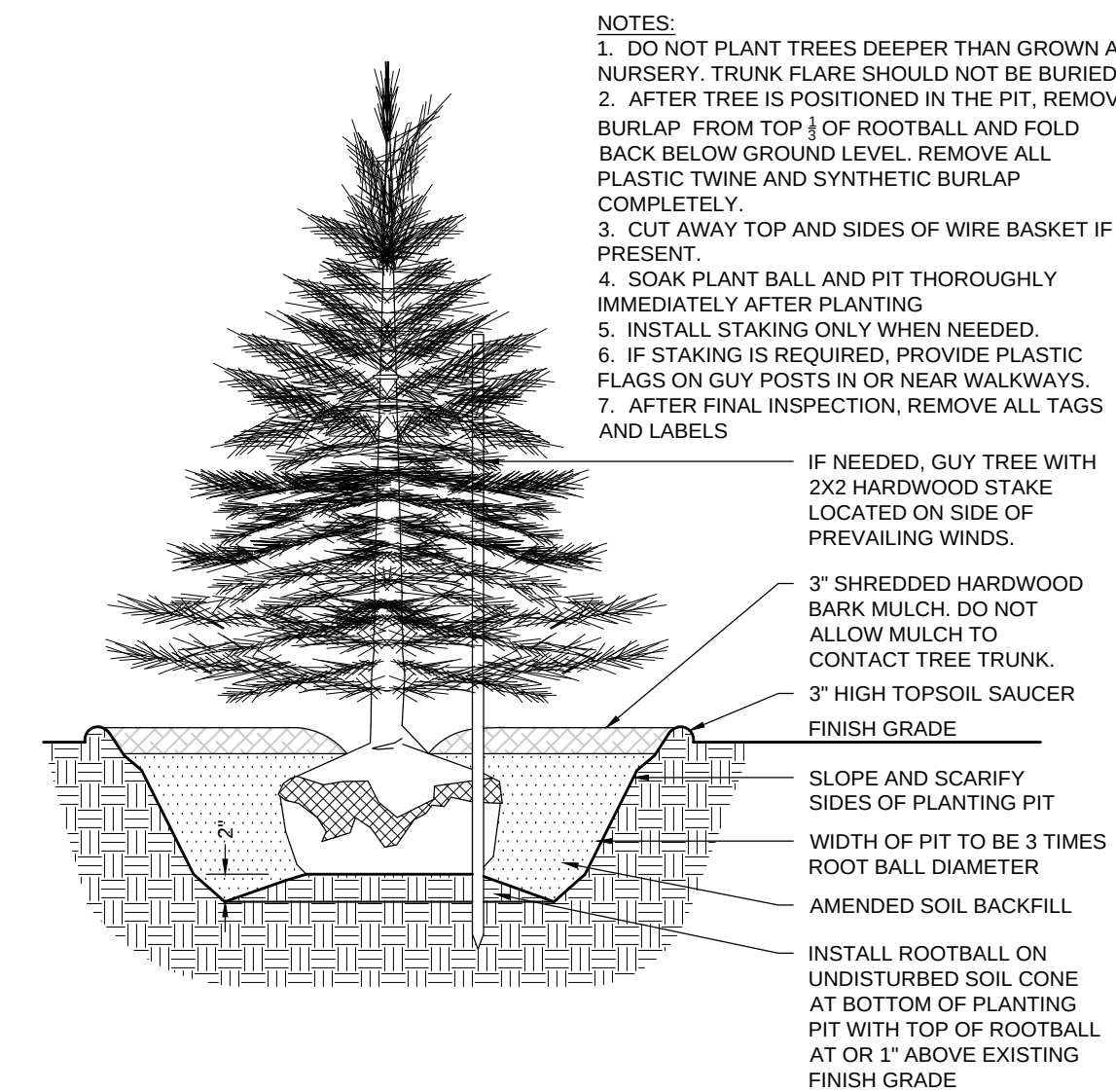
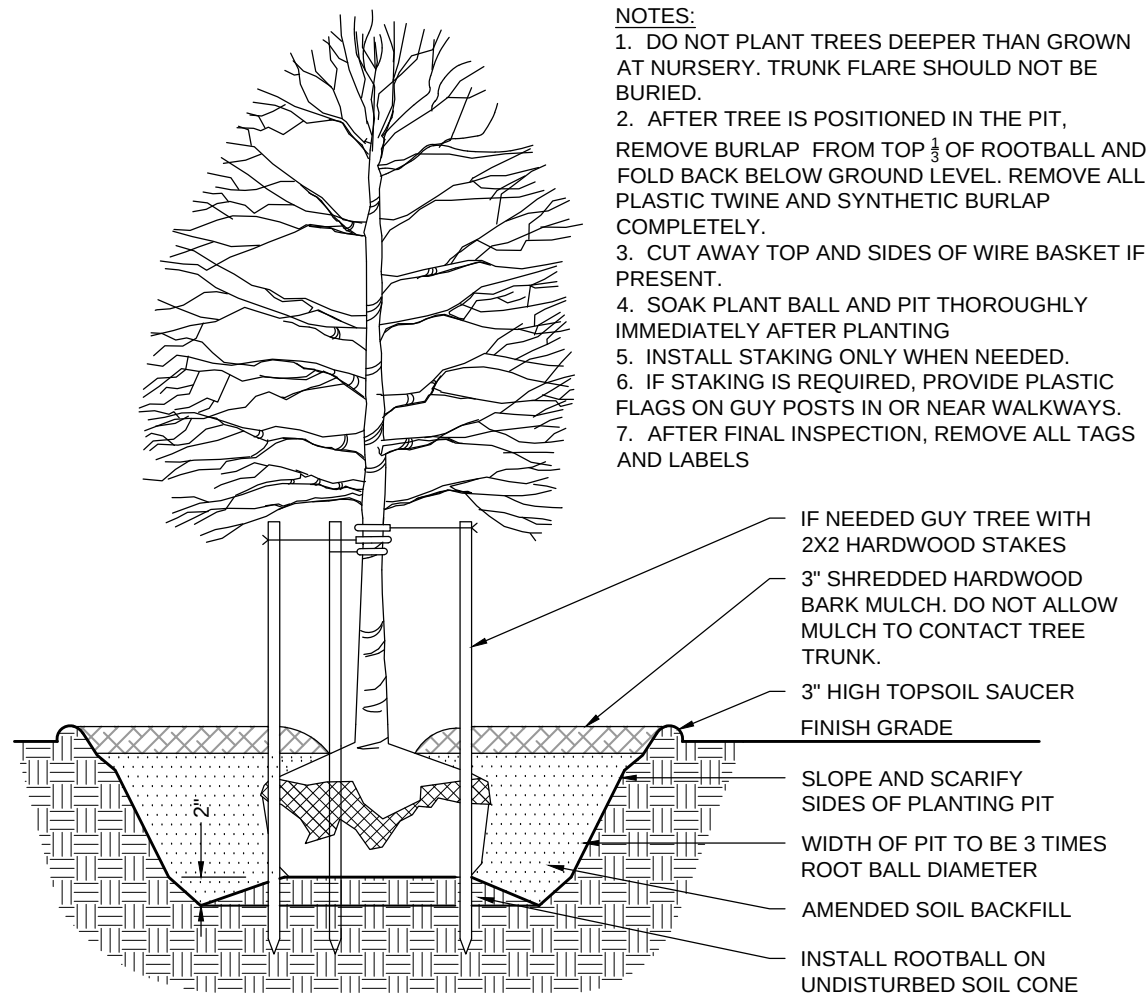
LANDSCAPE PLAN

SHEET #:

L103

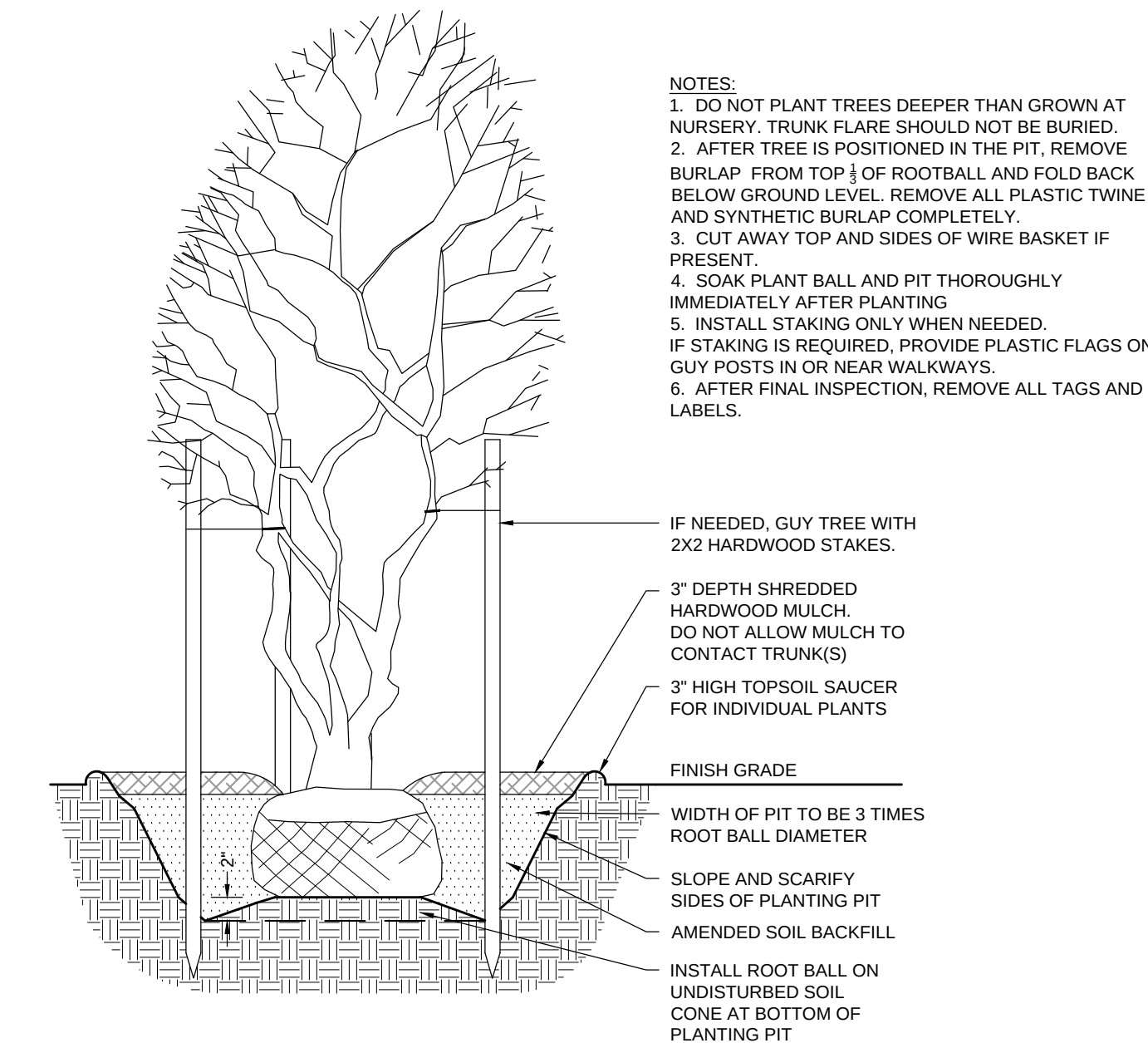
1 SHADE TREE PLANTING DETAIL

L105 SECTION NTS



2 EVERGREEN TREE PLANTING DETAIL

L105 SECTION NTS

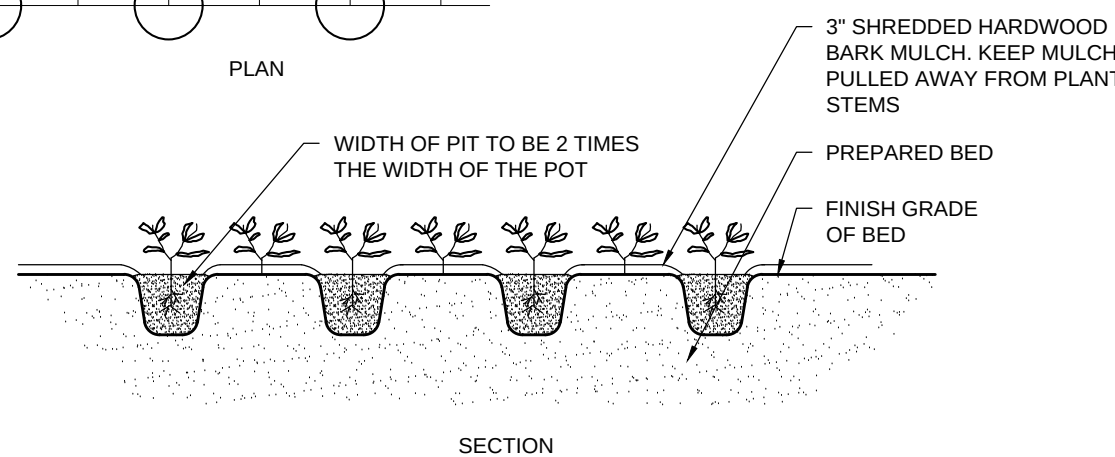
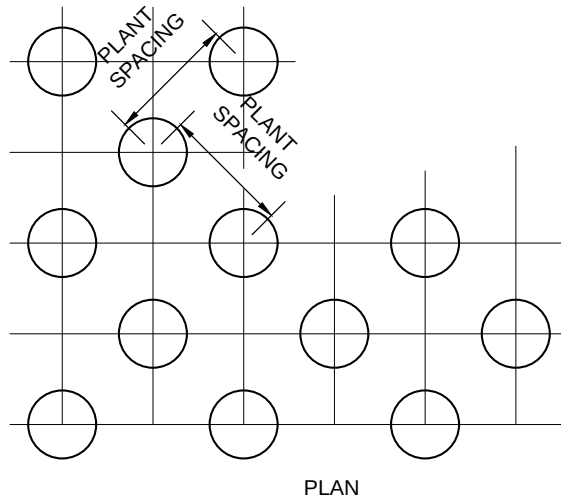


3 MULTI-TRUNK TREE PLANTING DETAIL

L105 SECTION NTS

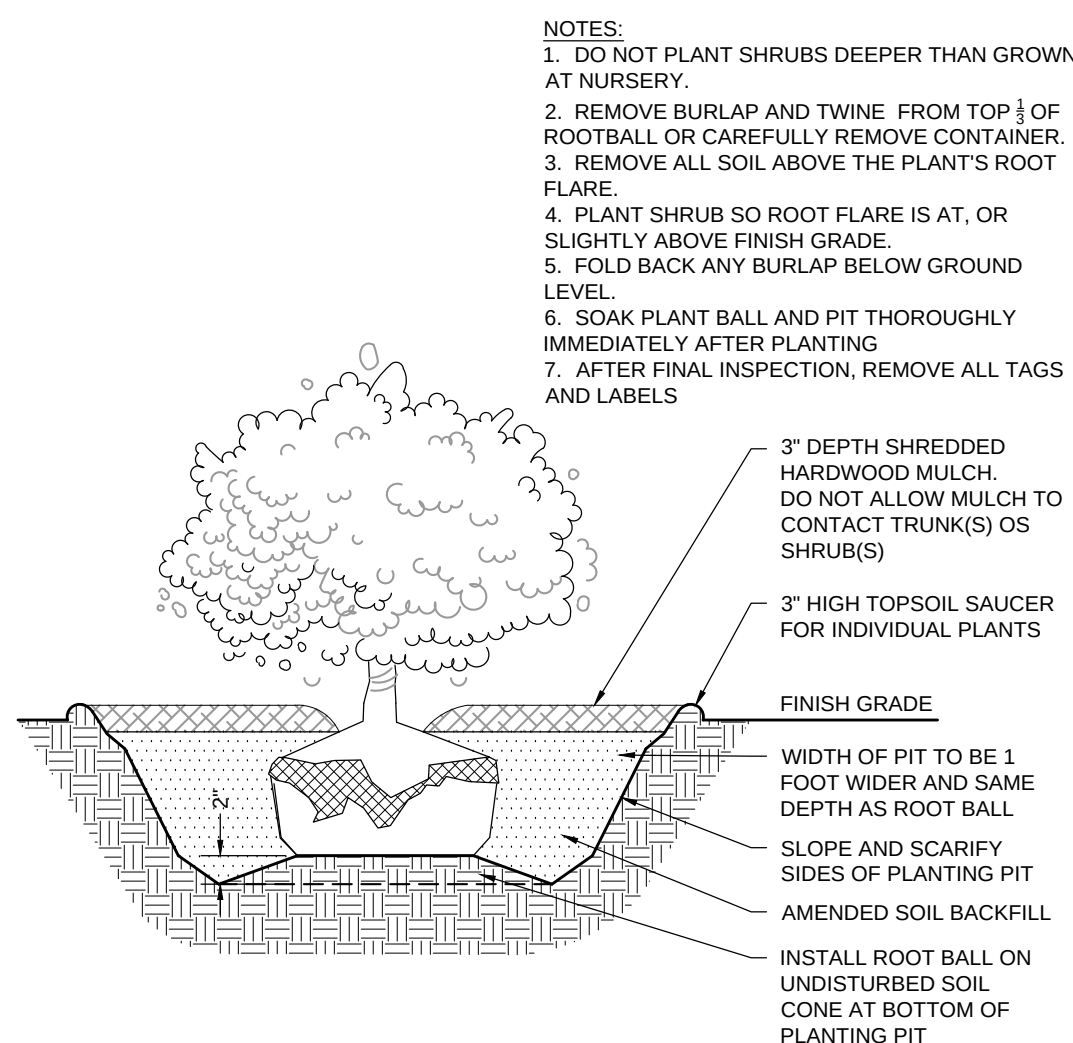
PLANT SCHEDULE:

Symbol	Quantity				Botanical Name	Common Name	Spacing	Size
	L101	L102	L103	L104				
Trees								
AGAB	0	0	7	6	13	Amelanchier x grandiflora 'Autumn Brilliance'	Clump Autumn Brilliance Serviceberry	6' ht.
ACRB	11	26	11	0	48	Acer rubrum 'Bowhall'	Bowhall Maple	2" cal.
AROG	0	2	4	0	6	Acer rubrum 'October Glory'	October Glory Red Maple	2" cal.
ASGM	3	2	0	3	8	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2" cal.
CERC	11	0	0	0	11	Cercis canadensis	Eastern Redbud	6' ht.
GIBF	6	3	4	0	13	Ginkgo biloba "Fastigiata"	Columnar Ginkgo	2" cal.
GLTS	7	9	4	4	24	Gleditsia triacanthos 'Streetkeeper'	Streetkeeper Honeylocust	2" cal.
MARR	9	2	1	2	14	Malus 'Royal Raidrops'	Royal Raindrops Crabapple	2" cal.
PICA	0	0	12	0	12	Picea abies	Norway Spruce	6' ht.
PIPG	2	0	11	0	13	Picea pungens glauca	Colorado Blue Spruce	6' ht.
PIGD	7	18	11	17	53	Picea glauca 'Densata'	Black Hills Spruce	6' ht.
R-OAK	6	3	9	0	18	Relocated Oak Trees from Along Gunther Blvd.		
SRIS	0	0	0	7	7	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" cal.
THOS	0	21	0	9	30	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	3' o.c. 6' ht.
THOT	6	12	0	0	18	Thuja occidentalis 'Techny'	Mission Arborvitae	6' o.c. 6' ht.
	68	98	74	48	288	Total Trees		
Shrubs								
BKGV	0	48	0	0	48	Buxus x koreana 'Green Velvet'	Green Velvet Boxwood	3' o.c. 18" ht.
ROSE	0	51	0	0	51	Rosa 'Radrazz'	Knock Out Rose	3' o.c. 3 gal.
TAMW	0	12	0	0	12	Taxus x media 'Wardii'	Ward's Spreading Yew	4' o.c. 18" ht.
JUBJ	4	0	0	0	4	Viburnum x juddii	Judd's Viburnum	5' o.c. 5 gal.
WFDH	0	14	0	0	14	Weigela florida 'Dark Horse'	Dark Horse Weigela	3' o.c. 3 gal.
Perennials								
HEMS	0	23	0	0	23	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	24" o.c. 1 gal.
MISG	0	12	0	0	12	Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	4' o.c. 3 gal.
RUDF	0	36	0	0	36	Rudbeckia fulgida speciosa	Showy Black-Eyed Susan	24" o.c. 1 gal.
SANM	0	61	0	0	61	Salvia nemerosa 'Mainacht'	May Night Salvia	18" o.c. 1 gal.



4 PERENNIAL PLANTING DETAIL

L105 SECTION NTS



5 SHRUB PLANTING DETAIL

L105 SECTION NTS

Pamela Howard

From: Phil Sundling
Sent: Friday, August 18, 2017 9:10 AM
To: 'Bryan Stumpf'; Pamela Howard
Cc: Jerry Kittle; Ken Keeney; Greg Dempsey; John Rankin
Subject: RE: Lancashire (1707-SPP-08): Sidewalk waiver request

Bryan,

Public Works [supports](#) your request for this sidewalk waiver. Please let me know if you need anything additional, thanks Bryan.

Phil Sundling, PE

City Engineer

City of Westfield
Public Works
2706 E. 171st Street
Westfield, IN 46074

Desk: (317) 804-3136

Mobile: (317) 517-1945

Email: psundling@westfield.in.gov

[Need to send me a file over 10 MB?](#)

From: bryanstumpf@gmail.com [mailto:bryanstumpf@gmail.com] **On Behalf Of** Bryan Stumpf
Sent: Friday, August 18, 2017 9:03 AM
To: Pamela Howard <phoward@westfield.in.gov>; Phil Sundling <psundling@westfield.in.gov>
Cc: Jerry Kittle <jkittle@innovativeeci.com>; Ken Keeney <kkeeney@innovativeeci.com>; Greg Dempsey <gdempsey@innovativeeci.com>
Subject: FYI: Lancashire (1707-SPP-08): Sidewalk waiver request

Pam and Phil,

Please allow this email to serve as our request for waiver from Section 8.7.C.2. of the Westfield Washington Township Unified Development Ordinance. This section requires, "Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments." We are requesting relief to place sidewalks on only one side of the street in locations where driveways abut the street. This will reduce the number of potential pedestrian/vehicle conflict points.

Thank you,

Bryan D. Stumpf, PLA, AICP



317-721-8279



Docket Number: 1709-PUD-18 (Ordinance No. 17-24)

Petitioner: Chatham Hills, LLP

Representative: Betsy Garfield, Henke Development

Request: A change of zoning of 14.84 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Residential / Agricultural

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Amendment Ordinance
5. Neighborhood Meeting Summary

Staff Reviewer: Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at August 14, 2017, City Council meeting. The petition will receive a public hearing at the September 5, 2017, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Description: The Petitioner is requesting a change of zoning of 14.84 acres+/- from the AG-SF1 District the Chatham Hills Planned Unit Development (PUD) District, established pursuant to the Chatham Hills Planned Unit Development (PUD) District Ordinance (Ord. 13-24, adopted January 13, 2014), as amended (the "PUD District").

Project Location: The real estate being added to the PUD District is generally southwest of the SR 38 / US 31 interchange (see **Exhibit 2**).

Ordinance: The proposed ordinance (see **Exhibit 3**) incorporates the real estate into the PUD District and assigns the standards of the PUD District's "District 1: Residential District". The additional real estate and proposed ordinance does not otherwise increase the permitted density set forth by the PUD District.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "New Suburban." The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use

decisions; however, as proposed, Chatham Hills is consistent with the goals and objectives of the Comprehensive Plan as generally summarized below.

The development policies for “New Suburban” include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) encourage compatible and high quality “life span” housing; (iv) ensure proper land use transitions between dissimilar types of residential development; (v) ensure appropriate transitions of businesses located along US31 and SR38 and from adjoining large subdivisions; (vi) preserve existing older structures where possible; (vii) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (viii) encourage development of bicycle and pedestrian facilities; (ix) encourage attractive streetscapes that minimizes front-loading garages, provides garage setbacks from front facades of homes, and minimizes design and material repetition; and (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space.

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: Changes of zoning are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the September 5, 2017, APC meeting. Notice of the public hearing was provided in accordance with Indiana law.

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.

DEPARTMENTS COMMENTS

1. **Action:** Hold a public hearing at the September 5, 2016, APC meeting. Subject to comments as a result of the public hearing, the Department recommends forwarding a recommendation to the Council (1709-PUD-18 / Ord. 17-24).
2. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317.531.3751 or phoward@westfield.in.gov.

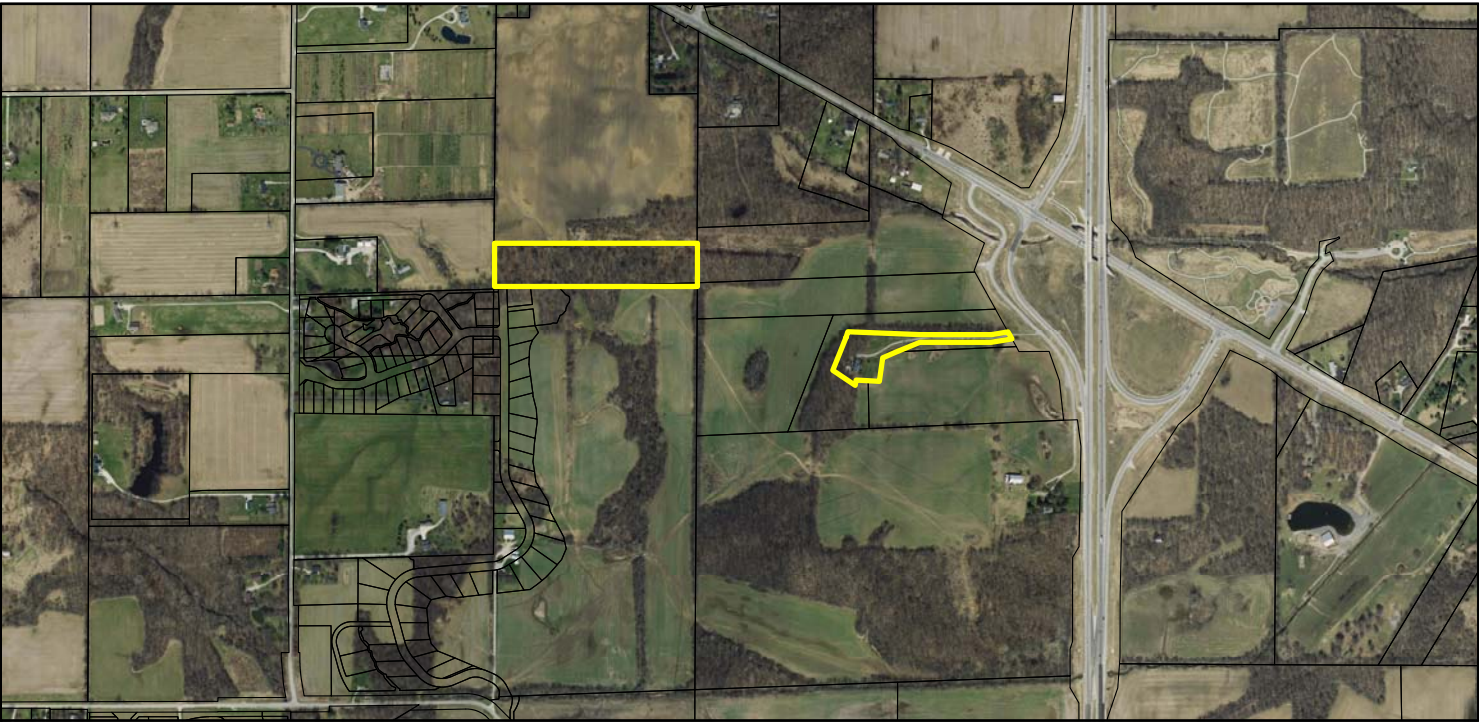


Location Map
Chatham Hills PUD District Amendment IV
1709-PUD-18

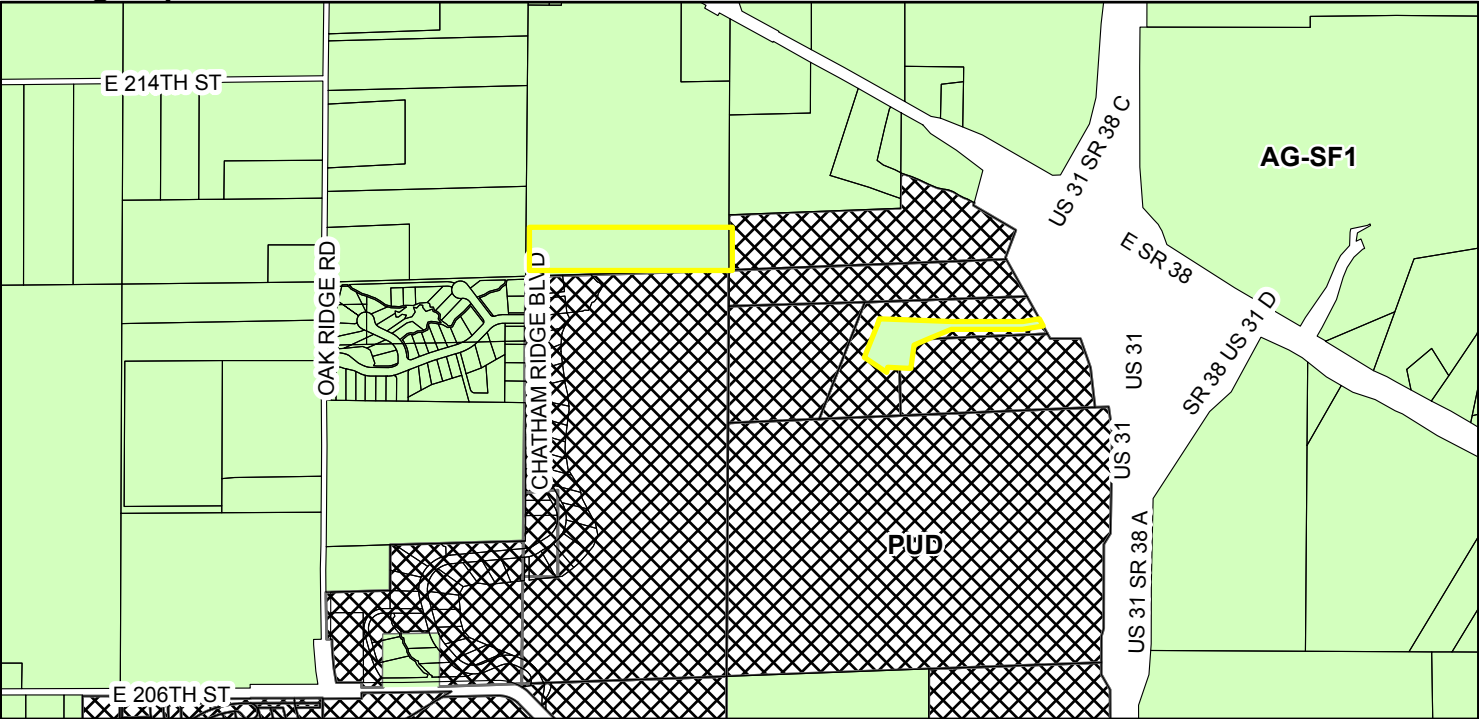


Aerial Location Map

Site



Zoning Map



Zoning

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)



Chatham Hills PUD

Chatham Hills PUD



LOT AVAILABILITY
Chatham Hills



THE CSUB AT
Chatham Hills

VISIT THE CHATHAM HOUSE
FOR MORE INFORMATION
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
317.438.3731

The Chatham House
20298 Tomlinson Road
Westfield, IN 46074
317.836.8699
chathamhills.com

ORDINANCE NUMBER 17-__

Chatham Hills PUD District Amendment

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

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

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

WHEREAS, the Council enacted Ordinance No. 13-24, Chatham Hills Planned Unit Development Ordinance on January 13, 2014 amended by Ordinance 15-28, enacted by the City Council on October 12, 2015 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 17__-PUD-__**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 17__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2017;

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

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

Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the real estate described in **Exhibit A** into the Chatham Hills Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Chatham Hills Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Chatham Hills Planned Unit Development.
- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Underlying Zoning District(s). The Underlying Zoning District of the Real Estate shall be District I: Residential District of the Chatham Hills Planned Unit Development.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

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.

I hereby certify that **ORDINANCE 17-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**
this _____ day of _____, 2017.

I hereby VETO **ORDINANCE 17-__**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate
Exhibit B	Concept Plan

EXHIBIT A
(REAL ESTATE)

Parcel 1: 10 Acres

Parcel 2: 2.94 Acres

1103 E State Road 38
Parcel #: 08-05-13-00-00-0
State #: 29-05-13-000-009.000-014

EXHIBIT A



Current Owner as of August 02, 2017

This information is updated 5 times a week.

PROPERTY

ADDRESS:

1103 E State Road 38

Sheridan, IN 46069

DEEDED OWNER

Habig Corp The An Ind Corp

8002 Meridian St N

Indianapolis, IN 46260

will be Chatham Hills, LLP

SUMMARY INFORMATION:

Parcel Number: 08-05-13-00-00-009.000

State Parcel Number: 29-05-13-000-009.000-014

Legal Description:

Section/Township/Range:

Acreage 55.33 Section 13, Township 19, Range 3

only southern 10 Acres to be included.

13/19/3

Subdivision Name:

Not Available

Subdivision Section:

Not Available

Deeded Acres:

Political Township:

55.33
app 11 Acres only

Washington

Lot Number(s):

Not Available

Last Recorded Date:

4/20/2009

Disclaimer: This program allows you to view and print certain public records. Each section reflects information as of a specific date; so the information provided in different sections or reports may not match. All information has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. It may not reflect the current information pertaining to the property of interest.

EX A



PIC JOB NO. 170504-30001

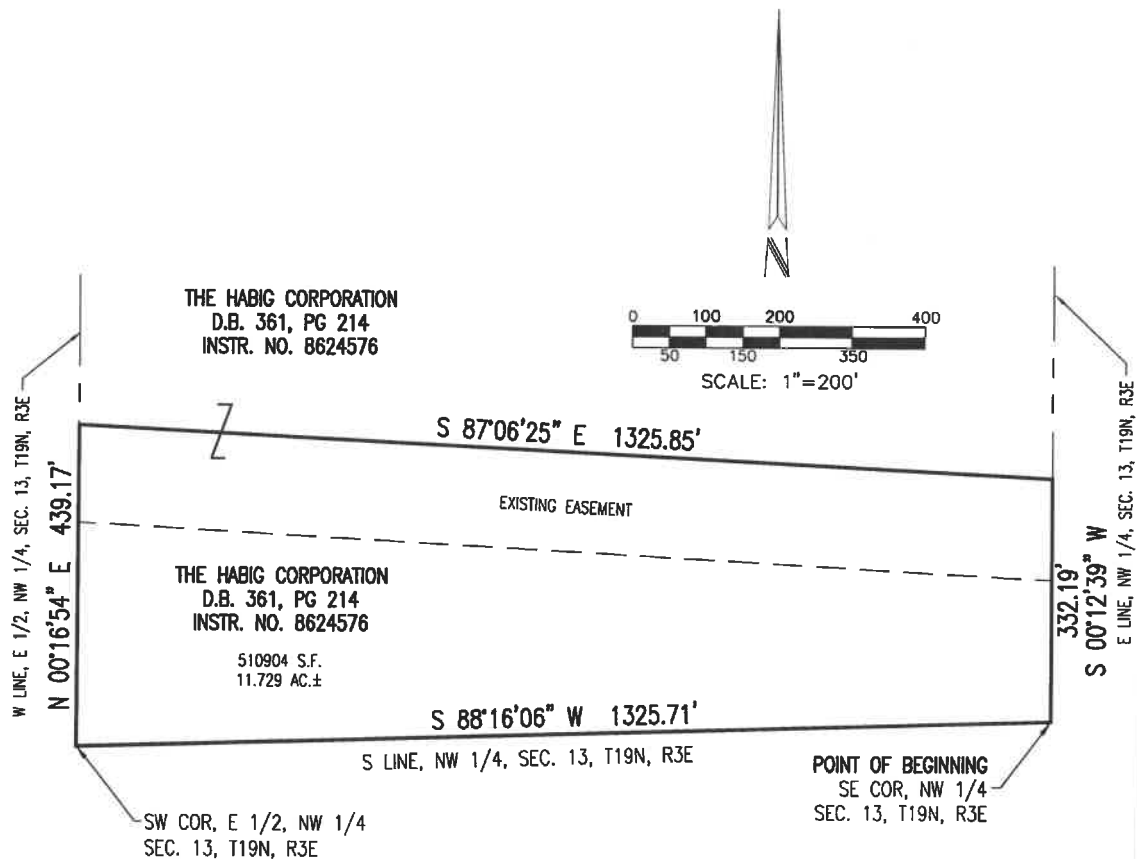
AUGUST 3, 2017

SHEET 1 OF 1

ANNEXATION EXHIBIT

A part of the East half of the Northwest Quarter of Section 13, Township 19 North, Range 3 East, in Hamilton County, Indiana more particularly described as follows:

Beginning at the Southeast corner of the Northwest Quarter of said Section 13; thence South 88 degrees 16 minutes 06 seconds West along the South line of said Northwest Quarter 1325.71 feet to the Southwest corner of the East Half of said Northwest Quarter; thence North 00 degrees 16 minutes 54 seconds East along the West line of said East Half 439.17 feet to the North line of an existing easement; thence South 87 degrees 06 minutes 25 seconds East along said North line 1325.85 feet to the East line of said Northwest Quarter; thence South 00 degrees 12 minutes 39 seconds West along said East line 332.19 feet to the Point of Beginning, containing 11.729 acres, more or less.



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

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200 INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451 E-Mail cripe@cripe.biz

• ARCHITECTURE + INTERIORS • CIVIL ENGINEERING • SURVEY + 3D LASER SCANNING • ENERGY + FACILITIES • EQUIPMENT PLANNING • REAL ESTATE SERVICES

21020 Lindley Farm Rd
Parcel #: 08-05-13-00-00-0
State #: 29-05-13-000-024.101-014

EXHIBIT B

HAMILTON COUNTY

INDIANA

Current Owner as of August 02, 2017

This information is updated 5 times a week.

PROPERTY
ADDRESS:
21020 Lindley Farm
Rd
Westfield, IN 46074

DEEDED OWNER
Chatham Hills LLP
20298 Tomlinson Rd
Westfield, IN 46074

SUMMARY INFORMATION:

Parcel Number: 08-05-13-00-00-024.101
State Parcel Number: 29-05-13-000-
024.101-014

Legal Description:

Acreage 2.94 Section 13, Township 19, Range 3

Section/Township/Range:

13/19/3

Subdivision Name:

Not Available

Subdivision Section:

Not Available

Deeded Acres:

2.94

Political Township:

Washington

Lot Number(s):

Not Available

Last Recorded Date:

4/12/2017

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B
EXHIBIT
LEGAL DESCRIPTION

PARCEL 1:

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTE 51 SECONDS EAST (ASSUMED BEARING) 497.50 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT 9509660; THENCE SOUTH 87 DEGREES 32 MINUTES 56 SECONDS WEST, 1337.47 FEET ON AND ALONG THE SOUTH LINE OF SAID TRACT OF REAL ESTATE PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 65 DEGREES 26 MINUTES 04 SECONDS WEST 91.85 FEET; THENCE SOUTH 08 DEGREES 02 MINUTES 36 SECONDS WEST, 155.16 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 07 SECONDS WEST, 152.08 FEET; THENCE SOUTH 11 DEGREES 59 MINUTES 40 SECONDS WEST 34.61 FEET; THENCE NORTH 56 DEGREES 12 MINUTES 59 SECONDS WEST 176.32 FEET; THENCE NORTH 22 DEGREES 38 MINUTES 39 SECONDS EAST 220.69 FEET; THENCE SOUTH 88 DEGREES 56 MINUTES 14 SECONDS EAST, 485.41 FEET, THENCE SOUTH 65 DEGREES 26 MINUTES 04 SECONDS WEST 175.20 FEET TO THE POINT OF BEGINNING, CONTAINING 2.05 ACRES MORE OF LESS.

EXCEPTING THEREFROM:

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTES 51 SECONDS EAST (ASSUMED BEARING) 497.50 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE SOUTH 87 DEGREES 32 MINUTES 56 WEST 1337.47 FEET ON AND ALONG THE SOUTH LINE OF SAID TRACT OF REAL ESTATE AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 65 DEGREES 26 MINUTES 04 SECONDS WEST 91.84 FEET; THENCE SOUTH 08 DEGREES 02 MINUTES 36 SECONDS WEST 155.16 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 07 SECONDS WEST 49.34 FEET TO A POINT ON A EAST BOUNDARY LINE OF SAID TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE NORTH 02 DEGREES 27 MINUTES 04 SECONDS WEST 183.16 FEET ON AND ALONG SAID EAST BOUNDARY LINE TO A BOUNDARY CORNER OF SAID TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE NORTH 87 DEGREES 32 MINUTES 56 SECONDS EAST 162.52 FEET ON AND ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.315 OF AN ACRE, MORE OR LESS.

PARCEL II;

A 50 FOOT STRIP, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA. COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTES 51 SECONDS EAST (ASSUMED BEARING) 455.37 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 58 MINUTES 09 SECONDS WEST 124.89 FEET TO THE WESTERLY RIGHT OF WAY OF U.S.31 AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THE FOLLOWING 5 COURSES ARE ON AND ALONG THE 50 FOOT STRIP; 1) THENCE NORTH 80 DEGREES 20 MINUTES 30 SECONDS WEST 94.38 FEET; 2) THENCE SOUTH 89 DEGREES 38 MINUTES 11 SECONDS WEST 338.52 FEET; 3) THENCE SOUTH 80 DEGREES 44 MINUTES 10

SECONDS WEST 156.94 FEET; 4) THENCE SOUTH 89 DEGREES 59 MINUTES 36 SECONDS WEST 465.13; 5) THENCE NORTH 87 DEGREES 45 MINUTES 18 SECONDS WEST 475.92 FEET TO THE POINT OF TERMINUS OF THIS CENTERLINE DESCRIPTION.

PARCEL III:

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTES 51 SECONDS EAST (ASSUMED BEARING) 497.50 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE SOUTH 87 DEGREES 32 MINUTES 56 SECONDS WEST 125.00 FEET, MORE OR LESS ON AND ALONG THE SOUTH LINE OF SAID TRACT OF REAL ESTATE AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; (SAID POINT OF BEGINNING BEING THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 31); THENCE SOUTH 87 DEGREES 32 MINUTES 56 SECONDS WEST 1.00 FEET ON AND ALONG SAID SOUTH LINE; THENCE NORTH 00 DEGREES 01 MINUTES 51 SECONDS WEST 250.00 FEET PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE NORTH LINE OF SAID TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE NORTH 87 DEGREES 32 MINUTES 56 SECONDS EAST 1.00 FEET ON AND ALONG SAID NORTH LINE TO A POINT ON SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 01 MINUTES 51 SECONDS EAST 250.00 FEET ON AND ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.006 ACRE, MORE OR LESS.

PARCEL IV:

PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 01 MINUTES 51 SECONDS EAST (ASSUMED BEARING) 497.50 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF A TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE SOUTH 87 DEGREES 32 MINUTES 56 WEST 1337.47 FEET ON AND ALONG THE SOUTH LINE OF SAID TRACT OF REAL ESTATE AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 65 DEGREES 26 MINUTES 04 SECONDS WEST 91.84 FEET; THENCE SOUTH 08 DEGREES 02 MINUTES 36 SECONDS WEST 155.16 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 07 SECONDS WEST 49.34 FEET TO A POINT ON A EAST BOUNDARY LINE OF SAID TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE NORTH 02 DEGREES 27 MINUTES 04 SECONDS WEST 183.16 FEET ON AND ALONG SAID EAST BOUNDARY LINE TO A BOUNDARY CORNER OF SAID TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9509660; THENCE NORTH 87 DEGREES 32 MINUTES 56 SECONDS EAST 162.52 FEET ON AND ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.315 OF AN ACRE, MORE OR LESS.

EXCEPT:

A PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 0 DEGREES 13 MINUTES 33 SECONDS WEST 247.50 FEET ALONG THE EAST LINE OF SAID SECTION TO THE PROLONGED NORTHERN LINE OF SAID GRANTORS LAND; THENCE SOUTH 87 DEGREES 46 MINUTES 36 SECONDS WEST 125.66 FEET ALONG SAID LINE PROLONGED TO THE WEST BOUNDARY OF U.S. 31 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 11 MINUTES 25 SECONDS WEST 250.00 FEET ALONG SAID BOUNDARY TO THE SOUTHERN LINE OF SAID GRANTORS LAND; THENCE SOUTH 87 DEGREES 46 MINUTES 34

SECONDS WEST 1.00 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID GRANTORS LAND; THENCE NORTH 0 DEGREES 11 MINUTES 25 SECONDS EAST 22.43 FEET ALONG THE WEST LINE OF SAID GRANTORS LAND TO A CORNER OF SAID GRANTORS LAND; THENCE NORTH 80 DEGREES 05 MINUTES 06 SECONDS WEST 94.92 FEET ALONG THE SOUTHERN LINE OF SAID GRANTORS LAND; THENCE SOUTH 89 DEGREES 53 MINUTES 35 SECONDS WEST 334.38 FEET ALONG SAID LINE; THENCE SOUTH 80 DEGREES 59 MINUTES 34 SECONDS WEST 25.11 FEET ALONG SAID LINE; THENCE NORTH 28 DEGREES 59 MINUTES 58 SECONDS WEST 53.21 FEET TO THE NORTHERN LINE OF SAID GRANTORS LAND; THENCE NORTH 80 DEGREES 59 MINUTES 34 SECONDS EAST 47.19 FEET ALONG SAID LINE; THENCE NORTH 89 DEGREES 53 MINUTES 35 SECONDS EAST 342.66 FEET ALONG SAID LINE; THENCE SOUTH 80 DEGREES 05 MINUTES 06 SECONDS EAST 90.74 FEET ALONG SAID LINE TO A CORNER OF SAID GRANTORS LAND; THENCE NORTH 0 DEGREES 11 MINUTES 25 SECONDS EAST 176.83 FEET ALONG THE EAST LINE OF SAID GRANTORS LAND TO THE NORTHWEST CORNER OF SAID GRANTORS LAND; THENCE NORTH 87 DEGREES 46 MINUTES 36 SECONDS EAST 1.00 FEET ALONG THE NORTHERN LINE OF SAID GRANTORS LAND TO THE POINT OF BEGINNING AND CONTAINING 0.542 ACRES, MORE OR LESS.

EXHIBIT B
(Conceptual Plan)

Chatham Hills PUD



Chatham Hills PUD



THE CLUB AT
Chatham Hills

VISIT THE CHATHAM HOUSE
FOR MORE INFORMATION
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
317.428.2121



LOT AVAILABILITY
Chatham Hills



The Chatham House
20298 Tomlinson Road
Westfield, IN 46074
317.836.8019
chathamhills.com



Petition Number:	1709-ODP-09 & 1709-SPP-09
Subject Site Address:	North of 151 st Street and west of Carey Road (the "Property")
Petitioner:	Grassy Branch Development, LLC
Representative:	Nelson & Frankenberger, LLC
Request:	Overall Development Plan and Primary Plat review of 60 single-family residential lots on 72.57 acres +/- in the Bridgewater PUD District (pending zoning approval).
Current Zoning:	Bridgewater PUD (pending zoning approval)
Current Land Use:	Residential
Approximate Acreage:	72.57 +/-
Property History:	1709-PUD-16 (pending zoning approval)
Exhibits:	1. Staff Report 2. Location map 3. Overall Development and Primary Plat 4. Landscaping Plan
Staff Reviewer:	Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its August 22, 2017, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's September 5, 2017, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 72.57 acres +/- and is located on the northwest corner of 151st Street and Carey Road (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been previously used for residential purposes. Adjacent properties to the north are zoned AG-SF1: Agriculture / Single-Family Rural



District. Adjacent properties to the south are zoned SB-PD: Special Business / Planned Development. Adjacent properties to the east and west are zoned PUD: Bridgewater and Mapleridge.

Pending Zoning Map Change: The petitioner has requested a change of from the AG-SF1: Agriculture/Single-Family Rural District to the Bridgewater PUD District (1709-PUD-16, Ordinance 17-25), and that request is currently pending. The comments herein reflect that ordinance, which is also scheduled for a public hearing at the September 5, 2017, Plan Commission meeting.

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

The plans comply except for those items with comments 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.

Comment: The department is working with the petitioner to ensure compliance.

- 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.

Comment: The petitioner is coordinating with WPWD.

- 5) Easements (locations, widths and purposes). (Article 8.3)

Comment: The petitioner is coordinating with WPWD, HCSO, and utility companies.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

Comment: The petitioner is coordinating with utility companies.

- 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.

Comment: The department is working with the petitioner to ensure compliance.

- 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.

Comment: The department is working with the petitioner to ensure compliance.

- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

- 12) Legend and notes.

Comment: See comment under Item 10.

- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The petitioner is coordinating with WPWD and HCSO.

- 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.

Comment: The petitioner is coordinating with WPWD and HCSO.

- 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.

Comment: The petitioner is coordinating with HCSO.

- 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.

Comment: The petitioner is coordinating with DNR and HCSO.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.

Comment: See comment under Item 3.

- 21) Proposed name of the development.

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

Comment: See comment under Item 10.

- 23) Address and legal description of the property.

- 24) Boundary lines of the property including all dimensions.

Comment: See comment under Item 10.

- 25) 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.

Comment: The department is working with the petitioner to ensure compliance.



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

Comment: The department is working with the petitioner to ensure compliance.

- 27) 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.

Comment: The petitioner is coordinating with WPWD.

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

Comment: The petitioner is coordinating with WPWD.

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

Comment: The department is working with the petitioner to ensure compliance.

Comment: The petitioner is coordinating with WPWD.

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

- 31) Location and dimensions of all existing structures and paved areas.

Comment: The department is working with the petitioner to ensure compliance.

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

- 33) Location of all Floodplain areas within the boundaries of the property.

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

Comment: The petitioner is coordinating with HCSO.



- 35) 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.

Comment: The petitioner is coordinating with utility companies.

- 36) Identify buildings proposed for demolition.

Comment: See comment under Item 31.

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

- 38) 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).

Comment: Not applicable to DPR. To be reviewed at building permit stage.

WESTFIELD DEVELOPMENT STANDARDS (Former Westfield Code 16.04.165)

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

- 39) Zoning District Standards

Comment: See Item 51 "Bridgewater PUD, Ordinance 06-49, Exhibit 12 – Parcel H Standards".

- 40) Overlay District Standards

Comment: The property does not fall within an overlay district.

- 41) Subdivision Control Ordinance

Comment: Please see Primary Plat Review above.



42) Site Access and Site Circulation:

- a) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

Comment: The petitioner is coordinating with WPWD.

- b) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development;

Comment: The department is working with the petitioner to ensure compliance.

- c) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network.

Comment: The petitioner is coordinating with WPWD.

43) Landscaping

Comment: COMPLIANT. See proposed PUD Ordinance 17-25 Section 6 D.

44) Lighting

Comment: See comment on Item 54.

45) Signs

Comment: Any signs shown on the Overall Development Plan will not be reviewed for compliance. Approval of the Overall Development Plan does not constitute approval of any depicted signage. Signage will be reviewed and approved through a separate sign permit process.



a) Building Orientation

Comment: Not applicable to DPR. To be reviewed at building permit stage.

b) Building Materials

Comment: Not applicable to DPR. To be reviewed at building permit stage.

46) Comprehensive Plan Compliance

Comment: The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". Single-family residential uses were anticipated for this area.

47) Street and Highway Access

Comment: The petitioner is coordinating with WPWD.

48) Street and Highway Capacity

Comment: The petitioner is coordinating with WPWD.

49) Utility Capacity

Comment: The petitioner is coordinating with WPWD and utility companies.

50) Traffic Circulation Compatibility

Comment: The petitioner is coordinating with WPWD.

BRIDGEWATER PUD STANDARDS (Bridgewater PUD and Ordinance 17-25)

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

51) Bridgewater PUD, Ordinance 06-49, Exhibit 12 – Parcel H Standards

a) Minimum Lot Width at Building Line – 60' for all lots



- b) Minimum Lot Area – 7,500 SF
- c) Minimum Lot Frontage on a Public Way – 20'
- d) Minimum House Size (total square footage) – **Not applicable to DPR. To be reviewed at building permit stage.**
- e) Minimum Ground Level Area (1-story) – **Not applicable to DPR. To be reviewed at building permit stage.**
- f) Minimum Ground Level Area (2-story) – **Not applicable to DPR. To be reviewed at building permit stage.**
- g) Minimum Front Yard Setback – 20'
- h) Minimum Side Yard Setback – 4' (**Not applicable to DPR. To be reviewed at building permit stage.**)
- i) Minimum Rear Yard Setback – 10' (**Not applicable to DPR. To be reviewed at building permit stage.**)

52) SECTION 9 – GROSS RESIDENTIAL DENSITY

Comment: The department is working with the petitioner to ensure compliance.

53) EXHIBIT 13 – STREET SCAPE STANDARDS

Comment: The department is working with the petitioner to ensure compliance.

54) EXHIBIT 16 – DEVELOPMENT STANDARDS

Comment: The petitioner is coordinating with WPWD.

- a) Street Standards
- b) Accessory Lane
- c) Cart Paths
- d) Cul-de-Sacs



- e) Curbing
- f) Entrances, Curb Cuts, and Road Cuts
- g) Faux Gates
- h) Frontage
- i) Functioning Gates
- j) Greenway Trails
- k) Lanes
- l) Multi-Use Paths
- m) Private Streets
- n) Public Streets
- o) Shared Drive Width
- p) Sidewalks

55) SECTION 11 – LANDSCAPING

Comment: Please see Item 43.

DEPARTMENT COMMENTS

- 1) **Action:** Hold a public hearing at the September 5, 2017, Plan Commission meeting.
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



Oak Hollow at Bridgewater
Site Location Map / Aerial Photograph

MUNICIPAL:

CITY OF WESTFIELD

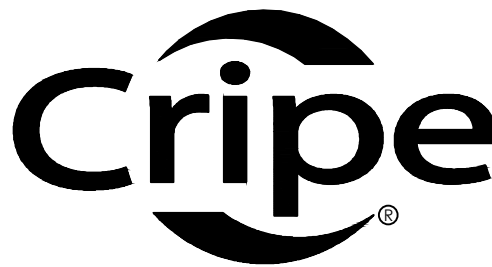
2728 EAST 171ST STREET
WESTFIELD, IN 46074
PH: (317) 804-3170

OWNER:

BWC MANAGEMENT, LLC

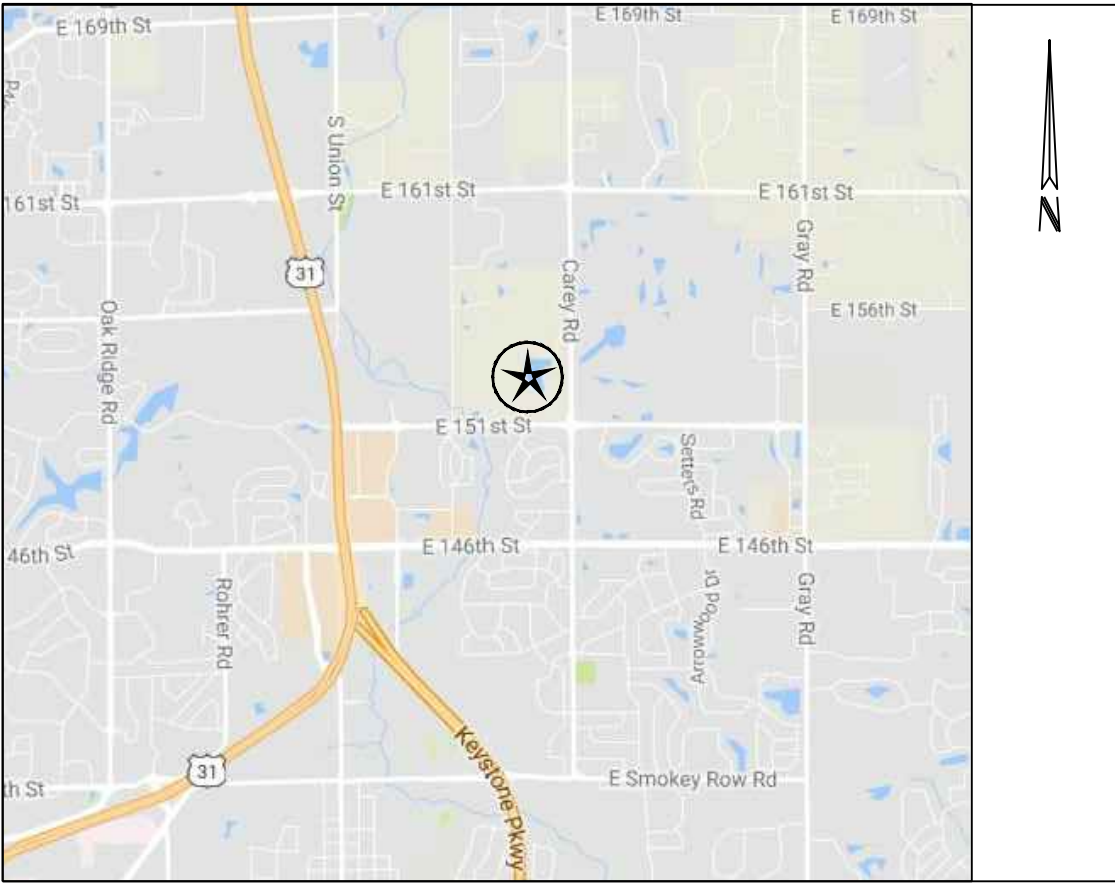
3535 EAST 161ST STREET
CARMEL, IN 46033
PH: (317) 867-4653

ENGINEER/SURVEYOR:



3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

LOCATION MAP:



★ = SITE

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 18 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS, IN HAMILTON COUNTY,
INDIANA.

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18,
TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA,
CONTAINING 40.52 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

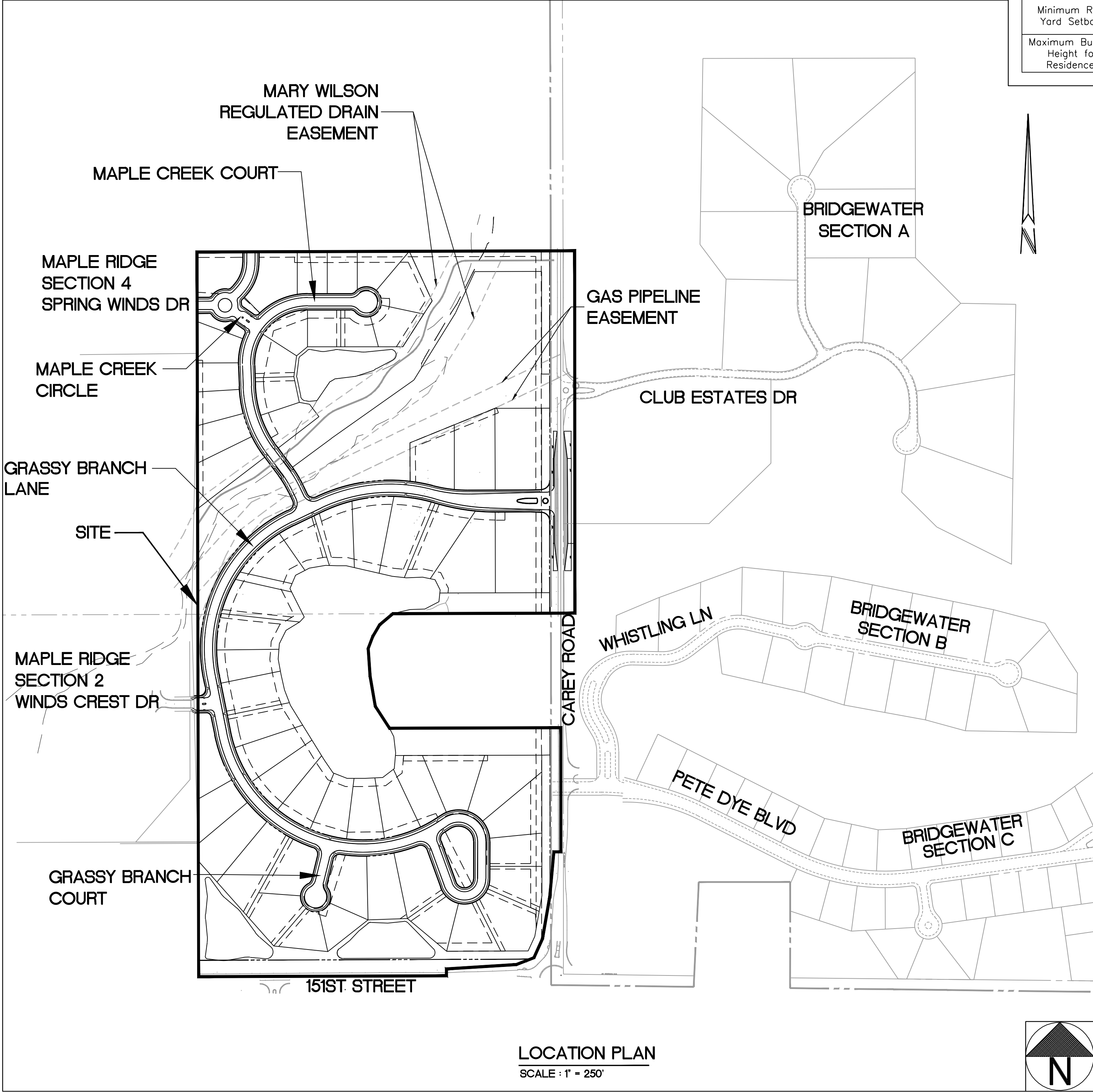
A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18
NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND
LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT
MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID
QUARTER SECTION, DESIGNATED AS POINT "575" ON SAID PLAT; THENCE SOUTH 89 DEGREES 38
MINUTES 04 SECONDS WEST 419.80 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION;
THENCE NORTH 0 DEGREES 21 MINUTES 56 SECONDS WEST 12.99 FEET TO POINT "5256"
DESIGNATED ON SAID PLAT ON THE NORTH BOUNDARY OF 151ST STREET; THENCE CONTINUING NORTH
0 DEGREES 21 MINUTES 56 SECONDS WEST 12.01 FEET TO POINT "5257" DESIGNATED ON SAID
PLAT; THENCE NORTH 86 DEGREES 16 MINUTES 52 SECONDS EAST 256.44 FEET TO POINT "5258"
DESIGNATED ON SAID PLAT; THENCE NORTH 68 DEGREES 35 MINUTES 49 SECONDS EAST 69.64 FEET
TO POINT "5263" DESIGNATED ON SAID PLAT; THENCE NORTH 24 DEGREES 06 MINUTES 18 SECONDS
EAST 76.24 FEET TO POINT "5264" DESIGNATED ON SAID PLAT; THENCE NORTH 9 DEGREES 50
MINUTES 59 SECONDS EAST 157.33 FEET TO POINT "5265" DESIGNATED ON SAID PLAT; THENCE
NORTH 5 DEGREES 11 MINUTES 39 SECONDS EAST 164.68 FEET TO POINT "5266" DESIGNATED ON
SAID PLAT; THENCE NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 160.26 FEET TO POINT
"5267" DESIGNATED ON SAID PLAT ON THE WEST BOUNDARY OF CAREY ROAD; THENCE CONTINUING
NORTH 89 DEGREES 58 MINUTES 06 SECONDS EAST 9.74 FEET TO THE EAST LINE OF SAID QUARTER
SECTION; THENCE SOUTH 0 DEGREES 01 MINUTE 54 SECONDS EAST 453.00 FEET ALONG SAID EAST
LINE TO THE POINT OF BEGINNING AND CONTAINING 0.870 ACRES, MORE OR LESS, INCLUSIVE OF
THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.224 ACRES, MORE OR LESS, FOR A NET
ADDITIONAL TAKING OF 0.646 ACRES, MORE OR LESS.

AND FURTHER EXCEPTING THEREFROM:

A PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE
SECOND PRINCIPAL MERIDIAN, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID NORTHEAST QUARTER
SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 35 SECONDS WEST (BASIS OF BEARINGS PER
INSTR. NO. 2004-75020), ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION 615.30
FEET; THENCE SOUTH 49 DEGREES 58 MINUTES 03 SECONDS WEST 63.76 FEET; THENCE SOUTH 30
DEGREES 12 MINUTES 37 SECONDS WEST 49.09 FEET; THENCE SOUTH 20 DEGREES 48 MINUTES 35
SECONDS WEST 47.25 FEET; THENCE SOUTH 03 DEGREES 50 MINUTES 35 SECONDS EAST 101.59
FEET; THENCE SOUTH 09 DEGREES 47 SECONDS EAST 112.18 FEET; THENCE SOUTH 32
DEGREES 57 MINUTES 43 SECONDS EAST 96.10 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 35
SECONDS EAST, PARALLEL WITH THE SAID NORTH LINE, 627.48 FEET TO A POINT ON
SAID EAST LINE; THENCE NORTH 00 DEGREES 03 MINUTES 40 SECONDS WEST ALONG SAID EAST LINE
420 FEET TO THE POINT OF BEGINNING.

PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN FOR OAK HOLLOW AT BRIDGEWATER



LOCATION PLAN
SCALE : 1" = 250'

ZONING STANDARDS PER APPROVED PUD EXHIBIT 12	
	PARCEL H
Minimum Lot Width at Building Line at Which the Building is Actually Built	60' for all lots
Minimum Lot Frontage on Street	20'
Minimum Lot Area	7,500 SF
Minimum Front Yard Setback	20'
Minimum Separation Between Buildings	10'
Minimum Side Yard Setback	4'
Minimum Rear Yard Setback	10'
Maximum Building Height for Residences	35'

PROJECT DATA:

PROJECT ADDRESS	
WESTFIELD, IN	
LOTS 1-60	42.9 ± ACRES
COMMON AREA	19.9 ± ACRES
BLOCK "A" (RIGHT OF WAY DEDICATION)	8.83 ± ACRES
BLOCK "B" (RIGHT OF WAY DEDICATION)	1.22 ± ACRES
BLOCK "C" (RIGHT OF WAY DEDICATION)	0.44 ± ACRES
BLOCK "D" (RIGHT OF WAY DEDICATION)	1.42 ± ACRES
TOTAL	73.69 ± ACRES
PROPOSED LAND USE	COMMERCIAL
CURRENT ZONING	AG-SF1
BLOCKS	4
LOTS	60
ROADWAY LENGTH PUBLIC	5,678 LF
SCHOOL SYSTEM	WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
CS	COVER SHEET
C100	MAP SHEET
C200	OVERALL PRIMARY PLAT
C201-206	PRIMARY PLAT AND DEVELOPMENT PLAN

HEMPDESIGN

SHEET	DESCRIPTION
L-1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE PLAN

BENCHMARKS:

REFERENCE BENCHMARK: HCBR 146 – HAMILTON COUNTY GEODETIC
CONTROL DISK SET AT THE 151ST STREET BRIDGE OVER COOL CREEK. SET
IN THE TOP OF THE NORTHEAST CONCRETE BRIDGE ABUTMENT, 16.5 FEET
NORTH OF THE CENTERLINE OF 151ST STREET, 2 FEET NORTH OF THE STEEL
GUARDRAIL, 0.7 FEET SOUTH OF THE NORTH END OF THE ABUTMENT.
ELEV.=825.51 (CONVERTED FROM NGVD 29 TO NAVD 88)

T.B.M. #1: HINGE NAIL WITH WASHER SET IN THE NORTH SIDE OF A POWER
POLE LOCATED ON THE SOUTH SIDE OF 151ST STREET, 120 FEET WEST OF
THE CENTER LINE OF BRIDLEWOOD DRIVE.
ELEV.=829.53

T.B.M. #2: THE NORTH-NORTHWEST CAP BOLT OF A FIRE HYDRANT
LOCATED ON THE EAST SIDE OF CAREY ROAD, 380 FEET NORTH OF THE
CENTER LINE OF 151ST STREET.
ELEV.=843.32

T.B.M. #3: THE NORTH-NORTHWEST CAP BOLT OF A FIRE HYDRANT
LOCATED ON THE EAST SIDE OF CAREY ROAD, 120 FEET SOUTH OF THE
CENTER LINE OF CLUB ESTATES DRIVE.
ELEV.=852.58

AGENCY & UTILITY INFO:

GAS PIPELINE-BUCKEYE PARTNERS, LP.
ROY BAUER – (317) 370-3013
GAS – CITIZENS ENERGY GROUP
MR. RICH MILLER – (317) 927-4684
SEWER – CITIZENS ENERGY GROUP
MR. BILL GROUT – (317) 429-3977
STREET – DEPARTMENT OF PUBLIC WORKS
(317) 327-2935

WATER – CITIZENS ENERGY GROUP

ELECTRIC – INDIANAPOLIS POWER & LIGHT CO. (IPALCO)
MR. BOB STEPHENS – (317) 261-8085

COMMUNICATION – ZAYO BANDWIDTH
MS. KATE RICKETTS – (317) 254-5711 EXT. 5004
MR. MICHAEL HAYNES – (317) 252-4007

CABLE TV – COMCAST
MR. THOMAS SPENCER – (317) 752-9426

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON
ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND
MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO
BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE
OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID
EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND
ALL CONSTRUCTION.

CRIBE TEAM:

PROJECT MANAGER	DAVID KUEHNEN, PE	317-706-6382
PROJECT ENGINEER	STEVE PIERRE, PE	317-706-6309
PROJECT SURVEYOR	ERIC WHITE	317-706-6333
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

ARCHITECTURE
INTERIOR DESIGN
LAND PLANNING
LAND SURVEYING
OWNER'S REPRESENTATION

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451
E-Mail: cripe@cripe.biz

Cripe

COVER SHEET

PRIMARY PLAT FOR OAK HOLLOW AT BRIDGEWATER

BWC MANAGEMENT, LLC

3535 EAST 161ST STREET
CARMEL, IN 46033

CERTIFIED BY

Date 08-04-2017

COVERING
COVER SHEET

811
FOR CALL BEFORE YOU DIG
1-800-582-5544
Scale: 0" = 1" N/A

Drawn By: S. NORRIS, ES

Checked By: D. KUEHNEN, PE

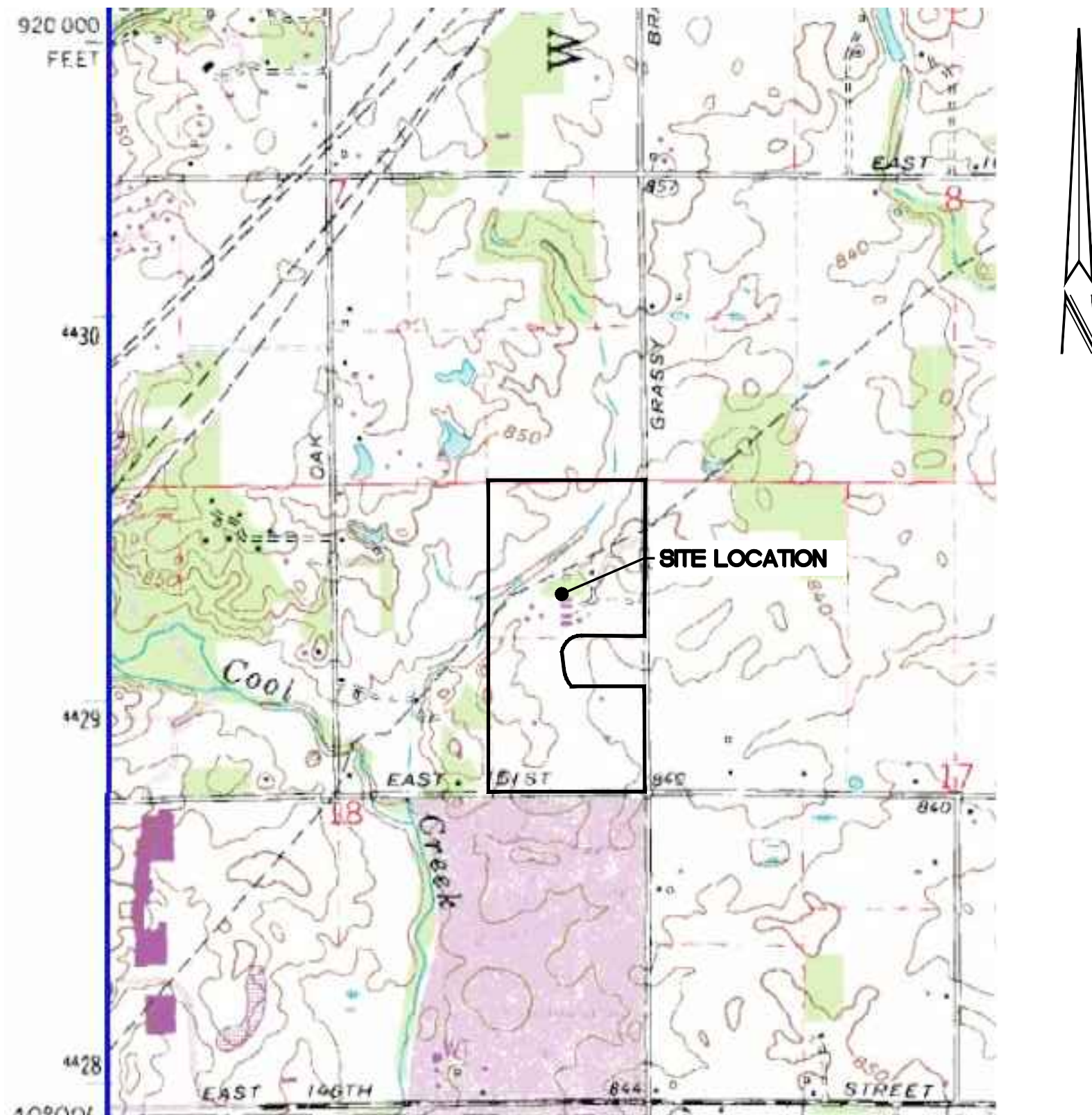
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Sheet CS

Date 08-04-2017

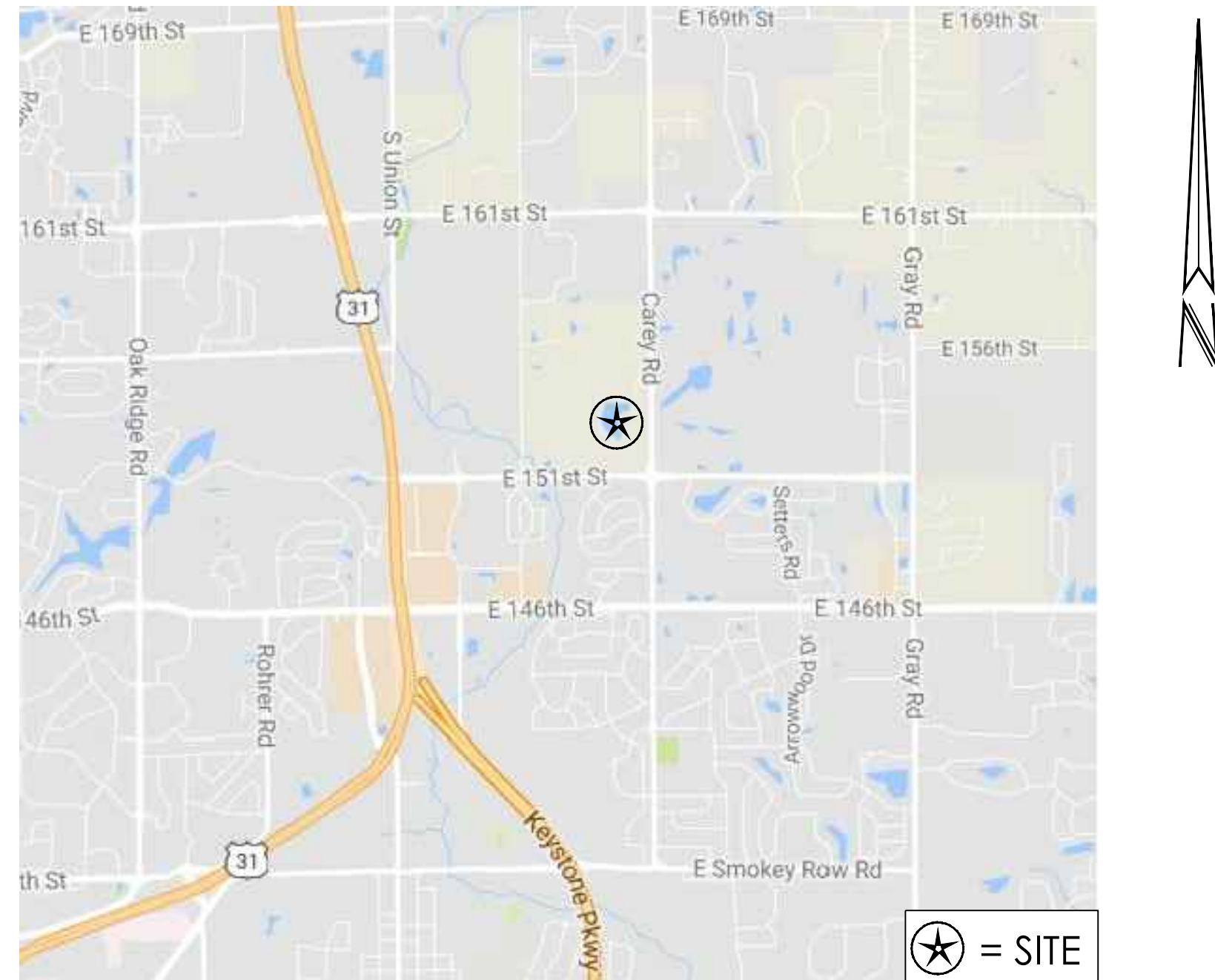
Project Number 980516-20555

PARCEL ID	NAME	ADDRESS	CITY	STATE	ZIP
08-10-18-00-00-012 001	Thompson, Daniel P & Denise K h&w	15442 Carey Rd	Carmel	IN	46033
09-10-07-00-05-029 000	Pl Oak Park LLC	770 3rd Ave SW	Carmel	IN	46032
08-10-18-00-05-029 000	Oth Mapleridge LLC	1132 S Rangeline Rd Ste 200	Carmel	IN	46032
08-10-18-00-06-014 000	Oth Mapleridge LLC	1132 S Rangeline Rd Ste 200	Carmel	IN	46032
08-10-08-00-04-002 000	Weiss, Terence P & Marcia A	5013 St Charles Pl	Carmel	IN	46033
08-10-18-04-01-004 000	Miller, Stephen P & Melissa D	2926 Bridlewood Ln	Carmel	IN	46033
08-10-17-00-16-004 000	Seal, John E	15120 Hampworth Dr	Carmel	IN	46033
08-10-17-00-16-027 000	Wintergreen Homeowners Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-17-00-16-031 000	Bridgewater Club Master Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-17-00-27-020 000	Throgmartin Henke Development LLP	3535 '161st St E	Carmel	IN	46033
08-10-18-00-05-013 000	Lawrence, George & Kelly h&w	12222 Bayhill Dr	Carmel	IN	46033
08-10-18-00-05-028 000	Oth Mapleridge LLC	1132 S Rangeline Rd Ste 200	Carmel	IN	46032
08-10-17-00-16-001 000	Gwrtz, Kenneth H & Deborah A	15180 Hampworth Dr	Carmel	IN	46033
08-10-18-04-01-001 000	Paul, F Tracy & Jennifer J	2902 Bridlewood Ln	Carmel	IN	46033
08-10-18-04-05-004 000	Fall, Ronald E & Janet K	15020 Windmill Cir	Carmel	IN	46033
08-10-07-00-00-013 000	Davis, Stephen A & Stephanie M h&w	15571 Oak Rd	Carmel	IN	46033
08-10-18-00-06-016 000	Oth Mapleridge LLC	1132 S Rangeline Rd Ste 200	Carmel	IN	46032
08-10-17-00-16-005 000	Heintreich, Hank A & Kathy J	3333 WOODHAM PL	Carmel	IN	46033
08-10-18-04-05-013 000	Skopec, Charles D & Elaine R	15047 Horseshoe Dr	Carmel	IN	46033
08-10-17-00-08-023 000	Whistling Straits Homeowners Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-18-04-01-021 000	McNabb, Jon	2917 Bridlewood Ln	Carmel	IN	46033
08-10-18-04-01-007 000	Gelatt, Eric & Laura	15037 Bridlewood Dr	Carmel	IN	46032
08-10-17-00-27-002 000	Throgmartin Henke Development LLP	3535 '161st St E	Carmel	IN	46033
08-10-18-00-06-015 000	Oth Mapleridge LLC	1132 S Rangeline Rd Ste 200	Carmel	IN	46032
08-10-17-00-07-010 000	Club Estates Homeowners Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-08-00-00-033 000	Bridgewater Club LLC	3535 E 161ST ST	Carmel	IN	46033
08-10-08-00-00-033 001	Weiss, Terence P & Marcia A	5013 St Charles Pl	Carmel	IN	46033
08-10-18-00-05-014 000	Oth Mapleridge LLC	1132 S Rangeline Rd Ste 200	Carmel	IN	46032
08-10-18-00-06-007 000	McCoy, Brian & Renee h&w	15606 Hidden Oaks Dr	Carmel	IN	46033
08-10-17-00-08-021 000	Bridgewater Club Master Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-18-04-05-011 000	Stevens, Dennis M & Melissa A	15046 Horseshoe Dr	Carmel	IN	46033
08-10-18-04-05-012 000	Getz, Lynda L	15050 Horseshoe Dr	Carmel	IN	46033
08-10-18-04-05-003 000	Miller, Kurtis R & Leslie E	15016 WINDMILL CIR	Carmel	IN	46033
08-10-18-04-01-008 000	Faulkinbury, John Michael & Olivia Junie	15023 Bridlewood Dr	Carmel	IN	46033
08-10-18-04-05-006 000	Nshida, Jacob Andrew	15009 WINDMILL CIR	Carmel	IN	46033
08-10-17-00-16-028 000	Wintergreen Homeowners Association Inc	3535 '161st St E	Carmel	IN	46033
08-18-04-01-003 000	Noyes, John C & Mary D	2918 Bridlewood Ln	Carmel	IN	46033
08-10-17-00-08-003 000	Chad, Ade M & Angela J h&w	15362 Whistling Ln	Carmel	IN	46033
08-10-18-00-00-009 002	Stawler, Larry	2628 '151st St E	Carmel	IN	46033
08-10-07-00-00-012 000	Habig Heritage LLC	1103 E SR 38	Sherridan	IN	46069
08-10-18-00-00-009 000	Wojunik, Marcin	2822 E 151st St	Carmel	IN	46033
08-10-18-00-05-025 000	Lawrence, George J & Kelly A h&w	12222 Bayhill Dr	Carmel	IN	46032
08-10-18-00-05-012 000	Oth Mapleridge LLC	1132 S Rangeline Rd Ste 200	Carmel	IN	46032
08-10-08-00-04-001 000	Hammond, Michael J & JoEllen S	15606 Club Estates Ln	Carmel	IN	46033
08-10-17-00-08-001 000	Isch, Mary J & John H w&d	15354 Whistling Ln	Carmel	IN	46033
08-10-17-00-08-002 000	Smith, Michael I. & Susan L	15358 Whistling Lane	Carmel	IN	46033
08-10-17-00-16-029 000	Wintergreen Homeowners Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-18-04-01-005 000	Dosmann, Jonathan C & Catherine J	15010 Bridlewood Dr	Carmel	IN	46033
08-10-17-00-07-008 000	Club Estates Homeowners Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-18-04-05-010 000	Lee, Heather	15040 Horseshoe Dr	Carmel	IN	46033
08-10-17-00-16-003 000	Roberts, Susan T Trustee of Susan T Roberts Rev Trust	15140 Hampworth Dr	Carmel	IN	46033
08-10-17-00-16-002 000	Swan, Brenda J & Russell R Jr CoTrustees of Brenda J Swan Rev Trust b/o Brenda J Swan	15160 Hampworth Dr	Carmel	IN	46033
08-10-17-00-07-002 000	Walker, Donald R & Jennie L Walker Irrv Lvg Trust	3434 Club Estates Dr	Carmel	IN	46033
08-10-18-04-01-006 000	Stapert, Rachel N	15038 Bridlewood Dr	Carmel	IN	46033
08-10-17-00-07-001 000	Throgmartin, Peggy S	3403 Club Estates Dr	Carmel	IN	46033
08-10-17-00-27-021 000	Throgmartin Henke Development LLP	3535 '161st St E	Carmel	IN	46033
08-10-17-00-00-001 002	Bridgewater Club LLC	3535 '161st St E	Carmel	IN	46033
08-10-18-00-00-009 001	Hold em Farm LLC	9450 N Meridian St, Ste 300	Indianapolis	IN	46268
08-10-07-00-00-013 003	Thornberry, Lori J & Daniel	15665 Oak Rd		IN	46033
08-10-18-00-06-006 000	Lewis, Jason E	17011 Bluestone Dr	Noblesville	IN	46062
08-10-18-04-01-020 000	Webster, Madelyn & Connor Ryan Jrs	14972 Bridlewood Dr	Carmel	IN	46033
08-10-18-04-01-002 000	Scroggin, Chad W	2914 Bridlewood Ln	Carmel	IN	46033
08-10-18-04-05-005 000	Ponto, David L & Maureen L h&w	15017 Windmill Cir	Carmel	IN	46033
08-10-17-00-08-022 000	Whistling Straits Homeowners Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-17-00-07-009 000	Bridgewater Club Master Association Inc	3535 '161st St E	Carmel	IN	46033
08-10-17-00-27-001 000	Throgmartin Henke Development LLP	3535 '161st St E	Carmel	IN	46033



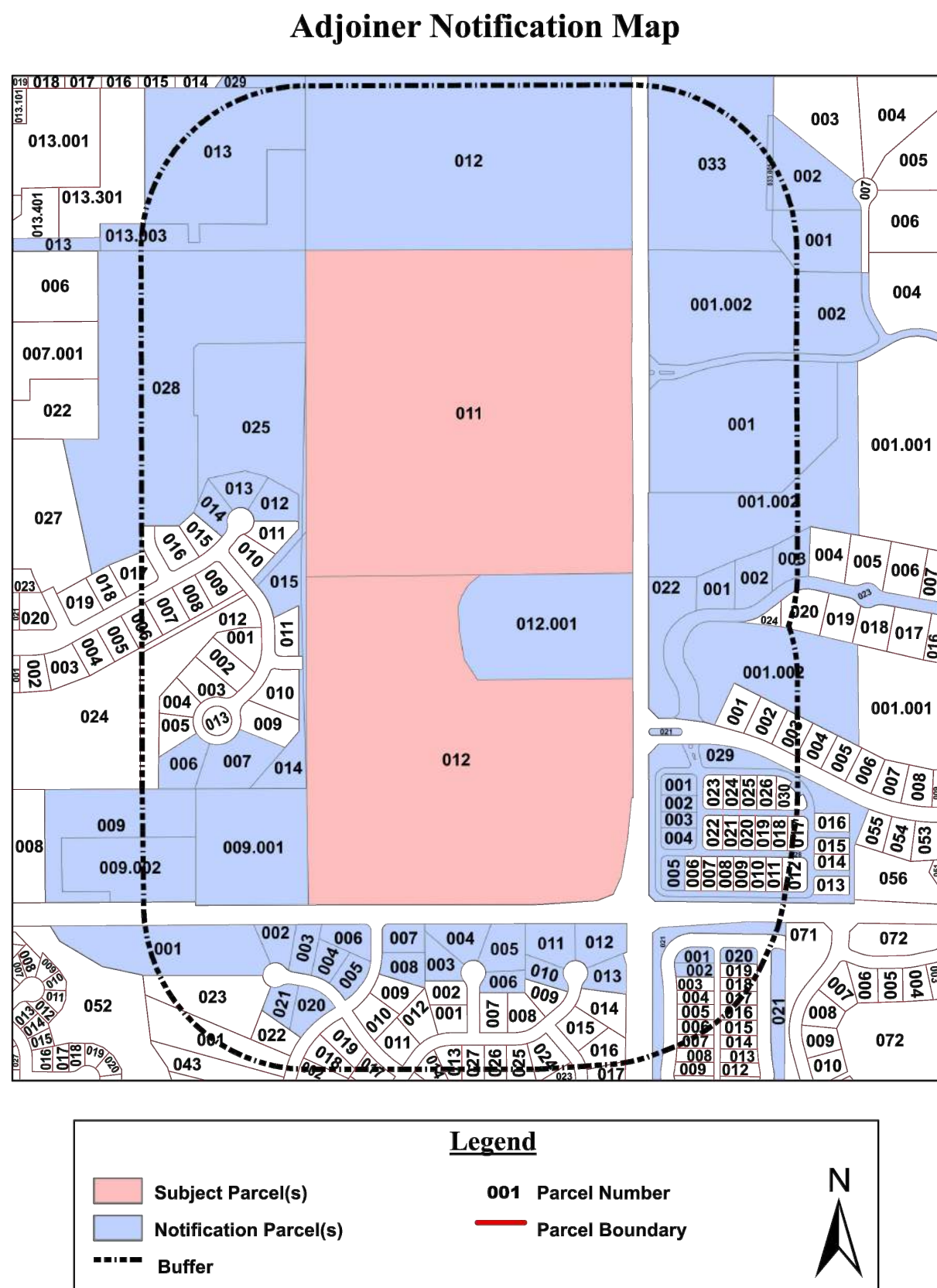
NOBLESVILLE QUAD MAP

SCALE: NOT TO SCALE



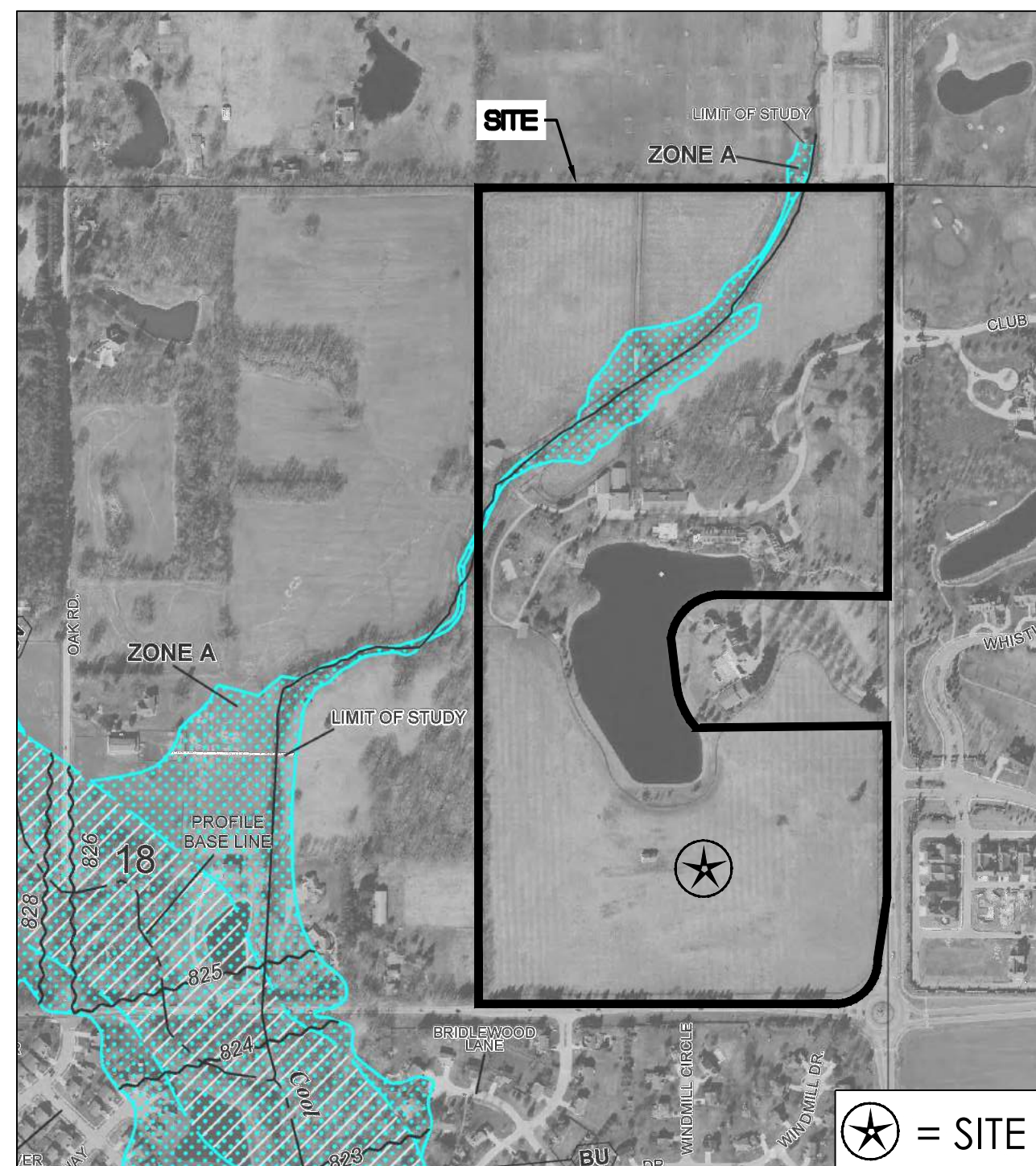
LOCATION MAP

SCALE: NOT TO SCALE



ADJACENT LANDOWNERS MAP

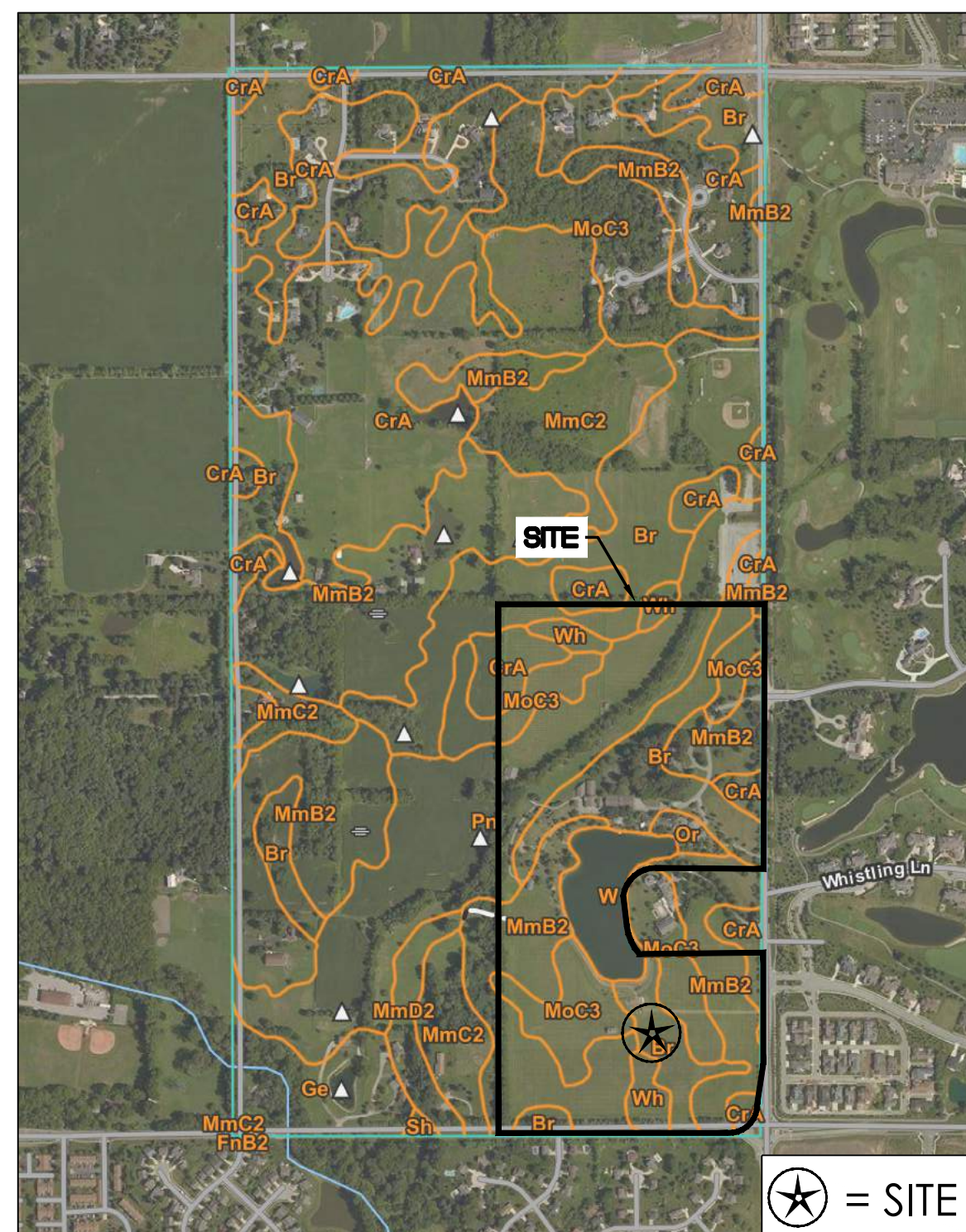
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COMMUNITY MAP PANEL NO. 18057C0138G
EFFECTIVE DATE: NOVEMBER 19, 2014

FEMA MAP

SCALE: NOT TO SCALE



SOIL MAP

SCALE: NOT TO SCALE

Bm - Brookston silt loam with surface depressions.
Major factor affecting urban uses include surface water ponding, seasonal high water table, and severe internal wetness.

CrA - Crosby silt loam on 0 to 3 percent slopes.
Major factors affecting urban uses include slight surface ponding, seasonal high water table, and moderate internal wetness.

Fnb2 - Fox loam on 2 to 6 percent slopes with slightly eroded surface.
Major factors affecting urban uses include droughtiness during prolonged dry periods, potential soil stability from dry loose sand and gravel in underlying materials. Surface of soil subject to moderate erosion if not protected.

Ge - Genesee silt loam
Major factors affecting urban uses include frequent flooding.

Mmb2 - Miami silt loam on 2 to 6 percent slope with slight eroded surface.
Major factors affecting urban uses include moderate surface erosion when soil surface not protected.

Mmc2 - Miami silt loam on 6 to 12 percent slopes with moderate surface eroded.
Major factors affecting urban uses include much of top soil eroded away and soil surface subject to severe surface erosion if not protected.

Mmd2 - Miami silt loam on 12 to 18 percent slopes. Moderate to severe eroded surface layers eroded.
Major factors affecting urban uses include lack of topsoil, soil stability on slopes, and soil surface subject to severe erosion if not protected.

MoC3 - Miami clay loam on 6 to 12 percent with severe eroded surface layers.
Major factors affecting urban uses include lack of topsoil, higher clay content near surface and soil surface subject to severe erosion if not protected.

Or - Orthen's. This is soil that has been moved from its original position, mainly from urban development or as overbendon on pits.
Major factors affecting urban uses include top soil mixed with other soils materials in an unconsolidated form mostly making it unsuitable for surface layers and unsuitable for fill materials.

Pn - Patton silty clay loam.
Major factors affecting urban uses include surface water ponding, high clay content in upper layers, seasonal high water table and slow permeability and severe internal wetness.

Sh - Shoals silt loam.
Major factors affecting urban uses include wetness in upper layers of soil, and subject to flooding.

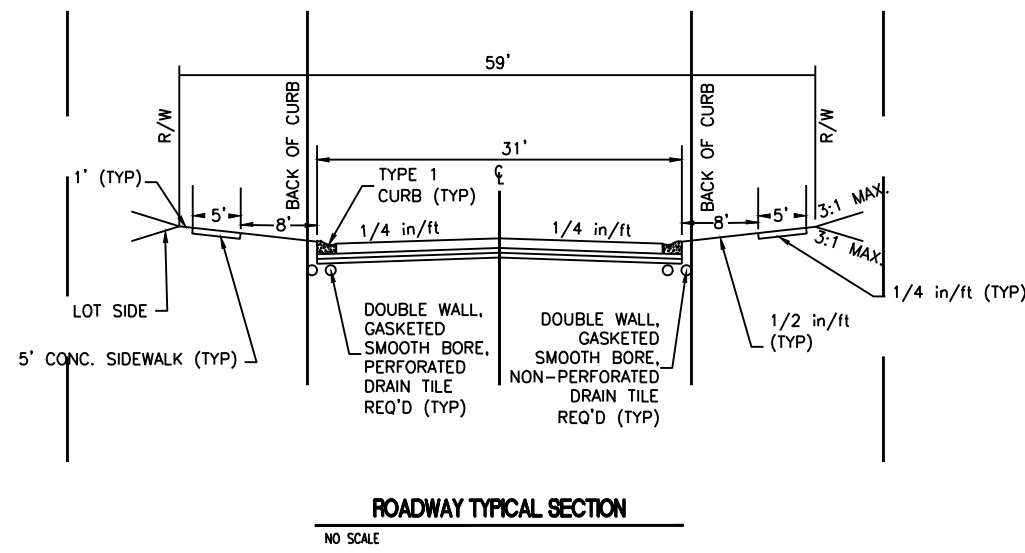
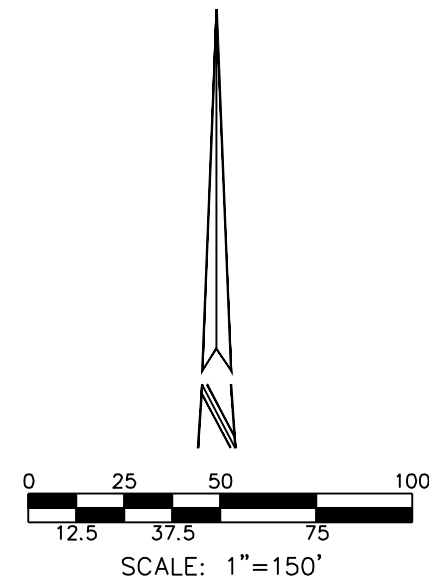
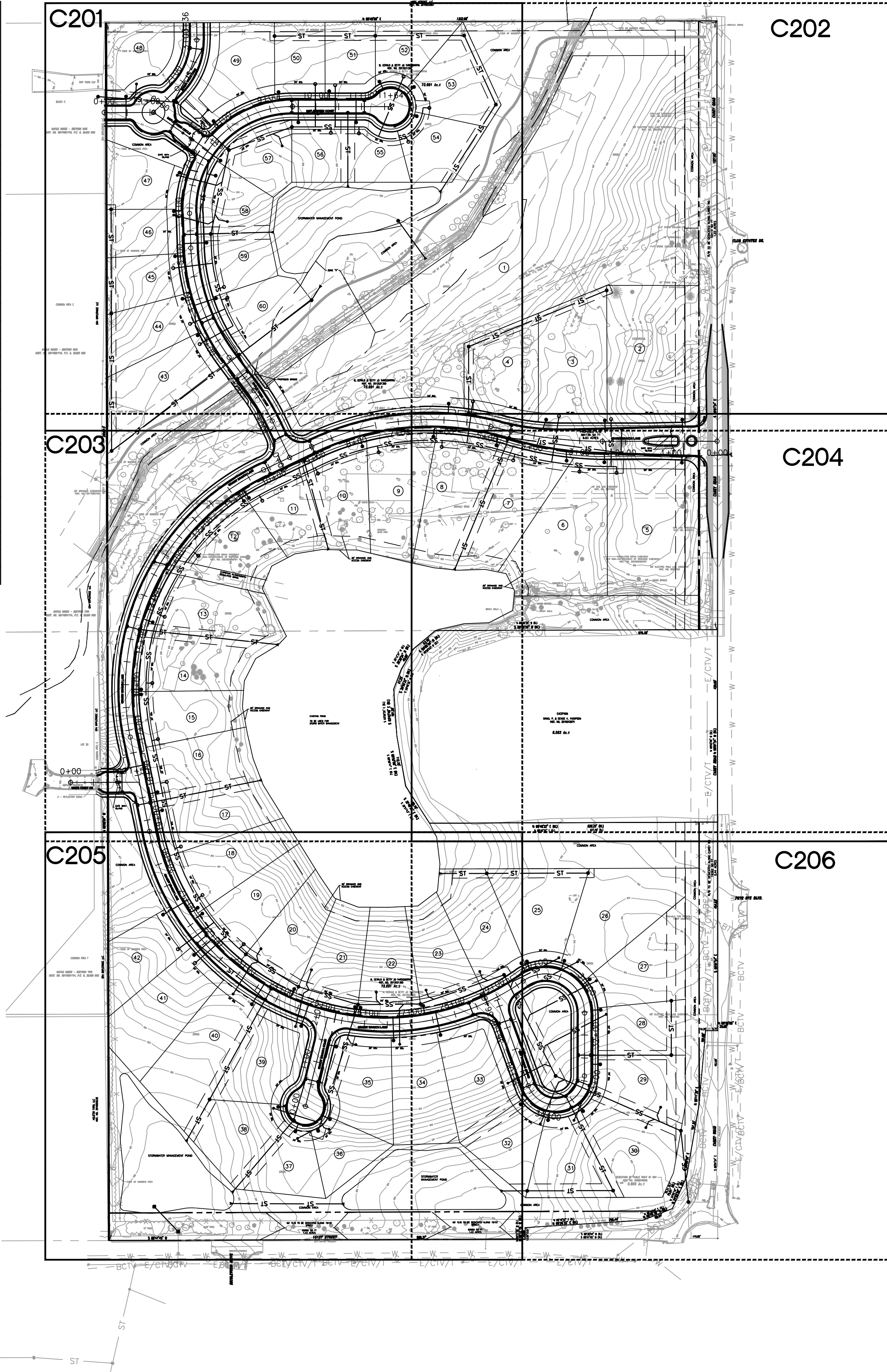
W- Water

Wh - Whitaker loam.
Major factors affecting urban uses include severe soil wetness, seasonal high water table, and moderate permeability.

[illegible]

LINE TABLE: DRAINAGE AND
ACCESS EASEMENT
LINE NEAR POND

LINE #	LENGTH	DIRECTION
L44	11.27	N4° 37' 12.73"E
L45	41.78	N26° 06' 29.14"W
L46	46.68	N78° 25' 29.22"W
L47	59.28	S87° 59' 38.72"W
L48	51.97	N83° 59' 59.99"W
L49	173.53	N77° 05' 34.58"W
L50	32.86	N89° 49' 07.25"W
L51	42.53	N88° 19' 45.89"W
L52	60.29	S80° 29' 53.91"W
L53	57.06	S62° 27' 19.84"W
L54	53.09	S22° 54' 45.52"W
L55	116.74	S26° 46' 59.64"E
L56	25.19	S42° 54' 38.39"W
L57	58.25	S58° 31' 14.73"W
L58	54.59	S26° 57' 31.82"W
L59	56.66	S4° 21' 30.43"W
L60	58.28	S10° 24' 29.39"E
L61	57.19	S12° 53' 10.29"E
L62	60.81	S21° 03' 41.98"E
L63	126.85	S31° 43' 54.52"E
L64	110.74	S31° 56' 19.45"E
L65	55.31	S34° 07' 29.05"E
L66	54.80	S68° 55' 53.07"E
L67	64.92	S89° 56' 33.48"E
L68	65.59	N87° 25' 41.87"E
L69	53.47	N52° 43' 58.02"E
L70	48.46	N5° 09' 17.61"E



CURVE TABLE: GRASSY
BRANCH LANE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	200.57	900.00'	12.77°	N83° 38' 50"W	200.16'
C2	401.15'	600.00'	38.31°	S83° 35' 02"W	393.72'
C3	701.75'	530.00'	75.86°	S26° 29' 56"W	651.60'
C4	1040.68'	525.00'	113.57°	S68° 13' 12"E	878.48'
C5	185.65'	85.00'	125.14°	S62° 26' 16"E	150.89'
C6	175.81'	63.00'	159.89°	S80° 04' 33"W	124.06'

CURVE TABLE: MAPLE
CREEK COURT

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C7	77.31'	400.00'	11.07°	N31° 06' 24"W	77.19'
C8	256.57'	425.00'	34.59°	N19° 20' 58"W	252.69'
C9	361.50'	225.00'	92.06°	N43° 58' 22"E	323.85'

CURVE TABLE: SPRING WINDS DR

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C113	116.89'	150.00'	44.65°	N22° 11' 24"E	113.95'

R/W CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C76	139.49	495.50	16.13°	S74° 54' 18"E	139.03
C77	139.49	495.50	16.13°	N88° 57' 56"E	139.03
C78	139.49	495.50	16.13°	N72° 50' 10"E	139.03
C79	84.57	495.50	9.78°	N59° 52' 55"E	84.46
C80	24.21	114.50	12.12°	N61° 03' 02"E	24.17
C81	79.39	114.50	39.73°	N86° 58' 17"E	77.81
C82	66.61	114.50	33.33°	S56° 29' 57"E	65.68
C83	68.52	114.50	34.29°	S22° 41' 18"E	67.51
C84	11.34	114.50	5.68°	S2° 42' 22"E	11.34
C85	37.92	92.50	23.49°	S11° 52' 29"W	37.65
C86	64.17	92.50	39.75°	S43° 29' 34"W	62.89
C87	65.35	92.50	40.48°	S83° 36' 22"W	64.00
C88	66.61	92.50	41.26°	N55° 31' 28"W	65.18
C89	24.08	92.50	14.91°	N27° 26' 12"W	24.01
C90	39.88	25.00	91.39°	N65° 40' 32"W	35.78
C91	93.48	554.50	9.66°	S73° 27' 30"W	93.37
C92	100.62	554.50	10.40°	S83° 29' 12"W	100.49
C93	95.01	554.50	9.82°	N86° 24' 21"W	94.90
C94	36.92	25.00	84.60°	S56° 12' 04"W	33.65
C95	20.53	25.00	47.06°	S9° 37' 48"E	19.96
C96	54.55	59.00	56.83°	S4° 44' 36"E	52.35
C97	51.71	55.00	53.87°	S50° 36' 33"W	49.83
C98	50.76	55.00	52.88°	N78° 01' 01"W	48.97
C99	51.55	55.00	53.71°	N22° 43' 35"W	49.69
C100	54.55	55.00	56.83°	N32° 32' 32"E	52.35
C101	20.53	25.00	47.06°	N37° 25' 43"E	19.96
C102	36.92	25.00	84.60°	N28° 24' 09"W	33.65
C103	95.01	554.50	9.82°	N65° 47' 43"W	94.90
C104	100.62	554.50	10.40°	N45° 17' 25"W	100.49
C105	100.62	554.50	10.40°	N34° 53' 35"W	100.49
C107	176.73	554.50	18.26°	N20° 33' 48"W	175.99
C108	22.04	16.00	78.91°	N50° 53' 12"W	20.33
C43	45.54	25.00	104.38°	N37° 28' 17"E	39.50
C44	772.88	559.50	79.15°	N24° 51' 25"E	712.88
C45	39.27	25.00	90.00°	N19° 25' 50"E	35.36
C46	71.61	370.50	11.07°	N31° 06' 24"W	71.50
C47	83.66	454.50	10.55°	N31° 22' 15"W	83.54
C48	89.82	454.50	11.32°	N20° 26' 11"W	89.67
C49	89.80	454.50	11.32°	N9° 06' 53"W	89.66
C50	11.10	454.50	1.40°	N2° 45' 16"W	11.10
C51	10.33	254.50	2.33°	N0° 53' 30"W	10.33
C52	90.38	254.50	20.35°	N10° 26' 43"E	89.91
C53	18.02	254.50	4.06°	N22° 38' 50"E	18.01
C54	20.88	15.00	79.74°	N15° 11' 37"W	19.23
C55	13.14	15.00	50.21°	N80° 10' 00"W	12.73
C56	71.99	60.00	68.74°	N70° 53' 57"W	67.75
C57	14.03	15.00	53.61°	N63° 19' 50"W	13.53

SITE PLAN LEGEND

---	PROPERTY LINE	---	STORM SEWER, MANHOLE
---	EASEMENT LINE	---	SUBSURFACE DRAIN (SSD), CLEANOUT RISER
---	RIGHT-OF-WAY	---	ROOF DRAIN, CLEANOUT
---	FENCE	---	WATER LINE, METER, VALVE
---	END SECTION	---	SS SANITARY SEWER, MANHOLE
---	CURB INLET	---	SS SANITARY LATERAL, CLEAN OUT
---	STORM SEWER INLETS	---	EASEMENT LINE
---	"TEE" FITTING	---	OVERHEAD ELECTRIC, POLE
---	TAPPING SLEEVE & VALVE	---	BURIED ELECTRIC, MANHOLE
---	FIRE HYDRANT ASSEMBLY	---	CTV OVERHEAD CABLE TELEVISION
---	FIRE DEPARTMENT CONNECTION	---	BCTV BURIED CABLE TELEVISION
---	POST INDICATOR VALVE	---	G GAS LINE, METER, VALVE
---	STREET LIGHT	---	OVERHEAD TELEPHONE LINE
---	TRANSFORMER	---	BURIED TELEPHONE LINE
---	ELECTRIC METER	---	Sanitary, Drainage, Utility and Water Easement
---	CABLE SEWER PEDESTAL	---	Ingress/Egress, Sanitary, Drainage and Utility Easement
---	REDUCER	---	
---	BLOW OFF VALVE	---	
---	LOT NUMBER	---	

R/W CURVE TABLE

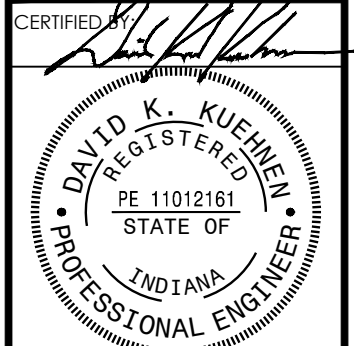
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C109	33.92	25.00	77.74°	N18° 53' 22"E	31.38
C110	26.75	554.50	2.76°	N56° 22' 37"E	26.74
C111	121.24	55.50	125.16°	S62° 26' 56"E	98.53
C112	93.50	33.50	159.92°	S80° 05' 27"W	65.97
C39	93.90	120.50	44.65°	S22° 11' 24"W	91.54
C40	14.03	15.00	53.61°	S71° 19' 00"W	13.53
C41	64.78	60.00	61.86°	S67° 11' 24"W	61.68
C42	14.03	15.00	53.61°	S63° 03' 48"W	13.53
C38	139.87	179.50	44.65°	S22° 11' 24"W	136.36
C37	14.03	15.00	53.61°	S17° 42' 38"W	13.53
C36	4.44	60.00	4.24°	S6° 58' 25"E	4.44
C35	13.14	15.00	50.21°	S29° 57' 31"E	12.73
C34	20.88	15.00	79.74°	N85° 03' 57"E	19.23
C33	155.64	254.50	35.04°	N63° 35' 50"E	153.22
C32	155.64	254.50	35.04°	N63° 35' 50"E	153.22
C31	39.46	254.50	8.88°	N85° 33' 31"E	39.42
C30	20.33	25.00	46.59°	N66° 42' 14"E	19.77
C29	8.51	55.00	8.87°	N47° 50' 22"E	8.50
C28	74.83	55.00	77.95°	S88° 45' 11"E	69.19
C27	59.27	55.00	61.74°	S18° 54' 26"E	56.44
C26	60.67	55.00	63.21°	S43° 34' 02"W	57.64
C25	59.85	55.00	62.35°	N73° 39' 16"W	56.94
C24	20.73	25.00	47.52°	N66° 14' 21"W	20.15
C23	1.89	195.50	0.55°	S89° 43' 27"W	1.89
C22	193.47	195.50	56.70°	S61° 05' 52"W	185.67
C21	118.75	195.50	34.80°	S15° 20' 47"W	116.93
C20	110.02	395.50	15.94°	S10° 01' 26"E	109.66
C19	128.74	395.50	18.65°	S27° 19' 06"E	128.18
C18	5.11	429.50	0.68°	S36° 18' 11"E	5.11
C17	77.91	429.50	10.39°	S30° 45' 57"E	77.80
C16	39.23	25.00	89.91°	S70° 31' 24"E	35.33
C15	353.23	629.50	32.15°	N80° 35' 53"E	348.62
C14	86.66	629.50	7.89°	S79° 22' 59"E	86.59
C13	78.46	500.00	8.99°	S79° 56' 05"E	78.38
C12	48.89	500.00	5.60°	S87° 13' 51"E	48.87
C11	0.02	32.35	0.04°	N85° 50' 59"E	0.02
C10	49.59	32.35	87.82°	N41° 55' 17"E	44.87
C58	49.67	32.95	86.36°	N41° 43' 45"W	45.10
C59	0.03	32.95	0.06°	N84° 56' 10"W	0.03
C60	76.18	775.00	5.63°	N87° 12' 57"W	76.15
C61	150.12	775.00	11.10°	N78° 51' 03"W	149.88
C62	0.96	775.00	0.07°	N73° 15' 58"W	0.96
C63	153.19	570.50	15.38°	N80° 55' 23"W	152.73
C64	154.64	570.50	15.53°	S83° 37' 09"W	154.17
C65	113.74	570.50	11.42°	S70° 08' 32"W	113.56
C66	62.48	500.50	7.15°	S60° 51' 15"W	62.44
C67	202.66	500.50	23.20°	S45° 40' 40"W	201.28
C68	31.71	500.50	3.63°	S32° 15' 47"W	31.70
C69	136.41	500.50	15.62°	S22° 38' 25"W	135.99
C70	135.10	500.50	15.47°	S7° 05' 58"W	134.69
C71	94.33	500.50	10.80°	S6° 01' 59"E	94.19
C72	60.70	495.50	7.02°	S14° 56' 32"E	60.67
C73	139.49	495.50	16.13°	S26° 31' 00"E	139.03
C74	139.49	495.50	16.13°	S42° 38' 46"E	139.03
C75	139.49	495.50	16.13°	S58° 46' 32"E	139.03

OVERALL PRIMARY PLAT AND DEVELOPMENT PLAN

PRIMARY PLAT FOR OAK HOLLOW AT BRIDGEWATER

BWC MANAGEMENT, LLC

3535 EAST 161ST STREET
CARMEL, IN 46033



Date: 08-04-2017
COVERING
OVERALL
PRIMARY PLAT AND
DEVELOPMENT PLAN



811
FOR CALL BEFORE YOU DIG
1-800-382-5544
CALL 1081 FREE

Drawn By: S. MORRIS, E
Checked By: D. KUHNERT, PE
Quality Assurance: D. LACH, PE

Scale: 0" = 150'
Sheet: C200

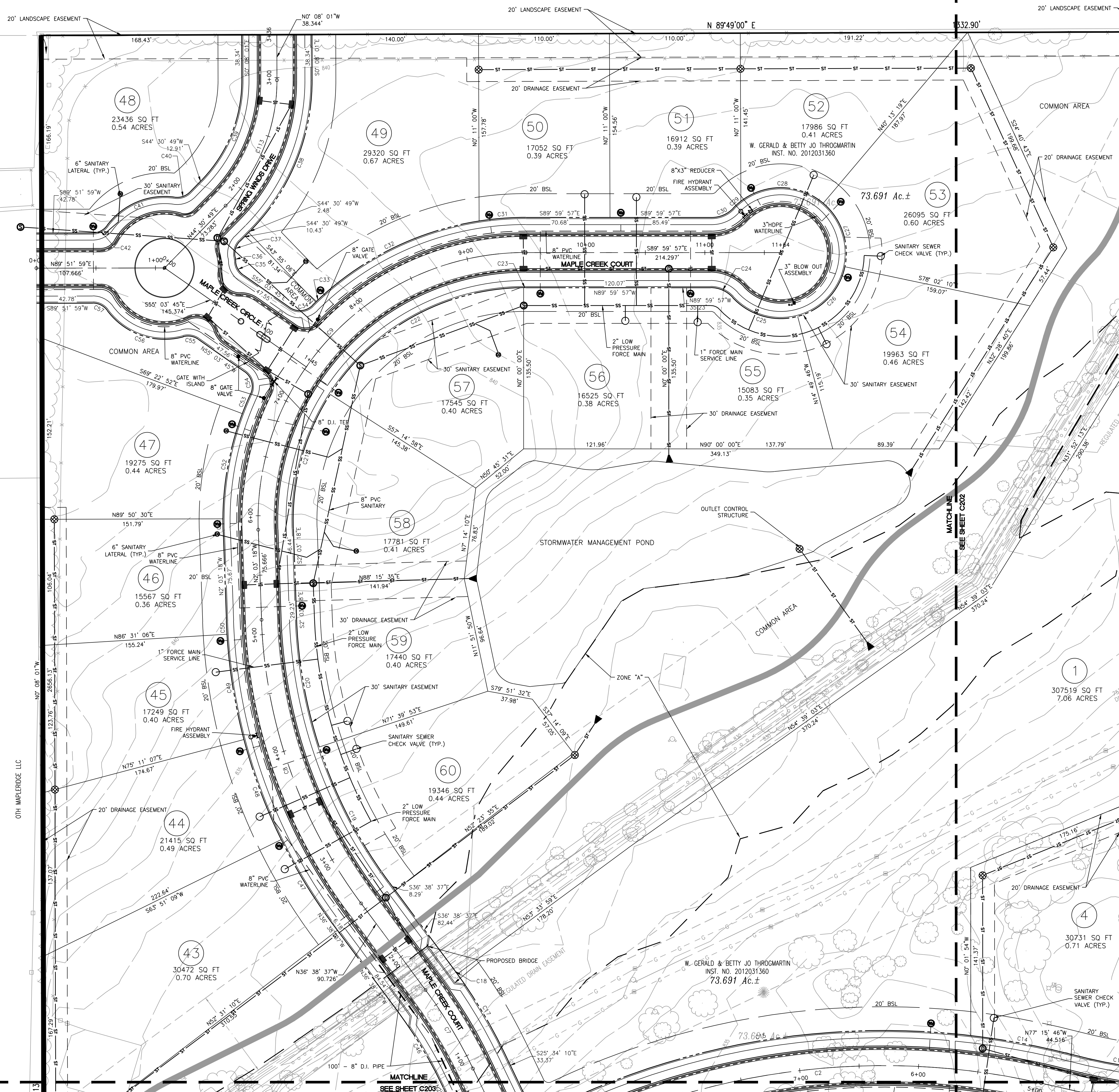
Date: 08-04-2017
Project Number: 980516-20555

Paul I. Cripe, Inc.

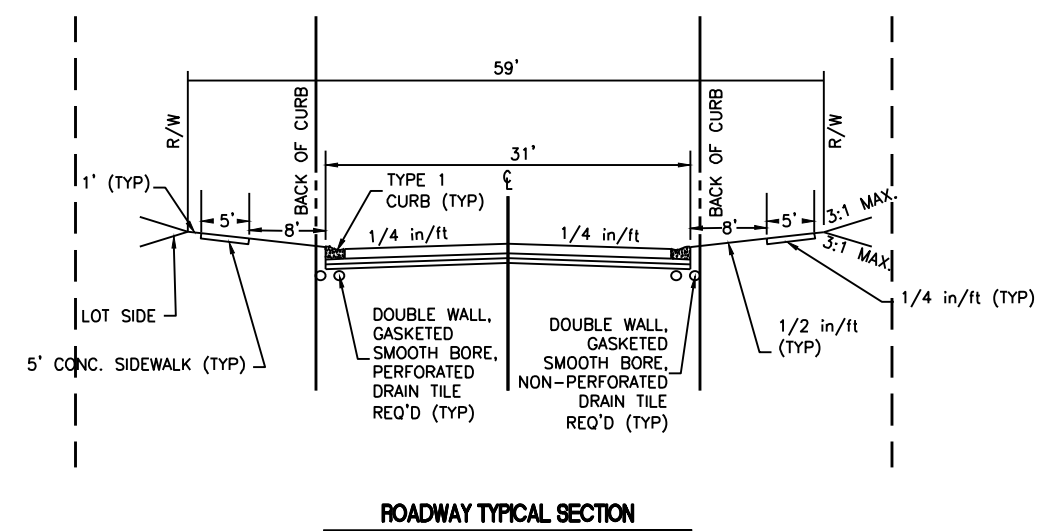
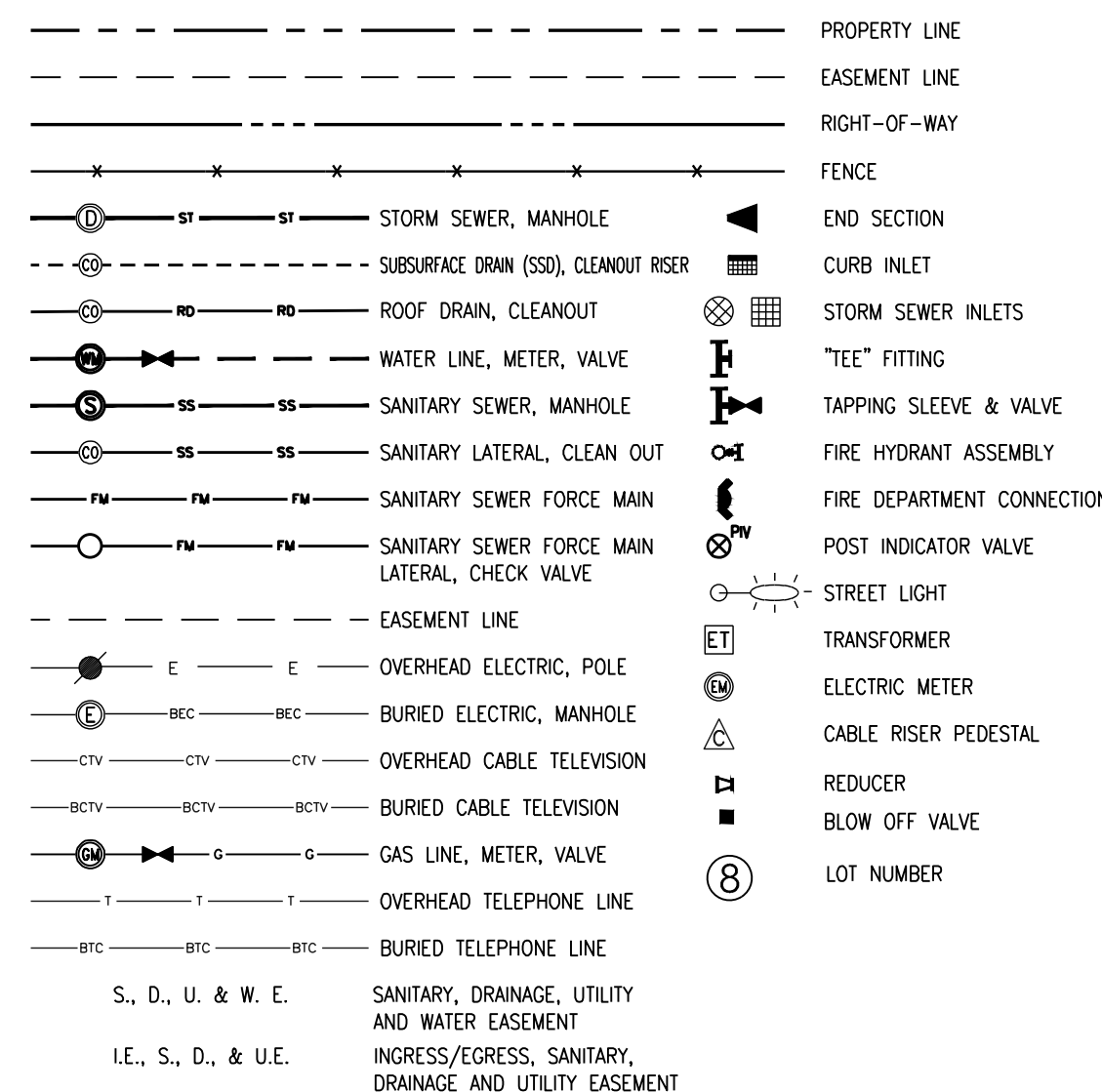


3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6451
E-Mail: cripe@cripe.biz

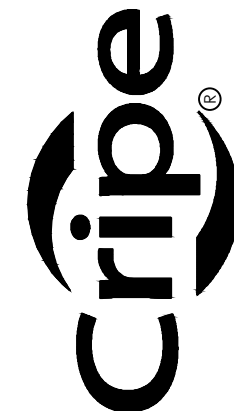
ARCHITECTURE
INTERIOR DESIGN
CIVIL ENGINEERING
LAND PLANNING
SURVEYING
OWNER'S REPRESENTATION



SITE PLAN LEGEND



PRIMARY PLAT AND DEVELOPMENT PLAN
PRIMARY PLAT FOR OAK HOLLOW AT BRIDGEWATER
BWC MANAGEMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033



CERTIFIED BY: 



Date 08-04-2017

COVERING
PRIMARY PLAT AND
DEVELOPMENT PLAT



811 **1-800-382-55**
FOR CALLS IN INDIANA CALL TOLL FREE

S. NORRIS, EI

Checked by:
D. KUEHNEN, P

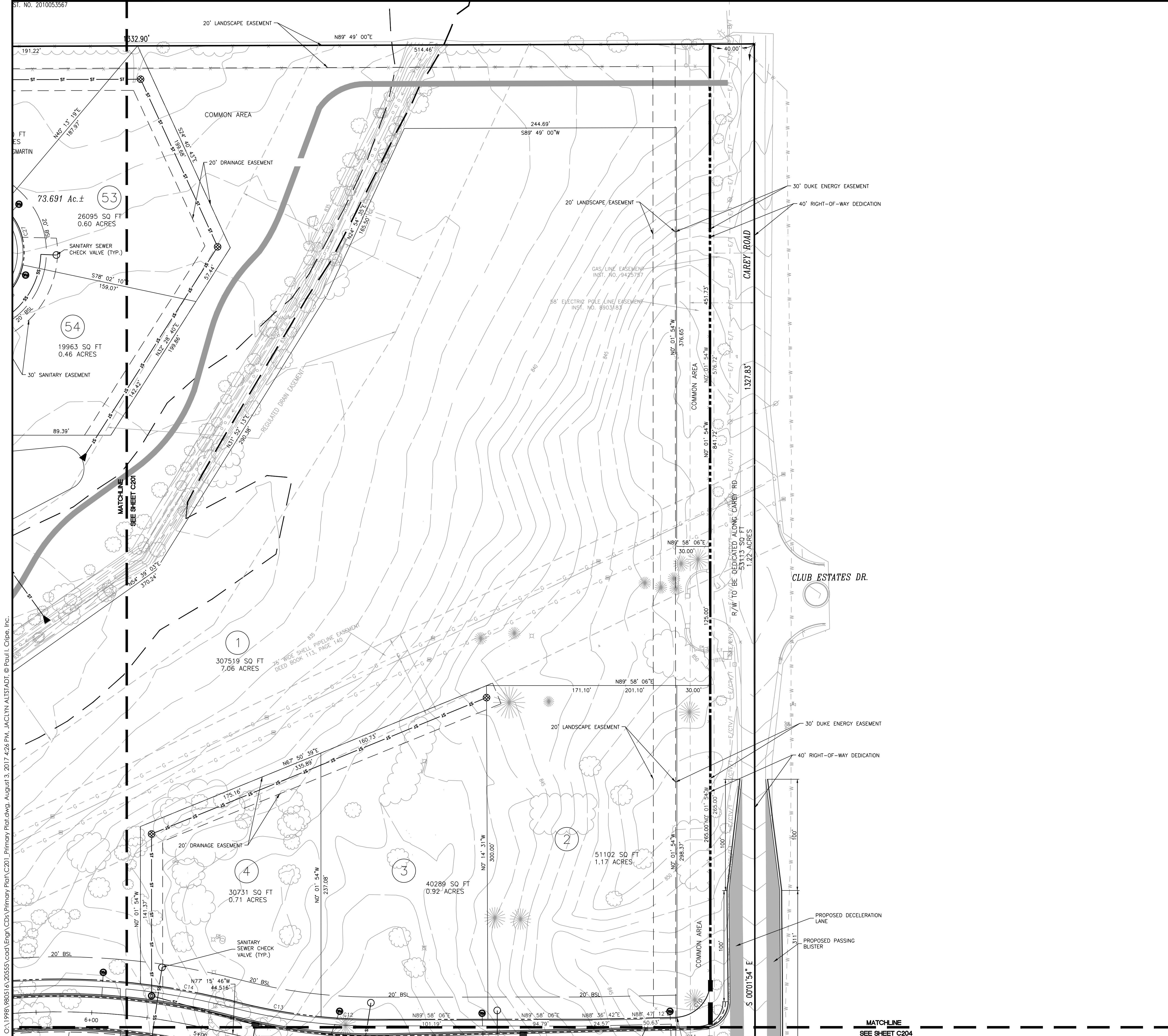
D. LACH, PE



C201

Date	08-04-2017
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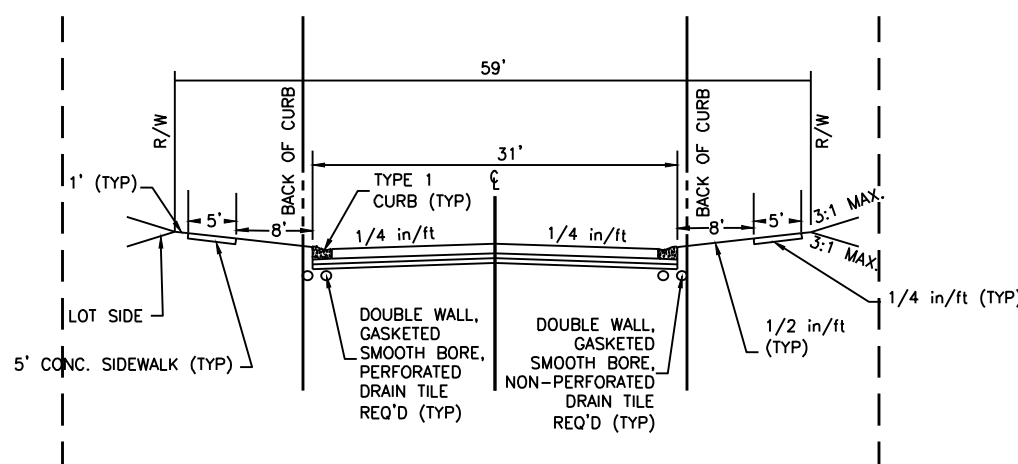
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SITE PLAN LEGEND

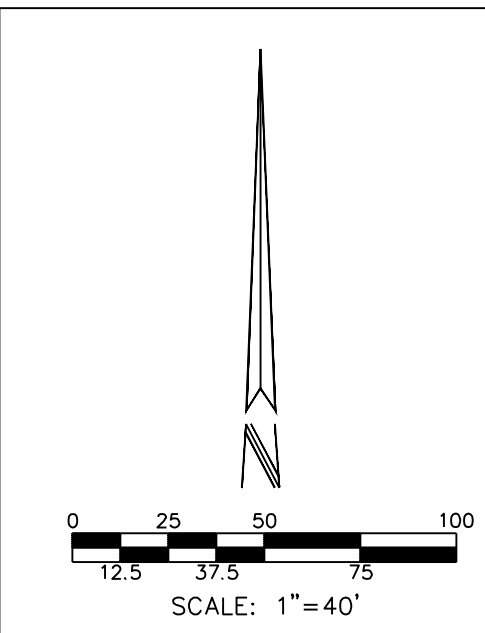
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---	EASEMENT LINE
---	RIGHT-OF-WAY
---	FENCE
---	END SECTION
---	CURB INLET
---	STORM SEWER INLETS
---	"TEE" FITTING
---	TAPPING SLEEVE & VALVE
---	FIRE HYDRANT ASSEMBLY
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
---	STREET LIGHT
---	TRANSFORMER
---	ELECTRIC METER
---	CABLE RISER PEDESTAL
---	REDUCER
---	BLOW OFF VALVE
---	LOT NUMBER

S., D., U. & W. E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S., D., & U.E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT

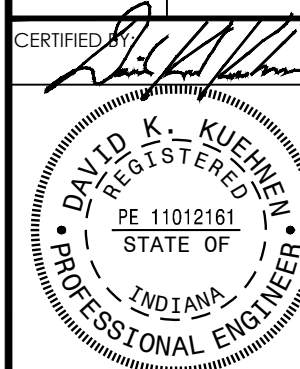


ROADWAY TYPICAL SECTION

NO SCALE



PRIMARY PLAT AND DEVELOPMENT PLAN
PRIMARY PLAT FOR OAK HOLLOW AT BRIDGEWATER
BWC MANAGEMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033



Date 08-04-2017

COVERING
PRIMARY PLAT AND
DEVELOPMENT PLAN



Drawn By: S. NORRIS, E
Checked By: D. KUEHNE, PE
Quality Assurance: D. LACH, PE

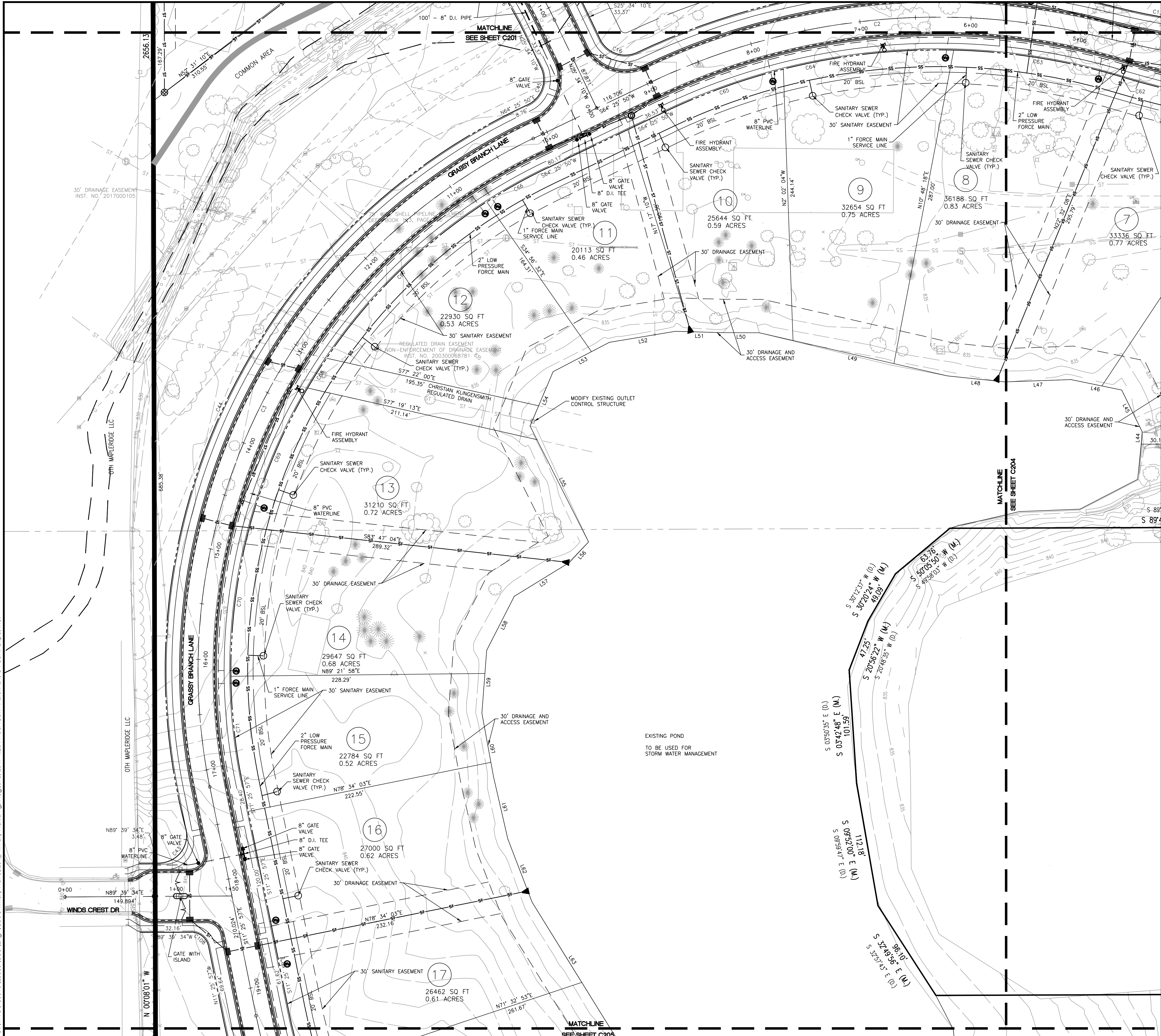
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Sheet C202

Date 08-04-2017
Project Number 980516-20555

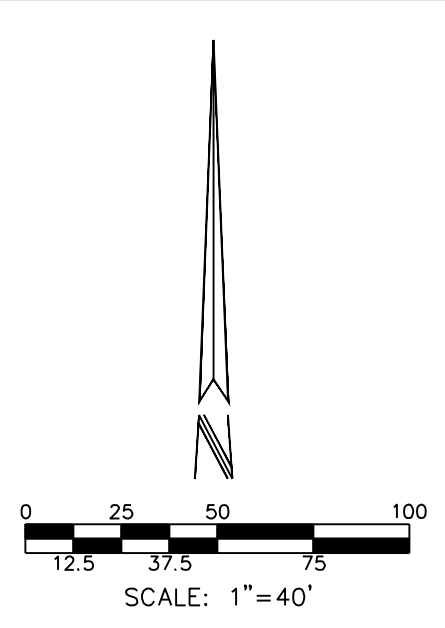
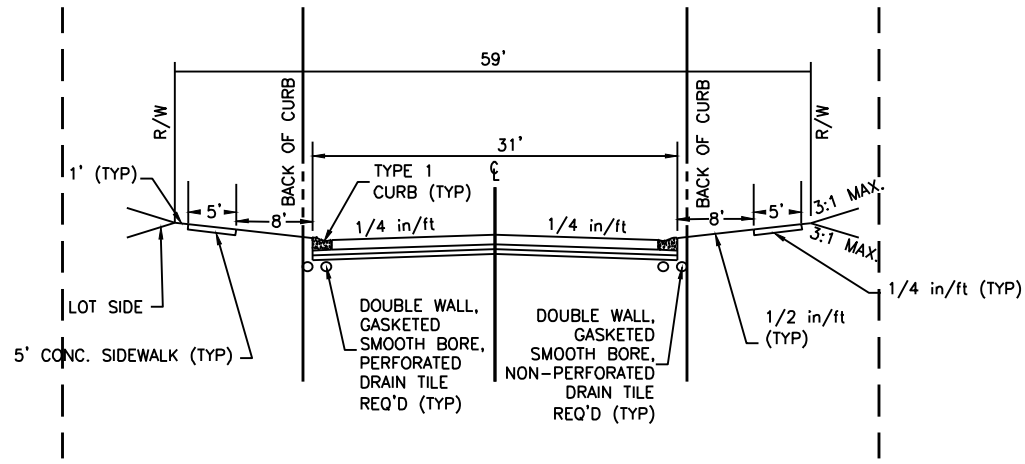
Paul I. Cripe, Inc.

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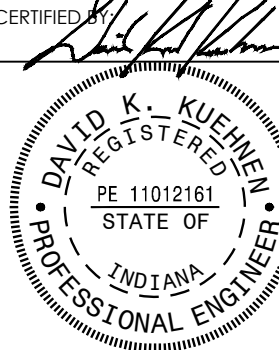


SITE PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	FENCE
	END SECTION
	CURB INLET
	STORM SEWER INLETS
	TEE FITTING
	TAPPING SLEEVE & VALVE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION
	POST INDICATOR VALVE
	STREET LIGHT
	TRANSFORMER
	ELECTRIC METER
	CABLE RISER PEDESTAL
	REDUCER
	BLOW OFF VALVE
	LOT NUMBER
	SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
	INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



PRIMARY PLAT AND DEVELOPMENT PLAN
PRIMARY PLAT FOR OAK HOLLOW AT BRIDGEWATER
BWC MANAGEMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033



Date 08-04-2017

COVERING
PRIMARY PLAT AND
DEVELOPMENT PLAN



811
FOR CALL BEFORE YOU DIG

1-800-382-5544

Drawn By: S. NORRIS, EIT

Checked By: D. KUENEN, PE

Quality Assurance: D. LACH, PE

Scale: 0 Scale: 1" = 40'

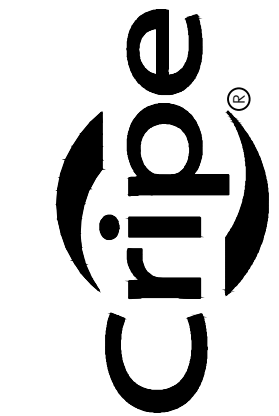
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Date 08-04-2017

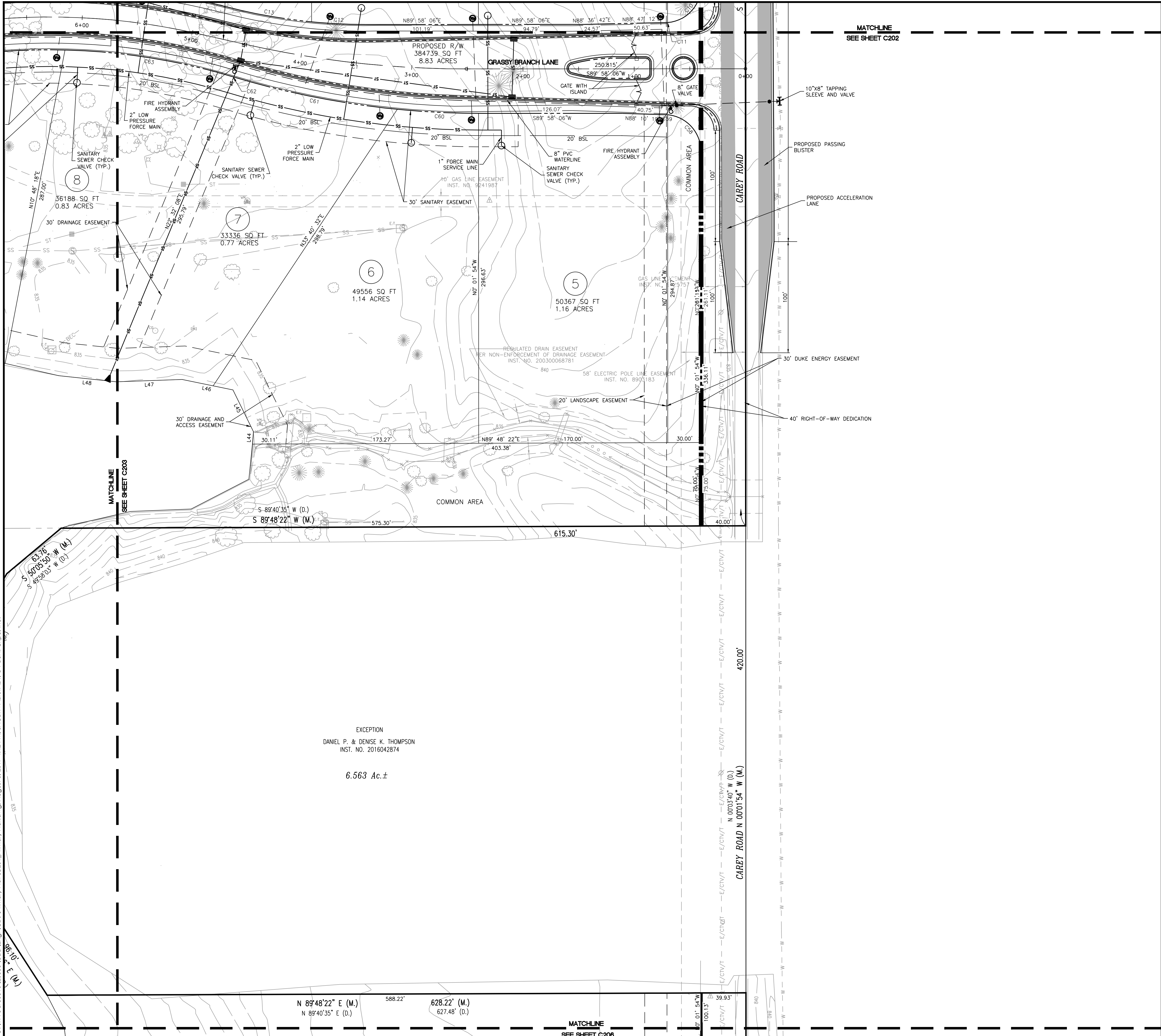
Project Number 980516-20555

Paul L. Cripe, Inc.

ARCHITECTURE
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LAND PLANNING
LAND SURVEYING
OWNER'S REPRESENTATION
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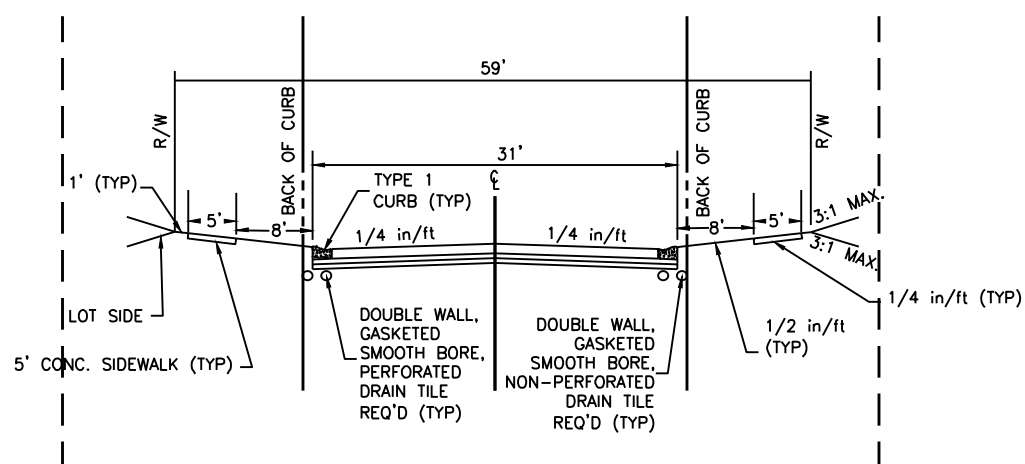
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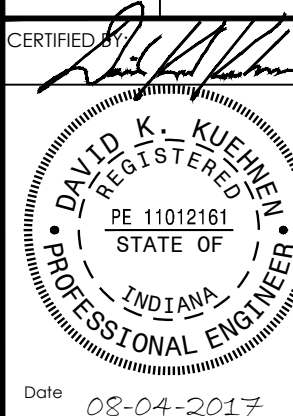
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---	EASEMENT LINE
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---	STORM SEWER INLETS
---	"TEE" FITTING
---	TAPPING SLEEVE & VALVE
---	FIRE HYDRANT ASSEMBLY
---	FIRE DEPARTMENT CONNECTION
---	POST INDICATOR VALVE
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---	TRANSFORMER
---	ELECTRIC METER
---	CABLE RISER PEDESTAL
---	REDUCER
---	BLOW OFF VALVE
---	LOT NUMBER

S., D., U. & W. E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S., D., & U.E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



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PRIMARY PLAT FOR OAK HOLLOW AT BRIDGEWATER
BWC MANAGEMENT, LLC
3535 EAST 161ST STREET
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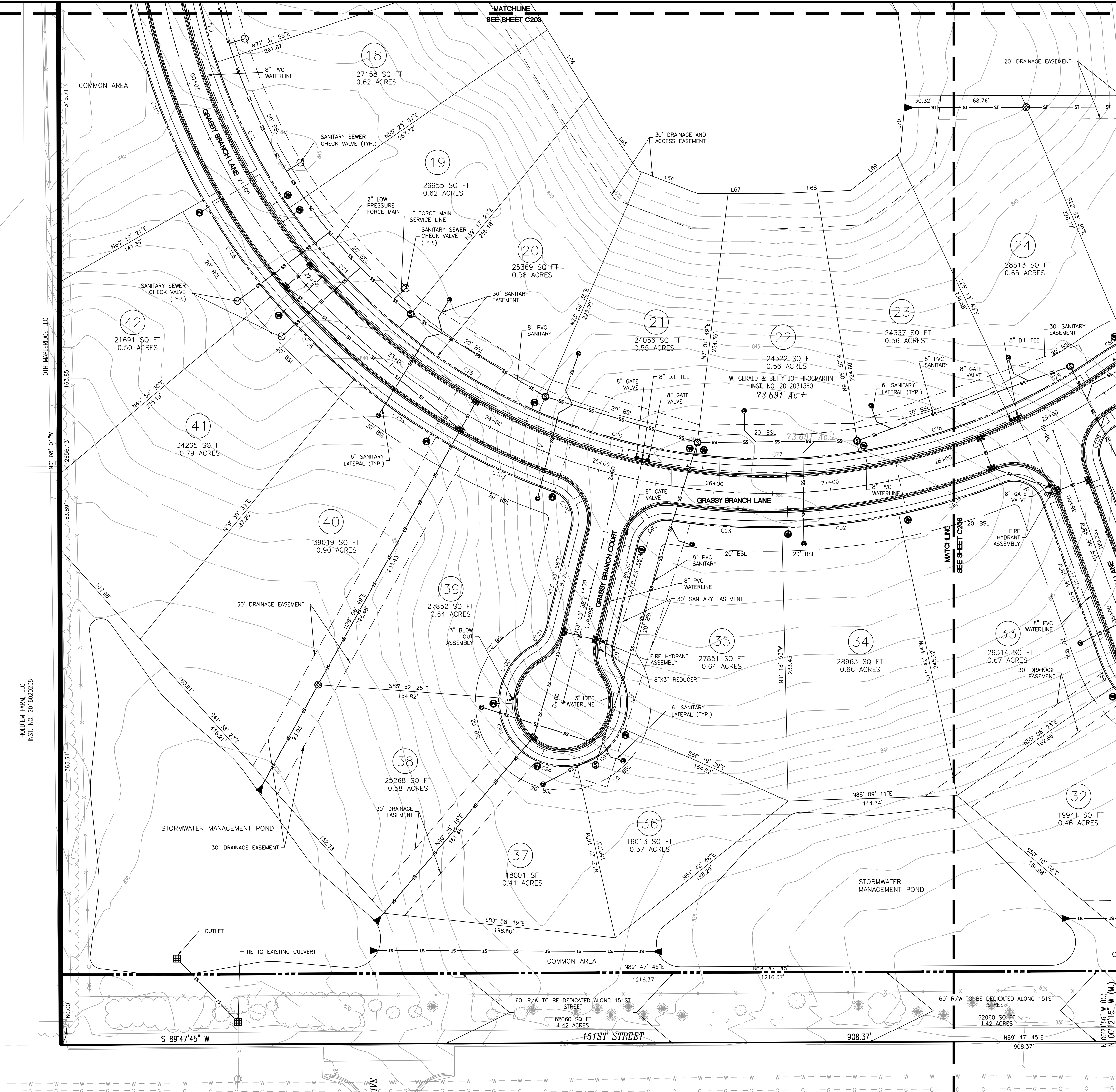


Date 08-04-2017
COVERING
PRIMARY PLAT AND
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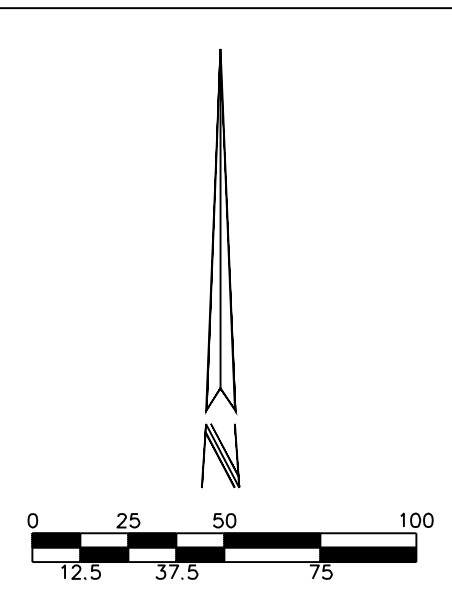
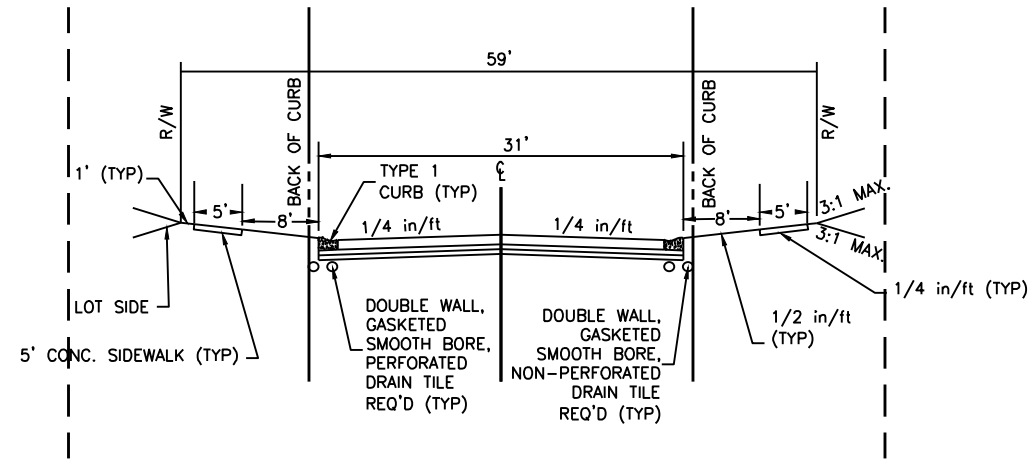
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Checked By: D. KUENEN, PE
Quality Assurance: D. LACH, PE
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Sheet C204
Date 08-04-2017
Project Number 980516-20555

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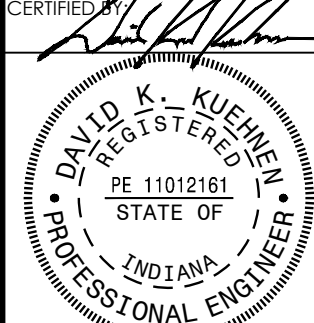


SITE PLAN LEGEND

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	STORM SEWER INLETS		
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	STREET LIGHT		
	TRANSFORMER		
	ELECTRIC METER		
	CABLE RISER PEDESTAL		
	REDUCER		
	BLOW OFF VALVE		
	LOT NUMBER		
	STORM SEWER, MANHOLE		
	SUBSURFACE DRAIN (SSD), CLEANOUT RISER		
	ROOF DRAIN, CLEANOUT		
	WATER LINE, METER, VALVE		
	SANITARY SEWER, MANHOLE		
	SANITARY LATERAL, CLEAN OUT		
	SANITARY SEWER FORCE MAIN		
	SANITARY SEWER FORCE MAIN LATERAL, CHECK VALVE		
	EASEMENT LINE		
	OVERHEAD ELECTRIC, POLE		
	BURIED ELECTRIC, MANHOLE		
	OVERHEAD CABLE TELEVISION		
	BURIED CABLE TELEVISION		
	GAS LINE, METER, VALVE		
	OVERHEAD TELEPHONE LINE		
	BURIED TELEPHONE LINE		
S., D., U. & W. E.		SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT	
I.E., S., D., & U.E.		INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT	



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3535 EAST 161ST STREET
CARMEL, IN 46033



Date 08-04-2017

COVERING
PRIMARY PLAT AND
DEVELOPMENT PLAN



811
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CALL 1-800-382-5544

Drawn By:
S. MORRIS, EIT

Checked By:
D. KUEHN, PE

Scale: 0' 1" = 40'

Sheet
C205

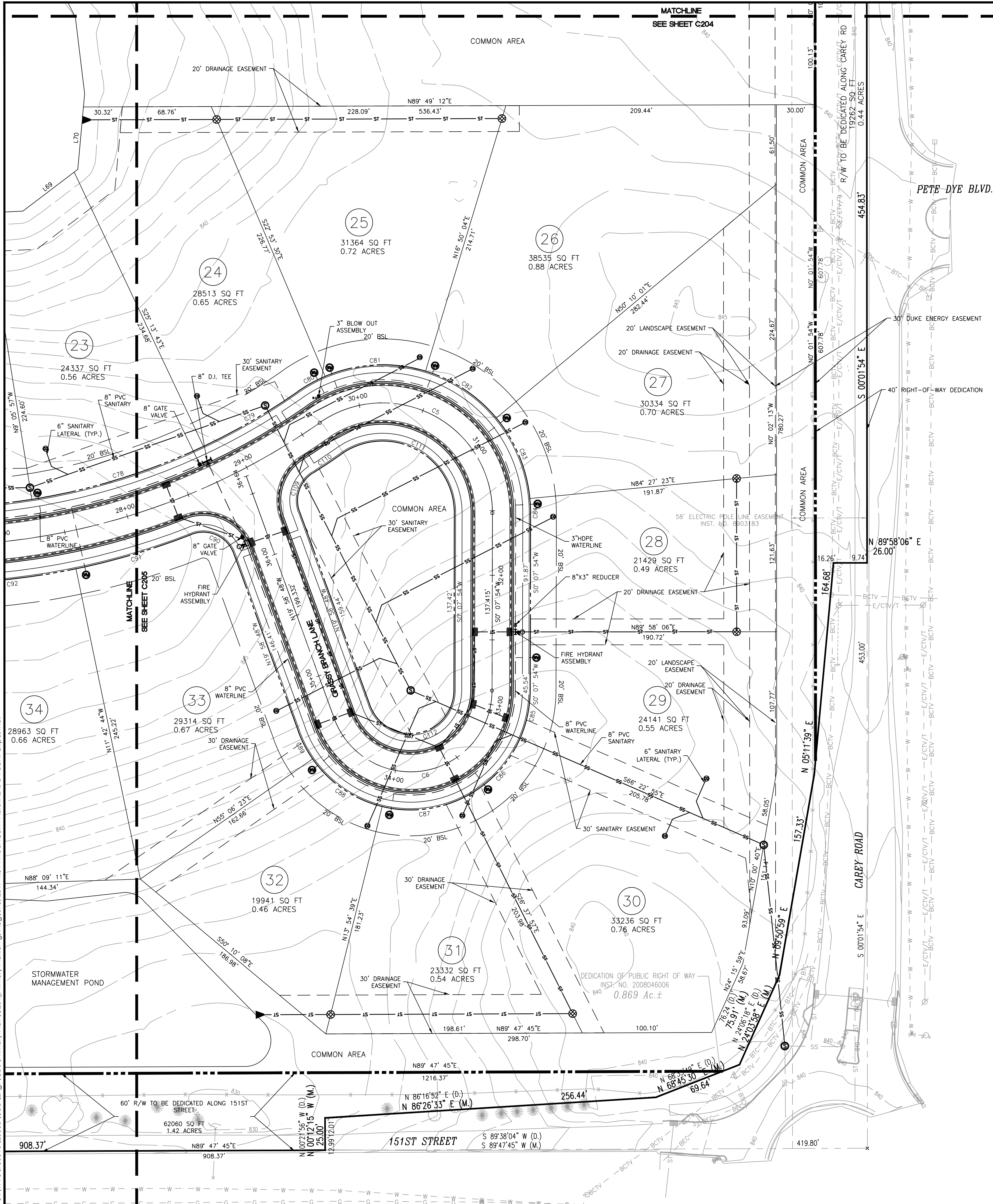
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08-04-2017

Project Number
980516-20555

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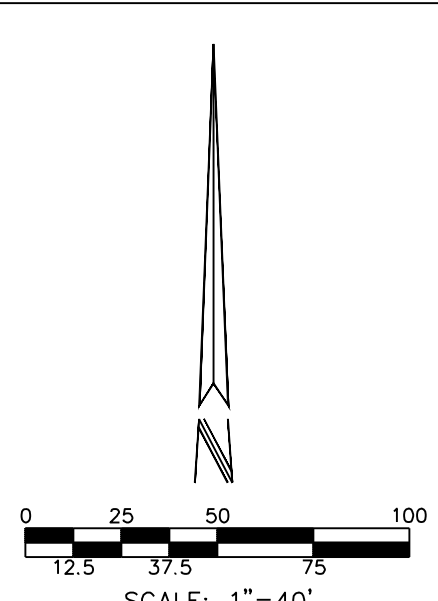
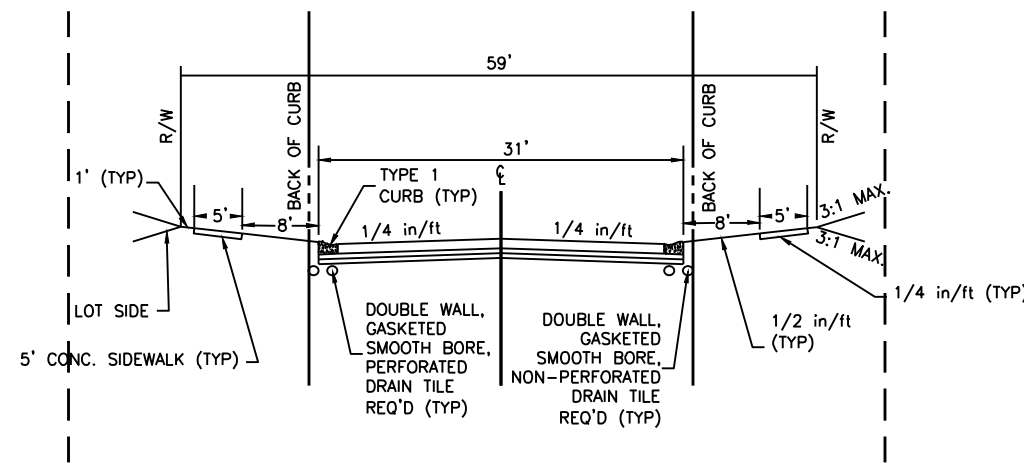
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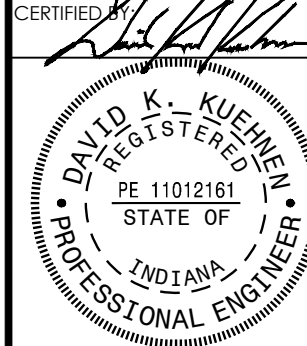
SITE PLAN LEGEND

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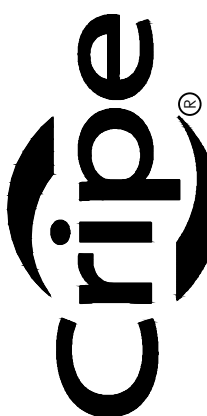
S., D., U. & W. E. SANITARY, DRAINAGE, UTILITY AND WATER EASEMENT
I.E., S., D., & U.E. INGRESS/EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT



PRIMARY PLAT AND DEVELOPMENT PLAN
PRIMARY PLAT FOR OAK HOLLOW AT BRIDGEWATER
BWC MANAGEMENT, LLC
3535 EAST 161ST STREET
CARMEL, IN 46033



Date: 08-04-2017
COVERING: PRIMARY PLAT AND DEVELOPMENT PLAN
811: 1-800-382-5544
Drawn By: S. MORRIS, EIT
Checked By: D. D. KUENET, PE
Quality Assurance: D. LACH, PE
Scale: 0 to 40'
Sheet: C206
Date: 08-04-2017
Project Number: 980516-20555



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Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AC	ABIES CONCOLOR	WHITE FIR	61	7' B&B	PLANT NO CLOSER THAN 30' FROM THE POWER POLE LINE AS SHOWN
AS	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
BN	BETULA NIGRA 'BMNTF'	DURA-HEAT RIVER BIRCH	19	2-1/2" B&B	PLANT NO CLOSER THAN 35' FROM THE POWER POLE LINE AS SHOWN
CC	CERCIS CANADENSIS	EASTERN REDBUD	8	2-1/2" B&B	PLANT NO CLOSER THAN 30' FROM THE POWER POLE LINE AS SHOWN
EA	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	20	36" B&B	36" CONT SUBSTITUTE, NO FIELD POTTED PLANTS
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	12	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP TO 4-5' HT.
MA	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	42	3 GAL	
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	8	2-1/2" B&B	MATCHING, HEADED UP TO 4' MIN.
MS	MAGNOLIA SOULANGEANA	SAUCER MAGNOLIA	2	2-1/2" B&B	PLANT NO CLOSER THAN 30' FROM THE POWER POLE LINE AS SHOWN
PA	PICEA ABIES	NORWAY SPRUCE	74	8' B&B	PLANT NO CLOSER THAN 45' FROM THE POWER POLE LINE AS SHOWN
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	33	8' B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PO	PICEA OMORIKA	SERBIAN SPRUCE	31	8' B&B	FULL, SINGLE LEADER, MATCHING IN GROUPS
PP	PICEA PUNGENS	COLORADO SPRUCE	60	7' B&B	PLANT NO CLOSER THAN 25' FROM THE POWER POLE LINE AS SHOWN
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	5	2-1/2" B&B	MATCHING, HEADED UP TO 4' MIN.
QB	QUERCUS BICOLOR	SWAMP WHITE OAK	9	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5' HT.
QR	QUERCUS RUBRA	NORTHERN RED OAK	18	2-1/2" B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5' HT.
VD	VIBURNUM DENTATUM SYANESVEDT	CHICAGO LUSTRE VIBURNUM	28	36" B&B	36" CONT SUBSTITUTE, NO FIELD POTTED PLANTS
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	JAPANESE ZELKOVA	13	2-1/2" B&B	PLANT NO CLOSER THAN 35' FROM THE POWER POLE LINE AS SHOWN

Landscaping Notes:

1.

In the event of any discrepancies between the scheduled plant quantities and the plan, the plan shall dictate plant quantities.
2.

Any changes to the plant material due to availability shall be approved by the Owner prior to planting.
3.

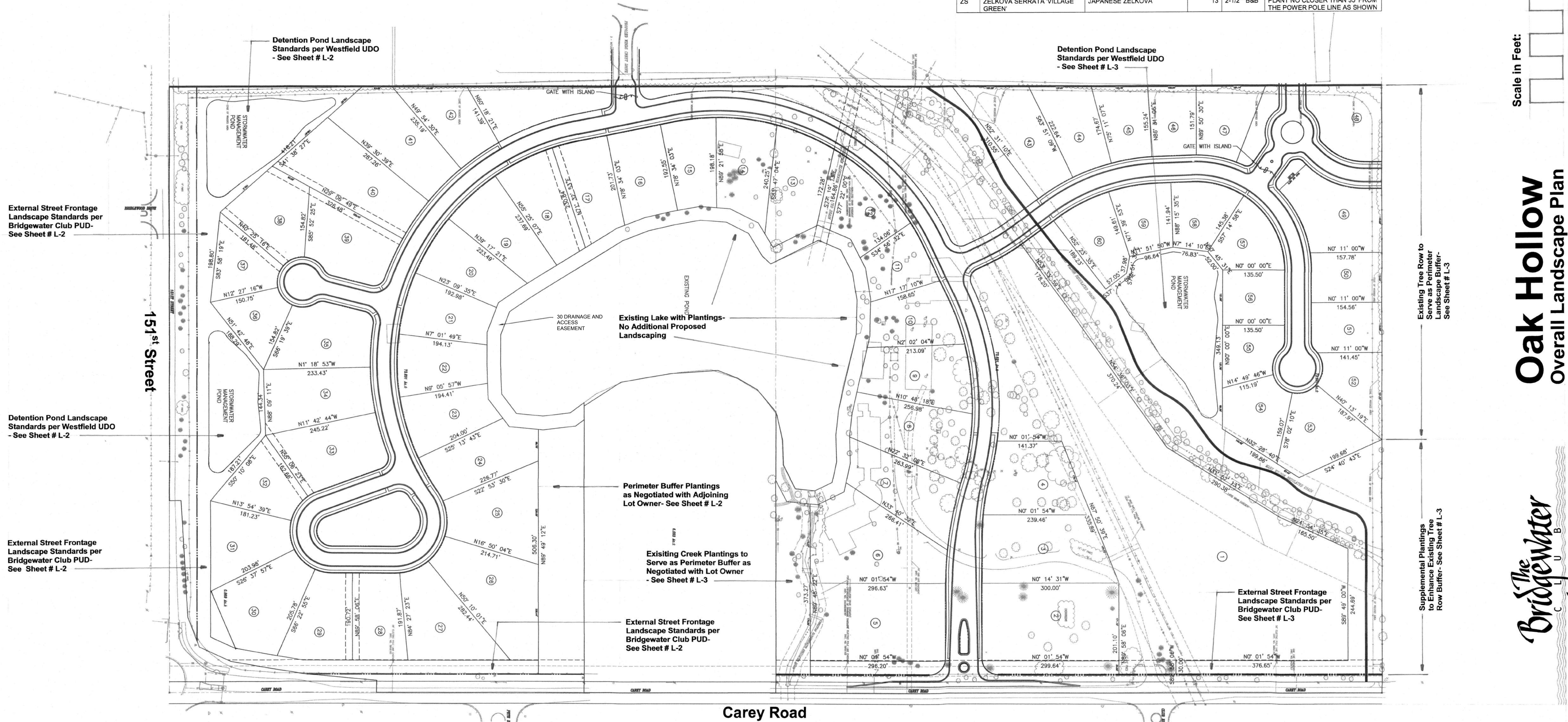
All trees planted along the power line easement shall conform to Duke Energy tree location guidelines as specified in the plant material schedule.
4.

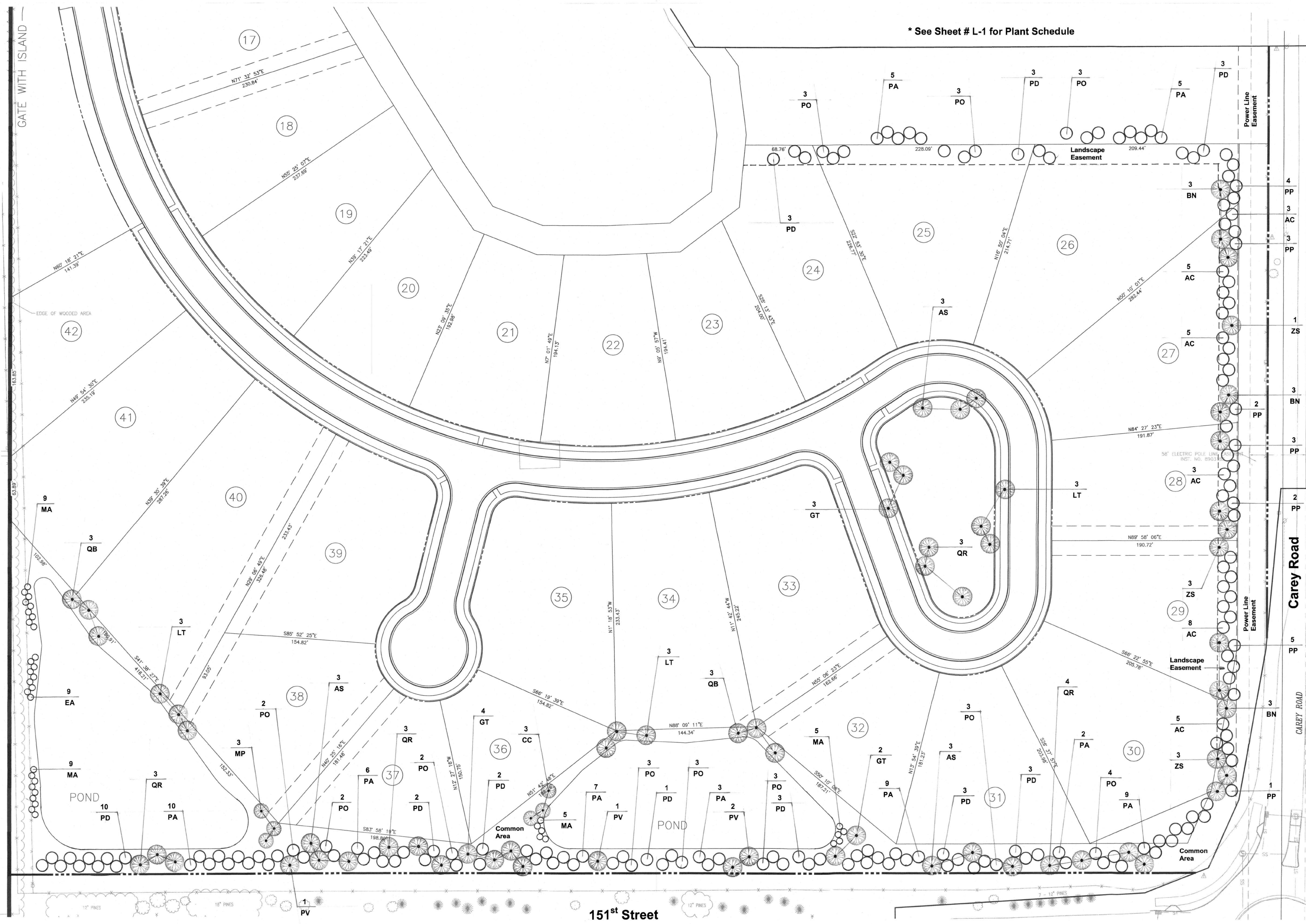
See Engineers plans for proposed utility locations. Contractor shall be responsible for field locating all underground utilities prior to construction. Any damage to utilities shall be the sole responsibility of the contractor.
5.

Plant all trees plumb and true, with root flares set to finish grade. Stake trees only as necessary to ensure continual upright condition.
6.

Mulch all trees with 3-4" of shredded hardwood bark mulch, taking care not to bury the root flare zone.
7.

Mulch all landscape beds with 3-4" of shredded hardwood bark mulch. Spade edges true and clean, 24" from crown centers. Linear bed edges should be spaded straight and parallel to adjoining pavement or fencing.



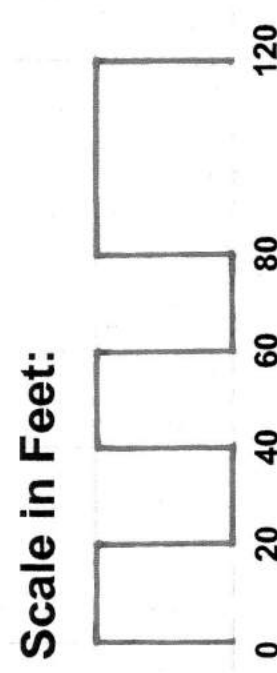


* See Sheet # L-1 for Plant Schedule



North

August 1, 2017

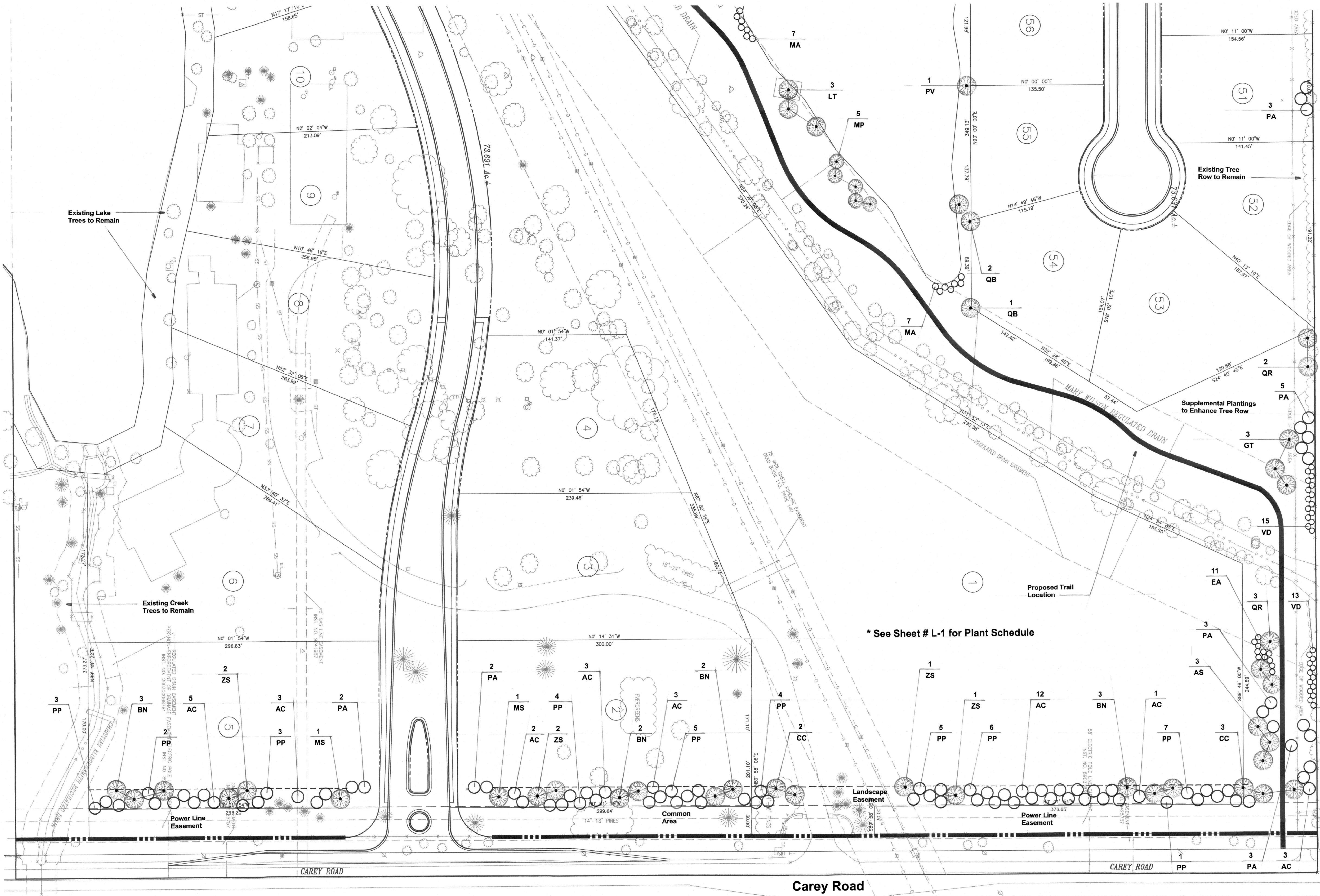


Oak Hollow

South Half Landscaping

The Bridgewater

Sheet L-2





Petition Number: 1709-PUD-16 (Ordinance No. 17-25)

Subject Site Address: North of 151st Street and west of Carey Road (the "Property")

Petitioner: Grassy Branch Development, LLC

Representative: Nelson & Frankenberger, LLC

Request: Expand and amend the Bridgewater PUD District by 72.57 acres +/- to allow for Single-Family detached development.

Current Zoning: AG-SF1

Current Land Use: Residential

Approximate Acreage: 72.57 +/-

Exhibits:

1. Staff Report
2. Location map
3. Concept Plan
4. Character Exhibits
5. Proposed Ordinance 17-25
6. Ordinance 06-49 (Bridgewater PUD Ordinance)

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

This petition was introduced at the August 8, 2017, City Council meeting. The petition will receive a public hearing at the September 5, 2017, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted a neighborhood meeting on August 23, 2017, at the Bridgewater Club for neighbors and other interested parties.

PROJECT OVERVIEW

Location: The Property encompasses approximately 72.57 acres +/- and is located on the northwest corner of 151st Street and Carey Road (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been previously used for residential purposes. Adjacent properties to the north are zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the south are zoned SB-PD: Special Business / Planned Development. Adjacent properties to the east and west are zoned PUD: Bridgewater and Mapleridge.



Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Oak Hollow at Bridgewater”, that would allow for agriculture and single-family rural use. The proposed ordinance would default to the Parcel H requirements of the Bridgewater PUD Ordinance (Ordinance 06-49) with a few modifications.

Permitted Uses: The proposed ordinance allows the following uses: Detached Single Family and Equestrian Facility (only on Lot 1).

Development Standards: As proposed, the PUD Ordinance uses the Parcel H development standards (see **Exhibit 6**). Additionally, the PUD Ordinance modifies the Minimum Building Setback for Stable to 30 feet. Additionally, the PUD Ordinance requires landscaping to be installed in substantial compliance with the landscaping plan attached to Ordinance 17-25.

Multi-Use Paths: The proposal includes an eight (8) foot pedestrian path that runs through the north area of the site. The path connects Carey Road, north of Lot 1, to the approved pedestrian path in the Mapleridge PUD. The proposal also includes a pedestrian path along the south side of 151st Street.

COMPREHENSIVE PLAN

The Property falls within the Suburban Residential land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional and recreational uses are contemplated as appropriate uses within the Suburban Residential area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the September 5, 2017, 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.



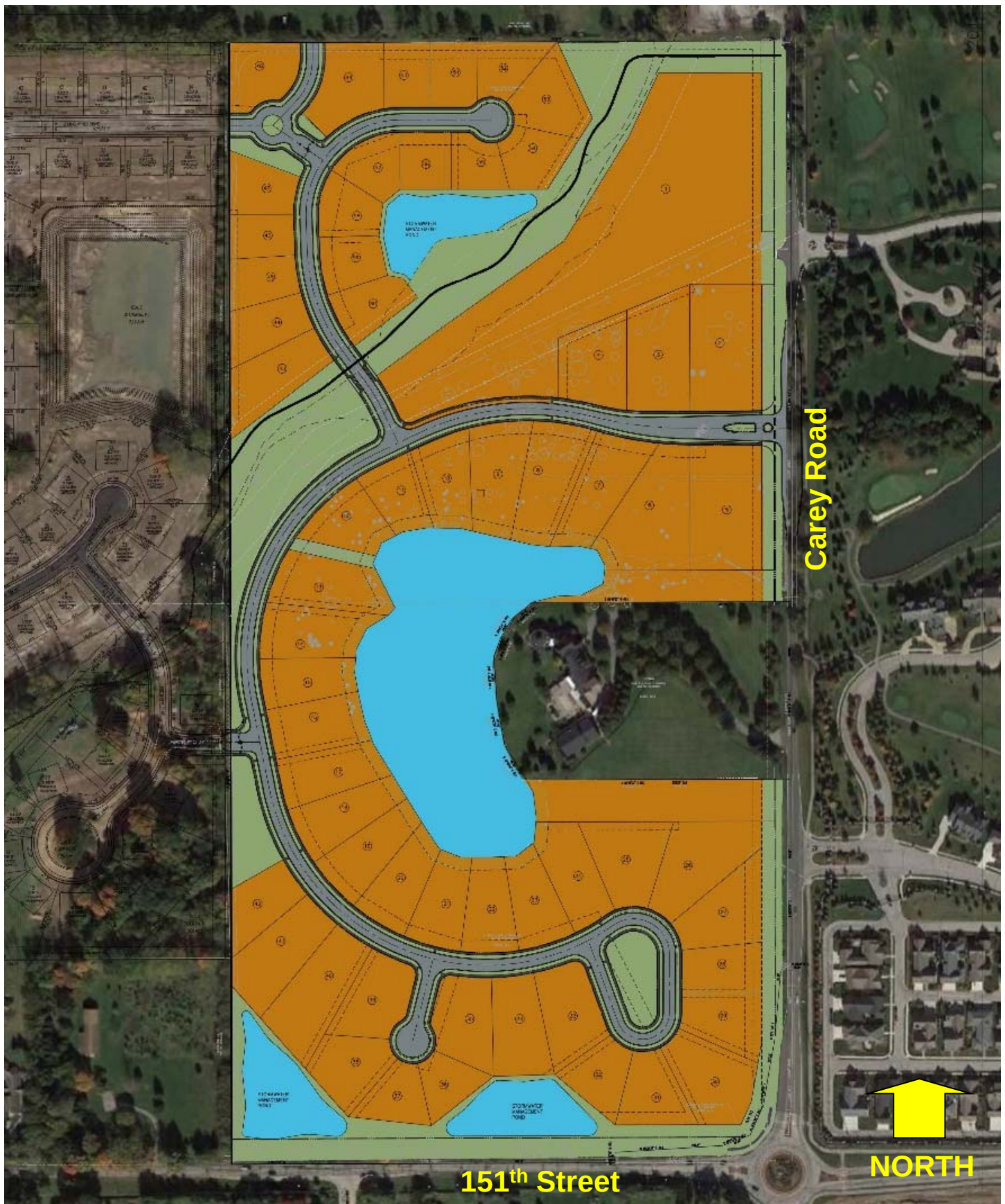
Council Introduction: The petition was introduced at the August 8, 2017, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the September 5, 2017, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



Oak Hollow at Bridgewater
Site Location Map / Aerial Photograph



**Oak Hollow at Bridgewater
Concept Plan**

EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 1 of 4)



EXHIBIT E
CHARACTER EXHIBIT OF HOMES
(Page 2 of 4)



EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 3 of 4)



EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 4 of 4)



ORDINANCE NUMBER 17-__

**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,
ORDINANCE 15-34 , ORDINANCE 15-35, ORDINANCE 15-36 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; (xv) Ordinance 15-29, enacted by the Council on October 12, 2015; (xvi) Ordinance 15-34, enacted by the Council on November 23, 2015; (xvii) Ordinance 15-35, enacted by the Council on November 23, 2015; and (xviii) Ordinance 15-36, enacted by the Council on January 11, 2016 (collectively, the "**Bridgewater PUD Ordinance**");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 17__-PUD-__**), 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. 17__-PUD-__ 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 _____, 2017;

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 H2** of the Bridgewater PUD Ordinance, and this Ordinance shall be known as the “Bridgewater PUD – Oak Hollow 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. AG-SF1 Parcels: The real estate identified as Block __ and Block __ on the Concept Plan.

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. Equestrian Facility (only on Lot # 1 as an accessory use to a single family dwelling)

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

- A. Access. An individual driveway shall be permitted on Carey Road for access to Lot 1 as illustrated n the Concept Plan.

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. AG-SF1 Parcels. The standards of the AG-SF1: Agricultural / Single-Family Rural (AG-SF1) District, as amended, shall apply to the development of the AG-SF1 Parcels, with the following modifications:
1. Minimum Lot Width and Area: 70' and 1 acre
 2. Subdivisions: Major Subdivisions shall be permitted.
- B. Equestrian Facility. The standards of the AG-SF1: Agricultural / Single-Family Rural (AG-SF1) District, as amended, shall apply to the development of an Equestrian Facility, with the following modifications:
1. Minimum Building Setback for Stable: 30 feet
- C. 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 D**, 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.
- D. Landscaping. Landscaping shall be installed in substantial compliance with the 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.
- E. Multi-Use Paths. Multi-Use Paths shall be installed as illustrated on the Concept Plan.

Section 7. Upon motion duly made and seconded, this Ordinance 17-__ was fully passed by members of the Council this __ day of _____, 2017. Further, this Ordinance 17-__ 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 17-__ are hereby amended. To the extent that this Ordinance 17-__ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 17-__ 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 _____, 2017.

**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. 17-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 17-__

This _____ day of _____, 2017.

I hereby VETO ORDINANCE No. 17-__

this _____ day of _____, 2017.

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
REAL ESTATE
(Page 1 of 2)

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST, CONTAINING 40 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA; and,

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, CONTAINING 40.52 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

A part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said quarter section, designated as point "575" on said plat; thence South 89 degrees 38 minutes 04 seconds West 419.80 feet along the south line of said quarter section; thence North 0 degrees 21 minutes 56 seconds West 12.99 feet to point "5256" designated on said plat on the north boundary of 151st Street; thence continuing North 0 degrees 21 minutes 56 seconds West 12.01 feet to point "5257" designated on said plat; thence North 86 degrees 16 minutes 52 seconds East 256.44 feet to point "5258" designated on said plat; thence North 68 degrees 35 minutes 49 seconds East 69.64 feet to point "5263" designated on said plat; thence North 24 degrees 06 minutes 18 seconds East 76.24 feet to point "5264" designated on said plat; thence North 9 degrees 50 minutes 59 seconds East 157.33 feet to point "5265" designated on said plat; thence North 5 degrees 11 minutes 39 seconds East 164.68 feet to point "5266" designated on said plat; thence North 89 degrees 58 minutes 06 seconds East 16.26 feet to point "5267" designated on said plat on the west boundary of Carey Road; thence continuing North 89 degrees 58 minutes 06 seconds East 9.74 feet to the east line of said quarter section; thence South 0 degrees 01 minute 54 seconds East 453.00 feet along said east line to the point of beginning and containing 0.870 acres, more or less, inclusive of the presently existing right of way which contains 0.224 acres, more or less, for a net additional taking of 0.646 acres, more or less.

AND FURTHER EXCEPTING THEREFROM:

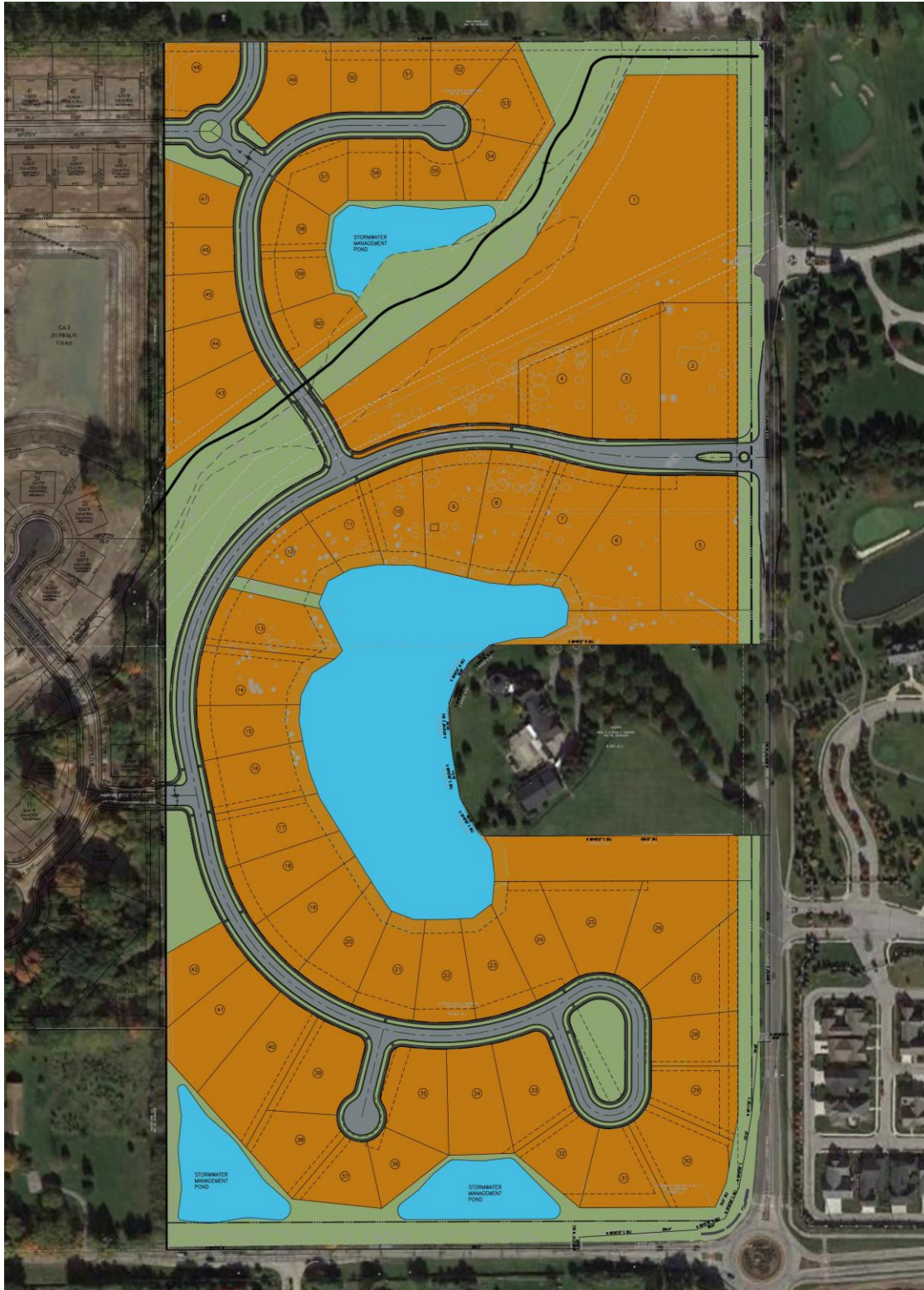
A part of the Northeast Quarter of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northeast corner of the Southeast Quarter of said Northeast Quarter Section; thence South 89 degrees 40 minutes 35 seconds West (basis of bearings per Instr. No. 2004-75020), along the North line of said Quarter Quarter Section 615.30 feet; thence South 49 degrees 58 minutes 03 seconds West 63.76 feet; thence South 30 degrees 12 minutes 37 seconds West 49.09 feet; thence South 20 degrees 48 minutes 35 seconds West 47.25 feet; thence South 03 degrees 50 minutes 35 seconds East 101.59 feet; thence South 09 degrees 59 minutes 47 seconds East 112.18 feet; thence South 32 degrees 57 minutes 43 seconds East 96.10 feet; thence North 89 degrees 40 minutes 35 seconds East, parallel with the said North line, 627.48 feet to a point on said East line; thence North 00 degrees 03 minutes 40 seconds West along said East line 420 feet to the point of beginning.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



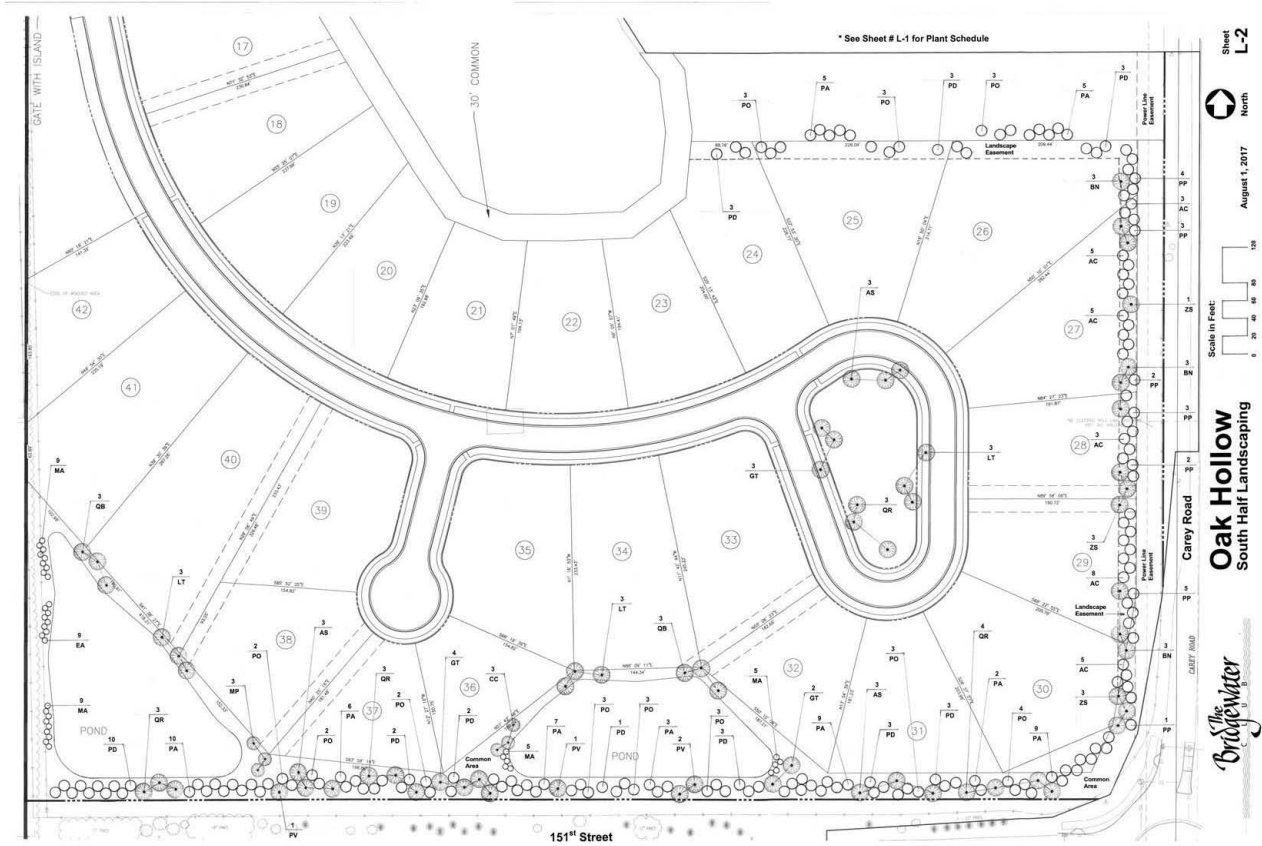
EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



(Page 1 of 3)



EXHIBIT C
LANDSCAPE PLAN
(Page 2 of 3)



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 17 -PUD-.

EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 1 of 4)



EXHIBIT E
CHARACTER EXHIBIT OF HOMES
(Page 2 of 4)



EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 3 of 4)



EXHIBIT D
CHARACTER EXHIBIT OF HOMES
(Page 4 of 4)



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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.

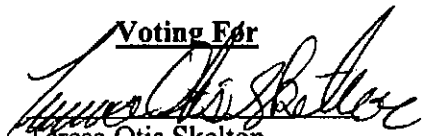
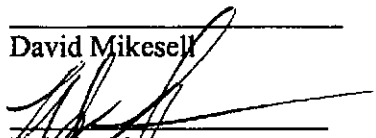
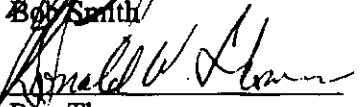
The document described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District" that is attached is accepted as a consolidated restatement of the entire Bridgewater PUD originally approved as Ordinance 02-17 and supplemented with successive ordinances identified as "Bridgewater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

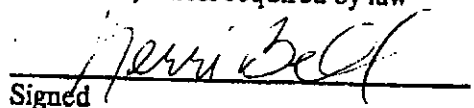
<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Teresa Otis Skelton	_____ Teresa Otis Skelton	_____ Teresa Otis Skelton
_____ Jack Hart	_____ Jack Hart	_____ Jack Hart
 David Mikesell	_____ David Mikesell	_____ David Mikesell
 Bob Smith	_____ Bob Smith	_____ Bob Smith
 Ron Thomas	_____ Ron Thomas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

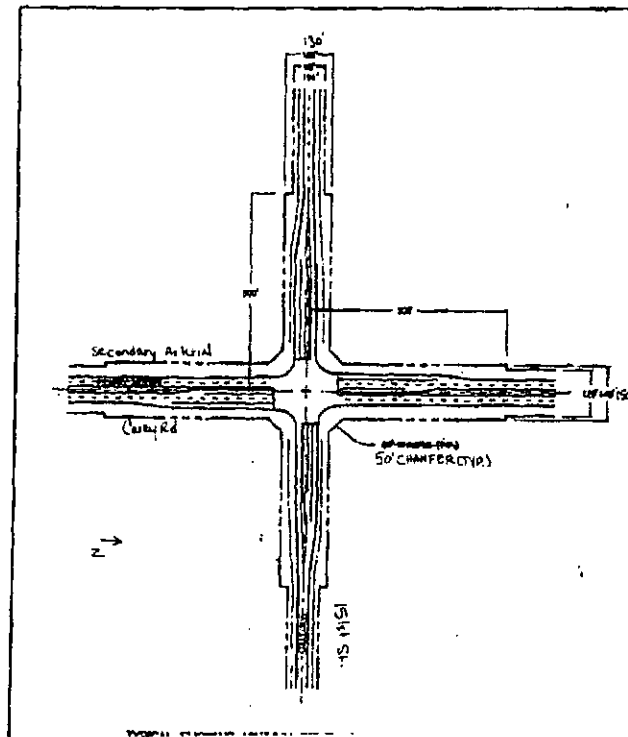
Sincerely,



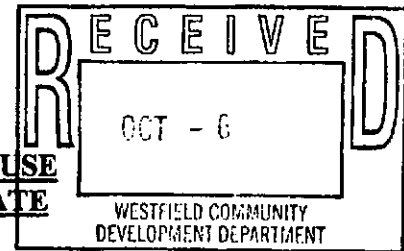
Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

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

EXHIBIT 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

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

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

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

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

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

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

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

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

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

Exhibit 2

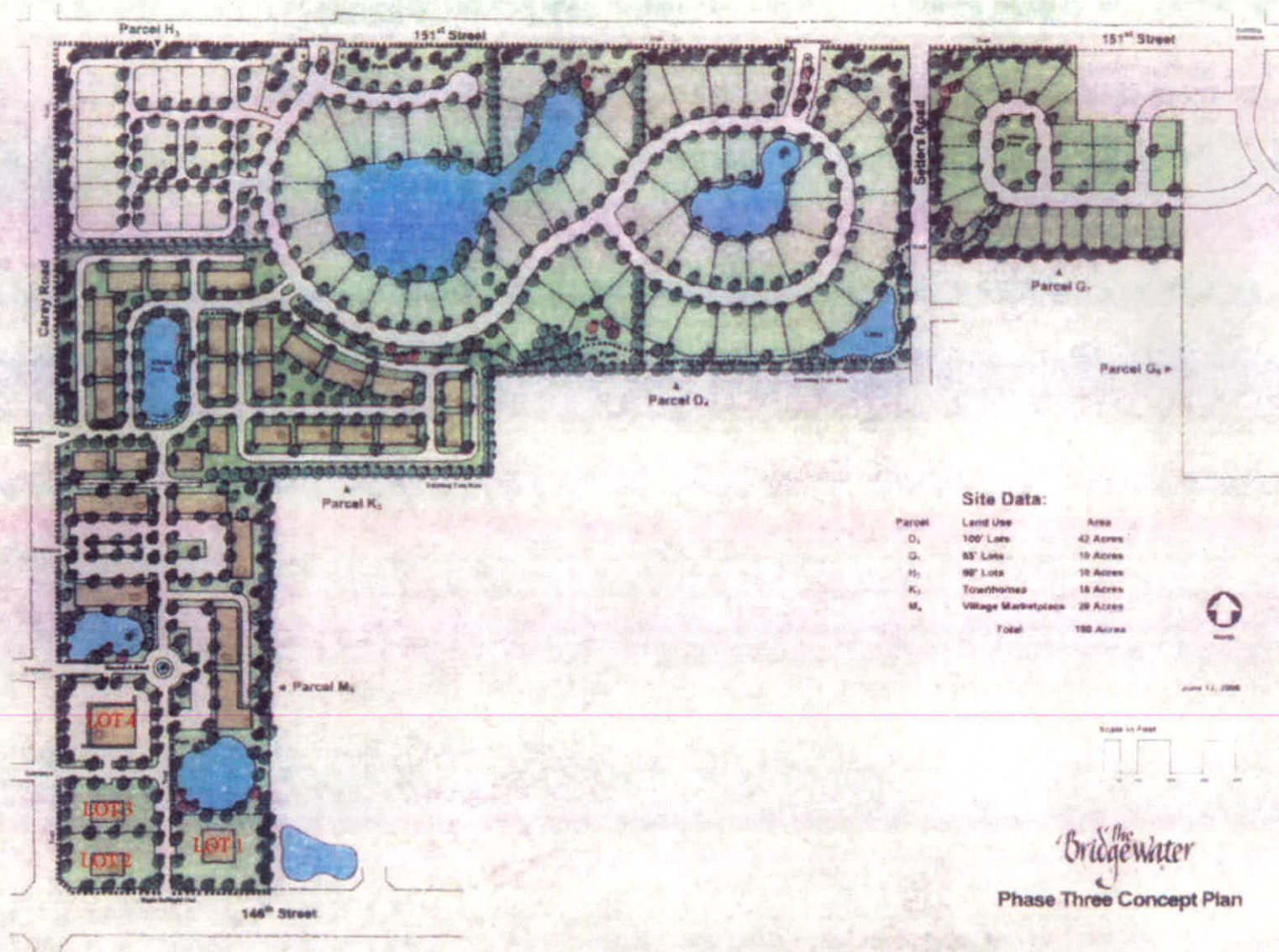
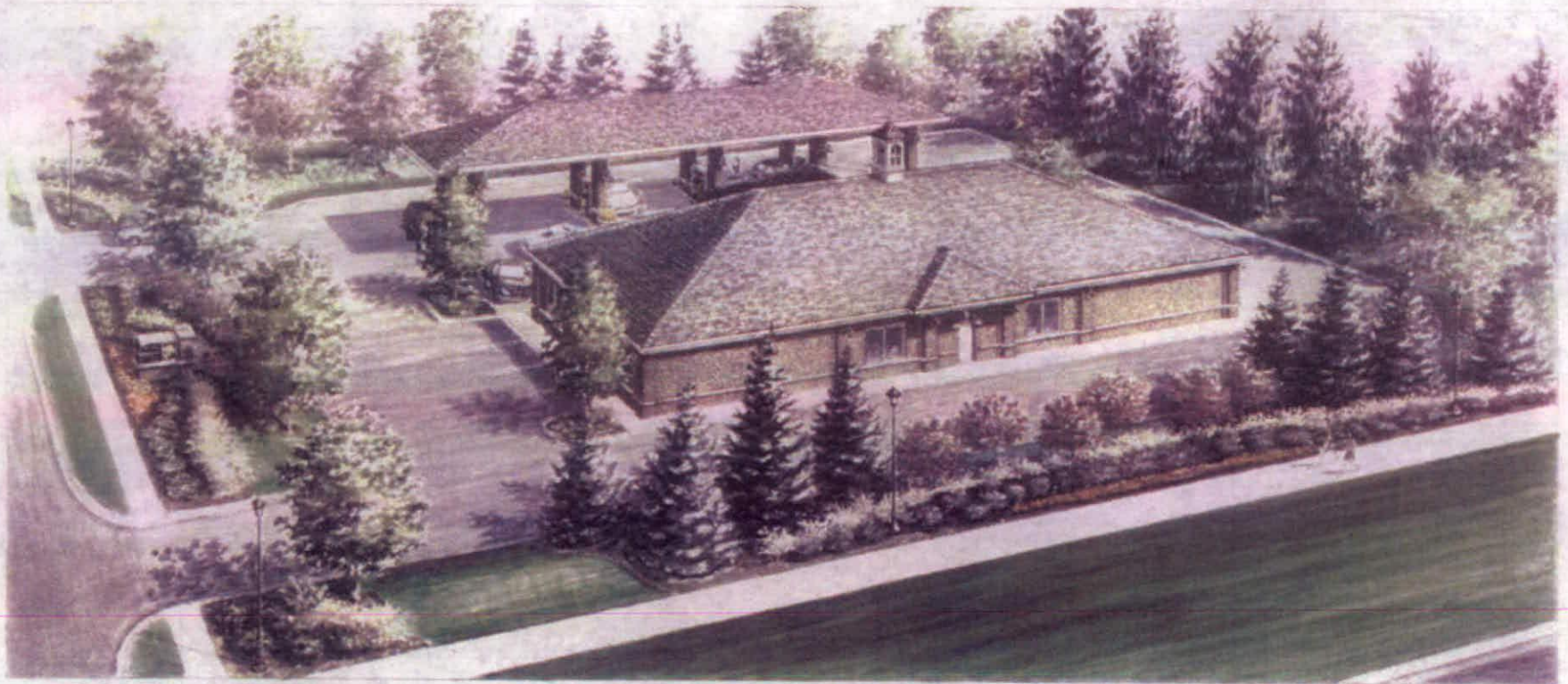


Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

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

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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

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

4. Underlying Residential Standards
5. Area Y legal
6. Underlying Business Standards
7. Area Z legal
8. Underlying Industrial Standards
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10. Area Y Permitted Uses
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12. Development Standards - Detached Single Family Residences
13. Streetscape Standards and Guidelines - Detached Single Family Residences
14. Development Standards - Attached Single Family Residences
15. Architectural Guidelines and Streetscape Standards - Attached Single Family Residences
16. Development Standards for Streets, Gates, Road Cuts, Etc.
17. General Architectural Guidelines - Area Y
18. Landscape Standards
19. Phasing Sequence

ORDINANCE NO. _____

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

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

WITNESSETH:

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

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

Restated Bridgewater Club PUD;

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

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

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

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

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

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

2. Improve the design, character and quality of new development;
3. Encourage a harmonious and appropriate mixture of uses;
4. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
5. Preserve the natural environmental and scenic features of the Real Estate;
6. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
7. Mitigate the problems which may be presented by specific site conditions.

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

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

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

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

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

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

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

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

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

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

- (1) Attached and detached single family dwellings and single structures and buildings and uses accessory thereto as permitted by the Zoning Ordinance, together with model homes and temporary trailers from which sales activities may be conducted;
- (2) Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon including, without limitation, recreational developments, including clubhouses, parks, pools, ball fields, ball courts, practice facilities,

- playgrounds and other recreational spaces, and recreational buildings;
- (3) Privately owned golf courses and country clubs, together with uses, improvements, structures, accessory thereto catering to patrons of the privately owned golf course rather than the general public, including without limitation, any club house or club houses, practice areas, tennis courts, swimming pools, practice soccer fields, fitness centers, cart paths, pro shops, snack bars and concession stands on the course, pump house, maintenance facilities, food and beverage services and associated business uses ancillary thereto; and
 - (4) Subject to the quantity limitations specified in Section 8(B) below, Bed and Breakfasts and inns shall also be permitted in what is identified on the Concept Plan as Parcel N.
 - (5) Home occupations shall be permitted per the terms and conditions of the Zoning Ordinance; provided, however, that (i) home garage sales shall not exceed two (2) days per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited, and (iv) dance teaching is limited to eight (8) students.
 - (6) Apartments are a permitted use in what is identified on the Concept Plan as Parcel K-2; provided, however, that the maximum number of Apartments permitted in what is identified on the Concept Plan as Parcel K2 is two hundred forty (240). Within the Developer's discretion, Apartments may completely occupy all floors of all

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

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

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

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

- (2) Amphitheaters without permanent public address systems;
- (3) Apartments housing located above the ground floor of any building, the main floor of which is used for retail or commercial purposes;
- (4) Assisted living facilities;
- (5) Bed and Breakfasts or inns, having not more than a total of seventy-two (72) bedrooms or suites, each of which is not less than two hundred (200) square feet, together with conference and food facilities as an incidental or accessory use;
- (6) Coffee shops and coffee roasting as an accessory use;
- (7) Commissary, food catering service, shall be permitted as a use which is accessory or incidental to the primary use;
- (8) While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafés, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.
- (9) Data processing;
- (10) Drug stores with or without drive-thru services. All drive-through facilities shall be located on the side of a building or in the rear of the building. Drive-through facilities located on the side of a building shall have one (1) lane only, and drive-through facilities located in the rear of a

building may have up to two (2) lanes;

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

- (12) General stores;

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

- (14) Insurance companies;

- (15) Liquor stores and sales;

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

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

- (18) Pet cemeteries;

- (19) Picture framing;

- (20) Private and public schools without dorms;

- (21) Public, semi-public and private recreational uses except shooting gallery, but including bowling alley and billiard parlor. There shall be no more than one (1) bowling alley in Area Y which shall be limited to eight (8) lanes and shall be incidental to the primary use of the building in which it exists. Only those video game areas which are incidental to the primary use shall be permitted;
- (22) Taverns, bars, restaurants, and cafeterias having more than 50% of gross sales derived from food sales, excluding drive-in, with or without carryout food and beverage. Outdoor seating and live music shall be permitted as a use accessory or incidental to such restaurants and cafeterias. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;
- (23) Retail packaging and mailing service;
- (24) Spas, masseurs, tanning salons, and exercise centers;
- (25) Taverns, bars and restaurants which have less than fifty percent (50%) of their proposed gross sales derived from food sales. Carry-out food and beverage, outdoor seating and live music shall be permitted as uses accessory or incidental to such taverns, bars, or restaurants. All such taverns, bars, and restaurants may be with or without drive-thru facilities; provided, however, that all drive-thru facilities shall be located on the side of a building or the rear of a building;
- (26) Temporary fruit stands; and

- (27) Veterinary clinics and hospitals without overnight animal boarding.

The total number of Apartments in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed ninety (90). The total number of Bed and Breakfast rooms or suites and rooms or suites in an Inn in Area Y and what is identified on the Concept Plan as Parcel N shall not exceed seventy-two (72); provided, however, that the total number of Apartments, the total number of Bed and Breakfast rooms or suites, and the total number of rooms or suites in an Inn within Area Y and what is identified on the Concept Plan as Parcel N, combined, shall not exceed one hundred thirty-five (135).

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

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

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

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

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

- A. For all of the Real Estate, the total number of (i) detached single family residences, plus (ii) attached single family residences, plus (iii) Apartments, Bed and Breakfast rooms or suites, or rooms or suites in an Inn shall not exceed one thousand two hundred seventy-five (1275), and
- B. For all of the Real Estate, the total number of (i) attached single family residences plus (ii) Apartments, Bed and Breakfast rooms or suites and rooms and suites in an Inn shall not exceed eight hundred seventy-two (872).

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

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

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

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

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

- D. The development standards for attached single family dwellings shall be as set forth in what is attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth in provisions of the Zoning Ordinance, they shall replace and supersede those set forth in provisions of the Zoning Ordinance.
- E. The Streetscape Standards and Architectural Guidelines for attached single family residences are set forth in what is attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with other provisions of the Zoning Ordinance, they shall replace and supersede those such other provisions of the Zoning Ordinance.
- F. Development standards pertaining to streets, gates, road cuts, etc. are set forth in what is attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in the Zoning Ordinance or Subdivision Control Ordinance, they shall replace and supersede those set forth in the Zoning Ordinance, and Subdivision Control Ordinance. Exhibit 16 provides for, without limitation, private and public streets, gated communities, and the permitted number of entrances, curb cuts, and road cuts, and lanes.
- G. The general architectural standards for Area Y and the development standards for Area Y shall be those set forth in what is attached hereto and incorporated herein as Exhibit 17; provided, however, that the following development standards shall

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

- (1) Aggregate Maximum square footage of all buildings, regardless of use, within Area Y shall be seven hundred and one thousand (701,000), and the Maximum Parcel Coverage within Area Y shall be five hundred thirty-five thousand (535,000) square feet.
- (2) Open Space shall be greater than or equal to twenty percent (20%) of Area Y.
- (3) Apartments, not to exceed twenty-five (25) apartment units per building or structure, in Area Y may be contained on upper levels in multi-story, mixed-use structures along with Bed and Breakfast, retail or offices. Structures in Area Y shall be architecturally compatible and cohesive, but shall also utilize multiple textures (i.e., rough, smooth, striated, etc.) or multiple architectural elements (quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves) to achieve variation in terms of footprint and architectural elevations. In a two or three story building, the second and/or third floors may contain Apartments, Bed and Breakfasts, offices, or retail uses.
- (4) Restaurants shall be permitted to operate outdoor cafes on sidewalks and in courtyards, including areas in public rights-of-way not dedicated to vehicular traffic or parking; provided that pedestrian circulation and access to store entrances are not impaired. The following standards and

guidelines are applicable:

- (a) To allow for pedestrian circulation, a minimum of five feet of sidewalk along the curb and leading to the entrance to the establishment shall be maintained free of tables and other encumbrances.
 - (b) Planters, posts with ropes, or other removable enclosures are encouraged and may be used as a way of defining the area occupied by the café.
 - (c) Fixtures such as extended awnings, canopies, or large umbrellas shall be permitted to provide shade. Fixture colors shall complement building colors.
 - (d) Outdoor cafes shall be required to provide additional outdoor trash receptacles.
 - (e) Tables, chairs, planters, trash receptacles, and other elements of street furniture shall be compatible with the architectural character of the building where the establishment is located.
 - (f) The operators of outdoor cafes shall be responsible for maintaining a clean, litter-free, and well-kept appearance within and immediately adjacent to the area of their activities.
- (5) Retail establishments (exclusive of a General Store and gasoline station) shall be permitted to have sidewalk displays of retail merchandise. The following standards and guidelines are applicable:
- (a) Sidewalk displays are permitted directly in front of an

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

- (b) Sidewalk displays shall be permitted only during normal business hours and shall be removed at the end of the business day. Cardboard boxes or pallets shall not be used for sidewalk displays.
- (c) Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

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

- (a) Minimum lot area: two thousand (2,000) square feet
- (b) Minimum lot width at building line: twenty-five (25) feet
- (c) Minimum lot depth: seventy (70) feet
- (d) Yard dimensions

(i) Set back from Internal Streets:

- No minimum

(ii) Set back from External Streets:

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

height for every two (2) feet of building set back). In

no case shall the set back be less than thirty (30) feet.

The set back area shall be landscaped according to standards set forth in Section 10, Landscaping.

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

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

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

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

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

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

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

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

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

(40,000) square feet;

- (d) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;
- (e) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and
- (f) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

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

- (a) Office. Three (3) parking spaces for each one-thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than five (5) parking spaces.
- (b) Retail. Three and one half (3.5) parking spaces for each one thousand (1,000) square feet of floor area, provided, however, that in no case shall any individual tenant or owner provide less than

five (5) parking spaces.

- (c) Inn or Bed and Breakfast. One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.
- (d) Apartment. One (1) parking space for each Apartment.
- (e) Northwest Corner. Parking on the Northwest Corner shall be permitted to exist in front of buildings located partially or wholly within the Northwest Corner, so long as the landscape standards specified in Section 11(C)(2)(a) of this Restated Bridgewater PUD are satisfied; provided, however, that the evergreen shrub row, shade trees, and ornamental trees shall not be required in any area where prohibited by easements for underground gas and/or petroleum distribution.
- (f) M-4 Parking. Parking shall be permitted to exist in the front of the buildings located within the areas identified as Lots 1, 2, 3, and 4, within Parcel M-4.
- (g) Section M-4, Lot 2 and Lot 3. Within the Developer's discretion, what is identified on the Concept Plan as Lot 2 and Lot 3 in Parcel M-4 may be developed as one single lot.
- (h) The standards of development for Area Z shall be those set forth in

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

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

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

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

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

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

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

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

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

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

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

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

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

- (1) A twenty (20) foot wide buffer yard shall be required along the southern and western boundaries of the Parcel H1 and, within said twenty (20) foot wide buffer, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said twenty (20) foot wide buffer yard, and (ii) canopy trees, which may interfere with the aboveground power line, shall not be permitted within the twenty (20) foot wide buffer along the southern boundary of Parcel H1.
- (2) Along the northern and eastern boundary of the Parcel H1, no buffer yard

shall be required.

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

- (1) A twenty (20) foot wide buffer yard shall be required along the eastern and western boundaries of Parcel H2, and a forty (40) foot wide buffer shall be required along the northern boundary of Parcel H2. Within said buffer yards, the Developer shall install one (1) evergreen tree and five (5) shrubs per lineal thirty (30) feet, unless it is infeasible to install such plantings, in which case substitute plantings, as approved through an administrative review by the Director of the Department of Community Development, shall be permitted. Additionally, the Developer shall be permitted to install a masonry wall or ornamental fence within said buffer yards.
- (2) Along the southern boundary of the Parcel H2, no buffer yard shall be required.

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

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

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

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

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

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

SECTION 13. MEMBERSHIPS AND AMENITIES.

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

- (1) Clubhouse;
- (2) Swimming pool;
- (3) Playground;
- (4) Croquet field;
- (5) Shuffle board or Bocce court;
- (6) Park (minimum five thousand (5,000) square feet);
- (7) Trail;
- (8) Formal garden (minimum two thousand five hundred (2,500) square feet).

B. Membership.

- (1) Detached Single Family Residences. The Declaration applicable to the detached single family residences in Area X shall provide that all owners of detached single family residences will be Social Members, subject to terms, conditions, rules and regulations which are determined by the Developer in the Developer's sole discretion, and which may from time to time be changed by the Developer in the Developer's sole discretion;
- (2) Attached Single Family Residences. Unless a social membership is made mandatory by the Declaration for any particular Parcel in which attached single family residences are constructed, the owner of an attached single family residence may acquire a social membership on the same provisions, terms, conditions, rules and regulations available to the general public, which terms, conditions, rules and regulations shall be determined by Developer in Developer's sole discretion and may from time to time be changed by the Developer in its sole discretion.

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

- A. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Sign Ordinance.
- B. Prohibited signs:
 - (1) Signs on roofs, dormers, and balconies.
 - (2) Billboards.

- (3) Signs painted or mounted upon the exterior side or rear walls of any principal or accessory building or structure, except as otherwise permitted hereunder.
- (4) Pole signs.
- (5) No sign shall move in any manner, have a major moving part, or give the appearance of movement.
- (6) Signs prohibited by the Sign Ordinance, except as otherwise permitted hereunder.

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

- (1) Wall-mounted or painted signs, provided the following standards are met:
 - (a) The sign shall be affixed to the facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.
 - (b) For External Streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of building frontage, not to exceed a maximum of one hundred (100) square feet. For Internal Streets and parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of frontage shall be

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

- (c) The height of the lettering, numbers, or graphics shall not exceed sixteen inches.
 - (d) Limited to two (2) signs per business establishment and no more than one (1) sign per facade.
 - (e) Such wall signs may only be lighted during the operating hours of the business.
 - (f) Wall-mounted signs along the External Streets and adjacent residential areas shall not be internally lit.
 - (g) Applied letters may substitute for wall-mounted signs, if constructed of wood, metal or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed sixteen inches.
- (2) Building directory signs identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
- (a) The sign shall be mounted on the wall next to the entrance.
 - (b) The sign shall project outward from the wall to which it is attached no more than six inches.
 - (c) The sign shall not extend above the parapet, eave, or building facade.
 - (d) The area of the signboard shall not exceed 12 square feet.

- (e) The height of the lettering, numbers, or graphics shall not exceed four inches.
- (3) Projecting signs, including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:
 - (a) The signboard shall not exceed an area of eight (8) square feet unless a corner sign which shall not exceed an area of nine (9) square feet.
 - (b) The distance from the ground to the lower edge of the signboard shall be eight (8) feet or greater.
 - (c) The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign or (iii) fifty percent (50%) of the distance between the building cornice or roof line and the sill or bottom of any second story window if a corner sign located on a multi-story building.
 - (d) The distance from the building wall to the signboard shall not exceed six (6) inches.
 - (e) The width of the signboard shall not exceed four (4) feet.
 - (f) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
 - (g) Limited to one sign for each ground floor business establishment.

Projecting signs are not permitted in conjunction with freestanding signs.

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

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

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

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

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

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

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

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

(4) inches.

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

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

- (a) Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 of the Sign Ordinance.
- (b) The area of the signboard shall not exceed thirty (30) square feet.
- (c) The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
- (d) The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six feet from the ground.
- (e) The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
- (f) The signboard may be illuminated, but not after 11:00 p.m., unless the business establishment is open later than 11:00 p.m., at which time it shall not be illuminated after closing.
- (g) Along External Streets, there shall be no more than six (6) free-standing signs internally illuminated.
- (h) Limited to two (2) signs per building, and no more than one (1) sign per facade.
- (i) The base and frame of any internally lit free-standing sign shall be

constructed of brick or stone masonry.

- (7) Businesses with service entrances may identify these with one unlit sign not exceeding four (4) square feet.
- (8) One unlit directional sign, facing a rear parking lot, is permitted. This sign may be either wall-mounted or free standing on the rear facade, but shall be limited to four (4) square feet in area.
- (9) In addition to other signage, restaurants and cafes shall be permitted the following, limited to one sign per business establishment:
 - (a) A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.
 - (b) A sandwich board sign, as follows:
 - (i) The area of the signboard, single-sided, shall not exceed five (5) square feet.
 - (ii) The signboard shall be constructed of wood, chalkboard, and/or finished metal.
 - (iii) Letters can be painted or handwritten.
 - (iv) The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.

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

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

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

D. Permitted Other Signs:

- (1) Signs permitted under Section 16.08.080 of the Sign Ordinance.
- (2) One (1) identification sign at (i) Area Z and the Golf Course, and (ii) two (2) identification signs at Area Y, and (iii) the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) identification sign on the southwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 151st Street and Gray Road, one (1) identification sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and Carey Road, one (1) identification sign on the northeast corner of 146th Street and Carey Road, one (1) identification sign at each of the approved entrances along Carey Road, 146th Street, and 1561st Street, and one (1) identification sign at every other road cut into any Parcel, provided the following standards are met:

- (a) The design of the sign shall be consistent with the Design Vocabulary.
 - (b) The maximum sign area per sign shall not exceed seventy-five (75) square feet.
 - (c) The area surrounding the sign shall be appropriately landscaped.
 - (d) The sign may be illuminated; provided, however, that such signs identified in Section (2)(iii) above shall not be internally lit.
 - (e) The sign shall not exceed fifteen (15) feet in height.
 - (f) Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.
- (3) Traffic directional signs.
- (4) One (1) development sign at each entrance to Area Y, Area Z, what is identified as Parcel N on the Concept Plan, the Golf Course and each residential area identified on the Concept Plan, the corner of Carey and 161st, the corner of 151st and Carey, and the corner of 151st and Gray Road, one (1) development sign on the southwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 151st Street and Gray Road, one (1) development sign on the northwest corner of 146th Street and Gray Road, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel K2, one (1) identification sign at the entrance to what is identified on the Concept Plan as Parcel G6, one (1) identification sign on the southeast corner of 151st Street and

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

- (a) The maximum sign area shall be sixty-four (64) square feet.
- (b) The maximum height of each sign shall be eight (8) feet.
- (c) The sign shall not be illuminated.
- (d) The sign shall be removed when ninety-five percent (95%) of the lots in the area to which the sign relates have been sold.

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

- (a) The maximum sign area shall be thirty-two (32) square feet.
- (b) The maximum height of each sign shall be eight (8) feet.
- (c) The sign shall not be illuminated.
- (d) The sign shall be removed within seven (7) days after the beginning of the intended use of the building.
- (e) Sign copy shall be limited to identification of the building, architects, engineers, contractors and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

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

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

- (a) The maximum sign area per Parcel shall be thirty-two (32) square feet.
 - (b) The maximum height shall be eight (8) feet.
 - (c) Site plan signage within Area Y and Area Z and club and in open and recreational space may be illuminated; elsewhere in the Real Estate, illumination is not permitted.
 - (d) Site plan signage shall be removed from a Parcel when ninety-five percent (95%) of the lots in that parcel have been sold.
- (7) Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:
- (a) The maximum sign area per lot shall be thirty-two (32) square feet.
 - (b) The maximum height of each sign shall be eight (8) feet.
 - (c) The sign may be illuminated.
 - (d) One sign will be permitted for each street frontage of the lot or portion of the Real Estate upon which construction of the depicted building is contemplated.
 - (e) The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences,

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

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

- (a) The maximum sign area shall be twenty (20) square feet.
- (b) The maximum height of the sign shall be eight (8) feet.
- (c) Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.
- (d) The sign shall not be illuminated.
- (f) Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is leased, sold, or occupied.

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

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

(11) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

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

F. Premises Identification:

- (1) The assigned premises identification of a building shall be displayed in such a manner so that the numerals can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building.
- (2) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.
- (3) When numerals representing premises identification are removed or become illegible, such numerals shall be renewed or replaced by the owner or occupant of the building.

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

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

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

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

TOWN COUNCIL, TOWN OF WESTFIELD

BY:

AYE

NAY

_____	Robert Smith	_____
_____	John Hart	_____
_____	David Mikesell	_____
_____	Teresa Otis Skelton	_____
_____	Ronald Thomas	_____

ATTEST:

Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

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

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

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

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

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

Exhibit 1A

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

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

Job No. 980516-30200
Revised June 5, 2006

THE BRIDGEWATER CLUB DESCRIPTION

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

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

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

Exhibit 1B

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

EXHIBIT 2

DEFINITIONS

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

1. Apartment. A dwelling intended primarily for rental.
2. Architectural Review Board. The Board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Parcel.
3. Area. Area X, Area Y and/or Area Z as identified in this Restated Bridgewater PUD.
4. Assisted Living Facility. A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but not requiring 24 hour skilled medical care.
5. Bed and Breakfast. The renting of dwelling rooms or suites on a daily basis to tourists, vacationers, and business travelers where the only meal served is breakfast to guests.
6. Blank Wall. An exterior building wall with no openings and generally constructed of a single material, uniform texture, and on a single plane.
7. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.
8. Concept Plan. The Concept Plan is attached hereto and incorporated herein by reference as Exhibit 9, allocating the Real Estate into Parcels.
9. Cornice. The top part of an entablature, usually molded and projecting.
10. Cupola. A small roof tower, usually rising from the roof ridge.

11. Cul-de-sac Street. A cul-de-sac street is a public or private street ending in a cul-de-sac. The length of a cul-de-sac is the distance from the back of the curb of the end of the cul-de-sac to the nearest intersecting street.
12. Declaration. A Declaration of Covenants, Conditions, and Restrictions for one or more parcels of the development which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
13. Department. The Department of Community Development of the Town of Westfield, Indiana.
14. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and street scape details adopted by a Developer and applied by an Architectural Review Board in considering plans for structures to be constructed in the Primary Area.
15. Developer. The Developer shall be Throgmartin-Henke Development, LLP or its successors or assigns.
16. DPR Process. The process of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance.
17. Elevation. An exterior façade of a structure, or its head-on view, or representation drawn with no vanishing point, and used primarily for construction.
18. External Streets. Gray Road, Carey Road, 151st Street, and 161st Street.
19. Facade Signage Area. The area or areas on a commercial building facade where signs may be placed without disrupting facade composition. The signable area will often include panels at the top of show windows, transoms over storefront doors and windows, sign boards on fascias, and areas between the top of the storefront and the sills of second story windows.
20. Fascia. A projecting flat horizontal member or molding, also part of a classical entablature.
21. Frontage Line. The property line adjacent to the street. In the case of a corner lot, that part of the lot having the narrowest frontage on any street shall be considered the frontage line unless otherwise indicated on a plat.
22. Frontage Place. A permanent public or private way situated parallel to a village street or a boulevard in order to provide access to one or more lots.

23. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
24. General Store. An establishment for the retail sale of (i) primarily food, groceries and beverages for off-premises consumption, and (ii) tools, appliances, and other hard goods, newspapers, magazines and other publications and other consumer goods generally associated with a grocery store.
25. Inn. A building or a portion thereof in which lodging is offered to the public for compensation.
26. Golf Course. The eighteen (18) hole golf course and practice facility and the tennis courts, swimming pool, soccer practice field, and other sports facilities located in Area X.
27. Internal Street. Any Public Street, Private Street, or shared Drive other than Gray Road, Carey Road, 146th Street, 151st Street, or 161st Street.
28. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
29. Maximum Parcel Coverage. The maximum amount of any Area or Parcel which may be covered by a building or, stated differently, the maximum building "footprint" for any Area or Parcel.
30. The Northwest Corner. A square area which is three hundred (300) yards north of the centerline of 146th Street on Gray Road, thence three hundred (300) yards west, thence three hundred (300) yards east on 146th Street, to the point of beginning.
31. Open Space. Any part of the Real Estate not covered by Public Streets, Private Streets, buildings, or parking lots. Open Space may include, but shall not be limited to, parks, plazas, courtyards, gardens, landscaped parking areas, yards, rights-of-way not paved, landscaping areas, and sidewalks.
32. Parcel. Any of Parcels A-N shown on the Concept Plan. Any reference to Parcel D shall include subparcels D1, D2, D3, and D4, any reference to Parcel G shall include subparcels G1, G2, G3, G4, G5, G6, and G7; any reference to Parcel H shall include subparcels H1, H2, and H3; any reference to Parcel I shall include subparcels I1 and I2; any reference to Parcel K shall include subparcels K1, K2, and K3, and any reference to Parcel M shall include subparcels M1, M2, M3, and M4; provided, however, that any reference to a subparcel of a Parcel shall be to that sub

parcel only.

33. Parcels. A combination of two or more parcels shown on the Concept Plan.
34. Portico. An open sided structure attached to a building sheltering an entrance or serving as a semi-enclosed space.
35. Sign, Corner. A projecting sign located on the corner of a commercial building, the signboard of which is equally visible from each right-of-way which creates the corner.
36. Sign, Icon. A sign that illustrates, by its shape and graphics, the nature of the business conducted within.
37. Sign, Traffic. A sign directing traffic movement into or within the Real Estate.
38. Sign Fascia. The vertical surface of a lintel over a storefront which is suitable for sign attachment.
39. Sign Ordinance. The Sign Ordinance of Westfield/Washington Township is in force on the date of the enactment of the Original Bridgewater PUD.
40. Social Membership. The membership, to be made available on terms, conditions, rules and regulations which may be determined and changed by the Developer in the Developer's sole discretion, entitling a person or family to utilize one or more of the clubhouse, pool, fitness center, practice facility and other recreational facilities to be constructed within Parcel N, and/or the golf practice range and the nine (9) hole short course.
41. Subdivision Control Ordinance. The Subdivision Control Ordinance for the Town of Westfield and Washington Township in force at the time of the enactment of this Bridgewater PUD.

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA X

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

BEGINNING at the Southwest corner of the Northwest Quarter of said Section 17; thence North 00 degrees 58 minutes 50 seconds West (assumed bearing) along the West line of said Northwest Quarter 2655.78 feet to the Southwest corner of the Southwest Quarter of said Section 8; thence North 01 degrees 06 minutes 34 seconds West along the West line of said Southwest Quarter Section 2644.77 feet to the Southwest corner of the Northwest Quarter of said Section 8; thence North 00 degrees 59 minutes 45 seconds West along the West line of said Northwest Quarter 478.67 feet to the North line of land described in Instrument No. 87-26248, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 51 minutes 13 seconds East along said North line 1328.34 feet to the East line of the West Half of said Northwest Quarter; thence South 00 degrees 56 minutes 12 seconds East along said East line 475.30 feet to the North line of the Southwest Quarter of said Section 8; thence South 89 degrees 59 minutes 55 seconds East along the North line of said Southwest Quarter 1327.79 feet to the Northwest corner of the Southeast Quarter of said Section 8; thence North 89 degrees 54 minutes 45 seconds East along the North line of said Southeast Quarter 634.93 feet to the Northwest corner of land described in Instrument No. 89-17726, recorded in said Recorder's Office; thence South 01 degrees 43 minutes 25 seconds East along the East line of said described land 810.63 feet to the North line of land described as Parcel 2 in Instrument No. 99-42295, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along said North line and parallel with the North line of said Southeast Quarter 680.00 feet to the West line of the East Half of the Southeast Quarter of said Section 8; thence South 00 degrees 58 minutes 30 seconds East along said West line 369.44 feet to the Northwest corner of land described in Instrument No. 96-26426, recorded in said recorder's office; thence North 89 degrees 54 minutes 45 seconds East along the North line of said described land and parallel with the North line of the Southeast Quarter of said Section 8 a distance of 1325.26 feet to the East line of said Southeast Quarter; thence South 00 degrees 57 minutes 45 seconds East along said East line 1462.26 feet to the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter Section 2646.29 feet to the Southeast corner thereof; thence South 00 degrees 46 minutes 18 seconds East along the East line of the Southeast Quarter of said Section 17 a distance of 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South

00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1287.07 feet to the Northwest corner of the East Half of the Southeast Quarter of said Southeast Quarter; thence South 89 degrees 46 minutes 53 seconds West along the North line of the South Half of said Southeast Quarter 1189.07 feet; thence North 00 degrees 51 minutes 28 seconds West parallel with the West line of the East Half of said Southeast Quarter 1069.22 feet; thence South 89 degrees 52 minutes 47 seconds West parallel with the North line of said Southeast Quarter 332.36 feet; thence North 00 degrees 56 minutes 37 seconds West parallel with the West line of said Southeast Quarter 256.00 feet to the South line of the Northeast Quarter of said Section 17; thence South 89 degrees 52 minutes 47 seconds West along said South line 469.00 feet to the Northeast corner of the Southwest Quarter of said Section 17; thence along the East line of said Southwest Quarter, South 00 degrees 56 minutes 37 seconds East 663.38 feet to the Northwest corner of the land described in Setters Run - Section 2 subdivision in Instrument No. 9709744238 in the Office of the Recorder of Hamilton County, Indiana; thence along a Westerly line of Setter Run - Section 2, South 00 degrees 56 minutes 37 seconds East 340.59 feet to the Easterly extension of the North line of the land described in Setters Run - Section 3 subdivision in Instrument No. 199909950775 in said Recorder's Office (the next three courses are along the North lines of said Setters Run - Section 3 subdivision); 1) thence South 89 degrees 35 minutes 48 seconds West 865.84 feet; 2) thence South 00 degrees 12 minutes 56 seconds East 1.90 feet; 3) thence South 89 degrees 40 minutes 15 seconds West 457.06 feet to the East line of the West Half of said Southwest Quarter; thence along said East line, South 00 degrees 55 minutes 47 seconds East 318.14 feet to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence along the North line of said Quarter Quarter, South 89 degrees 44 minutes 06 seconds West 660.12 feet to a point, which point is the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56

seconds West 2656.74 feet to the POINT OF BEGINNING, containing 778.107 acres, more or less.

EXCEPT:

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

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.042 acres, more or less.

ALSO EXCEPT:

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land described in Instrument No. 200000012365, recorded in the Office of the Recorder of Hamilton County, Indiana (the following 5 courses are along the North and Western boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14 minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5) thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly extension of the Western boundary of land described in Instrument No. 200000012364, recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds West along said Western boundary, said Northeasterly extension, and the Western boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following four courses are along the Western boundary of said Instrument No. 200000012364); 1) thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet; 4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47

seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89 degrees 52 minutes 47 seconds East parallel with the South line of said Northeast Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees 00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF BEGINNING, containing 51.368 acres, more or less.

ALSO EXCEPT:

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

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116. (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

16.04.030 Residential Districts

General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.
2. Accessory buildings and uses:
 - a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
 - b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
 - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
 - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- ~~Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.~~
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet
5. Minimum Lot Frontage on Road - Not less than 100 feet
6. Minimum Setback Lines -
 - Front yard - 50 feet
 - Side yard - 12 feet; 50 feet if corner lot
 - Rear yard - 30 feet
 - Minimum lot width at building line - 85 feet
7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower
8. Minimum ground level square footage, exclusive of porches, terraces and garages -
 - Single story - 1350 square feet
 - Two-story - 800 square feet
 - Tri-level - 800 square feet (basement and first level)
 - Story and one-half - 800 square feet
9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SR 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residential districts as outlined in the sign

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ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

- Front yard -

Three acre lots	- not less than 100 feet on expressways, primary arterials, and secondary arterials
	- not less than 80 feet on all other streets.
Subdivisions	- not less than 30 feet
- Side yard -

Subdivision	- 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
Three acre lots	- 30 feet
- Rear yard -

Subdivision	- 30 feet
Three acre lots	- 30 feet
- Minimum lot width at building line -

Subdivisions	- 100 feet
Three acre lots	- N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages - Single family -

- Single story - 1200 square feet
- Two story - 800 square feet
- Tri-level - 800 square feet (basement & 1st level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

**THE BRIDGEWATER CLUB
ZONING DESCRIPTION - AREA Y**

Part of the Southeast Quarter and part of the Northeast Quarter of Section 17,
Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly
described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of said Section 17;
thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the
East line of said Southeast Quarter 2056.39 feet to the Northeast corner of land
described in Instrument No. 200000012365, recorded in the Office of the Recorder of
Hamilton County, Indiana (the following 5 courses are along the North and Western
boundary of said described land); 1) thence South 89 degrees 13 minutes 42 seconds
West 16.50 feet; 2) thence South 00 degrees 46 minutes 18 seconds East parallel with
the East line of said Southeast Quarter 79.10 feet; 3) thence South 89 degrees 14
minutes 50 seconds West 9.71 feet; 4) thence South 00 degrees 46 minutes 18
seconds East parallel with the East line of said Southeast Quarter 114.83 feet; 5)
thence South 07 degrees 24 minutes 15 seconds West 99.43 feet to the Northeasterly
extension of the Western boundary of land described in Instrument No. 200000012364,
recorded in said Recorder's Office; thence South 20 degrees 18 minutes 14 seconds
West along said Western boundary, said Northeasterly extension, and the Western
boundary of said Instrument No. 200000012364 a distance of 70.33 feet (the following
four courses are along the Western boundary of said Instrument No. 200000012364); 1)
thence South 00 degrees 46 minutes 18 seconds East parallel with the East line of said
Southeast Quarter 124.67 feet; 2) thence South 31 degrees 07 minutes 37 seconds
West 45.53 feet; 3) thence South 83 degrees 58 minutes 19 seconds West 296.75 feet;
4) thence South 89 degrees 40 minutes 57 seconds West parallel with the South line of
said Southeast Quarter 276.74 feet to the West line of the East Half of the Southeast
Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds
West along said West line 1840.07 feet; thence North 89 degrees 52 minutes 47
seconds East parallel with the North line of said Southeast Quarter 331.68 feet; thence
North 21 degrees 12 minutes 55 seconds West 825.41 feet to the South line of the
Northeast Quarter of said Section 17; thence North 01 degrees 00 minutes 50 seconds
West parallel with the East line of said Northeast Quarter 1100.00 feet; thence North 89
degrees 52 minutes 47 seconds East parallel with the South line of said Northeast
Quarter 620.01 feet to the East line of said Northeast Quarter; thence South 01 degrees
00 minutes 50 seconds East along said East line 1100.00 feet to the POINT OF
BEGINNING, containing 51.368 acres, more or less.

ALSO:

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

Commencing at the Northwest corner of the Southwest Quarter of said Section 17; thence along the West line of said Southwest Quarter, South 00 degrees 54 minutes 56 seconds East 1328.37 feet to the Northwest corner of the Southwest Quarter of said Southwest Quarter and the Point of Beginning; thence along the North line of said Quarter Quarter, North 89 degrees 44 minutes 06 seconds East 662.91 feet to the Northerly extension of the West boundary of the land described in Brentwood Village subdivision in Instrument No. 9561116 (Plat Cab. 1, Slide 633) in said Recorder's Office; thence along said Northerly extension of the West boundary and the West boundary of said Brentwood Village subdivision, South 00 degrees 40 minutes 08 seconds East 1327.87 feet to the South line of said Southwest Quarter; thence along said South line, South 89 degrees 41 minutes 46 seconds West 657.19 feet to the Southwest corner of said Southwest Quarter; thence along the West line of said Southwest Quarter, North 00 degrees 54 minutes 56 seconds West 1328.37 feet to the Point of Beginning, containing 20.124 acres, more or less.

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

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

1. **Special Requirements**

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

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

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

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

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

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

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

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

6. **Minimum Setback Requirements:**

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

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

7. Use of Required Yards

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

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

8. Maximum Building Height

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

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

9. Square Footage Requirements

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

10. Parking

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

11. Loading – See WC 16.04.120.

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

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

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

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

d. Development Pattern:

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

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

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

e. Signs:

(1) Freestanding Signs:

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

(2) Wall Signs:

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

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

f. Outside Storage or Display:

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

B. LB-H - Local Business - Historical District - The purpose for establishing this district is to provide for the needs of local business in the central business district of the Town of Westfield and also to provide for the preservation, restoration, adaptive use and/or reconstruction of properties and historic buildings in the district.

1. Permitted Uses - See Figure 2 for list of permitted local businesses. Other business not listed which can be classified as local business will also be eligible with the approval of the Plan Commission

2. Special Exceptions -

- Auto Rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and taverns
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Multi-family housing
- Single family dwelling
- Recycling collector system

Job No. 980516-20100

March 11, 2002

Page 1 of 1

**ZONING DESCRIPTION
AREA Z, THE BRIDGEWATER CLUB**

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

Commencing at the northeast corner of the Southeast Quarter of Section 8, Township 18 North, Range 4 East; thence along the east line of said quarter South 00 degrees 57 minutes 45 seconds East a distance of 1179.84 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 45.00 feet to the point of beginning of the herein described parcel; thence parallel with said east line South 00 degrees 57 minutes 45 seconds East a distance of 625.00 feet; thence South 89 degrees 54 minutes 45 seconds West a distance of 700.00 feet; thence North 00 degrees 57 minutes 45 seconds West a distance of 625.00 feet; thence North 89 degrees 54 minutes 45 seconds East a distance of 700.00 feet; to the point of beginning, containing 10.04 acres, more or less.

***C 16.04.060 - Industrial Districts**

- A. Performance Standards** - The industrial uses defined below, including accessory buildings and uses, are permitted in the districts indicated in Figure 1 in accordance with the requirements of this section. No activity involving the storage, utilization or manufacture of materials or products which decompose by detonation shall be permitted unless specifically approved and licensed by the Town Council and then only in the OI district. Such activity shall be conducted in accordance with the rules promulgated by the Indiana State Fire Marshal. Such materials shall include, but are not limited to, all primary explosives such as lead azide, lead styphnate, fulminates, and tetracene; all high explosives such as TNT, HMX, PET, and picric acid, propellants and components thereof, such as nitrocellulose, black powder, boron hydrides, hydrazine and its derivatives; pyrotechnics and fireworks such as magnesium powder, potassium chlorate, and potassium nitrate; blasting explosives such as dynamite and nitroglycerin; unstable organic compounds such as acetylides, tetrazoles, and ozonides, strong oxidizing agents such as liquid oxygen, perchloric acid, perchlorates, chlorates, and hydrogen peroxide in concentrations greater than 35 percent; nuclear fuels, fissionable materials and products and reactor elements such as uranium 235 and plutonium 239.

The restrictions of this section shall not apply to (1) the activities of site preparation or construction, maintenance, repair, alterations, modification or improvement of buildings, equipment or other improvements on or within the lot line; (2) the operation of motor vehicles or other facilities for the transportation of personnel, materials or products; (3) conditions beyond the control of the user such as fire, explosion, accidents, failure or breakdown of equipment or facilities or emergencies; (4) safety or emergency warning signals or alarms necessary for the protection of life, limb or property.

1. **II** - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.
2. **OI** - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.

3. Standards for Enclosed and Open Industrial Uses:

a) Smoke.-

- For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

prohibited, except that for one hour during any 24 hour period, this rate may be increased to 80 smoke units per stack up to and including ringelmann No. 3 for the purging, soot blowing and fire cleaning.

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.
- b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 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 Sphere 125 Feet in Diameter Surrounding the Sound Source	Maximum Sound Level in the Shell of a Sphere 125 Feet in Diameter Surrounding the Sound Source
0 to 75	75	81
76 to 150	70	76
151 to 300	66	72
301 to 600	62	68
601 to 1200	57	63
1201 to 2400	53	59
2401 to 4800	49	55
Above 4800	45	51

Sound levels shall be measured with a sound level meter and associated octave band analyzer or filter, manufactured in compliance with standards prescribed by the American Standards Association.

h) Fire Hazards - The storage, utilization or manufacture of solid materials, or products ranging from incombustible to moderate burning is permitted. The storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted provided the following conditions are met:

- For Enclosed Industrial use and Open Industrial use said materials shall be stored, utilized or manufactured in such a manner and protected by such means as approved by the Indiana State Fire Marshal
- For Enclosed Industrial use and Open Industrial use the storage, utilization or manufacture of flammable liquids or gases which produce flammable or explosive vapors shall be permitted in accordance with the rules and regulations of the Indiana State Fire Marshall regulating the use, handling, storage and sale of flammable liquids - Official Regulation Number 5, effective July 23, 1973.

4. Other provisions and requirements for Enclosed Industrial districts and Open Industrial districts are as follows:

- The disposal of wastes discharged into public streams and sewage systems shall meet the requirements of the stream pollution control law of the State of Indiana (IC 13-1-3) as amended.
- One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- In all districts permitting enclosed industrial districts or open industrial districts, it is permissible to erect more than one principal building devoted to enclosed industrial or open industrial use on a lot.
- Buildings may be erected higher than the normal maximum height of 60 feet in the enclosed industrial, open industrial, and general business districts, provided that buildings shall be set back from the required side yard lines and rear yard lines one foot for each two feet of height above 45 feet.
- Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
- The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the master plan and Zoning Ordinance.

B. II - Enclosed Industry District -

1. Permitted Uses -

- All industrial uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and Standards of this section.
- All businesses listed under "Enclosed Industrial" as contained in Figure 2.

2. Special Exceptions -

- General construction companies
- Painting and decorating contractors - heavy commercial
- Electrical contractors - heavy commercial
- Plumbing contractors - heavy commercial
- Concrete contractors - heavy commercial
- Roofing contractors - heavy commercial
- Sheet metal contractors - heavy commercial
- Septic system contractors
- Ice and coal stations
- Coal yards
- Salt storage - outside
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Kennels

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

- Lumber yards - including millwork
- Liquor stores
- Taverns
- Amusement parks
- Manufactured home parks - in accordance with the provisions of WC 16.04.090
- Convents, monasteries, theological schools, rectories, parish houses

Planned Business Developments for 5 or 10 acres or more for all classes of Local and General Businesses contained in Figure 2 do not require an approval as a special exception.

3. Minimum Tract Requirement - 3 Acres

4. Lot Frontage on Road - Not less than 70 feet

5. Minimum Setback Lines -

- Front Yard - Not less than 100 feet on expressways, primary arterials, and secondary arterials. Not less than 40 feet on all other streets.
- Side Yard - Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width
- Rear Yard - Not less than 20 feet in depth
- Minimum Lot Width at Building Line - None

6. Maximum Building Height - Shall not exceed 60 feet

7. Minimum Gross Ground Level Space - None

8. Parking - Off-street parking shall be provided in accordance with the provisions in this chapter.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided in accordance with the provisions of this chapter.

C. OI - Open Industrial District -

1. Permitted Uses - The uses as outlined in Figure 2 are permitted in this district provided the use conforms with the applicable requirements set forth in the General Requirements and the Performance Standards of this section.



Legend:

- Existing Easement
- Proposed Vehicular Access
- Proposed Driveway Trail
- Prospective Park Site

Original Site Data:

Parcel	Land Use	Acres	Details	Units
A	Residential	48 Ac		
B	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}	120' Lots	30 Ac		
H	90' Lots	15 Ac		
I _{1,2}	Club Villas	35 Ac		
J	Club Condominiums	15 Ac		
K	Village Townhomes	15 Ac		
L	Office/Plaza Space	10 Ac		
M	Village Marketplace	25 Ac		
N	Clubhouse Area	10 Ac		
	Golf Course	100 Ac		
	Open Space R.O.W.	20 Ac		
Total Area		350 Ac		
Non-Commercial Area		300 Ac	1.75 Units/Ac	525 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}	120' 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/Plaza Space	10 Ac
M _{1,2}	Village Marketplace	25 Ac
N	Clubhouse Area	10 Ac
	Golf Course	100 Ac
	Open Space R.O.W.	20 Ac
Total Area		700 Ac



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The
Bridgewater
 C U B

Concept Plan- Phase Three

Scale in Feet



Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
Amphitheaters	X	X		
Antiques	X	X	XP	
Apartment-Hotels, Motels, Hotels		X	X	
Art School	X	X	XP	
Artisan School	X	X	XP	
Assembly Halls	X	X	X	
Auction Rooms		X	X	
Auditoriums	X	X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages		X	X	
Auto Rustproofing	SP EX	SP EX	X	X
Auto Storage		X	X	
Auto Sales, New or Used, Service and Repair	SP EX	X	X	
Bakeries	X	X	XP	
Banks and Savings & Loan Assn.	X	X	XP	
Barber and Beauty Schools	X	X	XP	
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X	XP	
Billiard Parlor		X	X	
Blueprinting, Photocopying Job Printing	X	X	X	
Boat and Trailer Sales & Service		X	X	
Book Stores	X	X	XP	
Bowling Alley		X	X	
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X	XP	
Car Wash (Indoor)		X	X	
Carry-Out Food and Beverages	SP EX	X	XP	
Caskets and Casket Supplies (Mortuary)	X	X	X	
Cemetery Monument Sales		X	X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclaved Industrial	Open Industrial
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
Charitable Donation Pick-Up Station	X	X	X	
Charitable Institutions		X	X	X
China and Glassware Shops	X	X	XP	
Churches	X	X		
Civic Centers	X	X		
Civic Clubs	X	X	XP	
Coal Yards		SP EX	SP EX	OI-X PD- SP EX
Coin Shops	X	X	XP	
Commercial Parking Lots and Structures, Public	X	X	X	
Commissary, Food Catering Serv.		X	XP	X
Concrete Contractors - Heavy Commercial			SP EX	
Consumer Service Offices	X	X	XP	
Crating and Packaging Service			X	
Credit Union Offices	X	X	XP	
Custard Stands	SP EX	X	XP	
Dancing Schools	X	X	XP	
Delicatessen	X	X	XP	
Dentists	X	X	XP	
Department Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Over 10,000 Sq. Ft.		X	XP	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
Drive-In Food and Beverage	SP EX	X	XP	
Drug Stores	X	X	XP	
Dry Cleaning & Laundry Pickup	X	X	XP	
Dry Goods	X	X	XP	
Educational Institutions Public and Private	X	X	X	
Electrical Contractors, Heavy Commercial			SP EX	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Electrical Supply Store		X	X	X
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X	XP	
Farm Implement Sales & Service		X	X	
Feed Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X	XP	
Florists	X	X	XP	
Food Stores, Other	X	X	XP	
Frozen Food Stores & Lockers	X	X	X	
Fruit Stands, Permanent	X	X	X	
Fruit Stands, Temporary	SP-EX	X	X	
Furniture Stores	X	X	XP	
Furrier Shops	X	X	XP	
Galleries	X	X	XP	
Garden and Lawn Materials and Supply Stores	X	X	X	
Gasoline Service Station	SP-EX	SP-EX	X	
General Construction Company		SP-EX	SP-EX	X
Gift Shops	X	X	XP	
Glass Fabrication & Installation		X	X	
Government Offices-Universities	X	X	XP	
Greenhouses, Retail	X	X	X	
Grocery Stores	X	X	XP	
Gymnasiums		X	X	
Hardware Stores	X	X	XP	
Health Services, Reducing Salons		X	X	
Hobby Shops	X	X	XP	
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs		X	X	
Ice and Coal Stations			SP-EX	OI-X PD- SP-EX
Industrial Laundry and Dry Cleaning Plants		X	X	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Business Industrial	Open Industrial
Insurance Companies		X	X	
Interior Decorating	X	X	XP	
Jewelry Stores	X	X	XP	
Language Schools	X	X	XP	
Laundromats and Self-Service Dry Cleaning	X	X	XP	
Lawyers	X	X	XP	
Libraries	X	X		
Liquor Stores	SP.EX.	SP.EX.	SP.EX.	
Loan Offices	X	X	XP	
Locksmith Shops	X	X	XP	
Luggage Stores	X	X	XP	
Lumber Yards - Including Millwork		SP.EX.	SP.EX.	X
Lunch Counters	X	X	XP	
Mail Order Store	X	X	XP	
Major Appliance Store	X	X	XP	
Millinery	X	X	XP	
Miniature Golf, Archery, Driving Range, Trampoline Centers		X	X	
Mobile Home Sales		SP.EX.	X	
Model Display Homes & Garages		X	X	
Mortuaries	X	X	XP	
Motorcycle Sales, Service, Repair and Outdoor Display		X	X	
Museums	X	X		
Music, Records, Instruments	X	X	XP	
Music Schools	X	X	XP	
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nightclubs, Bars and Restaurants Which Have Less Than 50% of Their Proposed Gross Sales Derived From Food Sales		SP.EX.	SP.EX.	
Nursery - Plants, Retail	X	X	XP	
Optometrists	X	X	XP	
Outdoor Food & Beverage Sales	SP.EX.	X	XP	
Paint and Wallpaper Stores	X	X	XP	
Painting and Decorating Contractors-Heavy Commercial			SP.EX.	X
Pet Grooming	X	X	XP	

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Pet Obedience Schools	X	X	XP	
Pet Shops	X	X	XP	
Philanthropic Institutions	X	X	X	
Photography School	X	X	XP	
Photography Studio	X	X	XP	
Photography Supplies	X	X	XP	
Physicians	X	X	XP	
Picture Framing		X	XP	
Plumbing Contractors - Heavy Commercial			SP EX	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	
Post Offices	X	X	XP	
Printing and Photocopying	X	X	XP	
Professional & Technical Schools	X	X	X	
Radio and TV Service	X	X	XP	
Real Estate Offices	X	X	XP	
Recycling Collection Systems	SP EX	X	X	X
Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	X	X	XP	
Restaurants With Live Entertainment		X	XP	
Roller & Ice Skating Rinks		X	X	
Roofing Contractors - Heavy Commercial			SP EX	X
Root Beer Stands	SP EX	X	XP	
Salt Storage - Outside		SP EX	SP EX	SOI - X PD- SP EX
Scrap Metal, Junk or Salvage Storage, Auto Wrecking-Shredding				SP EX
Self-Service Car Wash		X	X	
Self-Service Food and Beverage Places	SP EX	X	XP	
Semi-Automatic Car Wash		X	X	
Septic System Contractors			SP EX	X
Sewing Machine Sales & Service	X	X	XP	
Sheet Metal Contractors - Heavy Commercial			SP EX	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Shoe Repair	X	X	XP	
Shoe Stores	X	X	XP	
Sporting Goods	X	X	XP	
Stationery Stores	X	X	XP	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
Taverns	SP-EX	SPEX	SPEX	
Taxidermist		X	X	
Telegraph offices	X	X	XP	
Tennis Facilities	X	X	X	
Testing Laboratories		X	X	
Theaters - Indoor		X	X	
Tire and Auto Service Center		X	X	
Tire Recapping		X	X	
Tobacco Shops	X	X	XP	
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X	XP	
Trailer Rentals		X	X	
Travel Bureaus	X	X	XP	
Travel Trailer Sales & Rentals		X	X	
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	OL-X PD- SPEX
Typewriter Sales, Rental and Service	X	X	XP	
Upholsters	X	X	XP	
Variety Stores	X	X	XP	
Veterinarians - Small Animals	X	X		
Warehouses - Inside Storage		X	X	X
Wearing Apparel & Accessory Shops	X	X	XP	
Wholesalers - Inside Storage		X	X	X
YWCA and YMCA	X	X	X	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Abattoir				SP EX
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Coke Manufacturing				SP EX
Concrete Mixing - Permanent				OI - X PD SP EX
Creosote Manufacturing and Treatment				SP EX
Data Processing		X	X	X
Electroplating			X	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP EX
Foundries				SP EX
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		SP EX	X	X
Leather Curing & Tanning				SP EX
Leather Products Manufacturing From Finished Leather				SP EX
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP EX
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy Industrial	Open Industrial
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement, Lime, Gypsum				SP EX
Mfg. of Chemicals and Gases				SP EX
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Colors, Dye, Paint			X	X
Mfg. of Detergents & Soaps				SP EX
Mfg. of Explosives, Matches, and Fireworks				SP EX
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Glue				SP EX
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Oleomargarine			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OI-X PD SP EX
Mfg. of Paper Boxes and Paper Products From Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				OI-X PD SP EX
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (MRFs)		SP EX	SP EX	SP EX
Mattress Mfg. & Upholstering			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Industrial	Open Industrial
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				OI - X PC-SP-EX.
Oil Processing, Refining, Mfg.				SP-EX.
Open Hearths & Blast Furnaces				SP-EX.
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Biological, Medicine & Cosmetic Mfg.			X	X
Pipe Yards				X
Processing Forest Products -- Veneer Mills, Plating Mills, Saw Mills				X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Production of Emulsified Asphalt and preparation of Asphaltic Concrete Paving Materials				SP-EX.
Radio, Facsimile, TV, and Microwave Towers				SP-EX. SF 1 SP-EX.
Railroad and Other Mass Transit Right-of-Way & Track				SP-EX.
Reduction Plants				SP-EX.
Rock Crushing, Grinding or Milling				SP-EX. SF 1 SP-EX.
Sand, Gravel or Aggregate - Washing, Screening, Processing				SP-EX. SF 1 SP-EX.
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Slaughter House				SP-EX. SP-EX.- SF 1
Slaughtering & Allied Food Processing				SP-EX.
Stamping & Fabricating Metal Shops			X	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Heavy Industrial	Open Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP EX. SF 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. Entries
Airports & Landing Fields					SP.EX. SF 1	
Amusement Parks		SP.EX.	SP.EX.	SP.EX.	SP.EX. SF 1	
Auto & Motorcycle Race Tracks & Speedways				SP.EX.	SP.EX. SF 1	
Ballrooms		X	X		SP.EX. SF 1	
Boarding & Lodging Houses	X	X				MF 1-2
Book Stores, Adult		SP.EX.				
Cemeteries	X	X	X		SF 1-2	
Cemeteries - Pet	X	X	X	X	SP.EX. SF 1-2	
Christmas Tree Sales	X	X	X		SP.EX. ALL SF	SP.EX. ALL MF
Convents, Monasteries, Theological Schools, Rectories, Parishes	SP.EX.	SP.EX.	SP.EX.		SP.EX. SF 1	SP.EX. ALL MF
Correctional Insts.					SP.EX. SF 1	
Fraternities, Lodges	X	X			SP.EX. SF 1	
Feed Lots, Confined Commercial					SP.EX. SF 1	
Day Care Centers	X	X				MF 1-2
Garbage Feeding and Disposal					SP.EX. SF 1	
Golf Courses - Country Clubs					SP.EX. SF 1-2	
Heliports		X	X	X	SP.EX. SF 1	
Hospitals	X	X	X		SF 1	MF 1-2
Kennels - Including Outdoor Runs			SP.EX.	SP.EX.	SF 1 SP.EX.	

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG - SF	Multi- Family
Livestock Auction Sale Barns					SP.EX. SF 1	
Lake Developments for Recreation					SP.EX. SF 1	
Large Animal Hospital		SP.EX.	X		SP.EX. SF 1	
Masseurs and Public Baths		SP.EX.				
Mobile Home Parks	SP.EX.	SP.EX.	SP.EX.			SP.EX.
Multi-Family Housing		SP.EX.				
Nursing Homes	X	X				MF 2
Office Buildings - General Purpose	X	X	X	X	SP.EX.	SP.EX.
Outdoor Theaters		SP.EX.			SP.EX. SF 1	
Private and Public Schools with Dorms	X	X			SP.EX. SF 1	SP.EX. MF 1-2
Private Clubs, Lodges	X	X	X		SP.EX. SF 1	
Public & Private Camps					SF 1	
Raising Small Animals for Biological Purposes		X	X		SP.EX. SF 1	
Raising Animals for Furs or Pets					SP.EX. SF 1	
Riding Academies	X	X			SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
Sanitariums	X	X				MF 2
Sanitary Landfill					SP.EX. SF 1	
Schools and Kindergartens	X	X	X		X	X
Tennis & Swim Clubs	X	X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	SP	Multi-Family
Utilities - Not Regulated by Indiana Utility Regulatory Commission -	SP EX - All Areas					
Wireless Communication Service Facilities		SP EX in GB-PD & GO-PD	X	X	SP EX	

P = Eligible in Planned Business Development

NOTE - General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

Figure 2
Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs (Including Fabrication)		X	X	X
Amphitheaters	X	X		
Antiques	X	X	XP	
Apartment-Hotels, Motels, Hotels		X	X	
Art School	X	X	XP	
Artisan School	X	X	XP	
Assembly Halls	X	X	X	
Auction Rooms		X	X	
Auditoriums	X	X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages		X	X	
Auto Rustproofing	SP EX	SP EX	X	X
Auto Storage		X	X	
Auto Sales, New or Used, Service and Repair	SP EX	X	X	
Bakeries	X	X	XP	
Banks and Savings & Loan Assn	X	X	XP	
Barber and Beauty Schools	X	X	XP	
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X	XP	
Billiard Parlor		X	X	
Blueprinting, Photocopying Job-Printing	X	X	X	
Boat and Trailer Sales & Service		X	X	
Book Stores	X	X	XP	
Bowling Alley		X	X	
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X	XP	
Car Wash (Indoor)		X	X	
Carry-Out Food and Beverages	SP EX	X	XP	
Caskets and Casket Supplies (Mortuary)	X	X	X	
Cemetery Monument Sales		X	X	X

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
Charitable Donation Pick-Up Station	X	X	X	
Charitable Institutions		X	X	X
China and Glassware Shops	X	X	XP	
Churches	X	X		
Civic Centers	X	X		
Civic Clubs	X	X	XP	
Coal Yards		SP EX	SP EX	OI X PD SP EX
Coin Shops	X	X	XP	
Commercial Parking Lots and Structures, Public	X	X	X	
Commissary, Food Catering Serv.		X	XP	X
Concrete Contractors - Heavy Commercial			SP EX	
Consumer Service Offices	X	X	XP	
Crating and Packaging Service			X	
Credit Union Offices	X	X	XP	
Custard Stands	SP EX	X	XP	
Dancing Schools	X	X	XP	
Delicatessen	X	X	XP	
Dentists	X	X	XP	
Department Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Under 10,000 Sq. Ft.	X	X	XP	
Discount Stores - Over 10,000 Sq. Ft.		X	XP	
Distributors - Inside Storage		X	X	
Distributors - Outside Storage				X
Drive-In Food and Beverage	SP EX	X	XP	
Drug Stores	X	X	XP	
Dry Cleaning & Laundry Pickup	X	X	XP	
Dry Goods	X	X	XP	
Educational Institutions Public and Private	X	X	X	
Electrical Contractors, Heavy Commercial			SP EX	X

Type of Business	Local Business	General Business	Business Indication	Open for Business
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	
Feed 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
Root Beer Stands	SP EX	X	XP	
Salt Storage - Outside		SP EX	SP EX	OI - X PD - SP EX
Scrap Metal, Junk or Salvage Storage, Auto Wrecking - Shredding				SP EX
Self-Service Car Wash		X	X	
Self-Service Food and Beverage Places	SP EX	X	XP	
Semi-Automatic Car Wash		X	X	
Septic System Contractors			SP EX	X
Sewing Machine Sales & Service	X	X	XP	
Sheet Metal Contractors - Heavy Commercial			SP EX	X

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Types of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Shoe Repair	X	X	XP	
Shoe Stores	X	X	XP	
Sporting Goods	X	X	XP	
Stationery Stores	X	X	XP	
Storage and Transfer (Household Goods)		X	X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X	XP	
Taverns	SP EX	SP EX	SP EX	
Taxidermist		X	X	
Telegraph offices	X	X	XP	
Tennis Facilities	X	X	X	
Testing Laboratories		X	X	
Theaters - Indoor		X	X	
Tire and Auto Service Center		X	X	
Tire Recapping		X	X	
Tobacco Shops	X	X	XP	
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X	XP	
Trailer Rentals		X	X	
Travel Bureaus	X	X	XP	
Travel Trailer Sales & Rentals		X	X	
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	OL-X PD- SP EX
Typewriter Sales, Rental and Service	X	X	XP	
Upholsters	X	X	XP	
Variety Stores	X	X	XP	
Veterinarians - Small Animals	X	X		
Warehouses - Inside Storage		X	X	X
Wearing Apparel & Accessory Shops	X	X	XP	
Wholesalers - Inside Storage		X	X	X
YWCA and YMCA	X	X	X	

Figure 2
Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industries	Open Industrial
Abattoir				SP, EX.
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Coke Manufacturing				SP, EX.
Concrete Mixing - Permanent				OI - X PD - SP, EX.
Creosote Manufacturing and Treatment				SP, EX.
Data Processing		X	X	X
Electroplating			X	X
Engineering and Research Labs			X	X
Fat Rendering and Fertilizer Manufacturing				SP, EX.
Foundries				SP, EX.
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		SP, EX.	X	X
Leather Curing & Tanning				SP, EX.
Leather Products Manufacturing From Finished Leather				SP, EX.
Machine, Welding, Tool and Die Shops			X	X
Malt Products, Brewery, Distillation of Liquor & Spirits				SP, EX.
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X

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Type of Business	Local Business	General Business	Discouraged Industrial	Other Industrial
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement, Lime, Gypsum				SP EX
Mfg. of Chemicals and Gases				SP EX
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Colors, Dye, Paint			X	X
Mfg. of Detergents & Soaps				SP EX
Mfg. of Explosives, Matches, and Fireworks				SP EX
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Glue				SP EX
Mfg. of Jewelry			X	X
Mfg. of Musical Instruments			X	X
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Oleomargarine			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper				OF-X PD SP EX
Mfg. of Paper Boxes and Paper Products From Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				OF-X PD SP EX
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Material Recycling Facilities (WTRs)		SP EX	SP EX	SP EX
Mattress Mfg. & Upholstering			X	X

Type of Business	Special Business	General Business	Manufacturing	Open Industrial
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				OI-X PC-SP-EX
Oil Processing, Refining, Mfg.				SP-EX
Open Hearths & Blast Furnaces				SP-EX
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Biological, Medicine & Cosmetic Mfg.			X	X
Pipe Yards				X
Processing Forest Products - Veneer Mills, 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		
	Shade Trees	Evergreen or Ornamental Trees	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

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

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - o Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - o Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within residential land use must be planted somewhere within such residential land uses. Required trees and plantings within such land uses are not intended to be requirements per each lot, but are intended to be aggregate requirements per subdivision section or per multi-family development.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement. Trees and plantings are not credited to overall development requirements.
8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
2. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.
3. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.

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4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

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Table 16.06.060 – 01 : Minimum Required Buffer Yard

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

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

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- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.

No drives or parking areas shall be permitted in the reduced buffer yard area.

- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

- a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

- a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - 1.) the parking lot is located within a required yard; or
 - 2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- 2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
 - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each species of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

EXHIBIT 19

Development Phasing The Bridgewater Club

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

Second:	<u>Interval during which Development Plan may be submitted*</u>	<u>Parcel for which Development Plan may be submitted</u>
	During the calendar year 2002-2009	A, B, C, D, E, G, I, L, N** A and E will be in the first submittal along with none or any one or more of the remaining parcels listed above.
	During the calendar years 2003-2010	F, J, K Any one or more of these may be submitted only after A and E and any two (2) of the group B, C, D, G
	During the calendar years 2004-2011	H and M H and M may be submitted after A, E and any 4 of B, C, D, F, G, I, J, K

* Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.

** The Development Plan for the fitness center, pool and tennis courts will be submitted upon the occupancy by residents of 325 residential units. The Development Plan for the clubhouse expansion or addition will be submitted upon the occupancy by residents of 650 residential units.

NOTE 1: All references to "Parcels" are to the Parcels identified on the Concept Plan.

NOTE 2: Notwithstanding anything set forth above, the development of Parcel J and/or Parcel K shall not commence prior to the completion of the seeding of the entire Golf Course.

NOTE 3: No residence will be sold to and occupied by a permanent occupant until completion of that portion of the Greenway Trail by which such occupant can access Parcel N.

Summary of Meeting: 8/29/17 6pm at Lindley Farmstead Barn

Betsy Garfield of Henke Development Group was available and presented the various areas that are proposed to be included in the PUD for Chatham Hills. They are all contiguous or surrounded entirely by existing Chatham Hills PUD property. The process and overall explanation of the PUD and property was provided. Details on the history of the Farmstead were also shared. It was a brief explanation and showed geographically where the property was and how it is anticipated to be used. Explained none of the property went much further north than the large powerlines and did not cross SR 38.

One question asked what proposed use of the property was to be? Was shown how the appx 11 acre property will comprise future custom residential consistent with other sizes in Phase 3 and Phase 3b. It will allow Chatham to continue road to the north and make a quick "u-turn" back into the property to the south. It does not incorporate any additional ground owned by the Habigs. Most development will continue to go south or towards the east near the Farmstead, following along the Golf Course.

Meeting was concluded by 6:45 and then had good tour with guests of the barn.
Pam Howard of the City was present.

Neighborhood Meeting
Tuesday, August 29th
6 p.m.

Name:

Address:

DARRELL BEALS

Jeff Beale

to McIntyre Scott

John Lautenschlager

WRITTEN PUBLIC COMMENTS

Docket Number: 1709-PUD-16
Petitioner: Grassy Branch Development, LLC
Request: Petitioner requests to expand and amend the Bridgewater PUD District by 72.57 acres +/- to allow for Single-Family detached development.

Enclosed Attachments:

1. Thompson, Dan and Denise

(09/05/17)

September 5, 2017

Mr. Randy Graham, President
Westfield-Washington Township Advisory Plan Commission
130 Penn Street
Westfield, IN 46074-9544

Re: **1709-PUD-16, 1709-ODP-09 & 1709-SPP-09**
Oak Hollow at Bridgewater

Dear President Graham and Members of the Plan Commission:

Please allow us to introduce ourselves. We are Dan and Denise Thompson and we are the owners of and residents (along with our three children, Mia, Max and Eva) in the home located at 15442 Carey Road. Our home will be surrounded on three sides by the proposed Oak Hollow at Bridgewater if the project is approved by the Plan Commission and the City Council. As we were considering buying our home in 2016, we were made aware that a development like Oak Hollow might happen in the years ahead. As a result, for about 12 months, we have been communicating with David Mennel regarding the various potential plans for this property. Mr. Mennel has been generous with his time in meeting with us and through that process we have been able to head off many potential issues which could have arisen with this type of significant change to our neighborhood. While we greatly appreciate Mr. Mennel's ongoing efforts on behalf of the developer, we do have some remaining outstanding concerns to present to you tonight.

We'd like to first acknowledge that we understand that some sort of residential development/redevelopment is likely on this property. The gorgeous lake views, the proximity to Bridgewater, to the amenities of the City of Westfield and to the other great things Hamilton County has to offer makes this an incredibly attractive site. They are, quite frankly, some of the main reasons we ourselves were attracted to our home. It has been and remains our hope that the new neighborhood we will find ourselves in, with this development, will be fitting of this fantastic corner of our community.

Our concerns about this development relate to what we will see out of the various vantage points from our property. Almost every room has views from our home that are oriented toward the fantastic lake upon which we have several hundred linear feet of frontage. We and our family and friends, regularly enjoy views from the swimming pool, gazebo, back yard and front porch (our favorite place to watch the sunsets) that overlook this lake. The peace and tranquility offered by this great feature are incredible. We understand the attraction of the lake and desire to have as many homes with lake views as possible; however, it is our request that the Plan Commission be mindful of the lot frontage of each home on the lake. While these proposed homes do have significant street frontage, several of these lots have lake frontage which we believe does not keep in the spirit of the "open" and

“spacious” feeling which Mr. Mennel has described in the various meetings we have had with him. We would respectfully request that all lots which have lake frontage be required to have a minimum of 125 feet of lake frontage. As a matter of perspective, our property, as currently comprised, has approximately 420 linear feet of frontage on the lake. It is our opinion that increasing the required linear frontage along the lake is in the best interest of maintaining the value of our home as well as avoiding a development which over develops this lake frontage.

To further buttress the “spacious” feeling from the lake view, we would also suggest that the minimum rear yard setback on late lots should be at least fifty (50’) feet and minimum side yard setbacks should be twenty (20’) feet from both property lines versus the proposed forty (40’) foot rear yard setback and ten (10’) foot side yard with a thirty (30’) foot separation between buildings.

We are working with Mr. Mennel to become comfortable with the types and designs of homes which could be our new neighbors. Obviously, we are well aware of the great job that Mr. Mennel and the developers of the various developments with the Bridgewater PUD have done in ensuring architecturally appropriate homes are constructed. They have been good guardians of these standards and we have confidence they will strive to do so on the Oak Hollow development as well. We do, however, desire some assurances that special attention will be paid to the rear elevations of the homes facing the lake which will be highly visible from our existing home. We would greatly appreciate written assurances and/or commitments that the rear elevations will incorporate the hard surfaces which are “preferred” in the various Bridgewater design guidelines, but not strictly required. We currently look at the rear elevation of the one large home located north of our property. That rear elevation, which is set very close to the waters edge, contains a variety of interesting architectural features which enhance the aesthetics of this rear façade. We would hope that such care would be included in the homes of our new neighbors, albeit at a further setback from the lake.

Finally, we would also like to see some additional attention paid to the rear yard landscaping requirements for those homes which are adjoining the lake. The design standards and guidelines for Bridgewater encourage the maintenance of mature trees, which exist on portions of the existing lake frontage. Further, the Oak Hollow PUD and the overall Bridgewater architectural guide both have landscaping requirements. However, those requirements appear to be focused on front yard landscaping, and unless various other improvements are installed (e.g. a swimming pool), there are limited requirements for backyard landscaping. It would be our desire that the Plan Commission include some rear yard landscaping requirements for the lots which adjoin the lake. The Plan Commission and City Council have worked hard to improve the view of new developments when they are viewed from the public right of way. It is our request that a similar consideration be granted to our view, which will be considerably altered from the current beautiful horse pastures by the proposal before you.

We truly appreciate Mr. Mennel and his time and energy explaining the thoughts and reasoning behind the many plan iterations. We also respect the rights of Mr. and Mrs. Throgmartin to develop their incredible piece of property. However, it is obvious, that in addition to those mentioned above, our family will be affected in a number of significant ways with this development:

- 1) Increased traffic – 60 new homes, 120+ potential new vehicles on an already busy Carey Road
- 2) New and expanded easements/rights of way – Duke Energy, City of Westfield, others?
- 3) Infrastructure changes – moving/upsizing power lines and poles, widening of Carey Road, new gas line, etc.
- 4) Loss of community greenspace
- 5) 5+ years of new construction surrounding our home

President Graham and Members of the Plan Commission, our family loves our dream home and living in the Westfield community. There is also no doubt, that given our druthers, we would rather not have any development on this gorgeous piece of property. In fact, we even discussed with Mr. Mennel the option of purchasing the property in its entirety. However, we found that this option was not financially feasible for our family. Our goal is simple...to protect, as much as possible, the ambiance and financial investment in our oasis. Unfortunately, we believe that going from sharing the neighborhood with 1 home and acres of pasture land to 60 new neighbors (19 lake front), does not seem to do that for us. We therefore ask for your assistance on:

- 1) Larger lot sizes through increased lake frontage for homes on the lake
- 2) Increase in rear and side yard setbacks
- 3) Required rear elevation hardscape for lake lots
- 4) Required landscaping for the backyard similar to the front yard.

Thank you for your consideration and for all that you do for the community and the City of Westfield.

Sincerely,

Dan and Denise Thompson

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 21, 2017, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

City Staff Present: Matt Skelton, Director; Pam Howard, Associate Planner; Matt Pleasant, Associate Planner; and Brian Zaiger, City Attorney.

Approval of Minutes: August 7, 2017 Meeting Minutes.

Motion: Approve August 7, 2017 Meeting Minutes as amended.

Motion: Hoover; Second: Woodard. Vote: 9-0.

Howard reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1706-SPP-04

1706-ODP-04

Village Park Plaza I

2222 E. 146th Street

Washington Prime Group by Hamilton Designs, LLC requests Primary Plat and Overall Development Plan approval of a commercial subdivision on approximately 12.02 acres +/- in the pending Village Park Plaza I PUD District.

Pleasant gave an overview of this petition.

Motion: Approve 1706-ODP-04 & 1706-SPP-04 with the following condition: All necessary approvals be obtained from the Westfield Public Works department and the County Surveyor's Office prior to the approval of a Secondary Plat.

Motion: Schmitz; Second: Kelleher. Vote: 9-0.

1707-PUD-12

Oak Manor PUD District Amendment

South side of the Midland Trace Trail along Gunther Boulevard

11th Street Development on behalf of Innovative Engineering & Consulting requests an amendment to the Oak Manor PUD to allow for Single-Family detached and attached development.

Howard presented an overview of this petition.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Kelleher stated that it appears most of the neighbors' requested changes have been made.

Smith asked if the concept plan had been addressed. Howard responded that they had been incorporated.

Hoover said he realized that all neighbors were not satisfied; however, this is much better than what could be there.

Motion: Forward 1707-PUD-12 to the City Council with a favorable recommendation.

Motion: Woodard; Second: Horkay. Vote: 9-0.

CONSENT AGENDA ITEMS**1706-DDP-07****Village Park Plaza I**

2222 E. 146th Street

Washington Prime Group by Hamilton Designs, LLC requests Detailed Development Plan review of building renovation/expansion on approximately 12.02 acres +/- in the Village Park Plaza I PUD District.

No Comments from Commission

Motion: Approve Consent Agenda

Motion: Horkay; Second: Woodard. Vote: 9-0.

CONTINUED ITEMS**1706-ODP-03 &
1706-SPP-03****Penske Subdivision**

Northwest Corner of State Road 32 and Dartown Road

526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

1707-PUD-13**Spring Mill Grand Station PUD District**

West side of Spring Mill Road, North of 161st Street

Aspen Property Management and Brokerage, LLC requests a change of zoning of 4.9 acres +/- from the SF2: Single-Family Low Density District to the Spring Mill Grand Station Planned Unit Development (PUD) District to allow for commercial development.

**1707-ODP-08 &
1707-SPP-08****Lancashire at Oak Manor**

South side of the Midland Trace Trail along Gunther Boulevard

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Innovative Engineering & Consulting by 11th Street Development requests Primary Plat and Overall Development Plan approval of 67 Single-Family detached lots and 10 Single-Family attached lots on 12.4 acres +/- in the Oak Manor Planned Unit Development (PUD) District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Woodard. Vote: 9-0.

The meeting adjourned at 7:14 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary