CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_06_01_2015

Monday, June 01, 2015 at 07:00 PM

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

MEETING DATE: **Monday, June 01, 2015 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - May 18, 2015
Documents: Meeting Minutes-5/18/15

Review APC Rules & Procedures

ITEMS OF BUSINESS

1505-PUD-07
Lantern Park PUD
NE corner of 161st Street and Union Street, just east of Cool Creek
Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Revised Concept Plan and Character Exhibits | Exhibit 4: Lantern Park PUD Ordinance (Ord. 15-11) | Exhibit 5: Neighbor Meeting Summary | Exhibit 6: Petitioner's Narrative | Exhibit 7: Public Comments | Exhibit 8: Previous Concept Plan and Character Exhibits

1506-PUD-10 [PUBLIC HEARING]
Viking Meadows PUD Ordinance Amendment
930 Viking Sunrise Lane
Denese and James Stachoviak request a text amendment to the Viking Meadows PUD Ordinance to reduce the Rear Yard Minimum Building Setback requirement to accommodate the construction of a swimming pool.

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ord 15-13 | Exhibit 4: Site Plan

1506-DDP-09 [PUBLIC HEARING]
AT&T Wireless Communication Facility
Southeast corner of 146th Street and Oak Ridge Road (between former and existing 146th Street right-of-way)
AT&T Mobility requests Detailed Development Plan approval of a new wireless communication service facility.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscaping Plan

1506-ZC-02 [PUBLIC HEARING]
Bent Creek Commitment Modification
Langston Residential Development, LLC by Nelson & Frankenberger requests a modification to the commitments associated with the rezoning of property from the AG-SF1: Agriculture/Single-Family Rural District to the SF2: Single-Family Low Density District, as approved by Ordinance 04-43, for Bent Creek.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Commitment Modification | Exhibit 4: Ordinance 04-43

1506-ODP-16 & 1506-SPP-15 [PUBLIC HEARING]
Bent Creek
Northwest corner of 159th Street and Towne Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat review of 158 single-family lots on approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan | Exhibit 6: Public Comment | Exhibit 7: Neighborhood Meeting Summary | Site Plan | Public Comment Received after 05/29/15

1506-PUD-09 [PUBLIC HEARING]
Tamarack PUD
Northeast corner of 161st Street and Oak Road
M/I Homes of Indiana, LP by Nelson & Frankenberger, P.C. requests a change of zoning of 34.4 acres +/- from SF2: Single-family Low Density District to the Tamarack PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan and Character Exhibits | Exhibit 4: Tamarack PUD District Ordinance | Exhibit 5: Neighbor's Meeting Summary | Exhibit 6: Petitioner's Narrative | Exhibit 7: Packet of Public Comment (05/27/2015) | Exhibit 8: Packet of Public Comment Addendum (05/29/2015) | Exhibit 9: Packet of Public Comment Addendum (06/01/2015)

1506-ODP-14 & 1506-SPP-13 [PUBLIC HEARING]
Maple Villas

Northwest corner of Wendover Avenue and Cayuga Drive
Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat and associated plat waiver approval of 56 duplex residential lots on 16.33 acres +/-, located in the Maple Knoll PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map Maple Villas | Exhibit 3: Overall Development Plan & Primary Plat | Exhibit 4: Maple Knoll Tree Preservation as of 2015.05.01 | Exhibit 5: Proposed Front Elevation | Maple Villas Public Comments | Maple Knoll PUD Ordinance (Ord. 04-02)

1506-ODP-15 & 1506-SPP-14 [PUBLIC HEARING]
Sonoma, Sections 9 & 10
Southwest corner of Wendover Avenue and Spring Mill Road
Maple Knoll Developer, LLC by Stoeppelwerth & Associates, Inc. requests Overall Development Plan and Primary Plat approval of 100 single-family lots on 31.38 acres +/-, located in the Maple Knoll PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map Sonoma 9 & 10 | Exhibit 3: Overall Development Plan & Primary Plat | Maple Knoll PUD Ordinance (Ord. 04-02)

1506-PUD-11 [PUBLIC HEARING]
Spring Mill Station SWC PUD
Southwest corner of Springmill Road and 161st Street
Westfield Residential Investors, LLC requests a change in zoning of 20 acres +/- from SF2: Single-family Low Density District to the Spring Mill Station SWC PUD District.
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan and Character Exhibits | Exhibit 4: Ordinance 15-15 | Exhibit 5: Neighbors Meeting Summary | Exhibit 6: Petitioners Narrative | Exhibit 7 - Spring Mill Station Area Map

1504-PUD-06 [CONTINUED]
Gateway Southwest PUD
Southwest corner of U.S. 31 and State Road 32
Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

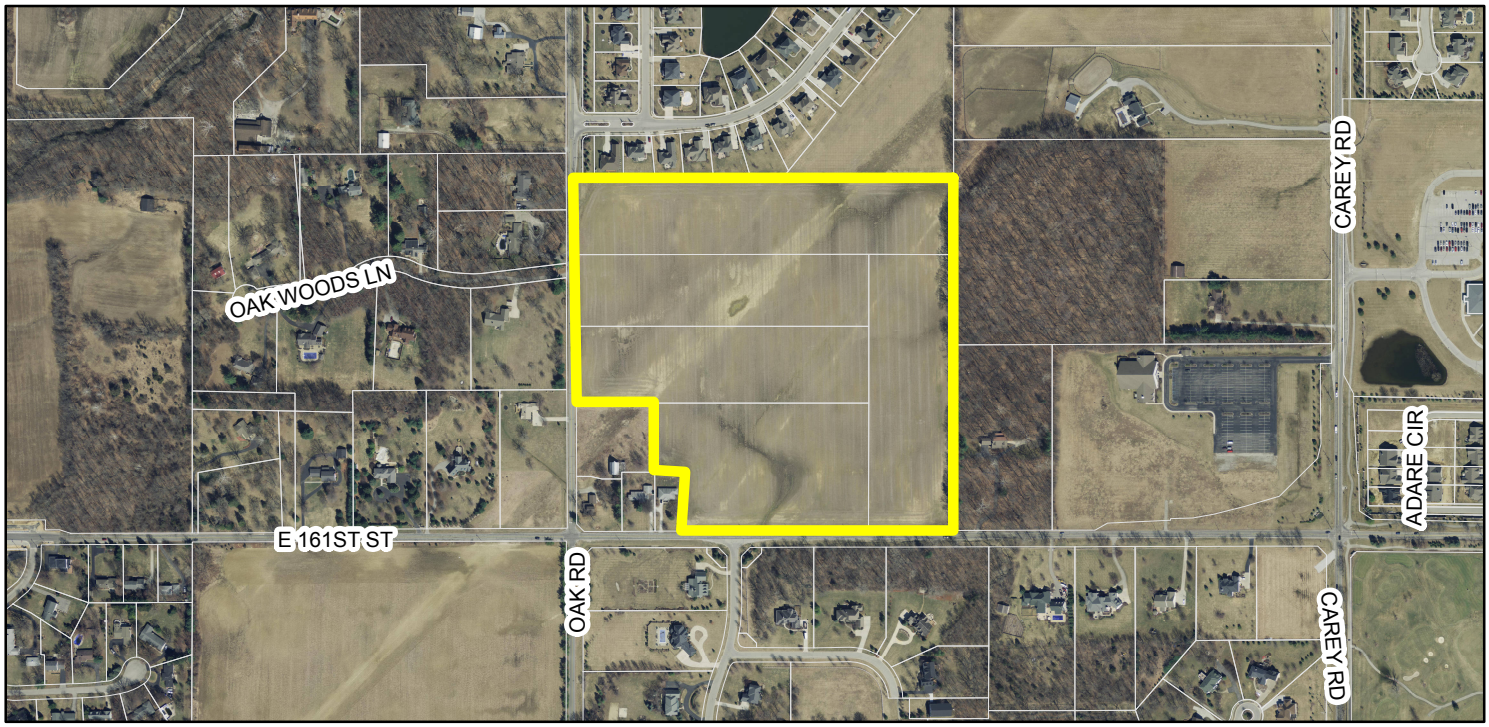
ADJOURNMENT

Property Location Map
Tamarack PUD District
1506-PUD-09

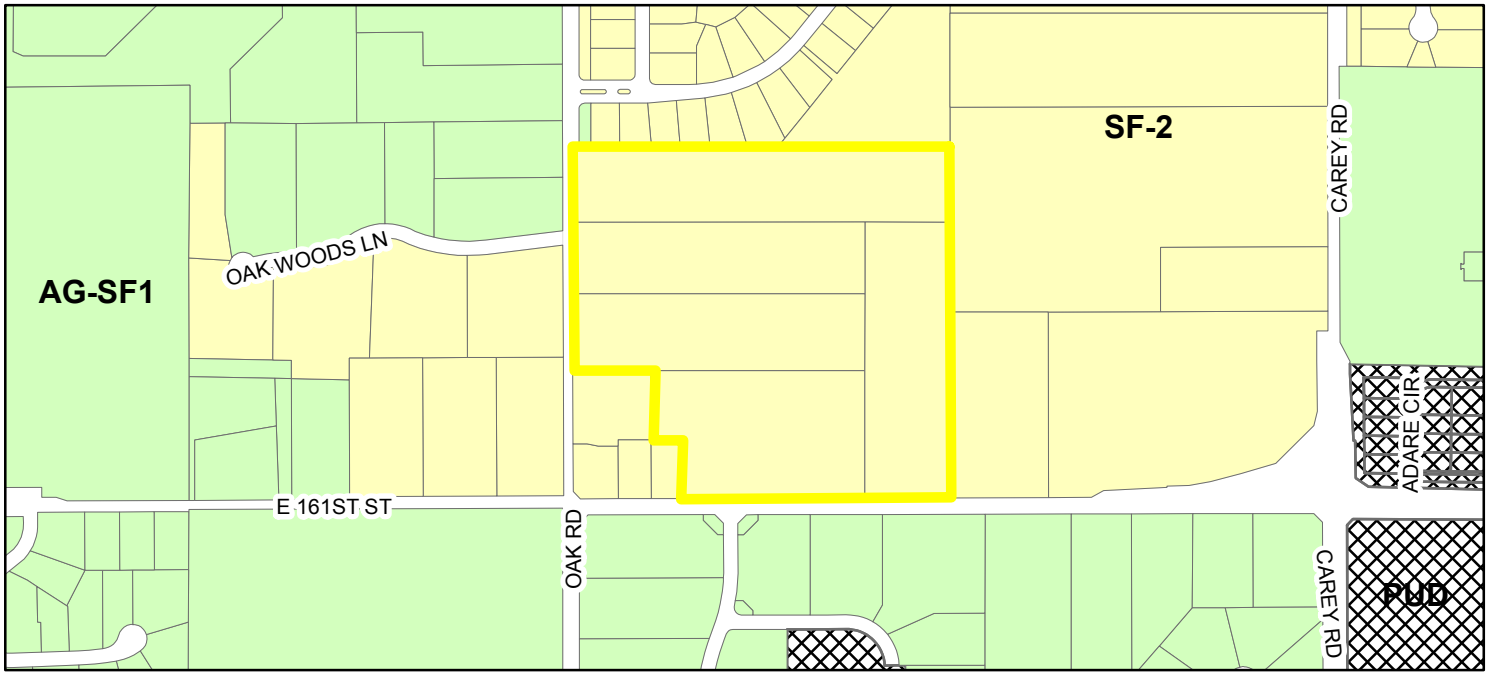
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

ORDINANCE 15-14

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1506-PUD-09), filed with the Commission requesting an amendment to 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 took action to forward said Petition No. 1506-PUD-09 to the Common Council of the City of Westfield (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 _____, 2015;

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

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; and,

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as Planned Unit Development District to be known as the "**Tamarack PUD District**" (the "Tamarack PUD District").

1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Until Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance

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

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Trail: Any Pedestrian or nature train internal to the Tamarack PUD District that is used by pedestrians. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross gas pipeline easements the exact trail location and installation is subject to the approval of owner of the pipeline.

2.6 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this Tamarack PUD District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts: PUD District Ordinance Requirements; Concept Plan.*

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this Tamarack PUD District shall be SF4: Single Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

6.1 All Dwellings shall be regulated as Single Story Dwellings for the purposes of applying the standards applicable to the Underlying Zoning District.

Section 6. **General Regulations.** The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the Tamarack PUD District, except as otherwise modified below.

6.1 Minimum Front Building Setback Line: 22 feet

6.2 Minimum Side Yard Building Setback Line: 5 feet

6.3 Minimum Rear Yard Building Setback Line: 25' (up to 10% of the total number of lots in the Tamarack PUD District may have a 15' rear yard building setback line)

6.4 Minimum Lot Width: 70 feet

6.5 Minimum Living Area (Ground Floor):

A. Single story: 1,400 square feet

B. Story and one-half: 1,400 square feet

Section 7. **Development Standards**. The standards of *Chapter 6: Development Standards* shall apply to the development of the Tamarack PUD District, except as otherwise modified below.

7.1 *Article 6.3 Architectural Standards*: Shall apply. In addition, the following shall also apply:

A. Architectural Character Exhibit. The Architectural Character Exhibits, attached hereto as **Exhibit C**, are hereby incorporated as compilation of images designed to capture the intended quality of structures to be constructed in the Tamarack PUD District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the Tamarack PUD District's intent and vision. It is not the intent to limit the architectural styles shown in the Architectural Character Exhibits, but to encourage diversity in architectural styles of Dwellings within the Tamarack PUD District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

B. Building Materials: In addition to Article 6.3(C)(3) Building Materials, the following shall apply:

i. The roofs of all Dwellings shall be covered with dimensional shingles.

ii. Vinyl and aluminum siding shall be prohibited.

B. Garages: All Dwellings shall have a minimum of a two (2) car attached garage.

C. Overhangs: All Dwellings shall have a minimum 12" roof overhang from framing.

D. Roof Pitch: All Dwellings shall have a minimum 8:12 roof pitch.

E. Windows: All windows on Dwellings shall be framed with a 5 1/2" trim unless framed in masonry.

7.2. *Article 6.8 Landscaping Standards*: Shall apply; except as otherwise modified or enhanced below.

A. *Article 6.8(K): Minimum Lot Landscaping Requirements* shall apply except modified or enhanced below.

i. The minimum number of Shade Trees shall be three (3).

ii. The minimum number of Ornamental or Evergreen trees (1).

iii. The minimum he minimum number of Shrubs shall be ten (10).

B. *Article 6.8(M) External Street Frontage Landscaping Requirements* shall apply; except as otherwise modified below.

i. The landscaping area within the pipeline easements as illustrated on the Concept Plan shall be excluded from the landscape planting and mounding standards.

C. *Article 6.8(N) Buffer Yard Requirements* shall apply; except as otherwise modified below.

ii. The required buffer yard width along the east perimeter of the Real Estate shall be a twenty-five (25) feet as identified on the Concept Plan.

iii. The perimeter of the buffer yards subject to the pipeline easements as illustrated on the Concept Plan shall be excluded from the landscape planting standards.

7.3 *Article 6.17 (G) Residential Signs*: Shall apply; except as otherwise modified below:

A. Brick columns a maximum of 8' in height including a maximum Sign Area of six (6) square feet shall be permitted at the entrance(s) of the subdivision in addition to permitted Monument Signs.

Section 8. **Infrastructure Standards.** The Tamarack PUD District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (*see Chapter 7: Subdivision Regulations)*, unless otherwise approved by the Plan Commission or Department of Public Works in consideration of the pipeline easements which cross the Real Estate.

Section9. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the Tamarack PUD District, except as otherwise modified below.

9.1 *Article 8.7 Pedestrian Network Standards* shall apply, except as otherwise modified or enhanced below:

A. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the Tamarack PUD District's Open Space.

9.2 *Article 8.9 Street and Right-of-Way Standards* shall apply; however, the layout of the street network in the Tamarack PUD District shall be in substantial compliance with the Concept Plan.

9.3 *Article 8.6 Open Space and Amenity Standards* shall apply; however, the Minimum fifteen percent (15%) Open Space requirement shall be enhanced. Thirty-five percent (35%) open space shall be provided on the Real Estate as generally shown on the Concept Plan. All Open Space shall be common area and deeded to and maintained by a homeowners' association.

Section10. **Amenities.** Amenities shall be provided in accordance with this section.

10.1 The following shall be included within the Open Space of the Tamarack PUD District:

A. Walking/Jogging/Biking Trails;

B. A fountain in detention pond;

C. A minimum of one (1) bench sitting area; and

D. A minimum of two (2) gazebos including sitting areas.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 15-14 was delivered to the Mayor of Westfield

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

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-14

This _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-14

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106

Tamarack PUD District - filing 043015

Schedule of Exhibits:

Exhibit A **Legal Description**

Exhibit B **Concept Plan**

Exhibit C **Architectural Character Exhibits**

EXHIBIT "A"
Page 1 of 1

(Legal Description)

Parcel 1:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West line of the West Half of said Northeast Quarter Section a distance of 976.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West line a distance of 265.00 feet to a railroad spike; thence North 89 degrees 57 minutes 20 seconds East a distance of 1330.17 feet to a 5/8 inch rebar with yellow cap stamped "Schneider Firm #0001" on the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East

along said East Line a distance of 265.00 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 1330.10 feet to the POINT OF BEGINNING. Containing 8.092 acres, more or less.

Parcel 2:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 726.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 250.00 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.10 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 250.00 feet; thence South 89degrees 57 minutes 20 seconds West a distance of 1030.05 feet to the POINT OF BEGINNING. Containing 5.912 acres, more or less.

Parcel 3:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 452.73 feet to the POINT OF BEGINNING (said point also being the Northwest corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana); thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 274.25 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.05 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 273.78 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 743.98 feet to

EXHIBIT "A"

Page 1 of 1

(Legal Description)

the Northeast corner of the aforesaid 1.665 acre tract of land; thence South 89 degrees 51 minutes 41 seconds West along the North line of said tract of land a distance of 286.00 feet to the POINT OF BEGINNING, Containing 6.475 acres, more or less.

Parcel 4:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 388.00 feet to the POINT OF BEGINNING (said point also being the Southeast corner of a 0.496 acre tract of land described in a Corporate Quitclaim Deed recorded as Instrument Number99-31292 in the Office of the Recorder of Hamilton County, Indiana); thence North 00 degrees 02 minutes 40 seconds West along the East line of said tract of land a distance of 212.00 feet to the Northeast corner of said tract of land; thence South 89 degrees 51 minutes 41 Seconds West along the North line of said tract of land a distance of 102.00 feet to the Southeast most corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 02 minutes 40 seconds West along the Easterly line of said tract of land a distance of 240.73 feet to the Northeast Corner of said tract of land; thence North 89 degrees 57 minutes 20 seconds East a distance of 743.98 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 451.51 feet to the South Line of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along said South Line a distance of 641.88 feet to the POINT OF BEGINNING. Containing 7.225 acres, more or less.

Parcel 5:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 1029.88 feet to the POINT OF BEGINNING; thence North 00 degrees 01 minutes 52 seconds West, parallel with the East line of the West Half of the said Northeast Quarter Section, a distance of 975.29 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 300.00 feet to the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East along said East Line a distance of 974.79 feet to the Southeast Corner of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along the aforesaid South Line a distance of 300.00 feet to the POINT OF BEGINNING. Containing 6.715 acres, more or less.

EXHIBIT "B"
Page 1 of 1

(Concept Plan)

EXHIBIT "C"
Page 1 of 3

(Architectural Character Exhibits)

EXHIBIT "C"
Page 2 of 3

(Architectural Character Exhibits)

EXHIBIT "C"
Page 3 of 3

(Architectural Character Exhibits)

MAY 21, 2015 TAMARACK NEIGHBORHOOD MEETING SUMMARY

Project: Tamarack PUD Docket No. 1506-PUD-09

Date: Thursday May 21, 2015 6:30 pm

Location: MI Model Home in Slater Woods subdivision, 16835 Rosetree Court, Noblesville, In. 46062

Attendees: Ann Kloc – MI Homes

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Dave Sexton – Weihe Engineers

See attached Exhibit "A" Sign In Sheet for Neighbors who attended

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Summary of Neighbor Questions and Petitioner's Responses:

1. The drawings shows a "loop" road to 161st Street – what is this?
   a. This is an emergency access point for emergency vehicles only, but based on TAC meeting we will be relocating and redesigning (making narrower and installing bollard) the emergency access.

2. There are 42 home sites on the eastern portion of the site which will generate at least 2 cars per house, plus recently approved Oak Park addition will generate additional traffic. How will traffic work? Will there be traffic issues?
   a. We are working with Staff regarding traffic analysis. We are installing accel/decal lanes along 161st Street. If one were to go east on 161st near the Bridgewater and Brookside neighborhoods, there more homes and the entrances to each of those neighborhoods is accommodating the traffic.

3. A neighbor brought up the Richmond Hill explosion on Southside of Indianapolis and emergency access to neighborhoods.
   a. We are providing an emergency access point and we can provide information on other similarly sized developments that are served by 1 point of access for this or a greater number of homes.

4. Some neighbors expressed desire to have larger homes, larger lots and fewer homes.
   a. We explained that underlying S-2 zoning permits 1,200 square foot ranch homes. We also explained that the target demographic for this product wants lots that are as large so they do not have as much yard to maintain.
   b. We explained that MI will be increasing the minimum square footage of home sizes as we go through the Plan Commission process.
   c. We also explained that this comment on lots size and home square footage should be communicated by the neighbors to the Plan Commission and Council.

5. How much area consists of the pipeline easement?
   a. We estimate that the pipeline area consists of about 5 ½ acres. We also explained that the existence of pipeline easements in and around developed neighborhoods in this general vicinity was not unique.

6. Some neighbors expressed a desire for only "1 step down" between their neighborhood and the Tamarack subdivision.
    a. We explained that it was our opinion that Tamarack was a well-designed subdivision with homes priced from the low to mid $300,000 range. The proposed homes are of high quality and by no means a "step down".

7. Why did the original submittal change and why did it reference a different square footage minimum for the homes from tonight's general discussion regarding square footage?
    a. We explained that it is not uncommon for a petition, after it is filed and the Petitioner begins to hear the input of the neighbors, TAC agencies, the Planning Staff and decision makers, to be adjusted and modified. We explained that MI will be increasing the minimum square footage of home sizes as we go through the Plan Commission process based on comments we have received.

8. Some neighbors expressed a concern about how the Tamarack proposal may impact their property values and whether we worked with the pipeline companies in the design of our proposal.
    a. We explained that we did obtain input from the pipeline company as we have been going through the zoning approval process and we are complying with any requirements or standards the pipeline company may have.
    b. We explained that we anticipated, conservatively, the prices ranges of the Tamarack homes to be between $300,000 to $350,000.

9. A neighbor claimed that we could not build on the pipeline easement.
    a. Again, we explained that our development and its design is permitted by the requirements and standards of the pipeline company in relation to their easements.

10. What size is this model (the model in Slater Woods where the neighborhood meeting was held) and why were we having the neighborhood meeting here?
    a. Again, we explained that the existing S-2 zoning permitted homes of 1200 square feet.
    b. We explained that this Slater Woods model was about 2400 square feet including the main level and upstairs, but excluding the finished basement.
    c. We explained again that MI would be increasing the minimum square footage of home sizes as we go through the Plan Commission process.

11. A neighbor stated that we, at the May 17th Council introduction, said the average square footage would be 2000 to 2400 square feet.
    a. We explained that 2,000 to 2,400 would be the "average" square footage.
    b. We explained that other similar types of MI home products could be found at Westmont in Carmel (which has this home product but also other home product offerings) and Monon Lake in Carmel that was just beginning development.

12. A neighbor expressed a concern that if the economy went through another recession what impact would that have on the Tamarack development and would home buyers elect to build the smallest type of home allowed by our proposal?
    a. We explained again that we were committed to increasing the minimum home square footage in our proposal.

13. A neighbor asked how close is the cul-de-sac near lots 3 and 4 to our northern property line?
    a. We explained that the distance would be approximately 30'.

14. A neighbor expressed a concern about a driver being in the cul-de-sac, their gas pedal becoming stuck and the car driving into the fence on our northern property line.
    a. We offered to sit down with this neighbor after the neighborhood meeting to understand their concern better and determine if we could address it with a design change or landscape buffering.

15. A neighbor asked if the homes on lot 3 and 4 were required to be larger.
    a. We explained that those homes were not required to be larger.

16. A neighbor asked how close would the homes be to our northern property line.
    a. We explained that we could add a provision to the PUD that no home would be closer than 30' to our north property line.

17. A neighbor who lives to the east expressed a concern about animals going onto their property, whether there was a walking path proposed around the pond and what type of trees would be planted along the east edge.
    a. We explained that the site plan shows a proposed pond on the southeastern corner of the site, but no pathway along the pond area.
    b. We explained to this neighbor that we have been asked to extend the path along this pond and if this neighbor was opposed to this change, they should communicate their concerns to the Plan Commission and Council.
    c. We explained that the landscape plan for the eastern perimeter would include shrubs, trees and evergreens per the City's landscape planting standards.

18. A neighbor to the north asked how we would keep people from trespassing onto his land?
    a. We explained that the area already contained heavy landscaping and tree cover as a natural buffer.

19. A neighbor expressed concern about traffic on 161st Street and the number of cars our site may generate.
    a. We explained that we are in the process of completing the same.

20. Some neighbors expressed concerns about density and asked how the passing blister on 161st Street would work.
    a. We explained the density of the proposal and we explained how the passing blister along 161st Street would be designed and how it would function.

21. If this product is supposed to be "empty nester" why does it allow for 3 or 4 bedrooms which would create more cars and more traffic? Also a concern about whether we would allow street parking.
    a. We explained our position and thoughts regarding our home product and our target market and that the public streets were designed to allow parking.

22. Why are we planting street trees – they are hard to maintain and don't grow well.
    a. We designed our street trees pursuant to the City's new street tree planting and design standards.

23. How long have we been talking to the City about this proposal.
    a. We explained that we had been discussing this proposal with the City for about 6-7 months.

24. A neighbor explained that she recalls years ago the pipeline company dug up their pipes for maintenance and it was messy and an annoyance.
    a. We explained again that we were working with the pipeline company regarding our project.

25. Some neighbors asked questions about drainage and how it would work
    a. Dave Sexton of Weihe Engineers explained how our drainage design would work.

26. Some neighbors asked what sort of lot maintenance we would have.
    a. We explained that lot maintenance was not mandatory, but would be offered.

b. We explained that the HOA would maintain the significant common areas.
c. We explained that the CCRs for the HOA would prohibit swing sets, playgrounds, basketball goals and above ground swimming pools.

27. Will there be a community pool.
    a. We explained that there would not be a community pool as there was not a desire by MI to attract families with school aged children.

28. How, from a selling point, do we see homes being sold that back-up to the pipeline easement? Will the pipeline easement have an impact on anticipated home values in Tamarack? Some neighbors asked for more expensive homes.
    a. We explained that MI will have buyers sign an acknowledgement document in the purchase agreement where they will be advised about the location of the pipeline easement so they have knowledge of it.
    b. We explained there are other similarly situated subdivisions in Westfield and Carmel that are adjacent to pipeline easement areas.

29. How does the new proposal for 161st and Union Street compare to the Tamarack proposal?
    a. We explained that that proposal was referred to as "Lantern Park" and we explained that that project had different lots sizes (60' wide; 7,200 square feet total).

30. What is the plan for the parcels at the southwest corner of 161st and Oak Road?
    a. We explained that those parcels were not part of our proposal.

31. A neighbor asked about the notice process and why, if one of our team members was a resident of Oak Manor, we did not give more advanced notice? Why was sign posted on site so small?
    a. We explained the notice process, the neighborhood meeting process and that we have and are complying with all noticing requirements.

32. A neighbor asked, if our proposal were approved, when we would begin site work?
    a. We explained, if approved, we would begin site work in approximately Fall of 2015.

33. A neighbor asked when would the Plan Commission meeting occur.
    a. We explained the Plan Commission meeting would occur at 7pm on June 1st at Westfield City Hall building.

Tamarack 5/21/15 Neighborhood Meeting

Name:	Address	Cell #	Email
Brian Collier	Oak Manor		baskypilot@yahoo.com
Tammy & Ron Loera	16405 OAK MANOR		RONLOERA@YAHOO.COM
John Bayer	2220 Oakwood Ln		JB8832Bayer@Frontier.com
Betty & Jerry Hollon	2902 E. 161st St		eahollon@aol.com
Ben Brown	16877 Cotkins Ct		ben@bbrown.com
JONATHAN DILLEY	16421 OAK MANOR DR.		JDILLEY@PLTW.ORG
Rob Stokes	14917 Riverdale Dr S. Apt 4		
Dennis & Diana Theurer	16200 Carey Rd.		dennistheurer@frontier.com
Sue Tatum	16250 Oak Rd		rskaritatum@comcast.net
Pam Sokol	2530 E 161st St		

EXHIBIT "A"

PROJECT NARRATIVE

"Tamarack" is a proposed residential subdivision consisting of approximately 53 lots on approximately 34.4 +/- acres. The site is generally located north of and adjacent to 161st Street and east of and adjacent to Oak Road in Westfield, Indiana.

MI Homes of Indiana, LP, has filed a rezone application to allow development of the "Tamarack" community. The Real Estate is currently zoned SF-2 pursuant to the City of Westfield's Unified Development Ordinance and MI Homes of Indiana, LP, is requesting to rezone the Real Estate to the Tamarack Planned Unit Development Ordinance

PACKET OF PUBLIC COMMENT

Advisory Plan Commission

June 1, 2015

PUBLIC COMMENT #1

Subject: ORD 15-14, Tamarack

Tamarack at NE corner of 161 & Oak Rd is being introduced to City Council this evening.

It is across the street from Oak Park and next door to Oak Manor.
These are all pretty much the same house with different facades.
Is this what we are looking for considering the higher surrounding standards?

Do we allow garages to ALL open to the street and ALL bump out like this?
Me thinks not!

Respectfully,
Mic Mead

PUBLIC COMMENT #2

Subject: Re: ORD 15-14, Tamarack

We have lived in Oak Park for over 20 years. During this time we have enjoyed the openness of the area. In the past year this openness has been challenged with the infill of Pedcor/Estridge trying to squeeze a few more houses into Oak Park that didn't look like the other, more spacious, lots in the existing neighborhood. Now the new proposed Tammarack comes along with 1400 SF SF4 sized lots just due north of Oak Park and south of Oak Manor. The additional road cuts will bring safety issues on a very busy 161st street and Oak Road. This is a bad idea. The gas pipeline will squeeze more homes into a beautiful area of Westfield that should be preserved.

I will attend the City Council meeting tonight with some of my neighbors to hear about this new PUD. SF 4 neighborhood that will offer a tax burden for our schools and existing business and homeowners.
Dave Mueller
Homeowner and HOA president

PUBLIC COMMENT #3

Subject: Re: ORD 15-14, Tamarack

I too am on Oak Park's HOA Board and have lived in Oak Park for 19 years. I agree this proposed development is not congruent with the surrounding neighborhoods and am concerned how this development will take shape with the existing gas pipeline. It has become increasing difficulty to enter/ exit Oak Park onto 161st street with the heavy traffic and am greatly concerned how future development will increase the traffic flow even more.
I am not available to attend tonight's meeting. But will be attending future meetings in opposition to this development.

Thank you for your time,
Nancy Anderson

PUBLIC COMMENT #4

Subject: Re: ORD 15-14, Tamarack

Hello All,
Mick and Dave, thanks for the head's up on tonight's meeting which I won't be able to attend due to a prior commitment.

Our community at 161st and Oak Road consists of beautiful homes in Oak Manor and Oak Park, with more coming at the southern border of Oak Park. Also, Jim Langston is putting more nice homes in across from Acorn Farms south on Oak Road.

Our 7 residents on Oakwoods lane across the street from the proposed new Tamarack development (the field with the diagonal pipeline underneath it), have comfortable homes on 3-4 acre wooded lots that were mostly built in the early 1980's.
Why would Westfield want to cram a bunch of similar floor-plan "ticky-tack" homes on 1400 sq. ft. lots in our 161st and Oak Road neighborhood filled with beautiful homes? (Is Westfield trying to become another "Levittown, PA", which tried that concept 60 years ago?)

When many of us spent 2 years working on "Westfield's Comprehensive Plan", it was with the objective to provide "continuity" within neighborhoods, not doing a "mix and match" of different neighborhood qualities jumbled up together.

Issues like this are the reason that the Washington Township Neighborhood-SE(WTNT), was started by Dr. Terry Parke and Bill Bangs(now deceased) to prevent developers from waltzing into nice neighborhoods in our section of Westfield hoping to "get-rich quick" with housing "not consistent" with that already in place there.

John Boyer
WTNT-President

PUBLIC COMMENT #5

Subject: Re: ORD 15-14, Tamarack

This is a follow-up note regarding the Westfield Development presentation at the last WeCan meeting.

As I commented at the time, the update only focused on the number of building permits issued. My follow-up question was in regards to how Westfield assesses the quality of construction and how its standards compare to Carmel's. The response in the meeting appears to suggest that there is no overall quality assessment nor associated process.

I understand that a proposal for a new development for the corner of 161st and Oak Road will be introduced at this evening's City Council meeting. This proposal strongly reflects the development quality issue. The development proposal includes 1400 sq ft homes. The single line placement of some of the homes reminds one of the Pulte construction in Viking meadows about which I've heard many derisive comments regarding their appearance along 161st street.. The new development is also inconsistent with surrounding neighborhoods such as Oak Manor, Brookside, Bridgewater, etc.

From a size comparison, I did a quick internet search and noted double wide mobile homes starting at over 1400 sq feet (www.solitairehomes.com).

As a possible reflection on the city's image, I wonder if a developer would even make such a proposal in Carmel.

Thank you for your earlier feedback regarding my question. Your stewardship of WeCan is much appreciated.

Mike

I've copied Jonathan Dilley, Oak Manor HOA president, on this message.

PUBLIC COMMENT #6

Subject: Tamarack Development

All,

Just a couple of comments. I am speaking as an Oak Manor resident and not in my position as an Oak Manor board member.

Tamarack Development Concerns --

Traffic at the Oak Road and 161st intersection is of concern as well as the change in zoning.

Why should a change in zoning be granted? This would, as I understand it, allow for much smaller homes as well as smaller lot sizes than the surrounding neighborhoods.

While the 11 lots accessing Oak Road will not affect Oak too much, the others will add to what is already becoming a major traffic issue in Westfield. At the least the future roundabout at 161st and Oak should be completed before approval of this project is even considered.

Perhaps the developer should be required to install this roundabout?

This applies to the proposed roundabout at 161st and Union also. Just drive there at morning or evening rush hours.

I do plan on attending the hearing next Monday.

Thanks,

Larry Clarino
2533 Live Oak Lane (Oak Manor)
Westfield.
317-896-9689

PUBLIC COMMENT #7

Subject: MI Homes proposed Tamarack development for NE corner of 161st and Oak Roads

Dear Members of Council,

I'm writing to voice my strong opposition to the current proposed development on the corner of 161st and Oak roads by MI homes. I understand that the land will be developed, but I think it needs to be done in a way more consistent with the surrounding neighborhoods. The development of Oak Park across the street has single family homes on very large lots. These homes, along with the homes in Bridgewater, have some of the highest property values in Westfield. Allowing a rezoning to SF-4 would create a very dense zero lot-line neighborhood immediately across the street from our homes. There would undoubtedly be a significant negative impact on the value of our homes. The council was very helpful and understanding recently when Pedcor proposed developing the land within Oak Park in way that was inconsistent with the surrounding neighborhood. We successfully lobbied for significant changes to lot size and home density, and preserved the character of our neighborhood. Likewise, we feel that compromised should be made by MI homes in their Tamarack development.

I have several specific concerns that I would like to address. The first is overall neighborhood density and traffic patterns. As Oak Road becomes busier over the years, adding a high density neighborhood with an entrance just across the street from Oak Park's entrance will significantly increase traffic and the risk of accidents when neighbors pull out of the neighborhood. We saw this happen to Foster Estates when a young teenager was killed pulling out of their neighborhood onto a much busier 146th street.

The increased density will also mean more street parking, effectively narrowing the street. This will absolutely inhibit emergency vehicular traffic. This is especially disturbing given the fact that most of these houses will be sitting 20-30 feet from major gas pipelines and too close together for an emergency vehicle to drive between any of them.

Finally, we'd ask you to consider the overall feel of the surrounding neighborhoods that are currently built. The homes to the northwest of 161st and Oak (Oak Woods Lane) are on large lots, as are the homes on Cool Creek Circle between Oak and Westfield. My house sits off of Oak Road on 2.4 acres, and I think it would be crazy to ask to tear it down and replace it with 10 houses on a quarter acre each. That's simply not the character of this part of Westfield that we moved into. I would ask that you please try to keep the new development in the spirit and character of the other neighborhoods that surround it.

Many thanks,

-Matt Priddy

PUBLIC COMMENT #8

Subject: Ordinance 15-14 – Public Comment – Tamarack (DILLEY)

Dear Councilmembers, APC members, and staff,

In response to the requests for public comments on Ordinance 15-4, the Dilley Household (16421 Oak Manor Drive) respectfully submit the following for your consideration. Please confirm receipt of this correspondence.

Regards,
Jonathan & Kiersten Dilley

ORDINANCE 15-14

1. **Lot Sizes (Ordinance 15-14, Sec. 4)**. We request that the proposed development is a "step-down" from the SF2 zoning of Oak Manor (*i.e.,* SF3). According to the Westfield-Washington Township Unified Development Ordinance (4.5), the minimum lot size for an SF3 subdivision lot is 12,000+ square feet (15,000 for a corner lot). We request that all lots within the proposed Tamarack neighborhood meet the SF3 requirement and not be rezoned to SF4. This would be an appropriate "step-down" from the surrounding neighborhoods.

2. **Square Footage (Ord. 15-14, Sec. 6.5).** To ensure an appropriate "step-down" transition from the surrounding neighborhoods, we request that Tamarack homes begin at 2,061 square feet and limit those to 20% of homes sites.

3. **Setbacks (Ord. 15-14, Sec. 6.1-6.4).** We request that the front, side, and rear yard setbacks and the minimum lot width meet SF3 requirements.

4. **Drainage.** We are concerned about storm water runoff and request assurances from M/I Homes and the city that runoff will be collected and handled within the Tamarack development. There are already concerns about appropriate drainage along the north side of the proposed development.

5. **Safety.** With regards to the cul-de-sac with its entrance off of Oak Road, what happens if an accelerator sticks or someone has a medical emergency and their car continues forward at the end of the cul-de-sac? They would crash into Oak Manor's south fence line and possibly continue into one of the houses along Oak Manor Drive. We request a raised berm (that would adequately address concerns raised in No. 4 above) be constructed along the Oak Manor fence line. In addition, at the end of the cul-de-sac, we request a stone retaining wall be constructed within the berm.

6. **Headlights.** We are concerned about headlights shining into the homes along Oak Manor Drive. Please see Nos. 5 and 8. We believe our requests will address this concern.

7. **No. of Model Options.** We request that M/I provide potential buyers with additional model/elevation options of the same quality to the three model options currently proposed.

8. **Buffer to Oak Manor (see attached).** With regards to the 30 foot buffer between the Oak Manor fence line and the Tamarack development, we request that 1) it be an elevated berm, 2) there are more evergreen trees planted instead of shade trees, 3) those evergreens are 8' instead of the proposed 6', and 4) the shade trees are 3" instead of the proposed 2".

9. **Lot #4 Location (see attached).** With regards to the location of the proposed home on Lot #4, we request that M/I Homes—should the development proceed—agree to locate the home as close as allowed to the adjoining Lot #5 property.

10. **Traffic.** Prior to any recommendation from the Advisory Plan Commission, we request that the traffic study be completed and provided to the public. At the very least, we respectfully request written assurances from the city prioritizing the construction of roundabouts at 161st and Oak Road and 161st and Union. These roundabouts should be built with no intrusion on existing single-family properties.

11. **Over-development for Similar Target Populations**. Look no further than the proposed Lantern Park (161st and Union) and in-development Viking Enclave (1,600+ sq ft, starting at $206k) neighborhoods. How are we positive of market demand? We request that the APC and City Council clearly state their philosophies on Westfield residential, commercial, and industrial development.

Jonathan Dilley
Senior Vice President and Chief of Staff
Project Lead The Way, Inc.
3939 Priority Way South Drive, Suite 400
Indianapolis, IN 46240
phone: 317.669.0869 | mobile: 202.714.4154
fax: 317.663.8296
@Dilley_PLTW
www.pltw.org

PUBLIC COMMENT #9

Tamarack Development- M/I Homes- 161st and Oak Road

To the Westfield Planning commission, and Council Members of the City of Westfield,

Thanks for your time and consideration, in regards to our concerns about the M/I Development planned at 161st and Oak Road.

I wish to keep my concerns simple, but I strongly believe my neighbors and friends concerns will be similar.

I believe the current planned development will negatively impact the surrounding neighborhoods of Oak Manor, Oak Park, Brookside and Bridgewater. I believe the lot sizes and home sizes being 30-50% smaller than the surrounding CURRENT neighborhood does not reflect the value of homes that we would like to see built immediately adjacent to our neighborhoods.
In addition, I have learned that there is another approved plan to construct larger homes…. On smaller lots…. At 161st street and Union. To rephrase that development, it is looking for empty nesters or "maintenance free" home buyers.

I support the plan for the development at 161st and Union, and would urge our council and APC to request that M/I homes increase the lot size and minimum home size for the planned Tamarack Neighborhood.

I would like the minimum size of the home/dwelling to match the current planned development at 161st and Union.

I hope my simple request makes sense, and my concerns are reasonable.

As a homeowner and business owner in Westfield, I thank you for your service to my City, family, and clients

Ben Brown, Agent
State Farm Insurance
2750 East 146th Street, Ste 204
Carmel, IN 46033
Ph: 317-569-9200
Fx: 317-569-9232
Email: ben@bbrown.com
Visit us at www.bbrown.com

PUBLIC COMMENT #10

Subject: Tamarack Development

I am a resident of Oak Manor Neighborhood and have followed the process of this proposed ordinance concerning the Tamarack Development. I can understand the difficulty of the council and a person in your position of balancing the projects that are brought to the council and the underlying economics of these transactions, along with the overall well being of Westfield. I would ask that you and the council consider a few adjustments concerning the scope/quality of this proposed development, in order to be consistent with the surrounding developments:

Lot sizes:

The proposed lot sizes are concerning in that they are much smaller and less desirable than the corresponding neighborhoods (Oak Manor / Bridgewater). I understand that they are desired to be smaller, since they are targeting empty nesters, but it is my desire that the lot sizes meet the definition of SF3, instead of SF4 as proposed.

Exterior of Houses:

The pictures presented in the ordinance are fantastic, but are only optional and not mandatory for the individuals that would buy in this neighborhood. Can you please address the concern that the buyers will put it in homes that are not up to the standards of the pictures?

Drainage:

We are concerned that drainage is not adequately addressed. Can we please be provided with protections against drainage being contained in the development?

Setbacks:

We request that the front, side, and rear yard setbacks and the minimum lot width meet SF3 requirements.

Buffer to Oak Manor:

We request an elevated berm with evergreens on top to insulate us from this new community.

Traffic:

Prior to any recommendation from the Advisory Plan Commission, we request that the traffic study be completed and provided to the public. If that is not possible, I request written assurances from the city prioritizing the construction of roundabouts at 161st and Oak Road and 161st and Union, as these are needed currently without the proposed subdivision.

I appreciate your time and will be attending the meeting on June 1. I would appreciate a confirm receipt and any further understanding to these topics above.

Thank you,

Matthew J. Howard, CPA

16402 Chalet Ci, Westfield, IN 46074

PUBLIC COMMENT #11

Subject: Concerned Oak Manor Resident: Tamarack Development -- for Public Comment Period

For the new neighborhood development--Tamarack--proposed for the farm at the corner of Oak Road and 161st Street.

Oak Manor, Oak Park, Brookside, and Bridgewater surround this proposed development. Assurances should be made to guarantee an appropriate level of quality housing consistent with the area.

I am an Oak Manor resident, and these are my concerns & requests regarding the proposed development.

1. Lot Sizes (Ordinance 15-14, Sec. 4).
Please require that the proposed development meet the SF3 lot size requirement set forth in the Westfield-Washington Township Unified Development Ordinance (4.5). All lots within Tamarack should meet the minimum SF3 lot size (12,000+ square feet, or 15,000 for a corner lot). The proposed Tamarack neighborhood should not be rezoned to SF4.

2. Square Footage (Ord. 15-14, Sec. 6.5). Tamarack homes should have a beginning 2,061 square feet and limit those to 20% of homes sites.

3. Buffer to Oak Manor. The proposed 30 foot buffer between the Oak Manor fence line and the Tamarack development should be an elevated berm with evergreen trees planted at 8' instead of the proposed 6'. All trees should be evergreen to ensure a year round "buffer".

4. Traffic. Prior to any recommendation from the Advisory Plan Commission, a traffic study should be completed and provided to the public. The city should commit to prioritization of roundabout construction at 161st and Oak Road.

5. Drainage. Storm water runoff must be addressed. M/I Homes and the city should ensure that runoff is collected and handled within the Tamarack development.

Donna Van Huis
Oak Manor Resident

Petition Number:	1506-PUD-09
Petitioner:	M/I Homes of Indiana, LP by Nelson & Frankenberger, also by Weihe Engineers
Request:	A change of zoning from the SF2: Single-family Low Density District to the **Tamarack Planned Unit Development (PUD) District** to accommodate fifty-three (53) single-family residential Lots.
Current Zoning:	SF2: Single-Family Low Density District
Current Land Use:	Residential / Agricultural
Approximate Acreage:	34.4-acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan and Character Exhibits 4. Tamarack PUD District Ordinance 5. Neighbor Meeting Summary 6. Petitioner's Narrative 7. Public Comments
Staff Reviewer:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the May 11, 2015, City Council meeting. The petition will receive a public hearing at the June 1, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on June 1, 2015, at the APC meeting. Notice of the June 1, 2015, public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on May 21, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately thirty-four (34) acres located at the northeast corner of Oak Road and 161st Street (see **Exhibit 2**). The Property is currently zoned SF2: Single-Family Low Density District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Tamarack", that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**), consisting of fifty-three (53) single-family residential Lots. The Petitioner's Narrative is incorporated at **Exhibit 6**.

Default Standards: The proposed PUD District Ordinance (the "PUD Ordinance") (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the "UDO"), with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property (i.e., the Pipeline Easements) and the Petitioner's vision for the development. The development standards of note are briefly highlighted below:

1. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. In addition, the PUD Ordinance increases the Minimum Living Area square footage requirements from both the existing SF2: Single-Family Low Density District and the Underlying Zoning District proposed in the PUD. The PUD Ordinance prohibits vinyl siding.
2. Landscaping Standards (Article 6.8): The PUD Ordinance: (a) modifies the required number of per Lot landscaping and (b) addresses planting restrictions of the pipeline easement where it conflicts with perimeter External Street Frontage Landscaping and Buffer Yard Landscaping. The Department is continuing to work with the petitioner to provide the landscaping that conflicts with the pipeline easement restrictions elsewhere on the site.
3. Sign Standards (Article 6.17): The PUD Ordinance modifies the Residential Sign standards by a provision adding brick columns a maximum of eight (8) feet high with a maximum Sign Area of six (6) square feet at the subdivision entrances. The Department is continuing to work with the petitioner regarding this standard and the residential signage already permitted in the UDO (Article 6.17(G)).

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Street and Right-of-Way Standards (Article 8.9): Due to the constraints of the pipeline easements, the Petitioner is proposing modifications to accommodate the street design depicted in the Concept Plan (see **Exhibit 3**). The Department is continuing to work with the Petitioner, the Public Works Department, and Fire Department regarding a design that balances the City's public safety and connectivity interests with those of the Petitioner and the restrictions of the pipeline easements grantee.

2. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF2 Districts) to 35%. The Petitioner has provided pedestrian facilities and connectivity throughout the proposed Open Space, connecting Oak Road and 161st Street perimeter paths. The Department is continuing to work with the petitioner regarding further connectivity internal to the District (see comment above).

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

> The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.
>
> The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.
>
> The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

STATUTORY CONSIDERATIONS

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

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

5. Responsible growth and development.

STAFF COMMENTS

1. Hold a public hearing at the June 1, 2015, APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at (317) 910.2927 or jlauer@westfield.in.gov.

Petition Number:	1506-PUD-10
Subject Site Address:	930 Viking Sunrise Lane
Petitioner:	Denese & James Stachowiak
Petitioner Representative:	Ron Frushon (Perma Pools Corp)
Request:	Viking Meadows PUD Ordinance approval to reduce the Minimum Rear Yard Building Setback Line on lot 17 in the Two Gaits section of the Viking Meadows subdivision.
Current Zoning:	PUD
Current Land Use:	Vacant
Approximate Acreage:	.59 acre +/-
Exhibits:	Exhibit 2: Aerial Location Map Exhibit 3: Ordinance 15-13 Exhibit 4: Site Plan
Staff Reviewer:	Andrew Murray

PROJECT OVERVIEW

Location: The subject property is lot 17 in the Two Gaits section of the Viking Meadows subdivision (the "Property") (**see Exhibit 2**).

Amendment Request: The requested amendment to the Viking Meadows PUD Ordinance would modify the Property's Minimum Building Setback requirement (the "PUD Amendment Ordinance", see **Exhibit 3**). The Petitioner is requesting approval to reduce the Minimum Rear Yard Building Setback Line from twenty-five (25) feet to six (6) feet to accommodate the construction of a swimming pool (**see Exhibit 4**). Swimming pools are required to meet the same minimum Building Setback Lines as the Principal Building to which they are accessory[i].

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council on May 11, 2015.

Public Hearing: Public hearings by the Advisory Plan Commission ("APC") are required for Planned Unit Developments. The PUD Amendment Ordinance is scheduled to receive a public hearing at the June 1, 2015 APC meeting. Notice of the June 1, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

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

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

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

STAFF COMMENTS

1. Hold a public hearing at the June 1, 2015, APC meeting.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact the Economic and Community Development Department at (317)804-3170 or economicdevelopment@westfield.in.gov.

---

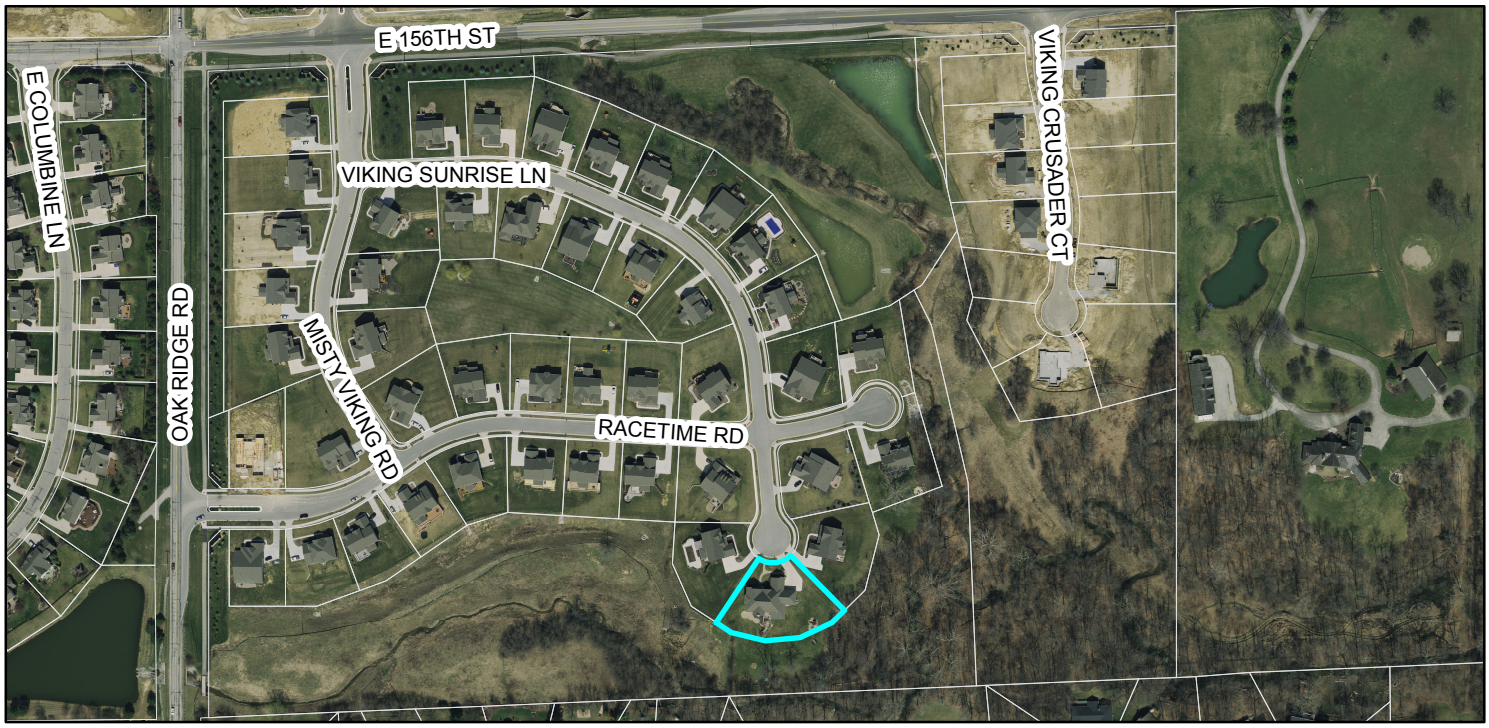
[i] Article 6.1(G)(3) of the Unified Development Ordinance

Location Map
Viking Meadows PUD Amendment
Ord. 15-13

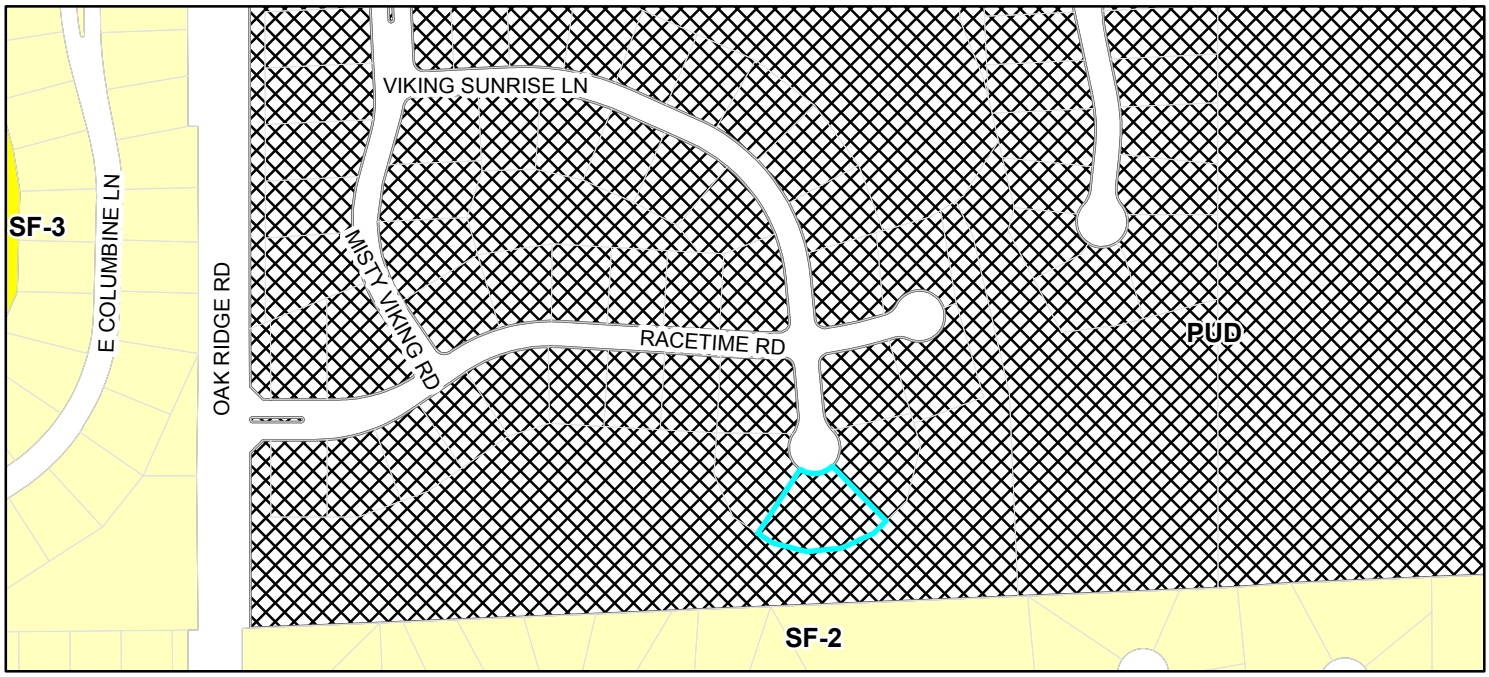
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

PUD (Planned Unit Development)

SF2 (Single Family 2)

ORDINANCE NUMBER 15-13

Document Cross Reference No. 200500022608, 2010068626, 2012023476, 2013012833, 2013043809 and 2013065216

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

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Township Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance") and Ordinance No. 04-22, as amended by Ordinance No. 10-30, Ordinance No. 12-05, Ordinance 13-11, Ordinance 13-25 and Ordinance 15-06 enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Docket 1506-PUD-10**), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded **Docket 1506-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (Vote: __ in favor to ___opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 This ordinance shall hereafter be referred to as the Two Gaits at Viking Meadows PUD Amendment Ordinance for Lot 17 (this "Ordinance").

1.2 This Ordinance applies only to the subject real estate, generally described as Lot 17 within Parcel B of the Viking Meadows PUD Ordinance, and more particularly described in Exhibit A attached hereto (the "Real Estate").

1.3 Any provisions of the Viking Meadows PUD Ordinance or Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All other provisions of the PUD Ordinance not affected by this Ordinance shall remain in effect with the adoption of this Ordinance.

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

2.1 Original PUD Ordinance. Shall mean and refer to The Viking Meadows Planned Unit Development District Ordinance recorded as Instrument No. 200500022608 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield Town Council on June 14, 2004 as Ordinance No. 04-22.

2.2 Viking Meadows PUD Ordinance. Shall mean and collectively refer to the Original PUD Ordinance and the Viking Meadows Planned Unit Development Amendment Ordinance recorded as Instrument No. 2010068626 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield City Council on December 13, 2010 as Ordinance No. 10-30.

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

3.1 Minimum Building Setback Lines. The Rear Yard Minimum Building Setback Line shall be six (6) feet.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

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

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify **ORDINANCE** 15-13 was delivered to the Mayor of Westfield on the ___day of_ _____, 2015.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-13
this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-13
this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

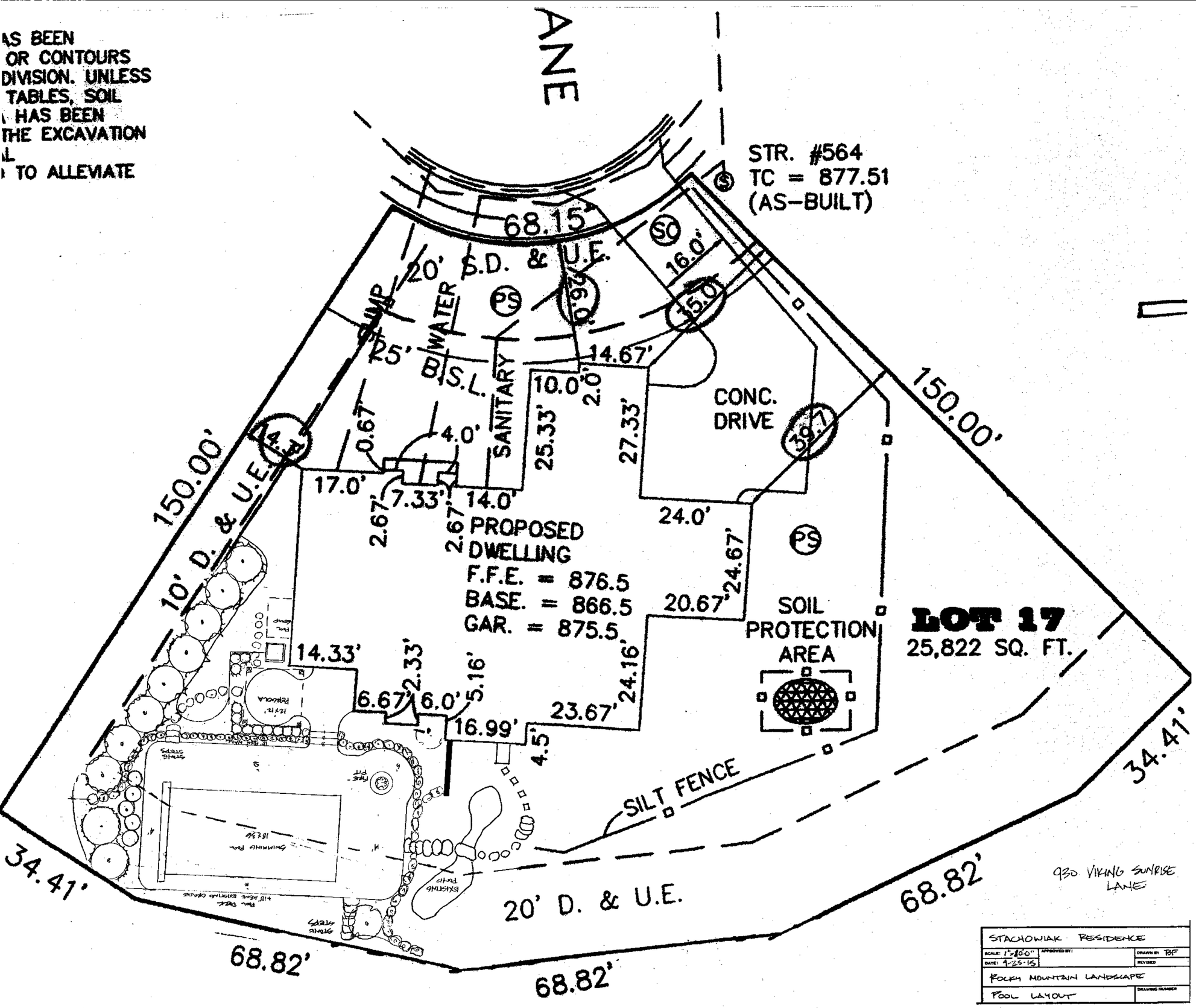
ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
REAL ESTATE

Lots #17 of Two Gaits at Viking Meadows Section one per the plat thereof recorded as Instrument No. 2007071773 in the Office of the Recorder of Hamilton County, Indiana.

AS BEEN
OR CONTOURS
DIVISION. UNLESS
TABLES, SOIL
HAS BEEN
THE EXCAVATION
L
TO ALLEVIATE



930 VIKING SUNRISE LANE

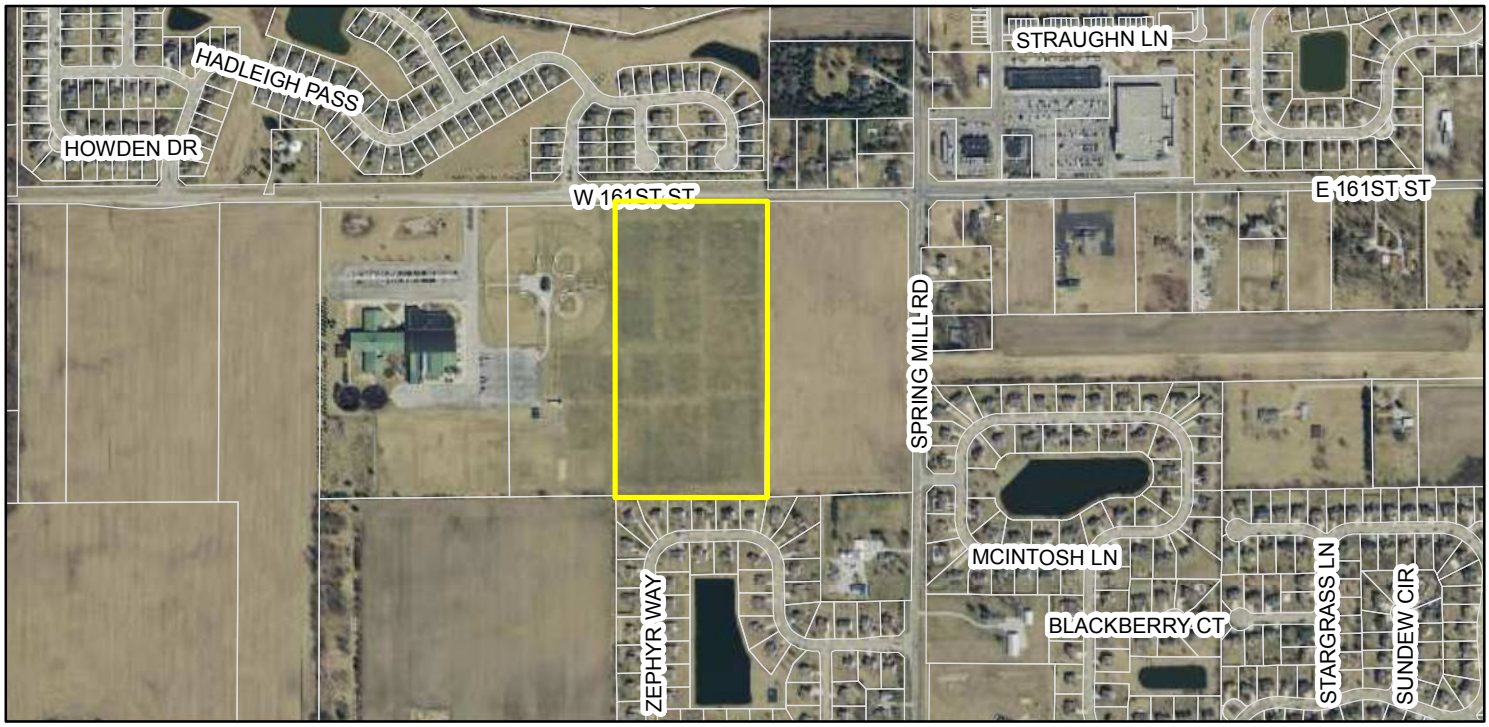
STACHOWIAK RESIDENCE	
SCALE: 1"=20'-0" / APPROVED BY:	DRAWN BY: BF
DATE: 9-25-13	REVISED
ROCKY MOUNTAIN LANDSCAPE	
POOL LAYOUT	DRAWING NUMBER

Location Map
Spring Mill Station SWC PUD District
1506-PUD-11

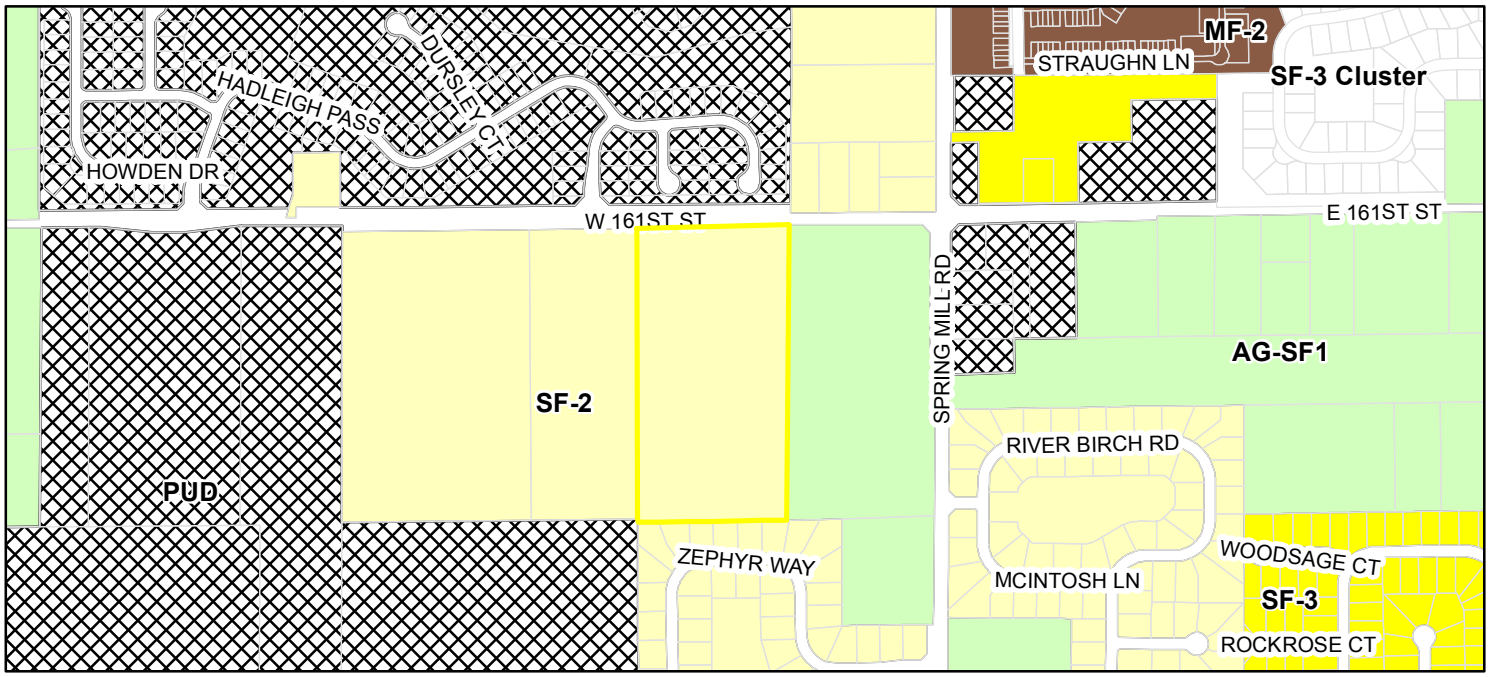
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

Zoning

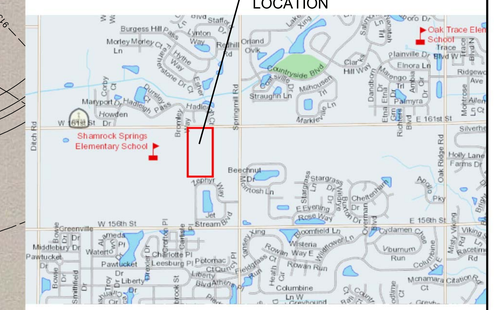
- AG-SF1 (Agriculture - Single Family - 1)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unite Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

SPRING MILL STATION
CONCEPT PLAN

MAY 1, 2015

161ST STREET
PARKING
PATH
PROPOSED 75' R/W
BUILDING No. 1 TYPE V
LOT 2 2+/- ACRES
BUILDING No. 2 TYPE III
BUILDING No. 3 TYPE I
BUILDING No. 4 TYPE V
BUILDING No. 5 TYPE IV
BUILDING No. 6 TYPE IV
BUILDING No. 7 TYPE II
MOUNDING & LANDSCAPING
PATH
60' BUILDING SETBACK
SHAMROCK SPRINGS ELEMENTARY SCHOOL
EMERGENCY ACCESS
COMPACTOR
PET RUN
CLUBHOUSE
MAIL KIOSK
LOT 1 16+/- ACRES
ENTRY FEATURE
ENTRY FEATURE
BUILDING No. 8 TYPE II
BUILDING No. 11 TYPE III
BUILDING No. 12 TYPE II
BUILDING No. 9 TYPE I
BUILDING No. 10 TYPE III
BUILDING No. 13 TYPE I
SITTING AREA
SITTING AREA
BUILDING No. 15 TYPE V
BUILDING No. 14 TYPE V
MOUNDING & LANDSCAPING
60' BUILDING SETBACK
PATH
PATH
PATH
WETLAND/POND

PROJECT LOCATION



LOCATION MAP
NO SCALE

0 60' 120'

EDGE ROCK DEVELOPMENT
CRG RESIDENTIAL
BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

04/27/2015
SCALE: 60'/0.0053 " / in.

SITE LANDSCAPE PLAN

SPRING MILL STATION

WESTFIELD, INDIANA

May 26, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM

BANNING ENGINEERING

EDGE ROCK DEVELOPMENT

CRG RESIDENTIAL

CLUBHOUSE - FRONT ELEVATION

SPRING MILL STATION

WESTFIELD, INDIANA

May 26, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM

EDGE ROCK DEVELOPMENT

CRG RESIDENTIAL

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION

BUILDING TYPE I - EXTERIOR ELEVATIONS

SPRING MILL STATION

WESTFIELD, INDIANA

April 30, 2015

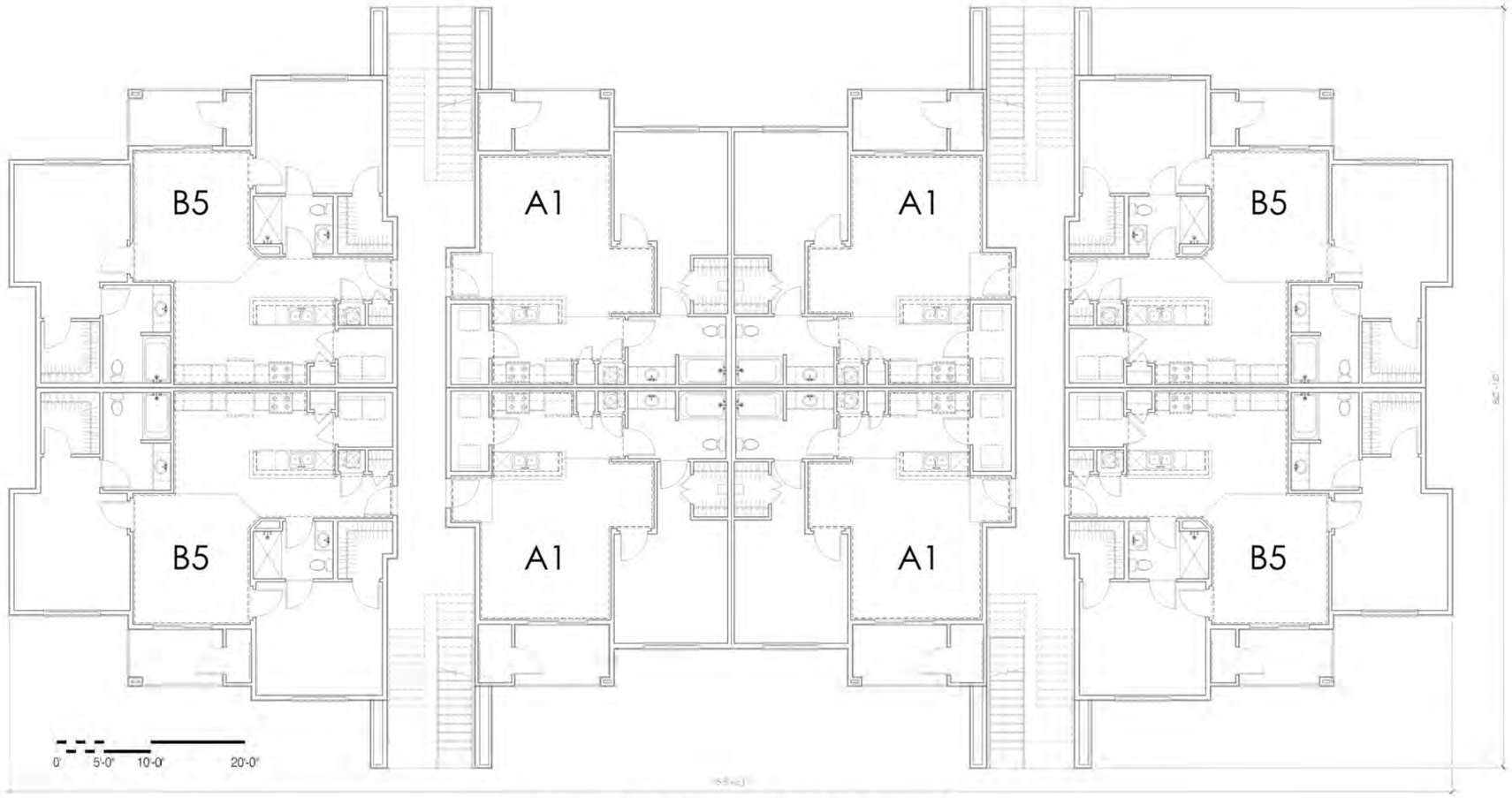
VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM

EDGE ROCK DEVELOPMENT

CRG RESIDENTIAL



BUILDING TYPE I - FLOOR PLAN

SPRING MILL STATION

WESTFIELD, INDIANA

April 30, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM

EDGE ROCK DEVELOPMENT

CRG RESIDENTIAL

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

FRONT ELEVATION

BUILDING TYPE IV - EXTERIOR ELEVATIONS

SPRING MILL STATION

WESTFIELD, INDIANA

April 30, 2015

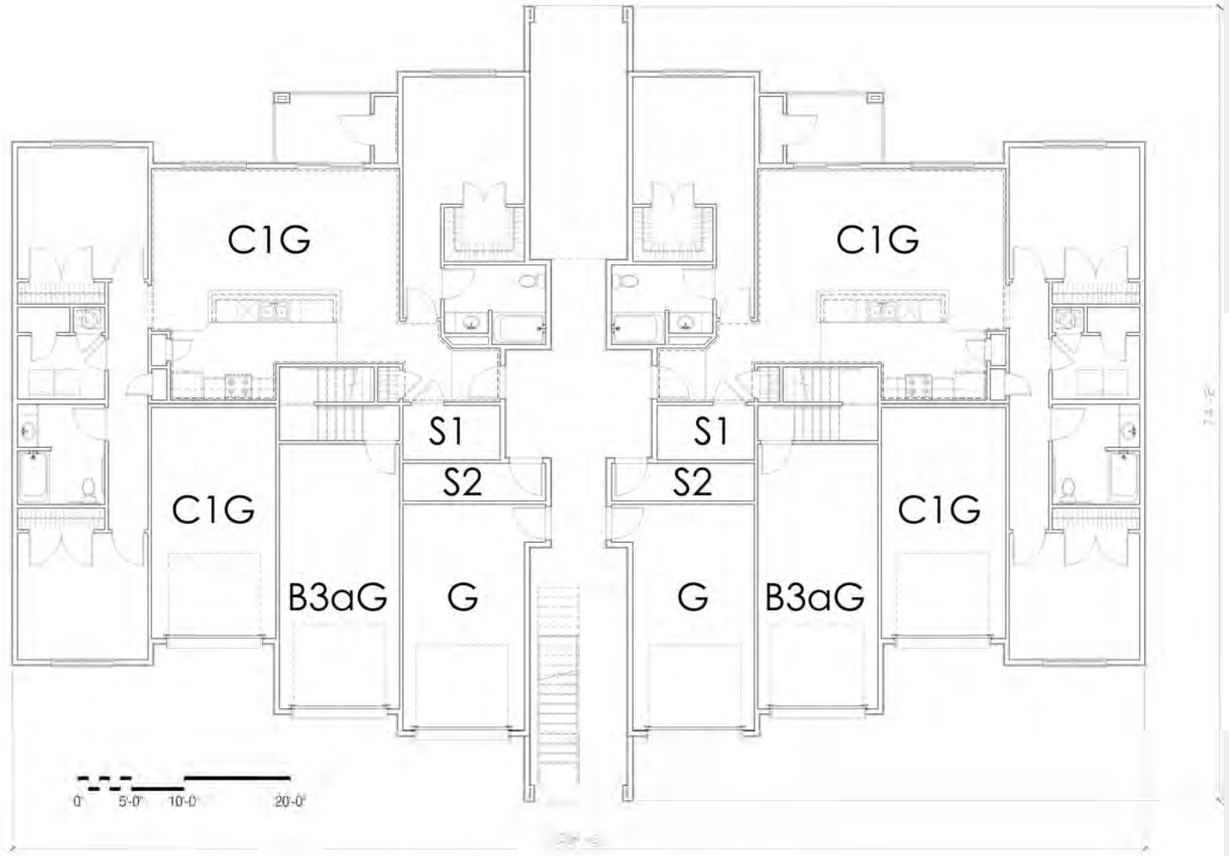
VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM

EDGE ROCK DEVELOPMENT

CRG RESIDENTIAL



BUILDING TYPE IV - FLOOR PLAN

SPRING MILL STATION

WESTFIELD, INDIANA

April 30, 2015

VISION II DESIGN STUDIO, INC.

ARCHITECTURE • INTERIOR DESIGN

1364 COLONY PARK CIRCLE, GREENWOOD, IN 46143
317-281-7982
MIKE@VISION-DESIGNSTUDIO.COM

EDGE ROCK DEVELOPMENT

CRG RESIDENTIAL

ORDINANCE 15-15_____

SPRING MILL STATION SWC PUD

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1506-PUD-11), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 1506-PUD-11 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (X-X) 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 XXXX XX, 2015; and,

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

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

Section 1. Applicability of Ordinance.

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

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

1.3 The underlying zoning district for **Lot 1** shall be the **MF2 – Multi-Family Medium Density District.** The underlying zoning district for **Lot 2** shall be **LB – Local and Neighborhood Business District**. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

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

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

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

2.2 Lot 1: Lot 1 is graphically depicted in **Exhibit B.**

2.3 Lot 2: Lot 2 is graphically depicted in **Exhibit B.**

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

2.5 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4of this Ordinance.

Section 3. **Permitted Uses.**

3.1 Lot 1– All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 1, except for the following:

A. Utilities – Regulated by IURC

3.2 Lot 2 – All uses permitted in the Underlying Zoning District for LB shall be permitted in Lot 2. In addition, the following are also permitted:

A. Multi-family dwellings pursuant to the standards set forth herein are also allowed.

Section 4. **General Regulations.** The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

4.1 Article 4.11 MF2: Multi-Family Medium Density District

A. Maximum Density: Twenty (20) Dwelling Units per acre.

B. Maximum Dwelling Units per structure: Thirty (30)

C. Maximum Number of Dwelling Units: Four Hundred (400) per project or district (e.g. Development Plan).

D. Minimum Building Setback Lines: Front Yard: 0'

E. Maximum Building Height: 60 feet

Section 5. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development in Lot 1 and Lot 2, except as otherwise modified or enhanced by this Ordinance.

5.1 Article 6.3 Architectural Standards shall apply. In addition, the following shall also apply.

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

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

5.2 Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified below.

A. Required Spaces for Multi-family Dwellings: 1.5 spaces per Dwelling Unit

Section 6. **Design Standards.** The regulations of Chapter 8: Design Standards shall apply to the development in Lot 1 and Lot 2, except as otherwise modified below.

6.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

A. Minimum Open Space: Minimum Open Space required to be 15%.

B. Development Amenities: The following amenities shall be required as generally illustrated on the Site Concept Design Plan:

(i) Clubhouse

(ii) Fitness Center in Clubhouse

(iii) Resort style pool at Clubhouse

(iv) Business Center in Clubhouse

(v) Grilling Cabana at Clubhouse

(vi) Dog Park at Clubhouse

(vii) Fitness Trail around perimeter of site

(viii) Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)

(ix) Trail around pond for school activities (through an agreement with Westfield Washington Schools)

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

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

This Instrument prepared by: David C. George
Westfield Residential Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 15-15** was delivered to the Mayor of Westfield on the ___ _____day of_____, 2015.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-22
this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-22
this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

EXHIBIT A

EXHIBIT B

EXHIBIT C

Neighbor Meeting Summary

Project: Spring Mill Station SWC
Date: Wednesday, May 27, 2015
Location: Shamrock Springs Elementary
Attendance: 15 neighbors, 2 City Councilors

Questions and Comments

- How many units?
    - 290 units
- How big, what price point?
    - 800-1200sf, $1.10 per sf, most units in Westfield currently go for $1 per sf
- What about traffic? It is really bad currently.
    - Round-a-bout at 161st and Spring Mill, 161st will be widened eventually. With the current construction traffic is worse than normal.
- What about parking during sporting events? Overflow goes to Enclave.
    - most sports will be eliminated or moved to Grand Park
- What about schools? Are they prepared for the increase in students from this and other developments?
    - School has other land and will build eventually, this development will not generate many children
- What's the Timeline?
    - It will be early next year before zoning and development plan are completed. School will use field for remainder of season
- What is going on the other parcel?—
    - Chris Bluto responded—Mark Zuckerman has met with task group, working with this development to align roads, cannot say what it will be yet. Birch Dalton mentioned library possibility as he is on their Board.
- Is there going to be a pharmacy? Where? We have heard conflicting information.
    - Yes, CVS on the southeast corner. They worked with the task group as well and the envisioned elevations are available.
- What about the blank area? (2 acre commercial block in NE corner of this parcel)
    - commercial, daycare or some other local business, also drainage safety net if school changes mind on the pond
- Density is too high for the area, driven by $
    - Birch Dalton said that it called for in SMS plan
- When 161st is widened where will the land come from? Will it be taken from Enclave?
    - Probably already accounted for, will check with Public Works
- What about construction traffic? Will it all have to come on 161st?
    - Temporary construction drives will be constructed, may be able to bring some off of Spring Mill

May 1, 2015

Ms. Pam Howard
City of Westfield
2728 E 171st Street
Westfield, IN 46074

RE: Westfield Washington School Property
SWC of 161st Street & Spring Mill Road (600' west of intersection)
Westfield, IN

Ms. Howard,

Please allow this letter to serve as a narrative of our proposed development on the Westfield Washington Schools property. The property is on the SWC corner of 161st Street & Spring Mill Road.

On November 14, 2014, Westfield Residential Investors, LLC responded to a request from the school system offering the property for sale. The property is included in the Spring Mill Station Addendum Plan adopted April 21, 2014. In the Overlay Plan, the full SWC was included. The property immediately along 161st and Spring Mill Road was contemplated to be mainly retail uses, while the property currently held by the school was intended to be mainly residential. Though separate owners, it was completed the developments would design in concert with one another so that internal roads, amenities worked together.

Our initial steps were to discuss the needs and goals of the adjacent areas. To do so, we held the following meetings.

- 2/4/15 Meeting w/ retail developer along 161st & Spring Mill (Mark Zuckerman).
- 2/18/15 Meeting #1 w/ Spring Mill Station Addendum Committee.
- 3/2/15 Meeting w/ Westfield Washington Schools
- 3/2/15 Meeting w/ Shamrock Springs Principal to understand school operations.
- 4/1/15 Meeting #2 w/ Spring Mill Station Addendum Committee.
- 4/15/15 Meeting #3 w/ Spring Mill Station Addendum Committee.
- 4/20/15 Follow up meeting with Westfield Washington Schools

The above timeline is meant to share our background gathering steps as we worked to create a site plan that would be beneficial to both the retail to the east, the school to the west and the existing neighbors to the south and north.

Our proposal is to construct a multi-family residential community that adheres to the Spring Mill Station Overlay Plan. The property is currently open ground within the Shamrock Springs School complex. It is zoned for school use. Our proposal is to create a PUD to allow for residential use. It will also allow for a

retail use at the NE corner of the property. Our proposed plans which accompany this letter provide detail regarding site layout, architecture and amenities. Some of those highlights are listed below. This proposal is solely for the residential parcel; however, the retail parcel is mentioned to show continuity will be achieved at final buildout.

- The site will share a North-South spine road with the adjacent retail property. In addition, the Spring Mill Road drive ties in with the residential tract. This road shows a median which continues onto the residential property.
- The clubhouse is shown at the end of the internal road, which will serve as a focal point from the retail side.
- The NE corner is being held for a neighborhood type retail use. Our goal would be to entice a day care or other type of use to that part of the property.
- There is a trail that continues around both the retail and residential properties. At buildout of both properties, this trail will be over 1 mile in length. There is also a sidewalk network throughout the residential parcel.
- The clubhouse in the center will serve a gathering point for area residents. By doing so, there will be more of an opportunity for walking throughout the site.
- Significant programming will take place at the clubhouse, including a resort style pool, BBQ area and a pet park.
- The architecture uses materials and elements prevalent around the early 1900's as requested in the Spring Mill Station Addendum Plan.
- A mound and significant landscaping will be installed along the southern property line.
- We are most excited about the property to the west of the site. The school has more ground than they require, but also has unmet needs we discovered during our meetings. Our proposal is to create a wetland pond as well as a path around the pond. The pond would be fully fenced for security. Once completed, an outdoor learning area would be constructed at the pond. This is modeled after other similar learning centers. Classes could be held outdoors along with science experiments. By having a path around the pond (outside the fence), a gym class could also be held outside.

Again, our proposal is to build a multi-family residential project on the property currently offered for sale by the Westfield Washington School System. We have worked to understand the needs of the community. We have put together a site plan and elevations that adhere to the Spring Mill Station Addendum plan. We look forward to submitting on May 1st and presenting to the upcoming Plan Commission and City Council meetings.

Sincerely,

David C. George

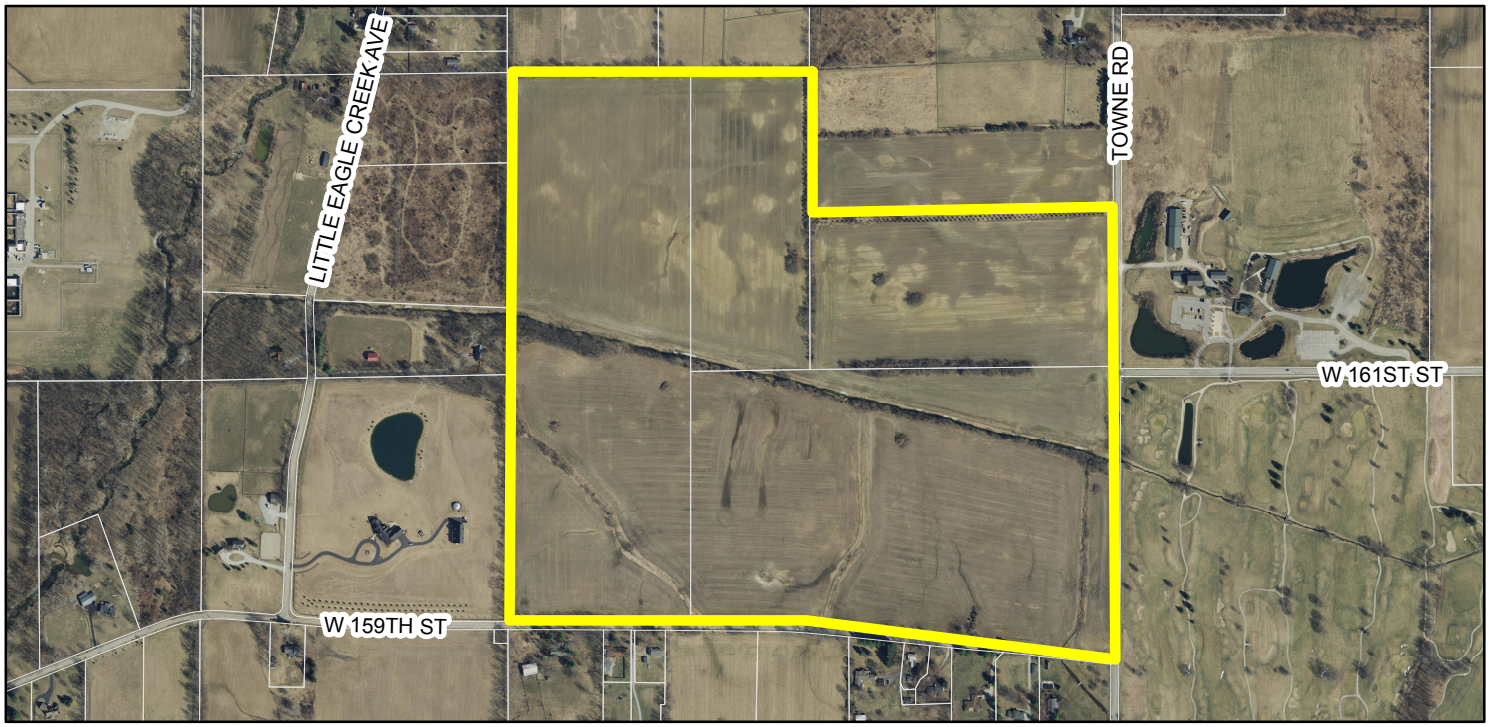
David C. George, P.E.
Westfield Residential Investors, Inc.

Property Location Map
Bent Creek
1506-ZC-02

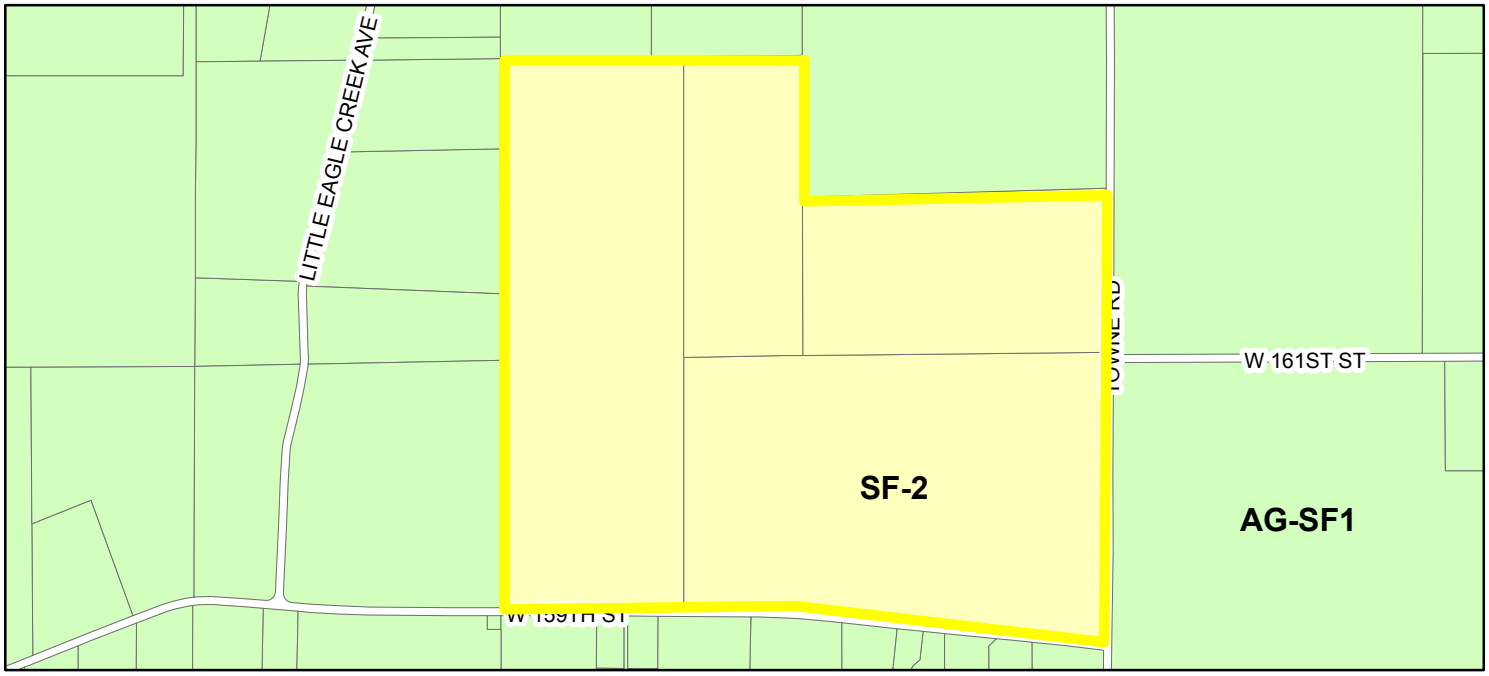
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning AG-SF1 (Agriculture - Single Family - 1) SF-2 (Single Family - 2)

EXHIBIT B

MODIFICATION OF COMMITMENTS
CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference No. _____, _____,
_____ and _____.

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

WHEREAS, on December 13, 2004, the Westfield Council ("Council") enacted Ordinance 04-43, recorded as Instrument No. 200500009748 in the Office of the Recorder of Hamilton County, Indiana, which rezoned the subject real estate more particularly described in **Exhibit A** ("Real Estate") from AG-SF1: Agriculture / Single Family Rural District to SF-2: Single-Family Low Density District;

WHEREAS, commitments concerning the use and development of the Real Estate, recorded as Instrument No. 200500009748 in the Office of the Recorder of Hamilton County, Indiana, were made to the Council effective upon the Council's enactment of Ordinance 04-43 ("Previous Commitments");

WHEREAS, Langston Residential Development, LLC ("Langston") has filed a petition (Petition No. _____), with the Westfield-Washington Advisory Plan Commission ("Plan Commission") requesting modification of the Previous Commitments with regard to the Real Estate, incorporated herein (the "Modified Commitments");

WHEREAS, the Real Estate subject to the Modified Commitments is the real estate that was subject to Ordinance 04-43 and the Previous Commitments;

WHEREAS, in accordance with the Unified Development Ordinance (Article 10.6), an introductory presentation of the Modified Commitments was made to the Council on May 11, 2015;

WHEREAS, the Plan Commission held a public hearing regarding the Modified Commitments on June 1, 2015 ("Public Hearing") and approved the Modified Commitments in accordance with Resolution No. 150_-ZC-0_;

NOW THEREFORE, Towne Road Development, Inc., ("Owner") makes the following Modified Commitments to the Westfield-Washington Township Advisory Plan Commission regarding the use and development of the Real Estate:

Section 1. Modification of Previous Commitments. These Modified Commitments replace and supersede the Previous Commitments in their entirety as applicable to the Real Estate.

Section 2. Definitions.

1. ARB. The Architectural Review Road established by the Developer in the Declaration of Covenants.

2. Buffer Area One. That area of the Real Estate along part of the northern boundary of the Real Estate as indicated on the Drawing.

3. Corner Home. A home that is constructed on a Corner Lot.

4. Corner Lot. A Lot having frontage on two (2) public streets.

5. Declaration of Covenants. A Declaration of Covenants, Conditions and Restrictions for the Real Estate which shall be prepared by the Developer and recorded in the Office of the Recorder of Hamilton County, Indiana, Indiana, which may, from time to time, be amended.

6. Department. The Economic and Community Development Department of the City of Westfield.

7. Developer. Towne Road Development, Inc., its successor and assigns.

8. Drawing. The map which is attached hereto and incorporated herein by reference as **Exhibit B** and which outlines the perimeter of the Real Estate in yellow and identifies Buffer Area 1 in red.

9. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.

10. Historical Architectural Style. Historical Architectural Styles are established by and shall mean and refer to such homes as (i) colonial homes, (ii) cape cod homes, (iii) craftsman homes, (iv) traditional farmhouse homes, (v) French country homes, or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent versions of the foregoing.

    The Departments shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a house plan as Historical Architectural Style. The denial by the Department of a house plan as a Historical Architectural Style may be appealed by the Developer to the Plan Commission.

11. Homeowner's Association. A nonprofit corporation established by for the promotion of the health, safety and welfare of the residents of the Real Estate once developed, and to manage, maintain, and repair the common areas within the Real Estate and any improvements located thereon.

12. Lot. A parcel of land designated as such upon the Plat (as hereinafter defined) upon which there is constructed one (1) single detached home.

13. Masonry. (i) Brick, limestone, natural stone, cultured stone, or other similar material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass and (ii) EIFS and stucco.

14. Overhang. The portion of the roof structure that extends beyond the exterior framing walls of a home.

15. Permitted Exterior Building Materials. Masonry, wood, concrete fiber board (Hardi-Plank or similar materials) or resin based products (fypon).

16. Plat. The subdivision plat or plats for the Real Estate recorded with the Hamilton County Recorder.

17. Ridgeline. The intersection of two (2) horizontal roof planes, or the angle formed by them, which form a peak or a pitched roof.

Section 3. Commitments Applicable to the Real Estate. The following commitments are applicable to the Real Estate:

1. Density:

    a. No more than 168 single family residences shall be constructed upon the Real Estate.

2. Masonry Requirements:

    a. All homes shall have Masonry (i) a minimum of 18" in height from foundation wrapped around the entire foundation and (i) on all exposed basement walls.

3. Character Exhibits. The Character Exhibits, attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The

Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

4. Minimum Square Footage:

    a. One-story homes shall have a minimum living area of 2,300 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.

    b. Two-story homes shall have a minimum living area of 2,800 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.

    c. At least seventy percent (70%) of the homes shall have a minimum living area in excess of 2,800 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.

5. Permitted Exterior Building Materials.

    a. Permitted Exterior Building Materials shall be used in all exterior areas other than windows, doors, garage doors and roofs Vinyl siding and aluminum siding are prohibited building materials.

6. Buffer Area One.

    a. The Developer shall install the Buffer Area One consisting of fifty (50) feet in width, which shall be common area and shall not be part of any Lot or Lots.

    b. Within such Buffer Area One, the Developer shall plant two (2) rows of spruce evergreen trees, each row being twenty (20) feet on center with such spruce evergreen trees being at least five (5) feet in height at time of planting. Such trees shall be installed contemporaneously with the commencement of the development of the Real Estate and shall be completed prior to the initial paving of any roads.

    c. The Declaration of Covenants shall provide (i) for the establishment of such Buffer Area One, (ii) that such Buffer Area One shall be maintained by the Homeowner's Association and (iii) that any trees located in Buffer Area One that die or are damaged shall be replaced by the Homeowner's Association.

7. Declaration of Covenants and Homeowner's Association.

a. In connection with the development of the Real Estate, a Declaration of Covenants shall be recorded and a Homeowner's Association shall be established.

8. Roof Pitch.

a. The roof pitch on the main roofline shall be 8 feet vertical to 12 feet horizontal, from front to back for homes with Historical Architectural Style and the roof pitch on front gables shall be 10 feet vertical to 12 feet horizontal. Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

9. Roof Ridgeline.

a. A one-story home shall have a minimum of three (3) ridgelines, provided however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.

b. A two-story home shall have a minimum of three (3) ridgelines, provided however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.

c. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched roof area. Covered and enclosed porches shall count as ridgelines.

10. Corner Breaks.

a. Each home shall have a minimum of three (3) corner breaks on the front and rear elevations. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of less than six (6) feet shall count toward this requirement.

11. Front Landscaping.

a. Front yard landscaping shall include sixteen (16) shrubs, eighteen (18) inches in height at the time of planting.

b. Front yard landscaping shall include at least one (1) yard tree (2" minimum caliper outside plating bed).

12. Miscellaneous.

a. All new homes, landscaping and exterior color plans must be approved by the ARB prior to beginning construction.

b. All driveways shall be concrete unless otherwise approved by the ARB.

c. Uniform mailboxes, as determined by the ARB, shall be required.

d. Dusk to dawn lights shall be required in a uniform location, as determined by the ARD.

Section 4. **Modification of Commitments.** These Modified Commitments shall continue in effect until modified or terminated. These Modified Commitments may be modified or terminated only in accordance with the Unified Development Ordinance, following a decision made at a public hearing after notice has been given in accordance with the Unified Development Ordinance and the Plan Commission's Rules of Procedure.

Section 5. **Effective Date.** These Modified Commitments shall be effective upon approval of Resolution No. 150_-ZC-0_ by the Plan Commission and after these Modified Commitments have been executed and notarized by the current property owner of the Real Estate and recorded in the Office of the Recorder of Hamilton County, Indiana.

Section 6. **Recording.** The undersigned hereby authorizes the Department to record these Modified Commitments in the Office of the Recorder of Hamilton County, Indiana, upon approval of Resolution No. 150_-ZC-0_.

Section 7. **Enforcement.** These Modified Commitments may be enforced by the Department, the Plan Commission, property owners of real estate adjoining the Real Estate, and all property owners of real estate within the Real Estate.

Section 8. **Binding on Successors.** These Modified Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 8, these Modified Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, Towne Road Development, Inc., has caused these Modified Commitments to be executed as of the date identified on the Notary below.

Towne Road Development, Inc.

By: _____
James A. Caito, President

Date: _____, 2015

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared James A. Caito, President of Towne Road Development, Inc., who acknowledged the execution and the foregoing Modified Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2015 for and on behalf of said entity.

My Commission Expires:
_____

_____
Notary Public

Residing in _____
County of _____

_____
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, Indianapolis, Indiana.

Return to: James E. Shinaver, Nelson & Frankenberger, 3105 East 98th Street, Suite 170 Indianapolis, IN 46280 Indianapolis, Indiana.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

Exhibit A

(LEGAL DESCRIPTION)

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, **containing 129.742 acres, more or less**.

EXHIBIT B

(Drawing)

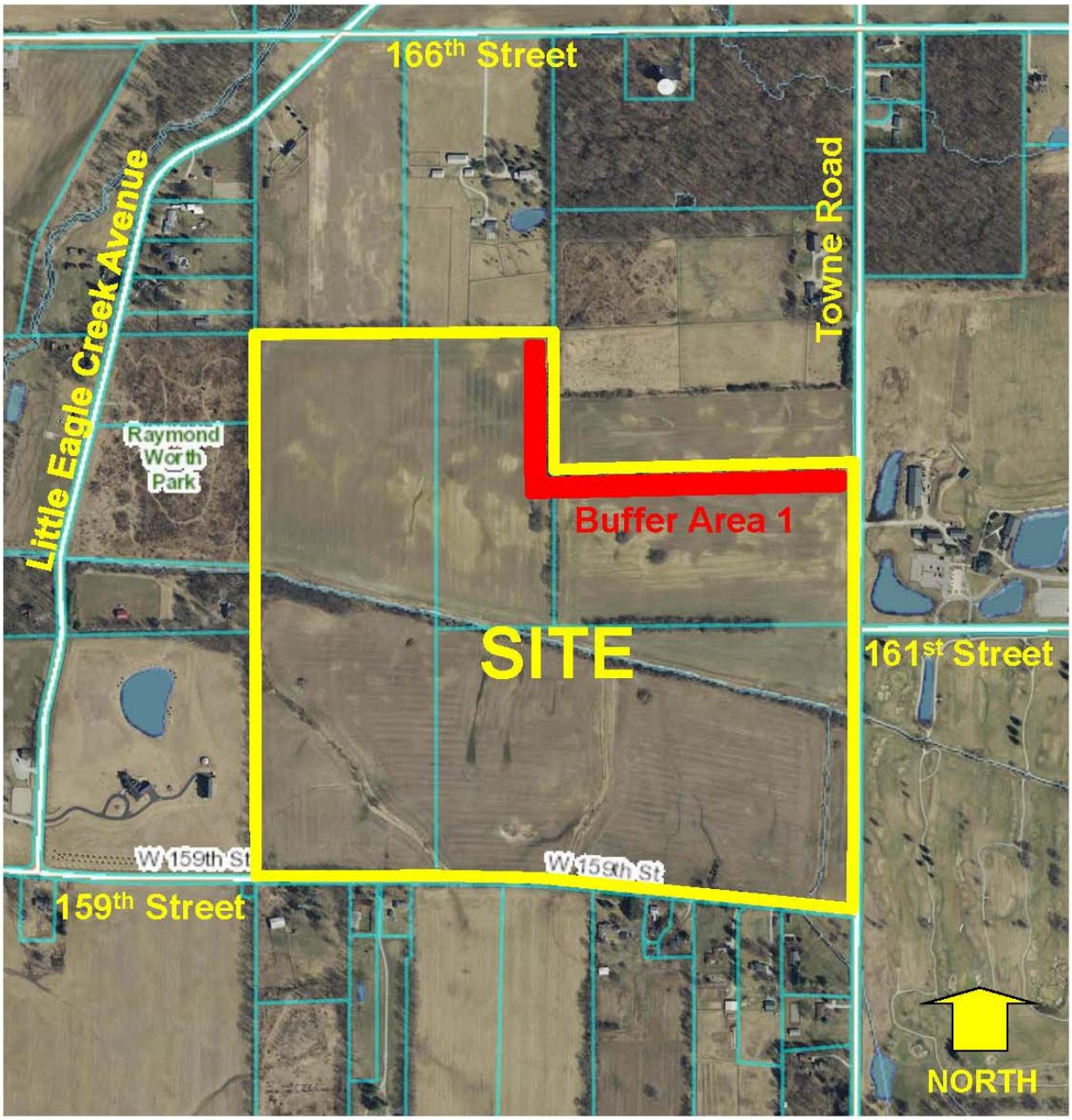


EXHIBIT C

(Character Exhibits)

13300 (13) 200 none

200500009748
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
02-18-2005 At 11:39 am.
ORDINANCE 33.00

ORDINANCE NO. 04-43

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

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0407-REZ-05) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on November 23, 2004; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) 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.
The Zoning Ordinance and the Zone Map of the Zoning Ordinance are hereby amended as described in the attached "Change in Zoning Classification 129 acres, North of 159th Street and West of Towne Road" document. The real estate property is reclassified from AG-SF1 to SF-2.

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SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 13 DAY OF Dec ,2004

WESTFIELD TOWN COUNCIL

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

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

12/8/2004

Ordinance 04-43
159th and Town Road

WESTFIELD WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield Washington Township Advisory Plan Commission met in regular session on Monday, November 22, 2004, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended. Notice of public hearing on November 22, 2004, was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is as follows:

A change in zoning classification, from AG SF 1 to SF 2,
at the northwest corner of 159th Street and Towne Road, generally
(WWTAPC petition 0407-REZ-05).

A motion was approved to forward this request to the Westfield Town Council with a recommendation to approve (7-0-1(Peyton)).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield Washington Township 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 Plan Commission held on November 22, 2004.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

November 23, 2004
Date

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Towne Road Development, Inc., the 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 "A" (the "Real Estate"), makes the following Commitments (the "Commitments") applicable to the Real Estate.

Section 1. **Exhibits**. The following exhibits are attached hereto and incorporated herein by reference:

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

Exhibit "B". Attached hereto and incorporated herein by reference as Exhibit "B" (the "Drawing") is the map outlining the perimeter of the Real Estate.

Section 2. **Definitions**. Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

1. ARB: The Architectural Review Board established by the Developer in the Declaration of Covenants.

2. Buffer Area One: That area of the Real Estate along part of the northern boundary of the Real Estate as indicated on the Drawing.

3. Buffer Area Two: The area along the southern boundary of the Real Estate and part of the eastern boundary of the Real Estate, as indicated on the Drawing.

4. Corner Home. A home that is constructed on a Corner Lot.

5. Corner Lot. A Lot having frontage on two (2) public streets.

6. Declaration of Covenants. A Declaration of Covenants, Conditions and Restrictions for the Real Estate which shall be prepared by the Developer and recorded in the office of the Recorder of Hamilton County, Indiana, and which may, from time to time, be amended.

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

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8. Developer. Towne Road Development, Inc., its successors and assigns.

9. Front Facing Garage Doors. A garage door that is parallel to the front elevation of the home.

10. Historical Architectural Style. Historical Architectural Styles are established by and shall mean and refer to such homes as (i) colonial homes, (ii) cape cod homes, (iii) craftsman homes, (iv) traditional farmhouse homes, (v) french country homes, or (vi) homes with various exterior architectural elements, taken from the foregoing, to create more recent versions of the foregoing.

    The Department shall have the authority to determine whether a specific house plan qualifies as a Historical Architectural Style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a house plan as a Historical Architectural Style. The denial by the Department of a house plan as a Historical Architectural Style may be appealed by the Developer to the Council.

11. Homeowners Association. A nonprofit corporation established for the promotion of the health, safety and welfare of the residents of the Real Estate once developed, and to manage, maintain, and repair the common areas within the Real Estate and any improvements located thereon.

12. Lot. A parcel of land designated as such upon the Plat (as hereinafter defined) upon which there is constructed one (1) single detached home.

13. Masonry. (i) Brick, limestone, natural stone, cultured stone, or other similar building material or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass and (ii) EIFS and stucco.

14. Overhang. The portion of the roof structure that extends beyond the exterior framing walls of a home.

15. Permitted Exterior Building Materials. Masonry, wood, concrete fiber board (Hardi-Plank or similar materials) or resin based products (fypon).

16. Plat. The subdivision plat or plats for the Real Estate recorded with the Hamilton County Recorder.

17. Ridgeline. The intersection of two horizontal roof planes, or the angle formed by them, which form the peak of a pitched area.

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Section 3. Commitments Applicable to the Real Estate. The following commitments are applicable to the Real Estate:

1. Density:
   A. No more than 168 single family residences shall be constructed upon the Real Estate.

2. Masonry Requirements:
   A. All homes shall have Masonry on the first floor, front, sides and rear.

   B. The Masonry requirements may be modified by the Developer's Architectural Review Board (the "ARB") for up to 55 of the residences with a Historical Architectural Style.

3. Minimum Square Footage:
   A. One-story homes shall have a minimum living area of 2,300 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.

   B. Two-story homes shall have a minimum living area of 2,800 square feet, exclusive of garages, basements, porches, carports and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.

   C. At least seventy percent (70%) of the residences shall have a minimum living area in excess of 2,800 square feet, exclusive of garages, basements, porches, carports, and any unfinished area. This commitment shall be incorporated into the Declaration of Covenants.

4. Permitted Exterior Building Materials:
   A. Permitted Exterior Building Materials shall be used in all exterior areas other than windows, doors, garage doors, and roofs. Vinyl siding and aluminum siding are prohibited as exterior building materials.

5. Buffer Area One:
   A. Developer shall install the Buffer Area One consisting of fifty (50) feet in width, which shall be common area and shall not be part of any Lot or Lots.

   B. Within such Buffer Area One, Developer shall plant two rows of spruce evergreen trees, each row being twenty (20) feet on center with such evergreen trees being at least five (5) feet in height at time of planting. Such trees shall be installed

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contemporaneously with the commencement of development of the Real Estate and shall be completed prior to the initial paving of any roads.

C. The Declaration of Covenants shall provide (i) for the establishment of such Buffer Area One, (ii) that such Buffer Area One shall be maintained by the Homeowners Association and (iii) that any trees located in Buffer Area One that die or are damaged shall be replaced by the Homeowners Association.

6. Buffer Area Two:

A. Developer shall install Buffer Area Two consisting of thirty (30) feet in width which, in the Developer's discretion, may be either (i) partially or wholly within a common area or (ii) wholly or partially within a landscape easement located upon an adjacent lot.

B. Within such Buffer Area Two, the Developer shall install a mound which shall vary in height between two (2) and three (3) feet and, further, shall install landscaping in compliance with the landscape provisions of the Westfield/Washington Township Zoning Ordinance.

C. The Declaration of Covenants shall provide (i) that Buffer Area Two shall be maintained by the Homeowners Association, regardless of whether Buffer Area Two is located entirely within a common area or wholly or partially upon an adjacent lot and (ii) that any trees located within Buffer Area Two that die or are damaged shall be replaced by the Homeowners Association.

7. Declaration of Covenants and Homeowners Association:

A. In connection with the development of the Real Estate, a Declaration of Covenants shall be recorded, and a Homeowners Association shall be established.

8. Roof Pitch:

A. The roof pitch on the main roofline shall be 8 feet vertical to 12 feet horizontal, from front to back. The roof pitch on front gables shall be 10 feet vertical to 12 feet horizontal. Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

9. Roof Ridgeline:

A. A one-story home shall have a minimum of three (3) ridgelines; provided, however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.

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B. A two-story home shall have a minimum of three (3) ridgelines; provided, however, that when fewer is consistent with a Historical Architectural Style, a minimum of two (2) ridgelines shall be permitted.

C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

10. Corner Breaks:

A. Each home shall have a minimum of three (3) corner breaks on the front and rear elevations. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.

11. Front Landscaping:

A. Front yard landscaping shall include sixteen (16) shrubs, eighteen (18) inches in height at the time of planting.

B. Front yard landscaping shall include at least 1 yard tree (2" minimum caliper outside planting bed)

12. Miscellaneous

A. All new home, landscaping and exterior color plans must be approved by the ARB prior to beginning construction.

B. All driveways shall be concrete unless otherwise approved by the ARB.

C. Uniform mailboxes, as determined by the ARB, shall be required.

D. Dusk to dawn yard lights shall be required in a uniform location, as determined by the ARB.

Section 4. Binding on Successors

These Commitments are binding on the Developer, 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 4 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.

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Section 5. **Effective Date**

The Commitments contained herein shall be effective upon the occurrence of all of the following events:

1. The adoption of an ordinance by the Town Council of Westfield, Indiana, assigning the requested SF2 Classification to the Real Estate; and

2. The commencement of the development of the Real Estate in accordance with the assignment of the requested SF2 classification.

Section 6. **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 7. **Enforcement**

These Commitments may be enforced by the Town Council of Westfield, Indiana and any property owner within the Real Estate.

IN WITNESS WHEREOF, DEVELOPER has caused these Commitments to be executed as of the date first written above.

TOWNE ROAD DEVELOPMENT, INC.

By: _____
James A. Caito, President

2007-Oct-30 01:57 PM Town of Westfield 317-896-1677 9/13

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared James A. Caito, President of Towne Road Development, Inc., and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this 22nd day of December, 2004.

My Commission Expires:

_____

Residing in _____ County

LAWRENCE J. KEMPER, NOTARY PUBLIC
HAMILTON COUNTY
Notary Public
PUBLIC
SEAL
JULY 1, 2005
STATE OF INDIANA

Lawrence J. Kemper
Printed Name

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

H:\Janet\JimCaito\Towne Road\Rezone\Commitments 102704.doc

2007-Oct-30 01:58 PM Town of Westfield 317-896-1677 10/13

EXHIBIT "A" - Page 1 of 2

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 795.62 feet; thence South 00 degrees 02 minutes 15 seconds West parallel to the West line of said Quarter Section a distance of 2,408.31 feet to the centerline of 159th Street; thence North 89 degrees 46 minutes 19 seconds West along said centerline 797.10 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the place of beginning, containing 43.913 acres, more or less.

2007-Oct-30 01:58 PM Town of Westfield 317-896-1677 11/13

EXHIBIT "A" - Page 2 of 2

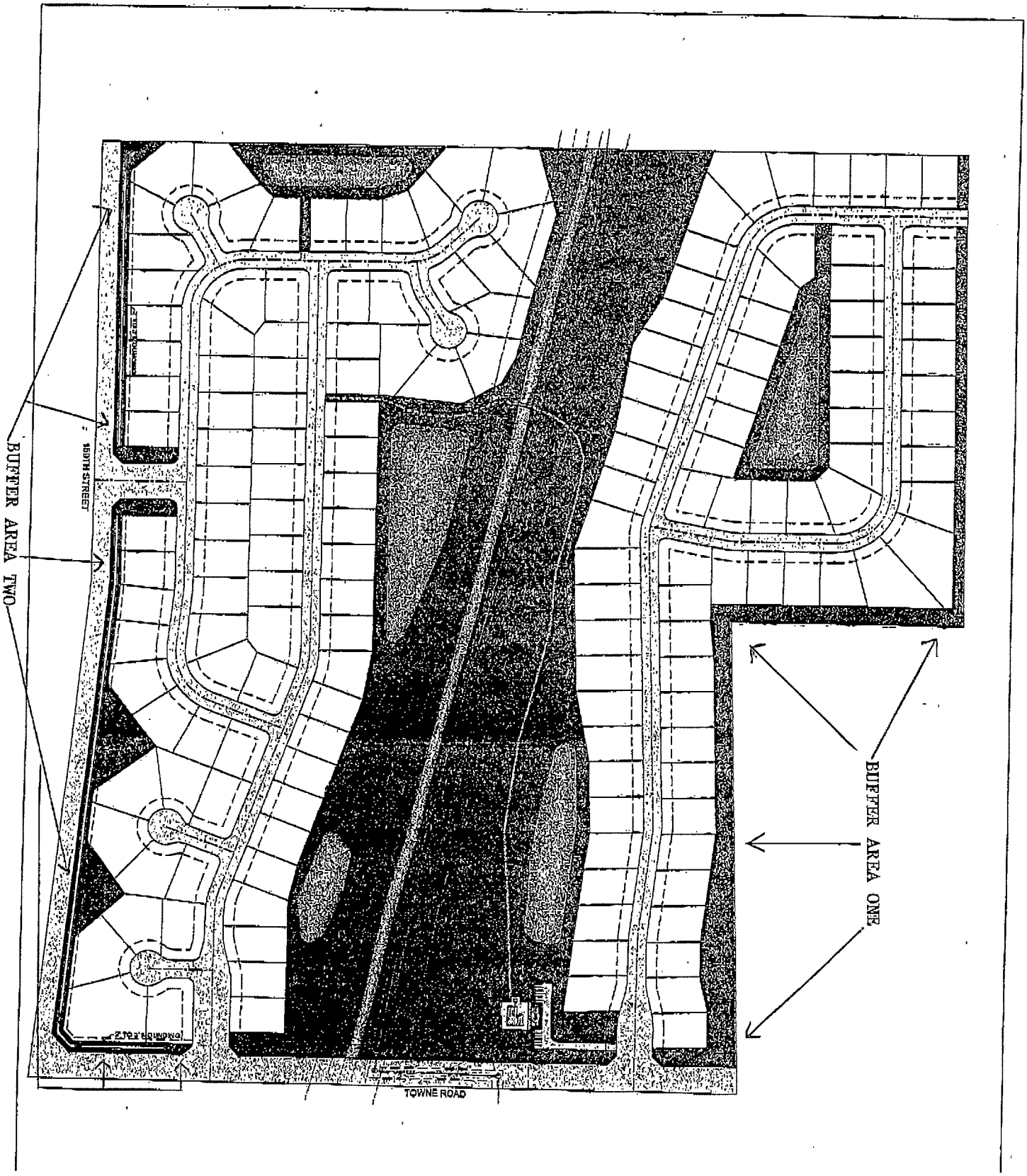
A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 440.65 feet to the Southeast corner of the real estate described in Instrument Number 98-10055 in the Office of the Recorder, Hamilton County, Indiana; thence North 00 degrees 02 minutes 15 seconds East along the East line of said real estate 2,408.31 feet to the North line of the Southwest Quarter of said Northeast Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along said North line 528.21 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in said Recorder's Office by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 85.829 acres, more or less.

H:\Janet\JimCaito\Towne Road\Rezone\Commitments 102704.doc

2007-Oct-30 01:58 PM Town of Westfield 317-896-1677 12/13

EXHIBIT "B"

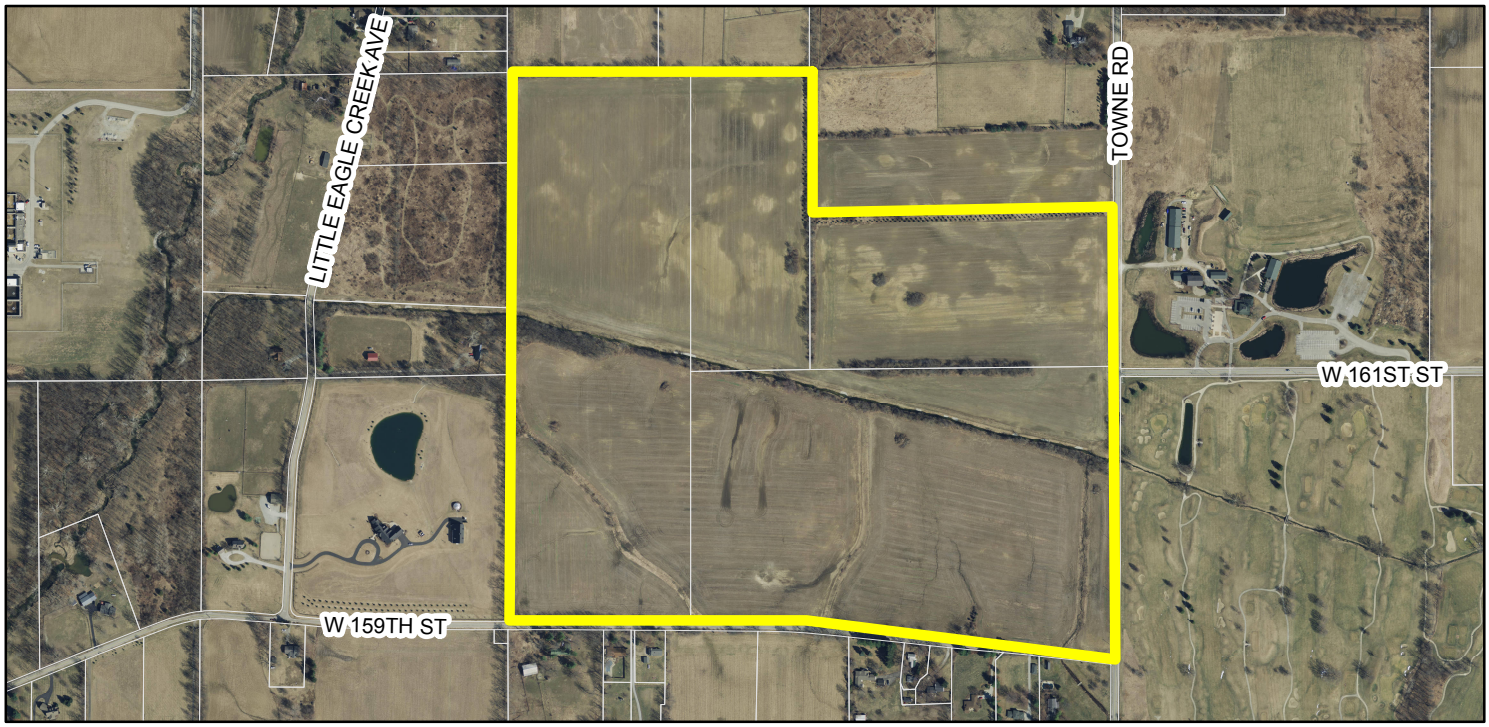


Property Location Map
Bent Creek
1506-SPP-15 & 1506-ODP-16

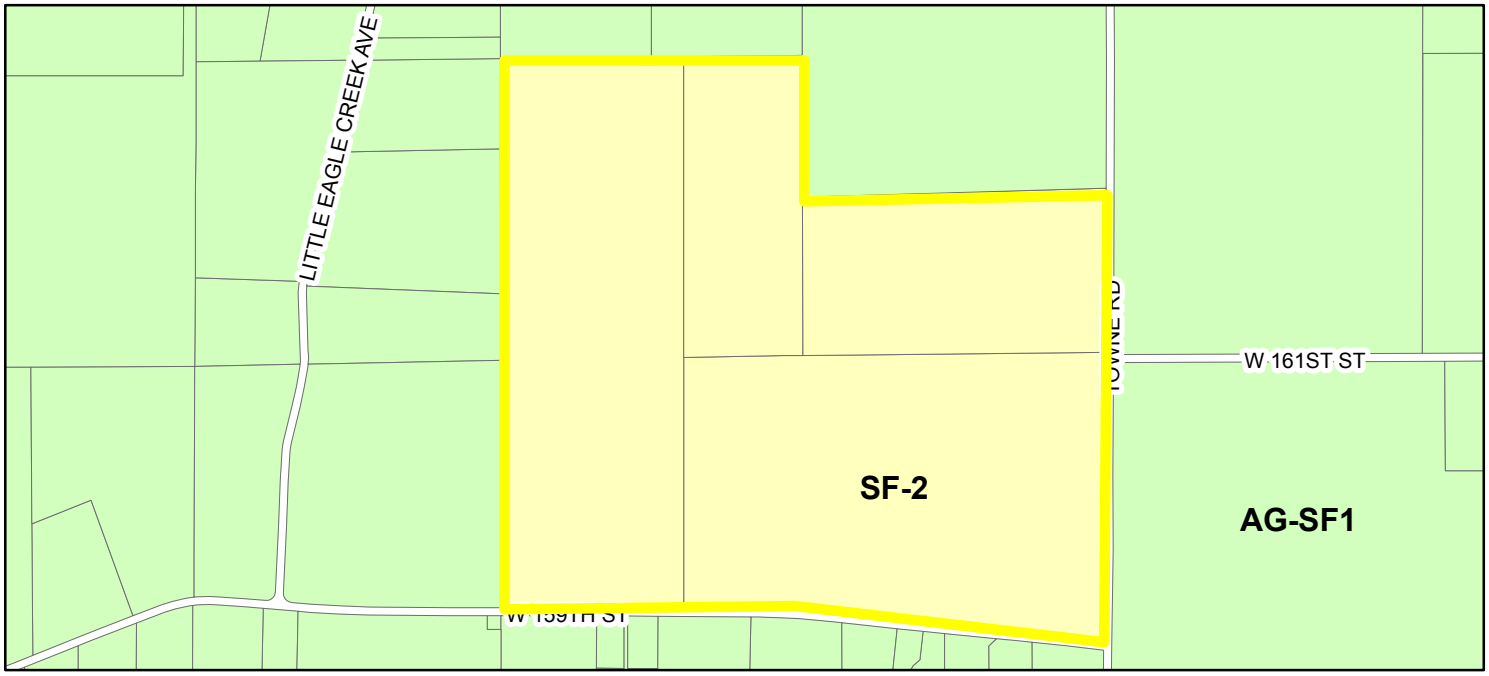
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning AG-SF1 (Agriculture - Single Family - 1) SF-2 (Single Family - 2)

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

DESCRIPTION

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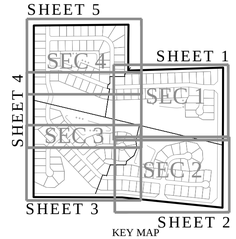
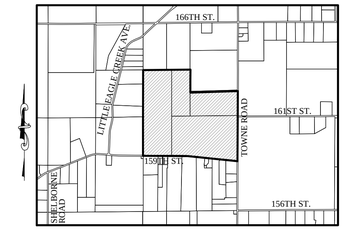
S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(RJG)BK (FJK)RG

BENT CREEK
PRIMARY PLAT
ZONING SF2

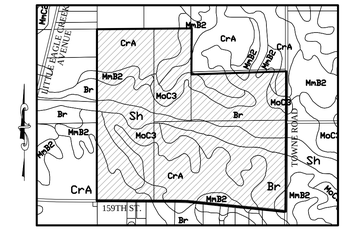


KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MnB2, Sh, MoC3
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

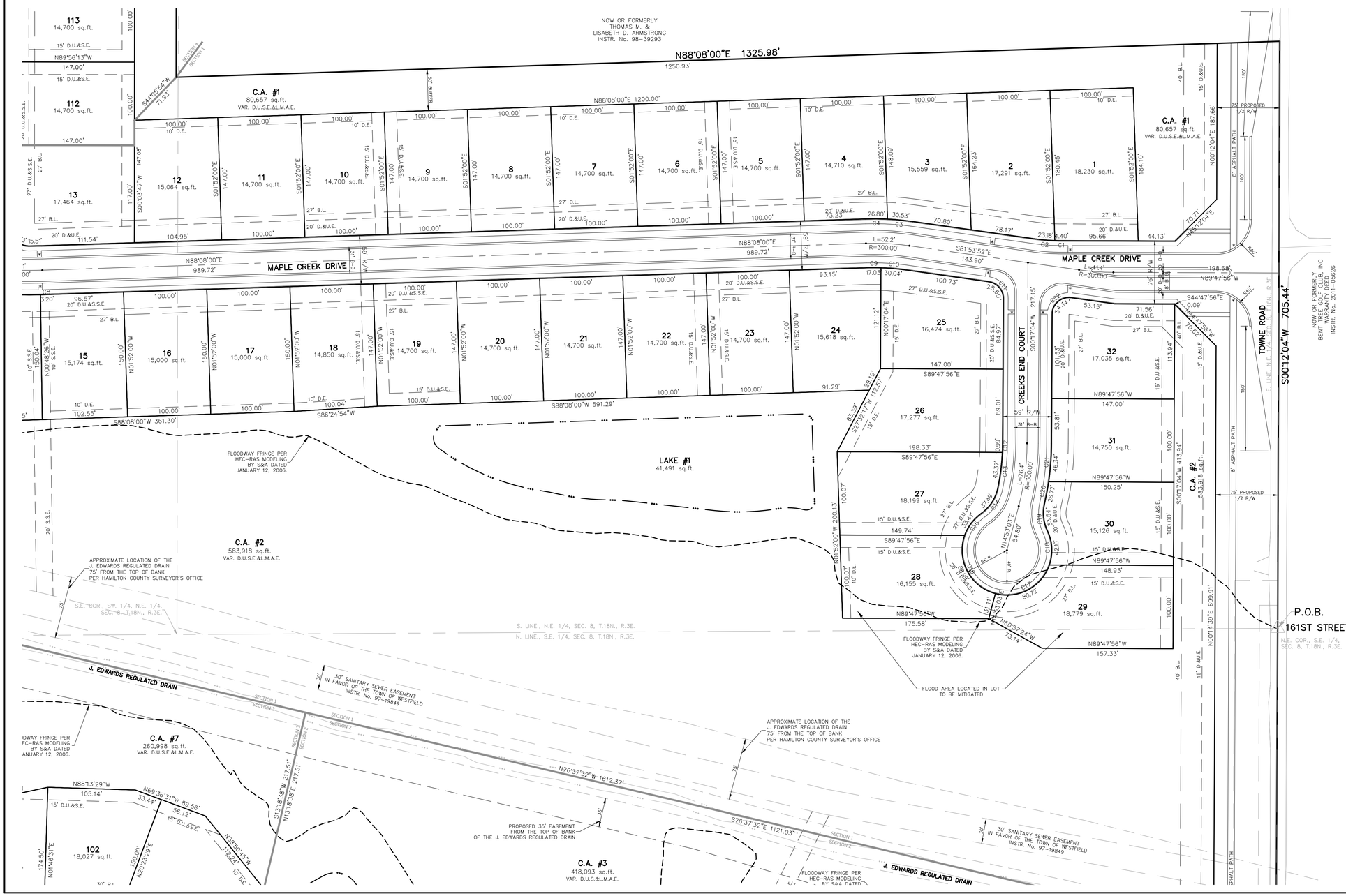
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP

Know what's **below.**
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR PURPOSES OF ESTABLISHING A BOUNDARY SURVEY OR A SURVEY FOR LOCATION REPORT.
CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

PRIMARY PLAT

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 1 OF 11 SHEETS
S & A JOB NO. 49160 2014

BENT CREEK

PRIMARY PLAT

ZONING SF2

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
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MAX. BUILDING HEIGHT	2½ STORIES

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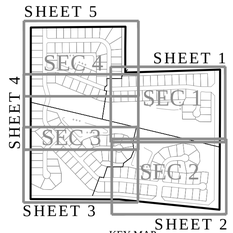
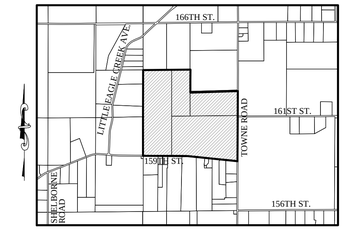
S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(RG)DK (FB)RG

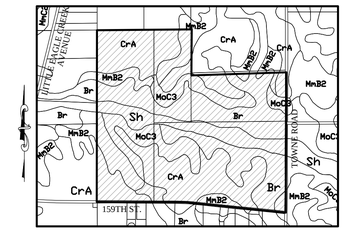


KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'

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LEGEND

30	LOT NUMBER
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D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP

Know what's **below.**
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Indiana Underground Plant Protection Service

REVISIONS	DATE	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR PURPOSES OF PROPERTY LINE DISPUTE SURVEY OR A SURVEY OF LOCATION REPORT.
CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

PRIMARY PLAT

BENT CREEK

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
8	18N	3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 2 OF 11 SHEETS

S & A JOB NO. 49160 2014

BENT CREEK

PRIMARY PLAT

ZONING SF2

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

DESCRIPTION

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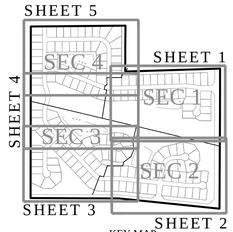
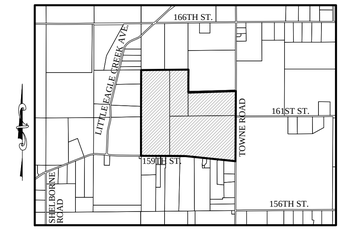
S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(RG)(BK (PJK)(RG

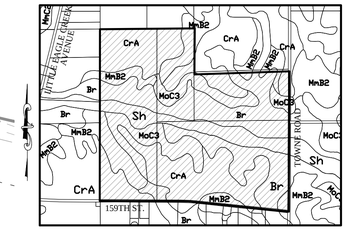


KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MnB2, Sh, MoC3
SCALE: 1"=1000'

Br-Brookston silty clay loam

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S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP

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DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

PRIMARY PLAT

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E

DRAWN BY: HAM CHECKED BY: BKR

SHEET NO. 3 OF 11 SHEETS

S & A JOB NO. 49160 2014

BENT CREEK

PRIMARY PLAT

ZONING SF2

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

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TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
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MAX. BUILDING HEIGHT	2½ STORIES

DESCRIPTION

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

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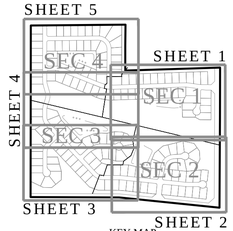
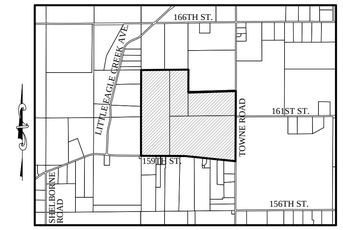
January 13, 2005
0(JGR)K (FJKHG

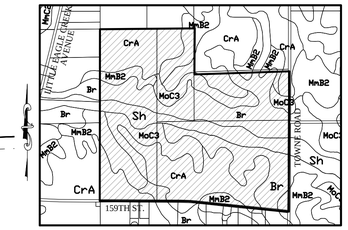


KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

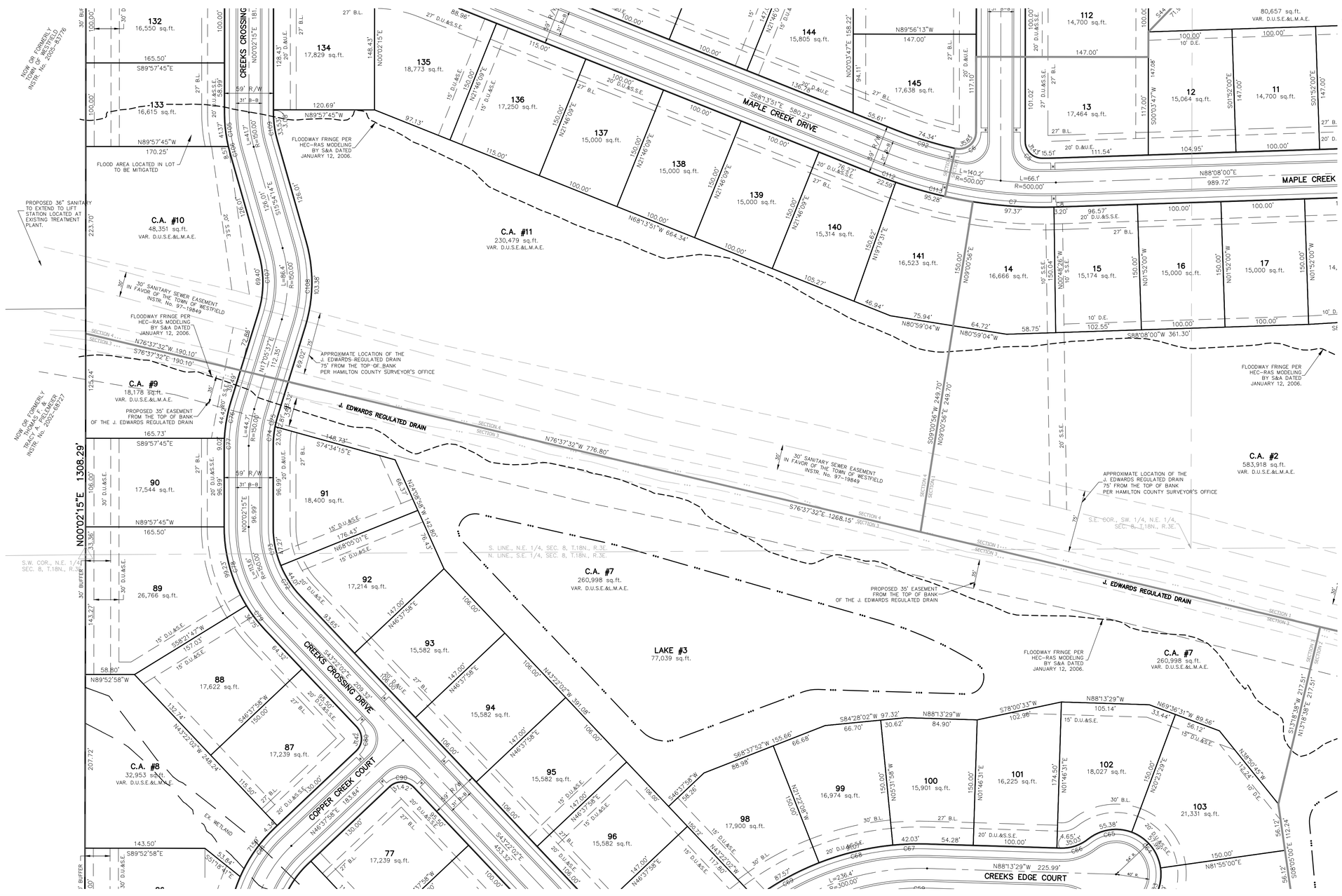
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

Sh - Shoals silt loam

This nearly level, deep, and somewhat poorly drained soil is on floodplains. It is subject to frequent flooding. Many of the mapped areas are in narrow valleys along small streams. The mapped areas range in size from 3 to 100 acres in size.



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
T.P.E.	TREE PRESERVATION EASEMENT
*	HANDICAP RAMP

Know what's **below.**
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR CONVEYANCE OR AS A PROPERTY BOUNDARY SURVEY OR A SURVEY FOR LOCATION REPORT.

CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

BENT CREEK

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 4 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

DESCRIPTION

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

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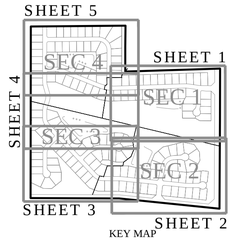
January 13, 2005
(R)GDK (F)KBG

BENT CREEK

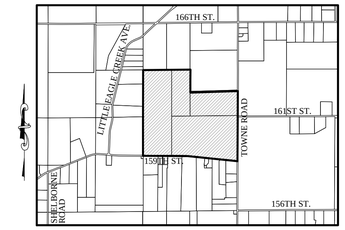
PRIMARY PLAT

ZONING SF2

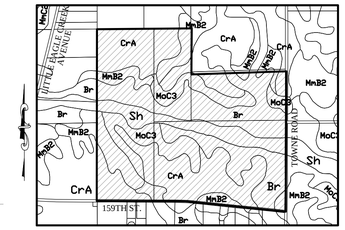


KEY MAP
1"=1000'
*SHEET 6 - Curve Tables

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MnB2, Sh, MoC3
SCALE: 1"=1000'

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This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

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CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

DATE	REVISIONS	BY

PREPARED FOR:

PRIMARY PLAT

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

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IUPPS Dig Safely.
Indiana Underground Plant Protection Service

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 5 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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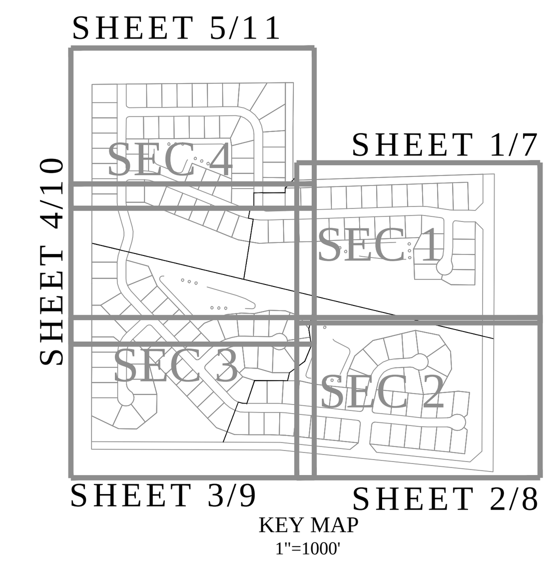
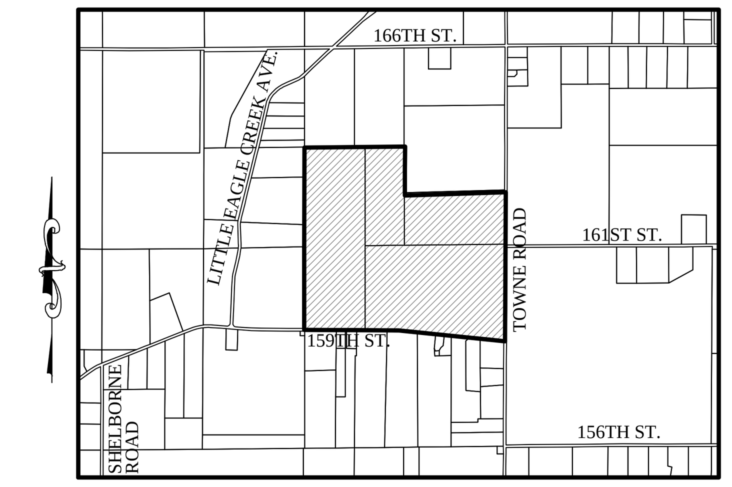
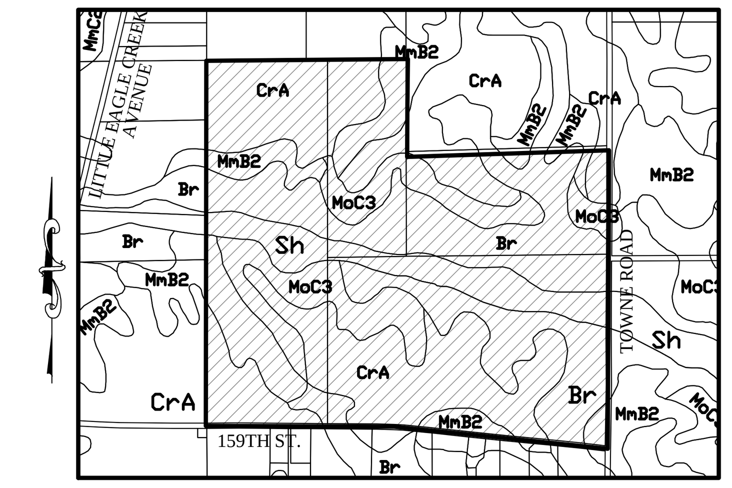


KEY MAP
1"=1000'



LOCATION MAP
SCALE: 1"=2000'



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CURVE TABLE – SECTION 1

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C22	34.14'	20.00'	22.93'	S49°11'36"W	30.15'	97°49'04"
C21	46.34'	329.50'	23.21'	S4°18'50"W	46.31'	8°03'31"
C18	42.10'	54.00'	22.19'	S3°05'55"E	41.05'	44°40'26"
C19	33.54'	50.00'	17.43'	S6°13'08"E	32.91'	38°26'00"
C20	26.77'	329.50'	13.39'	S10°40'14"W	26.76'	4°39'16"
C17	80.72'	54.00'	50.04'	S62°03'40"W	73.41'	85°38'45"
C16	88.99'	54.00'	58.33'	N27°54'28"W	79.25'	94°24'58"
C13	43.37'	270.50'	21.73'	N7°12'21"E	43.32'	9°11'08"
C14	37.49'	50.00'	19.67'	S33°16'36"W	36.61'	42°57'21"
C15	33.41'	54.00'	17.26'	N37°01'39"E	32.88'	35°27'15"
C12	10.99'	270.50'	5.50'	N1°26'56"E	10.99'	2°19'43"
C10	30.04'	270.50'	15.03'	N85°04'45"W	30.02'	6°21'45"
C11	28.69'	20.00'	17.44'	N40°48'24"W	26.29'	82°10'56"
C9	17.03'	270.50'	8.52'	S89°56'11"W	17.02'	3°36'23"
C8	3.20'	529.50'	1.60'	S88°18'23"W	3.20'	0°20'46"
C7	97.37'	529.50'	48.82'	N86°15'09"W	97.23'	10°32'10"
C6	35.83'	20.00'	24.99'	N51°23'23"E	31.23'	102°39'11"
C5	31.43'	20.00'	20.01'	S44°57'26"E	28.29'	90°02'26"
C4	26.80'	329.50'	13.41'	S89°32'12"E	26.79'	4°39'36"
C3	30.53'	329.50'	15.28'	S84°33'08"E	30.52'	5°18'32"
C2	23.18'	200.00'	11.60'	S85°13'04"E	23.16'	6°38'23"
C1	4.40'	200.00'	2.20'	S89°10'05"E	4.40'	1°15'41"

CURVE TABLE – SECTION 2

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C23	31.42'	20.00'	20.00'	S50°51'04"W	28.28'	90°00'00"
C24	7.93'	429.50'	3.97'	N84°40'41"W	7.93'	1°03'30"
C25	38.25'	429.50'	19.14'	N87°45'31"W	38.24'	5°06'11"
C26	33.72'	50.00'	17.53'	N70°59'26"W	33.08'	38°38'22"
C27	1.31'	50.00'	0.66'	N50°55'06"W	1.31'	1°30'18"
C28	86.73'	54.00'	55.94'	S83°49'30"W	77.70'	92°01'06"
C30	87.43'	54.00'	56.67'	S84°04'14"E	78.19'	92°46'04"
C31	3.14'	50.00'	1.57'	N51°20'36"E	3.14'	3°35'46"
C32	31.89'	50.00'	16.51'	N71°24'56"E	31.36'	36°32'54"
C33	39.84'	370.50'	19.94'	S87°13'46"E	39.82'	6°09'41"
C34	32.45'	20.00'	21.06'	S37°40'09"E	29.01'	92°57'34"
C35	156.12'	120.50'	91.19'	S49°33'08"W	145.43'	74°14'05"
C36	35.03'	50.00'	18.27'	N73°15'29"W	34.32'	40°08'40"
C37	25.16'	54.00'	12.81'	N66°31'55"W	24.93'	26°41'32"
C38	67.47'	54.00'	38.93'	S64°19'49"W	63.16'	71°34'58"
C39	59.73'	54.00'	33.33'	S3°08'50"E	56.73'	63°22'22"
C40	63.37'	54.00'	35.90'	S68°27'12"E	59.80'	67°14'21"
C41	29.60'	54.00'	15.18'	N62°13'35"E	29.23'	31°24'06"
C42	35.03'	50.00'	18.27'	N66°35'51"E	34.32'	40°08'40"
C43	35.09'	179.50'	17.60'	N81°04'09"E	35.04'	11°12'04"
C44	85.28'	179.50'	43.46'	N61°51'27"E	84.48'	27°13'20"
C45	85.28'	179.50'	43.46'	N34°38'07"E	84.48'	27°13'20"
C46	26.91'	179.50'	13.48'	N16°43'47"E	26.88'	8°35'21"
C47	38.43'	529.50'	19.22'	N10°21'22"E	38.42'	4°09'28"
C48	30.57'	20.00'	19.17'	S52°03'51"W	27.68'	87°34'27"
C49	27.06'	529.50'	13.53'	S85°36'46"E	27.06'	2°55'41"
C50	24.90'	529.50'	12.45'	S88°25'28"E	24.90'	2°41'42"
C51	65.10'	179.50'	32.91'	N79°22'52"W	64.75'	20°46'52"
C52	9.04'	470.50'	4.52'	N89°13'17"W	9.04'	1°06'04"
C53	37.13'	470.50'	18.58'	N86°24'35"W	37.12'	4°31'19"
C54	31.42'	20.00'	20.00'	N39°08'56"W	28.28'	90°00'00"
C29	71.16'	54.00'	41.81'	S0°03'52"W	66.12'	75°30'09"

CURVE TABLE – SECTION 3

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C55	97.59'	120.50'	51.65'	S66°34'10"E	94.95'	46°24'17"
C56	31.42'	20.00'	20.00'	S1°37'58"W	28.28'	90°00'00"
C57	38.99'	270.50'	19.53'	S50°45'42"W	38.95'	8°15'28"
C58	157.15'	270.50'	80.86'	S71°32'02"W	154.95'	33°17'12"
C59	16.99'	270.50'	8.50'	N89°58'35"E	16.98'	3°35'53"
C60	30.54'	50.00'	15.77'	S70°43'25"E	30.07'	35°00'07"
C61	4.49'	50.00'	2.25'	N50°39'06"W	4.49'	5°08'33"
C62	73.96'	54.00'	44.10'	N87°19'09"W	68.32'	78°28'39"
C63	57.99'	54.00'	32.14'	S22°40'46"W	55.24'	61°31'32"
C64	57.99'	54.00'	32.14'	S38°50'45"E	55.24'	61°31'32"
C65	55.38'	54.00'	30.40'	N81°00'40"E	52.99'	58°45'37"
C66	35.03'	50.00'	18.27'	N71°42'11"E	34.32'	40°08'40"
C67	42.03'	329.49'	21.04'	S88°07'16"W	42.00'	7°18'29"
C68	91.07'	329.50'	45.83'	S76°32'57"W	90.78'	15°50'10"
C69	87.57'	329.50'	44.04'	S61°01'04"W	87.31'	15°13'37"
C70	38.94'	329.50'	19.49'	N50°01'07"E	38.92'	6°46'17"
C71	31.42'	20.00'	20.00'	S88°22'02"E	28.28'	90°00'00"
C72	44.01'	120.50'	22.26'	S32°54'11"E	43.77'	20°55'41"
C73	47.27'	120.50'	23.94'	S11°12'03"E	46.97'	22°28'36"
C74	23.06'	120.50'	11.57'	S5°31'15"W	23.03'	10°57'59"
C77	9.02'	179.50'	4.51'	N1°28'36"E	9.02'	2°52'42"
C78	99.23'	179.50'	50.92'	N15°47'59"W	97.97'	31°40'28"
C79	36.75'	179.50'	18.44'	N37°30'07"W	36.68'	11°43'49"
C80	31.42'	20.00'	20.00'	N1°37'58"E	28.28'	90°00'00"
C82	68.52'	179.50'	34.68'	N12°50'45"E	68.11'	21°52'17"
C83	5.62'	179.50'	2.81'	N1°00'49"E	5.62'	1°47'35"
C84	61.35'	54.00'	34.46'	N32°25'45"W	58.10'	65°05'33"
C85	60.27'	54.00'	33.71'	S83°03'06"W	57.19'	63°56'45"
C86	69.87'	54.00'	40.79'	S14°00'49"W	65.09'	74°07'48"
C87	32.90'	54.00'	16.98'	S40°30'12"E	32.39'	34°54'14"
C88	50.68'	50.00'	27.76'	S28°55'09"E	48.54'	58°04'21"
C90	31.42'	20.00'	20.00'	N88°22'02"W	28.28'	90°00'00"
C91	80.28'	179.50'	40.82'	N56°10'44"W	79.61'	25°37'25"
C75	12.81'	120.50'	6.41'	S14°02'55"W	12.80'	6°05'23"
C89	102.17'	120.50'	54.38'	S24°24'27"W	99.14'	48°34'50"
C81	71.59'	179.50'	36.28'	N35°12'26"E	71.12'	22°51'04"
C76	44.42'	179.50'	22.32'	N10°00'17"E	44.30'	14°10'40"

CURVE TABLE – SECTION 4

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C113	95.28'	529.50'	47.77'	N75°49'47"W	95.15'	10°18'35"
C112	22.59'	529.50'	11.30'	N69°27'10"W	22.59'	2°26'39"
C111	64.67'	170.50'	32.73'	N79°05'48"W	64.28'	21°43'54"
C110	31.42'	20.00'	20.00'	S45°02'15"W	28.28'	90°00'00"
C92	74.34'	470.50'	37.25'	S72°45'26"E	74.27'	9°03'11"
C98	155.07'	120.50'	90.37'	N36°48'16"W	144.59'	73°44'07"
C97	35.38'	120.50'	17.82'	N82°04'59"W	35.25'	16°49'19"
C96	31.23'	20.00'	19.82'	N44°46'18"E	28.15'	89°28'06"
C94	26.36'	229.50'	13.20'	S86°40'17"E	26.35'	6°34'55"
C95	31.42'	20.00'	20.00'	S44°57'45"E	28.28'	90°00'00"
C105	41.37'	179.50'	20.78'	N6°33'56"W	41.28'	13°12'23"
C104	31.60'	20.00'	20.19'	S45°13'42"E	28.42'	90°31'54"
C103	15.41'	179.50'	7.71'	S88°02'03"E	15.41'	4°55'12"
C102	85.28'	179.50'	43.46'	S71°57'47"E	84.48'	27°13'20"
C101	85.28'	179.50'	43.46'	S44°44'27"E	84.48'	27°13'20"
C100	85.28'	179.50'	43.46'	S17°31'07"E	84.48'	27°13'20"
C99	12.44'	179.50'	6.22'	S1°55'20"E	12.44'	3°58'14"
C106	8.57'	179.50'	4.29'	N14°32'11"W	8.57'	2°44'07"
C107	69.40'	120.50'	35.69'	N0°35'41"E	68.44'	32°59'51"
C108	103.38'	179.50'	53.17'	S0°35'41"W	101.95'	32°59'51"
C109	33.53'	120.50'	16.87'	S7°55'59"E	33.42'	15°56'29"
C93	60.68'	229.50'	30.52'	S75°48'20"E	60.51'	15°08'59"

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Indiana Underground Plant Protection Service

REVISIONS | DATE | BY

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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

CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E

DRAWN BY: HAM
CHECKED BY: BKR

SHEET NO. 6 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

DESCRIPTION

A part of the Northeast Quarter and the Southeast Quarter Section 8, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter Section; thence South 00 degrees 17 minutes 04 seconds West along the East line of said Quarter Section a distance of 1,253.47 feet to the centerline of 159th Street; thence along the centerline of 159th Street by the next two (2) courses; 1) North 84 degrees 08 minutes 56 seconds West 1,409.41 feet; 2) North 89 degrees 46 minutes 19 seconds West 1,237.76 feet to the West line of said Southeast Quarter Section; thence North 00 degrees 07 minutes 02 seconds East along said West line 1,089.99 feet to the Southwest corner of said Northeast Quarter Section; thence North 00 degrees 02 minutes 15 seconds East along the West line of said Quarter Section a distance of 1,308.29 feet to the Northwest corner of the Southwest Quarter of said Quarter Section; thence North 89 degrees 30 minutes 21 seconds East along the North line of said Quarter-Quarter Section a distance of 1,323.83 feet to the Northeast corner of said Quarter-Quarter Section; thence along the westerly and southerly boundary lines of the real estate described in Instrument Number 98-39293 in the Office of the Recorder of Hamilton County, Indiana by the next three (3) courses; 1) South 00 degrees 38 minutes 10 seconds West 292.77 feet; 2) South 00 degrees 03 minutes 47 seconds West 349.85 feet; 3) North 88 degrees 08 minutes 00 seconds East 1,325.98 feet to the East line of said Northeast Quarter Section; thence South 00 degrees 12 minutes 04 seconds West along said East line 705.44 feet to the place of beginning, containing 129.742 acres, more or less.

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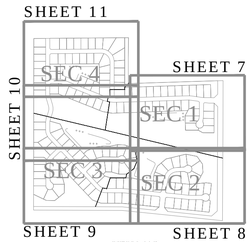
January 13, 2005
(RGEBK (FJKHG

BENT CREEK
DEVELOPMENT PLAN
ZONING SF2



KEY MAP
1"=1000'

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

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MoC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well-drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

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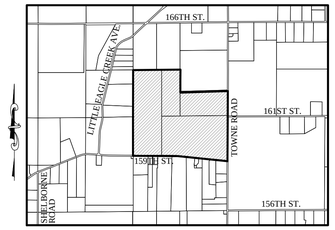
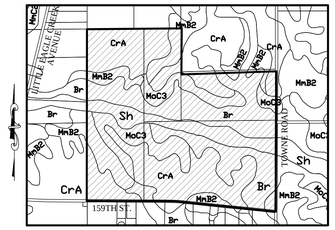
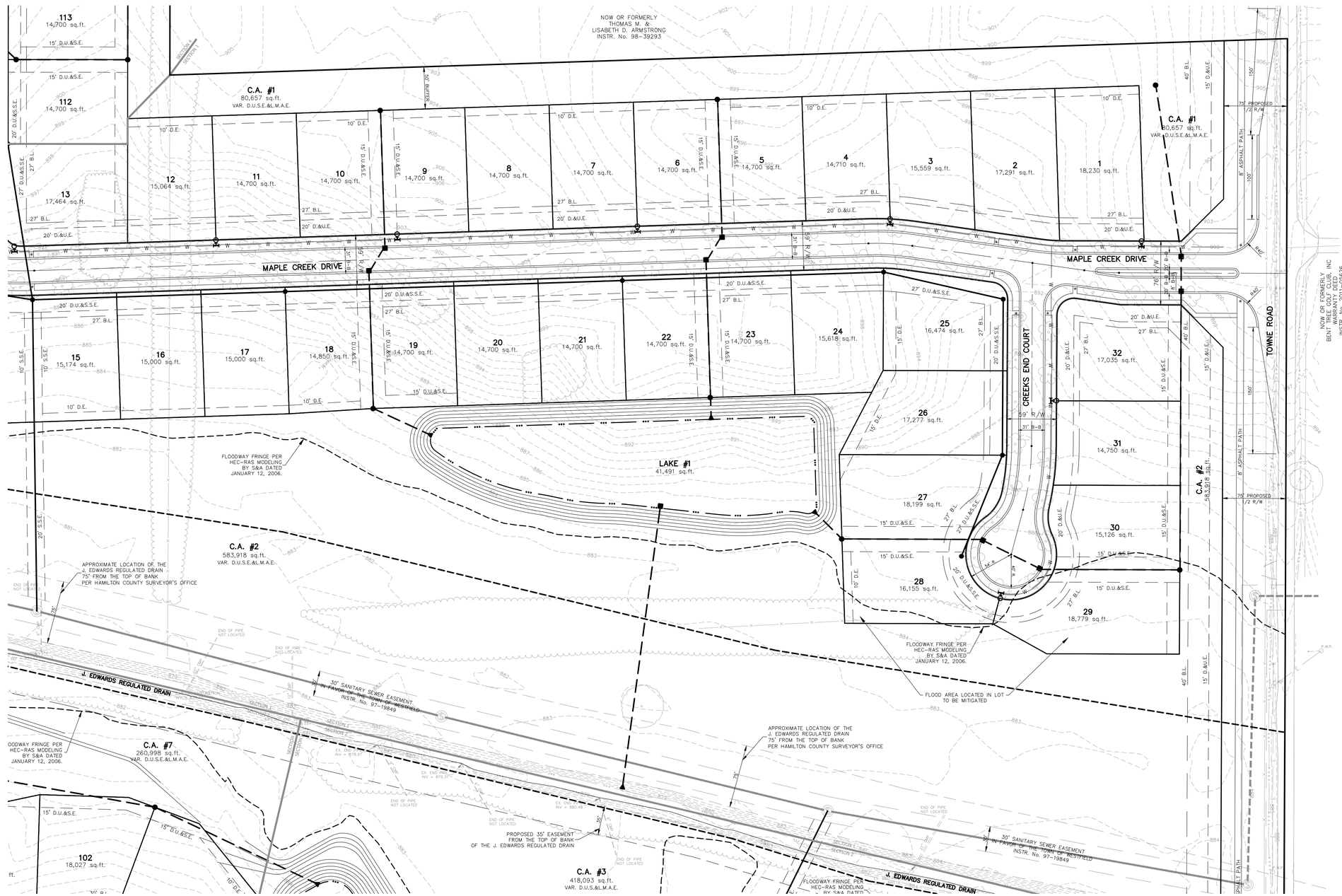


LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
BCTV	BURIED CABLE T.V. LINE
CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
D	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
T.P.	TELEPHONE POLE
T.P.	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
T.V.P.	CABLE T.V. POLE
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T.C.B.	TRAFFIC CONTROL BOX
G.V.	GAS VALVE
G	GAS METER
W	WATER METER
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	FIRE HYDRANT
M.B.	MAILBOX

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IUPPS Dig Safely.
Indiana Underground Plant Protection Service

	DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO. 7 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
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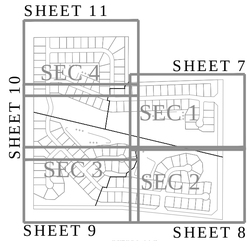
January 13, 2005
(RG)DK (FB)RG

BENT CREEK
DEVELOPMENT PLAN
ZONING SF2



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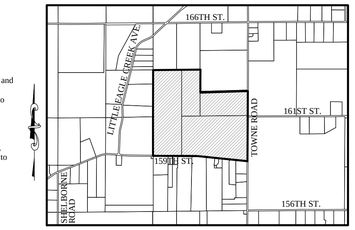

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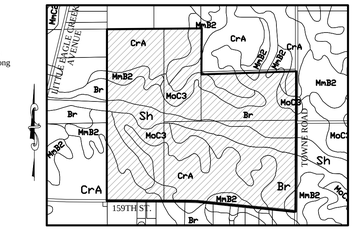

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Br, CrA, MmB2, Sh, MoC3
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DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

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REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
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7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM		CHECKED BY: BKR

SHEET NO. 8 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
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SITE DATA	
ZONING CLASSIFICATION	SF2 (SINGLE-FAMILY LOW DENSITY DISTRICT)
MIN. SIDE YARD	12' EACH SIDE
MIN. REAR YARD	30'
MIN. FRONT YARD	30'
MIN. S.F. PER UNIT	1,400 SINGLE STORY, 800 TWO STORY
MAX. BUILDING HEIGHT	2½ STORIES

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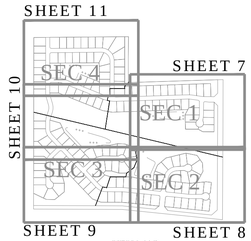
S:\49160\legal\PREL-PLAT.rtf
January 13, 2005
(RJG)DK (FJK)RG

BENT CREEK
DEVELOPMENT PLAN
ZONING SF2



KEY MAP
1"=1000'

GRAPHIC SCALE
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Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

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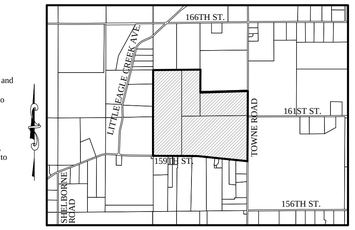

LOCATION MAP
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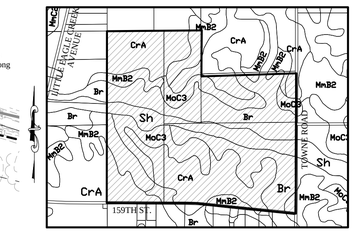
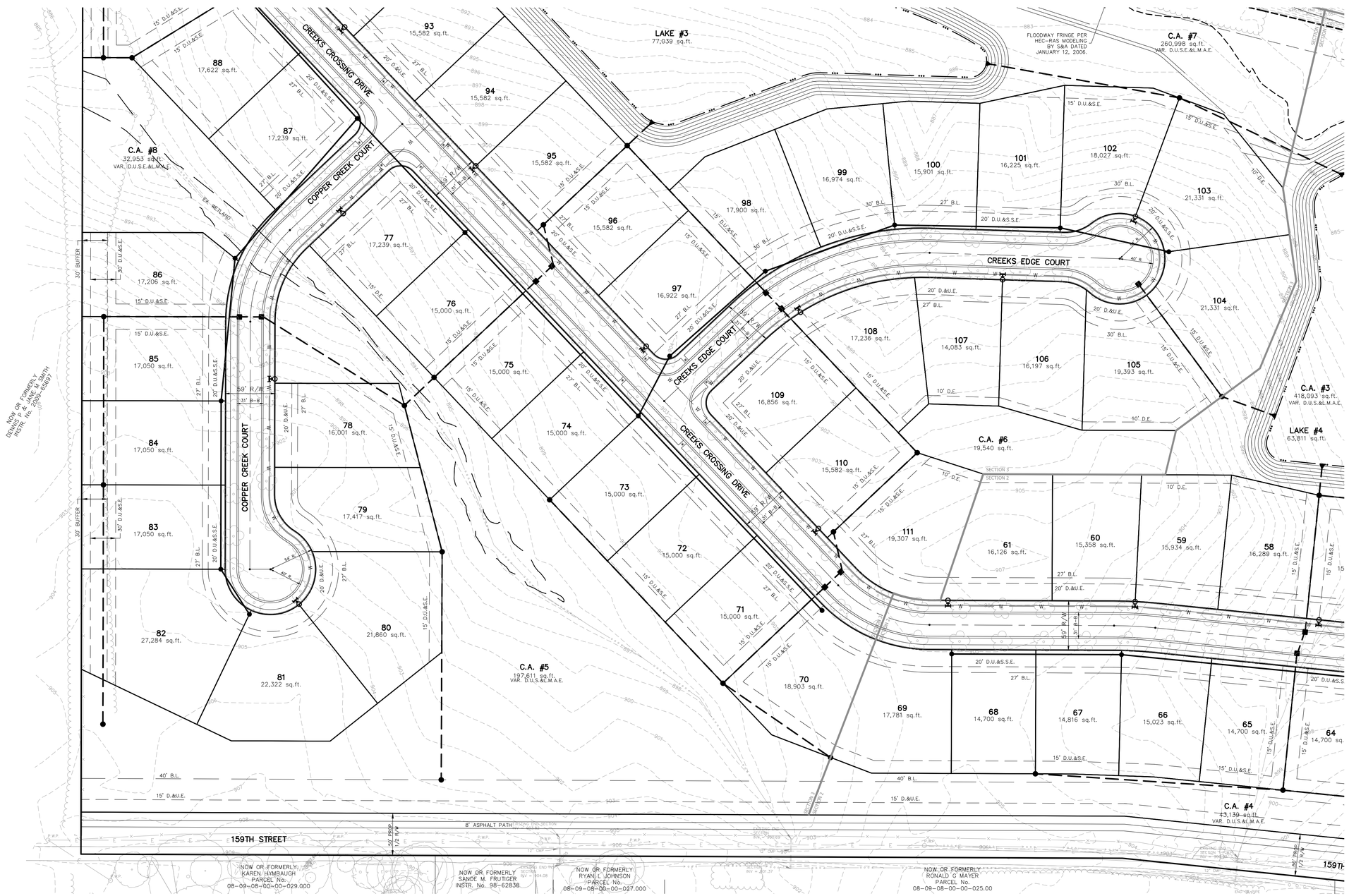


SOILS MAP
Br, CrA, MmB2, Sh, MoC3
SCALE: 1"=1000'



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
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CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
D	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
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M.B.	MAILBOX

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Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.
9
OF 11 SHEETS

S & A JOB NO.
49160 2014

BENT CREEK
DEVELOPMENT PLAN
ZONING SF2

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017

TOTAL LOTS=158

SITE = 129.74Ac.±
TOTAL COMMON AREA =48.08Ac.±

OPEN SPACE PROVIDED:
48.08Ac.± (37.1%)

SITE DATA	
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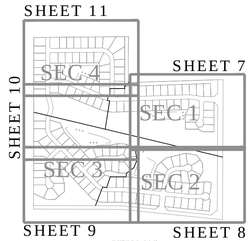
January 13, 2005
(R)GDK (F)KBG



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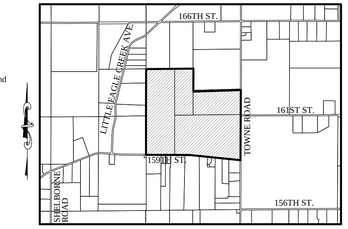
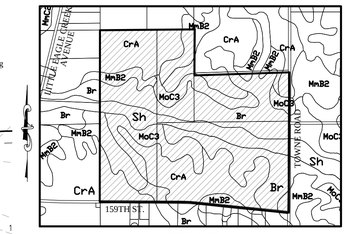


LOCATION MAP
SCALE: 1"=2000'



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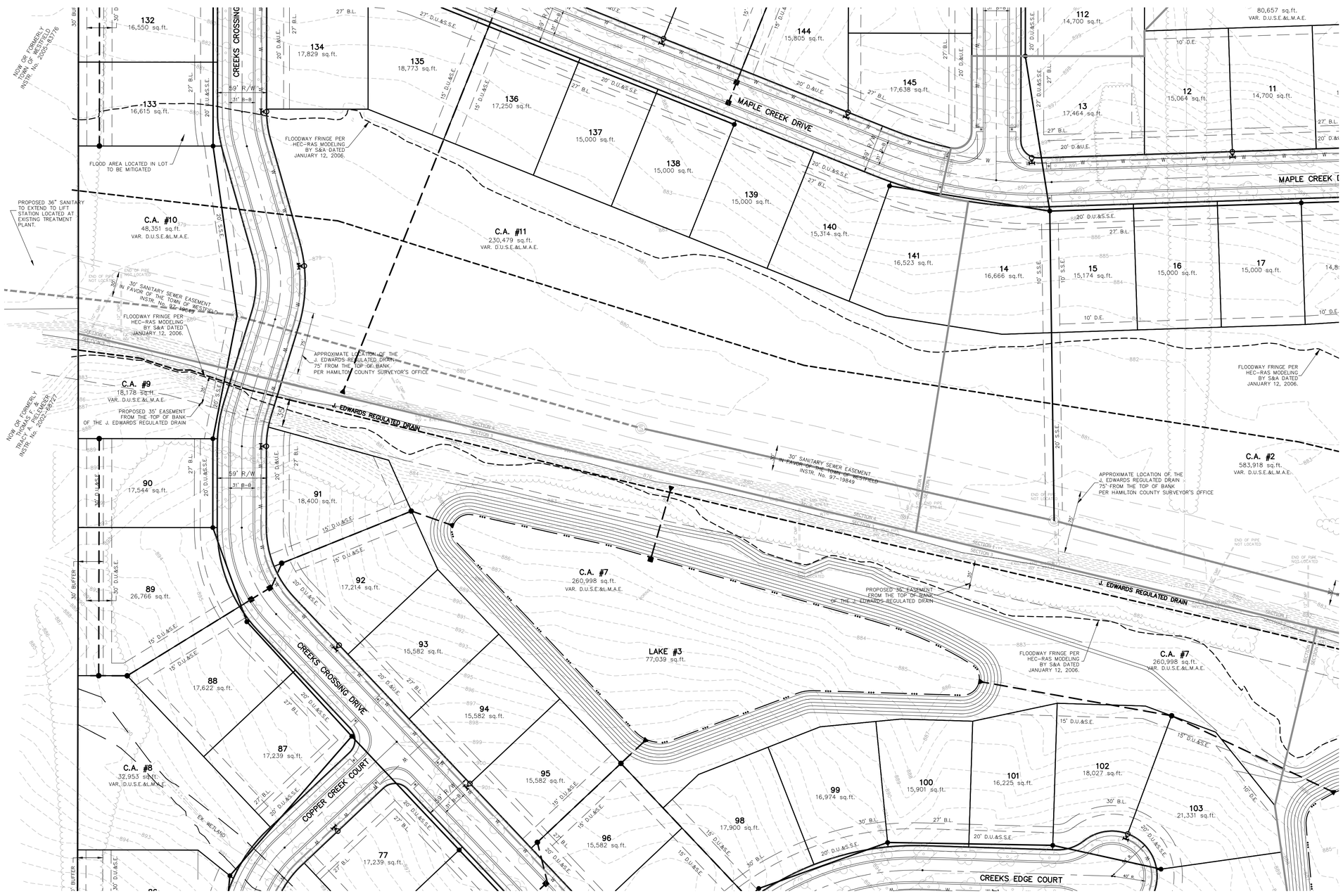

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PREPARED FOR:

DEVELOPMENT PLAN

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM		CHECKED BY: BKR

SHEET NO. 10 OF 11 SHEETS

S & A JOB NO. 49160 2014

THIS INSTRUMENT PREPARED BY:
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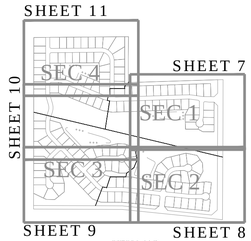

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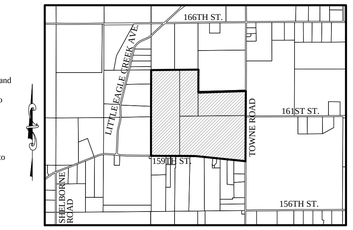

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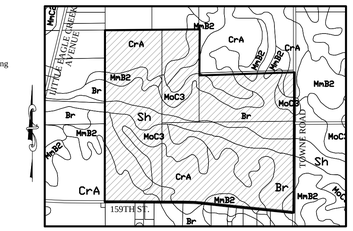

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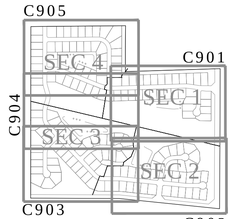
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



KEY MAP
1"=1000'

BENT CREEK
LANDSCAPE PLAN
ZONING SF2

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

NOTES:

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	SHADE TREES	NUMBER
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	DECIDUOUS SHRUBS	
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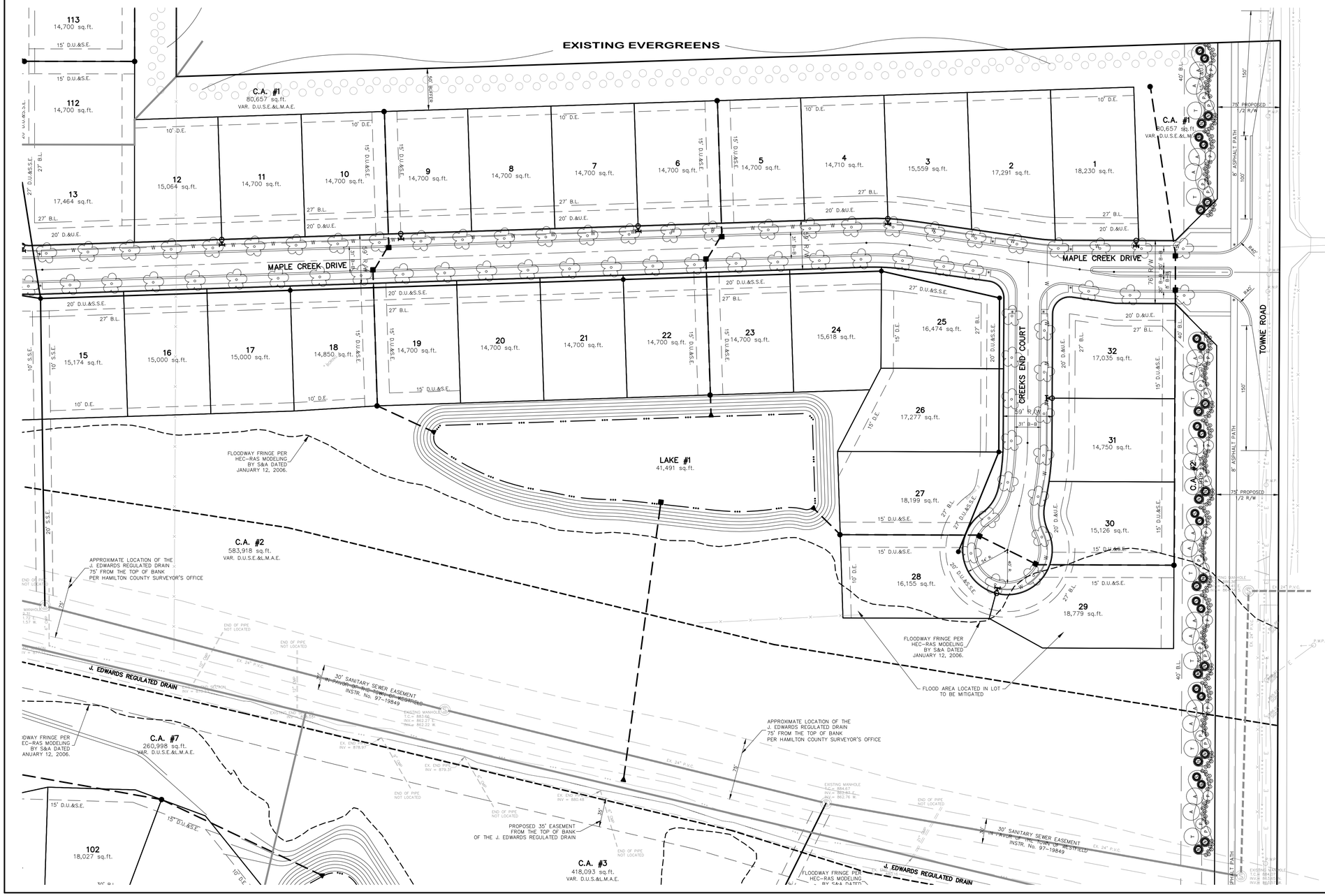
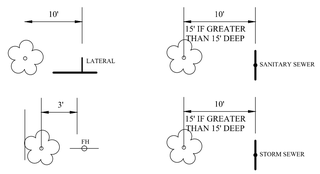
B	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	469
	Proposed Street Tree	381



DETAIL OF SEPERATION



811
Know what's below.
Call before you dig.

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, NOR WRITE SURVEY OR A SURVEY OR LOCATION REPORT.
CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
BENT CREEK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.
C901

S & A JOB NO.
49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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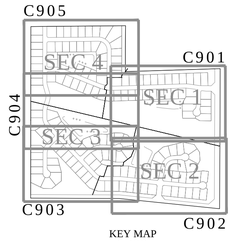
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



KEY MAP
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BENT CREEK
LANDSCAPE PLAN
ZONING SF2

GRAPHIC SCALE
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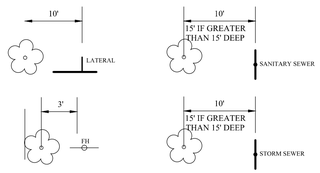
B	Purple Pride Dwarf Beautyberry Callicarpa dichotoma 'Issai'	469
	Proposed Street Tree	381

DETAIL OF SEPERATION



811
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Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR BOUNDARY SURVEY, NOR A MONUMENT SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
BENT CREEK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.
C902

S & A JOB NO.
49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
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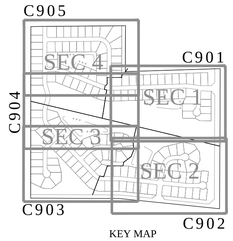
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



KEY MAP
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BENT CREEK
LANDSCAPE PLAN
ZONING SF2

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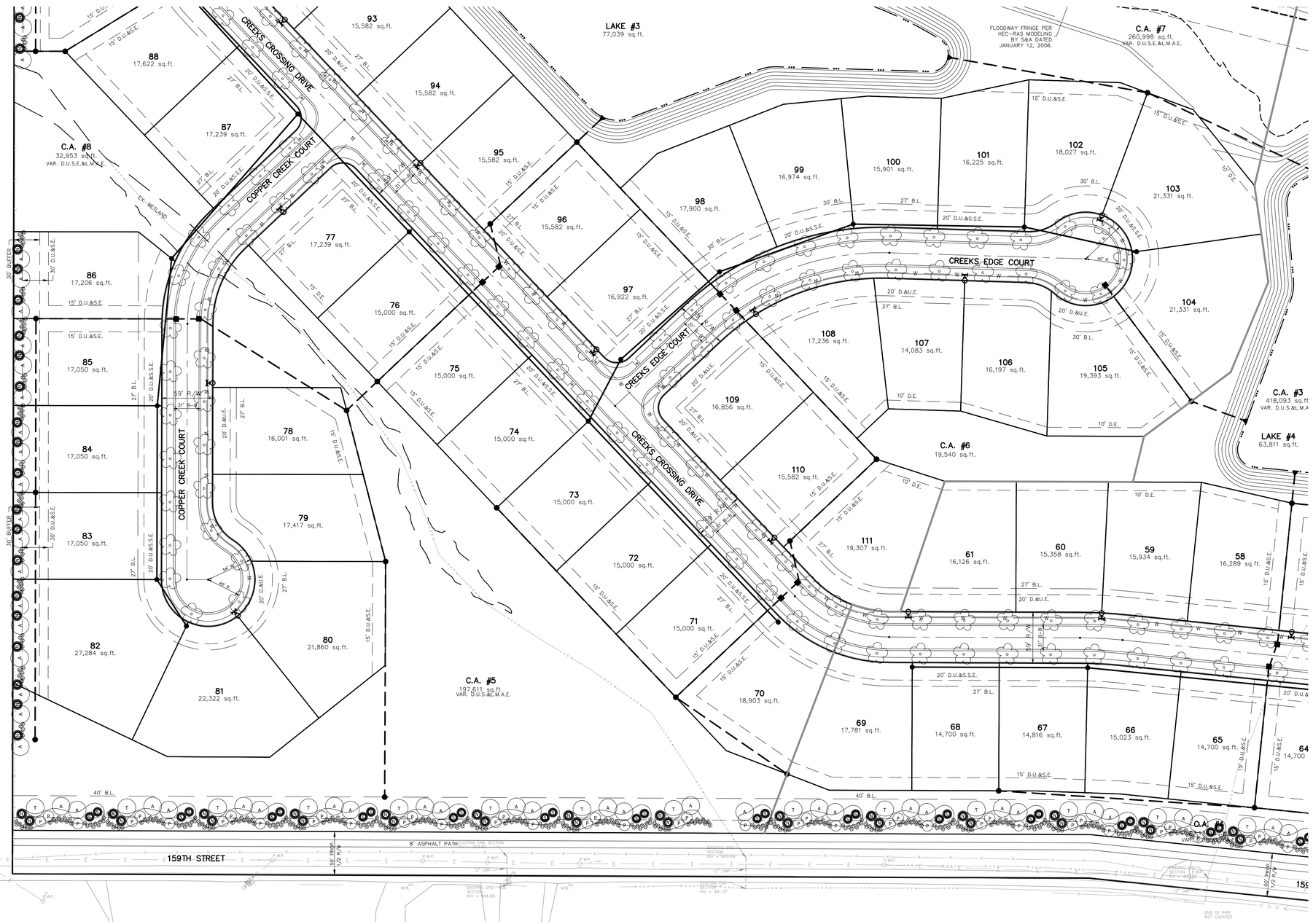
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.



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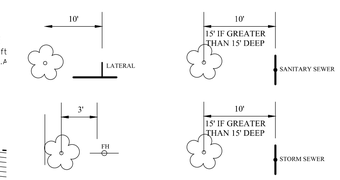
DETAIL OF SEPERATION



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IUPPS Dig Safely.
Indiana Underground Plant Protection Service

BY	REVISIONS	DATE

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR OWNERSHIP PURPOSES. FOR ACCURATE SURVEY OR A SURVEY OR LOCATION REPORT.

CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

LANDSCAPE PLAN

BENT CREEK

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

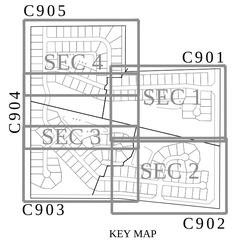
SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.
C903

S & A JOB NO.
49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



KEY MAP
1"=1000'

BENT CREEK
LANDSCAPE PLAN
ZONING SF2

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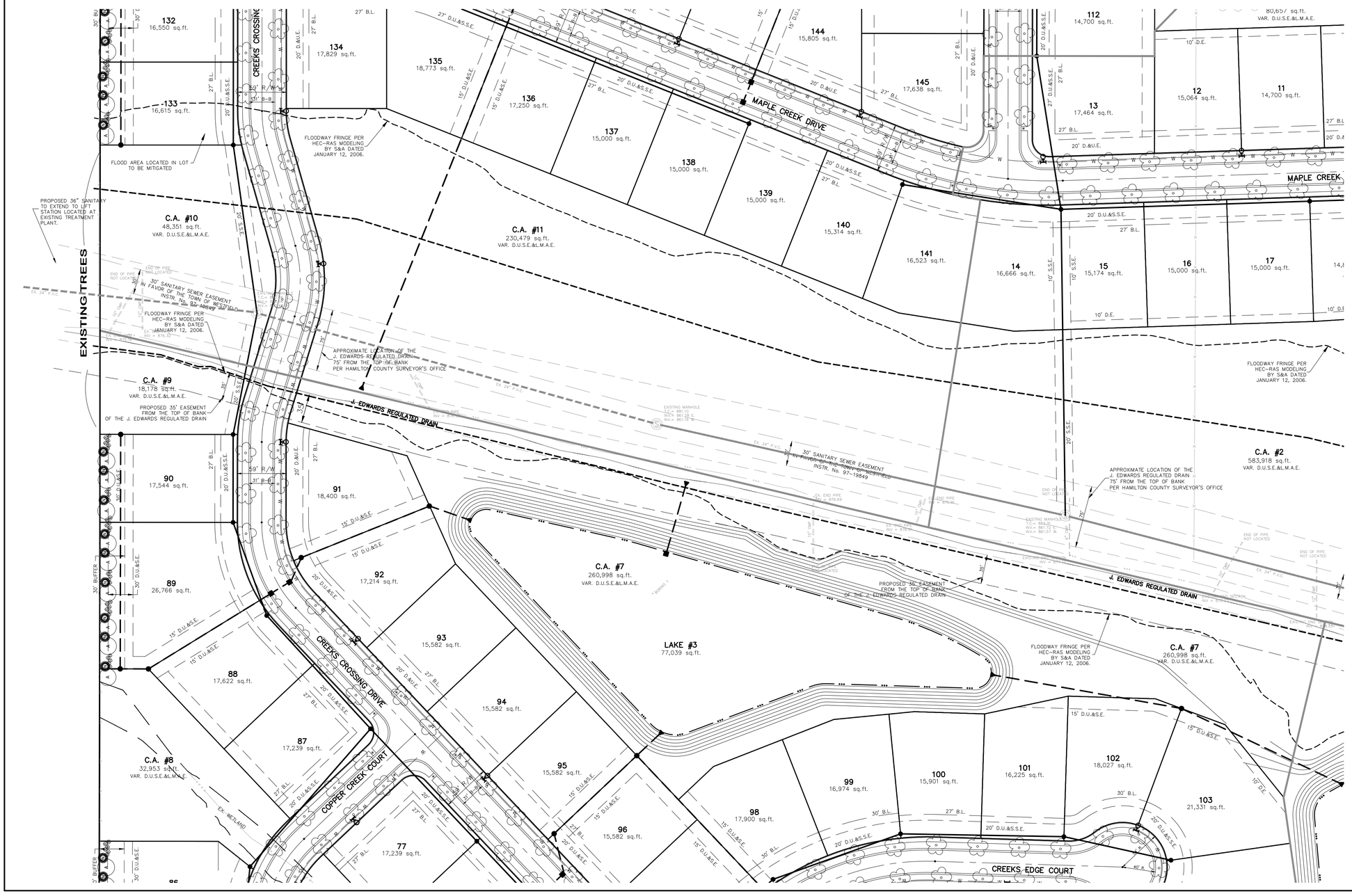

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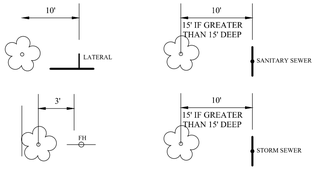
DETAIL OF SEPERATION



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Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

LANDSCAPE PLAN
BENT CREEK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM		CHECKED BY: BKR

SHEET NO.
C904

S & A JOB NO.
49160 2014

THIS INSTRUMENT PREPARED BY:
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STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
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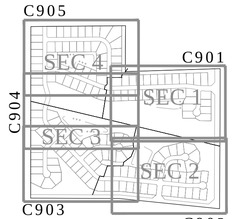

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BENT CREEK
LANDSCAPE PLAN
ZONING SF2

GRAPHIC SCALE
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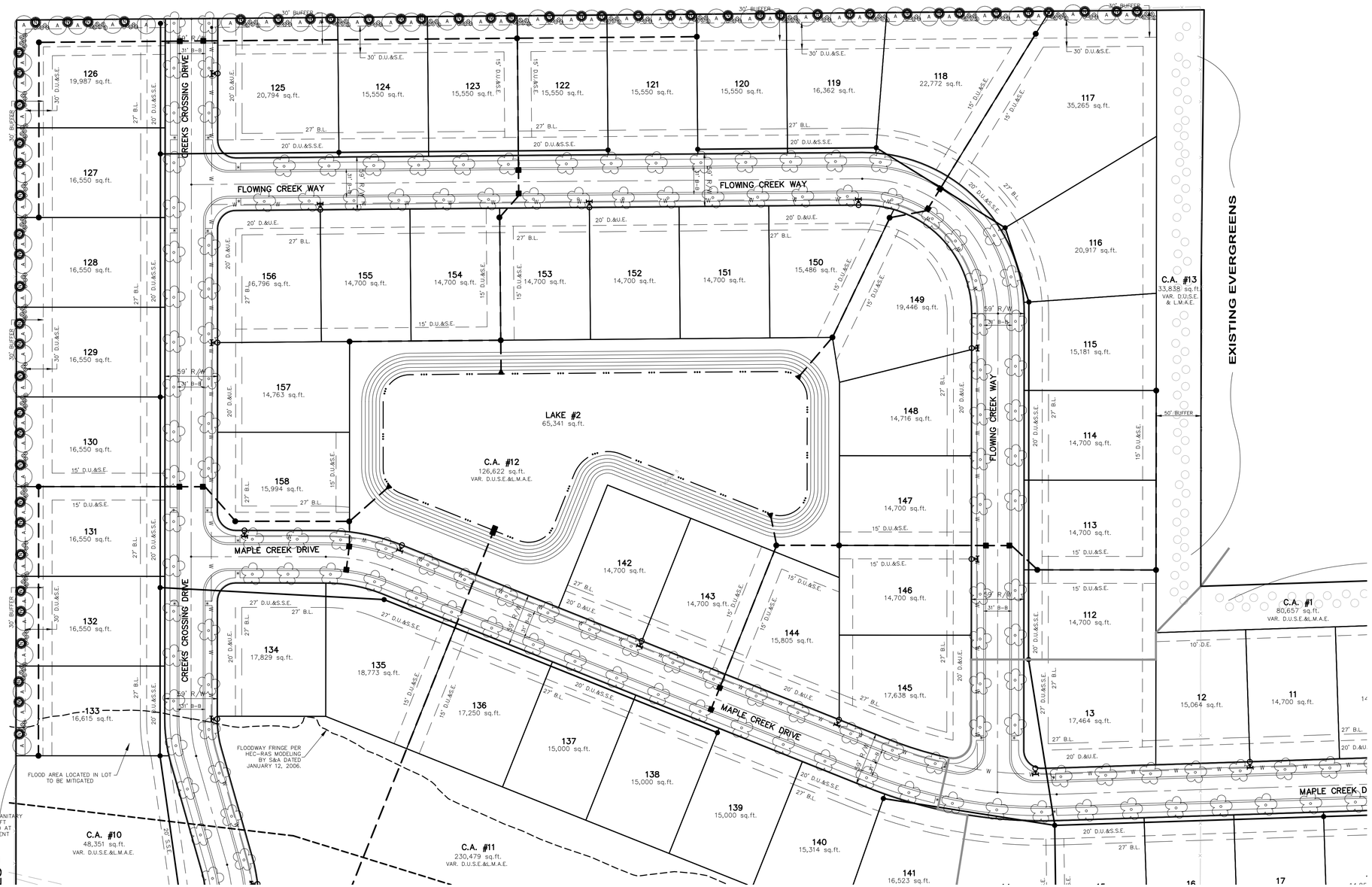
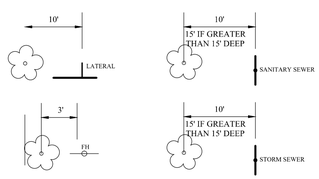


DETAIL OF SEPERATION



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Indiana Underground Plant Protection Service

DATE	REVISIONS	BY

DENNIS D. OLMSTEAD
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STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
LANDSCAPE PLAN
BENT CREEK
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.
C905

S & A JOB NO.
49160 2014

THIS INSTRUMENT PREPARED BY:
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FISHERS, INDIANA 46038
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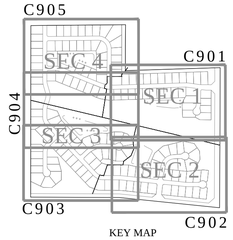

KEY MAP
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BENT CREEK
LANDSCAPE PLAN
ZONING SF2

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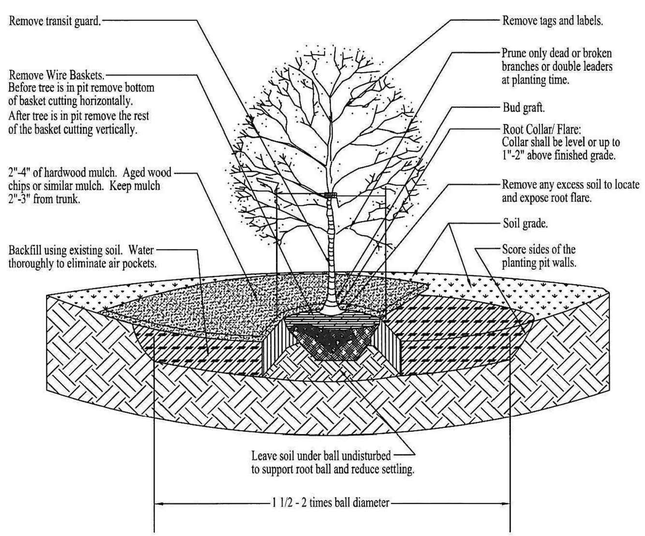
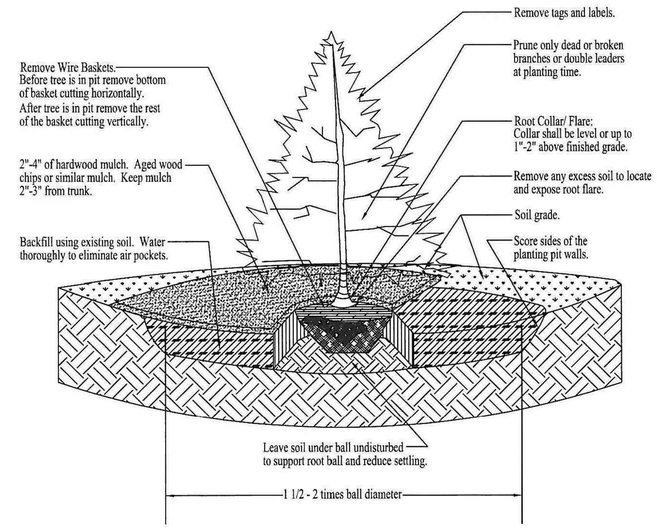
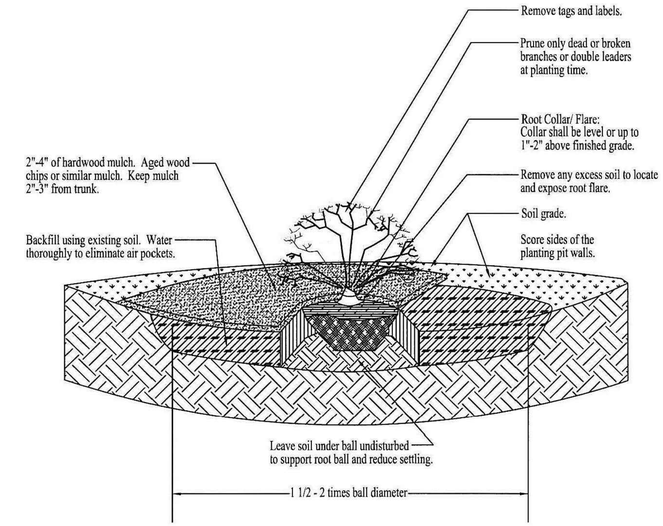


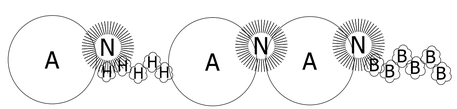
TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN PLANTING DETAIL
NOT TO SCALE

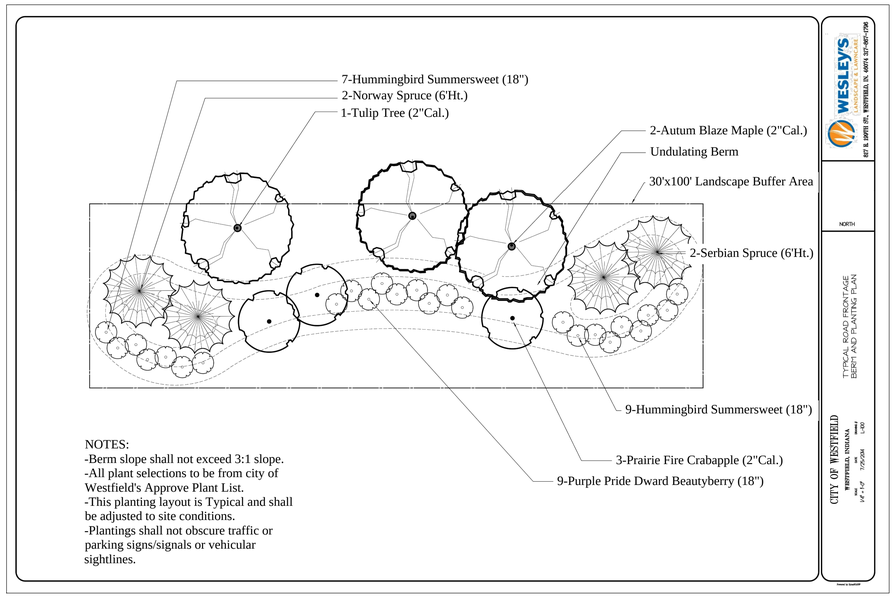


SHRUB PLANTING DETAIL
NOT TO SCALE



TYPICAL PLANTINGS ALONG NORTH / WEST PROPERTY LINE

3 SHADE TREES / 3 EVERGREEN TREES / 10 SHRUBS PER 100 LINEAL FEET



NOTES:
-Berm slope shall not exceed 3:1 slope.
-All plant selections to be from city of Westfield's Approve Plant List.
-This planting layout is Typical and shall be adjusted to site conditions.
-Plantings shall not obscure traffic or parking signs/signals or vehicular sightlines.

DATE	REVISIONS	BY

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
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Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN
PREPARED FOR:
BENT CREEK
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

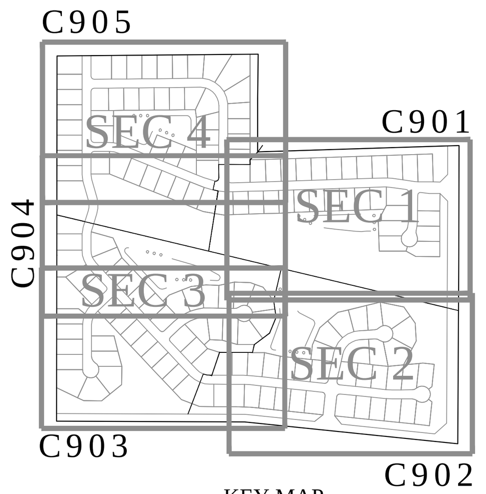
SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E
DRAWN BY: HAM	CHECKED BY: BKR	

SHEET NO.
C906

S & A JOB NO.
49160 2014

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
LANGSTON DEVELOPMENT CO., INC.
1132 SOUTH RANGELINE ROAD, SUITE 100
CARMEL, INDIANA 46032
CONTACT: JIM LANGSTON
PHONE: 317-846-7017



KEY MAP
1"=1000'

BENT CREEK
LANDSCAPE PLAN
ZONING SF2

NOTES:

1. TREES SHALL NOT BE PLANTED WITHIN 10' OF STORM SEWER OR SSD.
2. TREES SHALL NOT BE PLANTED WITHIN 4' OF ASPHALT PATH OR SIDEWALK.
3. 4 SHADE TREES, 2 ORNAMENTAL/EVERGREEN AND 4 SHRUBS WILL BE PLANTED AS PART OF EACH HOMES LANDSCAPING TO BE INSTALLED UPON COMPLETION OF THE HOMES
4. STREET TREES EXACT LOCATION MAY BE MODIFIED IN THE EVENT THERE IS A CONFLICT WITH DRIVE WAYS. PROPOSED SPECIES IS TO BE DETERMINED AT A LATER DATE BUT SHALL BE PER THE CITY OF WESTFIELD APPROVED SHEET TREE LIST. SEE SHEET C904 FOR SPECIES.

City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Type A Street Trees for new construction											
Aesculus hippocastanum	Horse Chestnut	50-75'	40-65'	White with red or yellow marking - flowering peak in mid-May	Upright-oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Husk of chestnut has needle-sharp thorns
Acer triflorum	Three-Flowered Maple	25-30'	25-30'	Greenish-yellow - April	upright-spreading to full, dense, and round-headed	Full sun to part shade	Medium	Orange-red	No	slow	
Cercis canadensis	Eastern Redbud	20-25'	25-35'	Pink - late April to early May	trunk usually divided, spreading, flat-topped to rounded crown	Full sun to part shade	Medium	Yellow	Yes	medium	
Cornus kousa	Kousa Dogwood	15-25'	15-30'	White to pinkish - early June for about 6 weeks	rounded with distinct stratified branching. Strong horizontal lines	Full sun to part shade	Medium	Red	No	slow	
Crataegus crus-galli	Cockspur Hawthorn	25-35'	25-35'	White, odorous - May	broad-rounded, low-branched	Full sun	Medium	Yellow-orange-red	No	slow to medium	
Eucommia ulmoides	Hardy Rubber Tree	40-60'	30-50'	Grennish-brown - April	rounded to broad-spreading	Full sun to part shade	Medium	Insignificant	No	medium	Resembles the American Elm
Fagus grandifolia	American Beech	50-80'	40-80'	Yellowish green - April or early May	short trunk, wide spreading crown	Full sun to part shade	Medium	Golden bronze	Yes	slow, medium in youth	
Fagus sylvatica	European Beech	35-50'	20-40'	Yellowish green - April or early May	densely pyramidal to oval or rounded, branch to ground	Full sun to part shade	Medium	yellow, orange or red	No	slow to medium	
Ginkgo biloba	Maindenhair Tree	50-80'	30-40'	Green - April to May	wide spreading, great variation	Full sun	Medium	Yellow	No	slow to medium, fast with fertilizer	Male tree only
Gleditsia triacanthos variety inermis	Thornless Honeylocust	60-80'	60-80'	Greenish yellow - May to June	short trunk, open-spreading and fine textured	Full sun	Medium	Yellow	Yes	fast	Commonly exhibit dieback ijn the crown
Gymnocladus dioicus	Kentucky Coffee Tree	60-80'	40-55'	Greenish white - April to May	vertically ascending irregular branches, obovate crown	Full sun	Medium	Yellow	Yes	slow to medium	
Maackia amurensis	Maackia	20-30'	20-30'	Dull white - June to July, doesn't flower every year	round-headed, branches upright-arching-spreading	Full sun to part shade	Medium	Insignificant	No	slow	
Pyrus calleryana	Redspire Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Medium	Orange	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth

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City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Cornus mas	Cornelian Cherry Dogwood	15-25'	15-20'	Yellow - late March or early April	multi-stemmed, oval-rounded outline, branching to ground	Full sun to part shade	Medium	Orange-red to red	No	medium	
Crataegus phaenopyrum	Washington Hawthorn	25-30'	25-30'	White - early June, short bloom	broadly oval to rounded, dense	Full sun	Medium	Orange-red	No	fast when young, slows with age	
Crataegus viridis	Winter King Hawthorn	25-35'	25-35'	White - late May	rounded, spreading, dense	Full sun	Dry to medium	Orange-red	Yes	slow	
Liquidambar styraciflua	Sweetgum	60-80'	40-60'	Yellow green - May	oblong to rounded crown	Full sun	Medium	Showy red, orange & yellow	Yes	medium to fast	drops numerous spiked seed pods in the fall
Liriodendron tulipifera	Tulip Tree	60-90'	30-50'	Yellow with orange band - late May thru mid June	oval-rounded	Full sun	Medium	Pretty golden yellow	Yes	fast	
Magnolia x soulangiana	Saucer Magnolia	20-25'	20-25'	White flushed with purple sometimes fragrant- mid to late April	multi-stemmed, pyramidal to rounded	Full sun to part shade	Medium	Light green	Hybrid	medium	More shrub-like
Magnolia stellata 'Royal Star'	Royal Star Magnolia	10-20'	8-15'	White - March to April	upright, densely branched, rounded	Full sun to part shade	Medium	Brownish-yellow	No	slow	More shrub-like
Magnolia virginiana	Sweet Bay Magnolia	10-35'	10-35'	White, lemon scented - mid June	multi-stemmed, open, upright-spreading	Full sun to part shade	Medium to wet	Brownish-yellow	Yes	medium to fast	More shrub-like
Malus species	Crabapples	15-25'	15-25'	Varies	range from low mound-like to marrow upright to pendulous	Full sun	Medium	Varies	Hybrid	varies	
Nyssa sylvatica	Black Gum, Black Tupelo	30-50'	20-30'	Greenish-white - May to June	irregularly rounded or flat-topped crown	Full sun to part shade	Medium to wet	Scarlet red	Yes	slow to medium	will not tolerate heavy pollution
Ostrya virginiana	Eastern Hop Hornbeam	25-40'	20-30'	Red-brown (male) light green (female) - April	rounded, horizontal or drooping branches	Full sun to part shade	Medium	Yellow-orange	Yes	slow	
Phellodendron amurense	Amur Corktree	30-45'	30-60'	Yellowish-green - May and early June	broad spreading, short trunk, open rounded crown	Full sun	Medium	Yellow	No	medium	female plants can become invasive
Prunus cerasifera	Cherry Plum	15-25'	15-25'	White or slightly pink - April	twiggy and rounded, ascending spreading branches	Full sun to part shade	Medium	Insignificant	No	fast	
Prunus 'Kanzan'	Japanese Flowering Cherry	25-30'	25-30'	Deep pink - April	vase shape, ascending branching, spreading-rounded crown	Full sun to part shade	Medium	Yellow to orange-bronze	No	fast	
Prunus serrulata	Japanese Flowering Cherry	15-25'	15-25'	White to pink - April	vase shaped to rounded	Full sun to part shade	Medium	Yellow to bronze to red	No	medium	
Prunus subhirtella pendula	Weeping Cherry	20-25'	15-25'	Pink to white - late March to early April	gracefully weeping	Full sun to part shade	Medium	Yellow	No	fast	

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New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Acer tataricum	Tatarian Maple	15-20'	15-20'	Greenish-white - April to May	multi-stemmed, rounded to wide spreading	Full sun to part shade	Medium	Yellow-red	No	slow to medium	may naturalize
Aesculus hippocastanum	Horse Chestnut	50-75'	40-65'	White with red or yellow marking - flowering peak in mid-May	Upright-oval to rounded	Full sun to part shade	Medium	yellow and brown	Yes	medium	Husk of chestnut has needle-sharp thorns
Amelanchier canadensis	Shadblow Serviceberry, Thicket Serviceberry	20-25'	15-20'	White - late March	upright, suckering, tightly multi-stemmed	Full sun to part shade	Medium	Orange-red	No	medium	
Amelanchier x grandiflora	Autumn Brilliance Serviceberry	15-25'	15-25'	White - April	multi-stemmed, rounded crown	Full sun to part shade	Medium	Orange-red	Hybrid	slow to medium	
Amelanchier laevis	Allegheny Serviceberry	15-40'	15-40'	White - April, short lived	multi-stemmed, rounded crown	Full sun to part shade	Medium	Orange-red	Yes	medium	
Betula nigra	River Birch	40-70'	40-60'	brown (male), green (female) - around March	rounded, trunk usually divided	Full sun to part shade	Medium to wet	Yellowish	Yes	medium to fast	
Carpinus betulus	European hornbeam	40-60'	40-60'	Green - April	oval-rounded to rounded	Full sun	Medium	Yellow to yellow-green	No	slow to medium	
Carpinus caroliniana	American Hornbeam	20-30'	20-35'	Green - April	multi-stemmed, wide-spreading, flat or round-topped (often irregular) crown	Full sun to part shade	Medium	Yellow, orange red	Yes	slow	
Carya cordiformis	Bitternut Hickory	50-80'	30-50'	Green - April to May	irregular, cylindrical crown	Full sun to part shade	Medium to wet	yellow-orange	Yes	medium	Develop large taproot
Carya glabra	Pignut Hickory	50-80'	25-40'	Yellowish-green - April to May	regular open oval	Full sun to part shade	Medium	yellow-orange	Yes	medium	Develop large taproot
Carya laciniosa	Shellbark Hickory	60-80'	40-60'	Greenish yellow - April to May	narrow oblong crown, high branching	Full sun	Medium to wet, inhabits wet bottomlands	Yellowish brown	Yes	medium	Develop large taproot
Carya ovata	Shagbark Hickory	70-90'	50-70'	Greenish yellow - April to May	oblong crown, straight trunk	Full sun to part shade	Medium	Gold and showy	Yes	medium	Develop large taproot
Carya tomentosa	Mockernut Hickory	60-80'	40-60'	Yellowish-green - April to May	narrow to broadly rounded	Full sun to part shade	Medium	yellow-orange	Yes	medium	Develop large taproot
Celtis laevigata	Sugar Hackberry	60-80'	60-80'	Green - late April to early May	rounded to broad rounded, often pendulous	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium	salt tolerant, recommended street tree
Celtis occidentalis	Common Hackberry	60-80'	60-80'	Green - late April to early May	broad top of ascending arching branches	Full sun to part shade	Medium to wet	Undistinguished yellow	Yes	medium to fast	recommended street tree
Cercidiphyllum japonicum	Katsura Tree	60-70'	40-50'	N/A	greatly variable	Full sun to part shade	Medium to wet	Yellowish-red	No	medium to fast	
Cladrastis kentukea (lutea)	Yellowwood	30-50'	40-55'	White, fragrant - early June	low branching, broad, round crown	Full sun	Medium	Yellow-orange	Yes	medium	
Cornus alternifolia	Pagoda Dogwood	10-15'	12-20'	Yellowish-white, fragrant - late May to early June	spreading, low-branched. Broad horizontal branches form stratified layers	Full sun to part shade	Medium	Green-red	Yes	slow initially medium when established	

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New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Pyrus calleryana 'Aristrocrat'	Aristrocrat Pear	25-35'	20-25'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Pyrus calleryana 'Capital'	Capital Pear	25-35'	8-12'	White, slightly malodorous - late April to early May	oval to spreading, upright branching	Full sun	Dry to medium	Red	No	fast	Common for tree to split at the central branch junction after ten to fifteen years of growth
Quercus rubra	Red Oak	50-75'	50-75'	Yellowish green, insignificant - May	round-topped and symmetrical	Full sun	Dry to medium	Dark red, showy	Yes	fast if in rich moist well-drained soil	
Syringa reticulata	Japanese Lilac Tree	20-30'	15-20'	White, fragrant - late May to June	somewhat oval to rounded crown, branches somewhat arching	Full sun	Medium	Insignificant	No	medium	
Tilia cordata	Little Leaf Linden	50-70'	35-50'	Pale yellow, fragrant - late June, early July	upright-oval to pyramidal-rounded	Full sun to part shade	Medium	Pale green to pale yellow	No	medium	Bees attracted to flowers, also attract japanese beetles
Tilia tomentosa	Silver Linden	50-70'	30-50'	Pale yellow, fragrant - late June, early July	upright-oval to pyramidal-rounded	Full sun to part shade	Dry to medium	Pale green to pale yellow	No	medium	Bees attracted to flowers, also attract japanese beetles
Tilia x euchlora	Crimean Linden	40-60'	20-30'	Pale yellowish-white - July	upright-oval to pyramidal-rounded, lower branches skirt groung	Full sun to part shade	Medium	Pale green to pale yellow	Hybrid	slow to medium	Bees attracted to flowers, also attract japanese beetles
Zelkova serrata	Japanese Zelkova	50-80'	50-80'	Green - April	low-branched, vase-shaped with ascending branches	Full sun	Medium	Red	No	medium, fast in youth	
Type B Street Trees for new construction											
Acer campestre	Hedge Maple	20-35'	25-35'	Yellowish-green - May	rounded and dense, often branched to ground	Full sun to part shade	Medium	Yellow	No	slow	
Acer x freemanii	Freeman Maple	40-55'	30-40'	Greenish-yellow to red-rarely flowers	Varies from fastigiate to columnar to round-crowned	Full sun to part shade	Medium to wet	orange-red to scarlet-red	Hybrid	medium to fast	
Acer griseum	Paperbark Maple	20-30'	15-25'	Green - April	upright-oval, oval or rounded	Full sun to part shade	Medium	Red	No	slow	
Acer maximowiczianum	Nikko Maple	30-45'	30-45'	Yellow - May	vase-shaped, round-headed	Full sun to part shade	Medium	Red	No	slow	
Acer nigrum	Black Maple	60-80'	40-70'	Greenish - April	Upright-oval to rounded	Full sun to part shade	Medium	Showy yellow, orange or red	Yes	slow	
Acer rubrum	Red Maple	40-70'	30-50'	Red, sometimes yellow - late March or April	Irregular, Ovoid, or Rounded	Full sun to part shade	Medium to wet	Orange-red	Yes	medium to fast	
Acer saccharum	Sugar Maple	60-80'	40-70'	Greenish - before leaves in April	Upright-oval to rounded, dense	Full sun to part shade	Medium	yellow, orange or red	Yes	slow	

City of Westfield Master Tree List
New Construction Street Trees

Botanical Name	Common Name	Mature Height	Mature Spread	Bloom Color	Branching Habit	Sun	Water	Fall Color	Indiana Native	Growth Rate	Comments
Prunus virginiana	Choke Cherry	20-25'	15-20'	White - April to May	small, suckering, crooked branches and slenter twigs. Oval-rounded crown	Full sun to part shade	Dry to medium	Yellow to orange	Yes	fast	may naturalize
Quercus alba	White Oak	50-80'	50-80'	Yellowish green, insignificant, messy - May	upright-rounded to broad-rounded with wide-spreading branches	Full sun	Dry to medium	Striking reddish & purplish	Yes	slow to medium	
Quercus bicolor	Swamp White Oak	50-60'	50-60'	Yellowish-green - May	broad, open, round-topped crown. Short, limby trunk	Full sun	Dry to medium	Yellow, sometimes reddish purple	Yes	slow to medium	
Quercus imbricaria	Shingle Oak	40-60'	40-60'	Yellowish-green, messy - May	broad-rounded to upright-oval. Drooping lower lateral branches	Full sun	Medium	variable from yellow-brown to red-brown	Yes	slow to medium	
Quercus macrocarpa	Bur Oak	60-80'	60-80'	Yellowish green, insignificant - April to May	pyramidal to oval	Full sun	Dry to medium	Copper	Yes	slow	
Quercus shumardii	Schumard Oak	40-60'	30-40'	Greenish, messy - May	broad open crown	Full sun	Dry to medium	Brownish red	Yes	medium to fast	
Taxodium distichum	Bald Cypress	50-75'	20-45'	N/A	slender, pyramidal. Flat-topped and picturesque in age	Full sun	Medium to wet	Cinnamon brownish	No	medium	

BY
REVISIONS
DATE

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE PLAN

PREPARED FOR:

BENT CREEK

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
8	18N	R3E

DRAWN BY:	CHECKED BY:
HAM	BKR

SHEET NO.
C907

S & A JOB NO.
49160 2014

Kevin M. Todd, AICP

From: Matt Skelton
Sent: Tuesday, May 26, 2015 12:57 PM
To: Kevin M. Todd, AICP
Subject: Fwd: bent creek subdivision

Matthew S. Skelton, Esq.
CITY OF WESTFIELD
Director | Economic & Community Development
Direct: 317.508.6288
www.westfield.in.gov

Begin forwarded message:

From: Chuck Lehman <clehman@westfield.in.gov>
Date: May 26, 2015 at 8:51:06 AM EDT
To: Sarah Gillim <sgillim@ccs.k12.in.us>, Council Members <CouncilMembers@westfield.in.gov>
Cc: Matt Skelton <mskelton@westfield.in.gov>
Subject: RE: bent creek subdivision

Good morning Sarah,

Thanks for voicing your concerns and relating comments on the Bent Creek project. These are all valid concerns and some are known issues for consideration. As this moves through the process the APC will be dealing with this matter so I will pass along your comments to our staff to be added to the public record.

My best, Chuck Lehman

From: Sarah Gillim [sgillim@ccs.k12.in.us]
Sent: Tuesday, May 26, 2015 7:38 AM
To: Council Members
Subject: bent creek subdivision

Hello
My name is Sarah Gillim and I live at 16505 Little Eagle Creek ave in Westfield. It is very close to the proposed Bent Creek Subdivision on 159th and Towne Rd. Although I do not embrace another subdivision, I know some of this is inevitable and would like to voice my opinion about things that should be considered if this subdivision is approved.

1. The sewer plant is west of this proposed development. To be blunt there are many days when the odors coming from the plant are quite objectionable. People living in this subdivision will not enjoy this. We who live in the area certainly do not.
2. One of the cross streets in the development comes very close to the border of Raymond Worth Park. This road should be place more in the middle of the subdivision.
3. There should be a buffer zone between the subdivision lots and the adjacent rural properties. Many people own farm animals.
4. The wetlands and large trees on the property should all be preserved.
5. 159th Street is basically a one lane road. It is not equipped to handle the level of traffic that the subdivision would create.

6. The narrow bridge at Towne Rd would need to be widened

The developer should pay the cost of the road improvements, since as a taxpayer I don't feel the subdivision improves my quality of life but I do understand that the "Master Plan" allows for such a development.

Thank you for your attention

Sincerely

Sarah Gillim

MAY 28, 2015 BENT CREEK NEIGHBORHOOD MEETING SUMMARY

Project: **Bent Creek Docket No. 1506-ZC-02; 1506-SPP-15 and 1506-ODP-16**

Date: **Wednesday May 28, 2015 6:30 pm**

Location: **City of Westfield, City Hall Assembly Room**

Attendees: **Jim Langston and John Edwards – Langston Residential Development, LLC**

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Kevin Todd – City of Westfield

See attached Exhibit "A" Sign In Sheet for Neighbors who attended

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Summary of Neighbor Questions and Petitioner's Responses:

1. Will there be a buffer on the north side of the property?
   a. On the north side of the property there will be a buffer that is 30' wide which will be planted with evergreen trees, shrubs and shade trees.

2. What is the square footage of the homes?
   a. Excluding garages and basements, the minimum square footage for a 1 story home will be 2,300 square feet and the minimum square footage for a 2 story home will be 2,800 square feet.

3. What are the lots sizes and distances between homes?
   a. Lots will be 100' wide with a minimum of 24' between homes.

4. A neighbor who lives off 159th Street asked what road improvements will be done to 159th Street.
   a. The proposal will include an accel/decal lane on the north side of 159 Street in front of our entrance. For the south side of 159th across from out entrance, if we can obtain ROW we can install a passing blister. If we cannot obtain the ROW on the south side of 159th Street, our general understanding is that the City may try to obtain the ROW for a passing blister.

5. What is the stub street to the north for?
   a. The City's development requirements require developers to provide stub streets for future connectivity.

6. How many homes will be constructed and concern about traffic expressed.
   a. The proposal is for 158 homes.
   b. Our understanding is that the City will be asking the developer to contribute funds toward a traffic study for this general area.
   c. The City also has a road impact fee ordinance and road impact fees that are paid go into a fund for the City to utilize for planned road improvements.
   d. We are also granting ROW (50' half) on the north side of 159th Street to the City.
   e. We anticipate that upon obtaining a traffic study for this area the City will begin to analyze the need for road improvements in this general area.

7. It does not seem fair that adjacent property owners would be required to dedicate land or have land taken to widen 159th Street.
   a. Again, we are complying with the City's requirements by dedicating land for ROW on the north side of 159th Street to accommodate any road widening that the City may undertake in the future.

8. On the Comp Plan is 159Th Street classified as a "collector" and how much ROW is required?
    a. Kevin Todd of Westfield's Planning Staff provided a response.

9. Is the City planning road improvements at the intersection of Towne Road and 159th Street?
    a. Again, we are complying with the City's requirements by dedicating land for ROW on the north side of 159th Street to accommodate any road widening that the City may undertake in the future.
    b. Also, we will be asked by the City to contribute funds toward a traffic study for this general area.
    c. We anticipate that upon obtaining a traffic study for this area the City will begin to analyze the need for road improvements in this general area.
    d. We anticipate that the Planning Staff will be able to respond to this question in more detail at the Plan Commission hearing on June 1st.

10. Where will sewer and water be located and will the surrounding neighbors be required to hook up to any new water or sewer ? Will the new water lines affect existing wells in the area?
    a. We explained the location of the water and sewer infrastructure.
    b. No, the surrounding neighbors will not be required to hook up to any new water and sewer infrastructure.
    c. No, our water system should not affect existing wells in the area.

11. There is a sewer facility located nearby that creates odors. Are you aware of this?
    a. Yes we are aware of this and our understanding is that this facility is now owned by Citizens.

12. What is the minimum lot size?
    a. The minimum lot size is 15,000 square feet.

13. Why is there only 1 entrance to your subdivision on Towne Road, why not have 2 entrances off of Towne Road?
    a. We only have 1 proposed entrance off of Towne Road due to the proximity of the intersection of 159th Street and Towne Road.

14. What road improvements are planned for Towne Road?
    a. We will ask the Planning Staff to explain at the Plan Commission hearing scheduled for June 1st any proposed road improvements for Towne Road.

15. When will the traffic study occur?
    a. We do not know when the City will begin and complete the traffic study. However, when it occurs the study will include a "scope of study" to determine what area will be studied and studies such as these typically contain recommendations for suggested road improvements based on the conditions in the area of the study.

16. How soon would development start if the proposal is approved?
    a. We anticipate breaking ground and beginning site work in the Fall of 2015. We anticipate the first home being built around the Summer of 2016.

17. An owner to the west asked questions about drainage, the location of the public park, whether a fence would be installed by the City or the developer to separate their land from the public park area and the development and the location of the proposed south to north "through street".
    a. We explained that we did not know if the City planned to put a fence around the public park area, we explained how drainage would work and we explained the reasons and purpose of the proposed south to north "through street".

18. Can we make the proposed stub street to the north (by lot 126) a green space for future connection and not make it a stub street?

a. We explained that we could review this with the Planning Staff to determine if there were any alternatives to the proposed stub street design and also look at additional landscaping or buffering options for this area.

19. Do we know if the City's public park will be for horses and horseback riding only how will our project be related or connected to the public park?
    a. We can try to obtain information from the City regarding the types of activities planned for the public park.
    b. We have been asked by the Planning Staff to provide a pedestrian path to connect from our subdivision over to the public park area.

20. What is the lighting plan for your subdivision?
    a. The City requires street lights at the corner of intersections which we will have.
    b. We will have street lights at entryways to subdivision.
    c. We are still in process of determining if we will have yard light or coach lights for each home site.

21. A neighbor on south side of our 159th Street entrance asked how we may be able to address their concerns about traffic.
    a. We explained if they wanted to explain to us in more detail after the meeting their specific concerns we could look at options on how to potentially address them.

22. What type of guarantees can the developer provide regarding the proposed price ranges for the homes and is this project "recession proof"?
    a. We explained that our anticipated price range would be between approximately $450,000 to $600,000.
    b. We explained that the proposed home sizes and architectural standards contained in the zoning commitments help to establish the anticipated price ranges and the quality of the proposed development.
    c. We explained that no plan is "recession proof".

23. Does the developer have a plan to keep the existing nearby golf course?
    a. We explained that we do not own the golf course property.

24. Does the developer have a list of "approved" builders?
    a. We explained that the anticipated builders would be the same types of builders that have constructed homes in Oak Manor and Brookside.

25. Will the proposed development have any amenities?
    a. We explained that the developer planned to construct a pool area and a playground for subdivision's residents.

5/27/15 Bent Creek Neighborhood Meeting

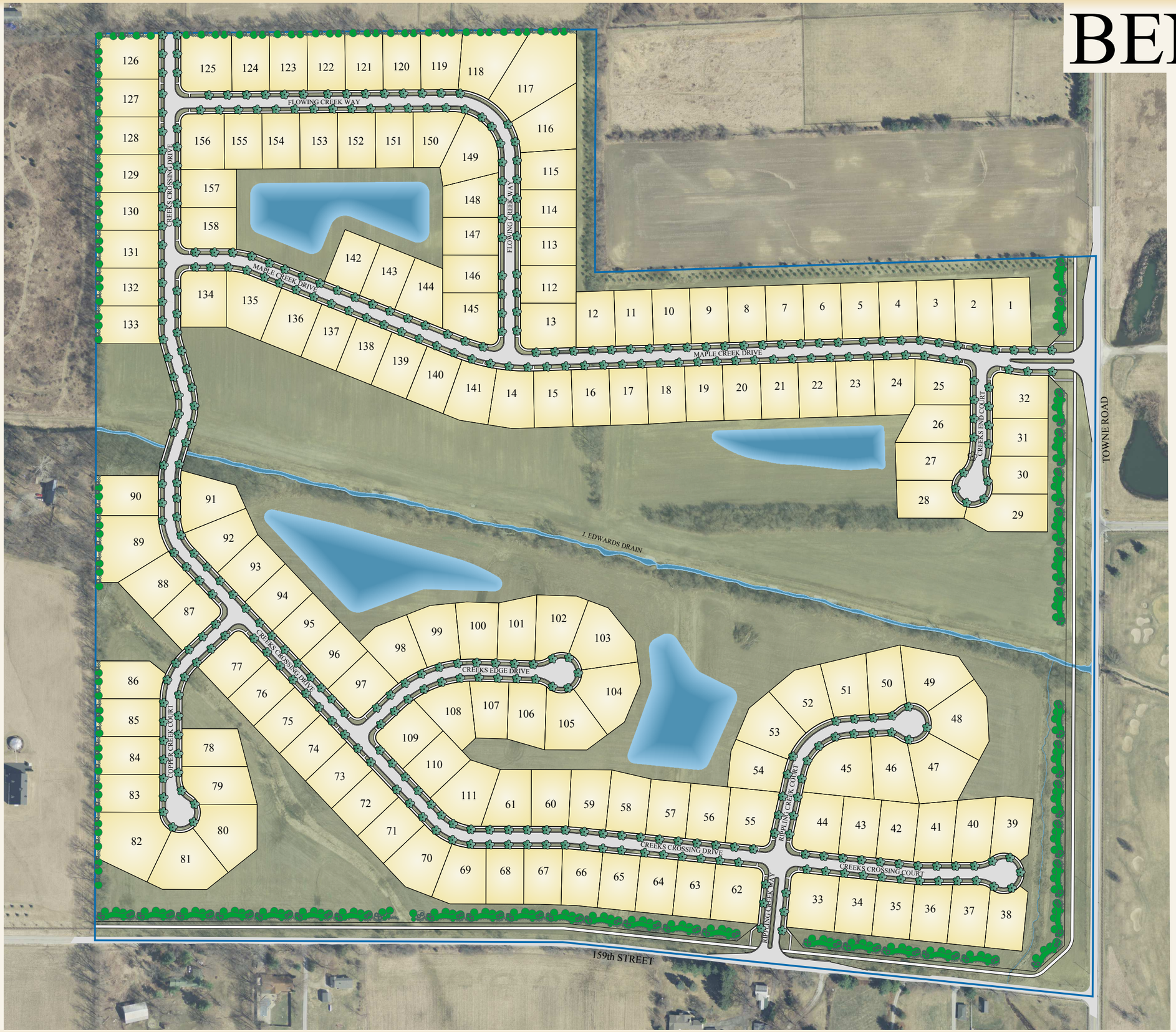
Name	Address	Phone	email
KEN KINGSHILL	15606 TOWNE Rd	867-0341	kenkingshill@gmail.co
Kristen Burkman	1924 W 161st St	867-3582	rkburkman@gmail.co
Suzy DuBois	1719 W. 161st St	867-3691	dub164@aol.com
John DuBois	"	"	"
Jim + Nedra Holloway	16427 Little Eagle Crk	896-5338	nwholloway @ iquest.ne
TRACY Pielemeier	16101 LEC	847-4872	longlane@
Sarah Gillim	16505 LEC	239-565-6549	frontier.co
GINNY KELLEHER	3920 W. 166TH	867-5833	buffg.1@gmail
Michael + Riley Pingleton	* North road issue (NW CORNER HORSE PASTURE) call me 16523 Little Eagle Crk Ave.	797-7459	ping17@yahoo.com
Karen Hymbaugh	2929 W 159TH St	404-923-4132	khymbaugh@yahoo
Sande Frutiger	2835 W 159th St	867 4250	smtiger4@aol.com
Diane Gharst	2727 W 166 St	89	iiipines@msn.com
BRUCE VAN NATTA	1812 W. 156TH ST	442-4181	bvannatta@indy.rr.co
" "	1881 W. 161ST ST		
CHUCK LEHMAN *	14872 BIXBY Dr	413-6890	
Cindy Spojarie	16131 Chancellors	695-6673	
Pei Sun	0 # 159th St. Westfield,	317-841-9141	
Suzy Chapman	16701 Little Eagle		
Tom Chapman	"		tschapman1@frontier.com
Patrick Heitz	2805 W 159		patrickgheitz@gmail.com
DENNY SMITH	15951 LITTLE EAGLE CREEK AVE	690-7767	
Beth Armstrong	16414 Towne Rd		lisabetharmstrong84@gmai
Cynthia & Steve Stafford	15736 Towne Rd.	3176775892	staffo92@att.net

EXHIBIT A

BENT CREEK

westfield, indiana

May 2015



PREPARED BY:

STOEPPELWERTH

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppelwerth.com

Tamarack of Westfield

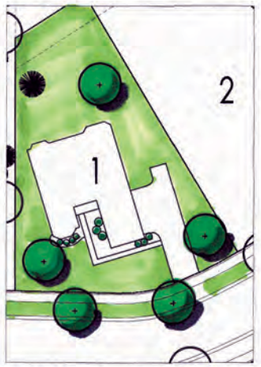
Concept Plan

Prepared For:
M/I Homes of Indiana
8500 Keystone Crossing
Indianapolis, IN 46240

Scale 1" = 60'-0"
April 28, 2015

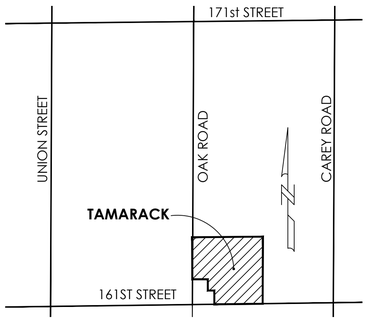
PLANT LEGEND

- 2" Shade Trees
- 2" Ornamental Trees
- 6' Evergreen Trees
- 18" Shrubs



Typical Landscape Lot

(3) 2" Shade Trees
(1) 6' Evergreen Tree or 2" Ornamental Tree
(10) Shrubs



VICINITY MAP

NO SCALE

SITE DATA

Site Area = 34.4 Acres +/-

LOTS:
Number of Lots = 53
Density = 1.54 Lots / Acre
Typical Lot Size = 70'x135'

EXISTING ZONING:
SF-2

EXISTING SF-2 SETBACKS:
Front Setback = 30'
Rear Setback = 30'
Sideyard Setback = 12'

PROPOSED ZONING:
PUD w/SF-4 UNDERLYING

PROPOSED SETBACKS:
Front Setback = 25'
Rear Setback = 25' with up to15% at 15'
Sideyard Setback = 5'

OPEN SPACE CALCULATIONS:

Overall Site =	34.4 Ac
Required 15% Open Space =	5.16 Ac.
Open Space =	6.46 Ac.
Pipeline Easement Area =	6.32 Ac.
Total Open Space Provided =	12.78 Ac
Total Percentage Provided =	37.2 %

SCALE 1"=60'

TAMARACK CONCEPT PLAN w/ AERIAL

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY

PROJECT NO: W150067
DWG NAME: CP101.DWG
DESIGNED BY: CHS
DRAWN BY: CHS
CHECKED BY: CHS
DATE: 05-01-2015

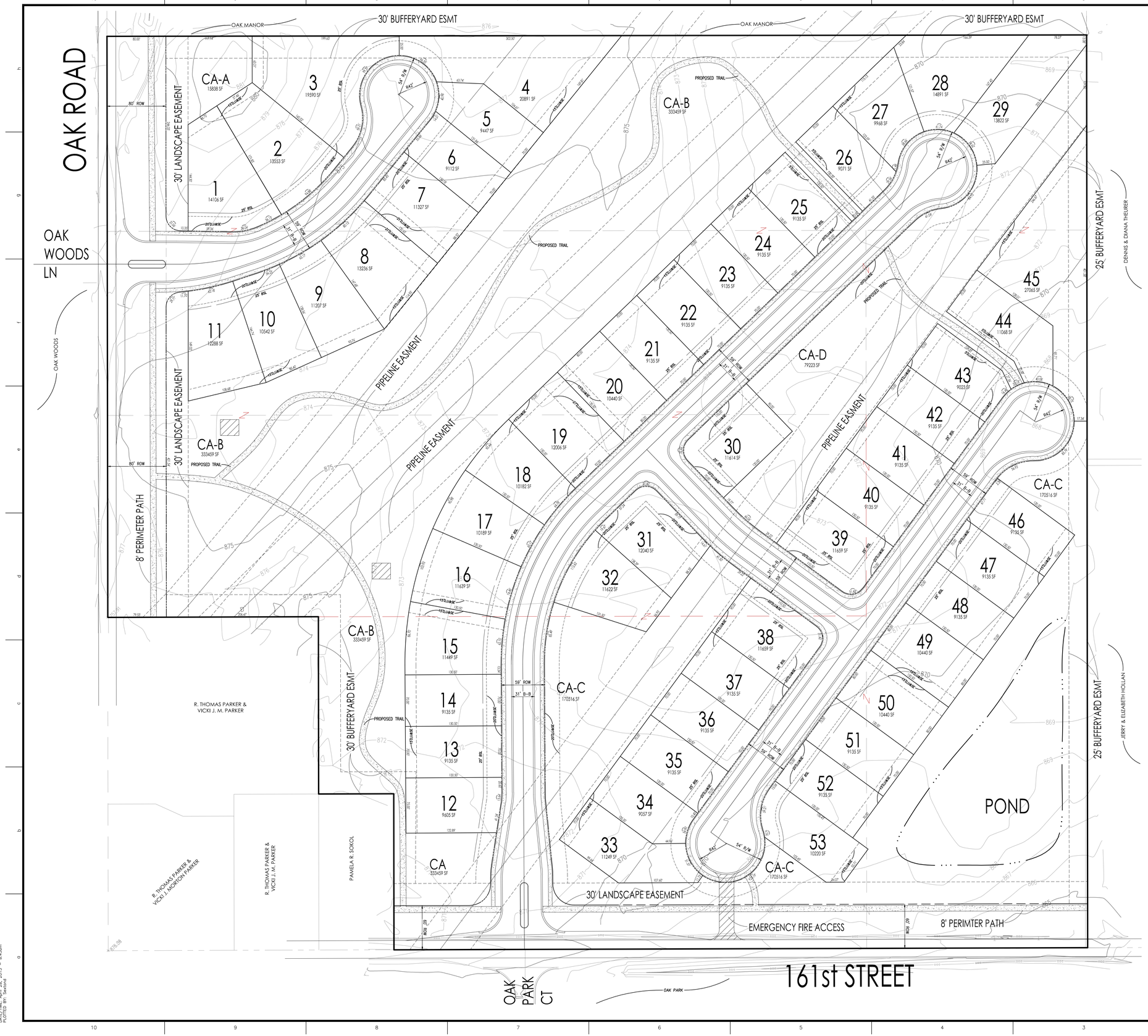
PREPARED FOR:
TAMARACK
M/I HOMES OF INDIANA, LP

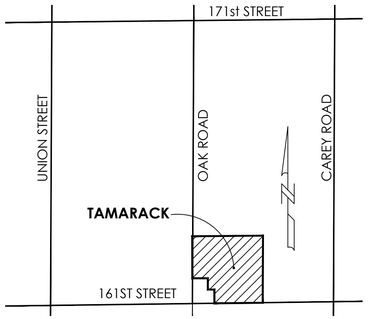
CONCEPT PLAN - WITH AERIAL
Part of the NE 1/4 of Section 7, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP101

PROJECT NO.
W150067

LOCATION: C:\Users\weihe\Documents_DROP\M Homes\161st and Oak Road\Civil\Plans\Concepts\CP101.dwg
LAYOUT: CP101
DATE: Friday, April 28, 2015 - 11:15am
PLOTTED BY: Weihe





VICINITY MAP

NO SCALE

SITE DATA

Site Area = 34.4 Acres +/-

LOTS:
Number of Lots = 53
Density = 1.54 Lots / Acre
Typical Lot Size = 70'x135'

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SF-2

EXISTING SF-2 SETBACKS:
Front Setback = 30'
Rear Setback = 30'
Sideyard Setback = 12'

PROPOSED ZONING:
PUD w/SF-4 UNDERLYING

PROPOSED SETBACKS:
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Rear Setback = 25' with up to15% at 15'
Sideyard Setback = 5'

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Required 15% Open Space =	5.16 Ac.
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Pipeline Easement Area =	6.32 Ac.
Total Open Space Provided =	12.78 Ac
Total Percentage Provided =	37.2 %

SCALE 1"=60'

TAMARACK CONCEPT PLAN

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

DATE	BY	REVISIONS AND ISSUES

PROJECT NO: W150067
DWG NAME: CP100.DWG
DESIGNED BY: DKS
DRAWN BY: DKS
CHECKED BY: DKS
DATE: 05-01-2015

PREPARED FOR:
TAMARACK
M/I HOMES OF INDIANA, LP

CONCEPT PLAN
Part of the NE 1/4 of Section 7, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana

SHEET NO.
CP100

PROJECT NO.
W150067

LOCATION: C:\Users\weiheadl\Documents\1_DKS\M/I Homes\141st and Oak Road\OAK\Plans\Conceptplan\CP100.dwg
LAYOUT: CP100
DATE/TIME: Mar 28, 2015 - 8:45am
PLOTTED BY: Weiheadl

EXHIBIT "C"
Page 1 of 3

(Architectural Character Exhibits)

EXHIBIT "C"
Page 2 of 3

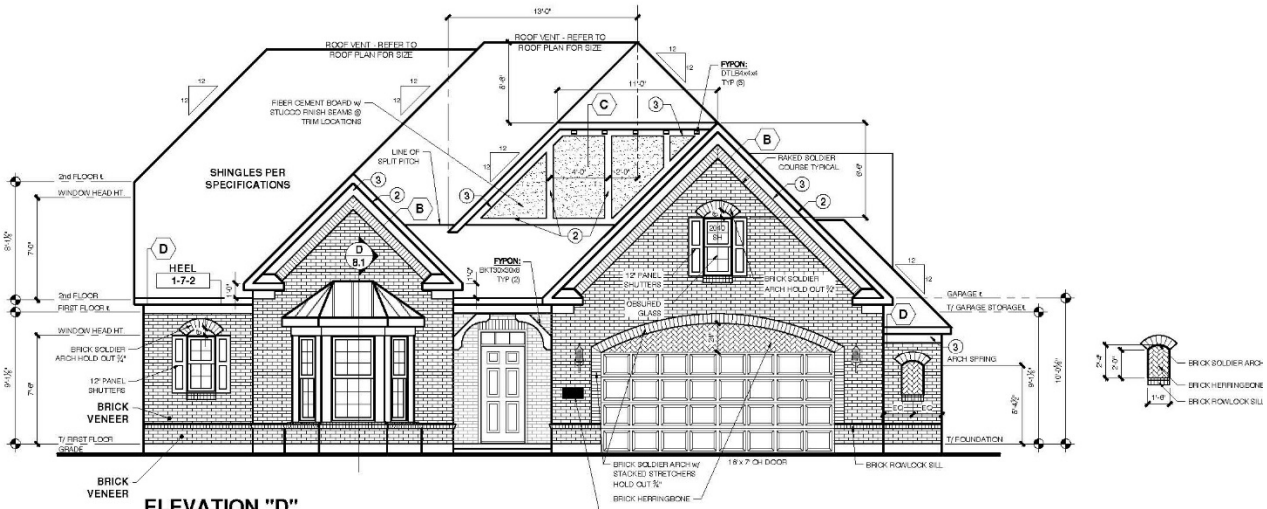
(Architectural Character Exhibits)

EXHIBIT "C"
Page 3 of 3

(Architectural Character Exhibits)

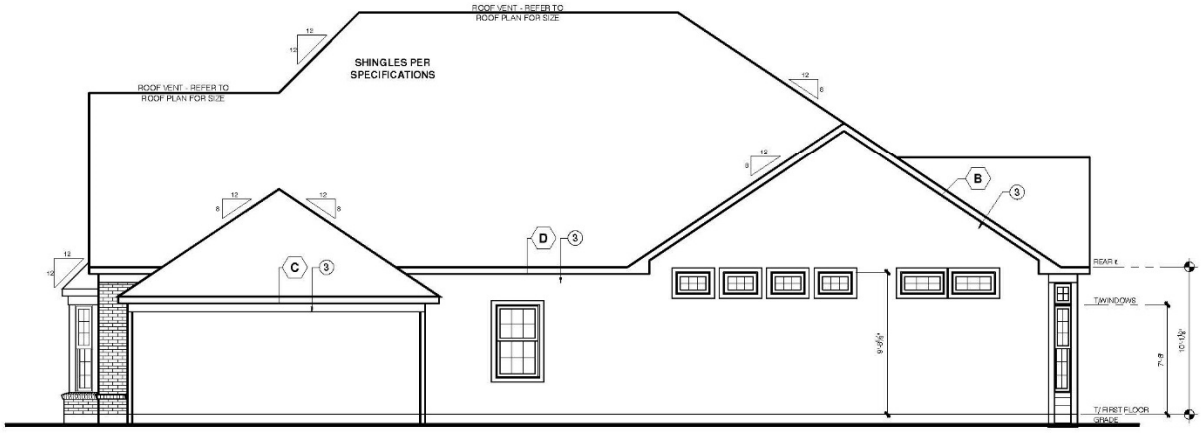
6030
SERENITY
OPEN

748
CLAYTON



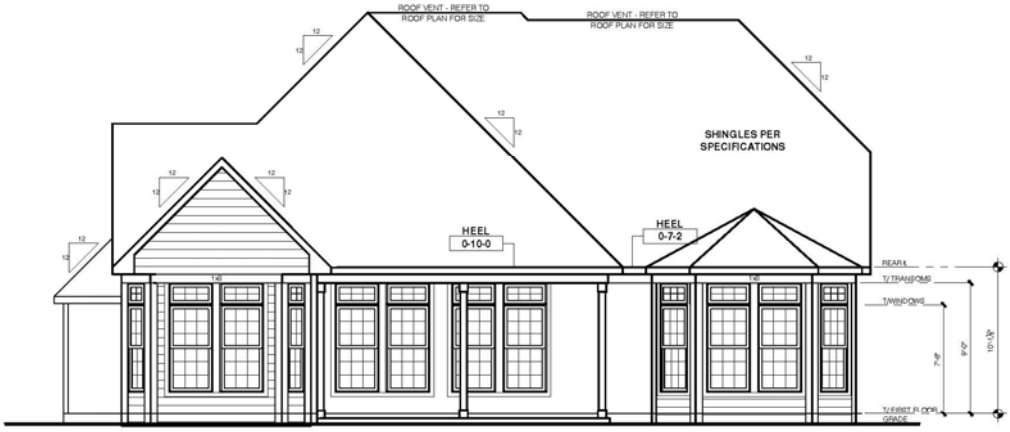
ELEVATION "D"
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

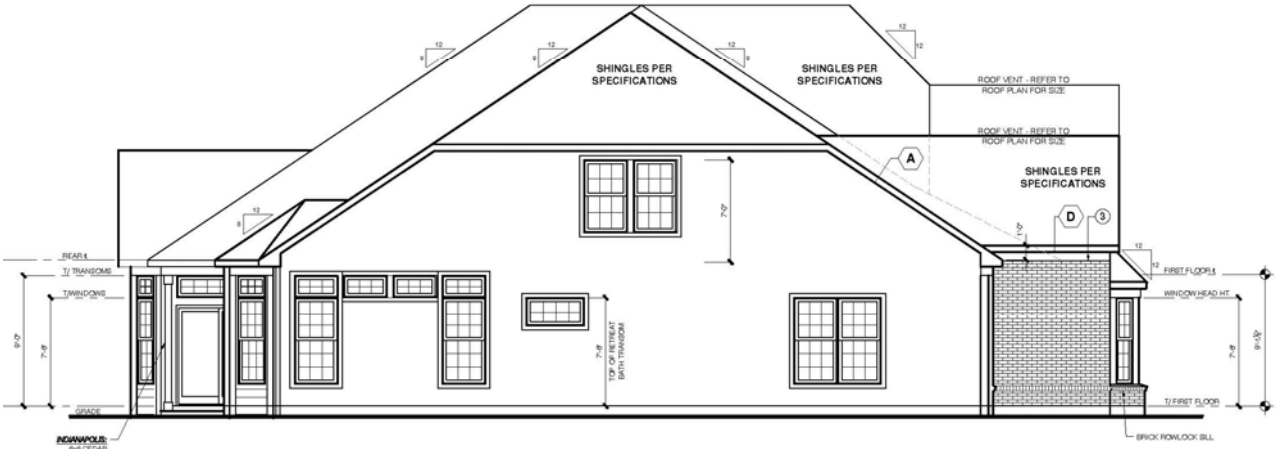


ELEVATION "D"
GARAGE SIDE ELEVATION

SCALE: 1/4" = 1'-0"



ELEVATION "D"
REAR ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION "D"
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

6135

6020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 18, 2015, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Randell Graham, Steve Hoover**,** Robert Horkay, Ken Kingshill, Andre Maue, David Schmitz and Robert Spraetz.

City Staff Present: Matthew Skelton, Director; Jesse Pohlman, Senior Planner; Pamela Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, Attorney.

Approval of Minutes: May 4, 2015, APC Meeting Minutes

Motion: To approve the May 4, 2015, minutes.

Motion: Kingshill; Second: Horkay; Vote: Approved 7-0.

Pohlman reviewed the meeting rules and procedures.

Case No.: **1505-DDP-07**
Description: Urban Farmer
140 East 161st Street
Noah Herron by Terra Site Development, Inc. requests Detailed Development Plan review of the remodeling and site improvements to accommodate an Agritourism commercial business on approximately 2.96 acres +/- in the AG-SF1: Agriculture / Single-Family Rural District.

Lauer presented an overview of the highlighted changes to the detailed development plan since the public hearing. Lauer noted the detailed development plan complies with all applicable zoning ordinances.

Motion: To approve Petition 1505-DDP-07 with the condition that all necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Schmitz: Second: Hoover: Vote: 7-0.

Case No.: **1505-ODP-12 & 1505-SPP-11**
Description: William Trace
SW corner of 186th Street and Casey Road
GT Property Development, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat review of 88 single-family lots on approximately 40.26 acres +/- in the Springmill Trails PUD District.

Lauer presented an overview of the highlighted changes to the overall development plan and primary plat since the public hearing. Lauer noted the overall development plan and the detailed development plan comply with all applicable zoning ordinances.

Kingshill inquired about the phasing of amenities and whether the intent of the common area break required for every fifteen lots was being met along the north property line.

Hoover asked if the petitioner to consider installing additional landscaping in the common area in between the referenced lots.

Lauer responded that the PUD Ordinance regulates the amenities throughout each sub-district as each area develops.

Mark Gradison, petitioner, responded that they were willing to increase the width of the referenced common area from fifteen feet wide to thirty feet wide and incorporate landscaping.

Motion: To approve Petition 1505-ODP-12 & 1505-SPP-11 with the conditions:

1. All necessary approvals and permits be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit; and
2. The increase in the referenced common area shall be reviewed and approved by the Economic and Community Development Department.

Motion: Kingshill: Second: Horkay: Vote: 7-0.

Case No. **1505-ODP-13 & 1505-SPP-12**
Description: Grand Park Village – Lake Village Subdivision
SE corner of 186th Street and Grand Park Boulevard
D&W Farms, Inc. by Weihe Engineers requests review of an amendment to the Overall Development Plan and Primary Plat of approximately 18.89 acres+/- in the Grand Park Village PUD District.

Pohlman presented an overview of the highlighted changes to the overall development plan and primary plat since the public hearing. Pohlman noted the overall development plan and the primary plat plan comply with all applicable zoning ordinances.

Motion: To approve Petition 1505-ODP-13 & 1505-SPP-12 with the condition that all necessary approvals, including but not limited to the reduction of and encroachments into the regulated drain

easement, shall be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the approval of the secondary plat and issuance of an improvement location permit.

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

Case No. **1505-PUD-08**
Description: Grand Park Village PUD Amendment
Lot 6 of the Grand Park Village – Lake Village Subdivision
D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests an amendment to the Grand Park Village PUD Ordinance.

Pohlman presented an overview of the revised elevations that were made in response to the Plan Commission's comments from the public hearing.

Motion: To forward Petition No. 1505-PUD-08 to the Council with a favorable recommendation.

Motion: Horkay: Second: Kingshill: Vote: 7-0.

Case No: **1505-DDP-08**
Description: Cambria Hotels & Suites
Lot 6 of the Grand Park Village – Lake Village Subdivision
D&W Farms, Inc. and Sterling Development Consultants by Weihe Engineers requests amendments to the Grand Park Village PUD Ordinance and Detailed Development Plan review for a 153-room hotel on approximately 3.91 acres +/- on Lot 6 in the Grand Park Village – Lake Village Subdivision in the Grand Park Village PUD District.

Pohlman presented an overview of the changes to the detailed development plan and elevations since the public hearing. Pohlman noted the detailed development plan complies with the applicable zoning ordinances, subject to the Council's subsequent approval of Petition No. 1505-PUD-08.

Motion: To approve Petition 1505-DDP-08 with the following conditions:

1) Approval is contingent upon the Council's approval of the PUD Amendment (APC Petition No. 1505-PUD-08/Council Ordinance No. 15-10); and
2) All necessary approvals, including but not limited to the reduction of and encroachments into the regulated drain easement, shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

Motion: Graham: Second: Hoover: Vote: 7-0.

Case No.: **1505-PUD-07**
Description: Lantern Park PUD
NE corner of 161st Street and Union Street, just east of Cool Creek
Site Solutions Property Group requests a change of zoning of 40.95 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

Howard presented an overview of the highlighted changes to the proposed ordinance, as noted in the staff report.

Hoover expressed a concern that the front elevations in the character exhibit are all the same and lack diversity, specifically of concern was the same garage door style and the protruding garage design. Additionally, he requested a limitation to the number of homes that could utilize the rear yard enhancement of additional trees.

Kingshill noted he was not in attendance for the public hearing, but that he had the same concerns, and inquired about the single entrance.

Howard responded that the single entrance has been reviewed by the Garry Harling, Fire Marshal, who is okay with the design because of the wider entrance and then the internal street splits immediately providing two access alternatives.

Russell Brown, on behalf of the petitioner, described the proposed builder's home elevations, which are still being designed. He further elaborated on the proposed streetscape variety standards of the PUD Ordinance and that the standard limited the number of floorplans that could be repeated on the same street.

Skelton noted the Department would work with the petitioner to address the Plan Commission's concerns about the architecture and monotony, specifically regarding greater variation in the front elevations, verifying floor plans limiting the number of protruding garages, variation in garage door styles, and limiting the number of homes that may utilize additional trees as a rear enhancement.

No action was taken.

Case No.: **1506-ZOA-01 [PUBLIC HEARING]**
Description: Unified Development Ordinance Amendment
City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Article 6.1(H) dumpster Enclosures; Article 6.8(J) Street Trees; Article 6.3(F)(11) Architectural Standards for Gasoline Service Station Canopies; and Article 9.4 Nonconforming Regulation.

Pohlman presented an overview of the proposed amendments to the Unified Development Ordinance, as detailed in the staff report.

Public Hearing opened at 8:02 p.m.

No public comments.

Public Hearing closed at 8:03 p.m.

The Plan Commission discussed the proposed changes to the gasoline service station canopy roof design standards.

Maue suggested providing a specific roof pitch to define the desired slope or pitch referenced in the existing UDO standard.

The Plan Commission discussed specific pitches and determined a range from 5:12 to 10:12 would be appropriate.

Motion: To forward Petition No. 1506-ZOA-01 to the Council with a favorable recommendation, to include incorporating into the amendment ordinance that the pitched or sloped roof design of a gasoline service station canopy shall be between 5:12 and 10:12.

Motion: Maue: Second: Kingshill: Vote: 7-0.

Case No. **1504-PUD-06 [CONTINUED]**
Description: Gateway Southwest PUD
Southwest corner of U.S. 31 and State Road 32
Westfield Community Investors, LLC requests a change in zoning of approximately 7.1 acres +/- from the OI and EI Districts to the Gateway Southwest PUD District.

REPORTS/COMMENTS

APC MEMBERS
No report.

CITY COUNCIL LIAISON
Report provided by Hoover.

BZA LIAISON
Report provided by Schmitz.

ECD STAFF
No report

ADJOURNMENT (8:13 pm)

Motion: Smith: Second: Hoover: Vote: 7-0.

_____
President, Randell Graham

_____
Vice President, Andre Maue

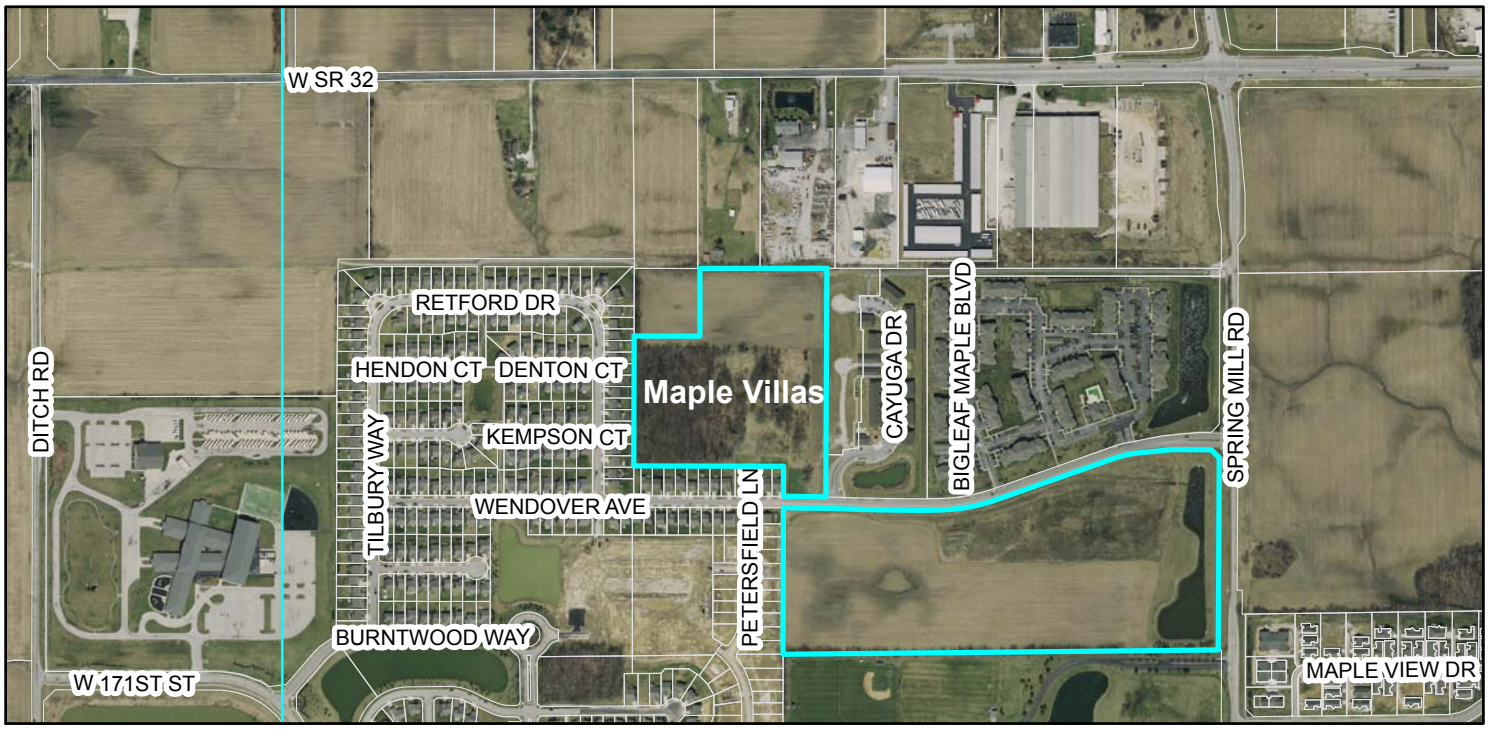
_____
Secretary, Matthew S. Skelton

Location Map
Maple Villas
1506-SPP-13 & 1506-ODP-14

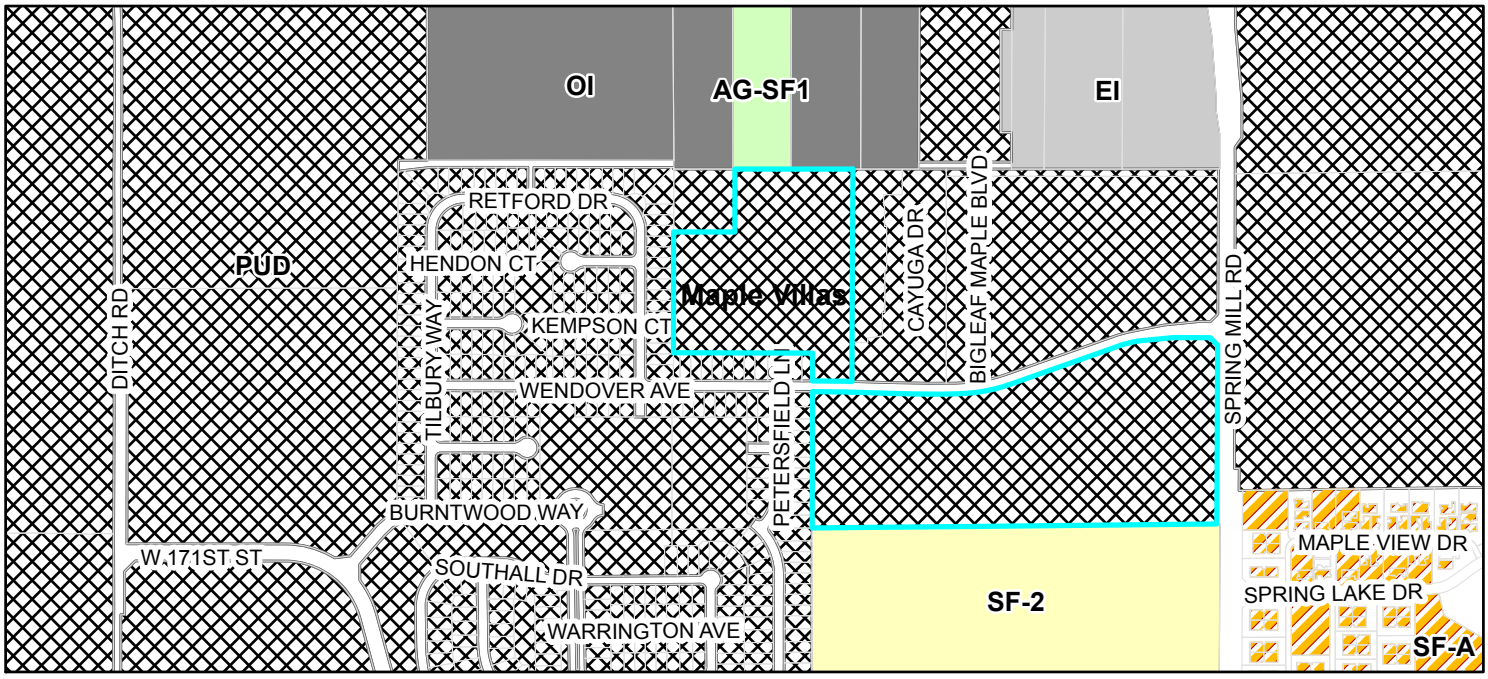
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

PUD (Planned Unit Development)

SF2 (Single Family 2)

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

MAPLE VILLAS

PRIMARY PLAT

ZONING PUD

TOTAL LOTS=28

SITE = 16.33Ac.±
TOTAL COMMON AREA= 5.27Ac.±

OPEN SPACE PROVIDED:
5.27Ac.± (32.3%)

ZONING PUD
FRONT YARD SETBACK - 0'-80'.
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

DESCRIPTION

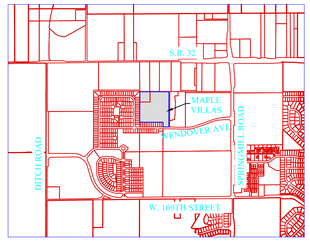
A part of the Northeast Quarter of Section 3, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of Lot 331 in Maple Village, Section 5 recorded as Inst. No.: 2010-053341 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 07 minutes 59 seconds East 130.00 feet along the East line of said Lot to the Northeast corner of said Maple Village, Section 5; thence North 89 degrees 52 minutes 08 seconds West 650.95 feet along the North line of said Section 5 to the East line of Maple Village, Section 4A and 4B recorded as Inst. No.: 2011-064393 and Inst. No.: 2012-083990 in said Recorders Office; thence North 00 degrees 08 minutes 11 seconds East 849.53 feet along said East line; thence South 89 degrees 56 minutes 26 seconds East 811.58 feet to the West line of Commons at Spring Mill recorded as Inst. No.: 2011-29451 in said Recorders Office; thence South 00 degrees 06 minutes 16 seconds West 982.53 feet along said East line to the North Right-of-Way boundary of Wendover Avenue; thence North 88 degrees 32 minutes 05 seconds West 14.56 feet along said North boundary to a point on a curve concave southerly, the radius point of said curve being South 01 degrees 35 minutes 49 seconds West 5,025.00 feet from said point; thence westerly along said curve 128.54 feet to a point on said curve, said point being North 00 degrees 07 minutes 53 seconds East 5,025.00 feet from the radius point of said curve; thence North 89 degrees 52 minutes 08 seconds West 18.08 feet to the place of beginning, containing 16.33 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

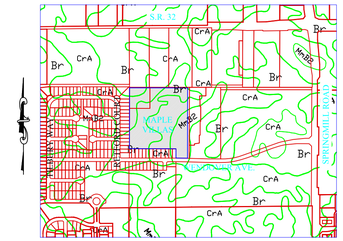
This subdivision consists of 28 lots numbered 1-28 (all inclusive) and 4 Common Areas labeled C.A.#1 - C.A. #4 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

811
Know what's below.
Call before you dig.

BY	REVISIONS	DATE

DENNIS D. OLMSTEAD
REGISTERED No. 900012 STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE USED AS A LAND DIVIDER'S ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:

MAPLE VILLAS
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 1 OF 2 SHEETS

S & A JOB NO. 50690PLA-R

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

MAPLE VILLAS

DEVELOPMENT PLAN

ZONING PUD

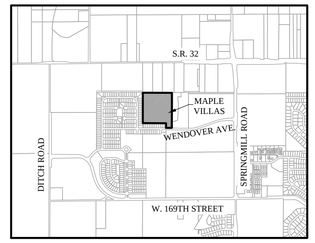
TOTAL LOTS=28

SITE = 16.33Ac.±
TOTAL COMMON AREA= 5.27Ac.±

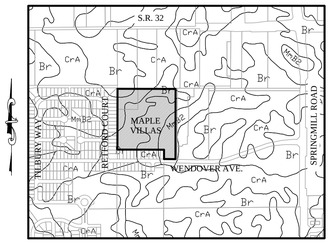
OPEN SPACE PROVIDED:
5.27Ac.± (32.3%)

ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

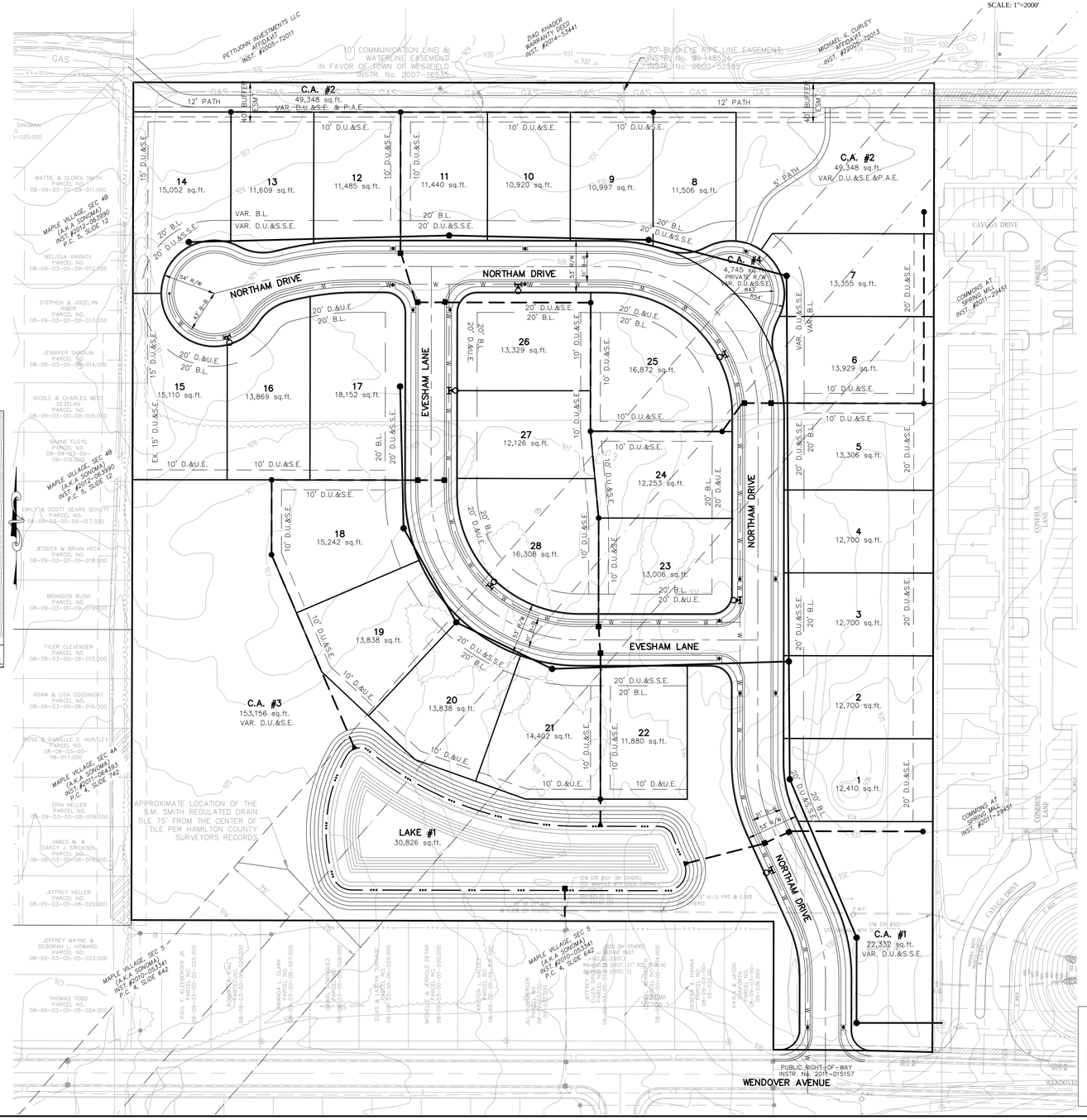
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

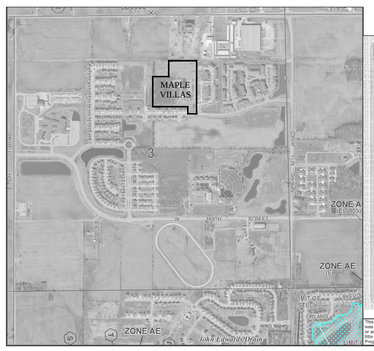
MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

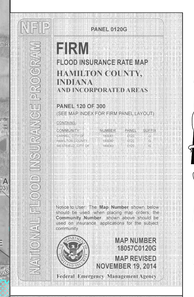
This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
BCTV	BURIED CABLE T.V. LINE
CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
D	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
T.P.	TELEPHONE POLE
T.P.	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
T.V.P.	CABLE T.V. POLE
T.V.P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TS	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
G.V.	GAS VALVE
G	GAS METER
W.M.	WATER METER
W.V.	WATER VALVE
F.H.	FIRE HYDRANT
M.B.	MAILBOX







NOTE: NO STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY. THE S.M. SMITH REGULATED DRAIN TILE ACROSS THIS SITE WILL BE ACCEPTED INTO THE STORM SEWER SYSTEM FOR THIS PROJECT. EXISTING LEGAL DRAIN EASEMENT TO BE VACATED AND RELOCATED.

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR PURPOSES OF ADVERSE POSSESSION, ROUTE SURVEY OR A SURVEY OR LOCATION REPORT.
CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN
PREPARED FOR:
MAPLE VILLAS
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 2 OF 2 SHEETS
S & A JOB NO. 50690PLA-R

IUPPS Dig Safely.
Indiana Underground Plant Protection Service
811
Know what's below.
Call before you dig.

THIS INSTRUMENT PREPARED BY:
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7965 EAST 106TH STREET
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INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
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MAPLE VILLAS

PRIMARY PLAT

ZONING PUD

TOTAL LOTS=28

SITE = 16.33Ac.±
TOTAL COMMON AREA= 5.27Ac.±

OPEN SPACE PROVIDED:
5.27Ac.± (32.3%)

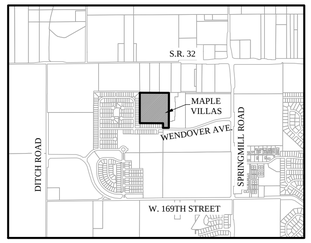
ZONING PUD
FRONT YARD SETBACK - 0'-80'.
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

DESCRIPTION

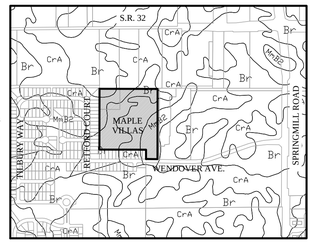
A part of the Northeast Quarter of Section 3, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of Lot 331 in Maple Village, Section 5 recorded as Inst. No.: 2010-053341 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 07 minutes 59 seconds East 130.00 feet along the East line of said Lot to the Northeast corner of said Maple Village, Section 5; thence North 89 degrees 52 minutes 08 seconds West 650.95 feet along the North line of said Section 5 to the East line of Maple Village, Section 4A and 4B recorded as Inst. No.: 2011-064393 and Inst. No.: 2012-083990 in said Recorders Office; thence North 00 degrees 08 minutes 11 seconds East 849.53 feet along said East line; thence South 89 degrees 56 minutes 26 seconds East 811.58 feet to the West line of Commons at Spring Mill recorded as Inst. No.: 2011-29451 in said Recorders Office; thence South 00 degrees 06 minutes 16 seconds West 982.53 feet along said East line to the North Right-of-Way boundary of Wendover Avenue; thence North 88 degrees 32 minutes 05 seconds West 14.56 feet along said North boundary to a point on a curve concave southerly, the radius point of said curve being South 01 degrees 35 minutes 49 seconds West 5,025.00 feet from said point; thence westerly along said curve 128.54 feet to a point on said curve, said point being North 00 degrees 07 minutes 53 seconds East 5,025.00 feet from the radius point of said curve; thence North 89 degrees 52 minutes 08 seconds West 18.08 feet to the place of beginning, containing 16.33 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 28 lots numbered 1-28 (all inclusive) and 4 Common Areas labeled C.A.#1 - C.A. #4 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.



LOCATION MAP
SCALE: 1"=2000'



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Br, CrA, MmB2
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MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

CENTERLINE CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	64.19'	150.00'	32.59'	S12°14'16"E	63.70'	24°31'09"
C2	64.41'	150.00'	32.71'	S12°11'47"E	63.91'	24°36'06"
C3	235.74'	150.00'	150.12'	S44°55'05"E	212.22'	90°02'42"
C4	75.31'	300.00'	37.86'	N82°52'04"E	75.12'	14°23'01"
C5	235.74'	150.00'	150.12'	S44°55'05"E	212.22'	90°02'42"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C30	31.43'	20.00'	20.02'	N44°55'05"W	28.30'	90°02'42"
C29	68.66'	273.50'	34.51'	S82°52'04"W	68.48'	14°23'01"
C9	53.03'	123.50'	26.93'	S12°11'47"E	52.62'	24°36'06"
C10	11.95'	176.50'	5.98'	S1°50'09"E	11.95'	3°52'50"
C11	46.43'	176.50'	23.35'	S11°18'46"E	46.30'	15°04'25"
C12	41.09'	50.00'	21.78'	S4°41'25"W	39.94'	47°04'48"
C13	3.13'	54.00'	1.57'	S26°34'05"W	3.13'	3°19'29"
C14	76.15'	54.00'	45.96'	S15°29'41"E	70.00'	80°48'03"
C16	31.18'	54.00'	16.04'	N78°28'35"E	30.75'	33°05'08"
C17	41.09'	50.00'	21.78'	N85°28'25"E	39.94'	47°04'48"
C18	14.68'	176.50'	7.34'	S73°22'08"E	14.67'	4°45'53"
C19	43.71'	176.50'	21.97'	S82°50'45"E	43.60'	14°11'21"
C20	44.59'	326.50'	22.33'	N86°08'49"E	44.56'	7°49'30"
C21	39.45'	326.50'	19.75'	N78°46'23"E	39.43'	6°55'22"
C22	37.53'	50.00'	19.70'	S83°10'23"E	36.66'	43°00'42"
C23	9.72'	54.00'	4.88'	S66°50'21"E	9.71'	10°19'06"
C24	101.73'	54.00'	74.25'	N54°01'50"E	87.34'	107°56'31"
C25	98.07'	54.00'	69.19'	N51°58'06"W	85.14'	104°03'21"
C26	40.50'	54.00'	21.26'	S54°31'04"W	39.56'	42°58'19"
C27	37.93'	50.00'	19.93'	S54°45'52"W	37.03'	43°27'56"
C28	22.11'	273.50'	11.06'	S77°38'28"W	22.11'	4°37'58"
C31	71.78'	176.50'	36.39'	N11°32'46"W	71.29'	23°18'05"
C32	72.61'	176.50'	36.83'	N34°58'57"W	72.10'	23°34'17"
C33	72.61'	176.50'	36.83'	N58°33'15"W	72.10'	23°34'17"
C34	60.38'	176.50'	30.49'	N80°08'25"W	60.09'	19°36'02"
C39	31.40'	20.00'	19.98'	N45°04'55"E	28.27'	89°57'18"
C40	194.09'	123.50'	123.60'	N44°55'05"W	174.72'	90°02'42"
C41	31.40'	20.00'	19.98'	S45°04'55"W	28.27'	89°57'18"
C42	194.09'	123.50'	123.60'	S44°55'05"E	174.72'	90°02'42"
C6	47.64'	5025.00'	23.82'	S88°40'29"E	47.64'	0°32'35"
C7	31.06'	20.00'	19.64'	S44°27'44"E	28.03'	88°58'06"
C8	75.53'	176.50'	38.35'	S12°14'16"E	74.96'	24°31'09"
C15	27.41'	54.00'	14.01'	S70°26'17"E	27.12'	29°05'08"
C35	31.43'	20.00'	20.02'	N44°55'05"W	28.30'	90°02'42"
C36	75.79'	176.50'	38.49'	N12°11'47"W	75.20'	24°36'06"
C37	52.85'	123.50'	26.84'	N12°14'16"W	52.45'	24°31'09"
C38	31.45'	20.00'	20.04'	N45°04'36"E	28.31'	90°06'34"
C43	160.61'	176.50'	86.35'	S44°55'05"E	155.12'	52°08'13"

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

IUPPS Dig Safely.
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DATE	REVISIONS	BY

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CERTIFIED: 05/01/15

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PREPARED FOR:
PRIMARY PLAT
MAPLE VILLAS
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	
SHEET NO. 1 OF 2 SHEETS		
S & A JOB NO. 50690PLA-R		

ON-SITE LANDSCAPE REQUIREMENTS FOR MAPLE KNOLL PUD

FOR EXISTING AND PROPOSED DWELLINGS AS OF MAY 2015

DISTRICT	QUANTITY OF DWELLINGS PER TYPE		REQUIRED TREES*		PRESERVED TREES***
	SINGLE-FAMILY	MULTI-FAMILY	SINGLE-FAMILY**	MULTI-FAMILY**	
SUBURBAN	496	0	3,636	N/A	7,464
URBAN	500	0	3,665	N/A	1,823
MIXED-USE	157	432	1,151	1,439	20,103
			8,452	1,439	
TOTAL:	1,153	432	9,891		29,390

* Shrubs substituted by trees at 3 shrubs to 1 tree.

** Calculated at 7.33 trees (4 shade trees + 2 ornamental trees + 4 shrubs) per single-family dwelling and 3.33 trees (1 shade tree + 1 ornamental tree + 4 shrubs) per multi-family dwelling.

*** Based on 5/28/04 Woodland Analysis and calculated by multiplying Sample Inches by Total Acreage to arrive at Total Caliper Inches; then divide that product by 2" Tree to arrive at Total Preserved Trees equivalent. This total includes neither the existing successional woodland in the Suburban Residential District that has matured since the Analysis, nor the plantings installed along Springmill-169th Street-161st Street frontages, nor the plantings installed around common area ponds, nor the plantings installed on individuals lots.

ON-SITE LANDSCAPE REQUIREMENTS FOR MAPLE KNOLL PUD

FOR EXISTING AND PROPOSED DWELLINGS AS OF MAY 2015

DISTRICT	QUANTITY OF DWELLINGS PER TYPE		REQUIRED TREES*				PRESERVED TREES***	
	S-F	M-F	S-F	Units x Trees/Unit = Trees	M-F	Units x Trees/Unit = Trees		Sample Inches x Acres = Total Caliper Inches; TCI / 2 Inch Tree
SUBURBAN	496	0	3,636	496 x 7.33 = 3,636	N/A		7,464	2,408 x 6.20 Acres = 14,929.60; 14, 929.60 / 2 = 7,464
URBAN	500	0	3,665	500 x 7.33 = 3,665	N/A		1,823	1,621 x 2.25 = 3,647.25; 3,647.25 / 2 = 1,823
MIXED-USE	157	432	1,151	157 x 7.33 = 1,151	1,439	432 x 3.33 = 1,439	20,103	4,850 x 8.29 (1.75 at MVS) = 40,206.50; 40,206.50 / 2 = 20,103 (4,243 at MVS)
			8,452		1,439			
TOTAL:	1,153	432	9,891				29,390	

* Shrubs substituted by trees at 3 shrubs to 1 tree.

** Calculated at 7.33 trees (4 shade trees + 2 ornamental trees + 4 shrubs) per single-family dwelling and 3.33 trees (1 shade tree + 1 ornamental tree + 4 shrubs) per multi-family dwelling.

*** Based on 5/28/04 Woodland Analysis and calculated by multiplying Sample Inches by Total Acreage to arrive at Total Caliper Inches; then divide that product by 2" Tree to arrive at Total Preserved Trees equivalent. This total includes neither the existing successional woodland in the Suburban Residential District that has matured since the Analysis, nor the plantings installed along Springmill-169th Street-161st Street frontages, nor the plantings installed around common area ponds, nor the plantings installed on individuals lots.

Petition Number:	1506-SPP-14 & 1506-ODP-15
Subject Site Address:	SWC of Wendover Avenue and Spring Mill Road
Petitioner:	Maple Knoll Developer, LLC by
Representative:	Stoeppelwerth & Associates, Inc.
Request:	Primary Plat and Development Plan review for Sonoma Sections 9 & 10, consisting 100 single family residential lots on 31.38 acres+/-
Current Zoning:	Maple Knoll (Ordinance 04-02)
Current Land Use:	Undeveloped / Agriculture
Approximate Acreage:	31.38 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan & Primary Plat
Zoning History:	Original PUD Zoning 0304-PUD-02 Maple Knoll PUD District (Ordinance 04-02) (02/09/04)
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of 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.

PROJECT OVERVIEW

The 31.38 acres+/- is located on the south west corner of Wendover Avenue and Spring Mill Road (see **Exhibit 2**). The request is for Primary Plat and Overall Development Plan approval for 100 single family residential lots.

The petition was reviewed by the Technical Advisory Committee at its May 19, 2015 meeting. This petition has been properly noticed for a public hearing for the Plan Commission's June 1, 2015 meeting.

The applicable zoning district is the Maple Knoll PUD District Ordinance No. 04-02 (the "PUD Ordinance"). The subject property is within the Mixed Use District of the PUD Ordinance. Applicable underlying zoning district is Special Business-Planned Development.

DEVELOPMENT PLAN REVIEW COMMENTS

Development Plan Review (WC 16.04.165)

1) **Maple Knoll PUD District Standards** (WC 16.04.165.C.1):
   Comment: Development Plan complies, unless otherwise noted.
   1. Total Number of Residences: Maximum of 733 in the Mixed Use District and total of 1,800 within the District (Section 10 of the PUD Ordinance)
      Comment: Development Plan complies.
   2. Development Standards: (Exhibit 14 of the PUD Ordinance):
      A. All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side or rear yard
      B. Minimum Lot Width at building line: 20 feet
      C. Minimum Lot Width at Street: 20 feet
      D. Minimum Lot Depth: 60 feet
      E. Minimum Lot Area: 1,000 sq. ft.
      F. Front Setback: 0-80 feet*
      G. Minimum Side Setback: 0 feet; provided however, that the minimum separation between buildings shall be 10 feet*
      H. Minimum Rear Setback: 0 feet*
      ***These standards will be further reviewed by the Department for compliance at the time of the building permit review for each individual lot.**
   3. Landscaping: (Section 13, Exhibit 17 of the PUD Ordinance)
      A. General Landscape Design Standards: (WC 16.06.040):
         (1) Standard: 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 material.
         Comment: Development Plan will comply once landscape plan is updated to incorporate landscaping around "Lake #1". No landscaping currently shown.
      B. On-Site and Road Frontage Requirements: (WC 16.06.050):
         (1) On-Site Standard: Single family detached residential shall have two (2) shade trees, two (2) evergreen or ornamental trees and four (4) shrubs per dwelling unit.
         These standards will be further reviewed by the Department for compliance at the time of the building permit review for each individual lot.
         (2) Road Frontage Standard (Residential): 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. Shade trees 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.

Comment: Development Plan complies.

C. Buffer Yard Requirements:

(1) Standard: (WC 16.06.060) Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01 of the Zoning Ordinance and shall include at least one (1) evergreen tree per thirty (30) linear feet.

(2) Development Standards: (Section 13.1) Shrubs are not required to be planted within woodlands located within buffer yards

Comment: Development Plan complies.

4. Street Standards: (Section 17, Exhibit 21 of the PUD Ordinance):

Comment: Petitioner is coordinating with the Westfield Public Works Department (WPWD).

5. Architectural Standards: (Exhibit 14 of the PUD Ordinance):

Comment: Not applicable to the overall development plan. The standards of Exhibit 14 consist of architectural standards that will be reviewed for compliance at the time of the building permit review for each individual home.

6. Common Areas and Amenities:

A. Open Space/Trails: Section 18 of the PUD Ordinance establishes Open Space within the Mixed Use District shall be greater than or equal to 10% of the Mixed Used District and Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites.

Comment: Development Plan complies (Open Space calculated at 33.1%). Petitioner is coordinating with staff regarding trail system connectivity.

2) **Overlay District Standards:** (WC 16.04.165.C.2): **This property is not subject to an Overlay District.**

3) **Subdivision Control Ordinance:** (WC 16.04.165.C.3): **Please see Primary Plat comments herein.**

1. Street and Highway Access: (WC 16.04.165.C.6): The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
2. Street and Highway Capacity: (WC 16.04.165.C.7): The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
3. Utility Capacity: (WC 16.04.165.C.8): The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
4. Traffic Circulation Compatibility: (WC 16.04.165.C.9): The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

4) **Development Plan Review Standards:** (WC 16.04.165.C.4 and WC 16.04.165.D.3:

1. Site Access and Circulation:

Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD).

A. Standard: 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.

B. Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.

C. Standard: 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 project.

D. Sidewalks, Pedestrian Paths, Jogging Paths, and Bicycle Paths (WC 16.04.240(G)):

(1) Standard: The Plan Commission shall require sidewalks to be installed on each side of the street in all subdivisions.

Comment: Development Plan will comply once sidewalks are labeled (the development plan includes the required sidewalks, but they just need labeled and path material identified).

(2) Standard: Where a proposed subdivision abuts an existing street right-of-way, the Plan Commission shall require the developer to construct sidewalks parallel to the existing street.

Comment: Development Plan will comply once sidewalks are labeled with width (e.g., similar to how 5' path is already labeled) both internal and external along Wendover Avenue.

(3) Standard: The Plan Commission may require developers to construct off-site sidewalks adjacent to the developers' project to respond to infrastructure demands created by said project.

(4) Standard: When a proposed subdivision lies between or adjacent to existing subdivisions which have been provided with sidewalks, the Plan Commission shall require connecting sidewalks (which are extensions of the existing sidewalks) to be constructed.

(5) Standard: If a sidewalk, pedestrian path, jogging path and/or bicycle way is to be installed, then a plan shall be submitted to the Plan Commission with the Primary Plat and Secondary Plat drawings.

(6) Standard: Curb ramps for handicapped accessibility shall be provided at all intersections of streets, alleys, and drives.

(7) Standard: When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a street intersection within or adjacent to a subdivision (where one of the streets is a primary arterial a secondary arterial), necessary safety devices, such as painted crosswalks, signs, or other traffic control devices shall be installed at the developer's expense.

(8) Standard: When sidewalks, pedestrian paths, jogging paths, and/or bicycle ways are to be installed, they shall be constructed in accordance with the Hamilton County Alternative Transportation Plan and the Construction Standards for the City of Westfield, which have both been adopted by the City of Westfield.
Comment: Please see other comments herein.

2. Landscaping Standards: **Please see PUD District standards.**
3. Lighting Standards: (WC 16.07 et seq.): **Development Plan complies.**
4. Sign Standards: (WC 16.08 et seq. and Section 10 of Ord. 03-40):
Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

5) **Street and Highway Access:** (WC 16.04.165.C.6): The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD).

6) **Street and Highway Capacity:** (WC 16.04.165.C.7): The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD).

7) **Utility Capacity:** (WC 16.04.165.C.8): The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD) and applicable utility providers.

8) **Traffic Circulation Compatibility:** (WC 16.04.165.C.9): The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
Comment: Please coordinate with Westfield Public Works Department (WPWD).

PRIMARY PLAT REVIEW COMMENTS

Primary Plat Standards (WC 16.04.220)

The following basic information shall be shown [on the Primary Plat] (WC 16.04.220):
These comments identify outstanding items that need addressed prior to approval:

9) Location map showing:
Comment: Development Plan complies, unless otherwise noted.
1. Subdivision name and location
2. Any street related to the subdivision
3. Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities

<u>Comment</u>: Development Plan will comply once the above mentioned items are added to the location map.

4. Title, scale, north point and date
5. Land use adjacent to proposed subdivision and owners names

10) A primary plat prepared by a land surveyor or land planner showing:

<u>Comment</u>: Development Plan complies, unless otherwise noted. The Petitioner is coordinating with the WPWD, Hamilton County Surveyors Office, and other service providers where applicable.

1. Proposed name of the subdivision
2. Names and addresses of the owner, owners, land surveyor or land planner
3. 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.

   <u>Comment</u>: Development Plan will comply once sidewalks and cross-walks are labeled.
4. Easements (locations, widths and purposes).
5. Statement concerning the location and approximate size or capacity of utilities to be installed.
6. Layout of lots, showing dimensions and numbers and square footage.
7. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
8. Contours at vertical intervals of two (2) feet if the general slope of the site is less than 10% and at vertical intervals of five (5) feet if the general slope is greater than 10%.
9. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
10. Building setback lines.
11. Legend and notes.
12. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
13. Other features or conditions which would affect the subdivision favorable or adversely.
14. Scale, north point and date: Primary Plat shall be drawn to a scale of 50’ to 1”, or 100’ to 1”; provided, however, that if the resulting drawing would be over 36” in shortest dimension, a scale as recommended by the commission may be used.
15. A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land.
16. A statement from the County and State Highway Departments or Westfield Department of Public Works concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

    <u>Comment:</u> Petitioner is coordinating with Westfield Public Works Department (WPWD).

17. If legal drain is involved, then a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
18. If floodplain is involved, then a statement from the Indiana Department of Natural Resources concerning construction in floodway (floodplain high water marks, etc.)

Principals and Standards of Design (WC 16.04.230), and Standards of Improvement (WC 16.04.240)

11) **Street Standards: Development Plan complies.**
12) **Block Standards: Development Plan complies.**
    1. Blocks not to exceed 1250' in length.
    2. Blocks shall be of sufficient width to permit two tiers of appropriate depth, except where an interior street parallels an expressway, primary arterial, or secondary arterial.
13) **Lot Standards: Development Plan complies.**
    1. All lots shall abut on a street.
    2. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided.
    3. Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets.
14) **Easement Standards:** Easements for utilities shall be provided. Such easements shall have a minimum width of 20', and where located along lot lines, one-half of the width shall be taken from each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services.

    Comment: Petitioner is coordinating with WPWD and other service providers. Petitioner is confirming easement widths are being met.
15) **Green Belt Space: Development Plan complies, unless otherwise noted below.**
    1. All subdivisions of more than five (5) acres shall set aside a minimum gross area for the purpose of development into green belt space.

       Comment: Please see PUD District comments regarding open space and amenities.
    2. A public way, crosswalk or easement not less than 15' in width shall be provided for access to the required green belt space.

       Comment: Petitioner is coordinating with WPWD and other service providers. Petitioner is confirming easement widths are being met.
    3. Green belt space, where applicable, shall be placed adjacent to or connected to existing or proposed green belt space located on adjoining property.

STAFF COMMENTS

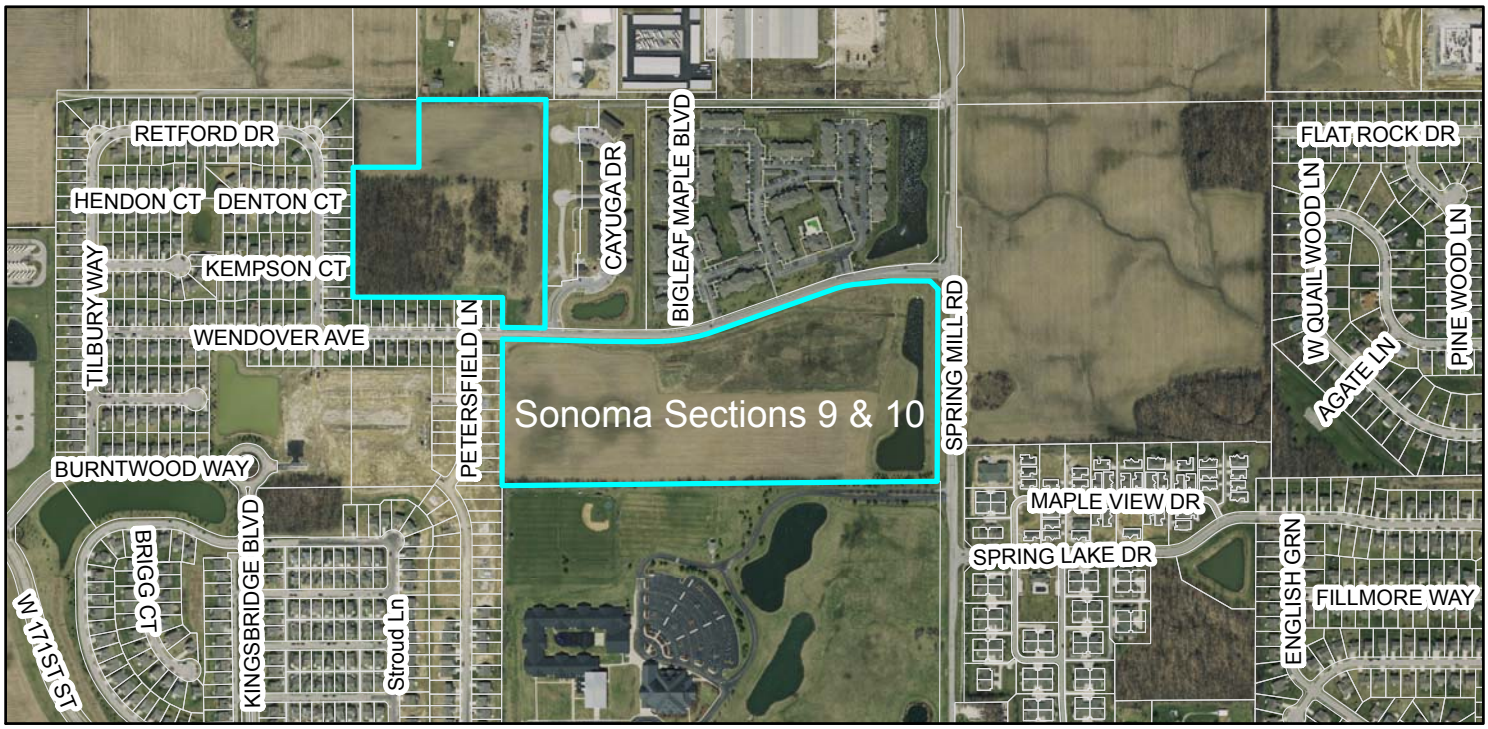
1. No action is required at this time except to hold the public hearing.
2. Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

Location Map
Sonoma Sections 9 & 10
1506-SPP-14 & 1506-ODP-15

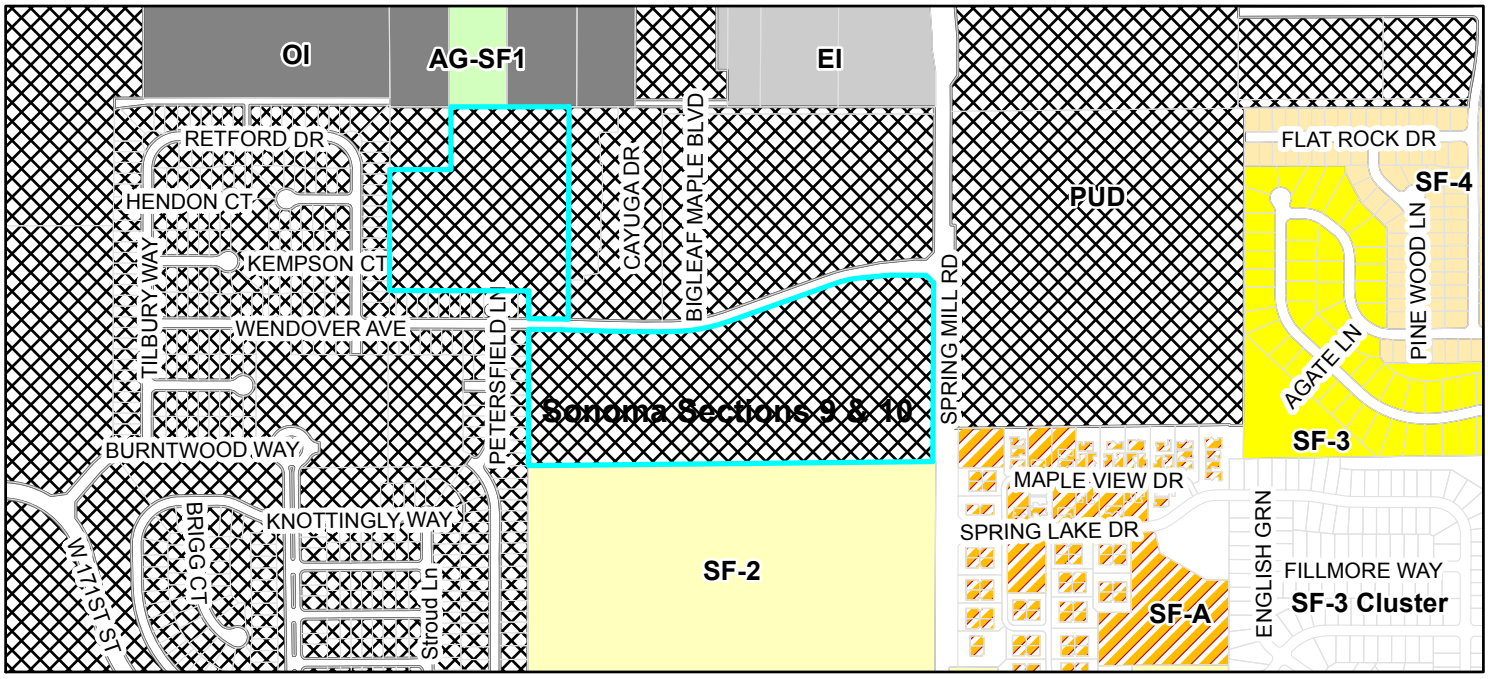
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- PUD (Planned Unit Development)
- SF2 (Single Family 2)

LANDSCAPING REQUIREMENTS FOR SONOMA 9-19 (A PART OF MAPLE KNOLL P.U.D.)

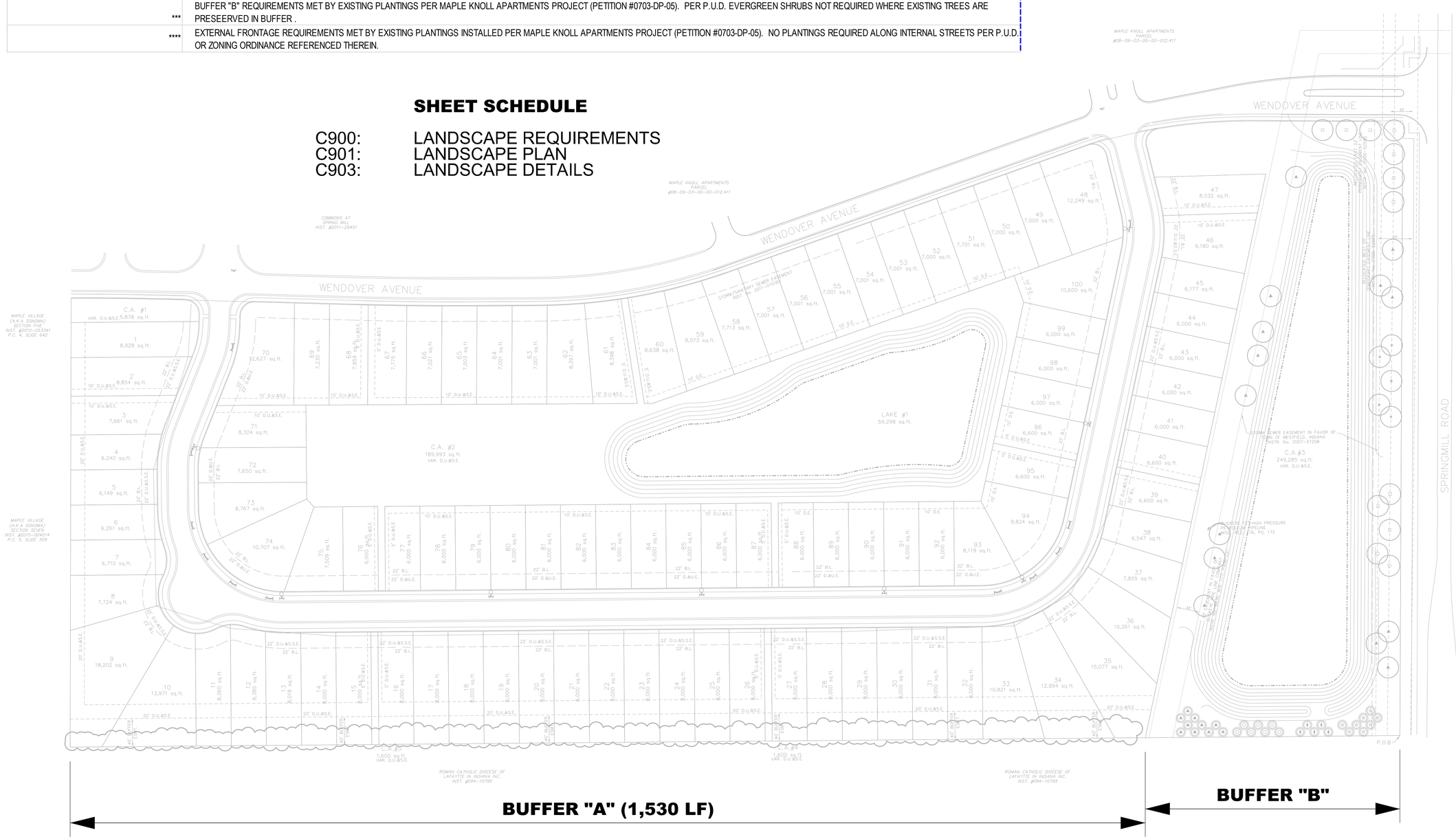
	ON-SITE REQUIREMENTS (DEVELOPMENT TOTAL)*	ON-SITE REQUIREMENTS (PROPOSED ON LOTS BY BUILDER)	ON-SITE REQUIREMENTS (PROPOSED IN COMMONS BY DEVELOPER)	ON-SITE REQUIREMENTS (PROPOSED IN BUFFER YARDS)*	ON-SITE REQUIREMENTS (PROPOSED ALONG ROAD FRONTAGES)
SHADE TREES	101 DWELLINGS X 4 TREE = 404	0**	0**	0	0****
ORNAMENTAL and/or EVERGREEN TREES	101 DWELLINGS X 2 TREE = 202	0**	0**	1 TREE / 30 LF X 1,530 LF = 51***	0****
SHRUBS (EVERGREEN FOR BUFFERS)	101 DWELLINGS X 4 SHRUBS = 404	0**	0**	0***	0****

NOTES:

*	CALCULATIONS PER P.U.D. OR ZONINING ORDINANCE REFERENCED THEREIN.
**	PER P.U.D. OR ZONINING ORDINANCE REFERENCED THEREIN NONE REQUIRED OR VALUES MET/EXCEEDED BY PRESERVED WOODLOTS THROUGHOUT DEVELOPMENT.
***	BUFFER "B" REQUIREMENTS MET BY EXISTING PLANTINGS PER MAPLE KNOLL APARTMENTS PROJECT (PETITION #0703-DP-05). PER P.U.D. EVERGREEN SHRUBS NOT REQUIRED WHERE EXISTING TREES ARE PRESEERVED IN BUFFER .
****	EXTERNAL FRONTAGE REQUIREMENTS MET BY EXISTING PLANTINGS INSTALLED PER MAPLE KNOLL APARTMENTS PROJECT (PETITION #0703-DP-05). NO PLANTINGS REQUIRED ALONG INTERNAL STREETS PER P.U.D. OR ZONING ORDINANCE REFERENCED THEREIN.

SHEET SCHEDULE

C900: LANDSCAPE REQUIREMENTS
C901: LANDSCAPE PLAN
C903: LANDSCAPE DETAILS



SHEET SCALE: 1" = 60' (24X36) AND 1" = 140' (11X17)

DATE	REVISIONS	BY

CERTIFIED:

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

LANDSCAPE REQUIREMENTS

PREPARED FOR:

SONOMA 9-10

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
DRAWN BY: EWS	DATE: 05.01.15	

SHEET NO. C900

S. & A. JOB NO. 50690PLA-S9

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

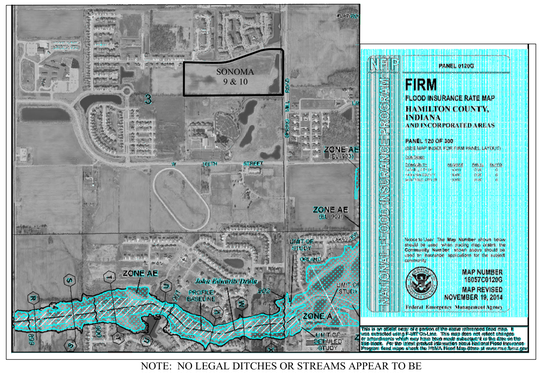
THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

TOTAL LOTS=100

SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.29Ac.±

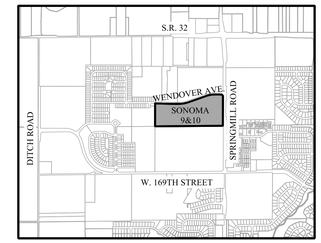
OPEN SPACE PROVIDED:
10.29Ac.± (32.8%)

ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

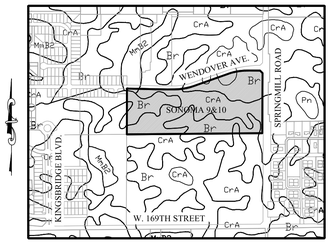


NOTE: NO LEGAL DITCHES OR STREAMS APPEAR TO BE ON OR IMMEDIATELY ADJACENT TO THE PROPERTY

SONOMA
SECTIONS 9 & 10
OVERALL DEVELOPMENT PLAN
ZONING PUD



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

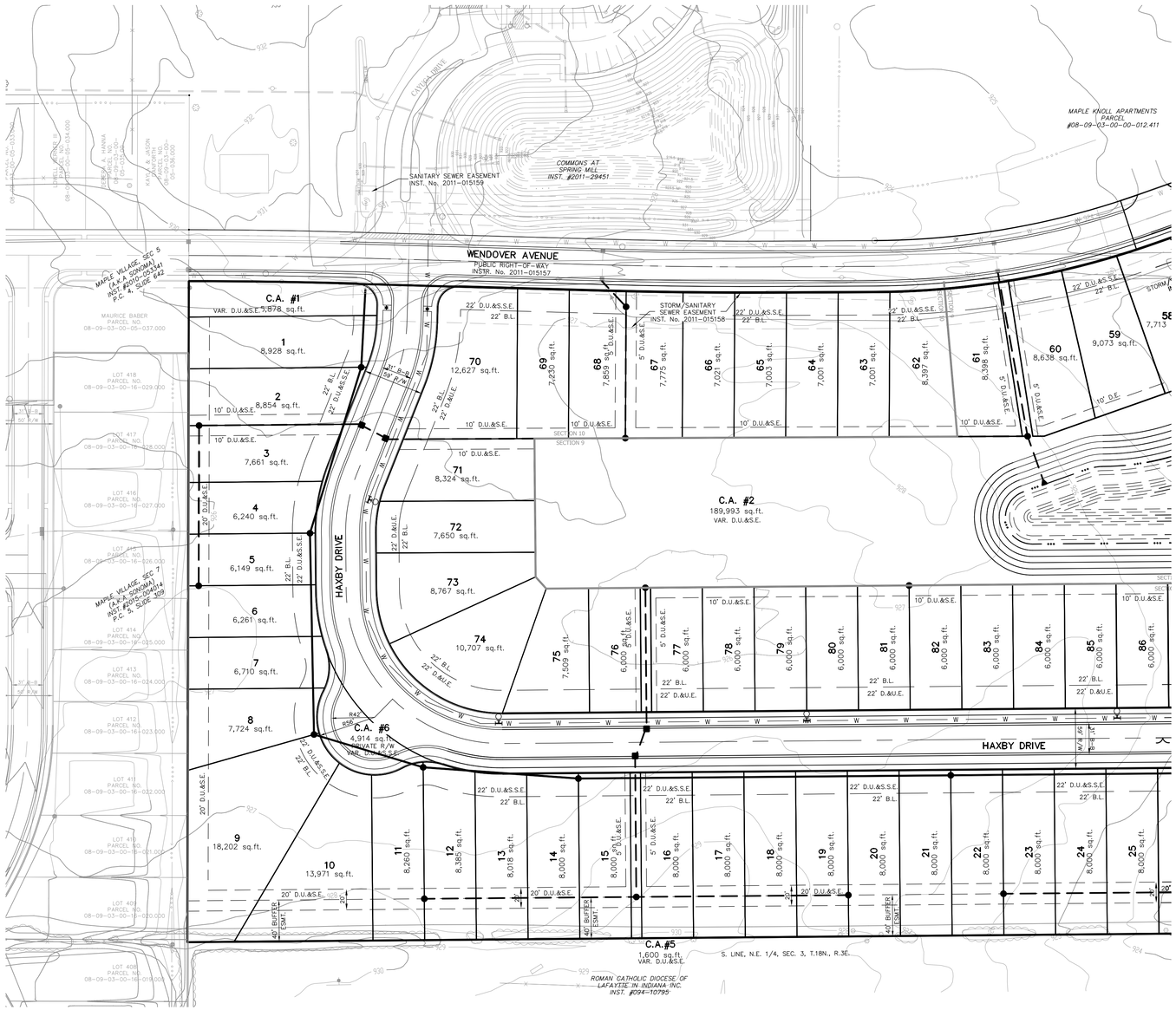
CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

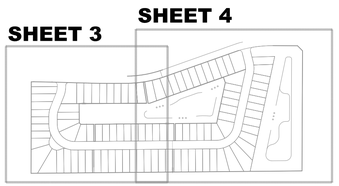
GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.



LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BRE BRE	BURIED ELECTRIC LINE
E E	OVERHEAD ELECTRIC LINES
BRC BRC BRC	BURIED TELEPHONE LINE
T T	TELEPHONE LINE
BCTV BCTV BCTV	BURIED CABLE T.V. LINE
CTV CTV	CABLE T.V. LINE
GAS GAS	GAS LINE
W W	WATER LINE
	SANITARY SEWER LINE; MANHOLE
C.O.	SANITARY CLEANOUT
D	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
P.W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
	TELEPHONE POLE
T.P.	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	CABLE T.V. POLE
TV P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TR	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
V	GAS VALVE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
	FIRE HYDRANT
M.B.	MAILBOX

SHEET 3 SHEET 4



KEY MAP
1"=500'

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

811
Know what's below.
Call before you dig.

REVISIONS	DATE	BY

THIS DRAWING IS NOT INTENDED TO BE USED AS A LEGAL DESCRIPTION, ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPEMENT PLAN

PREPARED FOR:
SONOMA, SECTIONS 9 & 10
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 3 OF 4 SHEETS

S. & A. JOB NO. 50690PLA-S9-10

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

SONOMA
SECTIONS 9 & 10
OVERALL DEVELOPMENT PLAN
ZONING PUD

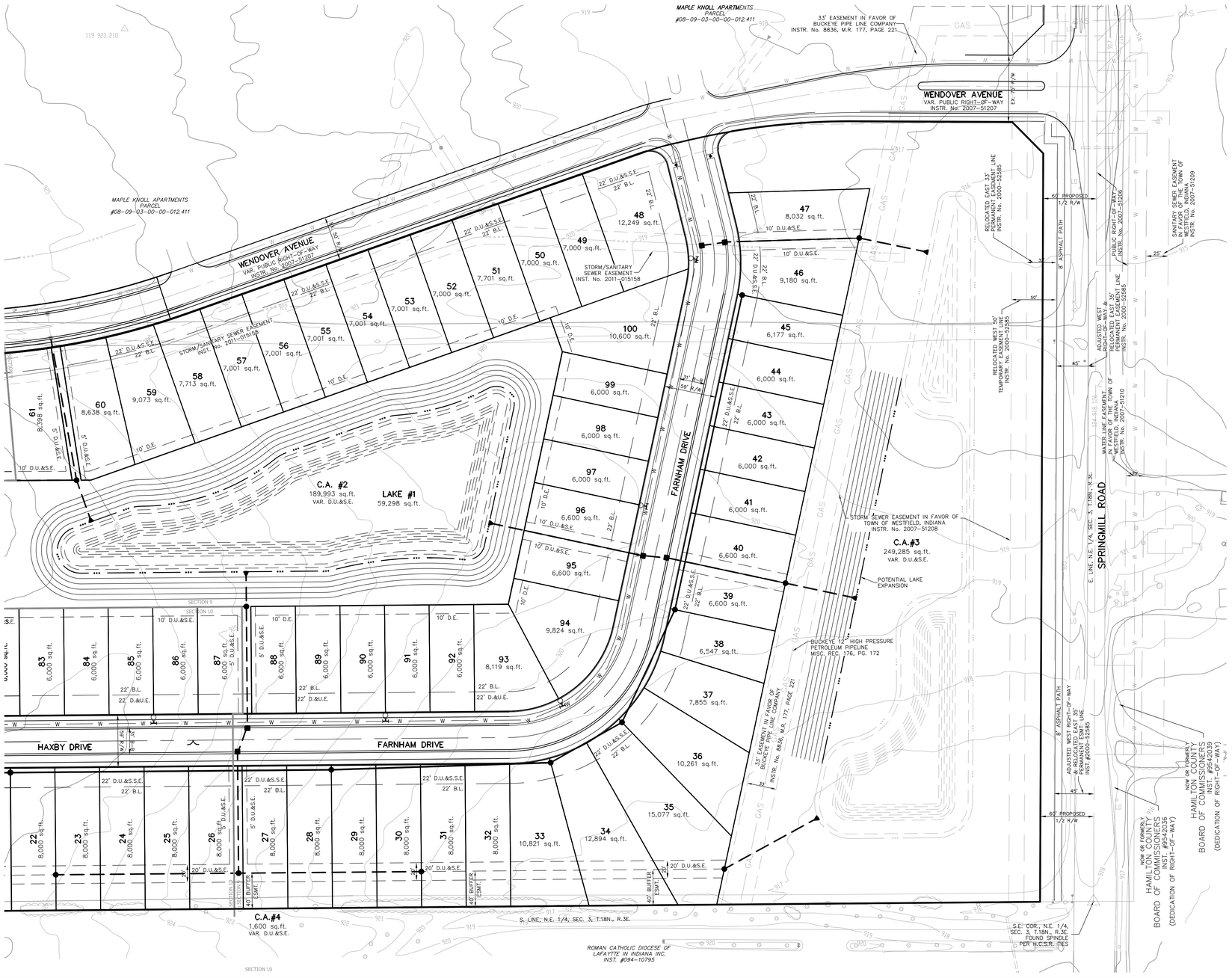
TOTAL LOTS=100

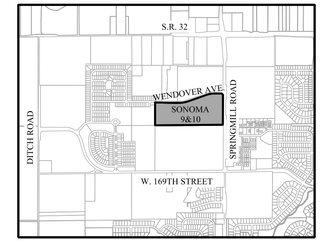
SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.29Ac.±

OPEN SPACE PROVIDED:
10.29Ac.± (32.8%)

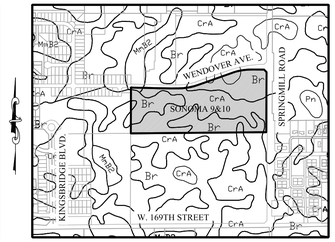
ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

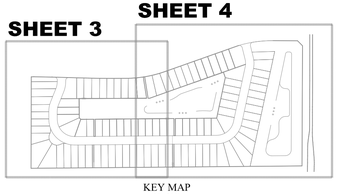
MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
830	EXISTING CONTOUR
W	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
	FLOW LINE
BEC	BURIED ELECTRIC LINE
E	OVERHEAD ELECTRIC LINES
BTC	BURIED TELEPHONE LINE
T	TELEPHONE LINE
BCTV	BURIED CABLE T.V. LINE
CTV	CABLE T.V. LINE
GAS	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE; MANHOLE
CO	SANITARY CLEANOUT
D	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
H.C.S.	HAMILTON COUNTY SURVEYOR
(M)	MEASURED
(R)	RECORDED
N.A.E.	NO ACCESS EASEMENT
W.P.	POWER POLE
	LIGHT POLE
E.T.	ELECT. TRANSFORMER
E.P.	ELECT. PEDESTAL
E.M.	ELECT. METER
	GUY WIRE
	TELEPHONE POLE
T.P.	TELEPHONE PEDESTAL
T	TELEPHONE MANHOLE
	CABLE T.V. POLE
TV P.	CABLE T.V. PEDESTAL
	TRAFFIC SIGNAL POLE
TR	TRAFFIC MANHOLE
T.C.B.	TRAFFIC CONTROL BOX
	GAS VALVE
GM	GAS METER
WM	WATER METER
	WATER VALVE
	FIRE HYDRANT
M.B.	MAILBOX

SHEET 3 SHEET 4



KEY MAP
1"=500'

IUPPS Dig Safely.
Indiana Underground Plant Protection Service

811
Know what's **below.**
Call before you dig.

BY	REVISIONS	DATE

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE USED AS A LEGAL DESCRIPTION, ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPEMENT PLAN

PREPARED FOR:

SONOMA, SECTIONS 9 & 10

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 4 OF 4 SHEETS

S & A JOB NO. 50690PLA-S9-10

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

SONOMA
SECTIONS 9 & 10
PRIMARY PLAT
ZONING PUD

TOTAL LOTS=100

SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.40Ac.±

OPEN SPACE PROVIDED:
10.40Ac.± (33.1%)

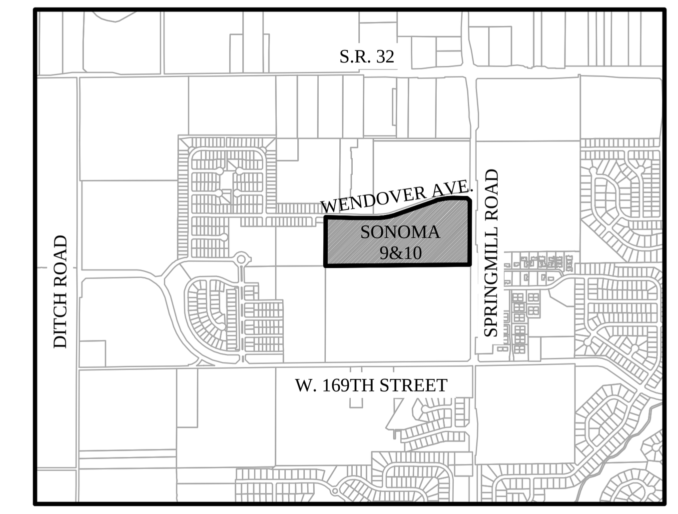
ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

DESCRIPTION

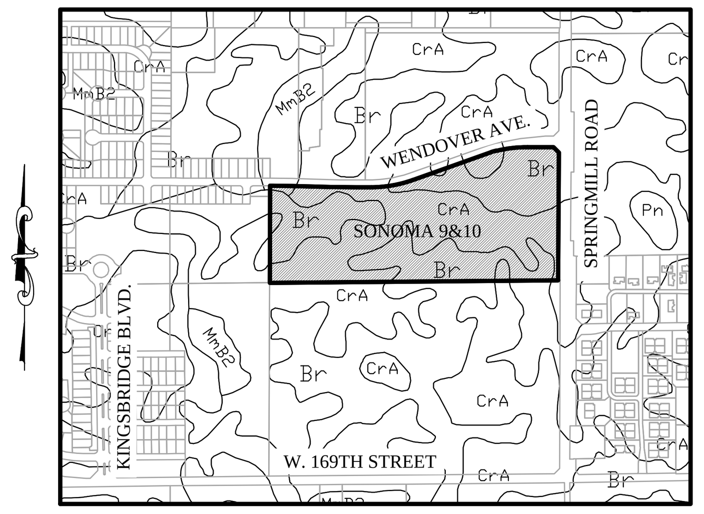
A part of the Northeast Quarter of Section 3, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Quarter Section; thence South 89 degrees 30 minutes 01 seconds West 60.01 feet along the South line of said Quarter Section to the POINT OF BEGINNING of this description; thence South 89 degrees 30 minutes 01 seconds West 1,893.11 feet along said South line; thence North 00 degrees 07 minutes 59 seconds East 639.29 feet to the South Right-of-Way boundary of Wendover Avenue; thence along the Southern boundary of said Right of Way by the next eleven (11) courses: 1) South 89 degrees 52 minutes 08 seconds East 18.09 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 07 minutes 52 seconds West 4,975.00 feet from said point; 2) easterly along said curve 127.26 feet to the point of tangency of said curve, said point being North 01 degrees 35 minutes 48 seconds East 4,975.00 feet from the radius point of said curve; 3) South 88 degrees 24 minutes 11 seconds East 256.03 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 01 degrees 35 minutes 49 seconds East 5,025.00 feet from said point; 4) easterly along said curve 163.98 feet to the point of tangency of said curve, said point being South 00 degrees 16 minutes 22 seconds East 5,025.00 feet from the radius point of said curve; 5) North 89 degrees 43 minutes 38 seconds East 97.99 feet to a point on a curve concave northerly, the radius point of said curve being North 00 degrees 16 minutes 24 seconds West 825.00 feet from said point; 6) easterly along said curve 276.46 feet to a point on said curve, said point being South 19 degrees 28 minutes 23 seconds East 825.00 feet from the radius point of said curve; 7) North 70 degrees 31 minutes 38 seconds East 546.15 feet to a point on a curve concave southerly, the radius point of said curve being South 19 degrees 28 minutes 23 seconds East 275.00 feet from said point; 8) easterly along said curve 39.40 feet to a point on said curve, said point being North 11 degrees 15 minutes 52 seconds West 275.00 feet from the radius point of said curve to a point on a curve concave southerly, the radius point of said curve being South 13 degrees 53 minutes 50 seconds East 801.00 feet from said point; 9) easterly along said curve 204.57 feet to a point on said curve, said point being North 00 degrees 44 minutes 08 seconds East 801.00 feet from the radius point of said curve; 10) South 89 degrees 44 minutes 50 seconds East 170.59 feet; 11) South 44 degrees 44 minutes 50 seconds East 49.36 feet; thence South 00 degrees 14 minutes 46 seconds West 839.51 feet to the place of beginning, containing 31.384 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 100 lots numbered 1-100 (all inclusive) and 6 Common Areas labeled C.A.#1 - C.A. #6 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.



LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

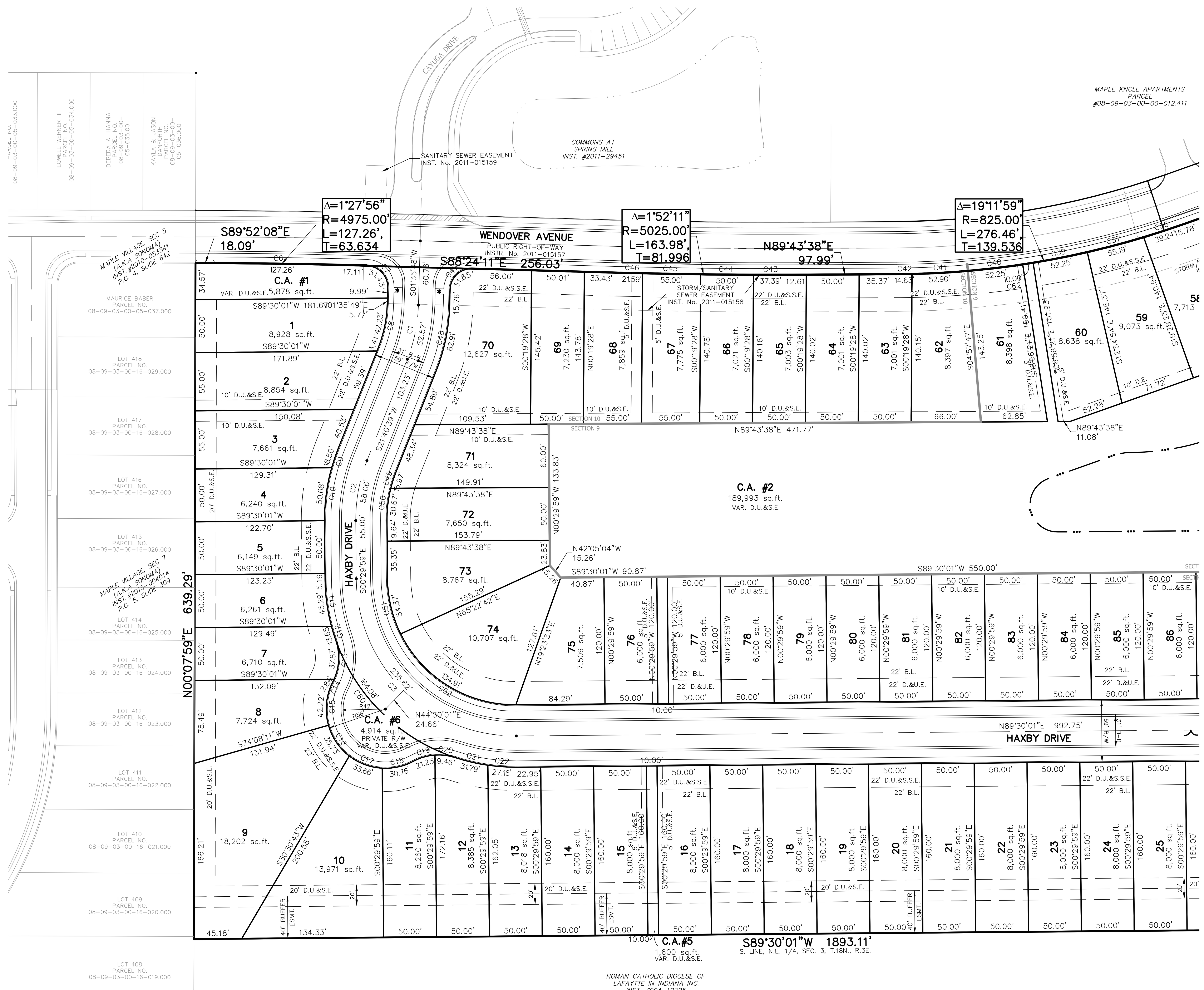
This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	52.57'	150.00'	26.56'	S11°38'14"W	52.30'	20°04'51"
C2	58.06'	150.00'	29.40'	S10°35'20"W	57.70'	22°10'38"
C3	235.62'	150.00'	150.00'	S45°29'59"E	212.13'	90°00'00"
C4	202.72'	150.00'	120.25'	N50°47'00"E	187.64'	77°26'03"
C5	68.03'	150.00'	34.61'	N0°55'33"W	67.44'	25°59'03"

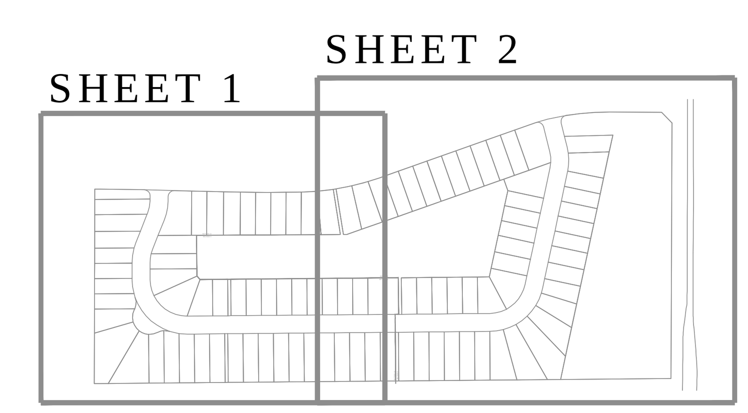
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C6	127.26'	4982.04'	63.63'	N89°08'09"W	127.26'	1°27'49"
C7	31.43'	20.00'	20.01'	N43°23'23"W	28.29'	90°01'37"
C8	42.23'	120.50'	21.33'	N11°38'14"E	42.02'	20°04'51"
C9	18.50'	179.50'	9.26'	N18°41'26"E	18.49'	5°54'19"
C10	50.68'	179.50'	25.51'	N7°38'59"E	50.51'	16°10'35"
C11	45.29'	179.50'	22.76'	N7°43'39"W	45.17'	14°27'20"
C12	13.65'	179.50'	6.83'	N17°08'03"W	13.65'	4°21'29"
C13	37.87'	50.00'	19.89'	N2°22'59"E	36.97'	43°23'33"
C14	2.84'	50.00'	1.42'	N25°42'20"E	2.84'	3°15'09"
C15	42.22'	56.00'	22.17'	N5°44'03"E	41.23'	43°11'43"
C16	35.73'	56.00'	18.50'	N34°08'36"W	35.13'	36°33'35"
C17	33.66'	56.00'	17.36'	N69°38'35"W	33.16'	34°26'23"
C18	30.76'	56.00'	15.78'	S77°24'11"W	30.37'	31°28'05"
C19	21.25'	50.00'	10.79'	S73°50'30"W	21.09'	24°20'43"
C20	19.46'	50.00'	9.85'	N82°50'09"W	19.34'	22°17'59"
C21	31.79'	179.50'	15.93'	N76°45'32"W	31.74'	10°08'44"
C22	27.16'	179.50'	13.60'	N86°09'56"W	27.13'	8°40'05"
C23	45.33'	179.50'	22.79'	S82°12'07"W	45.21'	14°28'09"
C24	45.19'	179.50'	22.72'	S67°45'18"W	45.07'	14°25'30"
C25	45.19'	179.50'	22.72'	S53°19'48"W	45.07'	14°25'30"
C26	45.19'	179.50'	22.72'	S38°54'18"W	45.07'	14°25'30"
C27	16.29'	179.50'	8.15'	S14°40'01"W	16.29'	5°12'04"
C28	2.25'	179.50'	1.12'	S11°42'27"W	2.25'	0°43'04"
C29	59.34'	179.50'	29.94'	S1°52'40"W	59.07'	18°56'29"
C35	33.35'	20.00'	22.04'	N61°41'43"W	29.62'	95°33'19"
C36	39.24'	824.84'	19.62'	S71°53'22"W	39.23'	2°43'31"
C37	55.19'	825.00'	27.61'	S75°10'06"W	55.18'	3°49'59"
C38	52.25'	825.00'	26.13'	S78°53'56"W	52.24'	3°37'43"
C40	52.25'	824.99'	26.13'	S83°13'19"W	52.24'	3°37'43"
C41	52.90'	824.99'	26.46'	S86°52'24"W	52.89'	3°40'27"
C42	14.63'	824.99'	7.32'	S89°13'07"W	14.63'	1°00'58"
C43	37.39'	5024.22'	18.69'	S89°56'24"W	37.39'	0°25'35"
C44	50.00'	5025.00'	25.00'	N89°33'41"W	50.00'	0°34'12"
C45	55.00'	5025.00'	27.50'	N88°57'46"W	55.00'	0°37'38"
C46	21.59'	5025.00'	10.79'	S88°31'34"E	21.59'	0°14'46"
C47	31.85'	20.00'	20.44'	N47°10'53"E	28.59'	91°14'55"
C48	62.91'	179.50'	31.78'	N11°38'14"E	62.59'	20°04'51"
C49	15.97'	120.50'	8.00'	S17°52'51"W	15.96'	7°35'37"
C50	30.67'	120.50'	15.42'	S6°47'32"W	30.59'	14°35'01"
C51	54.37'	120.50'	27.66'	S13°25'35"E	53.91'	25°51'12"
C52	134.91'	120.50'	75.51'	S58°25'35"E	127.97'	64°08'48"
C53	58.04'	120.50'	29.59'	N75°42'09"E	57.48'	27°35'44"
C54	104.82'	120.50'	55.98'	N36°59'08"E	101.54'	49°50'18"
C55	18.37'	120.50'	9.20'	N7°41'56"E	18.35'	8°44'05"
C56	36.28'	120.50'	18.28'	N5°17'35"W	36.14'	17°14'58"
C57	19.82'	179.50'	9.92'	S10°45'19"E	19.81'	6°19'30"
C58	32.95'	20.00'	21.60'	S33°17'04"W	29.35'	94°24'16"
C59	143.28'	796.93'	71.84'	S85°36'40"W	143.09'	10°18'05"
C60	164.08'	179.50'	88.27'	N45°29'59"W	158.42'	52°22'22"
C61	45.19'	179.50'	22.72'	S24°28'48"W	45.07'	14°25'30"



GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP



KEY MAP
1"=500'

Know what's below. Call before you dig.
IUPPS Dig Safely.
Indiana Underground Plant Protection Service

REVISIONS | DATE | BY

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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

CERTIFIED: 05/01/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

PREPARED FOR:
SONOMA, SECTIONS 9 & 10
HAMILTON CO., INDIANA
WASHINGTON TOWNSHIP

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E

DRAWN BY: HAM
CHECKED BY: BAH

SHEET NO. 1
OF 4 SHEETS

S & A JOB NO.
50690PLA-S9-10

SONOMA
SECTIONS 9 & 10
PRIMARY PLAT
ZONING PUD

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
MAPLE KNOLL DEVELOPER, LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

TOTAL LOTS=100

SITE = 31.38Ac.±
TOTAL COMMON AREA= 10.29Ac.±

OPEN SPACE PROVIDED:
10.29Ac.± (32.8%)

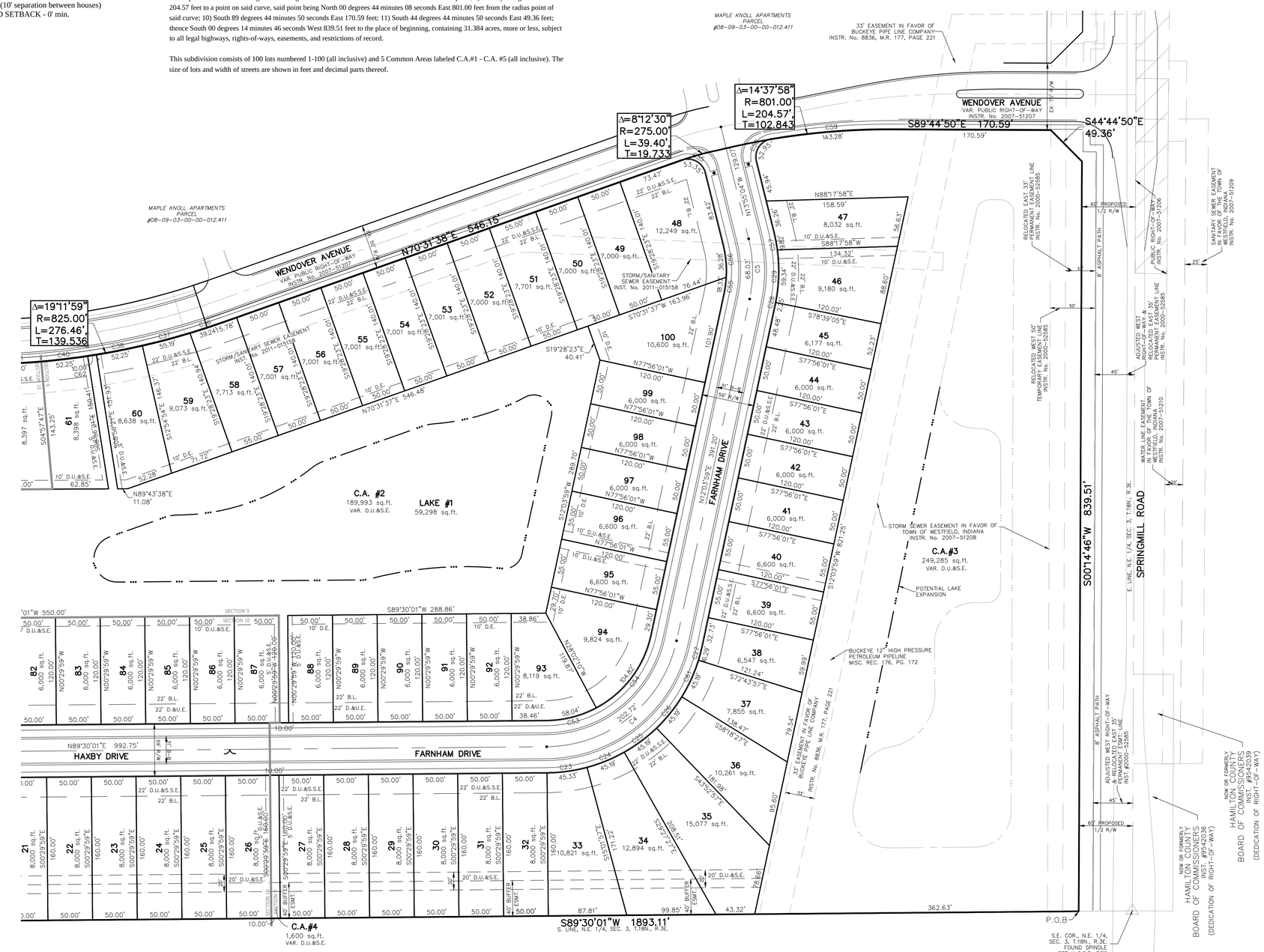
ZONING PUD
FRONT YARD SETBACK - 0'-80'
SIDE YARD SETBACK - 0' min.,
(10' separation between houses)
REAR YARD SETBACK - 0' min.

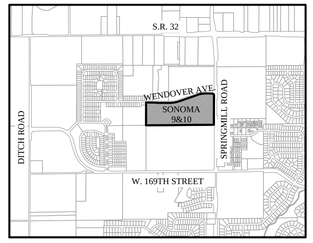
DESCRIPTION

A part of the Northeast Quarter of Section 3, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

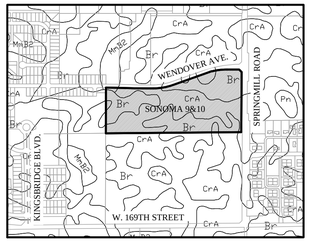
Commencing at the Southeast corner of said Quarter Section; thence South 89 degrees 30 minutes 01 seconds West 60.01 feet along the South line of said Quarter Section to the POINT OF BEGINNING of this description; thence South 89 degrees 30 minutes 01 seconds West 1,893.11 feet along said South line; thence North 00 degrees 07 minutes 59 seconds East 639.29 feet to the South Right-of-Way boundary of Wendover Avenue; thence along the Southern boundary of said Right of Way by the next eleven (11) courses: 1) South 89 degrees 52 minutes 08 seconds East 18.09 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 07 minutes 52 seconds West 4,975.00 feet from said point; 2) easterly along said curve 127.26 feet to the point of tangency of said curve, said point being North 01 degrees 35 minutes 48 seconds East 4,975.00 feet from the radius point of said curve; 3) South 88 degrees 24 minutes 11 seconds East 256.03 feet to the point of curvature of a curve concave northerly, the radius point of said curve being North 01 degrees 35 minutes 49 seconds East 5,025.00 feet from said point; 4) easterly along said curve 163.98 feet to the point of tangency of said curve, said point being South 00 degrees 16 minutes 22 seconds East 5,025.00 feet from the radius point of said curve; 5) North 89 degrees 43 minutes 38 seconds East 97.99 feet to a point on a curve concave northerly, the radius point of said curve being North 00 degrees 16 minutes 24 seconds West 825.00 feet from said point; 6) easterly along said curve 276.46 feet to a point on said curve, said point being South 19 degrees 28 minutes 23 seconds East 825.00 feet from the radius point of said curve; 7) North 70 degrees 31 minutes 38 seconds East 546.15 feet to a point on a curve concave southerly, the radius point of said curve being South 19 degrees 28 minutes 23 seconds East 275.00 feet from said point; 8) easterly along said curve 39.40 feet to a point on said curve, said point being North 11 degrees 15 minutes 52 seconds West 275.00 feet from the radius point of said curve to a point on a curve concave southerly, the radius point of said curve being South 13 degrees 53 minutes 50 seconds East 801.00 feet from said point; 9) easterly along said curve 204.57 feet to a point on said curve, said point being North 00 degrees 44 minutes 08 seconds East 801.00 feet from the radius point of said curve; 10) South 89 degrees 44 minutes 50 seconds East 170.59 feet; 11) South 44 degrees 44 minutes 50 seconds East 49.36 feet; thence South 00 degrees 14 minutes 46 seconds West 839.51 feet to the place of beginning, containing 31.384 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 100 lots numbered 1-100 (all inclusive) and 5 Common Areas labeled C.A.#1 - C.A. #5 (all inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.





LOCATION MAP
SCALE: 1"=2000'



SOILS MAP
Br, CrA, MmB2
SCALE: 1"=1000'

Br-Brookston silty clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

CrA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP

SHEET 1 SHEET 2
KEY MAP
1"=500'

IUPPS Dig Safely. Indiana Underground Plant Protection Service

811 Know what's below. Call before you dig.

DATE	REVISIONS	BY

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT FOR PURPOSES OF ESTABLISHING A PROPERTY SURVEY OR A SURVEY FOR LOCATION REPORT.
CERTIFIED: 05/01/15

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
PRIMARY PLAT
SONOMA, SECTIONS 9 & 10
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
3	18N	R3E
DRAWN BY: HAM	CHECKED BY: BAH	

SHEET NO. 2 OF 4 SHEETS
S & A JOB NO. 50690PLA-S9-10

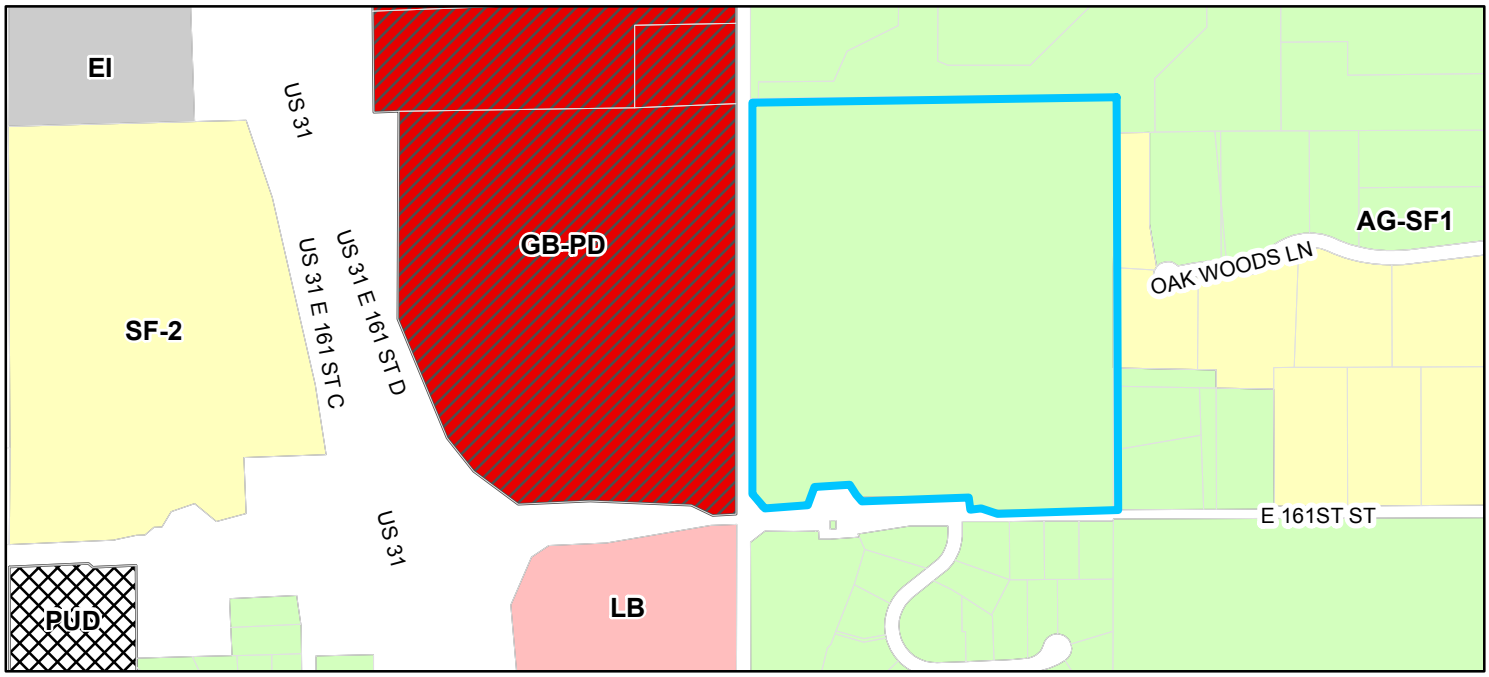
Property Location Map
Lantern Park
1505-PUD-07

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- LB (Local Business)
- PUD (Planned Unite Developme
- SF-2 (Single Family - 2)

EXHIBIT B
CONCEPT PLAN

Plot Date: May 11, 2015 Plot Time: 4:01pm File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\161st and Union.xbase 70w LOTS Option 1E.dwg, Layout: MColor By: dchesterfield

GRAPHIC SCALE

0' 60' 120' 180'

1"=60'

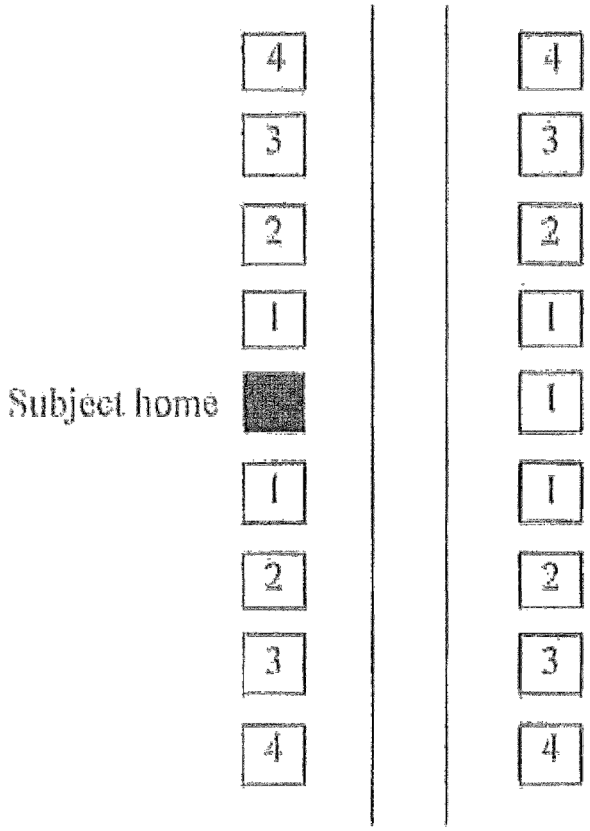
EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM

WESTFIELD, INDIANA
MAY 11, 2015

HWC ENGINEERING

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

ORDINANCE 15-11

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-07**), 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. 1505-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505:

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Lantern Park PUD District**" (the "District'").

1.2 Development of the Real Estate shall be governed by :(i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development

Ordinance as of the date of approval, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance. Lot ("Lot") number references of this Ordinance shall hereafter refer to the lot numbers as specified for reference purposes only on the Concept Plan.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Different Color Package: For the purposes of **Exhibit D**, shall be a home which has both: a different primary siding color; and has a different color of at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

2.3 Trail: Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SF4: Single-Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.**

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 shall be permitted.

5.2 District Areas: The Real Estate shall be divided into two (2) areas, identified on the Concept Plan as "Parcel A" and "Parcel B". The development of the two areas may be phased. Parcel B consists of approximately sixteen (16) acres of floodplain and shall be developed for green space uses. Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners' association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses.

5.3 Maximum Density: The maximum number of Dwelling Units in the District shall be sixty (60) so long as the overall aesthetics of the District do not substantially change as set forth herein.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Minimum Building Lines:

A. Side Yard: 5 feet

B. Front Yard: 20 feet

C. Rear Yard: 20 feet

6.2 Minimum Lot Width: 60 feet

6.3 Minimum Lot Size: 7,200 square feet

6.4 Maximum Building Height: Story and one-half (1.5)

6.5 Minimum Living Area:

A. One Story: 2,000 square feet

B. Story and one-half: 2,300 square feet

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do, as an average, hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. It is not

the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. There shall be a minimum of four (4) floor plans offered within the District with each floor plan having a minimum of three (3) elevations offered. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Article 6.3(C)(1) Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots shall apply; except as modified below:

i. Lots 1 through 17 shall not be considered Perimeter Lots in relationship to Union Street and the south Lot Line of Lot 1 and Lot 35 shall be considered side Building Facades oriented towards 161st Street.

ii. Article 6.3(C)(1)(b)(ii) Perimeter Lots; Rear/Side Building Façade Enhancements; Qualifying Characteristics shall be expanded to include the following: Lots where entrance wall features or privacy fence/landscape features (providing a minimum of six (6) foot visual obstruction) associated with the subdivision's entrance wall extend along at least fifty (50%) percent of a Side or Rear Lot Line facing a Right-of-way (2 points).

C. Additional Standards: The rear Building Façades on all homes located on Lots 1 through Lot 35 shall have a minimum of one (1) of the following:

i. Sunroom or screened-in porch (minimum sixty-four (64) square feet in size);

ii. Covered patio (minimum one hundred and twenty (120) square feet in size);

iii. A minimum of one (1) four-foot (4') deep offset, which is a minimum height equivalent to one-story;

iv. Two (2) additional shade, ornamental or evergreen trees in the Established Rear Yard (in addition to the Minimum Lot Landscaping Requirements set forth herein); or

v. A minimum of seventy five (75) square feet of windows on the rear Building Façade.

Notwithstanding any other provision herein, no more than fifty (50%) percent of the lots subject to rear Building Façade enhancements under 7.1(C), shall utilize only the enhancement included in 7.1(C)(iv).

D. Building Materials: Article 6.3(C)(3) Building Materials applies, in addition, vinyl and aluminum siding shall be prohibited.

E. Garages: All Dwelling Units shall have a minimum of a two (2) car attached garage. Differing garage door designs will be offered throughout the District. The differing garage door designs offered shall include, but not be limited to, diversity in windows (including options with and without windows and differing window shapes/styles), hardware, panel style and raised trim options. No more than three (3) consecutive homes on the same side of the street shall have an identical garage door design.

F. Article 6.3(C)(2) Streetscape Diversity: Shall not apply and shall be replaced and superseded by **Exhibit D**.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below.

A. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply, except as modified below:

i. No new landscaping shall be required within Parcel B; and

ii. All Lots shall be landscaped in accordance with the requirements of Single-family Residential (per Lot under 8,000 sq. ft.) regardless of the actual size of the Lot.

B. Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.

C. Article 6.8(M) External Street Frontage Landscaping Requirements shall apply. In accordance with Article 6.8(E)(6)(b) Preservation and Replacement of Trees; Incentives to Preserve Trees, preserved tree areas a minimum of thirty (30) feet in width along the 161st Street frontage may be credited towards this requirement.

D. Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified below:

i. Parcel A: Buffer A (small) (as set forth in Article 6.8(N)(4) of the UDO) shall be required around the east and north perimeters of Parcel A.

a. Existing trees that are preserved in accordance with the UDO may be credited towards required landscaping within the

Buffer Yard. Tree preservation areas shall be identified on the Overall Development Plan.

Section 8. **Infrastructure Standards**. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), except as otherwise modified or approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District. Any modifications shall be contained in a separate agreement with the City.

Section 9. **Design Standards**. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards shall apply: however, shall be enhanced as follows:

A. Minimum Open Space: Shall be enhanced to require a minimum of twenty seven percent (27%) Open Space for Parcel A.

B. Development Amenities: The following shall be required within Parcel A, as generally illustrated on the Concept Plan:

i. Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel A;

ii. Fountains in detention pond areas which shall be installed with the first phase of Parcel A; and

iii. One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.

Section 10. **Phasing.**

10.1 Parcel A: Parcel A shall be developed in no more than three (3) secondary platted sections. :

A. The Perimeter Path along 161st Street, for both Parcel A and Parcel B, shall be installed with the first phase of Parcel A.

10.2 Parcel B: All requisite public improvements on Parcel B (including but not limited to the Perimeter Path on Union Street and the path noted on the Concept Plan as "Trail System to be constructed with Parcel B") shall be installed with the final phase of Parcel A, unless otherwise determined by the Director. Notwithstanding any other provision herein, any trail located on Parcel B (including the trail noted on the Concept Plan as "Trail System to be constructed with Parcel B") must be hard surfaced and installed according to current City of Westfield standards for trails.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]
[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 2015 at _____ __.m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-11

This ____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

EXHIBIT A
REAL ESTATE

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY. INDIANA. ALSO: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND RUN NORTH 6 RODS 13.38 FEET TO A STONE; THENCE EAST 77 RODS 4 FEET TO A STONE; THENCE SOUTH 6 RODS 4.7 FEET; WEST TO THE PLACE OF BEGINNING. **EXCEPTING THEREFROM** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 9709739582, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 06 MINUTES 39SECONDS EAST (LOCATION ROUTE SURVEY BEARING, INSTRUMENT NO. 200600025208,IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 70.10 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, 16.50 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 12.25 FEET; THENCE SOUTH 35 DEGREES 39 MINUTES 46 SECONDS EAST, 55.22 FEET: THENCE NORTH 81 DEGREES 08 MINUTES 19 SECONDS EAST, 166.88 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 53 SECONDS EAST, 60.42FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 125.00 FEET; THENCE SOUTH 32 DEGREES 15MINUTES 04 SECONDS EAST 47.17 FEET: THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 375.00 FEET: THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 35.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 50.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 47 SECONDS EAST, 42.22 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 16.50 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, 866.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.233 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

Plot Date: May 11, 2015 Plot Time: 4:01pm File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate- 161st & Union\Design\CAD\161st and Union.xbase 70w LOTS Option 1E.dwg, Layout: MColor By: dchesterfield

GRAPHIC SCALE

0' 60' 120' 180'

1"=60'

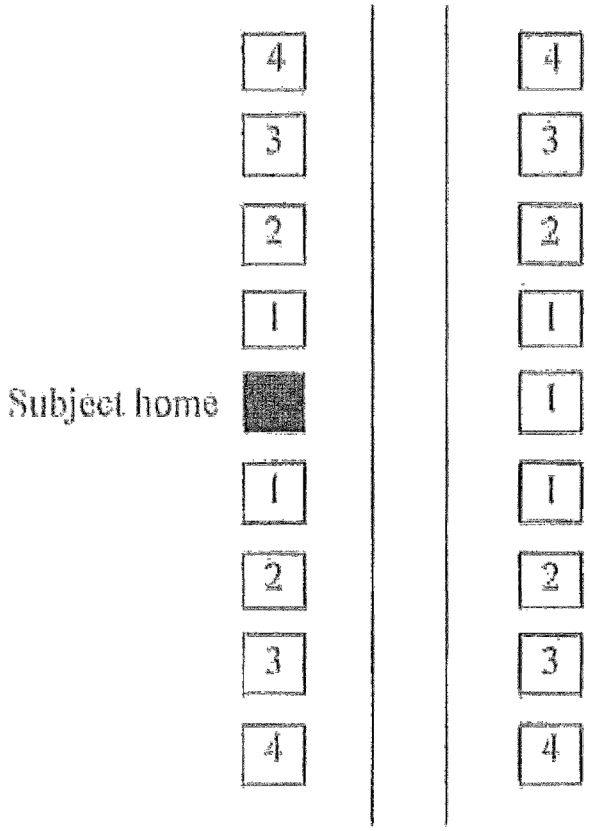
EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM

WESTFIELD, INDIANA
MAY 11, 2015

HWC ENGINEERING

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT D



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

Neighbor Meeting Summary

Project: Lantern Park
Date: Wednesday, April 1, 2015
Location: Bridgewater Clubhouse

Questions and Comments

- How will this affect traffic at rush hour? Has Pulte studies this?
    - A study has not been done
- Will all trees be cut or will some be preserved?
    - Most will be preserved, the entrance depicted is the existing entrance at the Haven (that is why no trees are shown)
- This area floods too much, putting a house there would be "disastrous." Why is there no access off of Union…traffic is too bad on 161st already? Will there be a turn lane?
    - An entrance off of Union would require a bridge over the stream, that is financially unfeasible and the project would not happen if that were required
    - The road will be widened to accommodate a turn lane
- Is a new lift station required?
    - No, the current station has capacity
- Will lots be sold individually? Will there be an HOA? Who will maintain yards?
    - Lots will be priced and sold individually, price will vary based on location
    - There will be an HOA, residents can pay a fee to have HOA maintain yard
- Will there be a trail? Any possibility of future connection to Cool Creek?
    - Would like to use current driveway as trail, already has small bridge over creek
    - There will also be a trail along 161st st
- Will a tree preservation plan be put in place?
    - Not sure yet
- Will room be provided to expand 161st to 4 lanes?
    - Yes, that is required by the City
- Will a deceleration lane be provided?
    - Yes
- Very disappointed in Pulte regarding Viking Meadows along 161st. House are "all lined up like soldiers in a row."
    - There will be a tree preservation easement blocking the view
    - Homes abutting external streets will need 7 points
    - All lots facing the exterior of the development will be treated as if the abut an external street
- If no vinyl siding is allowed, what materials will be used?
    - Combination of masonry, hardi-plank, efis

    - No aluminum
- Which trees will be removed?
    - The center line of trees, along with those in the SE corner of the property
- "I don't trust Pulte." What you are saying doesn't sound like them…Viking Meadows along 161st looks BAD.
    - They will have to follow whatever is written into PUD
- Concerned about headlights leaving the development, want entrance off Union on 161st.
    - Entrance off Union is not feasible
    - Streets will line up so headlights will go down other street except when turning
- The road WILL flood with heavy rain, that portion of the site floods heavily.
    - Will address drainage with Public Works and Surveyor's Office
    - There will be a drainage pipe under the new road
- How big is the pond? The entire development?
    - Not sure of the size of the pond
    - The entire site is ~41 acres, ~26 is being developed
- What about the existing house?
    - Will be torn down.
- Do you own the property?
    - Conditional purchase upon zoning approval, as most developments are

CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

SITE SOLUTIONS PROPERTY GROUP, LLC

Property on 161st and Union

The proposed planned unit develop ordinance will provide the framework for residential development to occur at the northeast corner of 161st and Union. This large parcel of undeveloped property contains a significant portion of the property in the floodway, making flexible residential development opportunities important. The ordinance provides a framework within which a high quality development must be developed. The unique terrain of the property and the location near the new 161st and US 31 interchange make this property especially attractive for new, quality and desirable residential development. The proposed development, with the large undeveloped portion of the property on the west boundary, will provide continued buffering for the larger single family lots to the east and north, while providing an attractive and convenient location for new development. The amenities proposed for the development encourage walkability and access to other nearby public amenities. The overall goal of the PUD is to promote a high quality product which will serve as a buffer to existing single family development and serve as a showplace of the variety of new single family development available in Westfield for visitors to community accessing historic downtown Westfield, the future Grand Junction, and other nearby amenities along with future nearby contemplated development through the US 31 and 161st Street interchange.

Exhibit B
Concept Plan

GRAPHIC SCALE

0' 60' 120' 180'

1"=60'

EXHIBIT 1C
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM

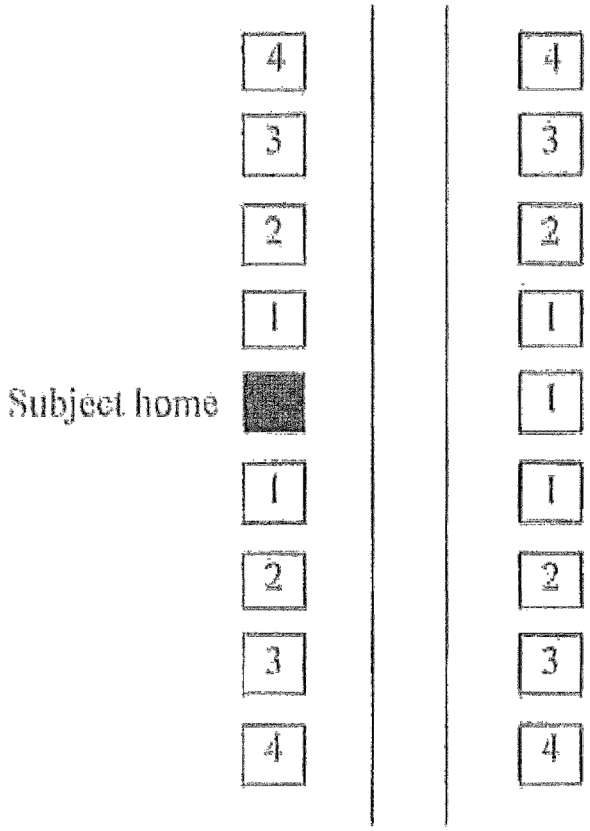
WESTFIELD, INDIANA
APRIL 29, 2015

HWC ENGINEERING

Plot Date: Apr 29, 2015 Plot Time: 1:35pm File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate - 161st & Union\Design\CAD\161st and Union.xbase 70w LOTS Option 1C.dwg, Layout: MColor By: dchesterfield

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT D



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3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

Petition Number:	1505-PUD-07
Petitioner:	Site Solutions Property Group, LLC
Request:	A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Agricultural/Unimproved
Approximate Acreage:	40.95 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan and Character Exhibit 4. PUD Ordinance 5. Neighbor Meeting Summary 6. Petitioner's Narrative
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the April 13, 2015 City Council meeting. The petition received a public hearing at the May 4, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on May 4, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on April 1, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately Forty-one (41) acres located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Lantern Park", that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner's narrative (see **Exhibit 6**) characterizes the

proposed development as a high quality development which will provide continued buffering for the adjacent larger single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the "PUD Ordinance") (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the "UDO"), with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The development standards of note are briefly highlighted below:

1. Minimum Building Lines: The PUD Ordinance modifies the eight (8) foot side yard setback, and the twenty-five (25) foot front and rear yard setbacks required by the UDO to five (5) feet for the side yard, and twenty (20) feet for the front and rear yards.
2. Minimum Lot Width: The PUD Ordinance modifies the fifty (50) feet minimum lot width required by the UDO to sixty (60) feet.
3. Minimum Lot Area: The PUD Ordinance modifies the 9,000 square foot minimum lot area required by the UDO to 7,200 square feet.
4. Maximum Building Height: The PUD Ordinance modifies the twenty-five (25) foot maximum building height allowed by the UDO to story and one-half (1.5).
5. Minimum Living Area: The PUD Ordinance modifies the 1,000 square foot minimum living area for single story residences required by the UDO to 2,000 square feet. In addition, the PUD Ordinance modifies the 750 square foot minimum ground floor living area for story and one-half (1.5) residences to a minimum total size of 2,300 square feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The development standards of note are briefly highlighted below:

1. Architectural Standards (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. The PUD Ordinance also replaces Article 6.3(C)(2) Streetscape Diversity with a Façade Variety Form.

   In working with the department, the petition has modified the rear architectural requirements. In lieu of treating lots with rear elevations facing north and east as if they abut an external street and utilizing the point system, they will require all perimeter lots to utilize one (1) of four (4) rear enhancements from a list provided in the PUD Ordinance. Only 50% of these lots are permitted to use rear landscaping to meet this requirement. Additionally, modifications have been made to guarantee that at least four (4) different floor plans will be offered with at least three (3) elevations each, that differing garage door designs will be offered throughout the development,

and that no more than three (3) consecutive homes on the same side of the street can have identical garage doors.

2. Landscaping Standards (Article 6.8): The PUD Ordinance modifies the Minimum Lot Landscaping Requirements to specify that (a) no new landscaping shall be required within Parcel B, and (b) that all lots shall utilize the landscaping requirements for lots under 8,000sf regardless of actual lot size. The PUD Ordinance also removes the requirement for street trees, but requires that one (1) or the required lot trees be placed in the front yard as close as reasonably practical to the right-of-way line. Additionally the PUD Ordinance allows for preserved trees to be credited towards external street frontage requirements (along 161st Street) and buffer yard requirements (along the east and north perimeters).

Infrastructure Standards: As proposed, the PUD Ordinance establishes alternative Construction Standards (Article 7.3 in the UDO). These modifications are intended to accommodate the unique environmental and topographical characteristics of the Property and the Petitioner's vision for the development. The specific changes have been removed from the PUD and placed in a Developer Agreement.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF4 Districts) to 27% of the land in Parcel A. This does not include the area inside the floodway.
2. Amenities (Article 8.6): The PUD Ordinance requires that three (3) types of amenities be provided for the development; (a multi-purpose path stub between lots 13 and 14, along with a bench/sitting area overlooking the floodway to be installed with the final phase of Parcel A; (b) Fountains in the detention pond to be installed with the first phase of Parcel A; and (c) one (1) bench sitting area overlooking the detention pond located between lots 38 and 58 to be installed with the first phase of Parcel A.
3. Pedestrian Network Standards (Article 8.7): The PUD Ordinance requires that the perimeter trail along 161st Street to be installed with the first phase of Parcel A. All trails in Parcel B, including the perimeter trail along Union Street, will be installed with the final phase of Parcel A unless otherwise approved by the Director. All trails located on Parcel B will be hard surfaced and built to current city standards.

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

> The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector

or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

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

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

STATUTORY CONSIDERATIONS

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

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

STAFF RECOMMENDATION

The Petitioner has satisfactorily addressed the Department's comments and incorporated the Department's recommendations into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed Lantern Park PUD District Ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

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.

Petition Number:	1506-DP-09
Subject Site Address:	SEC of 146th Street and Oak Ridge Road
Petitioner:	AT&T Mobility by Bingham Greenebaum Doll LLP
Request:	Development Plan approval of a new wireless communication service facility.
Current Zoning:	SF-2
Current Land Use:	Vacant/Utilities
Approximate Acreage:	0.9 acre+/-
Zoning History:	1505-VU-05 – Variance of Use, *Approved 05/12/15* 1505-VS-07 – Setback Reduction Variance, *Approved 05/12/15*
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscaping Plan
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

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

PROJECT OVERVIEW

Property Location

The subject property is approximately 0.9 acre +/- in size is located near the southeast corner of Oak Ridge Road and a realigned portion of 146th Street (the "Property"). The property is located within the City of Westfield and Washington Township. The Property is zoned Single Family-2 (SF-2). Adjacent property to the north (across 146th Street) and west is zoned SF-2. Property to the east is public right-of-way (146th Street) because the roadway curves, and there is no nearby/adjacent private property to the east. Property to the south is within the City of Carmel's jurisdiction, and is currently an institutional use (athletic fields for Our Lady of Mt. Carmel School and Church).

Project Description

In order to provide a certain level of wireless communication service within this area of Westfield, new antenna equipment is needed. There are no existing nearby co-location options, so a new tower would be needed in order to install new equipment. The proposal is to install a new 120 feet tall wireless communication tower and ancillary equipment building(s) on the Property. As proposed, the tower would be designed to appear as a flag pole, and is referred to as a "stealth pole". Proposed access to the Property would be from an existing access drive off of Oak Ridge Road via an access easement. The proposal includes an equipment building would be approximately 275 square-feet in area. The proposal indicates fencing and landscaping would be installed around the perimeter of the wireless communication lease site.

Project History

Wireless Communication Service Facilities are not permitted by-right within the SF-2 zoning classification. On May 12, 2015, the Board of Zoning Appeals approved the petitioner's request to allow a Wireless Communication Service Facility on the Property (BZA Case No. 1505-VU-05) and a request to reduce the northern and southern setbacks to 65 feet and 75 feet, respectively. The variances were approved with the following conditions:

1. That the installed tower be substantially similar to what is depicted in Exhibit 4 [of the BZA packet]; and,
2. That any building constructed on the Property be completely screened from view on all sides by evergreen trees that are a minimum of eight (8) feet in height at installation and are spaced in a manner that creates a complete visual screen.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

Zoning Districts (Chapter 4)

SF-2 District (Article 4.5)

1. Permitted Uses

   Wireless Communication Service Facility, per Variance of Use 1505-VU-05 (approved 05/12/15)

   Comment: COMPLIANT

2. Minimum Lot Area = 3 acres

   Comment: COMPLIANT (legally established, non-conforming lot)

3. Minimum Lot Frontage = 250 feet

   Comment: COMPLIANT

4. Minimum Building Setback Lines
    a. Front Yard = 100 feet
       <u>Comment:</u> Not Applicable. Superseded by Wireless Communication Service Facility Standards.
    b. Side Yard = 30 feet
       <u>Comment:</u> Not Applicable. Superseded by Wireless Communication Service Facility Standards.
    c. Rear Yard = 30 feet
       <u>Comment:</u> Not Applicable. Superseded by Wireless Communication Service Facility Standards.

5. Minimum Lot Width = No minimum
   <u>Comment:</u> COMPLIANT

6. Maximum Building Height = 2.5 stories
   <u>Comment:</u> COMPLIANT (10 feet)

7. Minimum Living Area
   <u>Comment:</u> Not Applicable

Overlay Districts (Chapter 5) – Not Applicable

Development Standards (Chapter 6)

<u>Lot Standards (Article 6.10)</u>

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
   <u>Comment:</u> COMPLIANT

2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.
   <u>Comment:</u> Not Applicable

Setback Standards (Article 6.16)

Comment: COMPLIANT

Vision Clearance Standards (Article 6.19)

Comment: COMPLIANT

Wireless Communication Service Facilities (Article 6.20)

8. The height of the antenna support structure shall not exceed two hundred (200) feet.
   Comment: COMPLIANT (120 feet)
9. The antenna support structure shall be set back a minimum of forty (40) feet from the Lot Line, unless the adjoining Lot is zoned or used for a residential use. If the antenna support structure adjoins a Lot which is zoned or used for residential use, then the setback shall not be less than the height of the support structure.
   Comment:
   - North (Residential) = 65' required (per Variance of Standard 1505-VS-07) = **COMPLIANT** (65 feet)
   - West (Residential) = 120' required = **COMPLIANT** (61 feet)
   - East (Residential) = 120' required = **COMPLIANT** (61 feet)
   - South (Residential) = 75' required (per Variance of Standard 1505-VS-07) = **COMPLIANT** (75 feet)

10. Except as required by the Federal Aviation Administration or Federal Communications Commission, the antenna support structure shall not be illuminated by any artificial means and shall not display strobe lights.
    Comment: COMPLIANT

11. No Signs or advertising shall be placed upon an antenna support structure and associated equipment buildings or structures.
    Comment: COMPLIANT

12. The support structure and any antenna located on the support structure must be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment.
    Comment: COMPLIANT (stealth pole design)

13. All utility buildings and structures accessory to the antenna support structure must be architecturally designed to blend into the surrounding area.
    Comment: COMPLIANT (The proposed prefabricated equipment shelter is similar to the adjacent utility structures to the west.

14. A Landscape Plan for the Wireless Communication Service Facility shall be submitted with the application and shall be substantially similar to landscaping required for other uses in Business or Industrial Districts.
    Comment: COMPLIANT (Landscaping plan complies with condition of BZA approval regarding landscaping and screening.)

15. All Wireless Communication Service Facilities shall be designed structurally, electrically, and in all other respects to accommodate the user's equipment and the equipment of at least two (2) additional service providers.
    Comment: COMPLIANT

16. A qualified and licensed engineer must approve the design of the antenna support structure and certify that it is constructed to comply with the requirements set out in this Article.
    Comment: Will be reviewed at time of permitting.

17. All applications shall include a notarized letter of intent committing the antenna support structure owner or lessee on behalf of themselves and their successors in interest that the antenna support structure shall be shared with additional users if the additional user(s) agrees to meet reasonable terms and conditions of shared use.
    Comment: Will be reviewed at time of permitting.

18. No transmissions from a Wireless Communication Service Facility shall interfere with any existing public safety communications.
    Comment: Acknowledged.

BOARD OF ZONING APPEALS CONDITIONS OF APPROVAL

1. That the installed tower be substantially similar to what is depicted in Exhibit 4 [of the BZA packet];
   Comment: COMPLIANT

2. That any building constructed on the Property be completely screened from view on all sides by evergreen trees that are a minimum of eight (8) feet in height at installation and are spaced in a manner that creates a complete visual screen.
   Comment: COMPLIANT

STAFF COMMENTS

1) No action is required at this time except to hold the public hearing.
2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff 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 Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

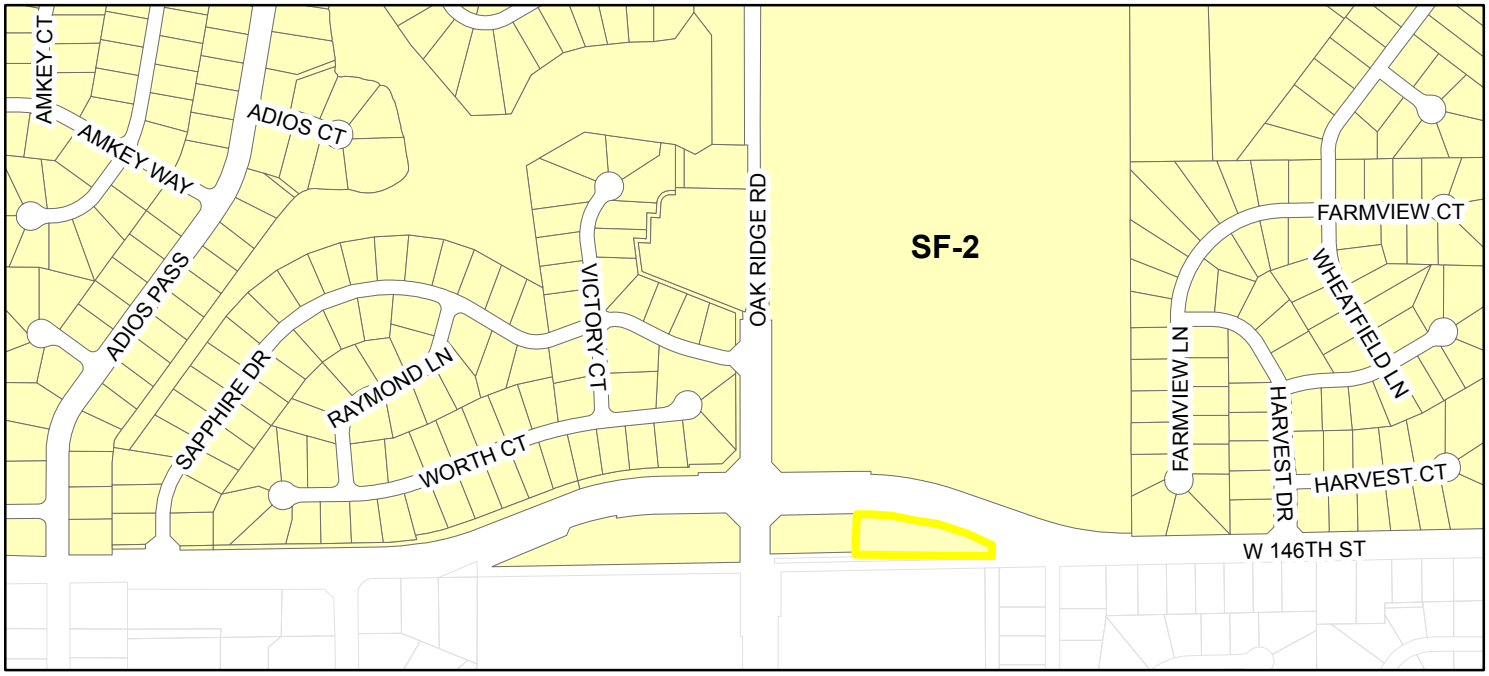
Property Location Map
ATT Cellular Tower
1506-DDP-09

N
W E
S
Not To Scale

Aerial Location Map

Site

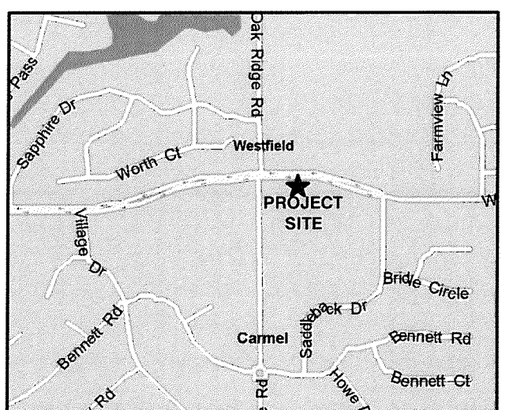
Zoning Map



Zoning SF-2 (Single Family - 2)

MI-IN NSB 2013
GOODMAN NETWORKS
SITE NAME:
146TH & SPRINGMILL
SITE #: IN1823
AT&T FA#: 12784066
14597 OAK RIDGE ROAD
CARMEL, IN 46032

AREA MAP



LOCATION MAP

SITE NAME:	146TH & SPRINGMILL	
SITE NUMBER:	IN1823	
SITE ADDRESS:	14597 OAK RIDGE ROAD	
	CARMEL, IN 46032	
	HAMILTON COUNTY	
LANDLORD: NAME	GLEN RICHEY	
ADDRESS	14598 OAK RIDGE ROAD	
CITY, ST	CARMEL, IN 46032	
TELEPHONE	317-846-3475	
APPLICANT: NAME	AT&T MOBILITY	
ADDRESS	220 NORTH MERIDIAN STREET	
CITY, ST	INDIANAPOLIS, IN 46204	
LATITUDE:	39° 59' 56.54" N	(39.XXXXXX°)
LON	86° 08' 51.07" W	(-87.XXXXXX°)

SITE INFORMATION

SHT NO	DESCRIPTION	REVISION DATE
T-1	TITLE SHEET	
ZE-1	OVERALL SITE PLAN	
ZE-2	SITE PLANS	
ZE-3	TOWER ELEVATION	

SHEET INDEX

FROM DOWNTOWN INDIANAPOLIS GO NORTH ON MERIDIAN ST./ US 31 TO 146TH ST. GO WEST ON 146TH TO OAK RIDGE RD. TURN LEFT ONTO THE PRIVATE ASPHALT DRIVEWAY LOCATED ABOUT 200' WEST OF SADDLEBACK DR.. GO SOUTH ON THE DRIVEWAY ABOUT 100' AND TURN RIGHT ONTO THE GRAVEL DRIVEWAY DRIVE WEST ABOUT 400'. THE SITE IS ON THE NORTH SIDE ADJACENT TO THE GAS PUMPING STATION.

DRIVING DIRECTIONS

AN UNMANNED TELECOMMUNICATIONS FACILITY INCLUDING A NEW FENCED COMPOUND, INDOOR EQUIPMENT IN A NEW CONCRETE SHELTER AND NEW ANTENNAS MOUNTED INSIDE OF A NEW STEALTH POLE.

PROJECT SUMMARY

at&t

Goodman Networks
Network Knowledge... Delivered.

FORTUNE WIRELESS INC.
6402 CORPORATE DRIVE
INDIANAPOLIS, IN 46278
(317) 822-6222

MAGTECH MIDWEST INC
DBA FORTUNE WIRELESS INC.
6402 CORPORATE DRIVE
INDIANAPOLIS, IN 46278
(317) 822-6222

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IN1823
AT&T FA#: 12784066
14597 OAK RIDGE ROAD
CARMEL,
IN 46032
HAMILTON COUNTY

DRAWN BY: DAS
CHECKED BY: DAS

NO:	DATE:	ISSUE:
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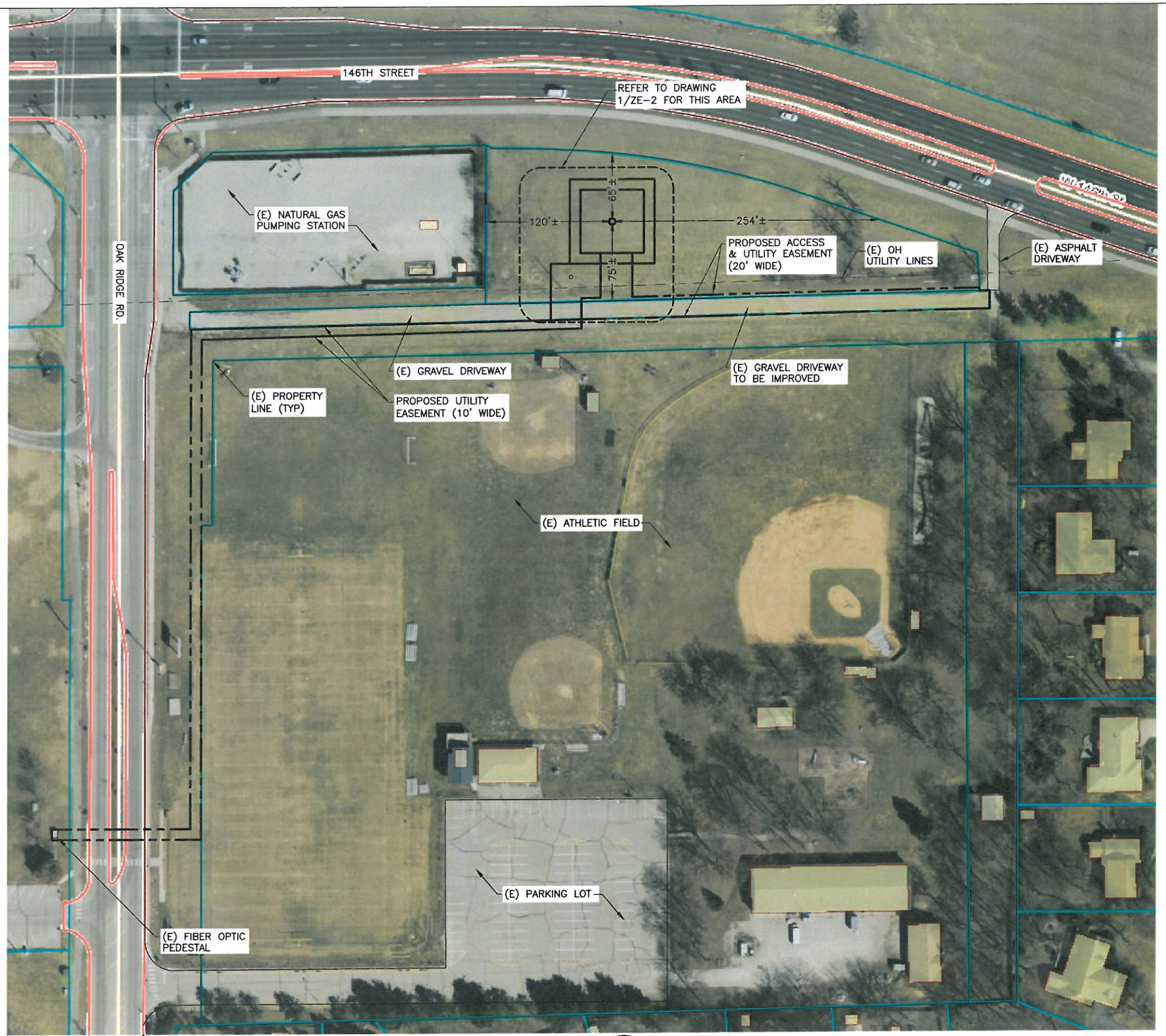
B	01/19/15	REVISED ZE

CERTIFICATION:
GREGORY J. SUHR
REGISTERED
PE60020212
STATE OF INDIANA
PROFESSIONAL ENGINEER

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

DO NOT SCALE DRAWINGS



1 PROPOSED SITE PLAN
SCALE: 1" = 100'-0"

N

NOTE: THIS DRAWING IS CONCEPTUAL, CHANGES MAY BE NECESSARY DUE TO ENGINEERING REQUIREMENTS

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SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
ZE-1

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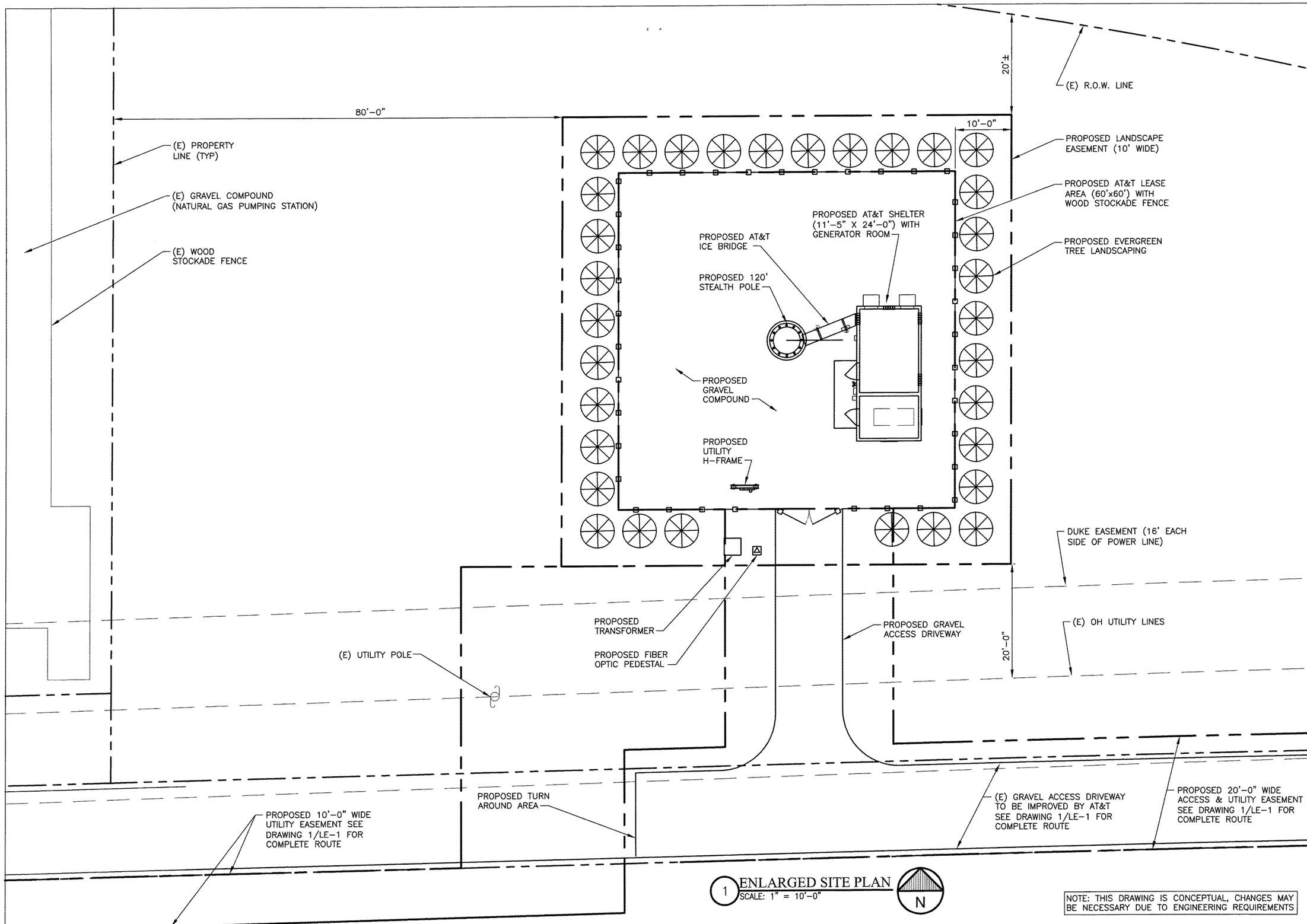

1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

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SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
ZE-2

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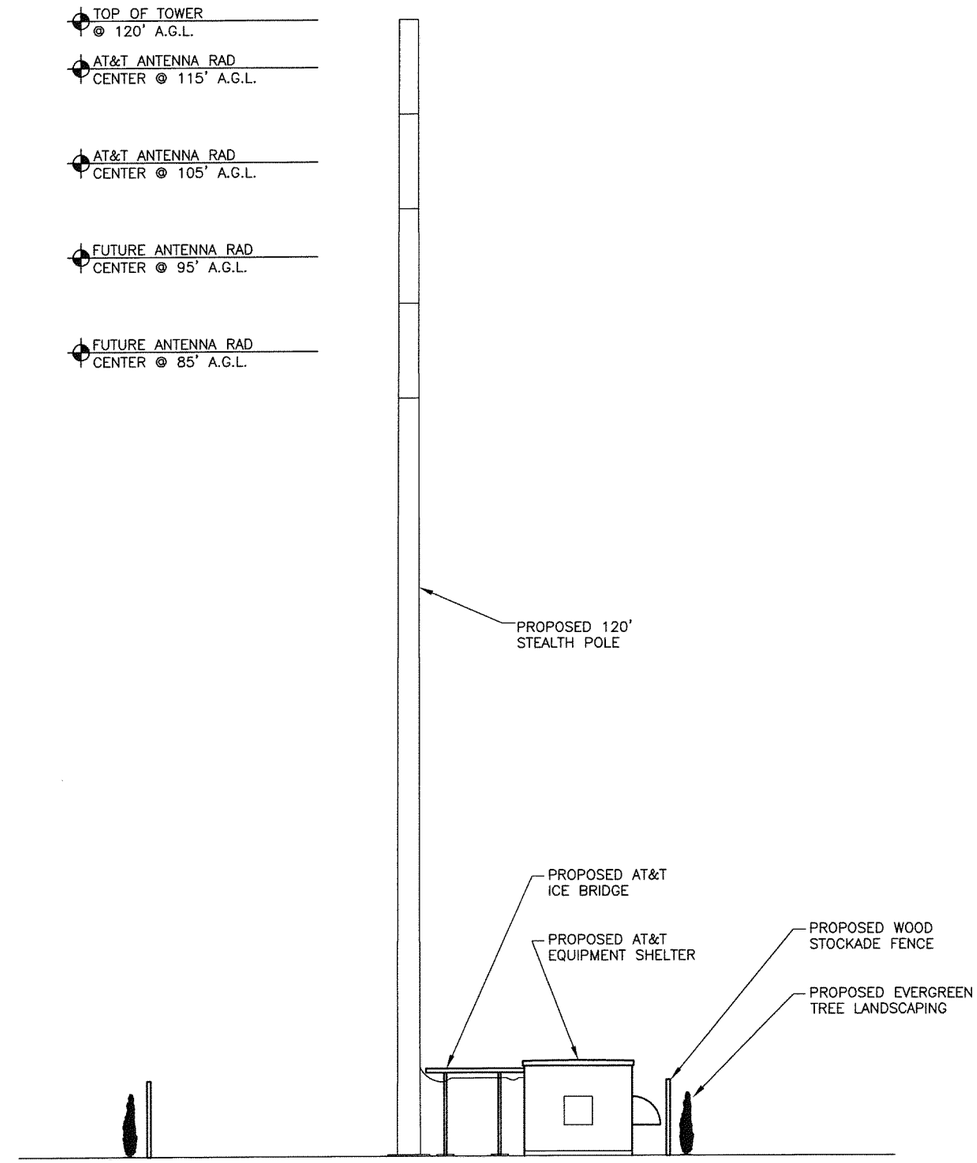

1 PROPOSED ELEVATION
SCALE: 1" = 16'-0"

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SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER:
ZE-3

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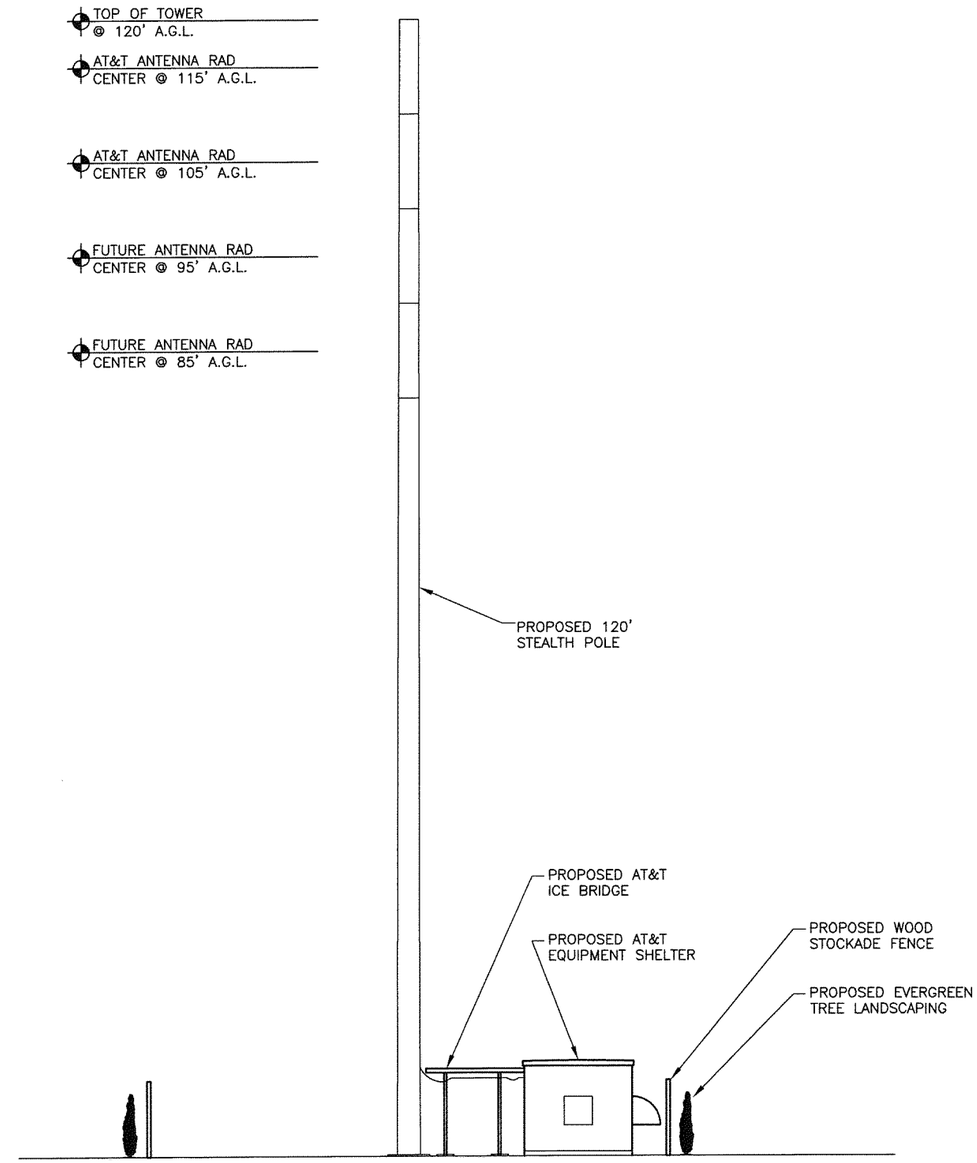

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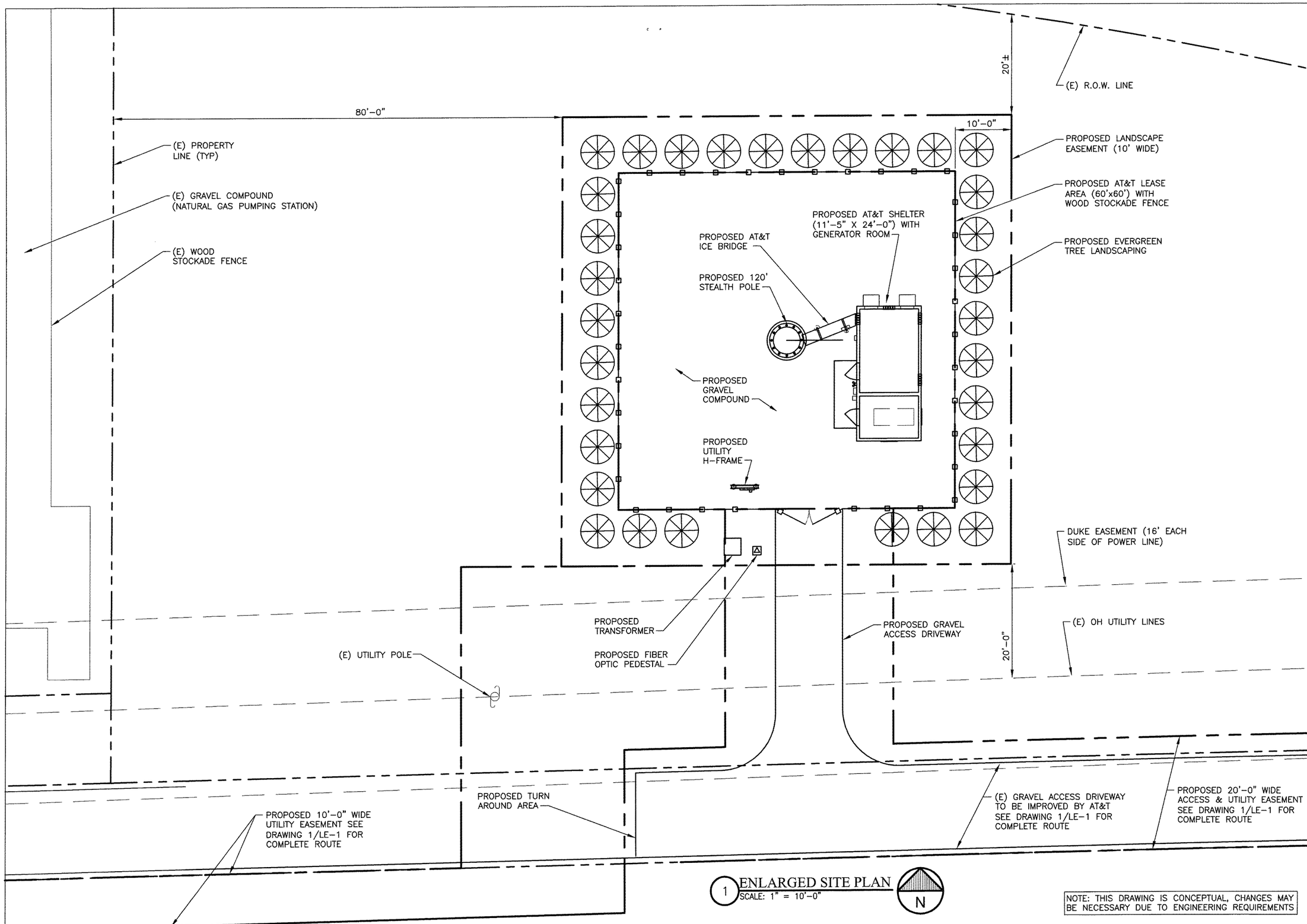

1 ENLARGED SITE PLAN
SCALE: 1" = 10'-0"

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CERTIFICATION:
GREGORY J. SUHR
REGISTERED
PE60020212
STATE OF INDIANA
PROFESSIONAL ENGINEER

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
ZE-2

DO NOT SCALE DRAWINGS

Petition Number:	1506-ZC-02
Subject Site Address:	*NWC 159th Street and Towne Road*
Petitioner:	Langston Residential Development, LLC by Nelson & Frankenberger, P.C.
Request:	Primary Plat and Overall Development Plan review for **Bent Creek** consisting of 158 single-family lots.
Current Zoning:	SF2: Single-Family Low Density District with Zoning Commitments
Current Land Use:	Vacant
Approximate Acreage:	129.74 acres+/-
Property History:	0407-REZ-05, Change of Zoning, Ordinance 04-43 (12/13/04)
Associated Cases:	1506-SPP-15, Primary Plat (pending) 1506-ODP-16, Overall Development Plan (pending)
Exhibits:	1. Staff Report 2. Location Map 3. Commitment Modification 4. Ordinance 04-43
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

In accordance with Article 10.6 Commitments of the Unified Development Ordinance (the "UDO"), a commitment made pursuant to the UDO, may be modified or terminated only by a decision of the Plan Commission or Board to which the commitment was made.

The decision must be made: (i) at a public hearing by the Plan Commission or Board, as the case may be, after notice of the hearing has been provided under the applicable Rules of Procedure; and (ii) following an introductory presentation of the proposed modification to the Council, prior to the public hearing, if the proposed modification is to a commitment originally made in connection with a change of zoning petition.

Any modification or termination of the commitments shall not be effective until: (i) reduced to writing in a form approved by the City; (ii) approved by the Plan Commission or Board, as the case may be; (iii) executed and notarized by the current Property Owner of the real estate; and, (iv) recorded in the Office of the Recorder of Hamilton County, Indiana.

An introductory presentation of the proposed modification of commitments was made at the May 11, 2015, Council meeting. This petition has been properly noticed and is scheduled for a public hearing at the Plan Commission's June 1, 2015, meeting.

PROJECT OVERVIEW

The 129.74-acre +/- site is located on the north side of 159th Street and the west side of Towne Road (see **Exhibit 2**), and is currently undeveloped. The property is zoned the SF2: Single-Family Low Density ("SF2") District, pursuant to Ordinance No. 04-43, adopted by the Council on December 13, 2004, with commitments (see **Exhibit 4**).

The petitioner desires to develop the site and has concurrently filed a request for approval of a Primary Plat (see 1506-SPP-15) and Overall Development Plan (see 1506-ODP-16), which are scheduled for a public hearing at the Plan Commission's June 1, 2015, meeting. The petitioner is requesting to modify the commitments (see **Exhibit 3**) in order to accommodate the proposed 158 lot single-family residential subdivision.

This modification of commitments is primarily intended to address the following:

1. Refine commitments to address the petitioner's particular home plans and desired neighborhood character; and
2. Remove commitments that are no longer necessary as a result of the Unified Development Ordinance.

The Modified Commitments are included at **Exhibit 3**. As proposed, the Modified Commitments would replace and supersede the commitments that were made in conjunction with the 2004 rezoning of the subject property under Ordinance 04-43 (see **Exhibit 4**). The Modified Commitments differ from the original commitments as follows:

1. The commitment for specific buffer yard requirements along the southern perimeter of the project along (referred to in the original commitments under Section 3, Item 6 as "Buffer Area Two") is proposed to be removed. The City's UDO requires more restrictive street frontage planting and mounding treatment in this situation, so the previous Buffer Area Two standards would be redundant and unnecessary.
2. The petitioner is requesting to modify the masonry requirement for homes within this development. The current commitment calls for masonry on the first-floor of all sides of the building. The Modified Commitments would change that to require an 18-inch masonry wrap (minimum) on all sides of the building and masonry on all exposed basement walls. The Modified Commitments also include a character exhibit which demonstrates the style of homes that could be built within this development.

DEPARTMENT COMMENTS

1) No action is required at this time except to hold the public hearing.

2) Prior to the final deposition, the petitioner will make any necessary revisions to the commitments based on Plan Commission and public comments.

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

Petition Number:	1506-SPP-15 & 1506-ODP-16
Subject Site Address:	*NWC 159th Street and Towne Road*
Petitioner:	Langston Residential Development, LLC by Nelson & Frankenberger, P.C.
Request:	Primary Plat and Overall Development Plan review for **Bent Creek** consisting of 158 single-family lots.
Current Zoning:	SF2: Single-Family Low Density District with Zoning Commitments
Current Land Use:	Vacant
Approximate Acreage:	129.74 acres+/-
Property History:	0407-REZ-05 Change of Zoning, Ordinance 04-43 (12/13/04)
Associated Cases:	1506-ZC-02, Zoning Commitment modification (pending)
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Landscape Plan 6. Public Comment 7. Neighbor Meeting Summary; May 27, 2015
Staff Reviewer:	Kevin M. Todd, AICP

PROCEDURAL

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

PROJECT OVERVIEW

The 129.74-acre+/- site is located on the north side of 159th Street and the west side of Towne Road (see **Exhibit 2**). The property is zoned Single-Family 2 and is also bound by commitments that were made when the property was zoned to SF-2 in 2004 (Ordinance 04-43). The request is for approval of a Primary Plat and Overall Development Plan (see **Exhibit 3**) for the development and subdivision of the property into 158 single-family residential lots.

Written public comment was submitted to the Department on May 26, 2015 and has been provided for reference (see **Exhibit 6**).

A neighborhood meeting was held on May 27, 2015. A summary of that meeting has been provided for reference (see **Exhibit 7**).

The petition was reviewed by the Technical Advisory Committee at its May 19, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's June 1, 2015 meeting.

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

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

1) Proposed name of subdivision.

2) Names and addresses of the owner, owners, land surveyor or land planner.

   Comment: Please add name and address of property owners, Towne Road Development, Inc.

3) Title, scale, north arrow and date.

   Comment: Please add the date to each sheet.

4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

   Comment: Please confirm that the following easements are located on the primary plat drawings: L.O.S.E., S.L.E., and T.P.E. They could not be found on the drawings. If they are not on the drawings, please remove them from the legend.

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

   Comment: Please coordinate with relevant agencies.

7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

11) Building setback lines. (Article 4.5)

12) Legend and notes.

    Comment: Please see Comment 10 above.

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

    Comment: Please coordinate with the Public Works Department and County Surveyor's Office.

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: Please coordinate with the Public Works Department and County Surveyor's Office.

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: Please coordinate with the County Surveyor's Office.

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: Please coordinate with IDNR. Mitigation of the flood line for Lot 29 and Lot 133 will need to be completed before Secondary Plats can be signed and recorded for sections that include those Lots.

DESIGN STANDARDS (Chapter 8 of UDO)

The Primary Plat complies except for those items identified as outstanding below, that need addressed prior to approval:

20) Block Standards (Article 8.1).

    Comment: The north side of Maple Creek Drive (Lots 1-13); the south side of Maple Creek Drive (Lots 134-141 plus Lots 14-25); and the south side of Creeks Crossing Drive (Lots 62-77) exceed the maximum block length of 1,250 feet. The north side of Creeks Crossing Drive (Lots 55-61 plus Lots 109-111) appears to comply, but please confirm.

21) Easement Standards (Article 8.3).

    Comment: Please see other comments herein.

22) Monument and Marker Standards (Article 8.5).

Comment: Not applicable at Primary Plat stage.

23) Open Space and Amenity Standards (Article 8.6)

Comment: Please provide calculations regarding amount of open space that is within a wetland; third party regulated utility easement; or legal drain. A maximum of 50% of the required Open Space can be one of these items.

Comment: How are Lakes 1, 3, and 4 accessible to the public? In order to count as required Open Space, they need to be accessible to the public. A public way, crosswalk or easement net less than 15 feet in width shall be provided for access to required Open Space (Article 8.6 (C)).

24) Pedestrian Network Standards (Article 8.7)

Comment: Please label width of internal sidewalks.

25) Storm Water Standards (Article 8.8)

Comment: Please coordinate with the Public Works Department.

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

Comment: Please coordinate with Public Works Department regarding roundabout needs at Towne Road/159th Street and Towne Road/161st Street.

Comment: Please provide right-of-way stubs to the Smith property (to the west) and the Armstrong property (to the north/east).

Comment: Please incorporate required drainage easement pursuant to Article 8.9(G)(3)(c) at the end of all cul-de-sacs.

Comment: Please incorporate pedestrian pathways (sidewalks) at the ends of: Creeks End Court, Rippling Creek Court, and Creeks Crossing Court to Towne Road; and the end of Copper Creek Court to 159th Street.

Comment: Please incorporate a pedestrian pathway (sidewalk) connecting to Raymond Worth Park (to the west).

27) Street Light Standards (Article 8.10)

Comment: Please coordinate with the Public Works Department during construction plan and secondary plat review.

28) Street Sign Standards (Article 8.11)

Comment: Please coordinate with the Public Works Department during construction plan and secondary plat review.

29) Surety Standards (Article 8.12)

<u>Comment:</u> Please coordinate with the Public Works Department during construction plan and secondary plat review.

30) Utility Standards (Article 8.13)

<u>Comment:</u> Please coordinate with the Public Works Department and applicable utilities.

<u>DEVELOPMENT PLAN (Article 10.7(G) of the UDO):</u>

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

31) 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.

<u>Comment:</u> Please label development plan titles as "Overall Development Plan".

32) Address and legal description of the property.

33) Boundary lines of the property including all dimensions.

34) 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.

35) 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.

36) 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.

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

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

<u>Comment:</u> Please label width of internal sidewalks.

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

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

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

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

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

44) 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: Please coordinate with the Public Works Department and utility providers.

45) Identify buildings proposed for demolition.

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

47) 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).

48) Traffic Impact Study.

Comment: The City will be studying the area within and around this project. Rather than require you to provide an independent traffic impact study for your project, the City may request that you contribute to the larger study for the surrounding area. Please coordinate with the Public Works Department regarding this matter.

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

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

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

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

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

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

Comment: Please coordinate with the Public Works Department.

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

Comment: Please coordinate with the Public Works Department.

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

Comment: Please coordinate with the Public Works Department.

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

Comment: Please coordinate with the Public Works Department and utility providers.

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District), as applicable to a Primary Plat and Overall Development Plan.

53) Minimum Lot Area: 15,000 square feet (may be reduced by 3 x the lot width if utilizing a 59' street cross-section to accommodate street trees).

54) Minimum Lot Frontage: 50 feet

Comment: Common Area 6 and Common Area 13 do not comply with Article 6.10(C) requiring that "[a]ll Lots shall abut on a Street…"

55) Minimum Building Setback Lines:

a) Front Yard: 30 feet (may be reduced by 3 feet if utilizing a 59' street cross-section to accommodate street trees).

b) Side Yard: 12 feet

c) Rear Yard: 30 feet

56) Minimum Lot Width: 100 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below:

57) Architectural Standards (Article 6.3)

a) Perimeter Lots (Article 6.3(C)(1))

Comment: This will be reviewed for compliance by the Department at the time of the building permit review for each individual home, as applicable.

b) Streetscape Diversity (Article 6.3(C)(2)). At minimum of two (2) of the following three (3) design objectives shall be met:

<u>Comment:</u> The proposed plan does not incorporate (ii) below. As a result, compliance with (i) and (iii) below be reviewed for compliance by the Department at the time of the building permit review for each individual home.

i) The front façade of a front-load garage shall be recessed from the Front Building Facade by at least five (5) feet. A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall also meet this objective.

ii) Building Setback Lines shall vary within each Block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow a range of six (6) feet offset within the Block and have a minimum variation of two (2) feet increments from adjacent Lots. Staggered Building Setback Lines may not be required to meet this standard where winding streets or a similar development design achieve the same effect.

iii) Single-Family Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy:

(1) Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;

(2) Have a different primary siding color than the adjacent Lot; and

(3) Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

c) Building Materials (Article 6.3(C)(3))

<u>Comment:</u> This will be reviewed for compliance by the Department at the time of the building permit review for each individual home.

58) Building Standards (Article 6.4)

59) Landscaping Standards (Article 6.8)

a) Detention and Retention Areas

<u>Comment:</u> Landscaping that replicates the natural form of ponds (including shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings) is required around all ponds. Please add these plantings to the Landscape Plan.

b) Street Trees

Comment: **Please identify the street tree species in the legend.**

Comment: **Street trees on/between the following lots do not meet the maximum spacing requirement (60 feet):**

Lots 48-49; Lots 52-53; Lots 72-73; Lots 88-89; C.A. 9-C.A. 10; Lots 112-113; Lots 117-118; Lots 122-123; and Lots 146-147.

c) Minimum Lot Landscaping Requirements

Comment: **Please revise the Landscape Plan as follows:**

SF Residential (over 8,000 sq.ft.) 158 Lots	**Required**	**Provided**	**Difference**
Shade Trees	632	4 per Lot	Compliant
Evergreen/Ornamental Trees	316	2 per Lot	Compliant
Shrubs	632	4 per Lot	Compliant

Open Space/Common Area 48 acres	**Required**	**Provided**	**Difference**
Shade/Evergreen/Ornamental Trees	480	522	+42

d) External Street Frontage Landscaping

Towne Road (1,500')	**Required**	**Provided**	**Difference**
Shade Trees	45	45	Compliant
Evergreen Trees	60	60	Compliant
Ornamental Trees	45	45	Compliant
Shrubs	375	375	Compliant
30' Landscaping Area		Yes	Compliant
3' Undulating Mound		Cannot determine height	Label mound height on detail

159th Street (2,100')	**Required**	**Provided**	**Difference**
Shade Trees	63	60	Compliant
Evergreen Trees	84	84	Compliant
Ornamental Trees	63	63	Compliant
Shrubs	525	525	Compliant
30' Landscaping Area		Yes	Compliant
3' Undulating Mound		Cannot determine height	Label mound height on detail

e) Buffer Yard Requirements

West Buffer Yard (2,398 feet)	**Required**	**Provided**	**Difference**
Shade Trees	72	51	-21
Evergreen Trees	72	51	-21
Shrubs	240	170	-70
30' Buffer Yard		Yes	Compliant

<u>Comment:</u> Common Area 8, Common Area 9, and Common Area 10 do not have any buffer yard landscaping. Please add plantings to these areas. Also, please extend plantings to the southern end of the buffer yard.

North Buffer Yard (1,324 feet)	**Required**	**Provided**	**Difference**
Shade Trees	40	36	-4
Evergreen Trees	40	35	-5
Shrubs	133	120	-13
30' Buffer Yard		Yes	Compliant

Buffer Area One (1,969 feet)	**Required**	**Provided**	**Difference**
Shade Trees	60	0	-60
Evergreen Trees	60	182	+122
Shrubs	197	0	-197
30' Buffer Yard		Yes	Compliant

<u>Comment:</u> The Zoning Commitments enhance the buffer yard width and evergreen requirement, which are met on the plan. However, the Zoning Commitments cannot decrease a standard, and shade trees and shrubs are required plantings in this buffer yard. Please add these plants to the Landscape Plan.

60) Lot Standards (Article 6.10)

<u>Comment:</u> Common Area 6 and Common Area 13 do not comply with Article 6.10(C) requiring that "[a]ll Lots shall abut on a Street…"

61) Setback Standards (Article 6.16)

62) Vision Clearance Standards (Article 6.19)

<u>Comment:</u> Please label the sight line triangle on the landscape plan.

63) Yard Standards (Article 6.21)

<u>COMPLIANCE WITH COMMITMENTS:</u> <u>(pending 1506-ZC-02)</u>

This report identifies all commitments that are applicable at the Primary Plat and Overall Development stage of the review process. All commitments concerning architectural design will be reviewed as building permits for individual buildings are submitted.

64) <u>Density</u>. No more than 168 single-family residences shall be constructed upon the Real Estate. -- **COMPLIANT**

65) <u>Buffer Area One</u>. -- **COMPLIANT**

a) The Developer shall install Buffer Area One consisting of fifty (50) feet in width, which shall be common area and shall not be part of any Lot or Lots.

b) Within such Buffer Area One, the Developer shall plant two (2) rows of spruce evergreen trees, each row being twenty (20) feet on center with such spruce evergreen trees being at least five (5) feet in height at time of planting. Such trees shall be installed contemporaneously with the

commencement of the development of the Real Estate and shall be completed prior to the initial paving of any roads.

c) The Declaration of Covenants shall provide (i) for the establishment of such Buffer Area One, (ii) that such Buffer Area One shall be maintained by the Homeowner's Association and (iii) that any trees located in Buffer Area One that die or are damaged shall be replaced by the Homeowner's Association.

66) Front Landscaping.

a) Front yard landscaping shall include sixteen (16) shrubs, eighteen (18) inches in height at the time of planting.

Comment: The note on the Landscaping Plan indicates that 4 shrubs will be planted on each Lot. Please modify the note to reflect the requirement that 16 shrubs will be planted in the front yard of each lot.

b) Front yard landscaping shall include at least one (1) yard tree (2" minimum caliper outside planting bed).

Comment: The note on the Landscaping Plan indicates that 4 shade trees and 2 ornamental/evergreen trees will be planted on each Lot. Please modify the note to reflect the requirement that 1 tree will be planted in the front yard of each lot.

STAFF COMMENTS

1) No action is required at this time except to hold the public hearing.

2) Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff 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 Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

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Amendment not Recorded yet 7/22/04 BR

ORDINANCE NO. 04-02

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

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0304-PUD-02) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on February 6, 2004; and

WHEREAS, the Westfield Town Council is subject to the provisions of IC 36-7-4-608(f) or IC36-7-4-608(g) concerning any action on requests received from the Advisory Plan Commission.

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

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

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the attachment "Maple Knoll Planned Unit Development" hereto (Real Estate) from EI to Mixed use PUD.

This real estate being subject to commitments and standards as detailed in the attachment "Maple Knoll Planned Unit Development

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF Feb ,2004

WESTFIELD TOWN COUNCIL

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

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

WESTFIELD, INDIANA

PUD ORDINANCE NO. 04-02

THE MAPLE KNOLL
PLANNED UNIT DEVELOPMENT
DISTRICT

RECEIVED
FEB 9 2004
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

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AND SCHEDULE OF EXHIBITS

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5. Legal Description – Mixed Use District
6. Legal Description – Urban Residential District
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8. Drawing – Underlying Zoning
9. Underlying Zoning – Employment District – General Business (GB)
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18. Signage Provisions
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20. Parking Provisions
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ORDINANCE NO. 04-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Maple Knoll PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Platinum Properties, LLC for the real estate containing approximately 625 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate"); and

WHEREAS, under docket number 0304-PUD-02, on February 5, 2004, the Commission, by a vote of 5 in favor, 2 opposed, and 1 abstention, forwarded this matter to the Town Council with a favorable recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is

adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

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

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

C. Encourage a harmonious and appropriate mixture of uses;

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

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

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

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

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

SECTION 3. DEFINITIONS. The definitions of words and terms specified in what is attached hereto and made a part hereof as though fully set forth herein as Exhibit 2 shall apply throughout this Maple Knoll PUD.

SECTION 4. THE DISTRICTS. Attached hereto and incorporated herein by reference as Exhibit 3 is a concept plan (the "Concept Plan") which allocates the Real Estate into different use districts (collectively the "Districts") established by this Maple Knoll PUD; namely (i) the Employment District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 4 (the "Employment District"), (ii) the Mixed Use District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 5 (the "Mixed Use District"), (iii) the Urban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 6 (the "Urban Residential District"), and (iv) the Suburban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 7 (the "Suburban Residential District').

SECTION 5. UNDERLYING ZONING. The PUD Ordinance requires that an underlying zoning classification, corresponding to a zoning classification within the Zoning Ordinance, be assigned to each area of the real estate. To this end, attached hereto and incorporated herein by reference as Exhibit 8 (the "Underlying Zoning Map"), is a drawing assigning to each area of the Real Estate an underlying zoning classification corresponding to a zoning classification existing in the Zoning Ordinance. The Underlying Zoning Districts are further discussed in Section 6, Section 7, Section 8, and Section 9 below.

SECTION 6. THE EMPLOYMENT DISTRICT. The Employment District is reclassified on the Zone Map from the Enclosed Industrial (EI) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the General Business (GB) District of the Zoning Ordinance in force at the time of the

enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 9 is a copy of the General Business (GB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 7. MIXED USE DISTRICT. The Mixed Use District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the Special Business (SB) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 10 is a copy of the Special Business (SB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 8. URBAN RESIDENTIAL DISTRICT. The Urban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Urban Residential District, except as modified by this Maple Knoll PUD.

SECTION 9. SUBURBAN RESIDENTIAL DISTRICT. The Suburban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 10. SIZE AND DIMENSIONS OF DISTRICTS. The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

10.1 Within the Mixed Use District, the total number of residences may not exceed 733;

10.2 Within the Urban Residential District, the total number of residences shall not exceed 504;

10.3 The term "Empty-Nester Residence" is defined in Exhibit 2. If all of the residences within the Suburban Residential District are Empty-Nester Residences, then the total number of Residences within the Suburban Residential District shall not exceed 600, and if all of the Residences within the Suburban Residential District are not Empty-Nester Residences,

then the total number of Residences within the Suburban Residential District shall not exceed 500; and

10.4 The total number of residences within all of the Real Estate shall not exceed 1,800.

SECTION 11. PERMITTED USES. Permitted uses within each of the Districts are as follows:

11.1 Permitted uses within the Employment District, which replace and supersede the permitted uses within the General Business (GB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "A" on what is attached hereto and incorporated herein by reference as Exhibit 12 (the "Permitted Use Exhibit"). In addition, Live-Work Units are permitted within the Employment District;

11.2 Permitted uses within the Mixed Use District, which replace and supersede the permitted uses within the Special Business (SB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "B" of the Permitted Use Exhibit; provided, however, that only uses which are identified on the Permitted Use Exhibit as "Agricultural Uses" and "Residential Uses" and beside which there is a corresponding "X" shall be permitted within that portion of the Mixed Use District located west of Spring Mill Road.

11.3 Permitted uses within the Urban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning

classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "C" of the Permitted Use Exhibit. Also, school bus facilities and depots are permitted in the Urban Residential District for use by the Westfield/Washington Township School Corporation;

11.4 Permitted uses within the Suburban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "D" of the Permitted Use Exhibit; provided, however, that multi-family dwellings and two family dwellings are permitted in the Suburban Residential District, but only if they are Empty-Nester Residences.

SECTION 12. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development and architectural standards applicable to each of the Districts are as follows:

12.1 The development and architectural standards for buildings located within the Employment District are attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in Exhibit 9 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 9 and any other provisions of the Zoning Ordinance.

12.2 The development and architectural standards for buildings located within the Mixed Use District are attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth

in Exhibit 10 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 10 and any other provisions of the Zoning Ordinance.

12.3 The development and architectural standards for buildings located within the Urban Residential District are attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 11 and any other provisions of the Zoning Ordinance.

12.4 The development and architectural standards for buildings located within the Suburban Residential District are attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 12 and any other provisions of the Zoning Ordinance.

SECTION 13. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

13.1 Shrubs are not required to be planted within woodlands located within buffer yards.

13.2 Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.

13.3 At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).

13.4 With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

SECTION 14. SIGNAGE. Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

SECTION 15. LIGHTING. Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

SECTION 16. PARKING. Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

SECTION 17. STREET STANDARDS. Attached hereto and incorporated herein by reference as Exhibit 21 are the Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

SECTION 18. OPEN SPACE/TRAILS. The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District. The Open Space within the Urban Residential District shall be greater than or equal to 10% of the area of the Urban Residential District. The Open Space within the Suburban Residential District shall be greater than or equal to 10% of the area of the Suburban Residential District.

The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersections with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

SECTION 19. REVIEW. Upon Developer's request, any decision of the Commission made after the enactment of the Maple Knoll PUD and pertaining to or arising out of the application of any provision of the Maple Knoll PUD or the Zoning Ordinance to the Real Estate may be appealed to the Town Council.

SECTION 20. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit 22 is a drawing illustrating the anticipated phasing of development.

SECTION 21. ANNEXATION. There are rectangular parcels of land located adjacent to or near the Suburban Residential District and identified, on the date of the enactment of this Maple Knoll PUD, as parcel numbers 08-09-10-00-00-006.000, 08-09-10-00-00-007.000, 08-09-10-00-00-008.000, 08-09-10-00-00-009.000, 08-09-10-00-00-010.000, 08-09-10-00-00-011.000, 08-09-10-00-00-012.000, 08-09-10-00-00-013.000, 08-09-10-00-00-014.000, 08-09-10-00-00-015.000 and 08-09-03-00-00-020.001 (collectively the "Rectangular Parcels"), but which are not part of the Real Estate. In the Developer's discretion, these Rectangular Parcels, once acquired by the Developer, may be annexed to the Maple Knoll PUD, subject to the provisions of this Maple Knoll PUD applicable to what is identified on the Concept Plan as the Suburban Residential District.

Upon motion duly made and seconded, this Maple Knoll PUD was fully passed by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

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

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2/9/04 8:08 AM

ZONING DESCRIPTION

A part of the Northwest Quarter of Section 2, a part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to a point on the South line thereof; thence East along the South line of said Half Quarter Section to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence East along the North line of said Quarter, Quarter Section 275.18 feet; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in th~ Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.) 1 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the Northwest corner of said Quarter Section; thence North along the East line of the Southwest Quarter of said Section. 3 to the South line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter, Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof, said point also being on the South line of the Northeast Quarter of said Section 3; thence East along said South line to the Southeast corner of said Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9

Y2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the Northwest corner of said Quarter Section; thence South along the West line of said Half Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 625 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S/34676Z0N/Legals
February 3,2000
JLM {R} JJF {F}
Revised: March 18,2003
MEB (R) RJC (F)
Revised: June 17,2003
MEB(R) CCH(F)

H:\Janet\Platinum\Maple Knoll\Legal Description 625 Acres (PUD).doc

EXHIBIT 2

Definitions

1. Allee. A linear alignment of trees, one or more rows wide, straddling a line of site (linear open space, walkway, or thoroughfare) that usually terminates at a landmark. Spacing between trees may be inconsistent, so as not to obscure visual or physical access to shop fronts, driveways, or walkways. There are four basic types of allees: 1) *circumstantial allee* – the syncopated placement of trees, coinciding with the entrances and composition of adjacent facades, 2) *regular allee* – the evenly spaced placement of trees, independent of the composition of adjacent facades, 3) *double allee* – the even spacing placement of trees in two adjacent rows, forming a canopy over walkways, and 4) *clustered allee* – the naturalistic placement of trees.

2. Assisted Living. A Building containing Residences for the aged or infirm in which three (3) or more persons, who need not be of the same immediate family, are received, kept, and/or provided with food, shelter, and/or care for compensation. Included are limited care apartments and suites for the elderly or infirm.

3. Attached Single Family Residence. A Residence attached to one or more other Residences.

4. Belt. An unspecified arrangement of plants within the landscape used to define a space or screen it from external views that may undermine the spatial experience. The height and density of plantings is subjective and determined by the desired amount of screening.

5. Buffer Yard. This term shall have the same meaning as set forth in the Zoning Ordinance; provided, however, that drainage and utility easements may exist in any required Buffer Yard.

6. Builder. A person or entity regularly engaged in the construction of commercial or residential buildings.

7. Building. A Building is a structure intended to be occupied by (i) one or more Residences, any or all of which may be separately owned, (ii) one or more businesses, any or all of which may be separately owned, and/or (iii) uses accessory to residential or non-residential uses. Different portions of a single Building may be owned by different persons or entities, either in fee simple or under Indiana law governing condominiums.

8. Building Height. Building Height shall be measured (i) from the average ground level at the foundation of a Building facing the street, (ii) to the highest point of

the roof for a flat roof, to the deck line of a mansard roof, and to the mean line between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.

9. Department. The Department of Community Development of the Town.

10. Detached Single Family Residence. A Residence which is not attached to another Residence.

11. Developer. The Developer shall be Platinum Properties, LLC, and its successors and assigns.

12. DPR Provisions. The provisions of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance, as the same may from time to time be amended.

13. Elevation. A front, rear, or two sides of a residential or non-residential building.

14. Empty-Nester Residence. An "Empty-Nester Residence" is any Residence for which the applicable Homeowners Association provides for lot maintenance relief in the form of lawn and landscaping maintenance, and snow removal, all to an extent to be determined by the Developer in its sole discretion.

15. Facade. The front Elevation of a building.

16. Homeowners Association. The "Homeowners Association" is the non-profit corporation established by the Developer in accordance with the Declaration of Covenants, Conditions, and Restrictions.

17. Internal Commercial Street. Any street within the Employment District or a commercial section of the Mixed-Use District, other than a Perimeter Street.

18. In[redacted]et internal to the Urban District, the Suburban Di[redacted]e Mixed-Use District, other than a Perimeter St[redacted]

19. Live-Work Un[redacted]dential and commercial spaces coexist, and wh[redacted]ted to the ground story frontage. Although the structure has single ownership, the commercial space may be owner-occupied or leased separately. Architecture may be residential or commercial (flexhouse) in appearance and construction.

20. Open/Green Space. Unimproved, commonly owned areas of a subdivision, multi-family, commercial or industrial development such as: parks, public pathways, railroad rights-of-way, lakes, ponds, water retention areas, water detention areas,

screening buffers, etc.; provided, however, that lakes, ponds, water retention areas, and water detention areas shall not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate.

21. Perimeter Street. State Road 32, 169th Street, 161st Street, Ditch Road, Spring Mill Road, and/or Austrian Pine Way.

22. Private Streets. A street that is not dedicated for public use and shall not be accepted for maintenance by the Town, unless complying with Town Standards.

23. Product Type. Residences can be identified by a combination of attributes, including size, architectural style, number of stories, color, and exterior building material. A change in any one of these attributes will result in a different combination. Residences having different combinations shall be defined as different product types.

24. Public Streets. Streets that are dedicated for public use, accepted for maintenance by the Town, and constructed to the standards of the Town for depth and materials.

25. Residence. A building intended for occupancy by a single family. A Residence may be an Attached Residence and/or a Detached Residence.

26. SF. SF is an acronym designating the words "square footage".

27. Slip Lane. Parking takes place outside the public right-of-way, but along a moving lane. The lane and sidewalk become private. Parking lanes may be parallel to, at an angle to, or perpendicular to the moving land and on one or both sides of the lane. The slip lane is separated from the thoroughfare by a median. Frontages may not be set back from the right-of-way more than eighty (80) feet. These types are used in Mixed-Use and Employment Districts.

28. Town. The Town of Westfield, Indiana.

29. Understory Tree. A tree that grows between 10 and 30 feet tall.

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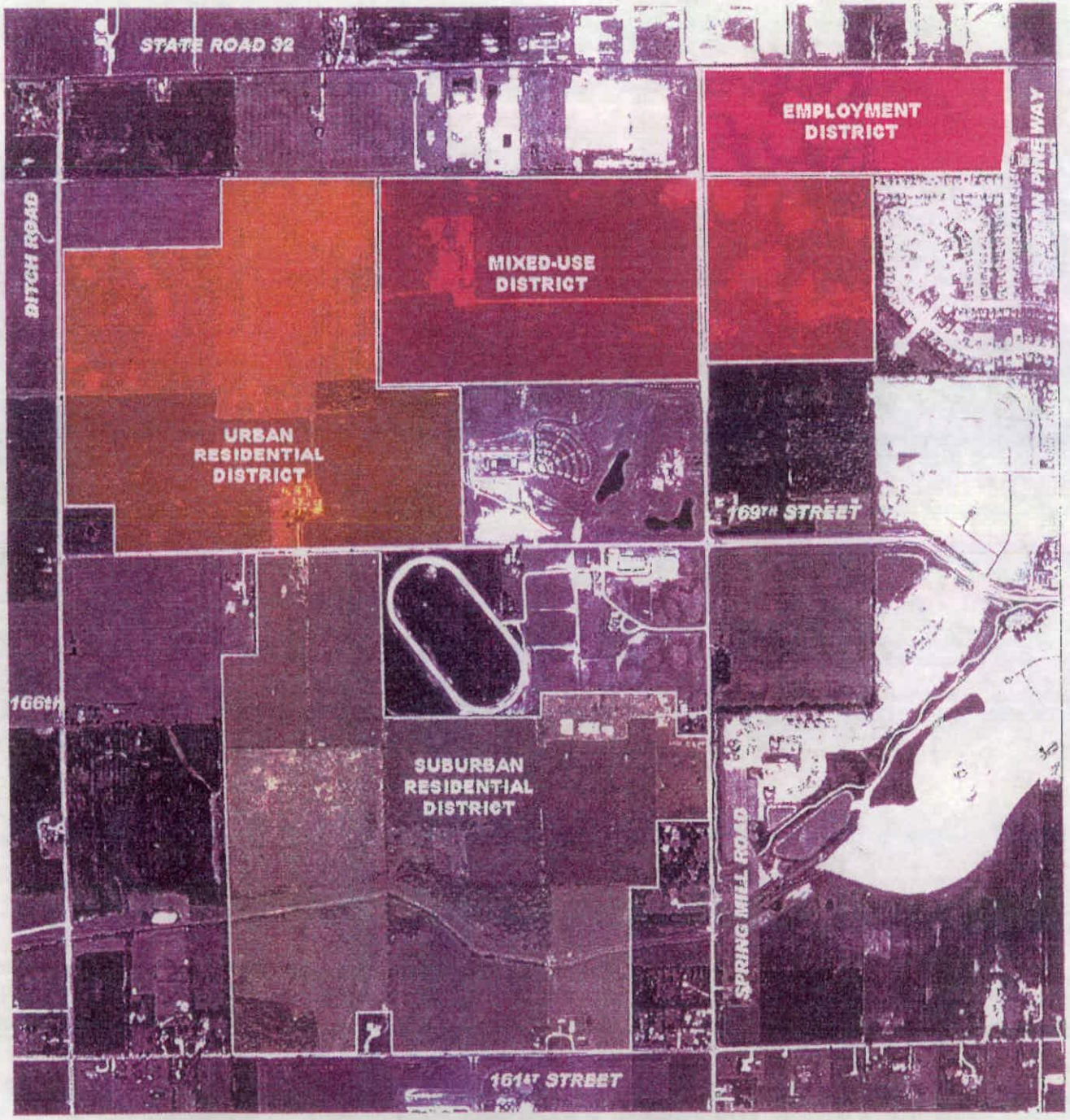

STATE ROAD 32
EMPLOYMENT DISTRICT
MIXED-USE DISTRICT
URBAN RESIDENTIAL DISTRICT
SUBURBAN RESIDENTIAL DISTRICT
BITCH ROAD
169TH STREET
161ST STREET
SPRING MILL ROAD

EXHIBIT 4

ZONING DESCRIPTION - EMPLOYMENT DISTRICT

A part of the Northwest Quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence South along the West line 876.48 feet; thence East parallel to the North line of said Quarter Section to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in the Office of the Recorder, Hamilton County, Indiana; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the place of beginning, containing 48.7 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc employ dis.rtf
July 21,2003

EXHIBIT 5

ZONING DESCRIPTION – MIXED-USE DISTRICT

A part of the Northwest Quarter of Section 2 and a part of Section 3 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County .Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9 1/2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five. recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence West parallel to the North line of said Half Quarter Section to the West line of said Half Quarter Section; thence North along said West line to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to the West line of the Northeast Quarter of said Section 3; thence South along said West line to the Southwest corner of said Quarter Section; thence East along the South line of said Quarter Section to the place of beginning, containing 145.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc mixed-use dis.rtf
July 21, 2003

EXHIBIT 6

ZONING DESCRIPTION - URBAN RESIDENTIAL DISTRICT

A part of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to the South line of said Half Quarter Section; thence East along said South line to the Southeast corner of said Half Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter-Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof; thence West along the North of said Half Quarter, Quarter Section to the Northwest corner thereof, said point also being the Southeast corner of the Northwest Quarter of said Section 3; thence North along the East line of said Northwest Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 180.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc urb res dis.rtf
July 21, 2003

EXHIBIT 7

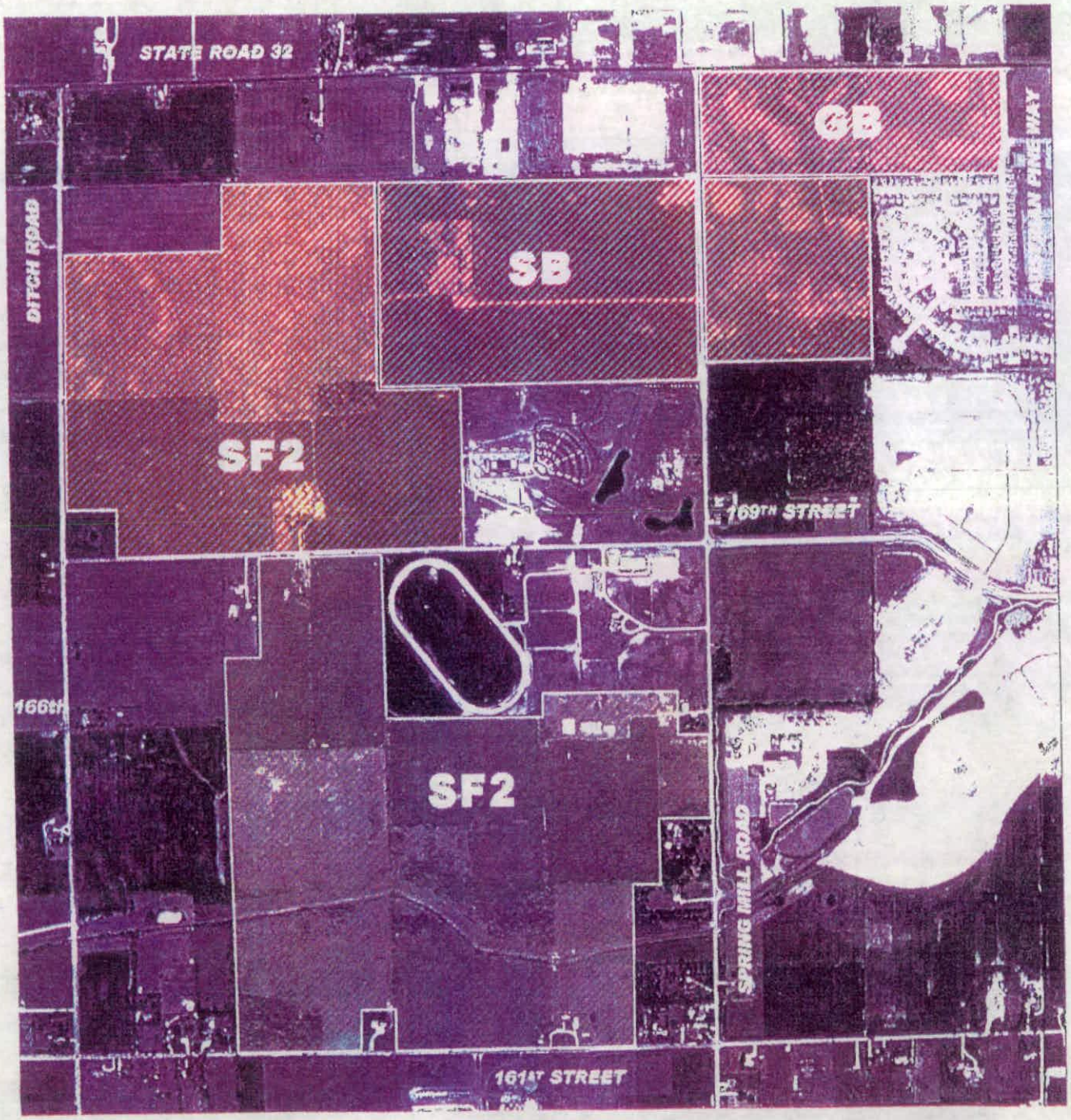
ZONING DESCRIPTION - SUBURBAN RESIDENTIAL DISTRICT

A part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence North along the East line of said Quarter-Quarter Section to the North line of said Quarter-Quarter Section thence West along said North line to a point 275.18 feet East of the Northwest corner of said Quarter-Quarter Section; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; I) North 00 degrees 30 minutes 00 seconds West 508.11 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the place of beginning, containing 249.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc suburb res dis.rtf
July 21,2003


STATE ROAD 32
GB
SB
SF2
SF2
DITCH ROAD
169TH STREET
166th
SPRING HILL ROAD
161ST STREET

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~3. General Requirements and Guidelines - Historical~~

a) Commercial Buildings and Signage - Structures to be remodeled or altered to be utilized for commercial purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.

b) Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.

c) All signage shall be constructed of wood or wood products or materials which simulate wood in appearance. Raised lettering or routed lettering shall be utilized to the extent possible. Sign colors shall be earth tones and aesthetically compatible with the structure or setting onto which it is placed.

d) Residences - New homes, single or multi-family, to be located in the district shall be of a design and constructed with materials to be contemporary with existing structures. Modifications to existing homes and accessory buildings shall also be compatible with the period of original construction utilizing white, earth tones or historical colors and emphasis on wood exteriors.

e) Approval Procedure - An applicant requesting a building permit shall provide to the Building Commissioner three copies of the specifications and design for all renovation, restoration or new construction and signage in the local business - historical district (LB/H). The Building Commissioner will provide information to all applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed. Any person who shall make application for an improvement location permit for a new building or the substantial alteration of an existing building whether it be the restoration, rehabilitation, or its adaptive use shall submit preliminary drawings, including site plan, sign plans, floor plans and elevations to the Plan Commission for review and approval.

f) Exemption - All requirements or conditions pertaining to setback lines, lot area sized, parking requirements and loading and unloading berths may be waived by the Plan Commission without a variance based upon the general purpose and intended use of the facility to be restored or rehabilitated.

F. GB - General Business District - This district is established to accommodate the general business needs of the township including incorporated and unincorporated towns and is served by public water and sewers. This district is more comprehensive than the local business district.

1. Special Requirements - None

2. Permitted uses - See Figure 2 for list of permitted businesses. Any other business not listed which can be classified as general business will be eligible with the approval of the Plan Commission

3. Special Exceptions -

   - Auto rustproofing
   - Gasoline service stations
   - General construction company
   - Coal yards
   - Mobil home sales
   - Salt storage - outside
   - Book stores, adult
   - Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
   - Lumber yards - including millwork
   - Multi-family housing
   - Taverns
   - Industrial schools or training facilities
   - Amusement parks
   - Convents, monasteries, theological schools, rectories, parish houses
   - Large animal hospitals
   - Manufactured home parks (in accordance with provisions of WC 16.04.090)
   - Outdoor theaters
   - Material recycling facilities (MRFs)
   - Commercial composting facilities

4. Minimum Lot Area - None

5. Minimum Lot Frontage on Road - 80 Feet

6. Minimum Setback Lines -

   - Front Yard -
     ⇒ General Business - 60 feet for newly established area
     Average of other businesses in the block for established business areas
     ⇒ Planned business development (see WC 16.04.050 F)

   - Side Yard -
     ⇒ General Business - For side yards adjoining a road or street - not less than 60 feet in new area.
     For side yards abutting a residential area, 60 feet, or if there is an alley between a residential district and the general

business district, the side yard setback shall be 20 feet from the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet
8. Minimum Ground Level Square Footage - None
9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~G. SB - Special Business District - This district is established to provide for the needs of general~~ business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -
   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing
2. Special Exceptions -
   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - ~~Salt storage - outside~~

C

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~business district, the side yard setback shall be 20 feet from~~ the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet

- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet

8. Minimum Ground Level Square Footage - None

9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.

10. Loading and Unloading Berths - Loading and unloading berths shall be provided as ~~identified in this ordinance.~~

G. SB - Special Business District - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -

   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing

2. Special Exceptions -

   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - Salt storage - outside

- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Lumber yards - including millwork
- Liquor stores and taverns
- Restaurants - drive-in and carry-out food and beverage stores
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks (in accordance with provisions of WC 16.04.090
- Outdoor theaters
- Material recycling facilities (MRFs)

3. Minimum Lot Area - As required under Planned Business Development district.

4. Minimum Lot Frontage on Road - As required under Planned Business Development district.

5. Minimum Setback Lines - As required under Planned Business Development district.

6. Maximum Building Height - As required under Planned Business Development district.

7. Minimum Ground Level Square Footage - As required under Planned Business Development district

8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~H. LB-PD and GB-PD - Local Business - Planned Development and General Business - Planned~~ Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.

1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing

WC 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

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

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

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

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

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

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

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

1. Permitted Uses -

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

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

2. Special Exceptions -

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

3. Permitted Home Occupations -

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

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

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

4. Minimum lot area -

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

5. Minimum lot frontage on road -

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

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet
   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet
   - Rear yard - Subdivision - 30 feet
     Three acre lots - 30 feet
   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

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

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

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

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

A = Employment Distric
B = Mixed Use District
C = Urban Residential
D = Suburban Residentia

AGRICULTURAL USES

CO	LI	MU		
A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal agricultural use on the same lot.
				Agricultural Uses, Land Animal Related Commercial agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.
X	X	X	X	**Agricultural Uses, Non-Animal Related** Agricultural and farming activities involving the production and preparation of plants for animal or human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation, wildlife habitat and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.
				Aquaculture The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.
				Commercial Non-Farm Animals Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.
				Equine Services Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.
				Feed Lot An open-air area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market and limited to less than 150 cattle, 300 swine or sheep, or 10,000 fowl, per facility.
				Feed Mill A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

A	B	C	D	
				RESIDENTIAL USES
				Accessory Apartment A separate and complete dwelling unit contained within the structure of a single family dwelling unit, and containing only one bedroom.
				Accessory Livestock, Non-Farm Animals Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.
	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal residential use on the same lot.
				Boarding House A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.
	X	X		**Elderly Housing** The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.
				Guest House An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional nonpaying visitors or guests of the occupants of a dwelling unit on the same site.
				Home Occupation An accessory occupational use to the residential dwelling conducted by its inhabitants which is clearly incidental to the use of the structure for residential purposed and does not change the residential character of the site. There are three classifications of home occupation:
X	X	X	X	Home Occupation, Class I – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty (20) percent of the total square footage of the residential structure, with no employees not living on-site, with no external signs and with no sales conducted on site.
				Home Occupation, Class II – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with up to two (2) employees not living on-site, with permitted incidental sales of goods produced on site, but with no external business identification signs permitted.
				Home-based Business – A home occupation based in the primary residential structure (not more than twenty-five (25) percent of the total square footage of the residential structure) or one accessory structure, with up to two (2) employees not living on-site, with permitted incidental sales of merchandise constructed/manufactured on-site or incidental to services performed on-site, and with minimal advertising signs as per the Westfield Washington Township Zoning Ordinance.

A	B	C	D	
				Manufactured Home Park A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.
	X	X	X	**Multifamily Dwelling** The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.
	X	X	X	**Single Family Dwelling** The use of a lot for only one (1) dwelling unit~~, including site-built housing or manufactured housing~~.
				Temporary Dwelling The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable, such temporary dwelling to be permitted to remain during the period of reconstruction of the permanent dwelling.
	X	X	X	**Two Family Dwelling** The use of a lot for two (2) dwelling units within a single building.

PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES

A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal public, semipublic, or office facility use on the same lot.
				Airport A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.
	X			**Assisted Living Facilities** Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.
				Camping Facility A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.
				Cemetery Land used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
				Cemetery, Pet Land used for burying dead domesticated animals and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
X	X			**Charitable, Fraternal, or Social Organization** A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.
X	X	X	X	**Community Center** A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X			**Cultural Facility** A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
X	X			**Day Care Facility** A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.
X	X			**Funeral Home** An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.
X	X	X	X	**Governmental Facility** A government owned or operated building, structure, or land used for public purpose.

A	B	C	D	
				Group Home
				A housing unit classified further as one of the following:
				(a) Group Home, Class I. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include foster homes, homes for the physically and mentally impaired, homes for th developmentally disabled, congregate living facilities for persons 60 years of age an older, and maternity homes.
				(b) Group Home, Class II. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include homes for juvenile delinquents, halfway houses providing residence in lieu c institutional sentencing, halfway houses providing residence to those needin correctional and mental institutionalization. This classification also include emergency shelter during crisis intervention for not more than fifteen (15) victims c crime, abuse, or neglect, and residential rehabilitation for alcohol and chemica dependence for 15 or fewer individuals.
X	X			**Hospice**
				An establishment primarily engaged in the provision of supportive care for terminally i: patients in a homelike facility.
X	X			**Hospital**
				A facility providing medical, psychiatric or surgical services for sick or injured person: primarily on an inpatient basis, including ancillary facilities for outpatient and emergenc treatment, diagnostic services, training, research and administration, and services t patients, employees, and visitors.
X	X			**Medical Clinic**
				An establishment providing medical, psychiatric or surgical services exclusively on ar outpatient basis, including emergency treatment and diagnostic services.
X	X			**Nursing Home**
				A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.
X	X			**Office**
				An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.
X	X			**Office Showroom**
				An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.
X	X			**Postsecondary Educational Institution**
				A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

A	B	C	D	
X	X			**Professional/Technical Training/Educational Institution** An establishment engaged in providing training or education in the arts, business an clerical operations or other specialized professional or technical field, having regula sessions with regularly employed instructors, where academic degrees or certificates ar not necessarily issued and where licensing by the Indiana Department of Education ma not be required.
X	X	X	X	**Religious Facilities** A building or structure, or group of buildings or structures, that by design and constructio is primarily intended for conducting organized religious services ***and associate accessory uses!!!***. **(explore concerns associated with youth facilities—noise activity, etc.)**
X	X			**Retirement Center** A facility designed for educational, recreational, social, and other similar types o activities for retired persons.
X	X	X	X	**School (K-12)** A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, tha teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.
X	X	X		**Telecommunication Services** Any facility used to provide telephone or telegraph services to the public, but no including general offices or wireless communication facilities.
	X			**Temporary Care Facility** A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.
X	X	X	X	**Utility Service Facility** Generating plants, electrical switching facilities and primary substations, and othe services which are necessary to support principal development and involve mino structures such as lines and poles.
				Wastewater Treatment Facility Facility designed for the treatment and discharge of wastewater.
X	X	X		**Water Treatment Facility** Facilities designed for the collection, treatment, and transport of potable water.
X	X	X		**Wireless Communications Facility** Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

BUSINESS AND PERSONAL SERVICES

A	B	C	D	
X	X	X		**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal business or personal service use on the same lot.
X	X			**Aircraft Charter Service** An establishment primarily engaged in the private air transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.
X	X			**Airport Transportation Service** An establishment primarily engaged in the ground transportation of passengers, luggage, and other small cargo from and to airports.
X	X			**Appliance Repair** An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.
X	X			**Auction House** A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.
	X			**Bed and Breakfast** A business involving renting rooms to overnight guests and offering breakfast meals only to those guests. The owners of the business shall live on the premises.
				Boat Storage A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of *four* or more boats.
				Bottled Gas Storage and Distribution An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.
				Cargo and Package Service An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.
	X			**Catalog and Mail-Order Sales** Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.
X	X			**Caterer** A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.
X	X			**Cleaning and Maintenance Services for Buildings** Establishments primarily engaged in providing building cleaning and maintenance services, such as window cleaning, janitorial service, floor waxing, and office cleaning on a contract or fee basis.

A	B	C	D	
X				**Coin-Operated Laundry and Dry Cleaning** An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.
X	X			**Convenience Storage** A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.
X	X			**Copy and Other Administrative Business Services** A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.
X				**Dry Cleaning and Laundry Pickup** An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.
X				**Dry Cleaning and Laundry Service** An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.
X				**Electrical Repair** An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.
X	X			**Employment Agency** An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.
X				**Equipment Rental, Heavy** An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.
X				**Equipment Rental, Light** An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.
X	X			**Estate Services** A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.
X				**Exterminating Service** A service related to the eradication and control of rodents, insects, and other pests.
X	X			**Financial Service** An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services.
X				**Gunsmith** An individual who designs, makes or repairs small firearms.

A	B	C	D	
				Industrial Equipment Repair An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.
X	X			**Insurance Agency** An agency whose business is to underwrite, sell or broker insurance policies.
X	X			**Interior Decorating** An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.
X	X			**Legal Service** An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.
X				**Locksmith** An establishment engaged in making or repairing locks.
X	X			**Lodging** A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.
X	X			**Meeting Facilities** Establishments primarily engaged in the operation of exhibition, exposition, convention, conference and like meeting facilities that may include food preparation or catering facilities on-site.
X				**Office Equipment Repair** An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
X				**Parking Facility** An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.
X	X			**Personal Grooming Services** An establishment providing human personal grooming services including, but not limited to, cutting and styling men's hair, shaving and trimming beards, women's hairdressing/styling, facials, manicures and other related services.
X	X			**Pet Services** Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.
X	X			**Photographic Service** An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

A	B	C	D	
X	X			**Real Estate Agency** An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.
X	X	X	X	**Real Estate Sales Office or Model Home Office** The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
X				**Security Systems Services** Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.
X				**Shoe Repair** A place of business primarily engaged in repairing footwear.
X				**Small Engine and Motor Repair** An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.
X				**Tailoring** An establishment primarily engaged in making and selling men's and women's clothing to individual order.
X				**Tanning Salons** Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.
				Taxidermist One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.
X				**Travel Agency** An agency engaged in selling and arranging personal transportation and accommodations for travelers.
X				**Upholstery Service** An establishment offering reupholstery and repair services and specific upholstery materials for sale.
X	X			**Veterinary Service (Indoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.
X	X			**Veterinary Service (Outdoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where some services may be performed or provided outdoors.

RETAIL AND WHOLESALE TRADE

A	B	C	D	
X	X			**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to th principal retail or wholesale trade use on the same lot.
X				**Agricultural Sale Barn** A facility where a livestock auction market is conducted and may include agricultur products or equipment sold on a consignment basis.
X				**Agricultural Supply** An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seed and other farm supplies, and non-mechanized equipment.
X				**Apparel Shop** An establishment involved in selling clothing and clothing accessories.
X				**Appliance Sales** Establishments involved in selling instruments or devices designed for a particular use such as stoves, fans or refrigerators, that are operated by gas or electric current.
X				**Audio/Video Store** An establishment primarily engaged in the rental or retail sale of prerecorded audi and/or video performances.
X				**Automotive Sales** Establishments primarily engaged in the retail sale of new and used automobiles noncommercial trucks, motor homes or recreational vehicles, including incidental storage maintenance and servicing.
X				**Automotive Supply** An establishment primarily engaged in the retail sale of automotive parts, tires, anc accessories.
X				**Bakery (Retail)** An establishment primarily engaged in the production and/or retail sale of baken products.
X				**Bakery (Wholesale)** An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.
X				**Bookstore** A place of business where books and magazines are the main items offered for sale.
X				**Building Materials** Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.
X				**Cabinet Sales** Establishments primarily engaged in selling cabinets, none of which are made on the premises.

A	B	C	D	
X				**Camera and Photographic Supply** An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.
X				**Confectionery** An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.
X				**Convenience Store** Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.
X				**Department Store** A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.
X				**Drapery Sales** Places of business where draperies are the main product offered for sale.
X				**Drugstore** An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.
X				**Electronic Devices** Establishments primarily engaged in the retail sale of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work
				Fertilizer Sales (Bulk) Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.
				Fertilizer Sales (Packaged) Establishments involved in the sale of packaged fertilizer and fertilizer materials.
X				**Florist (Retail)** An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.
X				**Florist (Wholesale)** An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.
				Farmers Market An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

A	B	C	D	
X				**Flooring, General Sales** Places of business where floor coverings or hard wood flooring are the main products offered for sale.
X				**Furniture Sales** Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.
X				**Gallery** An establishment primarily engaged in displaying and selling artistic work to the general public.
X				**Garden Centers** Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.
X				**Gift Shop** An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.
X				**Grocery Store** A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.
X				**Handicrafts** Places of business that sell articles fashioned by those engaged in handicrafts.
X				**Hardware** An establishment primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.
				Heavy Machinery Sales Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
X				**Hobby, Toy, and Game Shops** Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
X				**Home Improvement Center** An establishment with greater than 30,000 square feet of gross floor area that is primarily engaged in the retail sale to the general public of various basic hardware lines (such as tools, builders hardware, paint and glass, and garden supplies), household goods, durable household goods (appliances and residential lawn care equipment), electronic equipment, household animal supplies, nursery products, etc. Examples of this include: Lowe's, Menard's and Home Depot.
X				**Housewares and Home Furnishings** Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

A	B	C	D	
				Industrial Supplies Establishments primarily engaged in marketing industrial supplies, such as bearing boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
X				**Jewelry** An establishment primarily engaged in selling any combinations of lines of jewelry, su as diamonds and other precious stones mounted in precious metals such as ring bracelets and brooches; sterling and plated silverware; and watches and clocks.
X				**Leather Goods and Luggage Stores** Establishments primarily engaged in the retail sale of luggage, trunks, and leather good except clothing.
X				**Liquor Store** An establishment primarily engaged in the retail sale of packaged alcoholic beverage such as ale, beer, wine and whiskey, for off-premises consumption.
				Marine Supply An establishment primarily engaged in the retail sale of motorboats and other watercra marine supplies, and outboard motors, including incidental storage.
				Manufactured Housing Sales Establishments primarily engaged in the retail sale of new and used mobile homes, ne manufactured houses, and new modular homes, including incidental storage.
X				**Meat Market** A place of business where fresh, frozen or cured meats are sold and where no anima are butchered on the premises.
X				**Motorcycle Sales** Establishments primarily engaged in the retail sale of new and used motorcycles, mot scooters, and personal watercraft, including incidental storage, maintenance an servicing.
X				**Music Store** An establishment primarily engaged in selling musical instruments, phonograph record compact discs, tapes, sheet music and similar musical supplies.
X				**Office Supplies** Places of business where stationer and office supplies, such as envelopes, typewrit and mimeograph paper, file cards and folders, pens and pencils, and so forth, in additio to customary office equipment are offered for sale or lease. These businesses may als include repair and service for equipment sold or leased.
X				**Optical Goods** Establishments involved in selling visual devices or products.
X				**Pet Shop** A place of business where domestic animals, and products for the health and care domestic animals, are sold.
X				**Petroleum Products** An establishment primarily engaged in the retail sale of petroleum products, such as fu oil and kerosene, from bulk liquid storage facilities.

A	B	C	D	
X				**Restaurant** An establishment engaged in the retail sale of prepared food and drinks for consumptior on the premises or for carry-out. This use may include the retail sale of individua servings of alcoholic beverages for consumption on the premises only.
X				**Restaurant (Drive-In)** An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.
X				**Sporting Goods** Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.
X				**Tavern** A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.
X				**Tobacco Shops, Specialty** Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.
X				**Used Merchandise (Antiques)** A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.
X				**Used Merchandise (Flea Market)** An open-air market for secondhand articles and antiques.
				Used Merchandise (General) A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

AUTOMOTIVE AND TRANSPORTATION SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to th principal automotive or transportation service use on the same lot.
				Automotive Paint Shop An establishment primarily engaged in automotive painting and refinishing.
X				**Automotive Rentals** Establishments involved in renting passenger cars, noncommercial trucks, motor home or recreational vehicles, including incidental parking and servicing of vehicles availabl for rent.
X				**Automotive/Boat Repair/Service Shop** An establishment primarily engaged in general or specialized automotive, motorcycle, c watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing an like services.
X				**Automotive Tire Sales/Repair** An establishment primarily engaged in the retail sale and repair of automotive tires.
				Bus Terminal A facility designed to accommodate passengers who arrive and depart on commercia buses, which may include management offices, bus parking or storage areas an personal services for passengers.
X				**Car Wash** An area or structure equipped with automatic or self-service facilities for washin automobiles.
				Cold Storage Facility A facility designed for storing perishable goods in a cold place.
X				**Gasoline Service Station** An establishment primarily engaged in selling gasoline and lubricating oils and which ma sell other incidental merchandise or perform minor repair work.
				Grain Elevator A building for buying, selling, storing, discharging and sometimes processing grain.
X				**Refueling Center** An establishment engaged in selling automotive fuel only. Such an establishment may be affiliated with a shopping center anchor tenant.
				Taxicab Base Facility An establishment primarily engaged in furnishing passenger transportation by automobiles not operated on regular schedules.
				Transfer or Storage Terminal An establishment primarily engaged in furnishing local and long distance trucking and storage services, including parking and storage areas for vehicles used in the operatior of the terminal.

Trucking Terminal

A terminal facility used by property-carrying motor vehicles, which may include associated office space and truck maintenance facilities.

Wrecker Service

A service for towing wrecked or disabled automobiles or freeing stalled automobiles.

AMUSEMENT AND RECREATIONAL SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal amusement or recreational use on the same lot.
				Amphitheater An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.
				Club or Lodge A use providing meeting, recreational or social facilities for a private or nonprofit association, primarily for use by members and guests.
				Park and Recreational Services, For Profit Commercially-operated, for-profit, park and recreational uses which may include: • establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and picnic grounds;
	X	X	X	• sports and recreation clubs which are restricted to use by members and their guests, including country, golf, tennis, yacht, swimming pools and amateur sports and recreation clubs;
X	X			• physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.
	X	X	X	**Park and Recreational Services, Not For Profit** Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
	X	X	X	**Private Recreational Facility** A recreational facility for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood, including both indoor and outdoor facilities and privately-owned golf courses open to the public.
				Resorts A facility for temporary guests where the primary attraction is generally recreational features or activities.
				Theater, Indoor A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.
				Transient Amusement Enterprises Carnivals, circuses or other similar transient amusement enterprises.

MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal manufacturing, mining, construction, or industrial use on the same lot.
				Apparel An establishment primarily engaged in manufacturing clothing and clothing accessories.
				Appliance Assembly An establishment primarily engaged in manufacturing instruments or devices for a particular use, such as stoves, fans or refrigerators, that are operated by gas or electric current.
				Beverage Products Establishments primarily engaged in manufacturing beverages, beverage bases and beverage syrups.
				Bottling Machinery An establishment primarily engaged in manufacturing machinery for use by the food products and beverage manufacturing industries in washing, sterilizing, filling, capping, labeling, and so forth, of food and beverage products; and parts and attachments for the machinery.
				Cans and Metal Containers Establishments primarily engaged in manufacturing metal cans and metal shipping containers such as barrels drums, kegs, and pails, from purchased materials.
				Cement Products A use engaged in processing and manufacturing materials or products predominantly from cement.
				Commercial Printing Establishments primarily engaged in letterpress and screen commercial or job printing, including flexography; in printing by the lithographic process, in engraving and plate printing; in gravure printing; or in printing newspapers, periodicals, books, greeting cards, and so forth.
X	X	X	X	**Construction Trailer** The temporary use of a mobile home, or similar structure, as a construction office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
				Cut Stone and Stone Products Establishments primarily engaged in cutting, shaping and finishing marble, granite, slate and other stone for building and miscellaneous uses.
				Dairy Products Establishments primarily engaged in manufacturing creamery butter, natural cheese, condensed and evaporated milk, ice cream, and frozen desserts, and special dairy products, such as processed cheese and malted milk; and processing (pasteurizing, homogenizing, vitaminizing, bottling) fluid milk and cream, and related products, for wholesale or retail distribution.

Electronic Devices and Instruments
Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.

Engineering and Scientific Instruments
Establishments involved in manufacturing instruments used in engineering and scientific procedures.

Farm Machinery and Equipment
Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.

Food Products
Establishments involved in manufacturing or processing food products.

Furniture
An establishment involved in manufacturing, repairing and/or refinishing furniture.

General Contractor
An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.

Glass and Glassware
Establishments primarily engaged in manufacturing glass and glassware, pressed, blown or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.

Grain Mill Products
Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.

Hard Surface Floor Coverings
Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.

Heavy Machinery Service and Repair
Establishments primarily engaged in servicing and repairing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.

Jewelry Products
Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.

Kennel
An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small domesticated household pets (not farm animals) where the entire operation is confined inside a building.

Laboratories

Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.

Leather Goods

Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.

Machine Assembly

An establishment involved in manufacturing and assembling machinery.

Machine Shop

A workshop in which materials are machined to size and assembled.

Metalworking Machinery

An establishment involved in manufacturing machinery to be used for shaping objects out of metal.

Mineral Extraction

The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.

Musical Instruments

Establishments primarily engaged in manufacturing pianos, with or without player attachments; organs; other musical instruments; and parts and accessories for musical instruments. Such establishments may also provide repair services.

Office and Computer Equipment

Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.

Optical Instruments and Lenses

Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.

Paper Products

Establishments involved in manufacturing products from paper, paperboard, cardboard or other similar materials, such as envelopes, paper bags, file folders, stationery, wrapping paper, boxes and so forth, and where no paper, paperboard, cardboard or other similar materials, are produced on the premises.

Petroleum Products, Bulk Storage

Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.

Pharmaceuticals

Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

establishments are finished in the form intended for final consumption, such as ampuls, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions. Products of this industry consist of two important lines: pharmaceutical preparations promoted primarily to the dental, medical or veterinary professions; and pharmaceutical preparations promoted primarily to the public.

Boat Building

Establishments primarily engaged in building all types of boats, including converting and altering boats.

Signs and Advertising Displays

Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties.

Stamping, Metal and Automotive

Establishments primarily engaged in manufacturing metal stampings and spun products, including porcelain enameled products such as household appliance housings and parts (cooking and kitchen utensils) and establishments primarily engaged in manufacturing automotive stampings, such as body parts, hubs, and trim.

Structural Steel Fabrication

Establishments primarily engaged in fabricating iron and steel or other metal for structural purposes, such as bridges and buildings.

Warehousing and Distribution Activities

Establishments involved in storing, stocking or distributing non-liquid merchandise or commodities.

Watches and Clocks

Establishments primarily engaged in manufacturing watches, watch cases, clocks, mechanisms for clockwork operated devices and clock and watch parts, including those engaged in assembling watched and clocks from purchased movements and cases.

Welding

Establishments primarily engaged in manufacturing welding equipment, electric welding apparatus and accessories.

Wood Products

Establishments primarily engaged in manufacturing wood products from purchased wood.

EXHIBIT 13

Development and Architectural Standards – Employment District

I. Lots:

1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 2,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

II. Buildings:

1) Maximum Building Height: Thirty-five (35) feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

a. The exterior of all Buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a

depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. General:

1) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.

2) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

EXHIBIT 14

Development and Architectural Standards – Mixed Use District

I. Lots:

1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 1,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.

II. Non-Residential Buildings:

1) Maximum Building Height: Thirty-Five (35) Feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

7) In no case shall the rear of a non-residential building face Spring Mill Road.

III. Residences:

1) Attached Residences: The following shall replace and supersede the DPR Provisions pertaining to Attached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles are allowed.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

i. The rear elevation of any building containing attached single family residences which are reasonably visible from Spring Mill Road shall not be parallel or substantially parallel to Spring Mill Road.

2) Detached Residences: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone) excluding windows and doors.

b. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited..

c. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

d. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

e. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

f. Detached garages shall be allowed.

g. In addition, Builders shall pick at least two (2) of the following items:

i) Dormers.

ii) Reverse gable or hip roof.

iii) Covered front porch (min. 16 SF and min. 8 feet deep).

iv) Decorative door surround, trim molding, or header.

v) Garage bump-out (min. 2 feet).

vi) Dimensional shingles.

vii) Accent siding, decorative vents, or accents in gable peak or face.

viii) Shutters on all operable windows.

ix) Keystone or decorative brick or wood surround on one or more windows or doors.

x) Bay or "boxed-out" window.

xi) Decorative porch railing.

xii) Decorative columns.

xiii) Decorative trim molding at gutter height.

xiv) Brick full height of front facade including gables.

xv) Brick wainscot around sides and rear elevations.

xvi) Additional wall mounted exterior lights, or post mounted decorative yard lights as approved by covenants.

xvii) Decorative garage door.

EXHIBIT 15

Development and Architectural Standards – Urban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 40 Feet; provided, however, that greater than or equal to fifty (50) percent of all residential lots shall be greater than or equal to fifty (50) feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 2,400 Square Feet

6) Front Setback: 15 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.

II. Non-Residential Buildings:

1) Maximum Building Height: Forty-five (45) feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: the following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

c. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences:

1) Attached Residence: The following shall replace and supersede the DP provisions pertaining to Attached Residences:

a. Front elevations shall be at least 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles or Standing Seam metal roof.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed.

i. Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

2) Detached Residence: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

b. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

c. All vinyl siding shall be a minimum (0.044) ASTM D3679 Class I.

d. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

e. Minimum one (1) car garage.

f. Roofs shall extend with a minimum of eight (8) inches on all sides of the home.

g. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

h. Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

i. Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include two (2) of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include three (3) of the following on the Facade:

   i) Dormers.

   ii) Reverse gable or hip roof.

   iii) Covered front porch (min. 16 SF and min. 6 feet deep).

   iv) Garage plan change of at least two (2) feet.

   v) Side load or "courtyard garage".

vi) Shutters on all applicable windows, or decorative front door surround, trim, or transoms, or decorative garage doors.

vii) Bay or "box out" window.

viii) Brick full height of Façade.

k. Side elevations which face internal streets on corner lots and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

i) Two (2) windows with shutters.

ii) One (1) bay or "box out" window.

iii) Brick wainscot at least three (3) feet high.

iv) Additional landscaping, including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

EXHIBIT 16

Development and Architectural Standards – Suburban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street or Private Street, and may have one (1) access from the front, side, or rear yard.

2) Minimum Lot Width at building line: 60 Feet; provided, however, that if all of the Residences within the Suburban Residential District are not Empty-Nester Residences, then at least 50% of the Lots in the Suburban Residential District shall be a minimum of 80 feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 6,000 Square Feet

6) Front Setback: 20 Feet; provided, however, that for Residences with a side or rear-loaded garage, the front yard set back shall be 10 feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between buildings shall be 10 Feet.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Spring Mill Road, 169th Street, or 161st Street.

II. Non-Residential Buildings:

1) Maximum Building Height: 30 Feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences: The following shall replace and supersede the DP provisions pertaining to Residences:

1) Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

2) Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

3) Vinyl siding is allowed and shall be a minimum (0.044) ASTM D3679 Class I.

4) Minimum two (2) car garage.

5) Roofs shall extend with overhands a minimum of eight (8) inches on all sides of the home.

6) Detached garages shall be allowed.

7) Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

8) No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

9) Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

10) Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Facade must include 2 of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include three (3) of the following on the Facade:

a. Dormers

b. Reverse gable or hip roof

c. Covered front porch (minimum sixteen (16) square feet and minimum six (6) feet deep)

d. Garage plan change of at least two (2) feet

e. Side load or "courtyard garage"

f. Shutters on all applicable windows, or decorative front door surround, trim on transoms, or decorative garage doors

g. Bay or "box out" window

h. Brick full height of Façade

12. Side elevations which face internal streets on corner lots, and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

a. Two (2) windows with shutters

b. One (1) bay or "box out" window

c. Brick wainscot at least three (3) feet high

d. Additional landscaping including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

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WC 16.06.010 - General Landscaping Provisions

A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent

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This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative

describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions – If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

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

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-1*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-1*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Industrial *OI*	15	40	40	40	40	40	40	15	15	-

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

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

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

A. Interior Parking Lot Landscaping

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

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

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

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

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

      1.) the parking lot is located within a required yard; or

      2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

   b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

16.06.080 - 01
Plant Characteristics Tables

The physical and environmental characteristics for a number of landscape plants are given here. Unless otherwise noted, plants on this list are hardy in Central Indiana, tolerant of the built environment, easily maintained, and commercially available. Other suitable plants may be commercially available as new cultivars are developed.

The tables are arranged by plant size (largest to smallest), and they specify the following characteristics:

- Evergreen Plant – useful if you want year-round interest or if you need a screen to block a view.
- Average Spread – denotes the average diameter of a plant's foliage so that you will have some idea of the mature size of a plant.
- Growth Rate – denotes the speed at which a plant will grow given typical growing conditions. (Slow = 12" or less in one year. Moderate = 12"-24" in one year. Fast = more than 24" in one year.)
- Density – denotes how easy it is to see through a plant's foliage.
- Form – denotes the shape of the plant's foliage and limbs.
- Sunlight Requirement – denotes the amount of sunlight required by a plant.
- Soil Moisture Requirement – denotes the amount of soil moisture required by a plant. (Wet = 9"-12" of water available in the soil. Moderate = 6"-9" of water available in the soil. Dry = 3"-6" of water available in the soil.)
- Comments – lists any special attributes and/or requirements for a plant. It also lists available and proven cultivars.

Plant Characteristics

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer platanoides Norway Maple	N	30' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to establish turfgrass or ground covers underneath. Maples tend to produce surface roots.
Acer Rubrum Red or Swamp Maple	N	40' to 50'	Moderate	Dense	Oval	Partial shade to full sun	Moderate	Good cultivars for Westfield include "October Glory" and "Red Sunset"
Acer Saccharum Sugar Maple	N	50' to 60'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to maintain turfgrass. Intolerant of deicing salts. Produces surface roots.
Catalpa Speciosa Northern Catalpa	N	20' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Showy white flower in early summer. Better for large scale situations because of leaf and fruit litter.
Celtis laevigata Sugar Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate to wet	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Smaller leaves than *C. occidentalis*. Adapted to wet sites.
Celtis occidentalis Common Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Leaf galls are common but do not damage plant.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cercidiphyllum japonicum Katsura Tree	N	30' to 50'	Moderate	Moderate	Oval to Columnar	Partial shade to full sun	Moderate	Foliage is reddish purple. In fall, the leaves change to apricot-yellow.
Chamaecyparis pisifera Sawara False Cypress	Y	10' to 20'	Slow To Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from wind.
Fagus spp. Beech	N	35' to 45'	Slow	Dense to Moderate	Rounded	Full sun	Moderate	Intolerant of soil disturbance and compaction.
Fraxinus americana White Ash	N	40' to 60'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Dark green foliage that turns yellowish in autumn with a slight purple tint.
Fraxinus Quadrangulata Blue Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Fraxinus pennsylvanica Green Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Ginkgo biloba Ginkgo or Maidenhair Tree	N	30' to 50'	Slow	Moderate	Pyramidal To Rounded	Full sun	Moderate	Beautiful yellow fall color. Select only male cultivars.
Gleditsia triacanthos Honeylocust	N	30' to 40'	Fast	Light	Oval	Full sun	Moderate	Light shade of small leaves enables grass to grow beneath.
Gymnocladus dioicus Kentucky coffeetree	N	40' to 50'	Moderate	Moderate	Oval	Full sun	Moderate	Attractive bark. Better for large scale situations because of fruit litter.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Larix spp. Larch	N	25' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate	Needle-like foliage turns yellow and falls off in autumn. Susceptible to pests.
Liquidambar styraciflua Sweet Gum	N	40' to 50'	Moderate	Moderate	Pyramidal to Oval	Full sun	Moderate	Star-shaped foliage turns yellow to red to bronze in autumn. Fruit can be a safety hazard.
Liriodendron tulipifera Tulip Tree or Yellow Poplar	N	35' to 50'	Moderate to Fast	Moderate	Oval	Full sun	Moderate	Yellow, green and orange tulip-shaped flowers bloom in mid-spring.
Nyssa sylvatica Sour Gum or Black Gum	N	20' to 30'	Slow to Moderate	Dense	Pyramidal to Oval	Full sun	Wet to Moderate	Beautiful and consistent fall color: yellow to orange to scarlet to purple.
Picea abies Norway Spruce	Y	25' to 30'	Fast	Dense	Pyramidal	Full sun	Moderate	
Platanus occidentalis American planetree or Sycamore	N	60' to 80'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Best for large scale or wet situations. Produces lots of leaf litter.
Pseudotsuga mensiezii Douglas Fir	Y	12' to 20'	Moderate	Very Dense	Pyramidal	Full sun	Moderate	
Quercus alba White Oak	N	40' to 60'	Slow	Dense	Rounded	Full sun	Moderate	

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Quercus imbricaria Shingle Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Quercus macrocarpa Bur Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	Huge tree at maturity.
Quercus montana Chestnut Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Taxodium distichum Baldcypress	N	20' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate to Dry	
Tilia americana Basswood or American Linden	N	40' to 60'	Moderate	Dense	Oval	Full sun	Moderate	Sometimes infested with aphids which drop sap on cars.
Tilia tomentosa Silver Linden	N	30' to 50'	Moderate	Dense	Oval to Rounded	Full sun	Moderate	
Zelkova serrata Japanese zelkova	N	40' to 70'	Moderate	Moderate	Vase-shaped	Full sun	Moderate	

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Abies concolor White Fir	Y	15' to 30'	Slow	Very Dense	Pyramidal	Partial shade to Full sun	Moderate	Needles are bluish or grayish green. Best in large areas to allow plant development.
Acer campestre Hedge Maple	N	25' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Aesculus x carnea Red Horse Chestnut	N	30' to 40'	Moderate	Dense	Rounded	Full sun	Moderate	Dark green foliage with pink/red flowers in late spring.
Aesculus glabra Ohio Buckeye	N	20' to 30'	Slow to Moderate	Dense	Oval to Rounded	Full sun	Moderate	Subject to leaf spot diseases with a wet spring.
Aesculus hippocastanum Common Horse Chestnut	N	40' to 70'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dark green foliage with white flowers in mid spring

Betula nigra River Birch	N	40' to 60'	Moderate	Moderate	Oval to Rounded	Partial shade to full sun	Wet to moderate	Reddish brown to pale tan bark that peels off in thin layers; single stem or clump
Carpinus betulus European hornbeam	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Carpinus caroliniana American hornbeam or Ironwood	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Chamaecyparis lawsoiana Lawson False Cypress	Y	10' to 25'	Slow to Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Chamaecyparis obtusa Hinoki False Cypress	Y	10' to 20'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.
Chionanthus virginicus Fringetree	N	12' to 20'	Slow	Moderate	Spreading	Partial shade to full sun	Wet to moderate	White, fringe-like flowers in spring.
Cladrasis lutea (kentukea) Yellowwood	N	40' to 50'	Moderate	Dense	Vase-shaped	Full sun	Moderate	White, fragrant flowers in June.

Diospyros virginiana Common Persimmon	N	20' to 30'	Slow to Moderate	Dense	Oval	Full sun	Moderate	Fruits edible but messy.
Koelreuteria paniculata Golden Rain Tree	N	30' to 40'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Yellow flowers in 8-14" clusters in summer.
Maackia amurensis Amur maackia	N	20' to 30'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Shiny copper brown bark, peeling with maturity.
Ostrya virginiana Hop Hornbeam or Ironwood	N	20' to 35'	Slow to Moderate	Dense	Oval	Partial shade to Full sun	Moderate	Medium to dark green foliage turns yellow in autumn. Bark attractive year round.
Phellodendron amurense Amur Corktree	N	30' to 45'	Moderate	Moderate	Spreading to Irregular	Full sun	Moderate	Attractive "corky" bark. Open, picturesque branching habit.
Picea omorika Serbian Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Narrow pyramidal canopy with dark green and light green needles.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Picea pungens Colorado Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Gray-green to blue-green foliage.
Pinus sylvestris Scotch Pine	Y	30' to 40'	Moderate	Moderate	Pyramidal	Full sun	Moderate	
Pyrus Calleryana Callery Pear	N	20' to 35'	Fast	Dense	Oval	Full sun	Moderate	Avoid "Bradford" due to structural flaws. Consider "Aristocrat" or "Cleveland"
Sophora japonica Japanese Pagoda or Chinese Scholar	N	40' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	
Tsuga canadensis Canada hemlock	Y	25' to 35'	Moderate	Very Dense	Pyramidal	Partial shade to full sun	Moderate	Protect from sweeping winds.
Ulmus parvifolia Lacebark Elm	N	40'	Moderate	Moderate	Rounded	Full sun	Moderate	Beautiful mottled bark.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer ginnala Amur Maple	N	15' to 25'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	Single stem or clump. Fragrant spring flowers. Scarlet fall foliage.
Acer palmatum Japanese Maple	N	15' to 25'	Slow	Dense	Rounded to Spreading	Partial shade to Full sun	Moderate	Protect from full sun and wind.
Acer Tataricum Tatarian Maple	N	30' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Alnus glutinosa European or Black Alder	N	20' to 30'	Moderate	Dense	Oval to Pyramidal	Full sun	Wet to Moderate	
Amelanchier sp. Serviceberry, Juneberry or Shadblow	N	15' to 30'	Moderate	Moderate	Rounded to Spreading	Full sun to partial shade	Moderate	Single stem or clump. Orange to red fall foliage.
Cercis canadensis Eastern Redbud	N	25' to 35'	Slow to Moderate	Moderate	Rounded to Irregular	Partial shade to Full sun	Moderate	Pink flowers in April. Good clear yellow fall foliage.
Cornus florida Flowering Dogwood	N	30' to 40'	Slow to Moderate	Dense	Rounded to Irregular	Partial shade	Moderate	Beautiful white/pink red flowers in spring. Does not tolerate dry, exposed, and sunny conditions. Plant in a partially shaded and protected area, and mulch around trunk.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cotinus coggygria Smoke Tree	N	10' to 15'	Slow	Dense	Rounded	Full sun	Moderate	Red to purple fall foliage. Weak-wooded. Plant where protected from wind.
Crataegus crus-galli Cockspur Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded to Spreading	Full sun	Moderate to Dry	Thorns may present a hazard.
Crategus phaenopyrum Washington Hawthorn	N	20' to 25'	Slow	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Crataegus viridis Green Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Magnolia x loebneri Loebner Magnolia	N	25' to 35'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.
Magnolia x soulangiana Saucer Magnolia	N	20' to 30'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white to pink flowers in spring.
Magnolia stellata Star Magnolia	N	10' to 15'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Malus cultivars Crabapple	N	15' to 25'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Choose disease-resistant varieties.
Malus sargentii Sargent Crabapple	N	6' to 8'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Very small tree. Height rarely exceeds 8'.
Prunus x blireiana Purple-leaved Plum	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles and other pests.
Prunus serrulata Japanese Flowering Cherry	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles, borers, and other diseases.
Syringa reticulata Japanese Tree Lilac	N	15' to 25'	Slow	Dense	Rounded to Oval	Full sun	Moderate	Large, lilac-shaped flowers in July. Cherry-like bark.

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis spp. And cultivars Witchhazel	N	15' to 20'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Unusual flowers in February or October. Orange to scarlet fall foliage.
Viburnum lantana Wayfaring Tree	N	10' to 15'	Slow to Moderate	Dense	Rounded to Oval	Full sun	Moderate to Dry	White flowers in May. Red fruits in summer. Little fall color.
Viburnum prunifolium Black Haw	N	8' to 12'	Slow to Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	Plant for which the "Hawpatch" area was named. Single stem or clump form.
Viburnum sieboldii Siebold Viburnum	N	10' to 15'	Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	White flowers in spring. Red fruits in summer.
Juniperus communis Common Juniper	Y	8' to 12'	Slow	Very Dense	Spreading to Columnar	Full sun	Moderate to Dry	
Juniperus scopulorum Rocky Mountain Juniper or Western Red Cedar	Y	8' to 15'	Slow	Dense	Pyramidal	Full sun	Moderate to Dry	
Lindera benzoin Spicebush	N	6' to 12'	Slow to Medium	Moderate	Upright to Rounded	Full to partial shade	Moderate to Wet	Small, extremely fragrant flowers in April. Yellow fall foliage.
Taxus cuspidata Japanese Yew	Y	15' to 50'	Slow	Very Dense	Pyramidal to Rounded	Partial Shade	Moderate	
Taxus x media Anglo-Japanese Yew	Y	15' to 30'	Slow	Very Dense	Rounded to Spreading	Partial Shade	Moderate	

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Thuja occidentalis American or Eastern Arborvitae, White Cedar	Y	10' to 15'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Use "Emerald", "Techny" or "Holmstrup" to limit height without trimming

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acanthopanax sieboldianus Fiveleaf Aralia	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate to Dry	Greenish-white flowers in June and July. Black berries.
Calycanthus Floridus Sweetshrub	N	6' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Red-brown, extremely fragrant flowers throughout summer.
Cornus alba Tatarian Dogwood	N	5' to 10'	Fast	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May-June.
Cornus mas Cornelian Cherry	N	15' to 20'	Slow	Dense	Rounded	Full sun	Moderate	Small yellow flowers February-March. Large red berries.
Cornus racemosa Grey Dogwood	N	6' to 8'	Moderate to Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Purple fall foliage.
Cornus sericea Red Osier Dogwood	N	10' to 15'	Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Orange to purple fall foliage. Bright red twigs.
Elaeagnus umbellata Autumn Olive	N	12' to 18'	Moderate to Fast	Dense	Spreading	Full sun	Moderate to Dry	Best for sites where nothing else will grow. Can become invasive.
Euonymus alatus Burning Bush	N	15' to 20'	Slow	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Subject to spider mites when plant is adjacent to asphalt. Compactus" is slow-growing cultivar.
Forsythia x intermedia Border Forsythia	N	10' to 12'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	Yellow flowers in spring.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis vernalis Vernal Witchhazel	N	8' to 12'	Moderate	Moderate	Rounded to Spreading	Partial Shade to full sun	Moderate	Yellow-red flowers February. Yellow fall foliage.
Hibiscus syriacus Rose-of-Sharon	N	8' to 15'	Moderate	Moderate	Upright	Full sun	Moderate	Susceptible to Japanese beetles and other diseases.
Hydrangea quercifolia Oak Leaf Hydrangea	N	4' to 8'	Slow to Moderate	Moderate	Upright to Irregular	Full shade to full sun	Wet to Moderate	White flowers June-July. Orange, red, or purple fall foliage.
Ilex verticillata Winterberry	N	6' to 10'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Wet to Moderate	Very high wildlife value. Numerous species eat the fruit.
Kolkwitzia amabilis Beautybush	N	9' to 12'	Moderate to Fast	Dense	Upright to Rounded	Full sun	Moderate	Pink flowers May-June. Pinkish brown fruit.
Philadelphus coronarius Sweet Mockorange	N	10' to 12'	Fast	Dense	Rounded	Partial shade to full sun	Moderate	White, extremely fragrant flowers May-June.
Prunus x cistena Purpleleaf Sand Cherry	N	10' to 15'	Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles.
Spirea prunifolia Bridalwreath Spirea	N	6' to 8'	Fast	Moderate	Upright to Spreading	Full sun	Moderate	White flowers in early summer.
Syringa vulgaris Common Lilac	N	10' to 20'	Moderate	Moderate	Upright to Spreading	Full sun	Moderate	Susceptible to borers and mildew.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Viburnum x burkwoodii Burkwood Viburnum	N	5' to 7'	Slow to Moderate	Dense	Rounded	Full shade to full sun	Moderate	Susceptible to Japanese beetles. White, fragrant flowers in spring. Red fruit.
Viburnum dentatum Arrowwood	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate	White flowers May-June. Blue-black berries. Purple fall foliage.
Viburnum dilatatum Linden Viburnum	N	6' to 10'	Slow to Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May. Red fruit. Yellow, orange, red fall foliage.
Viburnum farreri Fragrant Viburnum	N	8' to 12'	Moderate	Dense	Upright to Irregular	Full sun	Moderate	White, fragrant flowers April. Yellow fruit.
Viburnum x juddii Judd Viburnum	N	6' to 8'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum opulus European Cranberry Bush	N	10' to 15'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum plicatum Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red to black fruit. Purple red fall foliage.
Viburnum x rhtidophylloides Lantanaphyllum Viburnum	N	8' to 10'	Moderate	Moderate	Upright to Rounded	Partial shade	Moderate	"Willowwood" White flowers May. Red to black fruit. Purple fall foliage.

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Vitex agnus-castus Chaste Tree	N	3' to 5'	Fast	Moderate	Upright	Partial shade to full sun	Moderate	Grows tree-sized in the south. Our winter, however, keeps the plant shrub-sized. Large, fragrant, lilac flowers in summer.
Weigela florida Old-Fashioned Weigela	N	9' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Deep rose pink flowers May-June. Needs pruning to remain attractive.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Buxus microphylla Littleleaf Boxwood	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	
Chamaecyparis obtusa "Nana" Hinoki False Cypress	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	Protect from the wind.
Cotoneaster apiculatus Cranberry Cotoneaster	N	3' to 6'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Cotoneaster horizontalis Rockspray Cotoneaster	N	5' to 8'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Fothergilla gardenii Dwarf Fothergilla	N	3' to 4'	Slow	Moderate	Rounded	Partial shade to full sun	Moderate	Cream colored flowers in April. Yellow, orange, and crimson fall foliage.
Ilex glabra "Compacta" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
Juniperus chinensis "Pfitzerana Compacta" Nick's Compact Juniper	Y	6' to 10'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Juniperus chinensis "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus communis Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus conferta Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
Juniperus procumbens Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
Juniperus sabina Savin Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Arcadia" "Broadmoor" "Skandia" "Tamariscifolia"
Potentilla fruticosa Bush Cinquefoil	N	2' to 5'	Slow	Moderate	Upright to Rounded	Full sun	Moderate	Cultivars: "Abbotswood" "Goldfinger" "Moonlight" "Primrose Beauty" "Red Ace" "Tangerine"
Spirea x bumalda "Anthony Waterer" Anthony Waterer Spirea	N	4' to 5'	Fast	Moderate	Rounded	Full sun	Moderate	Pink flowers June-August. Yellowish fall foliage.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Symphoricarpos x chenaultii Chenault Coralberry	N	3' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pinkish-white flowers June-July. Pink fruit.
Taxus baccata "Repandens" Dwarf English Yew	Y	10' to 12'	Slow	Very Dense	Spreading	Partial shade	Moderate	
Tsuga canadensis dwarf cultivars Dwarf Canada Hemlock	Y	5' to 8'	Slow	Dense	Spreading	Partial shade	Moderate	Cultivars: "Nana" "Brandley"
Yucca filamentosa Yucca or Adam's Needle	Y	2' to 5'	Moderate	Open	Upright	Full sun	Moderate to dry	6' high white flower stalks in summer. Foliage resembles that of Iris.

Ground Covers (Less Than 1½ Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hedera helix "Thorndale" Baltic or Thorndale English Ivy	Y	3' to 7'	Fast	Dense	Spreading	Partial shade to full shade	Moderate	
Hosta spp and cultivars Plantain Lily	N	1' to 5'	Fast	Moderate	Spreading	Partial Shade	Moderate	
Hypericum calycinum Aaronsbeard St. John's Wort	N	1' to 4'	Slow to Moderate	Dense	Spreading	Partial shade to full sun	Moderate	Tolerates dry soils. Bright yellow flowers in summer.
Juniperus horizontalis Creeping Juniper	Y	4' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to Dry	Cultivars: "Bar Harbor" "Douglasii" "Emerald Spreader" "Hughes" "Prince of Wales"
Liriope spicata Creeping Lilyturf of Liriope	Y	1' to 3'	Fast	Dense	Spreading	Full shade to full sun	Moderate	Purplish-white flowers.
Pachysandra terminalis Japanese Spurge	Y	1' to 3'	Slow	Dense	Spreading	Full to partial shade	Moderate	White flowers in spring.
Rosa Wichuraiana Memorial Rose	N	3' to 7'	Fast	Dense	Spreading	Full sun	Moderate	
Vinca minor Common Periwinkle	Y	1' to 3'	Moderate to Fast	Dense	Spreading	Full to partial shade	Moderate	Subject to fungal diseases if air circulation is poor.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Actinidia arguta Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
Akebia quintata Fiveleaf Akebia	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	
Campsis radicans Trumpet Creeper or Trumpetvine	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Celastrus scandens American Bittersweet	N		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Clematis Clematis	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	Scores of cultivars. Select only those that will survive in hardiness zone 5a.
Hedera helix English Ivy	Y		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	
Hydrangea anomala Climbing Hydrangea	N		Slow to Moderate	Moderate	Climbing Vine	Full shade to full sun	Moderate	White flowers in summer.
Lonicera Spp., hybrids and cultivars Vine Honeysuckle	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	All loniceras are very invasive.
Parthenocissus quinquefolia Virginia Creeper	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Parthenocissus tricuspidata Boston Ivy	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Polygonum aubertii China or silver Fleecevine	N		Fast	Dense	Climbing Vine	Full sun	Moderate to dry	
Wisteria Japanese or Chinese Wisteria	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large-scale situations where there is plenty of room for this plant to grow. Large clusters of lilac flowers.

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Plant Use Tables

The tables are arranged by plant size, (largest to smallest), and they indicate recommendations for the following uses:

- Screen – includes categories for screening plants up to 6' in height and over 6' in height.
- Parking Area – includes plant recommendations for both perimeter and interior parking area landscaping.
- Intersections – useful for choosing plants that will not interfere with traffic visibility at intersections.
- Under Utility Lines – denotes which plants are most appropriate for planting near overhead utility lines. Generally less than 25' tall.
- Street Tree – denotes which trees are most appropriate for planting along street frontages.
- Shade Tree – includes those trees which will produce the most shade.
- Specimen Tree – Tree species with unique qualities that make them suitable for individual viewing.

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer platanoides Norway Maple			✔	✔		✔	✔	✔
Acer rubrum Red or Swamp Maple			✔	✔		✔	✔	✔
Acer saccharum Sugar Maple			✔			✔	✔	✔
Catalpa speciosa Northern Catalpa							✔	✔
Celtis occidentalis Common Hackberry			✔	✔			✔	✔
Celtis laevigata Sugar Hackberry			✔	✔			✔	✔
Cercidiphyllum japonicum Katsura Tree			✔	✔			✔	✔
Chamaecyparis pisifera Sawara False Cypress		✔						✔
Fagus spp. Beech							✔	✔
Fraxnus spp. Ash			✔	✔		✔	✔	✔
Ginkgo biloba Ginkgo or Maidenhair Tree			✔	✔		✔	✔	✔
Gleditsia triacanthos Honeylocust			✔	✔		✔	✔	✔

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Gymnocladus dioicus Kentucky Coffeetree			✔	✔			✔	✔
Larix spp. Larch			✔	✔			✔	✔
Liquidambar styraciflua Sweet Gum							✔	✔
Nyssa sylvatica Sour Gum or Black Gum			✔	✔			✔	✔
Picea abies Norway Spruce		✔						✔
Plantanus occidentalis Planetree or Sycamore							✔	✔
Pseudotsuga mensiezii Douglas Fir		✔						✔
Quercus spp. Oak						✔	✔	✔
Taxodium distichum Bald Cypress		✔				✔		✔
Tilia spp. Linden			✔	✔		✔	✔	✔
Zelkova serrata Japanese Zelkova			✔	✔		✔	✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Abies concolor White Fir		✔						✔
Acer campestre Hedge Maple		✔	✔		✔	✔	✔	✔
Aesculus x carnea Red Horse Chestnut			✔	✔		✔	✔	✔
Aesculus glabra Ohio Buckeye					✔		✔	✔
Aesculus hippocastanum Common Horse chestnut			✔	✔		✔	✔	✔
Betula Birch			✔					✔
Carpinum betulus European Hornbeam			✔	✔		✔	✔	✔
Carpinus caroliniana American Hornbeam or Ironwood			✔		✔		✔	✔
Chamaecyparis lawsoniana Lawson False Cypress		✔				✔		✔
Chamaecyparis obtusa Hinoko False Cypress		✔						✔
Chionanthus virginicus Fringetree			✔		✔		✔	✔
Cladrastis lutea Yellowwood			✔				✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Diospyros virginiana Common Persimmon							✔	✔
Koelreuteria paniculata Golden Rain Tree			✔		✔		✔	✔
Maackia amurensis Amur Maackia			✔			✔	✔	✔
Ostrya virginiana Hop Hornbeam or Ironwood			✔	✔			✔	✔
Phellodendron amurense Amur Corktree			✔		✔		✔	✔
Picea ormorika Serbian Spruce		✔						✔
Picea Pungens Colorado Spruce		✔						✔
Pinus sylvestris Scotch Pine		✔						✔
Pyrus calleryana Callery Pear			✔	✔		✔	✔	✔
Sophora japonica Japanese Pagoda or Chinese Scholar Tree			✔	✔			✔	✔
Tsuga canadensis Canada Hemlock		✔						✔
Ulmus parvifolia Chinese Elm			✔	✔		✔	✔	✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer ginnala Amur Maple			✔	✔	✔			✔
Acer palmatum Japanese Maple								✔
Acer tataricum Tatarian Maple			✔	✔	✔	✔		✔
Alnus glutinosa European or Black Alder			✔	✔			✔	✔
Amenlanchier Serviceberry, Juneberry or Shadblow			✔					✔
Cercis canadensis Eastern Redbud					✔			✔
Cornus florida Flowering Dogwood					✔			✔
Cotinus coggygria Smoke Tree					✔			✔
Crataegus crus-galli Cockspur Hawthorn		✔			✔			✔
Crataegus phaenopyrum Washington Hawthorn			✔		✔			✔
Crataegus viridis Green Hawthorn			✔	✔	✔			✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Magnolia X loebneri Lebner Magnolia								✔
Magnolia X soulangiana Saucer Magnolia					✔			✔
Magnolia stellata Star Magnolia					✔			✔
Malus cultivars Crabapple					✔			✔
Malus sargentii Sargent Crabapple					✔			✔
Prunus x blireiana Purple-leaved Plum		✔	✔		✔			
Prunus serrulata Japanese Flowering Cherry			✔		✔			✔
Syringa reticulata Japanese Tree Lilac			✔	✔	✔	✔		✔

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Hamamelis Witchhazel		✔	✔		✔			✔
Juniperus scopulorum Rocky Mountain Juniper		✔	✔		✔			
Juniperus communis Common Juniper		✔	✔	✔	✔			
Lindera benzoin Spicebush		✔	✔		✔			
Taxus cuspidata Japanese Yew		✔	✔	✔				
Taxus x media Anglo-Japanese Yew		✔	✔	✔				
Thuja occidentalis American or Eastern Arborvitae, White Cedar		✔	✔					
Viburnum lantana Wayfaring Tree		✔	✔		✔	✔		
Viburnum prunifolium Black Haw		✔	✔		✔	✔		
Viburnum sieboldii Siebold Viburnum		✔	✔		✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acanthopanax siebolianus Fiveleaf Aralia		✔	✔	✔	✔			
Calycanthus floridus Carolina allspice		✔	✔		✔			✔
Cornus alba Tatarian Dogwood		✔	✔		✔			
Cornus mas Cornelian Cherry		✔	✔		✔			✔
Cornus sericea Red Osier Dogwood	✔		✔		✔			
Elaegnus umbellata Autumn Olive		✔	✔		✔			
Forsythia x intermedia Border Forsythia	✔		✔		✔			✔
Hamamelis vernalis Vernal Witchhazel		✔	✔		✔			✔
Hibiscus syriacus Rose-of-Sharon		✔	✔		✔			
Hydrangea quercifolia Oak Leaf Hydrangea	✔		✔		✔			✔
Ilex verticillata Winterberry		✔	✔	✔	✔			
Kolkwitzia amabilis Beautybush		✔	✔		✔			✔
Philadelphus Mockorange		✔	✔		✔			✔
Prunus x cistena Purpleleaf Sand Cherry		✔	✔	✔	✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Spirea prunifolia Bridalwreath Spirea	✔		✔		✔			✔
Syringa Lilac		✔	✔		✔			✔
Virburnum x burkwoodii Burkwood Viburnum	✔		✔	✔	✔			✔
Viburnum dentatum Arrowwood	✔		✔	✔	✔			
Viburnum dilatatum Linden Viburnum	✔		✔	✔	✔			
Viburnum opulus European Cranberrybush		✔	✔		✔			
Viburnum plicatum Doublefile Viburnum		✔	✔		✔			✔
Viburnum x rhytidophylloides Lantanaphyllum Viburnum		✔	✔		✔			
Abelia x grandiflora Glossy Abelia	✔		✔	✔	✔			✔
Prunus x cistena Purpleleaf Sand Cherry			✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Berberis thunbergii Japanese Barberry	✔		✔	✔	✔			
Buddleia davidii Orange-Eye Butterfly Bush	✔				✔			✔
Chaenomeles speciosa Flowering Quince	✔		✔	✔	✔			
Deutzia gracilis Slender Deutzia	✔		✔	✔	✔			✔
Euonymus alata compactus Dwarf Burning Bush	✔		✔	✔	✔			
Ilex x meserveae Meserveae Holly	✔		✔	✔	✔			✔
Kerria japonica Japanese Kerria	✔		✔	✔	✔			
Ligustrum obtusifolium Border privet	✔		✔	✔	✔			
Ligustrum x vicaryi Golden Privet	✔		✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Myrica pensylvanica Bayberry	✔		✔	✔	✔			
Picea glauca "conica" Dwarf Alberta Spruce					✔			✔
Pinus mugos Mugho Pine	✔		✔	✔	✔			
Prunus glandulosa Dwarf Flowering Almond					✔			
Rhododendron PJM hybrids PJM Rhododendrons			✔		✔			✔
Rhus aromatica Gro-Lo Gro-Lo Fragrant Sumac	✔		✔		✔			
Syringa patula Miss Kim Lilac	✔		✔		✔			
Taxus Yews	✔	✔	✔	✔	✔			
Thuja occidentalis "Woodwardi" Globe Arborvitae	✔		✔		✔			
Viburnum opulus "Nanum" Dwarf Cranberrybush	✔		✔	✔	✔			
Vites agnus-castus Chaste Tree			✔		✔			✔

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Buxus microphylla Littleleaf Boxwood	✔		✔	✔	✔			
Chamaecyparis obtusa Dwarf Cultivars	✔		✔	✔	✔			✔
Chamaecyparis pisifera Dwarf cultivars	✔		✔	✔	✔			✔
Cotoneaster apiculatus Cranberry Cotoneaster			✔	✔	✔			
Cotoneaster horizontalis Rockspray Cotoneaster			✔	✔	✔			
Deutzia gracilis *Slender Deutzia*	✔		✔	✔	✔			
Fothergilla gardenii Dwarf Fothergilla			✔	✔	✔			✔
Hemerocallis cultivars Daylily			✔	✔	✔			
Ilex glabra "compacta" Compact Inkberry	✔		✔	✔	✔			
Juniperus chinensis Nick's Compact Juniper	✔		✔	✔	✔			
Juniperus chinensis "San Jose" San Jose Juniper			✔	✔	✔			

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus communis Common Juniper			✔	✔	✔			
Juniperus conferta Shore Juniper			✔	✔	✔			
Juniperus procumbens Japanese Garden Juniper			✔	✔	✔			
Juniperus sabina *"Broadmoor"* Savin Juniper	✔		✔	✔	✔			
Polygonum cuspidatum Low Japanese Fleece Flower					✔			
Potentilla fruticosa *Bush Cinquefoil*	✔		✔	✔	✔			
Rosa-floribundai Floribunda Roses			✔	✔	✔			
Spirea x bumalda *"Anthony Waterer"* Anthony Waterer Spirea			✔	✔	✔			
Symphoricarpos x chenaultii Chenault Coralberry	✔		✔	✔	✔			
Taxus baccata Dwarf English Yew	✔		✔	✔	✔			✔
Tsuga canadensis Dwarf Canada Hemlock	✔		✔	✔	✔			✔
Yucca filamentosa Yucca or Adam's Needle			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Aegopodium podagraria Bishops weed or Gout weed			✔	✔	✔			
Ajuga Carpet Bugle/Bugleweed			✔	✔	✔			
Arundinaria variegata Dwarf Whitestripe Bamboo			✔		✔			
Comptonia peregrina Sweet Fern			✔		✔			
Convallaria majalis Lily of the Valley			✔		✔			
Cotoneaster dammeri Bearberry cotoneaster			✔	✔	✔			
Epimedium\ Barrenwort			✔		✔			
Galium odoratum Sweet Woodruff			✔		✔			
Hedera helix "Thorndale" Baltic or Thorndale English Ivy			✔	✔	✔			
Hostas Plantain Lily			✔		✔			
Hypericum calycinum Aaronsbeard St. John's Wort			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus horizontals Blue Rug Juniper			✔	✔	✔			
Liriope spicata Creeping Lilyturf or Liriope			✔	✔	✔			
Pachysandra terminalis Japanese Spurge			✔		✔			
Rosa Wichuraiana Memorial Rose			✔	✔	✔			
Vinca minor Common Periwinkle			✔		✔			

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Actinidia arguta Bower Actinidia		✔						
Akebia quintata Fiveleaf Akebia		✔						
Campsis radicans Trumpet Creeper or Trumpetvine		✔						
Celastrus scandens American Bittersweet		✔						
Clematis Clematis		✔						
Hedera helix English Ivy		✔						
Hydrangea anomala Climbing Hydrangea		✔						
Lonicera Vine Honeysuckle		✔						
Parthenocissus quinquefolia Virginia Creeper		✔						
Parthenocissus tricuspidata Boston Ivy		✔						

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Polygonum aubertii China or Silver Fleecevine		✔						
Rosa wichuraiana Memorial Rose		✔						
Wisteria Japanese or Chinese Wisteria		✔						

EXHIBIT 18

Signage Provisions

The following provisions shall govern signage located upon and within the Real Estate and shall replace and supersede any provisions pertaining to signage contained in the Zoning Ordinance.

I. Permits: shall be required for all permitted signs.

II. Prohibited signs:

1) Signs associated with home-based businesses.

2) Signs on roofs, dormers, and balconies.

3) Billboards.

4) Signs painted or mounted upon the exterior side or rear walls of any principal or outbuilding or structure, except as otherwise permitted hereunder.

5) Pole signs.

6) No sign shall move in any manner or have a major moving part or give the appearance of movement, except as otherwise permitted hereunder.

7) Signs prohibited by the Westfield-Washington Sign Ordinance, except as otherwise permitted hereunder.

III. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Westfield-Washington Sign Ordinance.

IV. Permitted Signs:

1) General: All signs permitted under Section 16.08.080 of the Sign Ordinance.

2) Permitted Business Signs (including live-work units unless prohibited below): permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs lettered a, b, c and d immediately below, in any combination, in addition to other signs permitted below:

a) Wall-mounted or Painted Signs: provided the following standards are met:

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

ii. For external streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of enfronting elevation, not to exceed a maximum of one hundred (100) square feet.

iii. For internal streets, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of

enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

iv. For parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

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

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

vii. Such wall signs may only be lighted during the operating hours of the business.

viii. Wall-mounted signs along the external streets and adjacent residential areas shall not be internally lit, except where those external streets abut other off-site businesses frontages.

ix. Applied letters may substitute for wall-mounted signs, if constructed of wood, metal, or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed thirty-six (36) inches.

b) Building Directory Signs: identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

i. The sign shall be mounted on the wall next to the entrance.

ii. The sign shall project outward from the wall to which it is attached not more than six (6) inches.

iii. The sign shall not extend above the parapet, eave, or building Facade.

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

v. The height of the lettering, numbers, or graphics shall not exceed four (4) inches.

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

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

ii. The distance from the ground to the lower edge of the signboard shall be ten (10) feet or greater.

iii. The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign

projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign, or (iii) 50% of the distance between the building cornice or roof line and the sill or bottom of any second-story window if a corner sign located on a multi-story building.

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

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

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

vii. Limited to one sign for each ground floor business establishment.

viii. Projecting signs are not permitted in conjunction with free-standing signs.

ix. No projecting signs allowed at corner stores/shops.

d) Window or Door Signs: applied directly to the glass, provided that the following standards are met:

i. The sign shall not exceed 30% of the window or door area.

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

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

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

e) Awning Signs: for ground floor uses only, provided that the following standards are met:

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

ii. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four (4) inches.

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

f) Free-standing Signs: provided that the following standards are met:

i. Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 (2) (v).

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

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

iv. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6) feet from the ground.

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

vi. The signboard may be illuminated, but not after 11.00 PM, unless the business establishment is open later than 11:00 PM, at which time it shall not be illuminated after closing.

vii. Along external streets, there shall be no more than six (6) free-standing signs internally illuminated.

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

ix. The base and frame of any internally lit free-standing sign shall be constructed of masonry products.

x. No free-standing signs allowed at corner stores/shops.

g) Service Entrance Signs: shall be allowed for each such entrance, shall be unlit, and shall not exceed four (4) square feet.

h) Directional Signs: shall be allowed for each rear yard parking area. Directional signs may be either free-standing or wall-mounted on the rear elevation or barrier (wall or fence), but shall be unlit and limited to four (4) square feet in area.

i) Eatery Signs: restaurants and cafes shall be allowed one (1) of the following additional signs:

i. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible trough a glass front. The display case shall be

attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

ii. A sandwich board sign, as follows:

- The area of the signboard, single-sided, shall not exceed five (5) square feet.
- The signboard shall be constructed of wood, chalkboard, and/or finished metal.
- Letters can be painted or handwritten.
- The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
- The information displayed shall be limited to daily specials and hours of operation.
- The sign shall be removed at the end of the business day.

j) Historically-Appropriate Illuminated Signs: (to the type of business conducted) may be displayed in a window in addition to permitted signs provided the sign area does not exceed six (6) square feet.

3) Permitted Other Signs:

a) Project Identification Signs: may be erected in locations other than at major entryways to the development (e.g.: at the intersection of Spring Mill Road and 169th Street as part of those proposed thoroughfare improvements), provided the following standards are met:

i. The design of the sign shall be consistent with the development's architectural vocabulary.

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

iii. The area surrounding the sign shall be appropriately landscaped.

iv. The sign may be internally illuminated provided that the sign does not face an off-site residential zoning district.

v. The sign shall not exceed twenty-five (25) feet in height.

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

b) Traffic Directional Signs.

c) Street Signs: At the Developer's discretion, custom signage for standard street signage specified in Westfield's

Subdivision Control Ordinance may be permitted; provided, however that such custom signage shall be installed at the Developer's expense and maintained by the owner of or authorized management organization for the parcel(s) in which they are placed.

d) Construction Signs: for each street frontage of a lot upon which construction of any structure is in progress, provided the following standards are met:

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

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

iii. The sign shall not be illuminated.

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

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

e) Promotional Signs:

i. Signs depicting the site plan of a district, parcel, or sub-parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.
- The sign may be externally illuminated until 11:00 PM each night.
- Site plan signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold.

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

- The maximum size for each subject area sign shall be forty (40) square feet.
- The maximum height shall be eight (8) feet.

- The sign may be externally illuminated until 11:00 PM each night.
- One sign will be permitted for each street frontage of the lot or portion of Real Estate upon which construction of the depicted building is contemplated.
- The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences, the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

iii. Rotating-Changeable-Multi-Panel Signs (e.g. Tri Vision): promoting various non-specified, but development-related subject matter may be erected by the Developer, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.

- Site plan signage may be externally illuminated until 11:00 PM each night.
- One sign will be permitted per subject area.
- The signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold or no later than thirty (30) days after the beginning of the intended use of the facility (as in the case of an open space).

f) Real Estate Sales and Leasing Signs: provided the following standards are met:

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

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

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

iv. The sign shall not be illuminated.

v. Signs for detached dwellings and commercial structures shall be removed within seven (7) days after the date the unit is leased, sold, or occupied.

vi. With respect to attached dwellings, when 80% of the dwellings are sold or occupied, real estate signs

are limited to a ground sign, a wall sign, or a window sign of six (6) square feet or less.

g) Time and/or Temperature Signs: shall be permitted at banks and financial institutions only.

h) Subdivision Signs: permitted under the Westfield-Washington Sign Ordinance.

4) Design Standards: signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.

5) Premises identification:

a) The assigned premises identification of a building shall be displayed in such a manner so that the numeral can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building. If the mailboxes for several different buildings are grouped together, or if the location of individual mailboxes are not clearly associated with their respective buildings, then identification shall also be displayed on the building.

b) Any dwelling or commercial building that abuts an alley or secondary access that could be uses by motor vehicles must

not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

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

6) Sign Maintenance: all signs and sign structures shall be kept and maintained in good repair and in a safe condition.

7) Sign Proximity: no sign shall be permitted to be placed on any wall, fence, or standard unless fronting a thoroughfare, alley, or rear lane, or unless located in a side yard that fronts a thoroughfare, alley, or rear lane.

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WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and

2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;

2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;

3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;

4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and

7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;

2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;

3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;

4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and

5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;

2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;

3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;

2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)

3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;

4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;

6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and

7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;

2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.

3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;

2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;

3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

4. All plot lighting levels shall be depicted at 10-foot intervals or less.

5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;

6. Photometric data depicting the angle of cut off of light emissions; and

7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.

5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.

6) Offices: One (1) space for each 250 SF of gross office space.

7) Retail Shops:

   a) One (1) space for each 250 SF of gross retail space; or

   b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).

8) Civic & Public:

   a) One (1) space for each 250 SF of gross office space; or

   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.

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   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

1) Residential: none.

2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.

3) Offices: (1) berth per 100,000 of space or additional fraction thereof.

4) Retail Shops:

a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.

b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.

c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.

5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

EXHIBIT 20

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5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.

4) Size of Parking Spaces:

   a) Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   b) Private Slip Lanes: nine (9) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along aisle or driveway.

   b) Angled: 45 or 60 degrees to aisle or driveway.

   c) Perpendicular: 90 degrees to aisle or driveway.

2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.

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   a) Parallel: end to end along aisle or driveway.

   b) Angled: 45 or 60 degrees to aisle or driveway.

   c) Perpendicular: 90 degrees to aisle or driveway.

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.

2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

c) Perpendicular Parking: eleven (11) feet.

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3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

(Residences). Further restrictions associated with duration of parking, limited times of day (including no parking at all), and seasonal emergencies (snow) may be enforced by the local street department (Public Street) or Owner (slip lane).

4) Size of Parking Spaces:

   a) Angled & Perpendicular Parking: ten (10) feet in width by twenty (20) feet in length.

   b) Parallel Parking: eight (8) feet in width by twenty-two (22) feet in length.

   c) Opportunistic: an eight (8) foot parking lane may be available along the moving lane with no delineated spaces or totally undefined space may be provided off the moving lane in the swale.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along thoroughfare or lane.

   b) Angled: 45 or 60 degrees to thoroughfare or lane.

   c) Perpendicular: 90 degrees to thoroughfare or lane.

6) Moving Lane Width:

   a) Parallel Parking: eight (8) feet.

   b) Angled Parking: eight (8) feet for 45 degree; and nine (9) feet for 60 degree.

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   a) Parallel Parking: eight (8) feet.

   b) Angled Parking: eight (8) feet for 45 degree; and nine (9) feet for 60 degree.

   c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced

with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

IV. Handicapped Parking: shall comply with State standards.

V. Shared Parking: in locations where differing land uses are integrated (purposefully designed and organized in close proximity due to an overlapping patron or occupant base), the required number of parking spaces for an individual use may be reduced by 25% provided that the total requirement of spaces is located within 300 feet from the main entrance of the intended use (e.g.: Employment District and Mixed-Use District).

VI. Required Spaces:

1) Computation: when determination of the number of parking spaces required by this section results in a fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one parking space. Both on-street and off-street spaces may applied towards the requirement.

2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

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2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

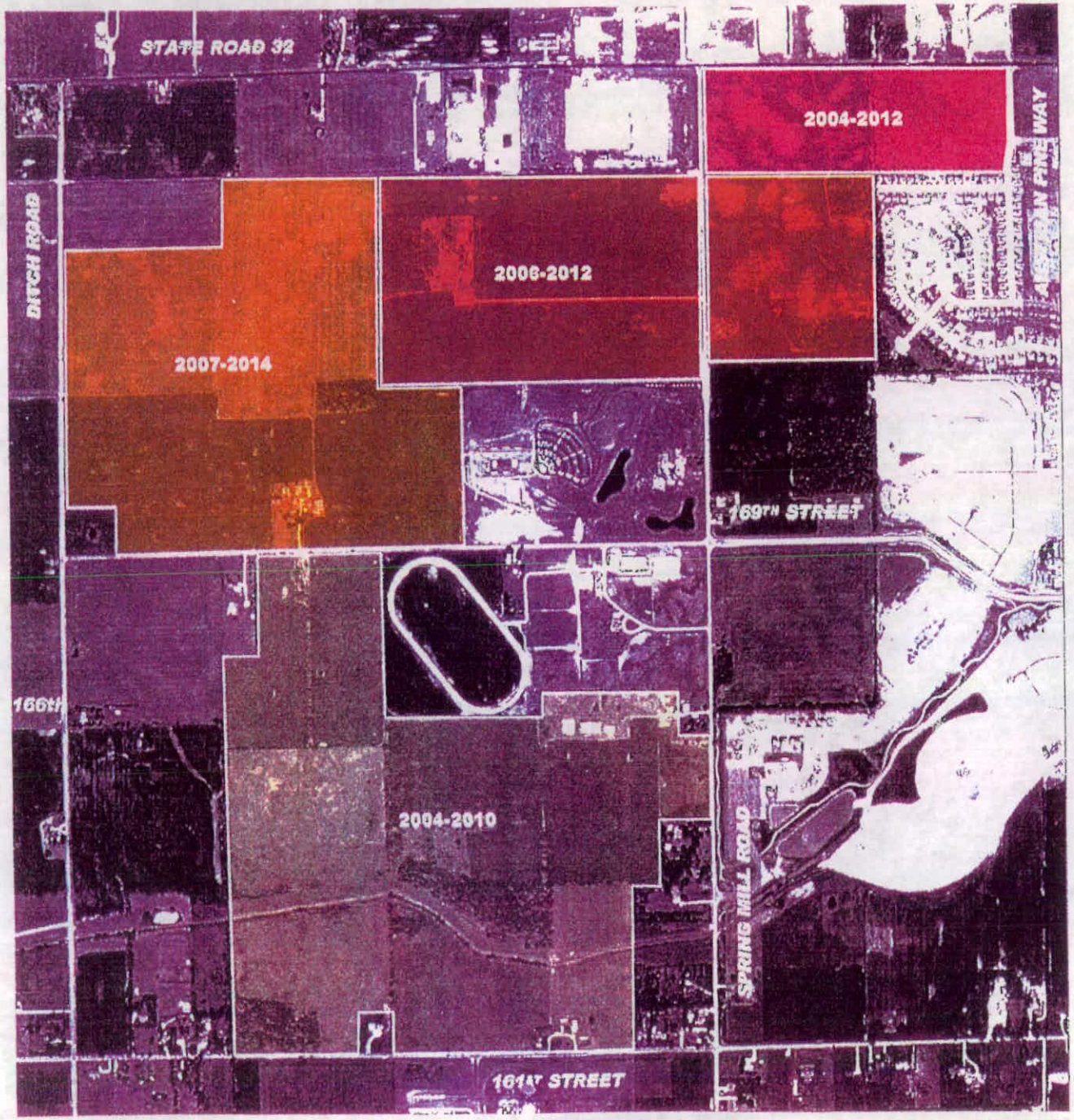
EXHIBIT 21

DEVELOPMENT STANDARDS
PERTAINING TO SHARED DRIVES, PRIVATE
STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

I. Street Standards. Streets may be either private or public.

II. Cul-de-Sacs. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

III. Private Streets. Private streets shall be 18' in width and need not be curbed. Private Streets shall be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.


STATE ROAD 32
2004-2012
DITCH ROAD
2006-2012
2007-2014
169TH STREET
166th
2004-2010
SPRING MILL ROAD
161ST STREET

386.00 (189)

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Amendment not Recorded yet 7/22/04 BR

ORDINANCE NO. 04-02

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

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0304-PUD-02) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on February 6, 2004; and

WHEREAS, the Westfield Town Council is subject to the provisions of IC 36-7-4-608(f) or IC36-7-4-608(g) concerning any action on requests received from the Advisory Plan Commission.

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

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

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the attachment "Maple Knoll Planned Unit Development" hereto (Real Estate) from EI to Mixed use PUD.

This real estate being subject to commitments and standards as detailed in the attachment "Maple Knoll Planned Unit Development

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF Feb ,2004

WESTFIELD TOWN COUNCIL

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

ATTEST:

Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

WESTFIELD, INDIANA

PUD ORDINANCE NO. 04-02

THE MAPLE KNOLL
PLANNED UNIT DEVELOPMENT
DISTRICT

RECEIVED
FEB 9 2004
WESTFIELD COMMUNITY
DEVELOPMENT DEPARTMENT

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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

1. Overall legal description
2. Definitions
3. Drawing –Concept Plan
4. Legal Description – Employment District
5. Legal Description – Mixed Use District
6. Legal Description – Urban Residential District
7. Legal Description – Suburban Residential District
8. Drawing – Underlying Zoning
9. Underlying Zoning – Employment District – General Business (GB)
10. Underlying Zoning – Mixed Use District – Special Business (SB)
11. Underlying Zoning – Urban Residential District and Suburban Residential District – SF2 (Single Family)
12. Permitted Uses
13. Development and Architectural Standards – Employment District
14. Development and Architectural Standards – Mixed Use District
15. Development and Architectural Standards – Urban Residential District
16. Development and Architectural Standards – Suburban Residential District
17. Landscaping Provisions
18. Signage Provisions
19. Lighting Provisions
20. Parking Provisions
21. Street Standards
22. Phasing Schedule

ORDINANCE NO. 04-01

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Maple Knoll PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Platinum Properties, LLC for the real estate containing approximately 625 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate"); and

WHEREAS, under docket number 0304-PUD-02, on February 5, 2004, the Commission, by a vote of 5 in favor, 2 opposed, and 1 abstention, forwarded this matter to the Town Council with a favorable recommendation;

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is

adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

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

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

C. Encourage a harmonious and appropriate mixture of uses;

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

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

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

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

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

SECTION 3. DEFINITIONS. The definitions of words and terms specified in what is attached hereto and made a part hereof as though fully set forth herein as Exhibit 2 shall apply throughout this Maple Knoll PUD.

SECTION 4. THE DISTRICTS. Attached hereto and incorporated herein by reference as Exhibit 3 is a concept plan (the "Concept Plan") which allocates the Real Estate into different use districts (collectively the "Districts") established by this Maple Knoll PUD; namely (i) the Employment District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 4 (the "Employment District"), (ii) the Mixed Use District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 5 (the "Mixed Use District"), (iii) the Urban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 6 (the "Urban Residential District"), and (iv) the Suburban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 7 (the "Suburban Residential District').

SECTION 5. UNDERLYING ZONING. The PUD Ordinance requires that an underlying zoning classification, corresponding to a zoning classification within the Zoning Ordinance, be assigned to each area of the real estate. To this end, attached hereto and incorporated herein by reference as Exhibit 8 (the "Underlying Zoning Map"), is a drawing assigning to each area of the Real Estate an underlying zoning classification corresponding to a zoning classification existing in the Zoning Ordinance. The Underlying Zoning Districts are further discussed in Section 6, Section 7, Section 8, and Section 9 below.

SECTION 6. THE EMPLOYMENT DISTRICT. The Employment District is reclassified on the Zone Map from the Enclosed Industrial (EI) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the General Business (GB) District of the Zoning Ordinance in force at the time of the

enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 9 is a copy of the General Business (GB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 7. MIXED USE DISTRICT. The Mixed Use District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the Special Business (SB) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 10 is a copy of the Special Business (SB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 8. URBAN RESIDENTIAL DISTRICT. The Urban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Urban Residential District, except as modified by this Maple Knoll PUD.

SECTION 9. SUBURBAN RESIDENTIAL DISTRICT. The Suburban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 10. SIZE AND DIMENSIONS OF DISTRICTS. The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

10.1 Within the Mixed Use District, the total number of residences may not exceed 733;

10.2 Within the Urban Residential District, the total number of residences shall not exceed 504;

10.3 The term "Empty-Nester Residence" is defined in Exhibit 2. If all of the residences within the Suburban Residential District are Empty-Nester Residences, then the total number of Residences within the Suburban Residential District shall not exceed 600, and if all of the Residences within the Suburban Residential District are not Empty-Nester Residences,

then the total number of Residences within the Suburban Residential District shall not exceed 500; and

10.4 The total number of residences within all of the Real Estate shall not exceed 1,800.

SECTION 11. PERMITTED USES. Permitted uses within each of the Districts are as follows:

11.1 Permitted uses within the Employment District, which replace and supersede the permitted uses within the General Business (GB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "A" on what is attached hereto and incorporated herein by reference as Exhibit 12 (the "Permitted Use Exhibit"). In addition, Live-Work Units are permitted within the Employment District;

11.2 Permitted uses within the Mixed Use District, which replace and supersede the permitted uses within the Special Business (SB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "B" of the Permitted Use Exhibit; provided, however, that only uses which are identified on the Permitted Use Exhibit as "Agricultural Uses" and "Residential Uses" and beside which there is a corresponding "X" shall be permitted within that portion of the Mixed Use District located west of Spring Mill Road.

11.3 Permitted uses within the Urban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning

classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "C" of the Permitted Use Exhibit. Also, school bus facilities and depots are permitted in the Urban Residential District for use by the Westfield/Washington Township School Corporation;

11.4 Permitted uses within the Suburban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "D" of the Permitted Use Exhibit; provided, however, that multi-family dwellings and two family dwellings are permitted in the Suburban Residential District, but only if they are Empty-Nester Residences.

SECTION 12. DEVELOPMENT AND ARCHITECTURAL STANDARDS. The development and architectural standards applicable to each of the Districts are as follows:

12.1 The development and architectural standards for buildings located within the Employment District are attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in Exhibit 9 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 9 and any other provisions of the Zoning Ordinance.

12.2 The development and architectural standards for buildings located within the Mixed Use District are attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth

in Exhibit 10 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 10 and any other provisions of the Zoning Ordinance.

12.3 The development and architectural standards for buildings located within the Urban Residential District are attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 11 and any other provisions of the Zoning Ordinance.

12.4 The development and architectural standards for buildings located within the Suburban Residential District are attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 12 and any other provisions of the Zoning Ordinance.

SECTION 13. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

13.1 Shrubs are not required to be planted within woodlands located within buffer yards.

13.2 Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.

13.3 At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).

13.4 With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

SECTION 14. SIGNAGE. Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

SECTION 15. LIGHTING. Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

SECTION 16. PARKING. Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

SECTION 17. STREET STANDARDS. Attached hereto and incorporated herein by reference as Exhibit 21 are the Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

SECTION 18. OPEN SPACE/TRAILS. The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District. The Open Space within the Urban Residential District shall be greater than or equal to 10% of the area of the Urban Residential District. The Open Space within the Suburban Residential District shall be greater than or equal to 10% of the area of the Suburban Residential District.

The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersections with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

SECTION 19. REVIEW. Upon Developer's request, any decision of the Commission made after the enactment of the Maple Knoll PUD and pertaining to or arising out of the application of any provision of the Maple Knoll PUD or the Zoning Ordinance to the Real Estate may be appealed to the Town Council.

SECTION 20. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit 22 is a drawing illustrating the anticipated phasing of development.

SECTION 21. ANNEXATION. There are rectangular parcels of land located adjacent to or near the Suburban Residential District and identified, on the date of the enactment of this Maple Knoll PUD, as parcel numbers 08-09-10-00-00-006.000, 08-09-10-00-00-007.000, 08-09-10-00-00-008.000, 08-09-10-00-00-009.000, 08-09-10-00-00-010.000, 08-09-10-00-00-011.000, 08-09-10-00-00-012.000, 08-09-10-00-00-013.000, 08-09-10-00-00-014.000, 08-09-10-00-00-015.000 and 08-09-03-00-00-020.001 (collectively the "Rectangular Parcels"), but which are not part of the Real Estate. In the Developer's discretion, these Rectangular Parcels, once acquired by the Developer, may be annexed to the Maple Knoll PUD, subject to the provisions of this Maple Knoll PUD applicable to what is identified on the Concept Plan as the Suburban Residential District.

Upon motion duly made and seconded, this Maple Knoll PUD was fully passed by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

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

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ZONING DESCRIPTION

A part of the Northwest Quarter of Section 2, a part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to a point on the South line thereof; thence East along the South line of said Half Quarter Section to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence East along the North line of said Quarter, Quarter Section 275.18 feet; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in th~ Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.) 1 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the Northwest corner of said Quarter Section; thence North along the East line of the Southwest Quarter of said Section. 3 to the South line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter, Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof, said point also being on the South line of the Northeast Quarter of said Section 3; thence East along said South line to the Southeast corner of said Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9

Y2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the Northwest corner of said Quarter Section; thence South along the West line of said Half Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 625 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S/34676Z0N/Legals
February 3,2000
JLM {R} JJF {F}
Revised: March 18,2003
MEB (R) RJC (F)
Revised: June 17,2003
MEB(R) CCH(F)

H:\Janet\Platinum\Maple Knoll\Legal Description 625 Acres (PUD).doc

EXHIBIT 2

Definitions

1. Allee. A linear alignment of trees, one or more rows wide, straddling a line of site (linear open space, walkway, or thoroughfare) that usually terminates at a landmark. Spacing between trees may be inconsistent, so as not to obscure visual or physical access to shop fronts, driveways, or walkways. There are four basic types of allees: 1) *circumstantial allee* – the syncopated placement of trees, coinciding with the entrances and composition of adjacent facades, 2) *regular allee* – the evenly spaced placement of trees, independent of the composition of adjacent facades, 3) *double allee* – the even spacing placement of trees in two adjacent rows, forming a canopy over walkways, and 4) *clustered allee* – the naturalistic placement of trees.

2. Assisted Living. A Building containing Residences for the aged or infirm in which three (3) or more persons, who need not be of the same immediate family, are received, kept, and/or provided with food, shelter, and/or care for compensation. Included are limited care apartments and suites for the elderly or infirm.

3. Attached Single Family Residence. A Residence attached to one or more other Residences.

4. Belt. An unspecified arrangement of plants within the landscape used to define a space or screen it from external views that may undermine the spatial experience. The height and density of plantings is subjective and determined by the desired amount of screening.

5. Buffer Yard. This term shall have the same meaning as set forth in the Zoning Ordinance; provided, however, that drainage and utility easements may exist in any required Buffer Yard.

6. Builder. A person or entity regularly engaged in the construction of commercial or residential buildings.

7. Building. A Building is a structure intended to be occupied by (i) one or more Residences, any or all of which may be separately owned, (ii) one or more businesses, any or all of which may be separately owned, and/or (iii) uses accessory to residential or non-residential uses. Different portions of a single Building may be owned by different persons or entities, either in fee simple or under Indiana law governing condominiums.

8. Building Height. Building Height shall be measured (i) from the average ground level at the foundation of a Building facing the street, (ii) to the highest point of

the roof for a flat roof, to the deck line of a mansard roof, and to the mean line between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.

9. Department. The Department of Community Development of the Town.

10. Detached Single Family Residence. A Residence which is not attached to another Residence.

11. Developer. The Developer shall be Platinum Properties, LLC, and its successors and assigns.

12. DPR Provisions. The provisions of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance, as the same may from time to time be amended.

13. Elevation. A front, rear, or two sides of a residential or non-residential building.

14. Empty-Nester Residence. An "Empty-Nester Residence" is any Residence for which the applicable Homeowners Association provides for lot maintenance relief in the form of lawn and landscaping maintenance, and snow removal, all to an extent to be determined by the Developer in its sole discretion.

15. Facade. The front Elevation of a building.

16. Homeowners Association. The "Homeowners Association" is the non-profit corporation established by the Developer in accordance with the Declaration of Covenants, Conditions, and Restrictions.

17. Internal Commercial Street. Any street within the Employment District or a commercial section of the Mixed-Use District, other than a Perimeter Street.

18. In[redacted]et internal to the Urban District, the Suburban Di[redacted]e Mixed-Use District, other than a Perimeter St[redacted]

19. Live-Work Un[redacted]dential and commercial spaces coexist, and wh[redacted]ted to the ground story frontage. Although the structure has single ownership, the commercial space may be owner-occupied or leased separately. Architecture may be residential or commercial (flexhouse) in appearance and construction.

20. Open/Green Space. Unimproved, commonly owned areas of a subdivision, multi-family, commercial or industrial development such as: parks, public pathways, railroad rights-of-way, lakes, ponds, water retention areas, water detention areas,

screening buffers, etc.; provided, however, that lakes, ponds, water retention areas, and water detention areas shall not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate.

21. Perimeter Street. State Road 32, 169th Street, 161st Street, Ditch Road, Spring Mill Road, and/or Austrian Pine Way.

22. Private Streets. A street that is not dedicated for public use and shall not be accepted for maintenance by the Town, unless complying with Town Standards.

23. Product Type. Residences can be identified by a combination of attributes, including size, architectural style, number of stories, color, and exterior building material. A change in any one of these attributes will result in a different combination. Residences having different combinations shall be defined as different product types.

24. Public Streets. Streets that are dedicated for public use, accepted for maintenance by the Town, and constructed to the standards of the Town for depth and materials.

25. Residence. A building intended for occupancy by a single family. A Residence may be an Attached Residence and/or a Detached Residence.

26. SF. SF is an acronym designating the words "square footage".

27. Slip Lane. Parking takes place outside the public right-of-way, but along a moving lane. The lane and sidewalk become private. Parking lanes may be parallel to, at an angle to, or perpendicular to the moving land and on one or both sides of the lane. The slip lane is separated from the thoroughfare by a median. Frontages may not be set back from the right-of-way more than eighty (80) feet. These types are used in Mixed-Use and Employment Districts.

28. Town. The Town of Westfield, Indiana.

29. Understory Tree. A tree that grows between 10 and 30 feet tall.

H:\Janet\Platinum\Maple Knoll\Ex. 2-Definitions 020304.doc

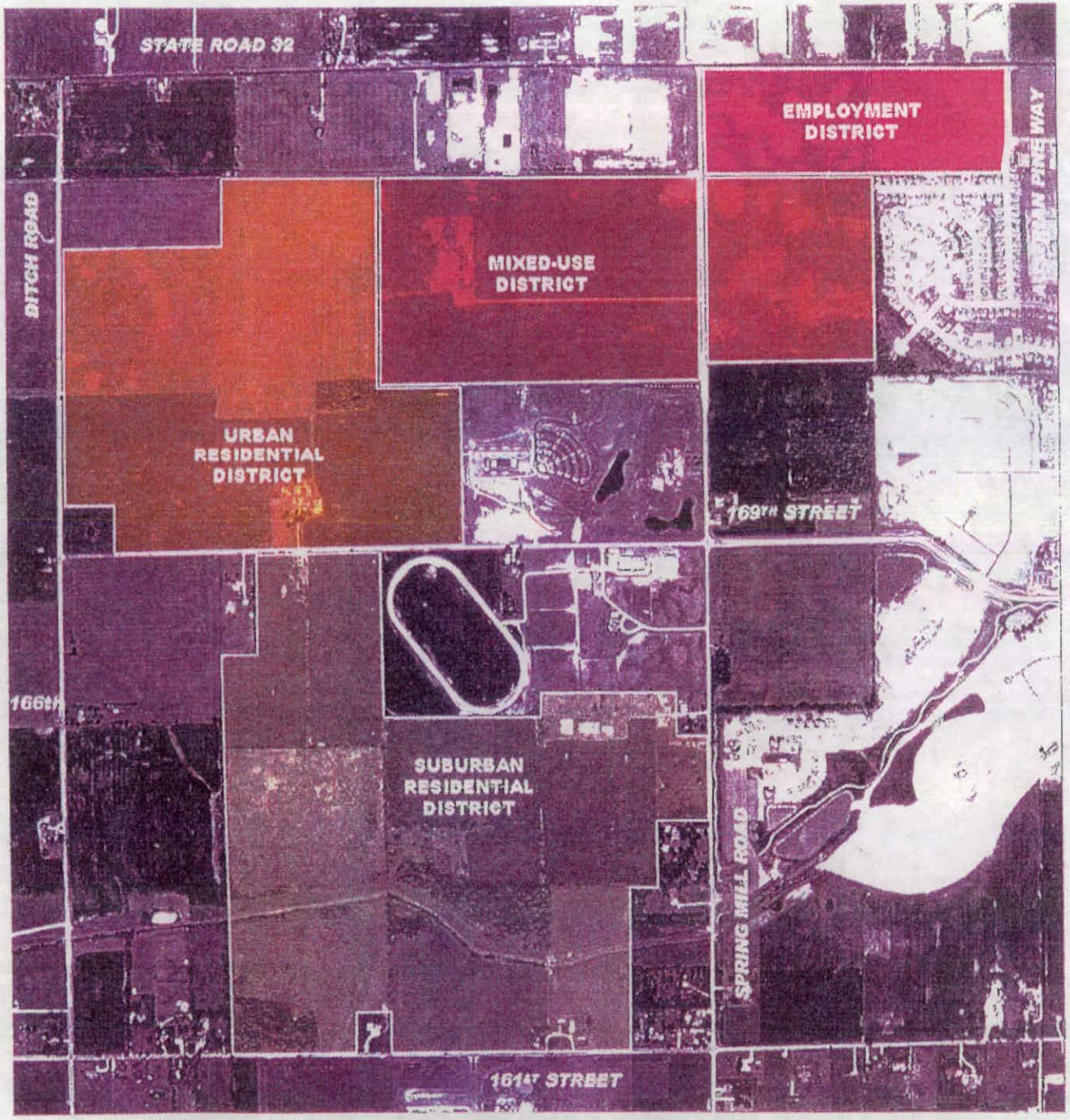

STATE ROAD 32
EMPLOYMENT DISTRICT
MIXED-USE DISTRICT
URBAN RESIDENTIAL DISTRICT
SUBURBAN RESIDENTIAL DISTRICT
BITCH ROAD
169TH STREET
161ST STREET
SPRING MILL ROAD

EXHIBIT 4

ZONING DESCRIPTION - EMPLOYMENT DISTRICT

A part of the Northwest Quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence South along the West line 876.48 feet; thence East parallel to the North line of said Quarter Section to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in the Office of the Recorder, Hamilton County, Indiana; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the place of beginning, containing 48.7 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc employ dis.rtf
July 21,2003

EXHIBIT 5

ZONING DESCRIPTION – MIXED-USE DISTRICT

A part of the Northwest Quarter of Section 2 and a part of Section 3 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County .Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9 1/2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five. recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence West parallel to the North line of said Half Quarter Section to the West line of said Half Quarter Section; thence North along said West line to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to the West line of the Northeast Quarter of said Section 3; thence South along said West line to the Southwest corner of said Quarter Section; thence East along the South line of said Quarter Section to the place of beginning, containing 145.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc mixed-use dis.rtf
July 21, 2003

EXHIBIT 6

ZONING DESCRIPTION - URBAN RESIDENTIAL DISTRICT

A part of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to the South line of said Half Quarter Section; thence East along said South line to the Southeast corner of said Half Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter-Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof; thence West along the North of said Half Quarter, Quarter Section to the Northwest corner thereof, said point also being the Southeast corner of the Northwest Quarter of said Section 3; thence North along the East line of said Northwest Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 180.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc urb res dis.rtf
July 21, 2003

EXHIBIT 7

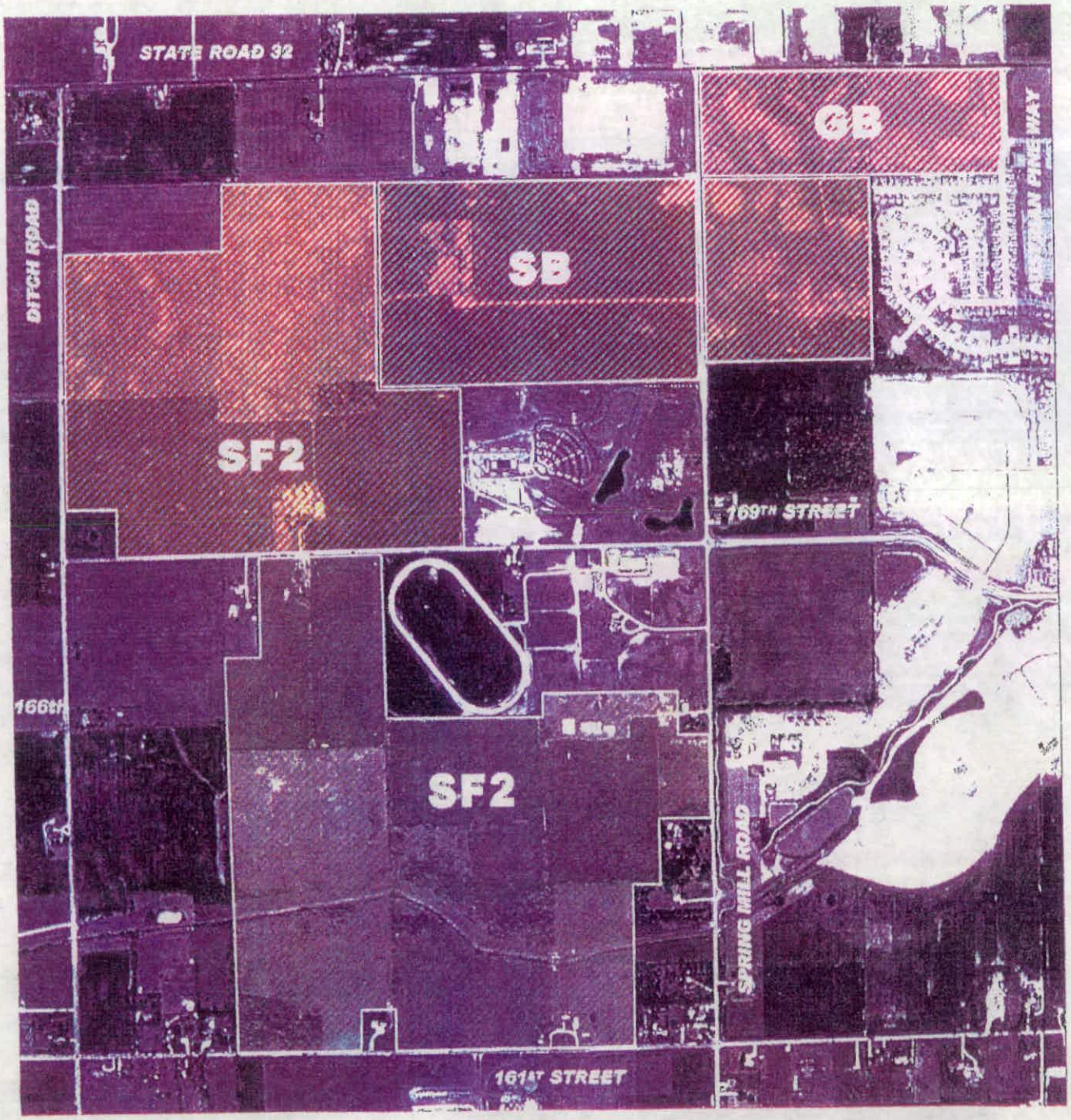
ZONING DESCRIPTION - SUBURBAN RESIDENTIAL DISTRICT

A part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence North along the East line of said Quarter-Quarter Section to the North line of said Quarter-Quarter Section thence West along said North line to a point 275.18 feet East of the Northwest corner of said Quarter-Quarter Section; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; I) North 00 degrees 30 minutes 00 seconds West 508.11 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the place of beginning, containing 249.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc suburb res dis.rtf
July 21,2003


STATE ROAD 32
GB
SB
SF2
SF2
DITCH ROAD
169TH STREET
166th
SPRING HILL ROAD
161ST STREET

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~3. General Requirements and Guidelines - Historical~~

a) Commercial Buildings and Signage - Structures to be remodeled or altered to be utilized for commercial purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.

b) Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.

c) All signage shall be constructed of wood or wood products or materials which simulate wood in appearance. Raised lettering or routed lettering shall be utilized to the extent possible. Sign colors shall be earth tones and aesthetically compatible with the structure or setting onto which it is placed.

d) Residences - New homes, single or multi-family, to be located in the district shall be of a design and constructed with materials to be contemporary with existing structures. Modifications to existing homes and accessory buildings shall also be compatible with the period of original construction utilizing white, earth tones or historical colors and emphasis on wood exteriors.

e) Approval Procedure - An applicant requesting a building permit shall provide to the Building Commissioner three copies of the specifications and design for all renovation, restoration or new construction and signage in the local business - historical district (LB/H). The Building Commissioner will provide information to all applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed. Any person who shall make application for an improvement location permit for a new building or the substantial alteration of an existing building whether it be the restoration, rehabilitation, or its adaptive use shall submit preliminary drawings, including site plan, sign plans, floor plans and elevations to the Plan Commission for review and approval.

f) Exemption - All requirements or conditions pertaining to setback lines, lot area sized, parking requirements and loading and unloading berths may be waived by the Plan Commission without a variance based upon the general purpose and intended use of the facility to be restored or rehabilitated.

F. GB - General Business District - This district is established to accommodate the general business needs of the township including incorporated and unincorporated towns and is served by public water and sewers. This district is more comprehensive than the local business district.

1. Special Requirements - None

2. Permitted uses - See Figure 2 for list of permitted businesses. Any other business not listed which can be classified as general business will be eligible with the approval of the Plan Commission

3. Special Exceptions -

   - Auto rustproofing
   - Gasoline service stations
   - General construction company
   - Coal yards
   - Mobil home sales
   - Salt storage - outside
   - Book stores, adult
   - Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
   - Lumber yards - including millwork
   - Multi-family housing
   - Taverns
   - Industrial schools or training facilities
   - Amusement parks
   - Convents, monasteries, theological schools, rectories, parish houses
   - Large animal hospitals
   - Manufactured home parks (in accordance with provisions of WC 16.04.090)
   - Outdoor theaters
   - Material recycling facilities (MRFs)
   - Commercial composting facilities

4. Minimum Lot Area - None

5. Minimum Lot Frontage on Road - 80 Feet

6. Minimum Setback Lines -

   - Front Yard -
     ⇒ General Business - 60 feet for newly established area
     Average of other businesses in the block for established business areas
     ⇒ Planned business development (see WC 16.04.050 F)

   - Side Yard -
     ⇒ General Business - For side yards adjoining a road or street - not less than 60 feet in new area.
     For side yards abutting a residential area, 60 feet, or if there is an alley between a residential district and the general

business district, the side yard setback shall be 20 feet from the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet
8. Minimum Ground Level Square Footage - None
9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~G. SB - Special Business District - This district is established to provide for the needs of general~~ business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -
   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing
2. Special Exceptions -
   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - ~~Salt storage - outside~~

C

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.

2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.

3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.

4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.

5. Parking may be permitted in the required front yard for business uses.

6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.

7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.

8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.

9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.

10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.

11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~business district, the side yard setback shall be 20 feet from~~ the alley.
In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet

- Minimum Lot Width at Building Line - None

7. Maximum Building Height - Not to exceed 60 feet

8. Minimum Ground Level Square Footage - None

9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.

10. Loading and Unloading Berths - Loading and unloading berths shall be provided as ~~identified in this ordinance.~~

G. SB - Special Business District - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -

   - All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
   - Multi-family Housing

2. Special Exceptions -

   - Auto rustproofing
   - Auto sales, new or used, service and repair
   - Fruit stands, temporary
   - Any outdoor food and beverage business
   - Self-service food and beverage business
   - Gasoline service stations
   - Coal yards
   - Salt storage - outside

- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Lumber yards - including millwork
- Liquor stores and taverns
- Restaurants - drive-in and carry-out food and beverage stores
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks (in accordance with provisions of WC 16.04.090
- Outdoor theaters
- Material recycling facilities (MRFs)

3. Minimum Lot Area - As required under Planned Business Development district.

4. Minimum Lot Frontage on Road - As required under Planned Business Development district.

5. Minimum Setback Lines - As required under Planned Business Development district.

6. Maximum Building Height - As required under Planned Business Development district.

7. Minimum Ground Level Square Footage - As required under Planned Business Development district

8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.

9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~H. LB-PD and GB-PD - Local Business - Planned Development and General Business - Planned~~ Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.

1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing

WC 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.

2. Accessory buildings and uses:

   a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.

   b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a lake nature are permitted in any required front, side or rear year, and without the issuance of any permit.

   c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.

   d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.

3. Building Lines:

   a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.

   b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.

   c) On through lots a building line is required on each street.

4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

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

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

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

   - Front yard - 50 feet
   - Side yard - 12 feet; 50 feet if corner lot
   - Rear yard - 30 feet
   - Minimum lot width at building line - 85 feet

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

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

   - Single story - 1350 square feet
   - Two-story - 800 square feet
   - Tri-level - 800 square feet (basement and first level)
   - Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

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

1. Permitted Uses -

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

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

2. Special Exceptions -

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

3. Permitted Home Occupations -

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

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

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

4. Minimum lot area -

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

5. Minimum lot frontage on road -

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

6. Minimum setback lines - all construction -

   - Front yard - Three acre lots - not less than 100 feet on expressways, primary arterials, and secondary arterials
     - not less than 80 feet on all other streets.
     Subdivisions - not less than 30 feet
   - Side yard - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
     Three acre lots - 30 feet
   - Rear yard - Subdivision - 30 feet
     Three acre lots - 30 feet
   - Minimum lot width at building line - Subdivisions - 100 feet
     Three acre lots - N/A

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

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

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

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

A = Employment Distric
B = Mixed Use District
C = Urban Residential
D = Suburban Residentia

AGRICULTURAL USES

CO	LI	MU		
A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal agricultural use on the same lot.
				Agricultural Uses, Land Animal Related Commercial agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.
X	X	X	X	**Agricultural Uses, Non-Animal Related** Agricultural and farming activities involving the production and preparation of plants for animal or human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation, wildlife habitat and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.
				Aquaculture The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.
				Commercial Non-Farm Animals Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.
				Equine Services Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.
				Feed Lot An open-air area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market and limited to less than 150 cattle, 300 swine or sheep, or 10,000 fowl, per facility.
				Feed Mill A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

A	B	C	D	
				RESIDENTIAL USES
				Accessory Apartment A separate and complete dwelling unit contained within the structure of a single family dwelling unit, and containing only one bedroom.
				Accessory Livestock, Non-Farm Animals Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.
	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal residential use on the same lot.
				Boarding House A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.
	X	X		**Elderly Housing** The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.
				Guest House An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional nonpaying visitors or guests of the occupants of a dwelling unit on the same site.
				Home Occupation An accessory occupational use to the residential dwelling conducted by its inhabitants which is clearly incidental to the use of the structure for residential purposed and does not change the residential character of the site. There are three classifications of home occupation:
X	X	X	X	Home Occupation, Class I – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty (20) percent of the total square footage of the residential structure, with no employees not living on-site, with no external signs and with no sales conducted on site.
				Home Occupation, Class II – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with up to two (2) employees not living on-site, with permitted incidental sales of goods produced on site, but with no external business identification signs permitted.
				Home-based Business – A home occupation based in the primary residential structure (not more than twenty-five (25) percent of the total square footage of the residential structure) or one accessory structure, with up to two (2) employees not living on-site, with permitted incidental sales of merchandise constructed/manufactured on-site or incidental to services performed on-site, and with minimal advertising signs as per the Westfield Washington Township Zoning Ordinance.

A	B	C	D	
				Manufactured Home Park A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.
	X	X	X	**Multifamily Dwelling** The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.
	X	X	X	**Single Family Dwelling** The use of a lot for only one (1) dwelling unit~~, including site-built housing or manufactured housing~~.
				Temporary Dwelling The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable, such temporary dwelling to be permitted to remain during the period of reconstruction of the permanent dwelling.
	X	X	X	**Two Family Dwelling** The use of a lot for two (2) dwelling units within a single building.

PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES

A	B	C	D	
X	X	X	X	**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal public, semipublic, or office facility use on the same lot.
				Airport A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.
	X			**Assisted Living Facilities** Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.
				Camping Facility A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.
				Cemetery Land used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
				Cemetery, Pet Land used for burying dead domesticated animals and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
X	X			**Charitable, Fraternal, or Social Organization** A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.
X	X	X	X	**Community Center** A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X			**Cultural Facility** A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
X	X			**Day Care Facility** A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.
X	X			**Funeral Home** An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.
X	X	X	X	**Governmental Facility** A government owned or operated building, structure, or land used for public purpose.

A	B	C	D	
				Group Home
				A housing unit classified further as one of the following:
				(a) Group Home, Class I. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include foster homes, homes for the physically and mentally impaired, homes for th developmentally disabled, congregate living facilities for persons 60 years of age an older, and maternity homes.
				(b) Group Home, Class II. A facility providing 24-hour care in a protected livin arrangement for not more than fifteen (15) residents. This classification include homes for juvenile delinquents, halfway houses providing residence in lieu c institutional sentencing, halfway houses providing residence to those needin correctional and mental institutionalization. This classification also include emergency shelter during crisis intervention for not more than fifteen (15) victims c crime, abuse, or neglect, and residential rehabilitation for alcohol and chemica dependence for 15 or fewer individuals.
X	X			**Hospice**
				An establishment primarily engaged in the provision of supportive care for terminally i: patients in a homelike facility.
X	X			**Hospital**
				A facility providing medical, psychiatric or surgical services for sick or injured person: primarily on an inpatient basis, including ancillary facilities for outpatient and emergenc treatment, diagnostic services, training, research and administration, and services t patients, employees, and visitors.
X	X			**Medical Clinic**
				An establishment providing medical, psychiatric or surgical services exclusively on ar outpatient basis, including emergency treatment and diagnostic services.
X	X			**Nursing Home**
				A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.
X	X			**Office**
				An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.
X	X			**Office Showroom**
				An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.
X	X			**Postsecondary Educational Institution**
				A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

A	B	C	D	
X	X			**Professional/Technical Training/Educational Institution** An establishment engaged in providing training or education in the arts, business an clerical operations or other specialized professional or technical field, having regula sessions with regularly employed instructors, where academic degrees or certificates ar not necessarily issued and where licensing by the Indiana Department of Education ma not be required.
X	X	X	X	**Religious Facilities** A building or structure, or group of buildings or structures, that by design and constructio is primarily intended for conducting organized religious services ***and associate accessory uses!!!***. **(explore concerns associated with youth facilities—noise activity, etc.)**
X	X			**Retirement Center** A facility designed for educational, recreational, social, and other similar types o activities for retired persons.
X	X	X	X	**School (K-12)** A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, tha teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.
X	X	X		**Telecommunication Services** Any facility used to provide telephone or telegraph services to the public, but no including general offices or wireless communication facilities.
	X			**Temporary Care Facility** A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.
X	X	X	X	**Utility Service Facility** Generating plants, electrical switching facilities and primary substations, and othe services which are necessary to support principal development and involve mino structures such as lines and poles.
				Wastewater Treatment Facility Facility designed for the treatment and discharge of wastewater.
X	X	X		**Water Treatment Facility** Facilities designed for the collection, treatment, and transport of potable water.
X	X	X		**Wireless Communications Facility** Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

BUSINESS AND PERSONAL SERVICES

A	B	C	D	
X	X	X		**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to the principal business or personal service use on the same lot.
X	X			**Aircraft Charter Service** An establishment primarily engaged in the private air transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.
X	X			**Airport Transportation Service** An establishment primarily engaged in the ground transportation of passengers, luggage, and other small cargo from and to airports.
X	X			**Appliance Repair** An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.
X	X			**Auction House** A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.
	X			**Bed and Breakfast** A business involving renting rooms to overnight guests and offering breakfast meals only to those guests. The owners of the business shall live on the premises.
				Boat Storage A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of *four* or more boats.
				Bottled Gas Storage and Distribution An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.
				Cargo and Package Service An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.
	X			**Catalog and Mail-Order Sales** Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.
X	X			**Caterer** A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.
X	X			**Cleaning and Maintenance Services for Buildings** Establishments primarily engaged in providing building cleaning and maintenance services, such as window cleaning, janitorial service, floor waxing, and office cleaning on a contract or fee basis.

A	B	C	D	
X				**Coin-Operated Laundry and Dry Cleaning** An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.
X	X			**Convenience Storage** A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.
X	X			**Copy and Other Administrative Business Services** A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.
X				**Dry Cleaning and Laundry Pickup** An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.
X				**Dry Cleaning and Laundry Service** An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.
X				**Electrical Repair** An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.
X	X			**Employment Agency** An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.
X				**Equipment Rental, Heavy** An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.
X				**Equipment Rental, Light** An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.
X	X			**Estate Services** A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.
X				**Exterminating Service** A service related to the eradication and control of rodents, insects, and other pests.
X	X			**Financial Service** An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services.
X				**Gunsmith** An individual who designs, makes or repairs small firearms.

A	B	C	D	
				Industrial Equipment Repair An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.
X	X			**Insurance Agency** An agency whose business is to underwrite, sell or broker insurance policies.
X	X			**Interior Decorating** An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.
X	X			**Legal Service** An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.
X				**Locksmith** An establishment engaged in making or repairing locks.
X	X			**Lodging** A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.
X	X			**Meeting Facilities** Establishments primarily engaged in the operation of exhibition, exposition, convention, conference and like meeting facilities that may include food preparation or catering facilities on-site.
X				**Office Equipment Repair** An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
X				**Parking Facility** An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.
X	X			**Personal Grooming Services** An establishment providing human personal grooming services including, but not limited to, cutting and styling men's hair, shaving and trimming beards, women's hairdressing/styling, facials, manicures and other related services.
X	X			**Pet Services** Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.
X	X			**Photographic Service** An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

A	B	C	D	
X	X			**Real Estate Agency** An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.
X	X	X	X	**Real Estate Sales Office or Model Home Office** The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
X				**Security Systems Services** Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.
X				**Shoe Repair** A place of business primarily engaged in repairing footwear.
X				**Small Engine and Motor Repair** An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.
X				**Tailoring** An establishment primarily engaged in making and selling men's and women's clothing to individual order.
X				**Tanning Salons** Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.
				Taxidermist One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.
X				**Travel Agency** An agency engaged in selling and arranging personal transportation and accommodations for travelers.
X				**Upholstery Service** An establishment offering reupholstery and repair services and specific upholstery materials for sale.
X	X			**Veterinary Service (Indoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.
X	X			**Veterinary Service (Outdoor)** An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where some services may be performed or provided outdoors.

RETAIL AND WHOLESALE TRADE

A	B	C	D	
X	X			**Accessory Use** A use which is customarily accessory, and clearly incidental and subordinate, to th principal retail or wholesale trade use on the same lot.
X				**Agricultural Sale Barn** A facility where a livestock auction market is conducted and may include agricultur products or equipment sold on a consignment basis.
X				**Agricultural Supply** An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seed and other farm supplies, and non-mechanized equipment.
X				**Apparel Shop** An establishment involved in selling clothing and clothing accessories.
X				**Appliance Sales** Establishments involved in selling instruments or devices designed for a particular use such as stoves, fans or refrigerators, that are operated by gas or electric current.
X				**Audio/Video Store** An establishment primarily engaged in the rental or retail sale of prerecorded audi and/or video performances.
X				**Automotive Sales** Establishments primarily engaged in the retail sale of new and used automobiles noncommercial trucks, motor homes or recreational vehicles, including incidental storage maintenance and servicing.
X				**Automotive Supply** An establishment primarily engaged in the retail sale of automotive parts, tires, anc accessories.
X				**Bakery (Retail)** An establishment primarily engaged in the production and/or retail sale of baken products.
X				**Bakery (Wholesale)** An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.
X				**Bookstore** A place of business where books and magazines are the main items offered for sale.
X				**Building Materials** Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.
X				**Cabinet Sales** Establishments primarily engaged in selling cabinets, none of which are made on the premises.

A	B	C	D	
X				**Camera and Photographic Supply** An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.
X				**Confectionery** An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.
X				**Convenience Store** Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.
X				**Department Store** A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.
X				**Drapery Sales** Places of business where draperies are the main product offered for sale.
X				**Drugstore** An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.
X				**Electronic Devices** Establishments primarily engaged in the retail sale of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work
				Fertilizer Sales (Bulk) Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.
				Fertilizer Sales (Packaged) Establishments involved in the sale of packaged fertilizer and fertilizer materials.
X				**Florist (Retail)** An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.
X				**Florist (Wholesale)** An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.
				Farmers Market An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

A	B	C	D	
X				**Flooring, General Sales** Places of business where floor coverings or hard wood flooring are the main products offered for sale.
X				**Furniture Sales** Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.
X				**Gallery** An establishment primarily engaged in displaying and selling artistic work to the general public.
X				**Garden Centers** Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.
X				**Gift Shop** An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.
X				**Grocery Store** A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour; fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.
X				**Handicrafts** Places of business that sell articles fashioned by those engaged in handicrafts.
X				**Hardware** An establishment primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.
				Heavy Machinery Sales Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
X				**Hobby, Toy, and Game Shops** Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
X				**Home Improvement Center** An establishment with greater than 30,000 square feet of gross floor area that is primarily engaged in the retail sale to the general public of various basic hardware lines (such as tools, builders hardware, paint and glass, and garden supplies), household goods, durable household goods (appliances and residential lawn care equipment), electronic equipment, household animal supplies, nursery products, etc. Examples of this include: Lowe's, Menard's and Home Depot.
X				**Housewares and Home Furnishings** Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

A	B	C	D	
				Industrial Supplies Establishments primarily engaged in marketing industrial supplies, such as bearing boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
X				**Jewelry** An establishment primarily engaged in selling any combinations of lines of jewelry, su as diamonds and other precious stones mounted in precious metals such as ring bracelets and brooches; sterling and plated silverware; and watches and clocks.
X				**Leather Goods and Luggage Stores** Establishments primarily engaged in the retail sale of luggage, trunks, and leather good except clothing.
X				**Liquor Store** An establishment primarily engaged in the retail sale of packaged alcoholic beverage such as ale, beer, wine and whiskey, for off-premises consumption.
				Marine Supply An establishment primarily engaged in the retail sale of motorboats and other watercra marine supplies, and outboard motors, including incidental storage.
				Manufactured Housing Sales Establishments primarily engaged in the retail sale of new and used mobile homes, ne manufactured houses, and new modular homes, including incidental storage.
X				**Meat Market** A place of business where fresh, frozen or cured meats are sold and where no anima are butchered on the premises.
X				**Motorcycle Sales** Establishments primarily engaged in the retail sale of new and used motorcycles, mot scooters, and personal watercraft, including incidental storage, maintenance an servicing.
X				**Music Store** An establishment primarily engaged in selling musical instruments, phonograph record compact discs, tapes, sheet music and similar musical supplies.
X				**Office Supplies** Places of business where stationer and office supplies, such as envelopes, typewrit and mimeograph paper, file cards and folders, pens and pencils, and so forth, in additio to customary office equipment are offered for sale or lease. These businesses may als include repair and service for equipment sold or leased.
X				**Optical Goods** Establishments involved in selling visual devices or products.
X				**Pet Shop** A place of business where domestic animals, and products for the health and care domestic animals, are sold.
X				**Petroleum Products** An establishment primarily engaged in the retail sale of petroleum products, such as fu oil and kerosene, from bulk liquid storage facilities.

A	B	C	D	
X				**Restaurant** An establishment engaged in the retail sale of prepared food and drinks for consumptior on the premises or for carry-out. This use may include the retail sale of individua servings of alcoholic beverages for consumption on the premises only.
X				**Restaurant (Drive-In)** An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.
X				**Sporting Goods** Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.
X				**Tavern** A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.
X				**Tobacco Shops, Specialty** Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.
X				**Used Merchandise (Antiques)** A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.
X				**Used Merchandise (Flea Market)** An open-air market for secondhand articles and antiques.
				Used Merchandise (General) A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

AUTOMOTIVE AND TRANSPORTATION SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to th principal automotive or transportation service use on the same lot.
				Automotive Paint Shop An establishment primarily engaged in automotive painting and refinishing.
X				**Automotive Rentals** Establishments involved in renting passenger cars, noncommercial trucks, motor home or recreational vehicles, including incidental parking and servicing of vehicles availabl for rent.
X				**Automotive/Boat Repair/Service Shop** An establishment primarily engaged in general or specialized automotive, motorcycle, c watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing an like services.
X				**Automotive Tire Sales/Repair** An establishment primarily engaged in the retail sale and repair of automotive tires.
				Bus Terminal A facility designed to accommodate passengers who arrive and depart on commercia buses, which may include management offices, bus parking or storage areas an personal services for passengers.
X				**Car Wash** An area or structure equipped with automatic or self-service facilities for washin automobiles.
				Cold Storage Facility A facility designed for storing perishable goods in a cold place.
X				**Gasoline Service Station** An establishment primarily engaged in selling gasoline and lubricating oils and which ma sell other incidental merchandise or perform minor repair work.
				Grain Elevator A building for buying, selling, storing, discharging and sometimes processing grain.
X				**Refueling Center** An establishment engaged in selling automotive fuel only. Such an establishment may be affiliated with a shopping center anchor tenant.
				Taxicab Base Facility An establishment primarily engaged in furnishing passenger transportation by automobiles not operated on regular schedules.
				Transfer or Storage Terminal An establishment primarily engaged in furnishing local and long distance trucking and storage services, including parking and storage areas for vehicles used in the operatior of the terminal.

Trucking Terminal

A terminal facility used by property-carrying motor vehicles, which may include associated office space and truck maintenance facilities.

Wrecker Service

A service for towing wrecked or disabled automobiles or freeing stalled automobiles.

AMUSEMENT AND RECREATIONAL SERVICES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal amusement or recreational use on the same lot.
				Amphitheater An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.
				Club or Lodge A use providing meeting, recreational or social facilities for a private or nonprofit association, primarily for use by members and guests.
				Park and Recreational Services, For Profit Commercially-operated, for-profit, park and recreational uses which may include: • establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and picnic grounds;
	X	X	X	• sports and recreation clubs which are restricted to use by members and their guests, including country, golf, tennis, yacht, swimming pools and amateur sports and recreation clubs;
X	X			• physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.
	X	X	X	**Park and Recreational Services, Not For Profit** Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
	X	X	X	**Private Recreational Facility** A recreational facility for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood, including both indoor and outdoor facilities and privately-owned golf courses open to the public.
				Resorts A facility for temporary guests where the primary attraction is generally recreational features or activities.
				Theater, Indoor A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.
				Transient Amusement Enterprises Carnivals, circuses or other similar transient amusement enterprises.

MANUFACTURING, MINING, CONSTRUCTION, AND INDUSTRIAL USES

A	B	C	D	
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal manufacturing, mining, construction, or industrial use on the same lot.
				Apparel An establishment primarily engaged in manufacturing clothing and clothing accessories.
				Appliance Assembly An establishment primarily engaged in manufacturing instruments or devices for a particular use, such as stoves, fans or refrigerators, that are operated by gas or electric current.
				Beverage Products Establishments primarily engaged in manufacturing beverages, beverage bases and beverage syrups.
				Bottling Machinery An establishment primarily engaged in manufacturing machinery for use by the food products and beverage manufacturing industries in washing, sterilizing, filling, capping, labeling, and so forth, of food and beverage products; and parts and attachments for the machinery.
				Cans and Metal Containers Establishments primarily engaged in manufacturing metal cans and metal shipping containers such as barrels drums, kegs, and pails, from purchased materials.
				Cement Products A use engaged in processing and manufacturing materials or products predominantly from cement.
				Commercial Printing Establishments primarily engaged in letterpress and screen commercial or job printing, including flexography; in printing by the lithographic process, in engraving and plate printing; in gravure printing; or in printing newspapers, periodicals, books, greeting cards, and so forth.
X	X	X	X	**Construction Trailer** The temporary use of a mobile home, or similar structure, as a construction office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.
				Cut Stone and Stone Products Establishments primarily engaged in cutting, shaping and finishing marble, granite, slate and other stone for building and miscellaneous uses.
				Dairy Products Establishments primarily engaged in manufacturing creamery butter, natural cheese, condensed and evaporated milk, ice cream, and frozen desserts, and special dairy products, such as processed cheese and malted milk; and processing (pasteurizing, homogenizing, vitaminizing, bottling) fluid milk and cream, and related products, for wholesale or retail distribution.

Electronic Devices and Instruments
Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.

Engineering and Scientific Instruments
Establishments involved in manufacturing instruments used in engineering and scientific procedures.

Farm Machinery and Equipment
Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.

Food Products
Establishments involved in manufacturing or processing food products.

Furniture
An establishment involved in manufacturing, repairing and/or refinishing furniture.

General Contractor
An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.

Glass and Glassware
Establishments primarily engaged in manufacturing glass and glassware, pressed, blown or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.

Grain Mill Products
Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.

Hard Surface Floor Coverings
Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.

Heavy Machinery Service and Repair
Establishments primarily engaged in servicing and repairing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.

Jewelry Products
Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.

Kennel
An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small domesticated household pets (not farm animals) where the entire operation is confined inside a building.

Laboratories

Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.

Leather Goods

Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.

Machine Assembly

An establishment involved in manufacturing and assembling machinery.

Machine Shop

A workshop in which materials are machined to size and assembled.

Metalworking Machinery

An establishment involved in manufacturing machinery to be used for shaping objects out of metal.

Mineral Extraction

The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.

Musical Instruments

Establishments primarily engaged in manufacturing pianos, with or without player attachments; organs; other musical instruments; and parts and accessories for musical instruments. Such establishments may also provide repair services.

Office and Computer Equipment

Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.

Optical Instruments and Lenses

Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.

Paper Products

Establishments involved in manufacturing products from paper, paperboard, cardboard or other similar materials, such as envelopes, paper bags, file folders, stationery, wrapping paper, boxes and so forth, and where no paper, paperboard, cardboard or other similar materials, are produced on the premises.

Petroleum Products, Bulk Storage

Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.

Pharmaceuticals

Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

establishments are finished in the form intended for final consumption, such as ampuls, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions. Products of this industry consist of two important lines: pharmaceutical preparations promoted primarily to the dental, medical or veterinary professions; and pharmaceutical preparations promoted primarily to the public.

Boat Building

Establishments primarily engaged in building all types of boats, including converting and altering boats.

Signs and Advertising Displays

Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties.

Stamping, Metal and Automotive

Establishments primarily engaged in manufacturing metal stampings and spun products, including porcelain enameled products such as household appliance housings and parts (cooking and kitchen utensils) and establishments primarily engaged in manufacturing automotive stampings, such as body parts, hubs, and trim.

Structural Steel Fabrication

Establishments primarily engaged in fabricating iron and steel or other metal for structural purposes, such as bridges and buildings.

Warehousing and Distribution Activities

Establishments involved in storing, stocking or distributing non-liquid merchandise or commodities.

Watches and Clocks

Establishments primarily engaged in manufacturing watches, watch cases, clocks, mechanisms for clockwork operated devices and clock and watch parts, including those engaged in assembling watched and clocks from purchased movements and cases.

Welding

Establishments primarily engaged in manufacturing welding equipment, electric welding apparatus and accessories.

Wood Products

Establishments primarily engaged in manufacturing wood products from purchased wood.

EXHIBIT 13

Development and Architectural Standards – Employment District

I. Lots:

1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 2,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

II. Buildings:

1) Maximum Building Height: Thirty-five (35) feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

a. The exterior of all Buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a

depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. General:

1) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.

2) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

EXHIBIT 14

Development and Architectural Standards – Mixed Use District

I. Lots:

1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 20 Feet.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 1,000 Square Feet

6) Front Setback: 0-80 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 0 Feet.

9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.

II. Non-Residential Buildings:

1) Maximum Building Height: Thirty-Five (35) Feet.

2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

7) In no case shall the rear of a non-residential building face Spring Mill Road.

III. Residences:

1) Attached Residences: The following shall replace and supersede the DPR Provisions pertaining to Attached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles are allowed.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

i. The rear elevation of any building containing attached single family residences which are reasonably visible from Spring Mill Road shall not be parallel or substantially parallel to Spring Mill Road.

2) Detached Residences: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone) excluding windows and doors.

b. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited..

c. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

d. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

e. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

f. Detached garages shall be allowed.

g. In addition, Builders shall pick at least two (2) of the following items:

i) Dormers.

ii) Reverse gable or hip roof.

iii) Covered front porch (min. 16 SF and min. 8 feet deep).

iv) Decorative door surround, trim molding, or header.

v) Garage bump-out (min. 2 feet).

vi) Dimensional shingles.

vii) Accent siding, decorative vents, or accents in gable peak or face.

viii) Shutters on all operable windows.

ix) Keystone or decorative brick or wood surround on one or more windows or doors.

x) Bay or "boxed-out" window.

xi) Decorative porch railing.

xii) Decorative columns.

xiii) Decorative trim molding at gutter height.

xiv) Brick full height of front facade including gables.

xv) Brick wainscot around sides and rear elevations.

xvi) Additional wall mounted exterior lights, or post mounted decorative yard lights as approved by covenants.

xvii) Decorative garage door.

EXHIBIT 15

Development and Architectural Standards – Urban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard.

2) Minimum Lot Width at building line: 40 Feet; provided, however, that greater than or equal to fifty (50) percent of all residential lots shall be greater than or equal to fifty (50) feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 60 Feet.

5) Minimum Lot Area: 2,400 Square Feet

6) Front Setback: 15 Feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.

II. Non-Residential Buildings:

1) Maximum Building Height: Forty-five (45) feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: the following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

c. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences:

1) Attached Residence: The following shall replace and supersede the DP provisions pertaining to Attached Residences:

a. Front elevations shall be at least 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.

b. Asphalt/Fiberglass shingles or Standing Seam metal roof.

c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.

d. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.

g. All utility panels shall be screened or located in an area not visible from the public right-of-way.

h. Detached garages shall be allowed.

i. Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

2) Detached Residence: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:

a. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

b. Pitched roofs shall be 6:12 minimum, exclusive or porches, bump-outs, or dormers.

c. All vinyl siding shall be a minimum (0.044) ASTM D3679 Class I.

d. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

e. Minimum one (1) car garage.

f. Roofs shall extend with a minimum of eight (8) inches on all sides of the home.

g. Detached garages shall be allowed provided that its architecture is compatible with the primary building.

h. Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

i. Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include two (2) of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include three (3) of the following on the Facade:

   i) Dormers.

   ii) Reverse gable or hip roof.

   iii) Covered front porch (min. 16 SF and min. 6 feet deep).

   iv) Garage plan change of at least two (2) feet.

   v) Side load or "courtyard garage".

vi) Shutters on all applicable windows, or decorative front door surround, trim, or transoms, or decorative garage doors.

vii) Bay or "box out" window.

viii) Brick full height of Façade.

k. Side elevations which face internal streets on corner lots and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

i) Two (2) windows with shutters.

ii) One (1) bay or "box out" window.

iii) Brick wainscot at least three (3) feet high.

iv) Additional landscaping, including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

EXHIBIT 16

Development and Architectural Standards – Suburban Residential District

I. Lots:

1) All lots shall have frontage along a Public Street or Private Street, and may have one (1) access from the front, side, or rear yard.

2) Minimum Lot Width at building line: 60 Feet; provided, however, that if all of the Residences within the Suburban Residential District are not Empty-Nester Residences, then at least 50% of the Lots in the Suburban Residential District shall be a minimum of 80 feet in width at the building line.

3) Minimum Lot Width at Street: 20 Feet.

4) Minimum Lot Depth: 100 Feet.

5) Minimum Lot Area: 6,000 Square Feet

6) Front Setback: 20 Feet; provided, however, that for Residences with a side or rear-loaded garage, the front yard set back shall be 10 feet.

7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between buildings shall be 10 Feet.

8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Spring Mill Road, 169th Street, or 161st Street.

II. Non-Residential Buildings:

1) Maximum Building Height: 30 Feet.

2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.

b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.

c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

a. Roof profiles shall be gabled, hip, or parapet.

b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences: The following shall replace and supersede the DP provisions pertaining to Residences:

1) Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.

2) Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

3) Vinyl siding is allowed and shall be a minimum (0.044) ASTM D3679 Class I.

4) Minimum two (2) car garage.

5) Roofs shall extend with overhands a minimum of eight (8) inches on all sides of the home.

6) Detached garages shall be allowed.

7) Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.

8) No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".

9) Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.

10) Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Facade must include 2 of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include three (3) of the following on the Facade:

a. Dormers

b. Reverse gable or hip roof

c. Covered front porch (minimum sixteen (16) square feet and minimum six (6) feet deep)

d. Garage plan change of at least two (2) feet

e. Side load or "courtyard garage"

f. Shutters on all applicable windows, or decorative front door surround, trim on transoms, or decorative garage doors

g. Bay or "box out" window

h. Brick full height of Façade

12. Side elevations which face internal streets on corner lots, and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:

a. Two (2) windows with shutters

b. One (1) bay or "box out" window

c. Brick wainscot at least three (3) feet high

d. Additional landscaping including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

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WC 16.06.010 - General Landscaping Provisions

A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

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This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative

describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:

   a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;

   b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;

   c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;

   d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;

   e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;

   f. Planting and installation details as necessary to ensure conformance with required standards;

   g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and

   h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.

3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.

D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.

B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

C. The following considerations shall be made in regard to tree preservation efforts:

1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
2. The condition of vegetation with respect to continued vitality;
3. The possibility of preserving vegetation through pruning rather than removal.
4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
6. The potential for interference with utility services along the use of roads and walkways.

D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).

F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.

3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.

4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.

5. Substitutions – If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.

   a. 1 shade tree = 2 ornamental trees = 2 evergreen trees

   b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.

2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:

   a. Periods of adverse weather, or

   b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.

2. Landscaping shall be maintained in healthy growing condition. This includes:

   a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;

   b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;

   c. Treating plant materials that exhibit evidence of insect pest or disease damage;

   d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.

   e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.

   f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.

   g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.

3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

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

WC 16.06.060 - Buffer Yard Requirements

A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses		Adjoining									
		AG	SF *AG-SF1 AG-SF1-1*	SF *SF2*	SF *SF3*	SF *SF4 SF5*	MF	Institutional *Churches Schools Gov't Offices*	Commercial	Industrial *EI*	Indistrial *OI*
Proposed	AG	-	40	40	40	40	40	15	15	15	15
	SF *AG-SF1 AG-SF1-1*	40	-	20	20	20	20	40	40	40	40
	SF *SF2*	40	20	-	20	20	20	40	40	40	40
	SF *SF3*	40	20	20	-	20	20	40	40	40	40
	SF *SF4 SF5*	40	20	20	20	-	20	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40	40
	Institutional *Churches Schools Gov't Offices*	15	40	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	40	15	-	15	15
	Industrial *EI*	15	40	40	40	40	40	40	15	-	15
	Industrial *OI*	15	40	40	40	40	40	40	15	15	-

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

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.
  No drives or parking areas shall be permitted in the reduced buffer yard area.

C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

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

A. Interior Parking Lot Landscaping

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

Table 16.06.070 – 01 : Percentage of Parking Lot Landscaping

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

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

2. Parking Lot Islands

   a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

   b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

   c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

   d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

   e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

   f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

   a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

      1.) the parking lot is located within a required yard; or

      2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

   b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped an aesthetically pleasing manner.

c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.

2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

   a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

   b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

   c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.

B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.

C. A minimum of three (3) different species of shade trees shall be used per each development site.

16.06.080 - 01
Plant Characteristics Tables

The physical and environmental characteristics for a number of landscape plants are given here. Unless otherwise noted, plants on this list are hardy in Central Indiana, tolerant of the built environment, easily maintained, and commercially available. Other suitable plants may be commercially available as new cultivars are developed.

The tables are arranged by plant size (largest to smallest), and they specify the following characteristics:

- Evergreen Plant – useful if you want year-round interest or if you need a screen to block a view.
- Average Spread – denotes the average diameter of a plant's foliage so that you will have some idea of the mature size of a plant.
- Growth Rate – denotes the speed at which a plant will grow given typical growing conditions. (Slow = 12" or less in one year. Moderate = 12"-24" in one year. Fast = more than 24" in one year.)
- Density – denotes how easy it is to see through a plant's foliage.
- Form – denotes the shape of the plant's foliage and limbs.
- Sunlight Requirement – denotes the amount of sunlight required by a plant.
- Soil Moisture Requirement – denotes the amount of soil moisture required by a plant. (Wet = 9"-12" of water available in the soil. Moderate = 6"-9" of water available in the soil. Dry = 3"-6" of water available in the soil.)
- Comments – lists any special attributes and/or requirements for a plant. It also lists available and proven cultivars.

Plant Characteristics

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer platanoides Norway Maple	N	30' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to establish turfgrass or ground covers underneath. Maples tend to produce surface roots.
Acer Rubrum Red or Swamp Maple	N	40' to 50'	Moderate	Dense	Oval	Partial shade to full sun	Moderate	Good cultivars for Westfield include "October Glory" and "Red Sunset"
Acer Saccharum Sugar Maple	N	50' to 60'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to maintain turfgrass. Intolerant of deicing salts. Produces surface roots.
Catalpa Speciosa Northern Catalpa	N	20' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Showy white flower in early summer. Better for large scale situations because of leaf and fruit litter.
Celtis laevigata Sugar Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate to wet	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Smaller leaves than *C. occidentalis*. Adapted to wet sites.
Celtis occidentalis Common Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Leaf galls are common but do not damage plant.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cercidiphyllum japonicum Katsura Tree	N	30' to 50'	Moderate	Moderate	Oval to Columnar	Partial shade to full sun	Moderate	Foliage is reddish purple. In fall, the leaves change to apricot-yellow.
Chamaecyparis pisifera Sawara False Cypress	Y	10' to 20'	Slow To Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from wind.
Fagus spp. Beech	N	35' to 45'	Slow	Dense to Moderate	Rounded	Full sun	Moderate	Intolerant of soil disturbance and compaction.
Fraxinus americana White Ash	N	40' to 60'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Dark green foliage that turns yellowish in autumn with a slight purple tint.
Fraxinus Quadrangulata Blue Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Fraxinus pennsylvanica Green Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
Ginkgo biloba Ginkgo or Maidenhair Tree	N	30' to 50'	Slow	Moderate	Pyramidal To Rounded	Full sun	Moderate	Beautiful yellow fall color. Select only male cultivars.
Gleditsia triacanthos Honeylocust	N	30' to 40'	Fast	Light	Oval	Full sun	Moderate	Light shade of small leaves enables grass to grow beneath.
Gymnocladus dioicus Kentucky coffeetree	N	40' to 50'	Moderate	Moderate	Oval	Full sun	Moderate	Attractive bark. Better for large scale situations because of fruit litter.

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Larix spp. Larch	N	25' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate	Needle-like foliage turns yellow and falls off in autumn. Susceptible to pests.
Liquidambar styraciflua Sweet Gum	N	40' to 50'	Moderate	Moderate	Pyramidal to Oval	Full sun	Moderate	Star-shaped foliage turns yellow to red to bronze in autumn. Fruit can be a safety hazard.
Liriodendron tulipifera Tulip Tree or Yellow Poplar	N	35' to 50'	Moderate to Fast	Moderate	Oval	Full sun	Moderate	Yellow, green and orange tulip-shaped flowers bloom in mid-spring.
Nyssa sylvatica Sour Gum or Black Gum	N	20' to 30'	Slow to Moderate	Dense	Pyramidal to Oval	Full sun	Wet to Moderate	Beautiful and consistent fall color: yellow to orange to scarlet to purple.
Picea abies Norway Spruce	Y	25' to 30'	Fast	Dense	Pyramidal	Full sun	Moderate	
Platanus occidentalis American planetree or Sycamore	N	60' to 80'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Best for large scale or wet situations. Produces lots of leaf litter.
Pseudotsuga mensiezii Douglas Fir	Y	12' to 20'	Moderate	Very Dense	Pyramidal	Full sun	Moderate	
Quercus alba White Oak	N	40' to 60'	Slow	Dense	Rounded	Full sun	Moderate	

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Quercus imbricaria Shingle Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Quercus macrocarpa Bur Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	Huge tree at maturity.
Quercus montana Chestnut Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
Taxodium distichum Baldcypress	N	20' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate to Dry	
Tilia americana Basswood or American Linden	N	40' to 60'	Moderate	Dense	Oval	Full sun	Moderate	Sometimes infested with aphids which drop sap on cars.
Tilia tomentosa Silver Linden	N	30' to 50'	Moderate	Dense	Oval to Rounded	Full sun	Moderate	
Zelkova serrata Japanese zelkova	N	40' to 70'	Moderate	Moderate	Vase-shaped	Full sun	Moderate	

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Abies concolor White Fir	Y	15' to 30'	Slow	Very Dense	Pyramidal	Partial shade to Full sun	Moderate	Needles are bluish or grayish green. Best in large areas to allow plant development.
Acer campestre Hedge Maple	N	25' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Aesculus x carnea Red Horse Chestnut	N	30' to 40'	Moderate	Dense	Rounded	Full sun	Moderate	Dark green foliage with pink/red flowers in late spring.
Aesculus glabra Ohio Buckeye	N	20' to 30'	Slow to Moderate	Dense	Oval to Rounded	Full sun	Moderate	Subject to leaf spot diseases with a wet spring.
Aesculus hippocastanum Common Horse Chestnut	N	40' to 70'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dark green foliage with white flowers in mid spring

Betula nigra River Birch	N	40' to 60'	Moderate	Moderate	Oval to Rounded	Partial shade to full sun	Wet to moderate	Reddish brown to pale tan bark that peels off in thin layers; single stem or clump
Carpinus betulus European hornbeam	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Carpinus caroliniana American hornbeam or Ironwood	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
Chamaecyparis lawsoiana Lawson False Cypress	Y	10' to 25'	Slow to Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Chamaecyparis obtusa Hinoki False Cypress	Y	10' to 20'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.
Chionanthus virginicus Fringetree	N	12' to 20'	Slow	Moderate	Spreading	Partial shade to full sun	Wet to moderate	White, fringe-like flowers in spring.
Cladrasis lutea (kentukea) Yellowwood	N	40' to 50'	Moderate	Dense	Vase-shaped	Full sun	Moderate	White, fragrant flowers in June.

Diospyros virginiana Common Persimmon	N	20' to 30'	Slow to Moderate	Dense	Oval	Full sun	Moderate	Fruits edible but messy.
Koelreuteria paniculata Golden Rain Tree	N	30' to 40'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Yellow flowers in 8-14" clusters in summer.
Maackia amurensis Amur maackia	N	20' to 30'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Shiny copper brown bark, peeling with maturity.
Ostrya virginiana Hop Hornbeam or Ironwood	N	20' to 35'	Slow to Moderate	Dense	Oval	Partial shade to Full sun	Moderate	Medium to dark green foliage turns yellow in autumn. Bark attractive year round.
Phellodendron amurense Amur Corktree	N	30' to 45'	Moderate	Moderate	Spreading to Irregular	Full sun	Moderate	Attractive "corky" bark. Open, picturesque branching habit.
Picea omorika Serbian Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Narrow pyramidal canopy with dark green and light green needles.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Picea pungens Colorado Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Gray-green to blue-green foliage.
Pinus sylvestris Scotch Pine	Y	30' to 40'	Moderate	Moderate	Pyramidal	Full sun	Moderate	
Pyrus Calleryana Callery Pear	N	20' to 35'	Fast	Dense	Oval	Full sun	Moderate	Avoid "Bradford" due to structural flaws. Consider "Aristocrat" or "Cleveland"
Sophora japonica Japanese Pagoda or Chinese Scholar	N	40' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	
Tsuga canadensis Canada hemlock	Y	25' to 35'	Moderate	Very Dense	Pyramidal	Partial shade to full sun	Moderate	Protect from sweeping winds.
Ulmus parvifolia Lacebark Elm	N	40'	Moderate	Moderate	Rounded	Full sun	Moderate	Beautiful mottled bark.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acer ginnala Amur Maple	N	15' to 25'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	Single stem or clump. Fragrant spring flowers. Scarlet fall foliage.
Acer palmatum Japanese Maple	N	15' to 25'	Slow	Dense	Rounded to Spreading	Partial shade to Full sun	Moderate	Protect from full sun and wind.
Acer Tataricum Tatarian Maple	N	30' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
Alnus glutinosa European or Black Alder	N	20' to 30'	Moderate	Dense	Oval to Pyramidal	Full sun	Wet to Moderate	
Amelanchier sp. Serviceberry, Juneberry or Shadblow	N	15' to 30'	Moderate	Moderate	Rounded to Spreading	Full sun to partial shade	Moderate	Single stem or clump. Orange to red fall foliage.
Cercis canadensis Eastern Redbud	N	25' to 35'	Slow to Moderate	Moderate	Rounded to Irregular	Partial shade to Full sun	Moderate	Pink flowers in April. Good clear yellow fall foliage.
Cornus florida Flowering Dogwood	N	30' to 40'	Slow to Moderate	Dense	Rounded to Irregular	Partial shade	Moderate	Beautiful white/pink red flowers in spring. Does not tolerate dry, exposed, and sunny conditions. Plant in a partially shaded and protected area, and mulch around trunk.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Cotinus coggygria Smoke Tree	N	10' to 15'	Slow	Dense	Rounded	Full sun	Moderate	Red to purple fall foliage. Weak-wooded. Plant where protected from wind.
Crataegus crus-galli Cockspur Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded to Spreading	Full sun	Moderate to Dry	Thorns may present a hazard.
Crategus phaenopyrum Washington Hawthorn	N	20' to 25'	Slow	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Crataegus viridis Green Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
Magnolia x loebneri Loebner Magnolia	N	25' to 35'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.
Magnolia x soulangiana Saucer Magnolia	N	20' to 30'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white to pink flowers in spring.
Magnolia stellata Star Magnolia	N	10' to 15'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Malus cultivars Crabapple	N	15' to 25'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Choose disease-resistant varieties.
Malus sargentii Sargent Crabapple	N	6' to 8'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Very small tree. Height rarely exceeds 8'.
Prunus x blireiana Purple-leaved Plum	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles and other pests.
Prunus serrulata Japanese Flowering Cherry	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles, borers, and other diseases.
Syringa reticulata Japanese Tree Lilac	N	15' to 25'	Slow	Dense	Rounded to Oval	Full sun	Moderate	Large, lilac-shaped flowers in July. Cherry-like bark.

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis spp. And cultivars Witchhazel	N	15' to 20'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Unusual flowers in February or October. Orange to scarlet fall foliage.
Viburnum lantana Wayfaring Tree	N	10' to 15'	Slow to Moderate	Dense	Rounded to Oval	Full sun	Moderate to Dry	White flowers in May. Red fruits in summer. Little fall color.
Viburnum prunifolium Black Haw	N	8' to 12'	Slow to Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	Plant for which the "Hawpatch" area was named. Single stem or clump form.
Viburnum sieboldii Siebold Viburnum	N	10' to 15'	Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	White flowers in spring. Red fruits in summer.
Juniperus communis Common Juniper	Y	8' to 12'	Slow	Very Dense	Spreading to Columnar	Full sun	Moderate to Dry	
Juniperus scopulorum Rocky Mountain Juniper or Western Red Cedar	Y	8' to 15'	Slow	Dense	Pyramidal	Full sun	Moderate to Dry	
Lindera benzoin Spicebush	N	6' to 12'	Slow to Medium	Moderate	Upright to Rounded	Full to partial shade	Moderate to Wet	Small, extremely fragrant flowers in April. Yellow fall foliage.
Taxus cuspidata Japanese Yew	Y	15' to 50'	Slow	Very Dense	Pyramidal to Rounded	Partial Shade	Moderate	
Taxus x media Anglo-Japanese Yew	Y	15' to 30'	Slow	Very Dense	Rounded to Spreading	Partial Shade	Moderate	

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Thuja occidentalis American or Eastern Arborvitae, White Cedar	Y	10' to 15'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Use "Emerald", "Techny" or "Holmstrup" to limit height without trimming

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Acanthopanax sieboldianus Fiveleaf Aralia	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate to Dry	Greenish-white flowers in June and July. Black berries.
Calycanthus Floridus Sweetshrub	N	6' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Red-brown, extremely fragrant flowers throughout summer.
Cornus alba Tatarian Dogwood	N	5' to 10'	Fast	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May-June.
Cornus mas Cornelian Cherry	N	15' to 20'	Slow	Dense	Rounded	Full sun	Moderate	Small yellow flowers February-March. Large red berries.
Cornus racemosa Grey Dogwood	N	6' to 8'	Moderate to Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Purple fall foliage.
Cornus sericea Red Osier Dogwood	N	10' to 15'	Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Orange to purple fall foliage. Bright red twigs.
Elaeagnus umbellata Autumn Olive	N	12' to 18'	Moderate to Fast	Dense	Spreading	Full sun	Moderate to Dry	Best for sites where nothing else will grow. Can become invasive.
Euonymus alatus Burning Bush	N	15' to 20'	Slow	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Subject to spider mites when plant is adjacent to asphalt. Compactus" is slow-growing cultivar.
Forsythia x intermedia Border Forsythia	N	10' to 12'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	Yellow flowers in spring.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hamamelis vernalis Vernal Witchhazel	N	8' to 12'	Moderate	Moderate	Rounded to Spreading	Partial Shade to full sun	Moderate	Yellow-red flowers February. Yellow fall foliage.
Hibiscus syriacus Rose-of-Sharon	N	8' to 15'	Moderate	Moderate	Upright	Full sun	Moderate	Susceptible to Japanese beetles and other diseases.
Hydrangea quercifolia Oak Leaf Hydrangea	N	4' to 8'	Slow to Moderate	Moderate	Upright to Irregular	Full shade to full sun	Wet to Moderate	White flowers June-July. Orange, red, or purple fall foliage.
Ilex verticillata Winterberry	N	6' to 10'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Wet to Moderate	Very high wildlife value. Numerous species eat the fruit.
Kolkwitzia amabilis Beautybush	N	9' to 12'	Moderate to Fast	Dense	Upright to Rounded	Full sun	Moderate	Pink flowers May-June. Pinkish brown fruit.
Philadelphus coronarius Sweet Mockorange	N	10' to 12'	Fast	Dense	Rounded	Partial shade to full sun	Moderate	White, extremely fragrant flowers May-June.
Prunus x cistena Purpleleaf Sand Cherry	N	10' to 15'	Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles.
Spirea prunifolia Bridalwreath Spirea	N	6' to 8'	Fast	Moderate	Upright to Spreading	Full sun	Moderate	White flowers in early summer.
Syringa vulgaris Common Lilac	N	10' to 20'	Moderate	Moderate	Upright to Spreading	Full sun	Moderate	Susceptible to borers and mildew.

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Viburnum x burkwoodii Burkwood Viburnum	N	5' to 7'	Slow to Moderate	Dense	Rounded	Full shade to full sun	Moderate	Susceptible to Japanese beetles. White, fragrant flowers in spring. Red fruit.
Viburnum dentatum Arrowwood	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate	White flowers May-June. Blue-black berries. Purple fall foliage.
Viburnum dilatatum Linden Viburnum	N	6' to 10'	Slow to Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May. Red fruit. Yellow, orange, red fall foliage.
Viburnum farreri Fragrant Viburnum	N	8' to 12'	Moderate	Dense	Upright to Irregular	Full sun	Moderate	White, fragrant flowers April. Yellow fruit.
Viburnum x juddii Judd Viburnum	N	6' to 8'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum opulus European Cranberry Bush	N	10' to 15'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
Viburnum plicatum Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red to black fruit. Purple red fall foliage.
Viburnum x rhtidophylloides Lantanaphyllum Viburnum	N	8' to 10'	Moderate	Moderate	Upright to Rounded	Partial shade	Moderate	"Willowwood" White flowers May. Red to black fruit. Purple fall foliage.

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Vitex agnus-castus Chaste Tree	N	3' to 5'	Fast	Moderate	Upright	Partial shade to full sun	Moderate	Grows tree-sized in the south. Our winter, however, keeps the plant shrub-sized. Large, fragrant, lilac flowers in summer.
Weigela florida Old-Fashioned Weigela	N	9' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Deep rose pink flowers May-June. Needs pruning to remain attractive.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Buxus microphylla Littleleaf Boxwood	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	
Chamaecyparis obtusa "Nana" Hinoki False Cypress	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	Protect from the wind.
Cotoneaster apiculatus Cranberry Cotoneaster	N	3' to 6'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Cotoneaster horizontalis Rockspray Cotoneaster	N	5' to 8'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
Fothergilla gardenii Dwarf Fothergilla	N	3' to 4'	Slow	Moderate	Rounded	Partial shade to full sun	Moderate	Cream colored flowers in April. Yellow, orange, and crimson fall foliage.
Ilex glabra "Compacta" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
Juniperus chinensis "Pfitzerana Compacta" Nick's Compact Juniper	Y	6' to 10'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Juniperus chinensis "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus communis Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
Juniperus conferta Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
Juniperus procumbens Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
Juniperus sabina Savin Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Arcadia" "Broadmoor" "Skandia" "Tamariscifolia"
Potentilla fruticosa Bush Cinquefoil	N	2' to 5'	Slow	Moderate	Upright to Rounded	Full sun	Moderate	Cultivars: "Abbotswood" "Goldfinger" "Moonlight" "Primrose Beauty" "Red Ace" "Tangerine"
Spirea x bumalda "Anthony Waterer" Anthony Waterer Spirea	N	4' to 5'	Fast	Moderate	Rounded	Full sun	Moderate	Pink flowers June-August. Yellowish fall foliage.

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Symphoricarpos x chenaultii Chenault Coralberry	N	3' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pinkish-white flowers June-July. Pink fruit.
Taxus baccata "Repandens" Dwarf English Yew	Y	10' to 12'	Slow	Very Dense	Spreading	Partial shade	Moderate	
Tsuga canadensis dwarf cultivars Dwarf Canada Hemlock	Y	5' to 8'	Slow	Dense	Spreading	Partial shade	Moderate	Cultivars: "Nana" "Brandley"
Yucca filamentosa Yucca or Adam's Needle	Y	2' to 5'	Moderate	Open	Upright	Full sun	Moderate to dry	6' high white flower stalks in summer. Foliage resembles that of Iris.

Ground Covers (Less Than 1½ Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Hedera helix "Thorndale" Baltic or Thorndale English Ivy	Y	3' to 7'	Fast	Dense	Spreading	Partial shade to full shade	Moderate	
Hosta spp and cultivars Plantain Lily	N	1' to 5'	Fast	Moderate	Spreading	Partial Shade	Moderate	
Hypericum calycinum Aaronsbeard St. John's Wort	N	1' to 4'	Slow to Moderate	Dense	Spreading	Partial shade to full sun	Moderate	Tolerates dry soils. Bright yellow flowers in summer.
Juniperus horizontalis Creeping Juniper	Y	4' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to Dry	Cultivars: "Bar Harbor" "Douglasii" "Emerald Spreader" "Hughes" "Prince of Wales"
Liriope spicata Creeping Lilyturf of Liriope	Y	1' to 3'	Fast	Dense	Spreading	Full shade to full sun	Moderate	Purplish-white flowers.
Pachysandra terminalis Japanese Spurge	Y	1' to 3'	Slow	Dense	Spreading	Full to partial shade	Moderate	White flowers in spring.
Rosa Wichuraiana Memorial Rose	N	3' to 7'	Fast	Dense	Spreading	Full sun	Moderate	
Vinca minor Common Periwinkle	Y	1' to 3'	Moderate to Fast	Dense	Spreading	Full to partial shade	Moderate	Subject to fungal diseases if air circulation is poor.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Actinidia arguta Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
Akebia quintata Fiveleaf Akebia	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	
Campsis radicans Trumpet Creeper or Trumpetvine	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Celastrus scandens American Bittersweet	N		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Clematis Clematis	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	Scores of cultivars. Select only those that will survive in hardiness zone 5a.
Hedera helix English Ivy	Y		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	
Hydrangea anomala Climbing Hydrangea	N		Slow to Moderate	Moderate	Climbing Vine	Full shade to full sun	Moderate	White flowers in summer.
Lonicera Spp., hybrids and cultivars Vine Honeysuckle	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	All loniceras are very invasive.
Parthenocissus quinquefolia Virginia Creeper	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
Parthenocissus tricuspidata Boston Ivy	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
Polygonum aubertii China or silver Fleecevine	N		Fast	Dense	Climbing Vine	Full sun	Moderate to dry	
Wisteria Japanese or Chinese Wisteria	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large-scale situations where there is plenty of room for this plant to grow. Large clusters of lilac flowers.

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Plant Use Tables

The tables are arranged by plant size, (largest to smallest), and they indicate recommendations for the following uses:

- Screen – includes categories for screening plants up to 6' in height and over 6' in height.
- Parking Area – includes plant recommendations for both perimeter and interior parking area landscaping.
- Intersections – useful for choosing plants that will not interfere with traffic visibility at intersections.
- Under Utility Lines – denotes which plants are most appropriate for planting near overhead utility lines. Generally less than 25' tall.
- Street Tree – denotes which trees are most appropriate for planting along street frontages.
- Shade Tree – includes those trees which will produce the most shade.
- Specimen Tree – Tree species with unique qualities that make them suitable for individual viewing.

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer platanoides Norway Maple			✔	✔		✔	✔	✔
Acer rubrum Red or Swamp Maple			✔	✔		✔	✔	✔
Acer saccharum Sugar Maple			✔			✔	✔	✔
Catalpa speciosa Northern Catalpa							✔	✔
Celtis occidentalis Common Hackberry			✔	✔			✔	✔
Celtis laevigata Sugar Hackberry			✔	✔			✔	✔
Cercidiphyllum japonicum Katsura Tree			✔	✔			✔	✔
Chamaecyparis pisifera Sawara False Cypress		✔						✔
Fagus spp. Beech							✔	✔
Fraxnus spp. Ash			✔	✔		✔	✔	✔
Ginkgo biloba Ginkgo or Maidenhair Tree			✔	✔		✔	✔	✔
Gleditsia triacanthos Honeylocust			✔	✔		✔	✔	✔

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Gymnocladus dioicus Kentucky Coffeetree			✔	✔			✔	✔
Larix spp. Larch			✔	✔			✔	✔
Liquidambar styraciflua Sweet Gum							✔	✔
Nyssa sylvatica Sour Gum or Black Gum			✔	✔			✔	✔
Picea abies Norway Spruce		✔						✔
Plantanus occidentalis Planetree or Sycamore							✔	✔
Pseudotsuga mensiezii Douglas Fir		✔						✔
Quercus spp. Oak						✔	✔	✔
Taxodium distichum Bald Cypress		✔				✔		✔
Tilia spp. Linden			✔	✔		✔	✔	✔
Zelkova serrata Japanese Zelkova			✔	✔		✔	✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Abies concolor White Fir		✔						✔
Acer campestre Hedge Maple		✔	✔		✔	✔	✔	✔
Aesculus x carnea Red Horse Chestnut			✔	✔		✔	✔	✔
Aesculus glabra Ohio Buckeye					✔		✔	✔
Aesculus hippocastanum Common Horse chestnut			✔	✔		✔	✔	✔
Betula Birch			✔					✔
Carpinum betulus European Hornbeam			✔	✔		✔	✔	✔
Carpinus caroliniana American Hornbeam or Ironwood			✔		✔		✔	✔
Chamaecyparis lawsoniana Lawson False Cypress		✔				✔		✔
Chamaecyparis obtusa Hinoko False Cypress		✔						✔
Chionanthus virginicus Fringetree			✔		✔		✔	✔
Cladrastis lutea Yellowwood			✔				✔	✔

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Diospyros virginiana Common Persimmon							✔	✔
Koelreuteria paniculata Golden Rain Tree			✔		✔		✔	✔
Maackia amurensis Amur Maackia			✔			✔	✔	✔
Ostrya virginiana Hop Hornbeam or Ironwood			✔	✔			✔	✔
Phellodendron amurense Amur Corktree			✔		✔		✔	✔
Picea ormorika Serbian Spruce		✔						✔
Picea Pungens Colorado Spruce		✔						✔
Pinus sylvestris Scotch Pine		✔						✔
Pyrus calleryana Callery Pear			✔	✔		✔	✔	✔
Sophora japonica Japanese Pagoda or Chinese Scholar Tree			✔	✔			✔	✔
Tsuga canadensis Canada Hemlock		✔						✔
Ulmus parvifolia Chinese Elm			✔	✔		✔	✔	✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acer ginnala Amur Maple			✔	✔	✔			✔
Acer palmatum Japanese Maple								✔
Acer tataricum Tatarian Maple			✔	✔	✔	✔		✔
Alnus glutinosa European or Black Alder			✔	✔			✔	✔
Amenlanchier Serviceberry, Juneberry or Shadblow			✔					✔
Cercis canadensis Eastern Redbud					✔			✔
Cornus florida Flowering Dogwood					✔			✔
Cotinus coggygria Smoke Tree					✔			✔
Crataegus crus-galli Cockspur Hawthorn		✔			✔			✔
Crataegus phaenopyrum Washington Hawthorn			✔		✔			✔
Crataegus viridis Green Hawthorn			✔	✔	✔			✔

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Magnolia X loebneri Lebner Magnolia								✔
Magnolia X soulangiana Saucer Magnolia					✔			✔
Magnolia stellata Star Magnolia					✔			✔
Malus cultivars Crabapple					✔			✔
Malus sargentii Sargent Crabapple					✔			✔
Prunus x blireiana Purple-leaved Plum		✔	✔		✔			
Prunus serrulata Japanese Flowering Cherry			✔		✔			✔
Syringa reticulata Japanese Tree Lilac			✔	✔	✔	✔		✔

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Hamamelis Witchhazel		✔	✔		✔			✔
Juniperus scopulorum Rocky Mountain Juniper		✔	✔		✔			
Juniperus communis Common Juniper		✔	✔	✔	✔			
Lindera benzoin Spicebush		✔	✔		✔			
Taxus cuspidata Japanese Yew		✔	✔	✔				
Taxus x media Anglo-Japanese Yew		✔	✔	✔				
Thuja occidentalis American or Eastern Arborvitae, White Cedar		✔	✔					
Viburnum lantana Wayfaring Tree		✔	✔		✔	✔		
Viburnum prunifolium Black Haw		✔	✔		✔	✔		
Viburnum sieboldii Siebold Viburnum		✔	✔		✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Acanthopanax siebolianus Fiveleaf Aralia		✔	✔	✔	✔			
Calycanthus floridus Carolina allspice		✔	✔		✔			✔
Cornus alba Tatarian Dogwood		✔	✔		✔			
Cornus mas Cornelian Cherry		✔	✔		✔			✔
Cornus sericea Red Osier Dogwood	✔		✔		✔			
Elaegnus umbellata Autumn Olive		✔	✔		✔			
Forsythia x intermedia Border Forsythia	✔		✔		✔			✔
Hamamelis vernalis Vernal Witchhazel		✔	✔		✔			✔
Hibiscus syriacus Rose-of-Sharon		✔	✔		✔			
Hydrangea quercifolia Oak Leaf Hydrangea	✔		✔		✔			✔
Ilex verticillata Winterberry		✔	✔	✔	✔			
Kolkwitzia amabilis Beautybush		✔	✔		✔			✔
Philadelphus Mockorange		✔	✔		✔			✔
Prunus x cistena Purpleleaf Sand Cherry		✔	✔	✔	✔			

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Spirea prunifolia Bridalwreath Spirea	✔		✔		✔			✔
Syringa Lilac		✔	✔		✔			✔
Virburnum x burkwoodii Burkwood Viburnum	✔		✔	✔	✔			✔
Viburnum dentatum Arrowwood	✔		✔	✔	✔			
Viburnum dilatatum Linden Viburnum	✔		✔	✔	✔			
Viburnum opulus European Cranberrybush		✔	✔		✔			
Viburnum plicatum Doublefile Viburnum		✔	✔		✔			✔
Viburnum x rhytidophylloides Lantanaphyllum Viburnum		✔	✔		✔			
Abelia x grandiflora Glossy Abelia	✔		✔	✔	✔			✔
Prunus x cistena Purpleleaf Sand Cherry			✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Berberis thunbergii Japanese Barberry	✔		✔	✔	✔			
Buddleia davidii Orange-Eye Butterfly Bush	✔				✔			✔
Chaenomeles speciosa Flowering Quince	✔		✔	✔	✔			
Deutzia gracilis Slender Deutzia	✔		✔	✔	✔			✔
Euonymus alata compactus Dwarf Burning Bush	✔		✔	✔	✔			
Ilex x meserveae Meserveae Holly	✔		✔	✔	✔			✔
Kerria japonica Japanese Kerria	✔		✔	✔	✔			
Ligustrum obtusifolium Border privet	✔		✔	✔	✔			
Ligustrum x vicaryi Golden Privet	✔		✔		✔			

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Myrica pensylvanica Bayberry	✔		✔	✔	✔			
Picea glauca "conica" Dwarf Alberta Spruce					✔			✔
Pinus mugos Mugho Pine	✔		✔	✔	✔			
Prunus glandulosa Dwarf Flowering Almond					✔			
Rhododendron PJM hybrids PJM Rhododendrons			✔		✔			✔
Rhus aromatica Gro-Lo Gro-Lo Fragrant Sumac	✔		✔		✔			
Syringa patula Miss Kim Lilac	✔		✔		✔			
Taxus Yews	✔	✔	✔	✔	✔			
Thuja occidentalis "Woodwardi" Globe Arborvitae	✔		✔		✔			
Viburnum opulus "Nanum" Dwarf Cranberrybush	✔		✔	✔	✔			
Vites agnus-castus Chaste Tree			✔		✔			✔

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Buxus microphylla Littleleaf Boxwood	✔		✔	✔	✔			
Chamaecyparis obtusa Dwarf Cultivars	✔		✔	✔	✔			✔
Chamaecyparis pisifera Dwarf cultivars	✔		✔	✔	✔			✔
Cotoneaster apiculatus Cranberry Cotoneaster			✔	✔	✔			
Cotoneaster horizontalis Rockspray Cotoneaster			✔	✔	✔			
Deutzia gracilis *Slender Deutzia*	✔		✔	✔	✔			
Fothergilla gardenii Dwarf Fothergilla			✔	✔	✔			✔
Hemerocallis cultivars Daylily			✔	✔	✔			
Ilex glabra "compacta" Compact Inkberry	✔		✔	✔	✔			
Juniperus chinensis Nick's Compact Juniper	✔		✔	✔	✔			
Juniperus chinensis "San Jose" San Jose Juniper			✔	✔	✔			

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus communis Common Juniper			✔	✔	✔			
Juniperus conferta Shore Juniper			✔	✔	✔			
Juniperus procumbens Japanese Garden Juniper			✔	✔	✔			
Juniperus sabina *"Broadmoor"* Savin Juniper	✔		✔	✔	✔			
Polygonum cuspidatum Low Japanese Fleece Flower					✔			
Potentilla fruticosa *Bush Cinquefoil*	✔		✔	✔	✔			
Rosa-floribundai Floribunda Roses			✔	✔	✔			
Spirea x bumalda *"Anthony Waterer"* Anthony Waterer Spirea			✔	✔	✔			
Symphoricarpos x chenaultii Chenault Coralberry	✔		✔	✔	✔			
Taxus baccata Dwarf English Yew	✔		✔	✔	✔			✔
Tsuga canadensis Dwarf Canada Hemlock	✔		✔	✔	✔			✔
Yucca filamentosa Yucca or Adam's Needle			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Aegopodium podagraria Bishops weed or Gout weed			✔	✔	✔			
Ajuga Carpet Bugle/Bugleweed			✔	✔	✔			
Arundinaria variegata Dwarf Whitestripe Bamboo			✔		✔			
Comptonia peregrina Sweet Fern			✔		✔			
Convallaria majalis Lily of the Valley			✔		✔			
Cotoneaster dammeri Bearberry cotoneaster			✔	✔	✔			
Epimedium\ Barrenwort			✔		✔			
Galium odoratum Sweet Woodruff			✔		✔			
Hedera helix "Thorndale" Baltic or Thorndale English Ivy			✔	✔	✔			
Hostas Plantain Lily			✔		✔			
Hypericum calycinum Aaronsbeard St. John's Wort			✔	✔	✔			

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Juniperus horizontals Blue Rug Juniper			✔	✔	✔			
Liriope spicata Creeping Lilyturf or Liriope			✔	✔	✔			
Pachysandra terminalis Japanese Spurge			✔		✔			
Rosa Wichuraiana Memorial Rose			✔	✔	✔			
Vinca minor Common Periwinkle			✔		✔			

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Actinidia arguta Bower Actinidia		✔						
Akebia quintata Fiveleaf Akebia		✔						
Campsis radicans Trumpet Creeper or Trumpetvine		✔						
Celastrus scandens American Bittersweet		✔						
Clematis Clematis		✔						
Hedera helix English Ivy		✔						
Hydrangea anomala Climbing Hydrangea		✔						
Lonicera Vine Honeysuckle		✔						
Parthenocissus quinquefolia Virginia Creeper		✔						
Parthenocissus tricuspidata Boston Ivy		✔						

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
Polygonum aubertii China or Silver Fleecevine		✔						
Rosa wichuraiana Memorial Rose		✔						
Wisteria Japanese or Chinese Wisteria		✔						

EXHIBIT 18

Signage Provisions

The following provisions shall govern signage located upon and within the Real Estate and shall replace and supersede any provisions pertaining to signage contained in the Zoning Ordinance.

I. Permits: shall be required for all permitted signs.

II. Prohibited signs:

1) Signs associated with home-based businesses.

2) Signs on roofs, dormers, and balconies.

3) Billboards.

4) Signs painted or mounted upon the exterior side or rear walls of any principal or outbuilding or structure, except as otherwise permitted hereunder.

5) Pole signs.

6) No sign shall move in any manner or have a major moving part or give the appearance of movement, except as otherwise permitted hereunder.

7) Signs prohibited by the Westfield-Washington Sign Ordinance, except as otherwise permitted hereunder.

III. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Westfield-Washington Sign Ordinance.

IV. Permitted Signs:

1) General: All signs permitted under Section 16.08.080 of the Sign Ordinance.

2) Permitted Business Signs (including live-work units unless prohibited below): permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs lettered a, b, c and d immediately below, in any combination, in addition to other signs permitted below:

a) Wall-mounted or Painted Signs: provided the following standards are met:

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

ii. For external streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of enfronting elevation, not to exceed a maximum of one hundred (100) square feet.

iii. For internal streets, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of

enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

iv. For parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

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

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

vii. Such wall signs may only be lighted during the operating hours of the business.

viii. Wall-mounted signs along the external streets and adjacent residential areas shall not be internally lit, except where those external streets abut other off-site businesses frontages.

ix. Applied letters may substitute for wall-mounted signs, if constructed of wood, metal, or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed thirty-six (36) inches.

b) Building Directory Signs: identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:

i. The sign shall be mounted on the wall next to the entrance.

ii. The sign shall project outward from the wall to which it is attached not more than six (6) inches.

iii. The sign shall not extend above the parapet, eave, or building Facade.

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

v. The height of the lettering, numbers, or graphics shall not exceed four (4) inches.

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

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

ii. The distance from the ground to the lower edge of the signboard shall be ten (10) feet or greater.

iii. The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign

projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign, or (iii) 50% of the distance between the building cornice or roof line and the sill or bottom of any second-story window if a corner sign located on a multi-story building.

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

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

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

vii. Limited to one sign for each ground floor business establishment.

viii. Projecting signs are not permitted in conjunction with free-standing signs.

ix. No projecting signs allowed at corner stores/shops.

d) Window or Door Signs: applied directly to the glass, provided that the following standards are met:

i. The sign shall not exceed 30% of the window or door area.

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

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

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

e) Awning Signs: for ground floor uses only, provided that the following standards are met:

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

ii. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four (4) inches.

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

f) Free-standing Signs: provided that the following standards are met:

i. Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 (2) (v).

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

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

iv. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6) feet from the ground.

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

vi. The signboard may be illuminated, but not after 11.00 PM, unless the business establishment is open later than 11:00 PM, at which time it shall not be illuminated after closing.

vii. Along external streets, there shall be no more than six (6) free-standing signs internally illuminated.

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

ix. The base and frame of any internally lit free-standing sign shall be constructed of masonry products.

x. No free-standing signs allowed at corner stores/shops.

g) Service Entrance Signs: shall be allowed for each such entrance, shall be unlit, and shall not exceed four (4) square feet.

h) Directional Signs: shall be allowed for each rear yard parking area. Directional signs may be either free-standing or wall-mounted on the rear elevation or barrier (wall or fence), but shall be unlit and limited to four (4) square feet in area.

i) Eatery Signs: restaurants and cafes shall be allowed one (1) of the following additional signs:

i. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible trough a glass front. The display case shall be

attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

ii. A sandwich board sign, as follows:

- The area of the signboard, single-sided, shall not exceed five (5) square feet.
- The signboard shall be constructed of wood, chalkboard, and/or finished metal.
- Letters can be painted or handwritten.
- The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
- The information displayed shall be limited to daily specials and hours of operation.
- The sign shall be removed at the end of the business day.

j) Historically-Appropriate Illuminated Signs: (to the type of business conducted) may be displayed in a window in addition to permitted signs provided the sign area does not exceed six (6) square feet.

3) Permitted Other Signs:

a) Project Identification Signs: may be erected in locations other than at major entryways to the development (e.g.: at the intersection of Spring Mill Road and 169th Street as part of those proposed thoroughfare improvements), provided the following standards are met:

i. The design of the sign shall be consistent with the development's architectural vocabulary.

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

iii. The area surrounding the sign shall be appropriately landscaped.

iv. The sign may be internally illuminated provided that the sign does not face an off-site residential zoning district.

v. The sign shall not exceed twenty-five (25) feet in height.

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

b) Traffic Directional Signs.

c) Street Signs: At the Developer's discretion, custom signage for standard street signage specified in Westfield's

Subdivision Control Ordinance may be permitted; provided, however that such custom signage shall be installed at the Developer's expense and maintained by the owner of or authorized management organization for the parcel(s) in which they are placed.

d) Construction Signs: for each street frontage of a lot upon which construction of any structure is in progress, provided the following standards are met:

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

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

iii. The sign shall not be illuminated.

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

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

e) Promotional Signs:

i. Signs depicting the site plan of a district, parcel, or sub-parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.
- The sign may be externally illuminated until 11:00 PM each night.
- Site plan signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold.

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

- The maximum size for each subject area sign shall be forty (40) square feet.
- The maximum height shall be eight (8) feet.

- The sign may be externally illuminated until 11:00 PM each night.
- One sign will be permitted for each street frontage of the lot or portion of Real Estate upon which construction of the depicted building is contemplated.
- The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences, the sign shall be removed within seven (7) days after the beginning of the intended use of the building.

iii. Rotating-Changeable-Multi-Panel Signs (e.g. Tri Vision): promoting various non-specified, but development-related subject matter may be erected by the Developer, provided the following standards are met:

- The maximum size for each subject area sign shall be thirty-two (32) square feet.
- The maximum height shall be eight (8) feet.

- Site plan signage may be externally illuminated until 11:00 PM each night.
- One sign will be permitted per subject area.
- The signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold or no later than thirty (30) days after the beginning of the intended use of the facility (as in the case of an open space).

f) Real Estate Sales and Leasing Signs: provided the following standards are met:

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

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

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

iv. The sign shall not be illuminated.

v. Signs for detached dwellings and commercial structures shall be removed within seven (7) days after the date the unit is leased, sold, or occupied.

vi. With respect to attached dwellings, when 80% of the dwellings are sold or occupied, real estate signs

are limited to a ground sign, a wall sign, or a window sign of six (6) square feet or less.

g) Time and/or Temperature Signs: shall be permitted at banks and financial institutions only.

h) Subdivision Signs: permitted under the Westfield-Washington Sign Ordinance.

4) Design Standards: signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.

5) Premises identification:

a) The assigned premises identification of a building shall be displayed in such a manner so that the numeral can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building. If the mailboxes for several different buildings are grouped together, or if the location of individual mailboxes are not clearly associated with their respective buildings, then identification shall also be displayed on the building.

b) Any dwelling or commercial building that abuts an alley or secondary access that could be uses by motor vehicles must

not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

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

6) Sign Maintenance: all signs and sign structures shall be kept and maintained in good repair and in a safe condition.

7) Sign Proximity: no sign shall be permitted to be placed on any wall, fence, or standard unless fronting a thoroughfare, alley, or rear lane, or unless located in a side yard that fronts a thoroughfare, alley, or rear lane.

H:\Janet\Platinum\Maple Knoll\Ex. 22-Signage Standards 020304.doc

WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and

2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;

2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;

3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;

4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;

5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and

7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;

2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;

3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;

4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and

5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;

2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;

3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;

4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;

2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)

3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;

4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;

6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and

7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;

2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.

3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;

2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;

3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

4. All plot lighting levels shall be depicted at 10-foot intervals or less.

5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;

6. Photometric data depicting the angle of cut off of light emissions; and

7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.

5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.

6) Offices: One (1) space for each 250 SF of gross office space.

7) Retail Shops:

   a) One (1) space for each 250 SF of gross retail space; or

   b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).

8) Civic & Public:

   a) One (1) space for each 250 SF of gross office space; or

   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

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5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.

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   b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).

9) Handicapped Spaces: shall comply with State standards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

1) Residential: none.

2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.

3) Offices: (1) berth per 100,000 of space or additional fraction thereof.

4) Retail Shops:

a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.

b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.

c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.

5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

EXHIBIT 20

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2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.

3) Offices: (1) berth per 100,000 of space or additional fraction thereof.

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5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.

6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.

4) Size of Parking Spaces:

   a) Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   b) Private Slip Lanes: nine (9) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

   c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along aisle or driveway.

   b) Angled: 45 or 60 degrees to aisle or driveway.

   c) Perpendicular: 90 degrees to aisle or driveway.

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   c) Perpendicular: 90 degrees to aisle or driveway.

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

c) Perpendicular Parking: eleven (11) feet.

7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.

2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

6) Moving Lane Width:

a) Parallel Parking: eight (8) feet.

b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.

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1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.

2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.

3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

(Residences). Further restrictions associated with duration of parking, limited times of day (including no parking at all), and seasonal emergencies (snow) may be enforced by the local street department (Public Street) or Owner (slip lane).

4) Size of Parking Spaces:

   a) Angled & Perpendicular Parking: ten (10) feet in width by twenty (20) feet in length.

   b) Parallel Parking: eight (8) feet in width by twenty-two (22) feet in length.

   c) Opportunistic: an eight (8) foot parking lane may be available along the moving lane with no delineated spaces or totally undefined space may be provided off the moving lane in the swale.

5) Orientation of Parking Spaces:

   a) Parallel: end to end along thoroughfare or lane.

   b) Angled: 45 or 60 degrees to thoroughfare or lane.

   c) Perpendicular: 90 degrees to thoroughfare or lane.

6) Moving Lane Width:

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   c) Perpendicular Parking: eleven (11) feet.

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with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.

8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

IV. Handicapped Parking: shall comply with State standards.

V. Shared Parking: in locations where differing land uses are integrated (purposefully designed and organized in close proximity due to an overlapping patron or occupant base), the required number of parking spaces for an individual use may be reduced by 25% provided that the total requirement of spaces is located within 300 feet from the main entrance of the intended use (e.g.: Employment District and Mixed-Use District).

VI. Required Spaces:

1) Computation: when determination of the number of parking spaces required by this section results in a fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one parking space. Both on-street and off-street spaces may applied towards the requirement.

2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

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2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.

3) Residential: Two (2) spaces per dwelling.

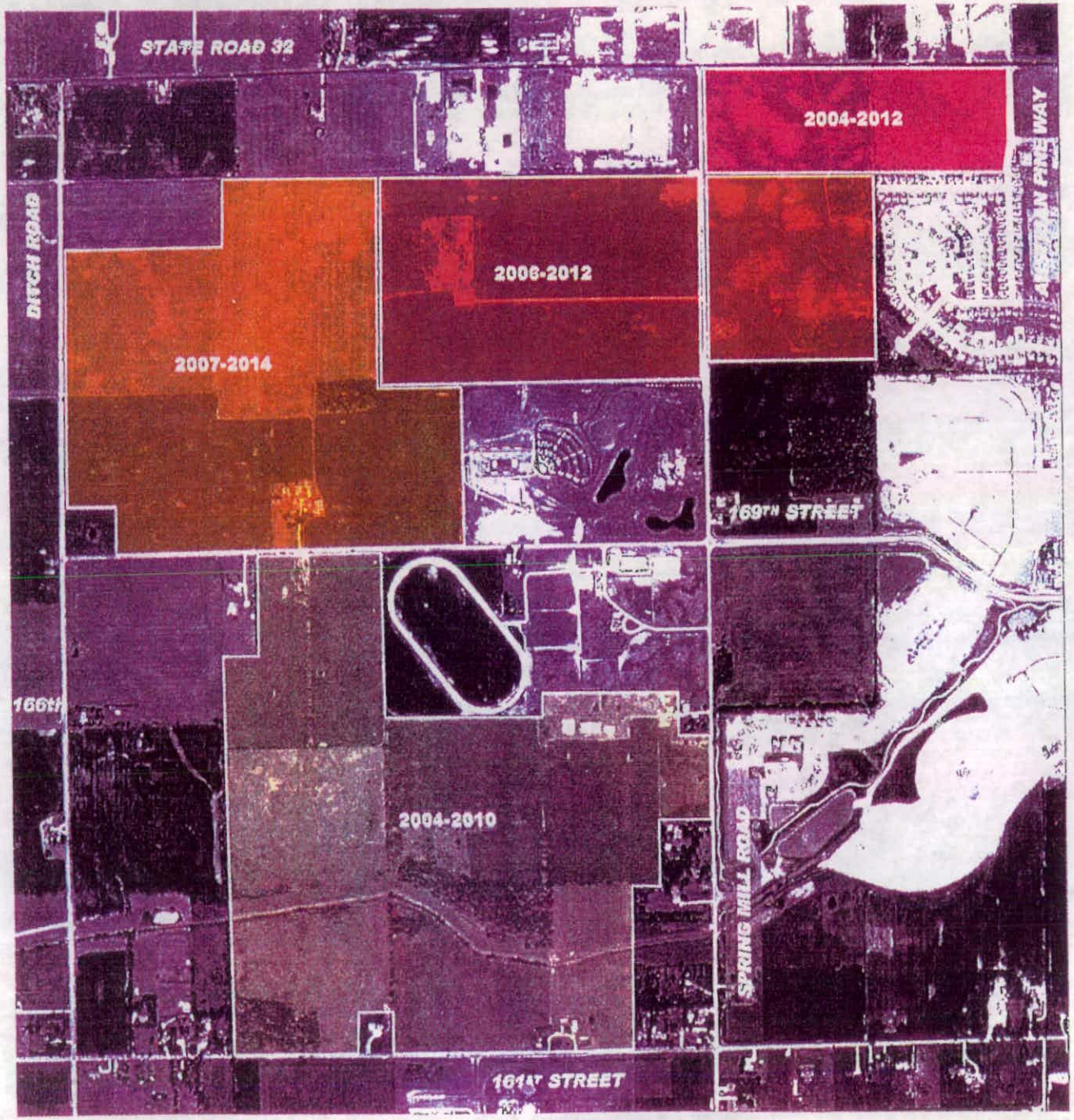
EXHIBIT 21

DEVELOPMENT STANDARDS
PERTAINING TO SHARED DRIVES, PRIVATE
STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

I. Street Standards. Streets may be either private or public.

II. Cul-de-Sacs. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.

III. Private Streets. Private streets shall be 18' in width and need not be curbed. Private Streets shall be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.


STATE ROAD 32
2004-2012
DITCH ROAD
2006-2012
2007-2014
169TH STREET
166th
2004-2010
SPRING MILL ROAD
161ST STREET

PACKET OF PUBLIC COMMENT ADDENDUM

Advisory Plan Commission

June 1, 2015

PUBLIC COMMENT #12

Subject: Tamarack Development

I write regarding the proposed Tamarack development at northeast corner of 161st St. and Oak Road in Westfield. I am a resident of Oak Manor, a community adjacent to the property under consideration for development.

When considering the purchase of our home, we looked at a home on Oak Manor Drive in the Oak Manor neighborhood. We did not purchase it. The back of that house faces the property under consideration for the Tamarack community. One concern of ours when considering to purchase that home was obviously the risk of future development in the vacant field behind it. In its present, undeveloped state, it can be a lovely vista for the affected homeowner's backyard views. We were advised by one of the realtors (I cannot recall if it was ours or the seller's) that the property was unable to be developed because a cross country natural gas pipeline runs underneath it. I am very familiar with that pipeline. I recall when it was constructed as it went through the property (undeveloped) owned by the church and school where my family attends*, i.e.*, Our Lady of Mount Carmel, located at the corner of 146th Street and Oak Ridge Rd. in Carmel. That pipeline runs from a northeasterly to southwesterly direction and appears to me to run through the property at issue with Tamarack.

Perhaps I was misinformed by the real estate agents as to the inability for development on that piece of land. It was not a deciding factor as to why we did not purchase that home. We simply found a home with a more appropriate floor plan for our family in the same neighborhood. That being said, I think serious environmental study needs to occur regarding this potential hazard. Even if the pipeline is buried deep enough so as not to be compromised by any new construction, it would cause me great concern as a homeowner purchasing property directly above it. Assuming the development passes any environmental study, I think the developer must engage in full disclosure with regard to the pipeline to any prospective homebuyer. Additionally, as a nearby resident, I remain deeply concerned about a construction project of this magnitude and the risks it poses to the structural integrity of the pipeline. A gas leak and/or explosion could have devastating consequences not only to the adjoining neighborhoods but to the City of Westfield as a whole. It may also have nationwide impact as it would disrupt the delivery of natural gas to its intended destinations.

I may be speaking out of turn and my concerns may well have been considered already. In my admittedly rudimentary review of the information concerning this development, I have not seen anything regarding the pipeline. If the reason for that is my concerns listed above have not been addressed, I think it would be highly irresponsible if the pipeline concerns were not thoroughly studied and all concerns were satisfactorily addressed prior to any consideration regarding approval of this project.

Thank you for your time and feel free to contact me with any questions or concerns.

Fred

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(f) 317.631.1199
fvaiana@vzplaw.com
www.vzplaw.com
www.frederickvaianalaw.com
www.superlawyers.com
www.thenationaltriallawyers.org
www.national-academy.net

PUBLIC COMMENT #13

Subject: Tamarack New Development

I am writing to voice my concern about the new subdivision that is going in next to Oak Manor.

When looking at Tamarack's information, I see that their lots are smaller than what is required for Oak Manor. The minimum is about 12, 500 square feet and larger for a corner lot here in Oak Manor. I would ask that Tamarack be made accountable that their lots fall into the same requirements as Oak Manor.

I also request that their be a DEFINED buffer between Oak Manor and Tamarack with evergreen trees. The proposed 6' trees are not acceptable, I request that the trees be 8-10' instead of the 6" they have requested.

Please feel free to call me or email me back if you need more information from me. I will be attending the meeting coming up.

Thank you for your time

Maria Seager

PUBLIC COMMENT #14

Subject: Tamarack Comments

From Ron and Tammy Loera-16405 Oak Manor Dr

Safety concerns:
1-Has the pipeline manager and the appropriate state regulators approved the proposed project?
2- Does MI Homes have a written comprehensive safety plan to address working in close proximity to these
Pipelines?
3- Are there specific guidelines for using heavy equipment for excavating near or over the top of the pipeline?
4- Have all guidelines and safety considerations been taken into account for infrastructure that will be crossing the pipelines?
5- Will a representative be on site if/when pipelines are exposed?

Drainage
1- This property has standing water after it rains. There were concerns brought up at the neighborhood meeting last week. The proposed design has drainage flowing into a new pond which will overflow into an existing drainage structure. One comment at the meeting stated that there are currently existing drainage issues in the proposed pond area. What steps are going to be taken to make sure that excess water does not flow back into Oak Manor and surrounding areas?

PROPOSED STRUCTURES
1- 1400 minimum square foot home is much too modest a size for comparable area.
2- MI Homes needs to commit to a minimum base price, not based on potential upgrades.
3- Base price should be in line with existing neighborhoods.

PROPERTY ADJACENT TO OAK MANOR
1- Increase building set back on North side of property (lots 3 and 4) from proposed 30' to 50' . This will keep the average back yard to back yard distances more in line with Oak Manor standards.
2- Lot 3 to have garage load on the south side of structure.
3- Lot 3 to have lowest profile single story. No story and half.
4- Cul de sac that acesses lots 1-11, no street light that will illuminate Oak Manor back yards.
5- The northern boundary of Tamarack adjacent to Oak Manor should have a heavily landscaped berm which will consist of mature plantings (trees/evergreens) to be maintained by Tamarack .
6- Common area behind lots 1-3 to have no structures/improvements, to remain green space.
7- No walking paths along northern boundary adjacent to Oak Manor subdivision.

Feel free to call or email Ron: ronloera@yahoo.com. 317-504-5092

Respectfully submitted,
Thank you,

Ron and Tammy Loera

PUBLIC COMMENT #15

Subject: Proposed Tamarack Edition

Westfield council and members,

I am writing to voice my concern with the MI home high density development of Tamarack. The development is on the NE corner of 161st street and Oak Roads. The development will have too many homes for 161st to accommodate and the traffic and overall feel of our area is being compromised. I live in Oak Park and while I realize that the trend is for smaller lots and bigger empty nest type homes; the proposed development appears to pack 3-4 homes on an acre lot. Westfield is championing green space and fitness along with family wellness. The boon of neighborhood developments is really undermining this feel and increasing traffic flow while cutting down trees and native foliage. I urge you to vote NO to rezoning the proposed Tamarack development from SF2 to SF4.

Thank you for your consideration,

Julie Barnes
3131 Joshua Circle

PUBLIC COMMENT #16

Subject: Tamarack Housing Development Concerns

Dear Westfield City Council,

As a homeowner in Oak Manor since 2012, I have grown to appreciate and love the community of Westfield. To the degree that I have encouraged others to consider moving to Westfield for the focus on family, great schools and a commitment to excellence. As a result of this, I fully support growth and great housing in the community of Westfield.

However, I am also concerned about the value of my home - and the overcrowding of homes in communities. My husband and I lived in Fishers for 7 years, and as we decided to move out of our home, Fishers was not even a choice because of the overcrowding of home communities and what has the impression of a lack of thoughtful planning in the development of housing communities. Fishers is crawling with great subdivisions where the home are on top of each other, and there isn't sufficient green space. Westfield was the top choice for us, because we believe there is a commitment to thoughtful home planning (like Zionsville) and a deep respect for preserving land even within home developments.

As a result, it is of great concern to me to see the development, Tamarack, proposed as it is today at the corner of 161st and Oak Road.
As I review this plan, it appears to me that a buffer between these communities needs to be protected (with an elevated berm, and more evergreen trees planted to create boundaries and that there is a sense of elevated topography to not have "homes simply on cornfields" which is the look of Fishers.
One of the additional drawbacks of the mass housing that has taken place in Fishers is the lack of options and customization. I would request that M/I include more than three floor plans/exteriors to residents, to continue with Westfield's approach to a community and not cookie cutter approach to housing.
Lastly, when we purchased our home in Oak Manor - we did this with full knowledge that we could have a housing community behind us, but we were informed that is was zoned to be estate homes. The development M/I has proposed is below this estate home (SF2 or SF3 zoning) as previously communicated. In my opinion, it seems that it is too much of a step down to go from large custom homes to be abutted to not be rezoned to SF4.

I am in full support of housing development in westfield, as it truly is a great place to live. However, I would respectfully request as council members you seek to maintain thoughtful planning and hold builders to the standards (zoning) originally intended for this land to ensure our developments have the appearance of thoughtful and intentional development, rather than mass home building.

Kindest regards,

Amanda J. Biedess

PUBLIC COMMENT #17

Subject: Tamarack Community Impact Concerns - Ord. 15-14

Dear Jeffrey, Council Members:

As impacted adjacent residents, we are responding with our concerns regarding the planned Tamarack Community as outlined in the referenced ordinance. While for selfish reasons we would not like to see that parcel developed, we understand that is an unrealistic expectation in a growing community and the development will happen. It is just what type of development. We strongly feel that any new development should dovetail with the existing neighborhoods and transition into another. Based upon the ordinance presented to the city council and the neighborhood meeting at MI homes, we have the following comments and recommendations. In general, all the adjacent or adjoining neighborhoods are currently zoned AG-1 or SF-2 (low density) housing. As proposed the Tamarack proposal would be an SF-4 (high density) neighborhood. Therefore we would proposed the ordinance and community be changed to meet SF-3 requirements. Traffic is also a major concern for 161st street. It is already a high traffic area prone to back-ups now that the Hwy 31 exit is complete. Our concern is this high density neighborhood will only exacerbate the current bottleneck. Councilman Stokes indicated that a traffic study is underway. We would like to see the city council review the results of that study before any final decision.

Our specific list of inputs is below.

- Square footage be held to a minimum of 1900 SF on main level as a stepped down but transition in size from the adjacent communities.
- Lot sizes to meet SF-3 requirements
- Set back distances likewise to meet SF-3 requirements

Additionally, the directly impacted neighbors may have specific items as it impacts them. I can think of the setback for the cul-de-sac from the property line as an example. I am assuming the MI would be willing to make modifications to accommodate these.

We will not be able to attend the APC meeting on June 1st as we already had business travel planned prior to learning of the proposal and meeting. It was quite irritating that two weeks is the amount of time allotted for community input. While we will not be there, these are strongly felt requests and we will attend all other public meetings on this ordinance.

Sincerely,
Roy & Adrienne Maynard
16425 Oak Manor Drive
Westfield, IN 46074

PUBLIC COMMENT #18

Subject: MI Homes Development Conerns

Jerry Hollan
2902 E. 161st Street
Westfield, IN 46074

I am representing my wife and I regarding our property concerns
by MI Homes, Tamarack PUD Rezoning Approval Petition request.

Lot and House Sizes: Lot and House Sizes are small in size.
Solution: Lots and Home sizes should be consistent with Oak Park and Oak Manor subdivision.

Housing Developments: Four new Housing Developments are located within a mile of Tamarack proposed development plus the completion of existing housing developments which will have future impact on Streets, Police and Fire Departments and Public Facilities. Additional people will have to be hired to staff facilities.
Solution: Impact Study needed. Take a wait and see approach until we can realize the Impact Study results on new and existing developments on public facilities.

Landscaping:
Leave the existing trees and bushes located approximately fifteen feet West of the entire East North and South Property Line and include a berm with Conifer Trees as a buffer.

Retention Pond and Drainage:
Retention Pond: We do not want a Walk Path located on the Buffered Yard easement area between the East Side of the Pond and our property line.
Drainage: Concern about the flooding from the Retention Pond when unusual weather conditioners occur. Engineers need to verify that the ditch and the pipe flowing south under 161st Street will handle Retention Pond overflow.

The reasons we selected our property several years ago with fewer houses, larger lot sizes, open spaces, more greenery, horse farms and agricultural properties.
We respectfully request that you do not approve the Tamarack Housing Addition as proposed.

PUBLIC COMMENT #19

Subject: Re: MI Homes of Indiana, LP - Tamarack PUD Docket No. 1506-PUD-09

We would like to express our concerns and requests to be considered with regard to the above mentioned property which adjoins our property to the east.

1. We request that MI Homes not remove any of the growth that is already within the thirty foot set back area (trees and etc.) on their side of the property. This will help to provide more privacy on our side. Currently there is between fifteen and twenty feet of land not being farmed because of this growth etc.

2. We request that a mound (buffer) of dirt at least three or four feet tall be placed all along the east side of the above mentioned property with all evergreen trees on top of the mound spaced close enough and positioned, not in a straight line, but set in two rows (staggered) so that you cannot see between the trees for maximum privacy and to deter people from entering the woods. Evergreen trees should be used versus shade or ornamental trees because in the winter when the leaves are off the trees lights from the houses will shine through the woods and into our house. There should still be enough room for this mounding in addition to not removing the already existing growth mentioned above.

3. Our concern is that people will trespass into our woods which could cause liability problems if they get hurt and/or they will trash our property. Ann Walker Kloc mentioned in our meeting with her that they would be willing to post private property/no trespassing signs on their property to deter people from trespassing. Both parties of adjoining properties are all in favor of this.

4. We also request that no trail or pathway be placed along the entire length of the east side of the property next to our woods and Jerry and Betty Hollan's woods. To put a trail or path there would only encourage or entice people to enter the woods (especially kids).

5. We request that some type of fencing or barrier be placed over the pipeline(s) in the very far northeast corner of the property that abuts our woods as no fence currently exists and people could very easily trespass into our woods. This issue was raised during our meeting with Ann Walker Kloc. She was receptive to address this concern and so to include in this letter.

6. Finally, we would like to request that someone from MI Homes come to the property and meet with Jerry and Betty Hollan and us to walk the property line so that we can physically show and explain what our concerns and requests are.

Again, Ann Walker Kloc stated that she saw no problem with this and thought it was a good idea.

Thank you for your consideration.

Sincerely,
Dennis and Diana Theurer

Pamela Howard

From: Jesse Pohlman
Sent: Monday, May 4, 2015 9:36 AM
To: Pamela Howard
Subject: FW: Concerning the proposed "Lantern Park" residential development

From: Ed Rowland [mailto:ejrowlan@hotmail.com]
Sent: Monday, May 04, 2015 9:33 AM
To: Jennifer Miller; Jesse Pohlman; jwoerner@westfield.in.gov; Andrew Murray; Matt Skelton; Kevin M. Todd, AICP; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; Rob Stokes
Cc: cwhite@sitesolutionsgroupllc.com
Subject: Concerning the proposed "Lantern Park" residential development

We live at the southwest corner of 161st and Cool Creek Circle - immediately across from the proposed "Lantern Park" development. While we will not be at this this evening's Planning Commission meeting, we wanted to appraise you of our concerns in hope that they will be addressed as this project proceeds forward.

Our concerns:

- Traffic flow at the entrance/exit - primarily during rush hour. Request that Westfield work with the developer to mitigate this issue.
    - To that end, we would be gravely concerned should the number of homes for this area increase beyond the currently proposed maximum of 60.
- Making sure that the proposed development will properly handle rain water run-off from heavy rains.
- Designing in an adequate buffer (preferably trees or very tall shrubs) between the two lots at the entrance of the development and 161st street. In particular, the development should be proactive in the design so that all would know, including the eventual owners of these two lots, that there would still be an appropriate buffer after the day comes when Westfield widens 161st to the north to make it four lanes.

Your attention to these concerns will be most appreciated.

Sincerely,

Ed & Sandy Rowland
19 Cool Creek Circle

Pamela Howard

From: Jennifer Miller
Sent: Wednesday, May 6, 2015 5:59 PM
To: Pamela Howard
Subject: Fwd: 1505-PUD-07

Sorry. I didn't realize he sent it to just me.

Jennifer M. Miller, AICP
Assistant Director

City of Westfield | Economic and Community Development

2728 E. 171st Street | Westfield IN 46074

T: 317.804.3170 | DL: 317.223.6420 | F: 317.804.3181

Sent from my iPhone.

Begin forwarded message:

> **From:** <ronthomaswf@comcast.net>
> **Date:** May 4, 2015 at 2:09:12 PM EDT
> **To:** <crwhite@crwhitedevelopment.com>
> **Cc:** <jmiller@westfield.in.gov>, Ron Thomas <ronthomaswf@comcast.net>
> **Subject: 1505-PUD-07**
>
> Chris,
>
> The following are concerns from Cool Creek Circle residents that will be brought forth at tonight's Public Hearing. I want to ensure you have these so they can be addressed in a timely manner.
> More may be forthcoming in the near future as this project is discussed.
> I won't be available this afternoon as I have other commitments. We can talk before presentation if you'd like.
>
> Thanks
> Ron Thomas
> Cool Creek Circle - HOA President
> 205-6061
>
> - Significant concerns with traffic. We have difficulties existing the neighborhood in the morning between 6:45 and 8:00 due to the backup of vehicles at Union Street.

- We want to have assurances that what we've been told in the past, that any widening of 161st will occur to the north side of 161st, so that the south edge is maintained and the road doesn't encroach any further into our yards.
- That the homes that are nearest to 161st are aware of 161st moving northward due to widening. That buffering, plantings and such, mitigate the impact widening to the north will cause on these homes.
- The underlying Zoning classification is inappropriate in that SF1 and SF2 abut this on three sides. We believe that a continuation of SF2 would be appropriate since the site has a natural buffer to the west. Specifically, a reduction in the number of dwellings as well as more compatible lot size compared to existing properties in the area.
- Lot sizes are inappropriate in that for SF4 the size is 9000 Sq. Ft. and these are reduced to almost SF5 standards
- We believe the side yard distances should be maintained at 8 feet. Currently this proposal reduces it to 5 feet
- We believe the amenities suggested are inadequate in that the pond pump(s) will be a liability and additional cost for the residents and HOA.
- There are concerns with headlights shining in windows of existing homes. Is there a way to mitigate or lessen the impact of this?
- We would like signage placed at the entrance of Cool Creek Circle noting no construction traffic allowed.
- Talking points of "empty nesters" have been mentioned. How will this be upheld?
- Are the covenants written and can we have a copy?
- Is there an intent or agreement that Parcel B will be turned over to the city? Will this be in lieu of Park Impact Fees? Will Park Impact Fees be paid as a cash / check payment?
- Can the speed limit be reduced to 30 from Union Street to the east, past the entrances to allow residents to enter and exist safely? There is a downward grade the starts at the east end of the homes in Cool Creek Circle and sometimes vehicles "catch up" rather quickly when someone is turning into the neighborhood.

Pamela Howard

From: Cindy Spoljaric
Sent: Sunday, May 31, 2015 2:10 PM
To: APC; Pamela Howard; Matt Skelton
Cc: Council Members
Subject: Lantern park

Hello. I still have concerns with this project.

Construction in this sensitive area is potentially problematic for the stability of the floodway, water quality, erosion control, etc.

While overall density appears low, actual coverage in parcel A is much different.

How many trees will be taken out with this project and what does grading plan look like? I know this will be looked at later stage but should be addressed now. In our comp plan, as referenced in staff report, land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities - also, maintain and preserve stream corridors, woodlands, hedge rows, or other natural resources...building SF 4 lots up to floodway does not accomplish that recommendation.

Requests were made for side and rear elevations yet none given. The additional standards for rear elevations on lots 1-35 have a choice of just 1 standard, including 75 sq ft of windows or 1 4-foot offset or 2 additional trees. I don't know that those options are enough to meet intent. No details required on side elevations. Also, snub nose all front loading garages are still allowed-only the type of doors addressed.
Amenities include a path stub in between 2 homes, 2 benches, and a fountain in the pond. Not much offered there.

I would like to see a copy of the developer agreement specifying changes to infrastructure standards. Also, the requirement that all trails in parcel b will be completed with final phase of parcel a unless otherwise approved by the director...would like to see "unless otherwise approved by the director" removed.

Concept plan still says path on Union to be installed with parcel B but ordinance specifies to complete with final phase of A.

At this point, with the considerations given above, I could not support this project moving forward at this time. Please either give negative recommendation or continue to work with petitioner on the above issues. Thank you for your consideration.

Cindy Spoljaric
Westfield City Council
695-6673
Cspoljaric@westfield.in.gov

Petition Number:	1506-SPP-13 & 1506-ODP-14
Subject Site Address:	NWC of Wendover Avenue and Cayuga Drive
Petitioner:	Maple Knoll Developer, LLC by
Representative:	Stoeppelwerth & Associates, Inc.
Request:	Primary Plat and Overall Development Plan review for Maple Villas, consisting of 56 two-family units on 28 lots on 16.33 acres+/- and associated waiver
Current Zoning:	Maple Knoll (Ordinance 04-02)
Current Land Use:	Undeveloped / Agriculture
Approximate Acreage:	16.33 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Overall Development Plan & Primary Plat
Zoning History:	Original PUD Zoning 0304-PUD-02 Maple Knoll PUD District (Ordinance 04-02) (02/09/04)
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

Approval of a Primary Plan 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.

PROJECT OVERVIEW

The 16.33 acres+/- is located on the northwest corner of Wendover Avenue and Cayuga Drive (see **Exhibit 2**). The request is for Primary Plat and Overall Development Plan approval for 56 single-family (two-family) homes on 28 lots.

The petition was reviewed by the Technical Advisory Committee at its May 19, 2015 meeting. This petition has been properly noticed for a public hearing for the Plan Commission's June 1, 2015 meeting.

The applicable zoning district is the Maple Knoll PUD District Ordinance No. 04-02 (the "PUD Ordinance"). The subject property is within the Mixed Use District of the PUD Ordinance. Applicable underlying zoning district is Special Business.

Subdivision Control Waivers: As further noted herein, the Petitioner is requesting a subdivision control waiver for the following standard:

Street Standards (WC 16.04.230 Section 2.w.) No driveway shall be located within 75 feet of the intersection of two street lines.

The Petitioner has requested a waiver to reduce the driveway separation requirement from 75 feet to 40 feet, as measured from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline).

Pursuant to WC 16.04.165, Section G., the Plan Commission, may approve a waiver of Development Requirements only upon finding that:

1. The proposed development represents an innovative use of site design/site access design/site circulation design/building orientation/building materials/landscaping which will enhance the use or value of the area properties;
2. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield-Washington Township;
3. The strict application of the Development Requirements of the Westfield Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
4. The proposed development is consistent with and compatible with other development located in the area; and,
5. The proposed development is consistent with the intent and purpose of the Westfield-Washington Township Comprehensive Plan.

DEVELOPMENT PLAN REVIEW COMMENTS
Development Plan Review (WC 16.04.165)

1) **Maple Knoll PUD District Standards** (WC 16.04.165.C.1):
   1. Total Number of Residences: may not exceed 733 in the Mixed Use District, total of 1,800 within all of the Real Estate (Section 10 of the PUD Ordinance)

      Comment: Development Plan complies.
   2. Development Standards: (Exhibit 14 of the PUD Ordinance):
      A. All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side or rear yard
      B. Minimum Lot Width at building line: 20 feet
      C. Minimum Lot Width at Street: 20 feet
      D. Minimum Lot Depth: 60 feet
      E. Minimum Lot Area: 1,000 sq. ft.
      F. Front Setback: 0-80 feet*
      G. Minimum Side Setback: 0 feet; provided however, that the minimum separation between buildings shall be 10 feet*
      H. Minimum Rear Setback: 0 feet*

      ***These standards will be further reviewed by the Department for compliance at the time of the building permit review for each individual lot.**

3. Landscaping: (Section 13, Exhibit 17 of the PUD Ordinance)
   A. General Landscape Design Standards: (WC 16.06.040):
      (1) Standard: 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 material.

      Comment: Development Plan will comply once landscape plan is revised to incorporate landscaping around "Lake #1". No landscaping is currently shown.
   B. On-Site and Road Frontage Requirements: (WC 16.06.050):
      (1) On-Site Standard: Single family attached residential shall have one (1) shade trees, one (1) evergreen or ornamental trees and four (4) shrubs per dwelling unit.
      (2) Road Frontage Standard (Residential): 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. Shade trees 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.

      Comment: Not applicable, property does not abut primary arterials, secondary arterials, or collector roads.
   C. Buffer Yard Requirements:
      (1) Standard: (WC 16.06.060) Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01 of the Zoning Ordinance and shall include at least one (1) evergreen tree per thirty (30) linear feet.
      (2) Development Standards: (Section 13.1) Shrubs are not required to be planted within woodlands located within buffer yards

      Comment: Development Plan complies.
4. Street Standards: (Section 17, Exhibit 21 of the PUD Ordinance)

   Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD).
5. Architectural Standards: (Exhibit 14 of the PUD Ordinance):

   Comment: Not applicable to the overall development plan. The standards of Exhibit 14 consist of architectural standards that will be reviewed for compliance at the time of the building permit review for each individual home.
6. Common Areas and Amenities:
   A. Open Space/Trails: Section 18 of the PUD Ordinance establishes Open Space within the Mixed Use District shall be greater than or equal to 10% of the Mixed Used District and Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites.

      Comment: Development Plan complies (Open Space calculated at 32.3%). Petitioner will identify the 30 ft. wide area identified as part of the Midland Trace Trail System along the

north edge of the Real Estate as a separate block and labeled *To Be Dedicated to the City of Westfield*. This area counts towards the developments open space and buffer areas.

2) **Overlay District Standards:** (WC 16.04.165.C.2): **This property is not subject to an Overlay District.**
3) **Subdivision Control Ordinance:** (WC 16.04.165.C.3): **Please see Primary Plat comments herein.**
   1. Street and Highway Access: (WC 16.04.165.C.6): The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.
      Comment: Petitioner is working with the Westfield Fire Department regarding the necessary ingress/egress for this subdivision.
   2. Street and Highway Capacity: (WC 16.04.165.C.7): The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
   3. Utility Capacity: (WC 16.04.165.C.8): The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
   4. Traffic Circulation Compatibility: (WC 16.04.165.C.9): The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4) **Development Plan Review Standards:** (WC 16.04.165.C.4 and WC 16.04.165.D.3:
   1. Site Access and Circulation:
      Comment: The Petitioner is coordinating with the Public Works Department (WPWD).
      A. Standard: 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.
      B. Standard: All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
      C. Standard: 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 project.
      D. Sidewalks, Pedestrian Paths, Jogging Paths, and Bicycle Paths (WC 16.04.240(G)):
         (1) Standard: The Plan Commission shall require sidewalks to be installed on each side of the street in all subdivisions.
         Comment: The Development Plan will comply once sidewalks are labeled (the development plan includes the required sidewalks, but they just need labeled and path material identified).
         (2) Standard: Where a proposed subdivision abuts an existing street right-of-way, the Plan Commission shall require the developer to construct sidewalks parallel to the existing street.

Comment: The Development Plan will comply once sidewalks are labeled with width on the development plans (e.g., similar to how 5' path is already labeled) both internal and external along Wendover Avenue.

(3) Standard: The Plan Commission may require developers to construct off-site sidewalks adjacent to the developers' project to respond to infrastructure demands created by said project.

(4) Standard: When a proposed subdivision lies between or adjacent to existing subdivisions which have been provided with sidewalks, the Plan Commission shall require connecting sidewalks (which are extensions of the existing sidewalks) to be constructed.

(5) Standard: If a sidewalk, pedestrian path, jogging path and/or bicycle way is to be installed, then a plan shall be submitted to the Plan Commission with the Primary Plat and Secondary Plat drawings.

(6) Standard: Curb ramps for handicapped accessibility shall be provided at all intersections of streets, alleys, and drives.

(7) Standard: When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a street intersection within or adjacent to a subdivision (where one of the streets is a primary arterial a secondary arterial), necessary safety devices, such as painted crosswalks, signs, or other traffic control devices shall be installed at the developer's expense.

(8) Standard: When sidewalks, pedestrian paths, jogging paths, and/or bicycle ways are to be installed, they shall be constructed in accordance with the Hamilton County Alternative Transportation Plan and the Construction Standards for the City of Westfield, which have both been adopted by the City of Westfield.

Comment: Please see other comments herein regarding Midland Trace Trail.

2. Landscaping Standards: **Please see PUD District standards.**
3. Lighting Standards: (WC 16.07 et seq.): **Development Plan complies.**
4. Sign Standards: (WC 16.08 et seq. and Section 10 of Ord. 03-40):

Comment: Any proposed sign(s) will require a sign permit and will be reviewed by the Department for compliance at that time.

5) **Street and Highway Access:** (WC 16.04.165.C.6): The design and location of proposed street and highway access points shall minimize safety and hazards and congestion.

Comment: Petitioner is working with the Westfield Fire Department regarding the necessary ingress/egress for this subdivision.

6) **Street and Highway Capacity:** (WC 16.04.165.C.7): The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD).

7) **Utility Capacity:** (WC 16.04.165.C.8): The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD) and applicable utility providers.

8) **Traffic Circulation Compatibility:** (WC 16.04.165.C.9): The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

   Comment: Petitioner is coordinating with Westfield Public Works Department (WPWD).

PRIMARY PLAT REVIEW COMMENTS

Primary Plat Standards (WC 16.04.220)

The following basic information shall be shown [on the Primary Plat] (WC 16.04.220):

These comments identify outstanding items that need addressed prior to approval:

9) Location map showing:

   Comment: Development Plan complies, unless otherwise noted.

   1. Subdivision name and location
   2. Any street related to the subdivision
   3. Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities

      Comment: Development Plan will comply once the above mentioned items are added to the location map.
   4. Title, scale, north point and date
   5. Land use adjacent to proposed subdivision and owners names

10) A primary plat prepared by a land surveyor or land planner showing:

    Comment: Development Plan complies, unless otherwise noted. The Petitioner is coordinating with the WPWD, Hamilton County Surveyors Office, and other service providers where appropriate.

    1. Proposed name of the subdivision
    2. Names and addresses of the owner, owners, land surveyor or land planner
    3. 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: Development Plan will comply once sidewalks and cross-walks are labeled.
    4. Easements (locations, widths and purposes).
    5. Statement concerning the location and approximate size or capacity of utilities to be installed.
    6. Layout of lots, showing dimensions and numbers and square footage.
    7. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
    8. Contours at vertical intervals of two (2) feet if the general slope of the site is less than 10% and at vertical intervals of five (5) feet if the general slope is greater than 10%.

9. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
10. Building setback lines.
11. Legend and notes.
12. Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
13. Other features or conditions which would affect the subdivision favorable or adversely.
14. Scale, north point and date: Primary Plat shall be drawn to a scale of 50' to 1", or 100' to 1"; provided, however, that if the resulting drawing would be over 36" in shortest dimension, a scale as recommended by the commission may be used.
15. A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land.
16. A statement from the County and State Highway Departments or Westfield Department of Public Works concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
    Comment: The Petitioner is coordinating with the WPWD.
17. If legal drain is involved, then a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
18. If floodplain is involved, then a statement from the Indiana Department of Natural Resources concerning construction in floodway (floodplain high water marks, etc.)

Principals and Standards of Design (WC 16.04.230), and Standards of Improvement (WC 16.04.240)

11) **Street Standards**
    1. No driveway shall be located within 75' if the intersection of two street line.

    Comment: Petitioner has requested a waiver to permit a reduction of driveway separation from intersections to 40'. Petitioner is coordinating with WPWD.
12) **Block Standards: Development Plan complies.**
    1. Blocks not to exceed 1250' in length.
    2. Blocks shall be of sufficient width to permit two tiers of appropriate depth, except where an interior street parallels an expressway, primary arterial, or secondary arterial.
13) **Lot Standards: Development Plan complies.**
    1. All lots shall abut on a street.
    2. Side lines of lots shall be at approximately right angles to straight streets and on radial lines on curved streets, some variation from this rule is permissible, but pointed or very irregular lots should be avoided.
    3. Corner residential lots shall be of sufficient width to permit appropriate setbacks from both streets.
14) **Easement Standards:** Easements for utilities shall be provided. Such easements shall have a minimum width of 20', and where located along lot lines, one-half of the width shall be taken from

each lot. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure their proper placing and the installation of such services.

Comment: Petitioner is coordinating with WPWD and other service providers.

15) **Green Belt Space: Development Plan complies, see other notes herein regarding open space.**

1. All subdivisions of more than five (5) acres shall set aside a minimum gross area for the purpose of development into green belt space.

   Comment: Please see PUD District comments regarding open space and amenities.
2. A public way, crosswalk or easement not less than 15' in width shall be provided for access to the required green belt space.
3. Green belt space, where applicable, shall be placed adjacent to or connected to existing or proposed green belt space located on adjoining property.

STAFF COMMENTS

1. No action is required at this time except to hold the public hearing.
2. Prior to the final deposition, the Petitioner will make any necessary revisions to the plans, as addressed in this staff report. The Economic and Community Development staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

From: Ross M. Huntley
To: APC
Subject: Maple Villas opposition
Date: Friday, May 29, 2015 5:50:05 PM

May 29, 2015

Dear Advisory Plan Commission Members:
I am writing in opposition to the Maple Villas development (1506-ODP-14 & 1506-SPP-13) as planned, which will come before the commission on June 1st. My property backs up to the planned development. It was my understanding, along with many others that back up to this parcel, that it would remain undeveloped, which is why we were willing to pay a premium for these lots.

I understand that the current plan is that a portion of the wooded area will remain, including a portion directly behind my property. My concern is that too much of the wooded area will be cut down. This wooded area includes some old growth trees and some established fauna. Chickadees, cardinals, goldfinches, purple finches, nuthatches, red-headed woodpeckers, mourning doves, blue jays and a variety of other birds all frequent the edge of our backyard. What I love the most is hearing the duet of great horned owls every night from the darkness of the forest. I am concerned what will happen to these birds once their environment is changed. And, in a broader sense, what will happen if Westfield continues to eat up the few existing forests with development. This parcel is not an open farm field that could just as easily support a crop of corn or a crop of houses. I don't want these beautiful birds who call this forest home to leave the area, leaving future Westfield with only Canadian geese loitering around retention ponds.

I would support a plan that limits the removal of the established wooded area.

Sincerely,
Ross Huntley
17313 Retford Dr
Westfield
815-383-0499
rhuntley@larsonengr.com

From: Sean Craig
To: Amanda Rubadue
Subject: RE: Maple Villas Subdivision Comments
Date: Wednesday, May 27, 2015 2:56:10 AM

Hello,
My name is Sean Craig. I am a home owner in the Sonoma development. I feel the forested area north of Wendover should not be made into housing, but instead a park area for the community. The home owners along that area paid extra for their lots and now are faced with possibly losing value if the entire area is developed into housing. A park is a much better idea. Thank you for your time. Sean Craig.

Sent from Yahoo Mail for iPhone

> At May 26, 2015, 4:48:28 PM, Amanda Rubadue wrote:
> Shaun,
> Thank you for your call today. At your convenience, please forward your comments regarding the proposed Maple Villas subdivision located north of Wendover Avenue. I will pass those comments along to the developer and the commission. If you have any additional questions or comments, please don't hesitate to contact me. My direct line is listed below.
> Have a good evening,
> Amanda
> Amanda Rubadue ● Associate Planner
> Economic & Community Development
> City of Westfield ● 2728 E. 171st Street ● Westfield, IN 46074
> OFFICE: (317) 804-3170 ● MOBILE: (317) 432-6663 ● FAX: (317) 804-3181

Petition Number:	1506-PUD-11
Petitioner:	Westfield Residential Investors, LLC
Request:	A change of zoning from the SF2: Single-Family Low Density District to the Spring Mill Station SWC Planned Unit Development (PUD) District.
Current Zoning:	SF2: Single-Family Low Density
Current Land Use:	Recreational fields on School property
Approximate Acreage:	19.19 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan and Character Exhibit 4. PUD Ordinance 5. Neighbor Meeting Summary 6. Petitioner's Narrative 7. Spring Mill Station Area Map
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the May 11, 2015 City Council meeting. The petition will receive a public hearing at the June 1, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition will be held on June 1, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on May 27, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the "Property") is approximately Twenty (20) acres located near the southwest corner of 161st Street and Spring Mill Road, 600' west of the intersection (see **Exhibit 2**). The Property is currently zoned SF2: Single-Family Low Density District, and is owned by the school and utilized as recreational fields.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Spring Mill Station SWC", that would allow for a multi-family residential neighborhood with a small commercial component, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner's narrative (see **Exhibit 6**) characterizes the proposed development as a high quality development which will provide continued buffering for the adjacent single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the "PUD Ordinance") (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the "UDO"), with the **MF2: Multi-Family Medium Density District** and the **LB: Local and Neighborhood Business District** as the Underlying Zoning Districts.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning Districts, except that Utilities-Regulated by IURC are not permitted.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The development standards of note are briefly highlighted below:

1. Maximum Density: The PUD Ordinance modifies the ten (10) dwelling unit per acre maximum density required by the UDO to twenty (20) dwelling units per acre.
2. Maximum Dwelling Units per Structure: The PUD Ordinance modifies the ten (10) dwelling unit maximum per structure required by the UDO to thirty (30) dwelling units per structure.
3. Maximum Number of Dwelling Units: The PUD Ordinance modifies the one hundred and fifty (150) dwelling unit maximum per project or district required by the UDO to four hundred (400) units.
4. Minimum Building Setback Lines: The PUD Ordinance modifies the 30 foot front yard setback required by the UDO to 0 feet.
5. Maximum Building Height: The PUD Ordinance modifies the 45 foot maximum building height required by the UDO to 60 feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The development standards of note are briefly highlighted below:

1. Architectural Standards (Article 6.3): The PUD Ordinance incorporates a Site Concept Design Plan and Character Exhibits to establish the benchmark for the quality and character of the development.
2. Parking and Loading Standards (Article 6.14): The PUD Ordinance modifies the two (2) spaces per dwelling unit required by the UDO to one and a half (1.5) spaces per dwelling unit.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance modifies the minimum required amount of open space from 20% (for MF2 Districts) to 15%.
2. Amenities (Article 8.6): The PUD Ordinance Requires that the following amenities be provided:
    a. Clubhouse
    b. Fitness Center in Clubhouse
    c. Resort style pool at Clubhouse
    d. Business Center in Clubhouse
    e. Grilling Cabana at Clubhouse
    f. Dog Park at Clubhouse
    g. Fitness Trail around perimeter of site
    h. Outdoor Classroom area (at pond through an agreement with Westfield Washington Schools)
    i. Trail around pond for school activities (through an agreement with Westfield Washington Schools)

Comprehensive Plan: The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Addendum (the "Addendum") to the Comprehensive Plan. The area is envisioned to develop as a "neighborhood hub" with a mix of uses that will generate both auto and pedestrian trips from a close proximity. The Southwest corner, where this parcel is located was "not envisioned to develop entirely as neighborhood commercial and would most likely include a large residential or medical component." Multi-family housing in the form of apartments, townhomes, and condominiums are contemplated as a land use, intermixed with other approved uses and as a transition from more intense uses. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has been actively working with the Spring Mill Station Task Group to ensure that the proposed development meets the vision of the Addendum. This vision includes the style of architecture, layout of the site, buffering, and connectivity to surrounding developments.

STATUTORY CONSIDERATIONS

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

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

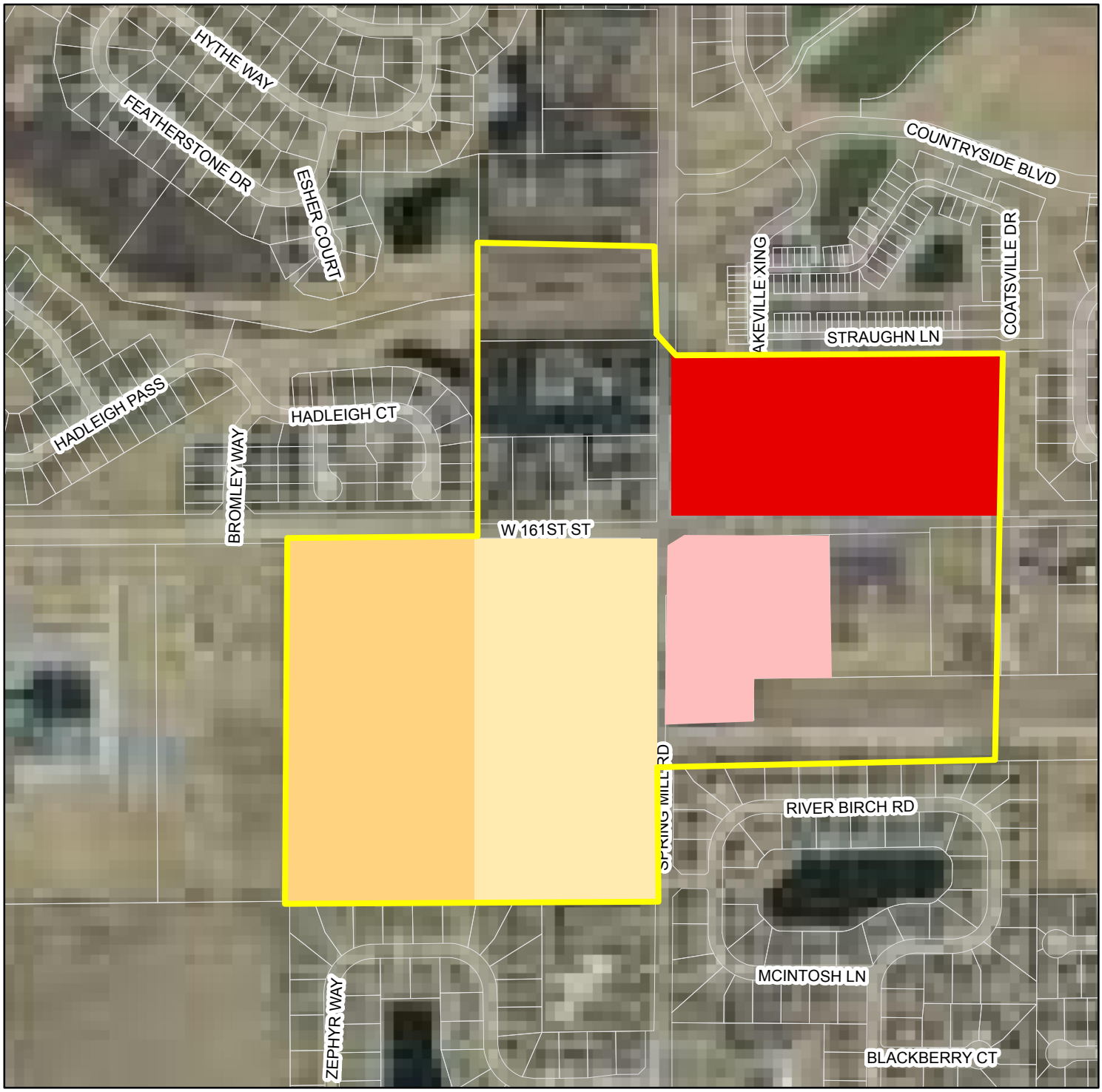
STAFF COMMENTS

1. Hold a public hearing at the June 1, 2015 APC meeting. No action is required at this time.

2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

Spring Mill Station Area Map
South West Corner PUD
1506-PUD-11

N
W E
S
Not To Scale



Spring Mill Station Study Area

Spring Mill Commons, Existing Commercial

Current Petition, Multi-family, some commercial

South East Corner PUD, Commercial

Potential Commercial, coordinating layout for pedestrian and vehicular access

May 31, 2015

Westfield Planning Commission
Westfield, Indiana
Randy Graham, President
Andre Maue, Vice President
William Sanders
Steve Hoover
Nathan Day
Robert L. Horkay
Ken Kingshill

Dear Commission Members:

Re: Proposed Bent Creek Development
159th Street & Towne Road

My wife and I live at 15951 Little Eagle Creek Avenue, a 22-acre property that is the western border to this proposed project by Langston Development. We respectfully request your consideration of our concerns regarding this development before final approval.

Along with our neighbors surrounding this proposed project, our first introduction to the subdivision took place just four days ago on Wednesday, May 27, 2015. Accordingly, we are still digesting the impact of the development and were rather surprised to hear that the final hearing before the Commission is in a couple of days.

That said, we would appreciate the Commission's consideration of our following concerns:

It is our understanding that Westfield is requiring a stub road into our property with the thought that our small tract of land will someday be developed. This future development is not going to happen. We moved to the country to settle permanently, and we designed the property for one home, a barn, and some amenities for our family. Because of this, our property is not suitable for subdivision development. In short, we do not want the stub road.

If the discussion reaches a point where a stub road is unavoidable, please note that stub roads do not have to be paved. If you are requiring Langston Development to provide an easement, please kindly landscape over and around said easement without paving it. This sort of unpaved, grassy area could even be a part of the lots that Langston is developing. If, ultimately, you require Langston unnecessarily to pave this unnecessary stub, we request that a mound of sufficient height, planted with rows of evergreens or Spruce, be constructed at the end of the stub to completely block any subdivision light pollution into our property.

We would appreciate being able to maintain the privacy we worked so hard to acquire. As such, on the subdivision lots that are being planned along our property's eastern

border, we request that a mound of sufficient height, planted with rows of evergreens or Spruce, be constructed to completely block line-of-sight to our home.

If Langston Development anticipates a pool or recreation courts for this property, we request that they be placed as far east of our shared property line (i.e. placed closer to Towne Road) as possible.

We are extremely concerned about the traffic impact on 159th Street and Towne Road. 159th Street, even currently, is not wide enough for two-lane traffic as it cannot accommodate two full-sized vehicles to pass safely. Improvement to 159th Street is already required, and adding 150 additional families' daily use of that road will do nothing but compound the problem. Moreover, the intersection of 159th and Towne Road is treacherous and requires improvement: visibility off 159th on to Towne is minimal at best, and you should expect an increase in accidents if left as-is.

We are curious if fire protection is to be extended down 159th Street. As there are currently no hydrants along 159th Street or Little Eagle Creek Avenue, this would be a perfect time to insert and develop additional fire protection.

Should utilities (including but not limited to sewer, water, and/or natural gas) be brought close to those existing properties adjacent to Langston Development's proposed subdivision, we would expect that mandatory connection to any or all of them not be required.

Thank you for your consideration of our concerns of continued enjoyment of our property. In conversations with Jim Langston and Dick Carriger, I believe they are men of character, capability, and integrity. Although the layout of the subdivision has changed since the original design (the Commission-accepted design in 2004 included cul-de-sacs in the proposed lots adjoining our property,) I believe that Jim and Dick will make every effort to provide for the continuance of quiet enjoyment of our home and our property as affected by the Bent Creek development.

Sincerely,

Dennis P. Smith
15951 Little Eagle Creek Avenue
Westfield, IN 46074
317-690-7767

May 31, 2015

To: Westfield APC

CC: Langston Development, Mayor Cook, Westfield City Council and City Planning Staff

Re: Bent Creek Development change in 2004 rezone commitments

From: Ginny Kelleher
3920 W 166th Street
Westfield, IN 46074
317 867-5833
ginnykelleher@gmail.com

The two modifications being requested a) removal of buffer area two and b) replacement of the original first floor brick requirement with a minimum of 18 inches of brick are reasonable and I have no objection to either of them.

There is, however, a third "commitment" that the petitioner is asking to change - Exhibit "B". This shows the layout of the entrances, amenity area and internal streets. It was attached and incorporated by reference to the original commitments. Exhibit "B" was crafted after meetings of the APC subdivision committee (APC, staff, developers and citizens) to address traffic safety and neighbor's concerns. Several design items (underlined above) were significant factors in the approval granted by the APC and Town Council in 2004. They deserve clarification because they still apply today.

Entrances

During the 2004 rezone request, this parcel was thought to be too far out to be developed because of insufficient roads. One factor leading to approval was that each section had an entrance onto Towne Road. Towne was classified as a major arterial, which meant it had priority for funding for major improvements and was designed to handle this load of traffic.

The new layout has only a northern entrance onto Towne and routes many of the southern 79 home sites onto 159th Street. Currently, 159th Street is less than a two lane road and not safe for two cars. **The entrance from Towne Road to the southern lots needs to be added back to the plans.**

The original plans had an entrance onto 159th Street, but it opened into a large undeveloped parcel (which connects to many others to the south). This was good long term planning for connectivity to future development. The current plans show it going into someone's front yard. **Move the 159th St. entrance to the west.**

Better yet, eliminate the 159th St. entrance totally and just make it a stub street for future use when the City has the money to properly improve it. Anything less than total renovation of 159th from Towne to Little Eagle Creek Avenue and west would be inadequate at best and be a waste of tax payers money at the current time. The City has higher traffic areas to address, such as Towne Road. Obtain the ROW on 159th from the developer now and when the property to the south (large undeveloped parcel) develops, obtain ROW from them and then.... improve the whole thing.
The City will still need to address the intersection of Towne and 159th with the planning of this development, but if it is not being asked to carry 79 home sites, the remedy may be less costly for the City and developer at this time.

All of the above items should be addressed in a traffic study or at least some serious thought before any approval.

Amenity Area
Another consideration by the APC at the original rezone request was the placement of the amenity area (pool). The area was located near the entrance onto Towne Road. That kept the noise, lights and extra traffic away from the rural neighbors/horse properties to the west (and now a City nature park used by horseback riders and Boy Scouts). The current plan places the pool too close to the western border. I believe anything that creates added noise, light and traffic for the benefit of the subdivision residents should be kept internal to that subdivision. **The amenity center needs to be relocated closer to Towne Road.**

New connecting "bridge" street from north to south
There is an additional through street connecting the north and south sections of the subdivision that was not present in the 2004 plans. This is not a bad idea, but for the reasons stated above, it needs to be moved away from the western border closer to the middle of the property (especially since the pool is planned to be located here). **Move the connecting "bridge" street to the east.**

I am not asking to go back to an exact exhibit "B". I think developers should be allowed creativity. I am only requesting that the parts of "B" that addressed the APC's original concerns for traffic safety and consideration for the neighbors be incorporated into the new site plan.

In summary, please consider the following:

1. Complete a traffic study before any approvals
2. Add an entrance from Towne Road to the southern section of the development
3. Move or remove the entrance from 159th Street
4. Move any amenity center (pool) closer to the center or the eastern border
5. Move the street that connects the north and south areas further to the east.

Thank you for your consideration.

Kevin M. Todd, AICP

From: longlane@frontier.com
Sent: Monday, June 1, 2015 11:50 AM
To: APC; Council Members; jlangdev@langstondev.com
Subject: Bent Creek development, we are adjoining property owners

Dear Committee and Council members:

We are the property owners immediately west of the proposed Bent Creek development. Our home is at the east end of our property, so we will be the home closest to the development.

We attended the public meeting last week, and heard and presented our concerns at that time.

We wanted to make sure our concerns were included in the public record, and to present them to you and staff, in writing.

Our concerns are these:

1. We always knew development was going to come to this parcel of land, as it was for sale when we purchased our property in 2002. We were somewhat relieved to see this proposal, by a developer with a great reputation, and successful, desirable communities already completed here in Westfield. Still, we would like to request a 50' buffer zone on our property line, like the landowner to the north was given. Our home is a quiet haven. We will be hearing the construction for years to come.

2. The proposed layout of the Bent Creek development, with the north/south street planned behind our house is just not acceptable. It would certainly infringe on our quality of life. We will be losing a lot of privacy and gaining a lot of light pollution and noise of 158 other families, their trash collection and school busses. It would also be a huge mistake to clear cut through the only standing grove of mature trees on the property. We would like to see that connecting street be moved much further to the east, where it would be central to the development. The Exhibit B, attached to the approved plan from 2004, had a layout that included a second entrance onto Towne Rd., which would help significantly. I had heard that part of the reason for the north/south connector was for school bus traffic. I can attest, as a schoolbus driver for WWS, that we turn around in cul-de-sacs every day.

3. We had no idea there was to be a neighborhood pool, and then it was announced that that would also be positioned at the west end of the development, nearest to us! Again, it will bring more cars, kids, and noise closer to our home. Having a pool near a walkway to an undeveloped park doesn't sound like a good idea. Seems like a central location for this community amenity would be better for all involved.

4. 159th St. is not adequate for any more traffic than it already takes. It would be irresponsible of the City to allow any development to begin until that road is upgraded. It is not really even 2 lanes wide at this point. To add construction equipment on it, in its current state would be dangerous. If the City is interested in having a development the caliber of Mr. Langston's, they need to fast-track the upgrade to maintain adequate safety for all concerned.
One speaker at the public meeting expressed his concern that the future residents of Bent Creek, coming from the west will use Little Eagle Creek Ave, to 159th St., and not Towne Rd. He is completely correct about that. And, as a resident of LEC Ave., which is a racetrack at rush hour now, I cannot imagine how crazy that will become.

5. Raymond Worth Park. The undeveloped park is our northern boundary. We actually own about 20' on the north side of the Edwards Ditch. It is the mown area on top. We mow it. We have asked the city for several years to work with us

on getting a fence divider between us and the park as we have suffered through the years with wandering hikers, and the decimation of our chicken flock due to loose dogs. People have long believed Raymond Worth Park is a great place to let your dogs run. As a result we have to constantly be on alert with our own dogs on our property, to protect them from wanderers. If the Bent Creek neighborhood is going to have a walk path leading to the Raymond Worth Park, bringing in scores of folks from the east, then we formally request some assistance from the City with a fence to separate our property, and access to it. The ditch itself is a natural draw for kids, and we have a bee yard on the south side of the ditch, as well
as our horse pastures. There will need to be an appropriate, permanent fence, (recognizing the need for utility access), to separate our land from public land.

6. We hope the protocol for land work will not include spraying glyphosate on the property. The glyphosate devastation on pollinators is clearly documented in the midwest. And the chain of death leads upward from the pollinators to the birds. I have 10 beehives in the area, producing raw honey for local sale, as well as the danger of contaminating the waterway which would certainly carry this poison elsewhere, quickly.

SIncerely,

Tom and Tracy Pielemeier
16101 Little Eagle Creek Ave.

PACKET OF PUBLIC COMMENT ADDENDUM

Advisory Plan Commission

June 1, 2015

PUBLIC COMMENT #20

Subject: Development of NE corner of 161st and Oak Rd -- Urgent Action Needed

Dear Westfield Planning Commission:

Re: Development of NE corner of 161st and Oak Rd (Tamarack PUD Docket No. 1506-PUD-09)

We are the original "homeowners" of lot 11 in Oak Park (dating to 1996). We have seen a lot of growth in Westfield over the years—and can say it has been mostly good in our "neck of the woods."

However, this month, we learned M/I Homes of Indiana is rushing to push a rezoning request through the Westfield APC for a parcel just north of us—off 161st St and east of Oak Road in Westfield.

In summary, here are our concerns:

1. **Increased density, traffic & CONCERN FOR SAFETY**—Naturally, we expect smart development in Westfield—and wish to preserve the open green spaces and country-feel that brought us to Westfield and make our neighborhood special. Changing from SF-2 to SF4/PUD will increase traffic and safety hazards along 161st. With increased traffic and vehicle speeds of 40+ MPH--an "accident is waiting to happen."

2. **Developer/Builder Reputation--I**t has been reported that Westfield citizens have complained about M/I Homes backing away from their agreements with home owners. (Ref. 8/23/14 article in *Current In Westfield,* report by Navar Watson titled *"Westfield lots in danger of shrinking side yards"*—a controversy in Waters Edge subdivision in Westfield involving M/I Homes of Indiana and their "broken promises" regarding side yards). What other "broken promises" might be expected in the future from this company? And how might it impact our neighborhood property values? This production builder also has a history of questionable quality control. (See photograph of an M/I Home built in the Watson Farms subdivision in Indianapolis—just after the chimney chase fell over—all because of omitted construction materials/standards. Fortunately, no one was seriously injured).

3. **Impact on RESALE VALUE.** We fully support growth and development that is win/win for the all parties—enhancing ALL property values so that the sum total is optimized. This project, on the other hand, appears to set-up a sub-optimal "win-lose" scenario. Yes--the value of the developer/builder's ROI is likely to be enhanced by virtue of the

project's proximity to adjacent SF-1 and SF-2 zoned developments—but at a potentially steep cost to resale value for the homes already in these areas. Surely, we can do better than this!!!

In light of these concerns and circumstances, we respectfully request that the Westfield Planning Commission reject this request for rezoning.
Sincerely,

Victor T. & Rhonda M. Isbell
2728 Oak Park Circle

PUBLIC COMMENT #21

Subject: Property Values & Traffic - Tamarack--proposed for the farm at the corner of Oak Road and 161st Street. It abuts Oak Manor

I will not be able to attend the meeting but my concerns are traffic and property values as I will actually be working. So I use my voice by e-mail - I was told by Langston when I built at 16422 Oak Manor Drive Westfield IN that land was planned for estates. These are not estates. Estates neither affect value or traffic. The proposed plan increases traffic leading decline in desirability and values of the property I purchased at 16422 Oak Manor drive.

I went through this very same thing at Village Farms on GREYHOUND Pass. That is why I moved to Oak Manor.

161st street is now backed up off of 31 at peak hours. Can you imagine what it will be if you change the venue from Estates to this current proposal. I Object. What about my rights and my say for what I want for my individual rights. I don't mind if the developer puts estates as originally planned by Langston but I object to the current Plan. The current plan will just force me to move from Westfield IN.

Regards,

Keith A. Kohlmann|Crop Protection Account manager | GROWMARK, Inc. | Ph:317-896-1616 | Fx: 317-896-1818 |C:317-694-0042 kkohlmann@growmark.com

PUBLIC COMMENT #22

Subject: Tamarack

Hello, to whom it may concern:

As a home owner and a business owner in Westfield for 12 plus years and business owner since 1995. As owning a landscaping company and buying an estate home with over 3 plus acres I value the open property of Westfield. The landscapes of Oak Road are few and far between anything I have seen in any surrounding cities. As my home sits directly across oak road from this field I feel I should have a say as the city does and neighbors do on what I do at my property. As I own a business and operate it from a property off state road 32 as respect to our quiet neighborhood. I would hope you respect the homeowners that have paid top dollar to seek out and buy estate homes. To even consider a development that is lower grade than anything around would not be in the best interest of anything that Westfield is building to. With land as limited as it is I would hope that Westfield would really like to use it and or have it used in the best ways as possible. If I wanted to live by or see cookie cutter homes I would have bought in Fishers or Noblesville. If Westfield is moving in the direction of just letting anybody build anything then the standards that were set sure are not being followed. I would also like to see the buffer landscape design as I feel my property will be hurt by all the headlights by the entrance / exit proposed on Oak road. I would also like to have a response on the traffic issue that is becoming a major problem on oak road and 161 street. The light at Union and 161 has had an officer running the light as it has traffic backed up as far as eye can see most hours of the day. The streets around this area cannot handle more traffic as there are no turn lanes and no shoulders. Speed limits are 30 and rarely enforced unless multiple calls are made. I feel that it's more issues to this other than the quantity and style of homes. This should really be thought out as just up the road is another proposed development at 171 and oak plus the other 2 development going on oak road. With such limited space I sure hope this is really looked and not rushed with major regrets.

Regards,

Matt Fritch

PUBLIC COMMENT #23

Subject: Proposed Tamarack Subdivision at NE Corner of 161st and Oak Road

Hello Jeffrey,

My name is John Boyer, and I'm the President of a homeowners group named "Washington Township Neighborhood Trustee's, SE". I attended the meeting the MI Homes held at one of their model homes in a subdivision south of 169th St. and East of Grey Rd.(in which you were introduced).
WTNT-SE was established over 20 years ago by people living in our neighborhood LONG BEFORE Oak Manor and Oak Park were conceived and built and today has about 80 member families, mostly centered in this neighborhood.

Actually we rejoice today that Oak Manor and Oak Park are such FINE NEIGHBORHOODS, because the area where Oak Manor stands today was proposed to be a "ticky-tack" neighborhood of vinyl-sided houses that we helped rebuff years ago. That effort led to Westfield working on a "Comprehensive Plan" that helped planners like our APC develop CONTINUITY between neighborhoods rather than develop in a "Hit and Miss" strategy.

MI Homes are FAR FROM THE FIRST developer that has gone to a land owner and tried to put the smallest lots with "cookie-cutter" homes on them in nice neighborhoods. We're SO FORTUNATE that we were able to resist those kind of efforts in the past until Jim Langston (Oak Manor) and Paul Estridge (Oak Park) came forward with QUALITY CUSTOM HOMES and built our neighbood into the fine area that it is today.

Now that there are fewer and fewer available 40 acre tracts available, WHY WOULD WESTFIELD WANT TO approve a development like "TAMARACK" to literally DROP between FINE neighborhoods like Oak Manor and Oak Park? (Have you ever heard the expression "There goes the neighborhood"?)

I believe that Westfield SHOULD be "more selective" and find another developer like Jim Langston or Paul Estridge, who would build CUSTOM HOMES on Larger Lots on that site

WHAT'S THE RUSH? THE LAND ISN'T GOING ANYWHERE.

WE STRONGLY URGE THAT THE TAMARACK DEVELOP BE REJECTED AS NOT BLENDING INTO THE CURRENT NEIGHBORHOOD.

John Boyer
WTNT President

PUBLIC COMMENT #24

Subject: MI Tamarack Development

Letter to APC:

As an adjoining property owner to the MI's Tamarack development proposed for the NE corner of 161st and Oak Roads, I wanted to share my concerns that this is not a good choice for the use of this land.

The homes proposed do not appear to be of the nature that would fit in well with the surrounding homes. This land would be better used for estate lots.

The density of the proposed development would increase traffic that is already far more than it was years ago when we moved into our custom built home. I would rather see the land continue to be used for agriculture than to have the homes on lot sizes that MI plans to develop there.

Thank you.

David Nickolich
2411 Oak Woods Lane
Westfield, Indiana

PUBLIC COMMENT #25

Subject: Tamarack PUD

My wife and I are some of the newer residents to the area surrounding the Tamarack PUD. We have lived on Oak Woods Lane since December of 2013. Much of what drew us to Westfield was the prestige of the community, the more established residents, and the lower home density in the area.

We come from a neighborhood in fishers which is very similar to the proposed Tamarack PUD. Homes were around 1300-1800sq ft. Initially these types of neighborhoods can be nice and appealing to the community. However, as time passes and the initial residents move away many of the homes become rentals and the overall quality of the home exteriors diminishes greatly. I watched this occur to my previous neighborhood and I was hoping to get away from this type of development in Westfield.

This community needs homes that match the existing developments, and add value to this community. Because of this my wife oppose the Tamarack PUD.

Thank you,

Jacob and Mallory Lauth

PUBLIC COMMENT #26

Subject: New Tamarack subdivision 161st and Oak Road

Dear Westfield Neighbors:

We are writing this email to you all to express our concern about the new development planned for the farmland located on the corner of 161st and Oak Road. We live in Oak Manor and believe there are problems with the planning of this subdivision. Our concerns are the following:

1. Buffer with the neighborhood of Oak Manor.
2. the lot sizes are too small for the plans
3. There are way too many homes plan for the size of the farm field.
4. Drainage in the new neighborhood should be studied and planned accordingly.
5. Increased traffic for Oak Road.

Please carefully consider the planning before you approve this new development.

Thank you.

Judy Pippin

PUBLIC COMMENT #27

Subject: Ordinance 15-14, proposal for rezoning land at 161st St and Oak Rd from SF2 to PUD, known as Tamarack PUD District

Michael Miller
15936 Oak Park Ct
Westfield, IN 46074
Lot # 3 Oak Park (since July 2007)
Oak Park HOA Board Member
Westfield Resident since October 2001

Re: Ordinance 15-14, proposal for rezoning land at 161st St and Oak Rd from SF2 to PUD, known as Tamarack PUD District

Dear Council Members and APC members,

I thank you for your time, attention and service to our community. I am writing to voice my overwhelming opposition to the proposed PUD as described. In my work as an anesthesiologist, one of my primary duties is to assess a given patient, their condition, the requirements of the surgery, the positioning requirements as well as the needs of the OR setting. I then devise a unique plan for that patient to preempt and prevent likely and unlikely safety risks from occurring, ensuring a safe journey through the operative and recovery period. If I am unable to create a safe environment for the patient, the surgery is cancelled if it is not an emergency. You are presented with a request to approve rezoning the land in question from SF2 to a PUD. I request you apply this same approach to look at this land not only as it is now, but as it will be 10 to 20 years from now if this PUD and development is approved as proposed. I ask the APC to vote to oppose this proposal and the council members to vote against it. In my opinion, a vote to approve the proposal as presented would at best be extremely short sighted and at worst negligent.

I am aware of a significant number of letters you have received voicing concerns regarding aesthetics, impact on home values of surrounding properties, traffic congestion and safety, drainage, impact on tax base vs. demand generated for services and questioning the need for cramming such a dense housing addition in the heart of a community with large lots and open spaces. I share all of these very important concerns, but I believe many of them will be addressed if the current plan is rejected and a new plan specifically addressing the minimum setbacks requested is devised.

A large reason this property has not already been developed is the presence of 4 gas pipelines traversing the property. The developer's plan is quite creative in trying to make these spaces a benefit to the development as open greenspace, but in a move to maximize profits and pack as many units as possible into the space, they are seeking to limit side yard setback requirements

to a mere 5 feet (10 feet between buildings). In seeking these minimal commitments (less than the 8 feet minimum side yard setbacks required of SF4), the developer is placing the entire community at unnecessary and unwarranted risk. At the informational meeting held by MI homes on Thursday, May 21, 2015, the land developer repeatedly referred to what is "normal," "usual", and "customary" when asked why things such as entrances, traffic requirements and drainage requirements couldn't be different than what is proposed. I believe it is incumbent upon both the APC and the Council Members to recognize the presence of these pipelines makes the property in question anything but "usual, customary and normal." As such, any modification to the existing 12-foot building to side yard set-back requirements of the current SF-2 designation should only be considered if they ***INCREASE*** the required setback minimums, while any plan decreasing them should be rejected.

I would like to think that gas line leaks, fires and explosions are exceedingly rare events. A visit to the site "http://www.naturalgaswatch.org/" and review of their monthly reporting will unfortunately reveal as many as 1-3 gas line leaks, fires or explosions occurring per month across the United States. According to the Pipeline Hazardous Materials Safety Administration (PHMSA, a division of the Department of Transportation of the U.S Government), in 2012 alone there were more than 80 major distribution Natural Gas Pipeline fires and explosions (resulting in 7 injuries, 0 fatalities and $44M in damages) and an additional 71 fires or explosions amongst the lower pressure, smaller distribution pipelines (causing 9 fatalities and 21 injuries). Most of these events are never reported on national news, as they occur in uninhabited areas or involve a single structure. Occasionally, however, such a disaster occurs in an area of dense housing similar to what MI is proposing for this site, with tragic results. On September 9, 2010 a 30-inch gas pipeline exploded in San Bruno, CA. Note the close proximity of the structures in the pre-explosion picture with approximately 5-feet side yard setbacks. According to published reports, the initial blast damaged/destroyed 12 homes, but the intense fire rapidly spread from structure to structure due to the close proximity of the dwellings. By the time the fire was contained the next day, which required the use of four air tankers, two air attack planes, and one helicopter dropping fire retardant (a resource much more readily available in a California community prepped to fight wildfires than in central Indiana), 38 homes were destroyed and 53 more were damaged. Although many survivors suffered significant burns and injuries, it is truly amazing that only 8 people perished in this disaster.

Google

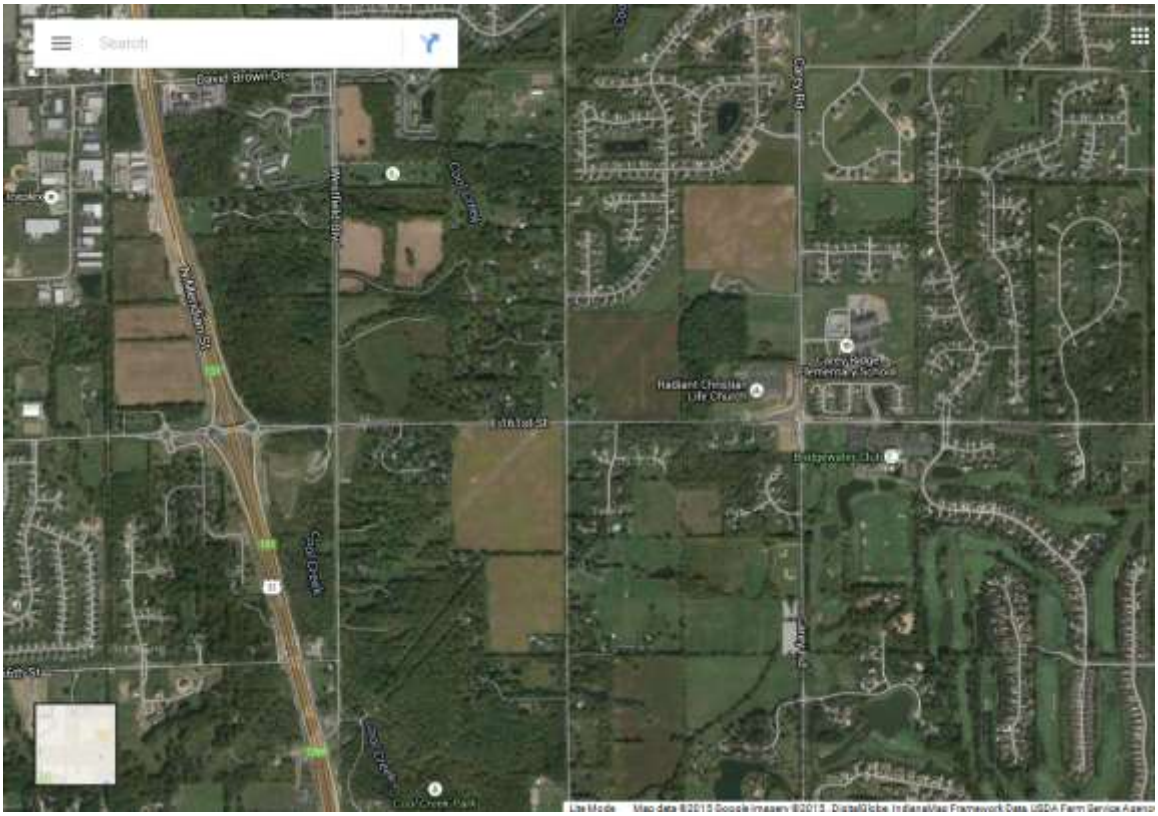
Claremont Drive
Earl Avenue
Rupture site
Glenview Drive
500 ft
Destroyed
Damaged

In searching for information regarding the concerns I am voicing, I have come across several publications on fire spread and fire safety. The overwhelming recommendation of these publications to prevent disaster is to 1) limit the number of structures in the concerned area and 2) increase the distance between structures. One of the main determinants of fire spread between structures is distance between the structures. Intensity of heat dissipates according to the inverse square law in physics, such that a doubling of the distance between 2 objects results in ¼ of the intensity at the second object, while a quadrupling of the distance results in 1/16th of the intensity and a quintupling of the distance results in 1/25th of the heat intensity measured at the second site. Further, transfer of radiant heat between 2 objects is proportional to the difference of the absolute temperature of each object to the 4th power, so

decreasing the heat intensity at the site of the second object to 1/16th of what it would be adjacent to the first object results in a further exponential decrease in heat transfer to (and combustion of) the second object. The same pipeline explosion would have been markedly less devastating if the area where it occurred were less densely built. The initial blast would have damaged and destroyed fewer homes and the rate and probability of fire spreading to adjacent structures would have decreased exponentially.

Applying the above principles, keeping the minimum 12-foot side yard setbacks required of the current SF-2 zoning compared to the 5-foot setbacks will result in minimum 24-feet separation between structures vs 10 as requested. This reduces the heat intensity at the second structure to ~17% of what it would be with 10-feet spacing with heat transfer proportional to <1% of what it would otherwise be. If the council and developer could be visionary enough to commit to minimum 20-feet setbacks (40 feet between structures), these numbers could be reduced to 6.25% and <0.01%, tremendously reducing the risk of fire spread between structures whether due to a pipeline disaster or much more "usual and customary" causes of house fires.

As mentioned at the start of this letter, I believe it is imperative to consider the land in question as exceptional, requiring exceptional care in planning and use well beyond minimal and usual standards. Even if one were to consider this property in the absence of the pipeline, I would still fundamentally oppose the development as planned. MI seeks to create and develop this ultra-dense PUD in the heart of one of the most open districts in Westfield. An aerial view of the area in question shows that one must travel more than a mile in any direction before encountering housing even as dense as SF3 standards, let alone the less than SF4 standards the developer seeks.



Dense housing is grossly out of character with the surrounding community. The small lot widths and depths will lead to short driveways and greatly increased street parking. This is not only aesthetically displeasing compared to the surrounding neighborhoods, but having vehicles routinely parked on both sides of the street limits access and maneuverability of emergency vehicles (especially dangerous due to the exceptional nature of this property), trash collection and snow removal. The above images in San Bruno reveal multiple burned out vehicles parked on both sides of the street, but this street was at least wide enough to accommodate 2-sided street parking plus 2-lane traffic (effectively 4-lanes wide). The developer's concept plan does not show widened streets to allow free flow of 2 lanes of traffic between parked cars, yet they have to know similar developments invariably result in high levels of street parking. At the informational meeting MI espoused that the covenants could not prohibit street parking as they will be public streets. They can, however increase the sizes of the lots and side yards while requiring side or rear load garages (maintaining the requirements of surrounding neighborhoods), which would result in longer driveways and more off-street parking availability. Similarly they can develop the land with wider than minimum standard streets to allow safe maneuvering of emergency vehicles in this development. At the very least the covenants need to have binding prohibitions on non-garaged parking of motorcycles, boats, trailers, large trucks, RVs or other non-typical small passenger vehicles.

The builder's desire to maximize profits by jamming as many units as possible into the limited developable space results in increased numbers of units and therefore increased numbers of vehicles. As proposed, 42 of the 53 lots will have their sole ingress and egress via a road to be built across from Oak Park Ct on 161st St, likely resulting in 60-100 additional vehicles per day needing to access 161st St. I ask you not to envision the effect of this access on the community as it is today, but rather where it is likely to be in 10 to 15 years. With the designation of 161st St as a "major arterial" by the City of Westfield, there is a high probability that it will be developed into a 4-lane wide road with R & L turn lanes making it effectively 6-lanes wide at this new intersection. The concept plan allows for additional green-space south of lot 12 to keep the setback for the proposed lot 12 equal to the setback for the house on lot 1 across the street in Oak Park. They do not, however, do the same for proposed lots 33 and 53. Once 161st St is fully widened, the backs of these homes will be very closely abutting a now very busy road.

In their concept plan, the developer shows what it represents as "typical" landscaping for the lots proposed. It is important to note that the lot they chose to represent a "typical" lot is lot #1, which appears to be one of the 4 largest lots in the proposed development, and as such is hardly "typical." Even so, the number of trees and shrubs proposed seems to crowd the house and make the lot feel even tighter than it is. Furthermore, throughout the development the concept plan shows planting of 2" diameter shade trees between the sidewalk and street. 10-15 years later these trees will have either died or grown to the point that their roots are likely causing buckling of the sidewalk or roads, potentially invading into storm sewers, utilities and other common infrastructure and creating safety and liability issues for the homeowner, community and city. They will also decrease visibility as motorists enter and leave their driveways creating safety risks. Any approved plan needs to clearly specify what species of trees will be used, what types of root containment barriers and grating will be used to minimize the chance of overgrowth and surface-seeking roots and limiting the height expectations of the trees selected to not overwhelm these dense homes.

The developer is using the term "empty nester" community to justify the proposal they are making. They also recognize this term implies development that will add to the tax base without adding demands on the school system. What they really seem to be proposing, however, is very densely packed homes modest in size compared to surrounding subdivisions, with no community amenities other than the "green space" of the pipeline easements. In order to maintain the open feel they claim to achieve from the pipeline easements, it is imperative that the plan prohibit fencing of any kind within the development, as fencing will emphasize the small sizes of the lots and destroy the open sight lines they claim to achieve. It is important to note that even the ~1500 sq. foot floor plans included with the PUD plan show optional 3rd bedrooms. Many of the plans could easily have a 4th bedroom created out of a den or bonus room. Three and four bedroom houses hardly seem consistent with an "empty nest" community. The only technique the builder intends to use to favor childless families is having covenant restrictions limiting a homeowner's ability to have a playset or basketball goal while providing no community amenities. The developer has indicated they will not be placing any age or family size restrictions on the community, so the "empty nest" label is disingenuous and

misleading. Families moving into this community will likely use the Westfield trail system to bike or walk to the community amenities in Oak Park, Oak Manor and the Bridgewater. Despite posting of signs indicating the amenities are solely for the use and enjoyment of the residents in the community providing them, enforcement of these restrictions is extremely difficult and problematic. Furthermore, their use by non-residents increases the liability of the respective HOAs.

I believe the APC and council members are fully aware of the problematic water management of the property in question. Currently, the field sits significantly higher than the property it abuts in Oak Manor, and routinely floods across 161st St and overflows the ditch along the south side of 161st after moderate rainstorms. While it is recognized that any such development is required to handle all of the water/runoff from the site of development without spilling it onto adjacent property, in this case it would seem prudent to require a detailed plan of how the water will be managed PRIOR to approving the PUD creation and rezoning.

Ten to Fifteen years from now, after MI has maximized their profits and moved on, the community will still have this new PUD community. The houses will no longer be as bright, shiny and new as they were. The trees will be overgrowing the homes. There will be increasing homeowner turnover. MI has indicated that all buyers will have to sign an acknowledgement regarding the presence of the gas pipelines at the time of signing a purchase agreement. They indicated this should prevent homeowner's from deciding after they move in that the easements are too restrictive or the environment too dangerous and thereby ameliorate the risk of a homeowner "walking away" from a home. This was in response to a concern raised regarding distressed or foreclosed property. Their disclosure does not address the same concern at resale, however. When I bought my home on lot 3 in Oak Park in 2007, it was never disclosed to me (nor is it in any of the disclosures, forms or lending documents provided when I purchased my home) that one of these 4 gas pipelines actually traverses my back yard. I did not even know there were 4 separate gas pipelines in the area until the informational meeting on May 21, 2015. We requested a copy of the plat record, but were informed the homeowner did not have one. The home had bountiful established landscaping and the possibility of a pipeline easement angling through the back yard never occurred to me. In the nervousness and excitement of our first real home purchase, making an offer and dealing with counter offers, it did not occur to us to make an offer contingent upon seeing the plat map. I did not obtain an official map until going to the courthouse several years later. With my own experience as a guide, it is not difficult for me to imagine that these disclosures may not occur during resale of the homes in the future, leaving the potential of distressed property a true concern. Such dense housing also has a tendency to evolve into rental properties over time trending toward less well maintained properties.

In proposing this development and at the informational meeting on May 21st, the developer has provided no information on how this community will benefit the citizens of Westfield who reside in the neighborhoods surrounding the proposed development. In contrast, they seem to suggest we should support their PUD request because the current SF2 standards would allow them to build smaller, less desirable homes than what they are

proposing. I fully agree that minimum standard SF2 homes would be highly undesirable and also out of character with the surrounding homes, but at the very least there would be far fewer of them creating less of a safety risk to future homebuyers and neighboring residents, less traffic constraints and less congestion.

I am certain that the developer will counter many of my concerns by indicating they have worked with the respective pipelines and their plan exceeds the minimum requirements and regulations to build in the vicinity of such easements. I again ask the APC and Council Members to consider this property a unique and exceptional property that demands planning and development well in excess of the minimum standards and requirements. Picture this community 10-25 years in the future, once MI has achieved their profits and is out of the picture. They do not deserve to maximize their profits at the expense of the safety, enjoyment and property values of the citizens residing in the vicinity. You have the opportunity to ensure that development of this land occurs in a thoughtful, deliberate manner consistent with the surrounding community and minimizing additional safety risks to present and future residents. Westfield can do better and deserves better. ***The PUD request is contrary to the Purpose of the Westfield Washington Township Unified Development Ordinance 2.3.C.1-3 as it endangers the safety of the citizens, increases the risk of rather than provide safety from fire or other dangers; risks and reduces rather than promotes the public health, safety, convenience and general welfare of the community; fails to provide increased health or recreational facilities for family life and jeopardizes public funds in potential fire spread and disaster response.*** I implore you to reject the current PUD proposal and direct the landowner to work with the APC and council to devise a plan that increases minimum setbacks, maximizes the safety of any development in this area, and to work in conjunction with the surrounding community to devise a plan that will be acceptable to all parties.

Sincerely,

Michael Miller, MD

PUBLIC COMMENT #28

Subject: Proposed Tamarack Development-NE corner of 161st and Oak Road

My name is Lisa Hirschfeld, and I am representing my husband, Adam and me with these comments. We have lived in Westfield for over 10 years. We are raising our 5 children here, in Oak Park, across from the proposed Tamarack project. While we are not opposed to having new neighbors, we are opposed to this project for many reasons. The homes that the developer proposes to build, with density more closely resembling townhomes and related high-density infrastructure, are completely out of character with the surrounding neighborhoods, and are not in the best interest of Westfield taxpayers and other stakeholders.

Westfield is known to be one of the best cities in the United States in which to live and raise a family, precisely because of its current character as a community promoting lower density, higher quality developments. Most of the surrounding developments have homes built with 4,000-6,000 sq feet, with thoughtful consideration for green space, home quality, value preservation and safety. Westfield has thrived and will continue to thrive and grow by continuing to promote that character and making development decisions accordingly. Westfield does not need to, and should not, follow in the footsteps of so many other communities who have allowed the development of high density, lower quality homes at the expense of the hard-fought and well-deserved character of the city. Allowing the Tamarack development as proposed, with as many homes as possible crammed onto a tiny piece of property will bring many significant undesirable changes, including traffic problems, overflow in the school systems, drainage issues affecting adjacent developments, devaluation of investments made by taxpayers over decades, and other issues. It is simply a poor development decision that will profit a few at the expense of many, and we greatly oppose it.

Sincerely,

Lisa Hirschfeld

PUBLIC COMMENT #29

Subject: Tamarack PUD

As a neighborhood who resides on Oak Woods Lane, I would like to express my objection to this project. My wife and I understand that there will be continued growth in Westfield but the city needs to maintain a high standard and prevent these production-like lower quality homes from being built. We've lived in this home for over 20 years and have thoroughly enjoyed the area but we do ask that the city continue that environment and turn this project down.

Thank you for your service,

Dr. and Mrs. Kent W Erb

PUBLIC COMMENT #30

Subject: Tamarack proposed development

Cliff White, Area President of M/I Homes of Indiana,

Thank you for the email offering a meeting on Monday.

I had a chance to talk to Jon Dobosiewicz today. I tried to go to the second neighborhood meeting but was told that it was cancelled. Our neighborhood, Oak Park, just went through a long process to change the PedCor/Estridge Oak Park infill. Paul was a bully and tried to tell us what we wanted. For the most part we are happy with the outcome.

I oppose and many of my neighbors oppose the SF-4 Tamarack production homes being proposed. We are confused by changes that have occurred recently. I would like to see the various side and rear elevations that many of us will see daily rather than a façade front elevation. We don't want to see front loaded garage doors. Westfield is full of neighborhoods that leave their front garage door open to expose some very unpleasant sights.

Cliff, this development is directly behind my house. Our kitchen window looks out over that field. Imagine if you had this development in your back yard on Mule Barn Road? You came to Westfield to build a home that is sheltered from such bad density and unsafe traffic. I too came to Westfield twenty-one years ago to live in a home on a large lot without SF-4 production homes directly behind me. The land is intended for a SF-2 zoning. If M/I Homes of Indiana wants to place quality SF-2 homes behind me, I would be happy to sit down and discuss it.

Monday would be a good day to talk about this project. I have meetings from 10-2:30.

David Mueller
Oak Park Resident and President of Oak Park HOA

My name is Nancy Anderson and I live at
15941 Oak Park Court Westfield
My husband and I have lived here 19 years.
I am a Oak Park HOA board member.

My primary concern with this project is **SAFETY.**
First, I am in agreement with Mike Miller and want to voice my **grave concern** with the risk of new construction around gas pipelines.
Establishing this high density neighborhood with minimal setbacks around gas pipelines makes me fearful of a gas explosion that would directly impact my home and neighborhood.
My second safety concern is the traffic entering and exiting onto 161st street with the addition of 40 plus new homes. With each passing day, it is becoming increasingly more difficult and dangerous to exit from Oak Park Ct onto 161st street. The addition of this new development's entrance and exit directly across from Oak Park Ct. would **significantly increase traffic causing a real safety risk for my family and neighbors.**

Lastly, I am concerned about the value of my home decreasing due to this proposed development. **The proposed density and quality of manufactured homes is inconsistent and not compatable** with **all** of the surrounding, adjacent neighborhoods to this project.

I ask you to please not approve this proposal of such **high density manufactured homes** with **minimal gas pipe line setbacks** to ensure the **safety** and home values of the surrounding, existing neighbors.

Thank you very much for your time and consideration.